CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JUNE 15, 2023 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) April 20, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	Certificate of Appropriateness HP2023-0032	Meehan's Irish Pub - Applicant Nofal-Smith, Inc. - Owner 51 Charlotte Street To extend the existing masonry wall along the northwest property line for future flood mitigation efforts.
b)	Certificate of Demolition HP2023-0036	Renewal by Anderson of Florida - Applicant Kenneth G. and Cynthia R. Langley - Owner 6 Bay View Drive For partial demolition of a residential building constructed between 1917 and 1924 that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District to include replacement of two (2) existing wood double casement windows, one with a transom, with windows of a different material and style.

c) Certificate of Demolition
HP2023-0037
Tri State Building & Remodeling, LLC - Applicant
Jamie Pantling - Owner
81 Coquina Avenue
For partial demolition of a residential building constructed c.1957 that is recorded in the Florida Master Site File and not located in a district to include removal of the original one-story easterly portion of the building.

6. Continued Items from the previous HARB meetings

a) Certificate of Appropriateness
HP2023-0011
Continued from March 16, 2023
REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING
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. (Garage apartment approved at March 16, 2023 meeting)

7. Certificate of Appropriateness

a) HP2023-0002
Don Crichlow & Associates - Applicant
Diocese of St. Augustine, Inc. - Owner
38 Cathedral Place
To construct a shrine feature in the west courtyard along the north property line with associated new site features including gate access in the west masonry wall along St. George Street, metal fencing, benches, kneelers, landscape, lighting, and new paved walkways.

b) HP2023-0035
Cathedral Parish School - Applicant
Diocese of St. Augustine, Inc. - Owner
267 St. George Street
To replace existing wood casement windows and transoms on the east elevation of the gymnasium building with new fixed-lite windows.

8. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

a) HP2023-0034
Historic Property Associates, Inc. - Applicant
Sanford Cedar LLC - Owner
30 Sanford Street
To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

9. Certificate of Demolition and Partial Demolition

   a) HP2023-0038 — Kroll Construction - Applicant
   Michele A. Fouts & Jeffrey E. Clark - Owner
   129 Washington Street
   For partial demolition of a residential building constructed between 1917 and 1924 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include removal of the front porch and a rear addition related to elevation and renovation of the structure.

10. Planning and Building Staff Communications

    a) Staff Approved Permits Report

*11. 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 by Jessica Beach, Chief Resilience Officer)

12. Next Scheduled Meeting Date(s):

    a) Tuesday, July 18, 2023 - Regular Meeting (Date changed due to scheduling conflict)

13. 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
April 20, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 20, 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 Paul Weaver, III Brad Beach
Absent:	Jon Benoit, excused
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Isabelle Lopez, City Attorney Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

Ms. Duncan announced item 8(a) requested a continuance. She noted two other items 8(d) and 8(e) had been administratively withdrawn.

MOTION

Mr. Weaver MOVED to CONTINUE item HP2023-0011 to the May 18, 2023 HARB meeting. The motion was SECONDED by Mr. Beach.

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

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

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0018 – Les Thomas Architect - Applicant
Ocean Breezes Real Estate, LLC - Owner
50 Marine Street

Mr. MacDonald recused himself.

To modify previously approved Certificate of Appropriateness HP2023-0010 to extend the proposed eight-foot-tall masonry wall along the south property line.

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 50 Marine

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Street for modifications to the previously approved COAs because they meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Les Thomas waived his right to a presentation.

Ex Parte Communication:

(None)

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

Mr. Weaver reviewed the staff report and said this was a modification to something the Board had approved.

MOTION

Mr. Weaver MOVED to APPROVE item 5(a) HP2023-0018 50 Marine Street. The motion was SECONDED by Mr. Beach.

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

6. Certificate of Appropriateness

6.(a) HP2023-0017– Sweet Spot Augustine LLC - Applicant
St. George Street Properties, LLC - Owner
32 St. George Street

Item heard after 7(a).

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

MOTION

Mr. Weaver MOVED to hear the item later in the meeting as the applicant was not available. The motion was SECONDED by Mr. Beach and approved through a UNANIMOUS VOICE VOTE.

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 32 St. George Street if the HARB finds that the proposed pergola and gate meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:

1. That the gate window openings be barred with wood spindles in a simple design.

2. That the proposed pergola be stepped back from the gate at a distance to be determined by the HARB to lessen its visual impact from the street.

Dror Zanani reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said since the applicant was agreeable to the staff recommendations and changes, she was in favor, and pleased the applicant was willing to change the design to be in line with preservation.

Public hearing was closed.

The Board discussed:

- Thought the portions of the design were slightly off
- Gate and scale were wider than what was expected
- Questioned the type of hardware that would be used on the gate
- Pergola felt heavy as the sizes of the members were large

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- Pergola were basically grape arbors and anything larger than 4x4 was an out of character in the Colonial district
- Pergola should not be seen from the street
- Gate and pergola post should not mix
- Would have more shade if the pergola members were smaller and closer together
- Black iron was the correct hardware for the Colonial period
- Questioned the finish of the wood once built
- Suggested using Cypress wood as it was heavily used here as opposed to Douglas Fur wood was not
- Telephone poles were pine which grew here; however, they were soaked in creosote which would not age the same
- Felt item should be continued to provide exactly what was being done onsite
- Should eliminate the first bay of the pergola and the round post
- Should use a square post for the gate to be latched
- Questioned the distance from the wall to the post
- Felt the post should have an eight-foot width to allow for people to move around the pergola and provide a more historic feel
- Scale should be brought down as it was too high
- Asked if plants would be installed on top the pergola
- Pergola should start beyond the gate and not hinder it from opening
- Felt the concept of the gate and the patina were appropriate
- Would not adda beam on top of the 6x6 round post that was larger than six feet
- Beam on a 6x6 round post cross members could be 3x10 or a full 2x10
- Height should not exceed the tip of the eve of the roof suggested around eight feet and no larger than the structure

Applicant response:

- Willing to use the hardware recommended by staff and would be black
- Willing to match the requirements but wanted to stain the wood to meet code
- Was willing to change the wood not opposed to using telephone poles similar to others in the area
- Spacing was around two and half feet from the wall and then there was a gate
- Wanted to add plants to make it look more like a garden space
- Not opposed to leaving the gate the same and willing to push the pergola back if necessary
- Asked the recommended height of the pergola

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2023-0017, at 32 St. George Street construction of a pergola to the hearing on May 18, 2023 without the gate. The motion was SECONDED by Mr. Weaver.

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

7. Certificate of Demolition and Partial Demolition

7. (a) HP2023-0019– Renewal by Anderson of FL - Applicant
Mehl Duane & Debra Ann Hart - Owner
36 Park Avenue

To partially demolish a building constructed ca. 1949 that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District to include replacement of original wood windows with new windows of different material and design.

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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 Demolition at 36 Park Avenue for partial demolition including replacement of 9 existing wood window if the HARB makes the following finding:

That removal of original windows and replacement as proposed will not impact the architectural integrity of the already-altered building.

Todd Chambers reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Window was historic; however, questioned if it was appropriate
- Window survey submitted noted the windows were all in good condition
- Building had been heavily altered but the windows were original
- Building was contributing and felt this modification would not change that designation
- Removing a wood window and replacing with a different material
- Fenestration pattern was unusual on the home
- Questioned the reason why they wanted to change them
- Asked if there were two types of existing windows

Applicant response:

- Unsure why the homeowners wanted them changed but thought it was because of the functionality and efficiency
- From the pictures one looked to be vinyl and others wood

Ms. Seymour commented there was one window on the rear elevation that had been replaced with a vinyl window; however, the owner was not pleased with the work and found a new company.

Board discussion:

- Based on the condition and unique pattern felt they were important to the fabric of the building
- Would help to have a raised muntin if a window had to be replaced; however, did not feel the windows should be removed
- Questioned if all windows were being replaced or was it only the nine windows
- Two out of three windows on the front were being replaced and most of the rear windows were being replace but not all
- No issue with changing the aluminum window but did not want the wooden ones removed
- Did not feel efficiency was a reason to remove the windows
- The windows were a character defining feature of the building and were in good condition
- Would suggest repairing the windows instead of replacement
- Survey indicated windows were in good condition

Applicant response:

- Asked if they could mimic the pattern of the muntin could a different material be used
- Did not think all the windows were “good condition” and if one or two needed to be changed, would want consistency for the home
- Insurance companies were also raising rates dramatically

Public hearing was opened.

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Charles Pappas said allowing HARB to expand their purview outside the historic preservation (HP) districts was a fear the Planning and Zoning Board had. He said if the home was not in the HP area, the Board should be mindful of the area and homeowners. He encouraged the Board to think about the design and instead of the materials.

Public hearing was closed.

Ms. Lopez said the Partial Demolition Ordinance referenced had not been adopted. She said it went before PZB and received a positive recommendation, but it had not been codified.

Mr. Weaver said the Board could consider continuing the application to give the homeowner the opportunity to provide more information.

MOTION

Mr. MacDonald MOVED to CONTIUNE application HP2023-0019 at 36 Park Avenue to continue until the May 18, 2023 HARB meeting. The motion was SECONDED by Mr. Weaver.

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

7. (b) HP2023-0021– Les Thomas Architect - Applicant
Juliet Whiskey Investments LLC - Owner
307 Minorca Avenue

For partial demolition of a residential building, constructed ca. 1925- 1927 that is recorded in the Florida Master Site File and designated a Local Historical Landmark, including elements of the front porch and alterations to the existing house in relation to renovations and a proposed addition.

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 307 Minorca Avenue, limited to Partial Demolition only, with the following conditions:

1. Care should be taken to avoid damage to the existing coquina detailing that is behind the existing porch roof and all other existing building materials during the approved removal of elements, including the porch roof and columns, and proposed construction of the addition.

2. For all exterior and interior salvageable historic materials including those listed under the Staff Analysis to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Les Thomas and Gary Alligood reviewed the application.

Ex Parte Communication :

(None)

13 certified notices were sent, 4 were returned in favor, 1 was returned opposed and 1 had comments.

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

Mr. MacDonald asked for clarification on the Boards purview of local landmarks.

Ms. Lopez replied once it was a deemed a National Landmark it was under the same rubric in the code regarding demo applied.

The Board discussed:

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- Felt the removal of the porch was less than the gains that were being done with the additions
- Proposed addition was respectful to the architecture
- Front was opened by the removal of the porch and felt the proposed design was good
- Porch violated the standards when it was installed and felt removing it was great since this was a true restoration
- Should follow the staff recommendations in the staff report

Mr. Alligood said a lot of the barrel clay tile was busted up. He said they wanted to match it but with it being weathered that would be difficult and thought replacement was best.

Mr. MacDonald advised that was partial demolition; however, he would rather a clay tile be used as the replacement instead of a concrete tile.
Mr. Alligood agreed it would be clay, and there was no consideration for any other material.

Ms. Courtney noted in the original application they were informed the roof was staying.

Ms. Duncan explained it would be better to match what was there. She said a clay tile roof was a significant feature.

Mr. Alligood replied it would be difficult to match.

Mr. Weaver said he trusted the applicant would do a good faith effort to salvage the materials.

MOTION

Mr. Weaver MOVED to APRPOVE application HP2023-0021 to approve the removal of the porch, and other non-significant features of the building with the condition that the tile including the porch tile be recycled if possible. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. (c) HP2023-0020– Direct Home Buyer 1, Inc. - Applicant and Owner
118 Lincoln Street

For after-the-fact partial demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is eligible to be a contributing building to the Lincolnville National Register Historic District, including removal of the roof; and, for additional proposed partial demolition including but not limited to the chimney, window fenestration, and replacement of the existing porch and carport roofs related to renovations and additions.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may APPROVE an after-the-fact Certificate of Demolition at 118 Lincoln Street if the HARB can make the following findings:

1. The after-the-fact and proposed demolition does not exceed the threshold of partial demolition

2. Documentation of structural conditions and/or economic hardship provided by the applicant are sufficient to justify partial demolition Alternatively, the Board can DENY a Certificate of demolition at 118 Lincoln Street if the HARB makes the following findings:

1. That the after-the-fact demolition of the structure exceeds the threshold of partial

[1] Break from 2:35p.m.-2:45p.m.

demolition and permanently impacts the structures eligibility as a contributing structure to the Lincolnville National Register Historic District.

2. The documentation of structural conditions and/or economic hardship provided by the applicant are insufficient to justify demolition.

Christa and Anthony Guthrie reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and noted this was happening too often and pointed out that this was Lincolnville and did not understand how the applicant did not know. She was concerned with the after-the-fact applications and felt there were no consequences when wrongdoings were done.

Public hearing was closed.

Mr. Weaver understood the Board did not have purview over the post 1930's buildings until there was an amendment. He asked if they had the authority over buildings that were not included in the National Register. He said this building was no longer eligible for the National Register and was a moot point. He asked based on the fifty-year rule, would this had come to the Board for a partial demolition.

Ms. Seymour replied yes, HARB would have heard the application because it was fifty-years of age even it was not contributing to the district. She said the only difference would have been the depth of the application. She said the applicant did file a partial economic hardship form.

Mr. Weaver said it was not a contributing building at this point and since it was not, they did not have authority over it. He said it was a historic building; however, what had been done rendered it ineligible. He said it had completely lost all character, even thought there was unpermitted work.

The Board discussed:

- Thought this exceeded partial demolition
- Board could have approved things that the applicant wanted done prior to this application as this was a problem
- Very disappointing to be in this situation with a home that could have been contributing
- In support of denying the request per the staff recommendations

Applicant response:

- Willing to pay any fines associated with the project
- Home had existing vinyl windows

MOTION

Mr. MacDonald MOVED to DENY application HP2023-0020 118 Lincolnville as it had been substantially demolished without any permit or addressed by HARB and exceeds a partial demolition. The motion was SECONDED by Mr. Weaver.

Ms. Lopez asked the Board to reference the code in section 28-89 subsection 2. She said it needed to be tied back to the criteria.

Ms. Courtney said the Board was denying the application as a partial demolition and not as a full demolition.

Mr. Weaver said it was also because of a procedural basis as well since the Board did not have a chance to view the evidence.

Ms. Lopez asked if the applicant could apply as a full demolition.

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Mr. MacDonald said it was being denied based on the circumstance. He said to fully demolish the building, the applicant would have to return. He said the Board did not have purview over what was built, but he could not support unasked for work or permitting.

Ms. Lopez advised that would be a Code Enforcement issue. She said in section 28-89 should be referenced in the motion.

Mr. Weaver replied that it was based it on the staff report's denial recommendation.

Ms. Seymour said if the Board felt the application was not a partial demolition then the Board could deny the application and the applicant would have to apply for a full demolition instead.

There was Board consensus that the application was not partial demolition and the applicant would need to return for a full demolition.

Ms. Lopez clarified that the denial for the application was that it was not a partial demolition and the applicant would need to apply for what was deemed a full demolition even though portions of the home could be kept.

Mr. Guthrie asked what the code stated as a partial demolition.

Mr. MacDonald said it was contributing historic features to a building, such as a chimney, or change in windows. He said a full demolition was the whole house being removed; however, it was difficult to define.

Mr. Weaver said there were measures the Board used. He said the roof had been removed.

Ms. Duncan referred the applicant to the Code, and noted the applicant was changing the whole building, which was more of a full demolition. She said compared to how the building was and the proposed plans, the building was not the same.

Mr. Weaver said he thought the Board had made the case and the applicant could chose to appeal.

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

8. Continued Items from the previous HARB meetings

8. (a) Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023 REQUESTING CONTINUANCE
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. (Garage apartment approved at March 16, 2023 meeting).

Applicant requested continuance to the May HARB meeting.

8. (b) HP2022-0078- Certificate of Appropriateness 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. Window muntins are confirmed to be a raised simulated divided lite

b. Color options are approved by the Board as submitted or modified per HARB recommendations.

c. Square lattice (90 degree) is used in areas where lattice is proposed unless otherwise directed by the HARB.

Josiah Duff and Gary Alan Register reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Window muntins were raised with a semi-divided lite
- Color options could be confirmed by the Board as submitted
- Square lattice was used in areas where lattice was proposed
- Felt the application had progressed and come a long way
- Questioned the intent of car diagram
- Questioned if a wall would be at Grove Avenue with the entry
- Questioned if the grading was existing which was 5.47 because there was a retaining wall at 6.5
- Should show the proposed grades on the grading plan instead of the existing
- Did not want water to drain towards Grove Avenue
- Questioned how the water would not drain to the neighboring properties

Applicant response:

- Willing to comply with the staff recommendations, for the windows to have muntins
- Color had been submitted by the owner
- Lattice was used to differentiate the two lots but if square lattice was recommended was not opposed to switching it back
- Garage would park two vehicles and the rest would be in the lot having a total of five vehicles
- No wall would be added, it would be left open
- Grading plan was around 5.5 which was existing, but it varied per corner between Lot 14 and Lot 15 in the far corners
- Intention was to have raise it about 18 feet back from the front property line of Grove Avenue and gradually have it graded back down
- Most of the roof line was at a grade that pointed towards Castillo Drive
- Proposed grades were shown on the grading plan
- Only water towards Grove Avenue would be from the gable ends as those could not have a gutter
- Had a retaining wall along the sidewall
- Felt they tried to accommodate the rainfall as best as it could be dealt with, with the rain from the gable ends draining towards Grove Avenue and the rest towards Castillo Drive

MOTION

Mr. Weaver MOVED to APPROVE Item 8(b) a Certificate of Appropriateness,

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application HP2022-0078, 28 West Castillo Drive Lot 14 as submitted; with the two conditions as discussed and applicant agreed to, window muntins would be a raised simulated divided lite and square lattice. The motion was SECONDED by Mr. Beach.

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

8. (c) HP2022-0079 Certificate of Appropriateness Continued from November 17, 2022
Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 15

Item heard simultaneously with Item 8(b).

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

b. Color options are approved by the Board as submitted or modified per HARB recommendations.

c. Square lattice (90 degree) is used in areas where lattice is proposed unless otherwise directed by the HARB.

Ex Parte Communication:

(None)

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

MOTION

Mr. Weaver MOVED to APPROVE a Certificate of Appropriateness HP 2022-0079, 28 West Castillo Drive Lot 15, with the same conditions. The motion was SECONDED by Mr. Beach.

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

8. (d) HP2023-0003 Certificate of Demolition
Continued from February 16, 2023–
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 LincoInville National Register Historic District.

Application was administratively withdrawn.

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8. (e) HP2023-0004 Certificate of Demolition Continued from February 16, 2023– 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.

Application was administratively withdrawn.

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Upcoming Events and Learning Opportunities

Ms. Courtney noted the St. Augustine History Festival was taking place in May and the public was welcome to join. She said the City was hosting a window workshop at the Water Works building.

Ms. Courtney noted an Educational opportunity that the Board could attend in July and the City would provide a small stipend and another opportunity in DC in November.

Ms. Courtney mentioned the legislative bills that were taken place regarding demolition and flood zones.

Ms. Lopez provided an update and said she would keep the Board updated as the bills progressed.

There was a lengthy discussion regarding the legislative bills and how it could affect the City.

11. Adjournment

There being no further business, the meeting was adjourned at 3:53 P.M.[2]

Catherine Duncan, Chairperson

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[2] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application HP2023-0032 Address: 51 Charlotte Street

Applicant: Meehan's Irish Pub

Property Owner: Nofal-Smith, Inc.

Project description: To extend the existing masonry wall along the northwest property line for future flood mitigation efforts.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00191
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1962900000		
Agenda Item:	5(a)	Previous Action(s):	COA 1989-0451 COA F2008-0090 COA 2013-0085

STAFF SUMMARY AND ANALYSIS:

1. Located on the southeast corner of Hypolita and Charlotte Streets in the Historic Preservation-Two (HP-2) Zoning District, the project area for this application is along the north property line of 51 Charlotte Street, a Mediterranean Revival structure built between 1917 and 1924 also known as 20 Avenida Menendez.
2. The applicant is proposing to extend this existing 36" tall masonry wall, reducing the existing wall opening from 17' wide to 4' wide.
3. The HARB has heard and approved several applications regarding the courtyard at 51 Charlotte Street including Certificate of Appropriateness 1989-0451 for the existing stucco wall. The wall extension is proposed to match the existing in color and finish.
4. Although no gate width requirements are detailed for post-1821 construction, for pre-1821 walls the AGHP states that the most appropriate gate width is fifty inches with the smallest opening being forty-four inches. The proposed wall opening width is consistent with this requirement.
5. The applicant has stated that reducing the width of the existing opening will allow for easier installation of barriers for flooding events and will also keep patrons of the business from spilling out into the street.
6. No gate is proposed for the 4' opening at this time, and the applicant has been advised that a gate will require additional HARB review under a separate application.
7. The property is located in Archaeology Zone IA and ground disturbing activities including wall footers mayl require 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 **51 Charlotte Street** with the finding that extension of the existing masonry wall meets 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. Construct an approximately 13' extension to the existing 36" tall masonry wall along Hypolita Street
   a. Stucco finish and color to match existing perimeter wall.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
51 Charlotte Street



Project location along Hypolita Street

STAFF PHOTOGRAPHS
51 Charlotte Street



Staff Report pg. 6

STAFF PHOTOGRAPHS
51 Charlotte Street



Existing Walls



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ191 1009==

Site Name: 21 Avenida Menendez 830== Survey Date: 7809 820==

Address: 21 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3 (block) North ½ Lot 1 (ex.W 60 ft.) (lot) 868==

(ex. R/W RD #A1A) 868==

Owner of Site: Name: Pi, Ip Hua;

Address: 21 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469930 (easting) 3306980 (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==
( ) 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: Pri. Res. 838== Present Use: Commercial 850==

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: I-shape 966==

Exterior Fabrics: Stucco, shell dash

854==

Structural Systems: Hollow clay tile 856==

Features of Structure: (942)

Window Type: DHS 1/1, multipane/1 942==

Foundation: Hollow clay tile wall 942==

Roof Type: Hip on hip 942==

Secondary Roof Structures: Dormers, hip 942==

Porches & Balconies:

942==

Chimney Location: Offset, lateral slopes 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Tile, barrel 882==

Ornament Exterior: Jigsawn rafters, corbeled brackets

882==

Quantitative Data: (950-954)

Chimneys: 3 952== Dormers: 1 954== Stories: 2½ 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces waterfront. Across from grounds of Castillo De San Marcos.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Medicine, Banking, Commerce, Women, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Mediterranean Revival building at 21 Avenida Menendez (formerly 20 Avenida Menendez) was constructed between 1917 and 1924. Mediterranian elements include the stucco shell dash exterior, clay tile roof, jigsawn rafters, corbeled brackets, and arched front windows. A mansonry wall separates the structure from the street. The building, now a restaurant, faces the bayfront and is near the grounds of the Castillo de San Marco.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

Staff Report pg.10

century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

Early residents of this home at 21 Avenida Menendez were John T. Dismukes and his wife Elizabeth. Dismukes' distinguished career and services to the city were eulogized after his death in 1925:

> "In 1885 he came to St. Augustine and entered the banking world, establishing the First National Bank of St. Augustine which is now one of the strongest banking institutions in this part of the state. It was the first National Bank established in this city, and is the oldest National Bank in the state of Florida. Mr. Dismukes continued as president of the bank until about three years ago when he retired from the presidency, but maintained an active interest and connection with the bank as chairman of the board of directors. He was president of the Peoples Bank for savings, a director of the Florida National Bank of Jacksonville, president of the Board of Trustees of Flagler Hospital, president of the Trustees of the Buckingham Smith Benevolent Association.
>
> "He was for four times eleected to the executive council of the American Bankers Association, and is the

only man who has ever held the honor of successive elections to this extent in the national organization.

. . . . .

"Much good in a quiet way was done by Mr. Dismukes and especially have the School Children of St. Augustine and St. Johns County reason to bless his name. Some years ago Mr. Dismukes who had made a study of dental hygiene and its relation to the health of the child established a dental clinic in the public schools of St. Augustine which was open to all white children of school ages in St. Johns County. He was a pioneer in this work throughout this section of the south, and in fact in the country, as regards the scope of activities.

"Many northern cities had established dental clinics at this time, or prior to the date but the work had not been available to country children.

"The work grew to a tremendous extent, and about two years ago additional room being needed, Mr. Dismukes had built on the school property a handsome building of permanent construction for the St. Johns County School Dental Clinic. He gave this building for the work, and made a generous endowment providing for the work in perpetuity. His gift to the children of this city and county is far reaching in its effects, and will endure through the coming years."(3)

Dismukes wife, Elizabeth, was a member of the prominent Gibbs family whose members have resided in this city since the arrival of George Gibbs III in 1821.(4) The Dismukes moved to this house in 1921 having formerly occupied a Queen Anne residence on Water Street. The Water Street house was built for Dismukes around 1891 and is the oldest surviving brick private residence in St. Augustine.(5) The second home, this bayfront building, now functions as a Chinese restaurant.

ARCHAEOLOGY

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

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

3. City Directory, 1924-25, 1930; St. Augustine Evening Record, December 4, 1925.

4. Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967), p. 17.

5. Tatler, January 16, 1892, p. 8; Determined by Preservation Board survey of extant brick buildings in St. Augustine.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 21 AVENIDA MENENDEZ Block & Lot BL 3 LOT Pt. 1

CARTOGRAPHIC ADDRESS CHANGED FROM 20 TO 21 AATER 1930

ARCHITECTURAL

PHOTOGRAPHIC

OTHER check to see if Dismores lived here

21 Bay St -

John T. Dismuies

1922 - 1927

Elizabeth Gibbs Dismuies

1927 - 1940


Staff Report pg. 15


51 Charlotte Street




51



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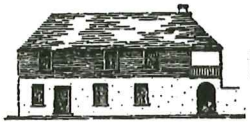
CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0032

Receipt No. 2612238

Meeting Date: June 15th, 2023

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

1. NAME OF APPLICANT Reggie Maggs

   Business (if applicable) Meehan's Irish Pub

   Address 20 Avenida Menendez

   City st. Augustine State FL Zip Code 32084

   Daytime telephone 646 530 0580 E-mail Address Reggie@meehansirishpub.com

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

2. NAME OF PROPERTY OWNER Marilyn Nofal

   Business (if applicable) _____

   Address 11 Magnoila Dunes Circle

   City st augustine beach State FL Zip Code 32080

   Daytime telephone (required) 904 679 8244 E-mail address FAMMARI64@BELLSOUTH.NET

3. PROJECT STREET ADDRESS 51 Charlotte St

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE Restaurant PROPOSED USE restaurant

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
530	085	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☒ New fence/wall/gate extend a wall for safty and flooding for rising water
- ☐ 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)

there is curranley a 17ft entrance to the backyard bar. I am looking to build a 13ft x 8" x 36" wall and leave a 4ft opening for people to enter. this will help with people spilling out on the street into oncoming traffic and when there is a hurricane i can block the 4ft opening to prevent against flooding

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 Reggie Maggs

SIGNATURE OF APPLICANT Reggie Maggs DATE 4-19-23

PRINT OWNER'S NAME Marilyn Nofal

SIGNATURE OF OWNER Marilyn Nofal DATE 4/19/23

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.

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COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	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 Drawing needs more details as highlighted. Flood gate specs should be included.

☒	☐	☐	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) A survey/site plan will be required for permitting and should be included
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

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

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

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

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

❖ Other details necessary for review:

Project number: not assigned yet Project Address: 51 Charlotte Street

Reviewed by: Candice Seymour Date: 05/23/2023

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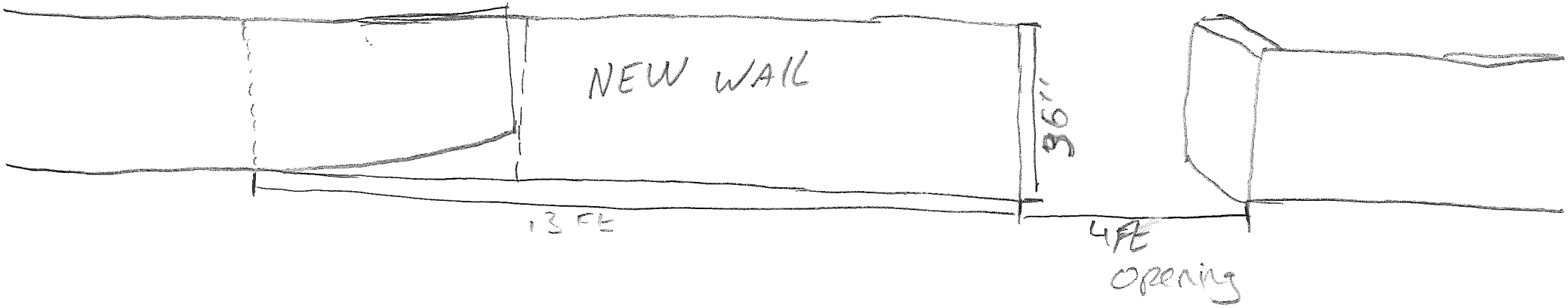
APR 19 2023

Application pg 4

Planning/Building Dept.

Backyard @ Meehan's



Hypolita Street

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Planning/Building Dept.


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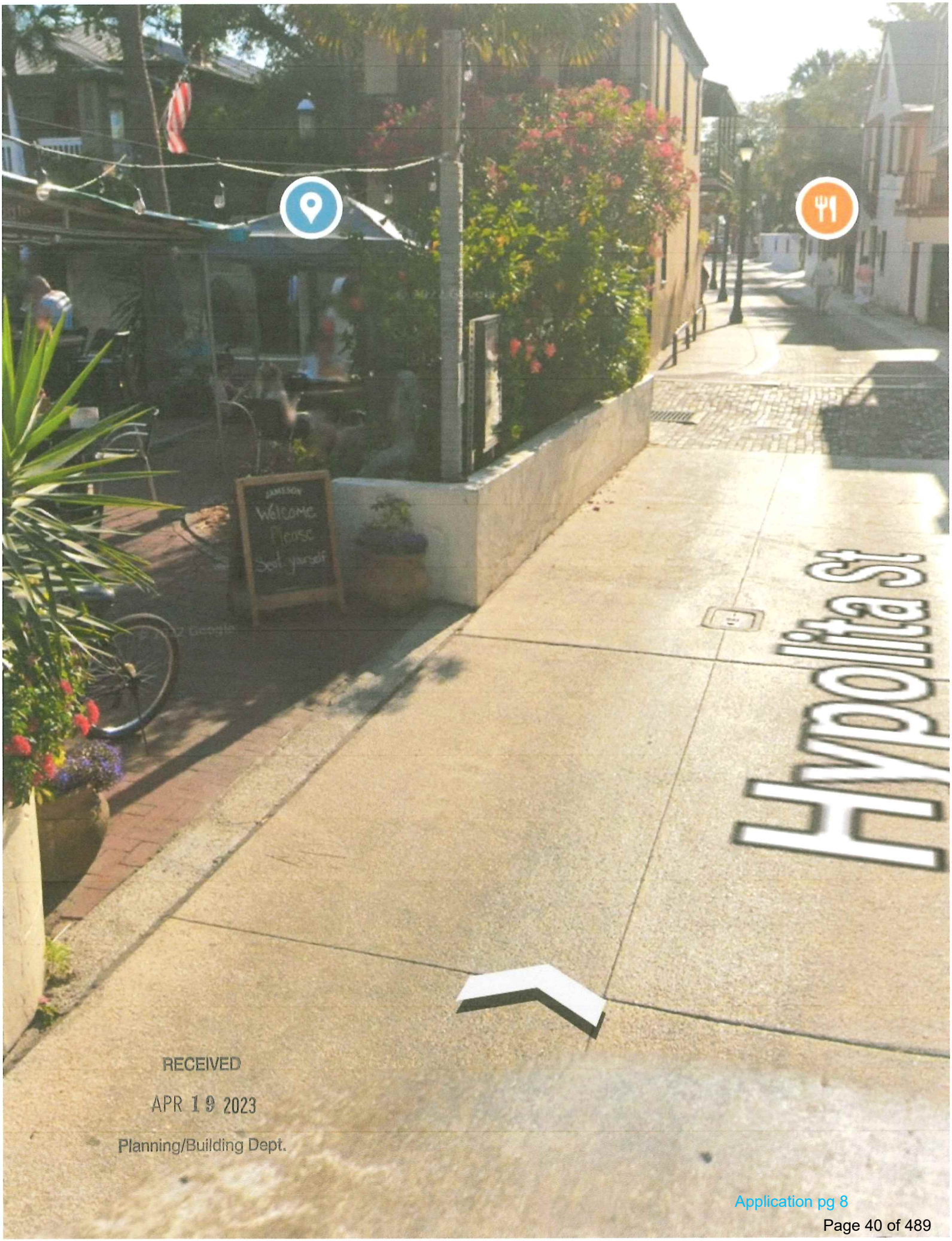
Planning/Building Dept.



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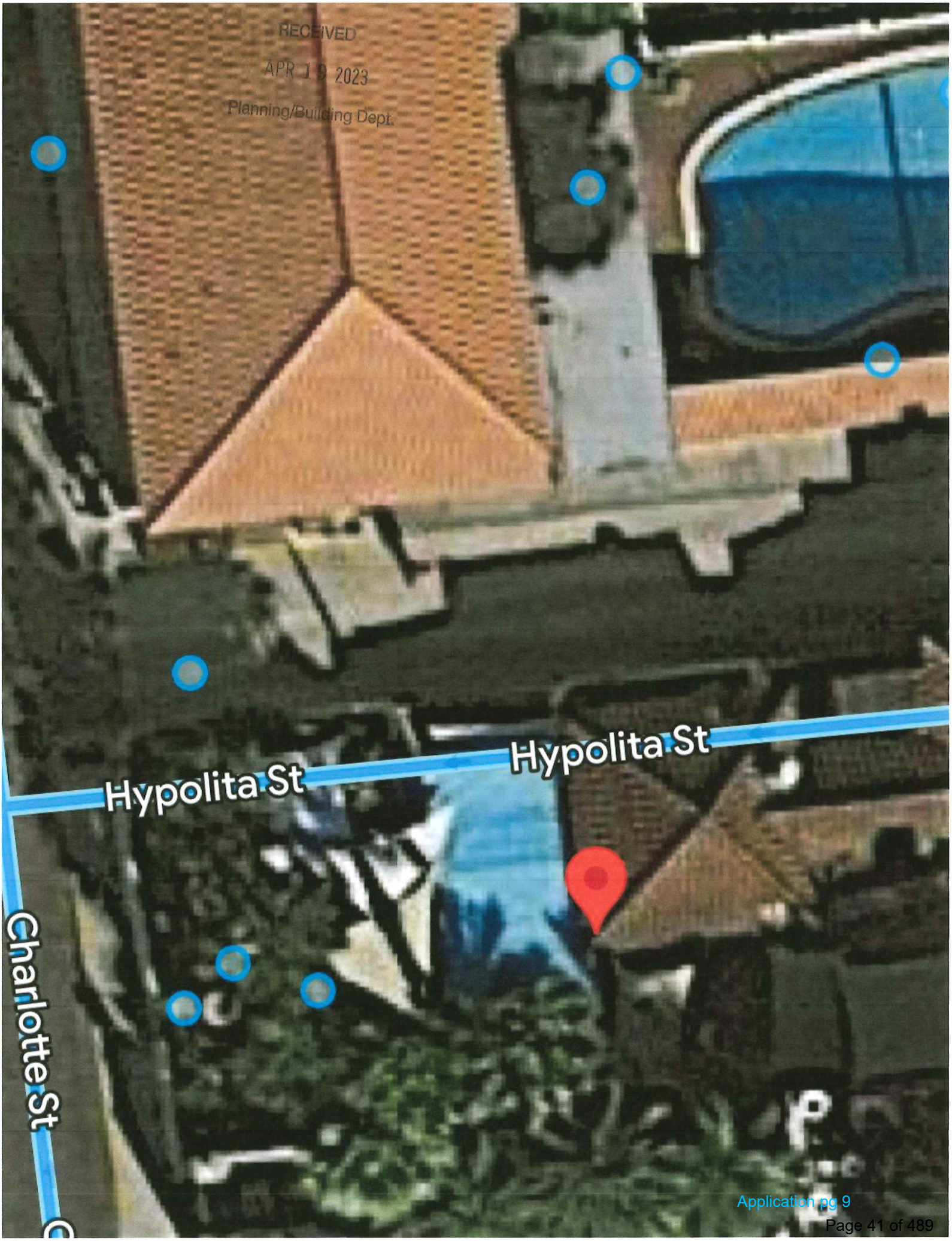
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APR 19 2023
Planning/Building Dept.
Hypolita St
Hypolita St
Charlotte St

FORM 1911 - VERMONT WARRANTY DEED

OFF REC 586 PAGE 133

PUBLISHED BY New England Legal Supply RUTLAND VERMONT 05701

83 8268

Know all Men by these Presents

That EARLE W. NEWTON and JOSEPHINE A NEWTON, his wife

of Brookfield *and State of* Vermont *in the County of* Orange *Grantor, in the consideration of* One dollarcand other valuable considerations *Dollars paid to* our *full satisfaction by*

NOFAL-SMITH, INC., a Florida corporation,
12 Shawnee Trail

of Ormand Beach, Fla. *and State of* Florida *in the County of* Volusia *Grantee, by these presents, do freely* **Give, Grant, Sell, Convey And Confirm** *unto the said Grantee*

and heirs and assigns forever, a certain piece of land in St Augustine *in the County of* ST Johns *and State of* ~~XXXXXXXX~~ Florida *described as follows, viz:*

The west 60 feet of the north half of Lot 1, Block 3, City of St Augustine, fla., according to official Map of the said city, dated January 1, 1905.

Subject to taxes for 1983, and restrictions of record, if any.

COPY

ST JOHNS CO.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAY27'83
202.50

This instrument prepared by:
Earle W. Newton
Route 14,
Brookfield, Vermont 05036

To Have and to Hold the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee

OFF REC 586 PAGE 134

Nofal-Smith Inc.
their heirs and assigns, to their own use and behoof forever;
And the said Grantor

for and heirs,
executors and administrators, do covenant with the said Grantee

heirs and assigns, that until the ensealing of these presents they are
the sole owners of the premises, and have good right and title to convey the
same in manner aforesaid, that they are **Free From Every Encumbrance;**

hereby engage to **Warrant And Defend** the same against all lawful claims
whatever,

In Witness Whereof, we hereunto set our hand and seal
this 21st day of May, A. D. 1983

In Presence of

Tammy J. Carter
Lucille L. Aja

Earle W Newton (L.S.)
nEarle W. Newton
Josephine A. Newton (L.S.)
Josephine A. Newton
Lucille L. Aja (L.S.)
(L.S.)

COPY

State Of Vermont, } ss. At South Barre, Vermont this
County Washington } 21st. day of MAY 1983 A. D. 1983,

EARLE W. NEWTON and JOSEPHINE A. NEWTON, his wife,

personally appeared, and who acknowledged this instrument, by
sealed and subscribed, to be their free act and deed.

Before me Lucille L. Aja
Lucille L. Aja

Notary Public Exp. Date February 10, 1987

COBLE, McKINNON, ROTHERT, BARKIN
VUKELJA & GOBBEE, P. A.
P. O. DRAWER 9570
DAYTONA BEACH, FLA. 32020

Rec. 9.00
ST 209.50

1983 MAY 27 AM 9:32

CLERK OF CIRCUIT COURT

WARRANTY

Earle W. Newton
Josephine A. Newton
TO
Nofal-Smith Inc

Dated. 19

CLERK'S OFFICE

RECEIVED FOR RECORD A. D. 19 AT O'CLOCK M.
AND RECORDED IN MINUTES
BOOK PAGE OF LAND RECORDS
ATTEST CLERK
RECORDERS FEE $

Application pg 11

QUIT-CLAIM DEED 88 20129 RAMCO FORM 8

This Quit-Claim Deed, *Executed this* 5th *day of* ~~June~~ August *, A. D.* 1988 *, by*

HERBERT L. SMITH AND ANNE SMITH, his wife,

first party, to

NOFAL-SMITH, INC.

O.R. 791 PG 1458

whose postoffice address is

21 Avenida Menendez, St. Augustine, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

The North one-half of Lot 1 of Block 3 of the City of St. Augustine, Florida, according to the Official Map of said City dated January 1, 1905, located on the Southeast corner of Hypolita and Bay (Avienda Menendez) Sts. bounded on the East by Bay Street on the North by Hypolita Street, on the West by Charlotte Street, and on the South by property formerly of Minnie Dismukes Puller, EXCEPT AS FOLLOWS:

BEGIN at the Northeast corner of Block 3 of St. Augustine, St. Johns County, Florida, according to the Official Map thereof (said corner being the intersection of the West line of Bay Street and the South line of Hypolita Street); thence South along the East line of said Block 3, 4.64 feet; thence Northwest to a point one foot South from a point on the North line of said Block 3, 9.86 feet West from the Northeast corner of said Block 3; thence North one foot; thence East along said North line 9.86 feet to the Point of Beginning.

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

88 AUG -5 PM 2:36

CLERK OF CIRCUIT COURT

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

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

Signed, sealed and delivered in presence of:

Herbert L. Smith L.S.

Anne Smith L.S.

STATE OF FLORIDA,
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HERBERT L. SMITH AND ANNE SMITH, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of ~~June~~ August A. D. 1988.

Notary Public, State of Florida at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 16, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument prepared by: MITCHELL A. GORDON, ESQUIRE
Address P. O. Drawer 9670
Daytona Beach, FL 32020

Documentary Tax Pd. $ 55
Intangible Tax Pd.
Carl "Bud" Harbeck, Clerk Cir. Court
St. Johns County, Fla.
By

COPY

QUIT-CLAIM DEED 88 20130 RAMCO FORM 8

This Quit-Claim Deed, *Executed this* 5th *day of* June , *A. D.* 19 88 , *by*

ROBERT C. NOFAL AND MARILYN NOFAL, his wife

first party, to

O.R. 791 PG 1459

NOFAL-SMITH, INC.

whose postoffice address is P. O. Box 3084, St. Augustine, FL 32085

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

The North one-half of Lot 1 of Block 3 of the City of St. Augustine, Florida, according to the Official Map of said City dated January 1, 1905, located on the Southeast corner of Hypolita and Bay (Avienda Menendez) Sts. bounded on the East by Bay Street on the North by Hypolita Street, on the West by Charlotte Street, and on the South by property formerly of Minnie Dismukes Puller, EXCEPT AS FOLLOWS:

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.55

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

88 AUG -5 PM 2:36

CLERK OF CIRCUIT COURT

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

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

Signed, sealed and delivered in presence of:

Robert C. Nofal L.S.

Marilyn Nofal L.S.

STATE OF FLORIDA,
COUNTY OF St. Johns }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ROBERT C. NOFAL AND MARILYN NOFAL, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June A. D. 1988.

Notary Public, State of Florida at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 2, 1991

This Instrument prepared by: MITCHELL A. GORDON, ESQUIRE
Address P. O. Drawer 9670
Daytona Beach, FL 32020

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

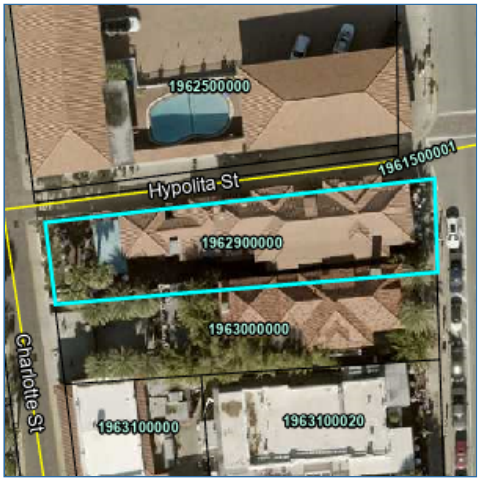


Parcel ID	1962900000
Location Address	20 AVENIDA MENENDEZ 51 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE N1/2 LOT 1 BLK 3 (EX R/W A1A DB250/435) OR586/133 &791/1458 Q/C & 791/1459 Q/C *The Description above 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	0.170
Homestead	N

Owner Information

Owner Name	Nofal-Smith Inc 100%
Mailing Address	11 MAGNOLIA DUNES CIR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	$539,035
Extra Features Value	$893
Total Land Value	$840,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,380,348**
Total Deferred	$114,291
Assessed Value	**$1,266,057**
Total Exemptions	$0
Taxable Value	**$1,266,057**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$454,300	$2,119	$730,800	$0	$0	$1,187,219	$1,150,961	$36,258	$1,150,961
2021	$313,658	$1,870	$730,800	$0	$0	$1,046,328	$1,046,328	$0	$1,046,328
2020	$483,085	$1,870	$730,800	$0	$0	$1,215,755	$993,717	$222,038	$993,717
2019	$426,489	$1,870	$475,020	$0	$0	$903,379	$903,379	$0	$903,379
2018	$447,814	$1,870	$394,632	$0	$0	$844,316	$844,316	$0	$844,316
2017	$473,724	$1,879	$366,319	$0	$0	$841,922	$774,031	$67,891	$774,031
2016	$473,724	$1,969	$282,331	$0	$0	$758,024	$627,312	$130,712	$627,312
2015	$379,681	$2,119	$282,331	$0	$0	$664,131	$570,284	$93,847	$570,284
2014	$233,990	$2,119	$282,331	$0	$0	$518,440	$518,440	$0	$518,440
2013	$246,756	$2,119	$282,331	$0	$0	$531,206	$531,206	$0	$531,206
2012	$255,265	$2,119	$282,331	$0	$0	$539,715	$539,715	$0	$539,715
2011	$209,611	$2,119	$316,890	$0	$0	$528,620	$528,620	$0	$528,620
2010	$228,798	$2,119	$352,100	$0	$0	$583,017	$583,017	$0	$583,017

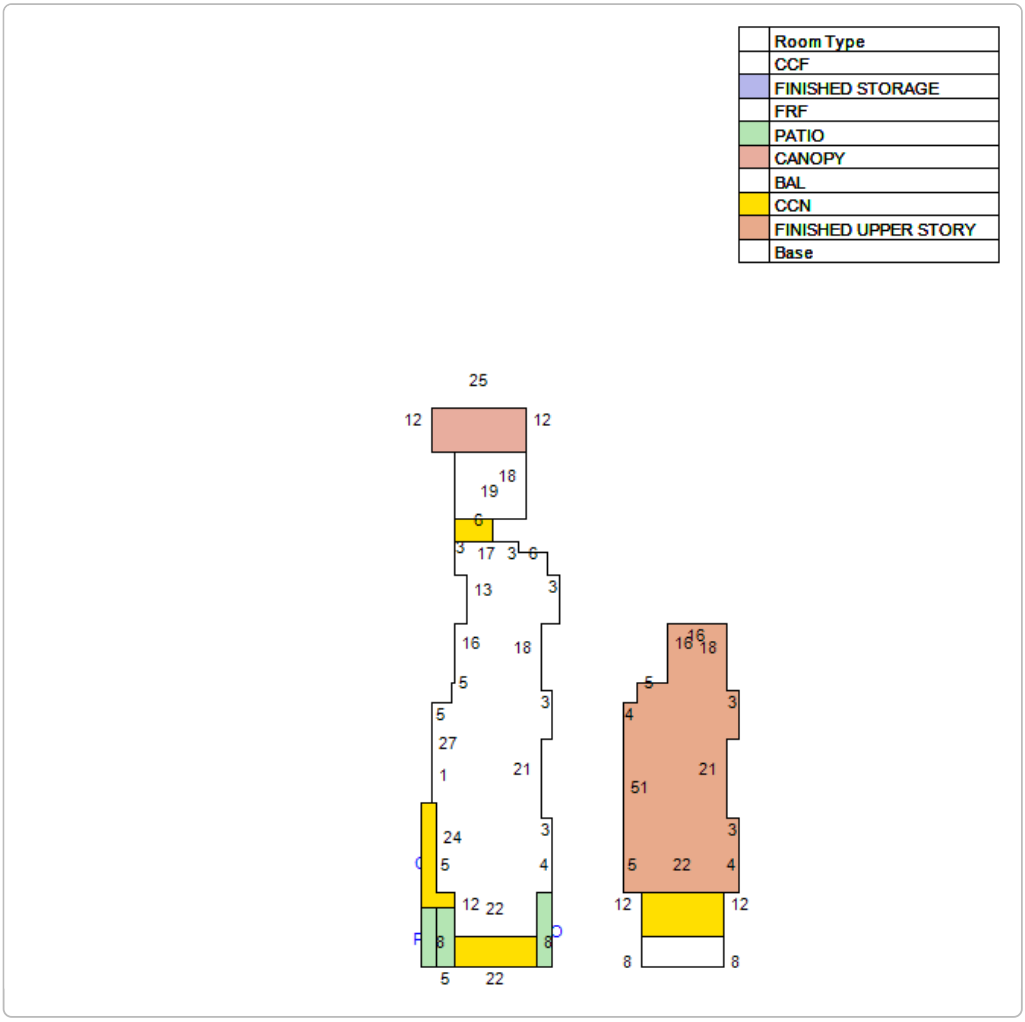
Building Information

Building 1
Year Built 1890
Actual Area 6991
Conditioned Area 5077
Use Restaurants & Cafeterias
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	342
FINISHED UPPER STORY	1903
FINISHED CANOPY	264
BALCONY	176
BASE AREA	2832
UNFINISHED CANOPY	300
FINISHED CANOPY	132
PATIO/SLAB	80
PATIO/SLAB	64
PATIO/SLAB	80
FINISHED CANOPY	176
FINISHED CANOPY	60
FRAMED STORAGE/UTILITY - FORCED	118
FINISHED STORAGE/UTILITY	415
FINISHED CANOPY - FORCED	49
Total SqFt	6991

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		315
Metal Fence - 6' (COM)		304
OLD - Patio		274

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	7308	SF	$840,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1988	$0.00		791	1458	U	I		NOFAL-SMITH INC
	6/1/1988	$0.00		791	1459	U	I		
	9/1/1984	$0.00		656	336	U	I		
	5/1/1983	$45,000.00		586	133	Q	I		NOFAL-SMITH INC
	2/1/1983	$0.00		571	485	U	I		

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

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GDPR Privacy Notice

Last Data Upload: 4/21/2023, 11:44:48 PM

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

Detail by Entity Name

Florida Profit Corporation
NOFAL-SMITH, INC.

Filing Information

Document Number	G27804
FEI/EIN Number	59-2324314
Date Filed	03/10/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/1996

Principal Address

12 SHAWNEE TRAIL
ORMOND BEACH, FL 32174

Changed: 04/02/2004

Mailing Address

11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Changed: 04/02/2004

Registered Agent Name & Address

NOFAL, MARILYN
11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Name Changed: 05/17/1999

Address Changed: 04/02/2004

Officer/Director Detail

Name & Address

Title DP

NOFAL, ROBERT C.
12 SHAWNEE TRAIL
ORMOND BEACH, FL 32174

Title DVST

NOFAL, MARILYN Y.
11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	04/05/2022
2023	04/17/2023

Document Images

04/17/2023 -- ANNUAL REPORT	View image in PDF format
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02/20/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application HP2023-0036 Address: 6 Bay View Drive

Renewal by Anderson of Florida – Applicant

Kenneth G. and Cynthia R. Langley - Owner

Project description: For partial demolition of a residential building constructed between 1917 and 1924 that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District to include replacement of two (2) existing wood double casement windows, one with a transom, with windows of a different material and style.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ0237
National Register:	Fullerwood Park NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	1528400000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Bay View Drive and a contributing building in the Fullerwood Park National Register Historic District, this one and one-half story Frame Vernacular residence was constructed between 1917 and 1924. The building has seen several alterations including enclosure of the front porch and replacement of a number of windows windows with vinyl windows as detailed in the window condition survey provided by the applicant and evident upon a staff visit. A permit document on file in the Planning and Building Department indicates that lap siding replacement as well as replacement of two side windows and repair of existing wood windows in the front was completed in 2015.

The applicant is seeking to remove two original wood double casement windows, with a transom above on the front elevation, on the second floor of the front and rear facing gable ends of the building to be replaced with single casement windows in a composite material.

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 partial demolition of character-defining features 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 **6 Bay View Drive** if the HARB finds that the proposed window removal and replacement will not negatively impact the building's contriubuting status in the Fullerwood Park National Register Historic District with the following condition:

1. The existing window pattern on the front elevation be replicated with a simulated raised muntin.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove two second story wood double casement windows on the front and rear elevations.
2. Install composite single casement windows

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

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

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant is proposing replacement of the existing windows in a different material and window design. The applicant has expressed a willingness to replicate the existing muntin configuration on the front gable window with raised mullions affixed to the single casement glass to simulate the existing window configuration.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and is a contributing building in the Fullerwood Park National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not proposed for demolition; however, removal of existing wood windows and replacement with a different design and/or configuration, particularly on the front elevation, will alter the visual appearance of the 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 a simple Frame Vernacular building that has been altered over time.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood Park, North City, Abbot Tract, and Lincolnville neighborhoods.

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

10. ***The justification for the proposed demolition.*** According to the property owner, the existing windows proposed for replacement are deteriorated and causing water intrusion into the house.

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

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

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

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

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

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

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

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

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

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

The building was built by 1924 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District.

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

STAFF PHOTOGRAPHS
6 Bay View Drive



Front (south) Elevation (gable window to be replaced)

Staff Report pg. 7

STAFF PHOTOGRAPHS
6 Bay View Drive



East Elevation (windows previously replaced to remain)

Staff Report pg. 8

STAFF PHOTOGRAPHS
6 Bay View Drive



Rear (north) Elevation (gable window to be replaced)

Staff Report pg. 9

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ237 1009==

Site Name: 6 Bayview Drive 830== Survey Date: 7907 820==

Address: 6 Bayview Drive, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Fullerwood (subdivision) 7 (block) 117 (lot) 868==

868==

Owner of Site: Name: Allen, Joseph Marshall;

Address: 6 Bayview Drive

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 468963 (easting) 3309288 (northing) 890== Location: T07S (T) R30E (R) N7 (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: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 3/1, 3/1, casement 3 pane 942==

Foundation: Concrete block piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porches 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Battered wood posts 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Social/Humanitarian

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 6 Bay View Drive was constructed between 1917 and 1924. Significant details include battered wood posts.

Fullerwood Subdivision was developed in the pre-and post-World War I years by the Fullerwood Development Company. Houses in the neighborhood generally draw their inspiration from the Bungalow, Colonial Revival, and Mediterranean Revival styles popular at that time. Elements of all three styles contribute to the general ambiance of the neighborhood. Many of the homes in the subdivision were obviously built from the same plans. Lot sizes generally run 50' by 100', and the houses are set back on tree-lined streets, forming one of the city's pleasant residential neighborhoods. The area is bounded on the south by the campus of the Florida School for the Deaf and the Blind and on the east by marshland. Threats to the area include traffic and commercial encroachment from San Marco Avenue and drainage problems when it rains.

HISTORY

Fullerwood Park Subdivision evolved out of two early 19th century Spanish land grants and a large tract belonging to the Royal government. The early 18th century Indian village of Macaris and a British period plantation were located in the southeastern part of the subdivision.(1) Between 1844 and 1869, these lands formed the northern section of the large North City plantation belonging to Thomas Douglas, a Florida Supreme Court Justice. Charlotte B. Hildreth of Massachusetts purchased part of the plantation in 1869 and shortly thereafter built a large residence which at 65 Fullerwood Drive is one of the oldest buildings in North City. By 1914, Frank E. Wood, co-owner with C. M. Fuller of the Fuller-Wood Development Company, had acquired most of the former Douglas estate as well as the northern part of the Genopoly Tract to the south and began selling lots. Although some houses were built by 1924, most development took place within the following six years.(2)

The house at 6 Bay View Drive was the residence of William J. Lindsay, General Secretary of the Y.M.C.A.(3)

(over)

V. BIBLIOGRAPHY

1. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), IV, 160-161, 209-210, 212, 259, 270-271; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 179-181; St. Johns County Courthouse, Deed Records, Book S, p. 213.

2. Deed Records, Book S, pp. 18, 56, 58, 121; Book T, p. 23; Book CC, pp. 164, 173; Book 28, pp. 385, 432; Book 30, p. 488; Map Book 2, p. 18;

Staff Report pg. 12

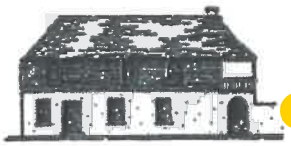
Document scanned
April 2008

Sanborn Fire Insurance Map, 1924, 1930.
3. St. Augustine City Directory, 1927-28.



Staff Report pg. 14





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. HP2023-0036

Receipt No. 2636602 Meeting Date June 15, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT RENEWAL BY ANDERSEN OF FLORIDA
   Business (if applicable) " " "
   Address 9446 PHILLIPS HWY SUITE 6
   City JACKSONVILLE State FL Zip 32256
   Daytime telephone 401.486.8825 E-mail address PERMITTING@RBAFLA.COM

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

2. NAME OF PROPERTY OWNER KENNETH LANGLEY
   Business (if applicable) _____
   Address 6 BAY VIEW DR
   City ST. AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 407.701.9447 E-mail address KLANGLEY@COMCAST.NET

3. PROJECT STREET ADDRESS 6 BAY VIEW DR

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 Block 7 Subdivision Fullerwood Park Parcel Number 1528400000

5. DATE OF CONSTRUCTION _____ Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME CHRIS SUNDSTROM | RBA CBS MGR DATE 5.2.23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME KENNETH G. LANGLEY DATE 5-2-2023

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.

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: 6 BAY VIEW DR. ST. AUGUSTINE, FL 32084

Applicant's Name: CHRIS SUNDSTROM Applicant's Signature: RBA OPS MGR

Owner's Name: KENNETH G. LANGLEY Owner's Signature:

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Renewal By Andersen of Fls/are hereby authorized TO ACT ON BEHALF OF Kenneth Langley, 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: K. G. Langley
Signature of Owner

Kenneth G. Langley
Print Name of Owner

407-701-9447
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2nd day of May, 2023.

By Kenneth G. Langley

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Public State of Florida
Peter F Annarummo
My Commission HH 324857
Expires 1/28/2027

Notary Signature: Peter F. Annarummo

My Commission expires: _____

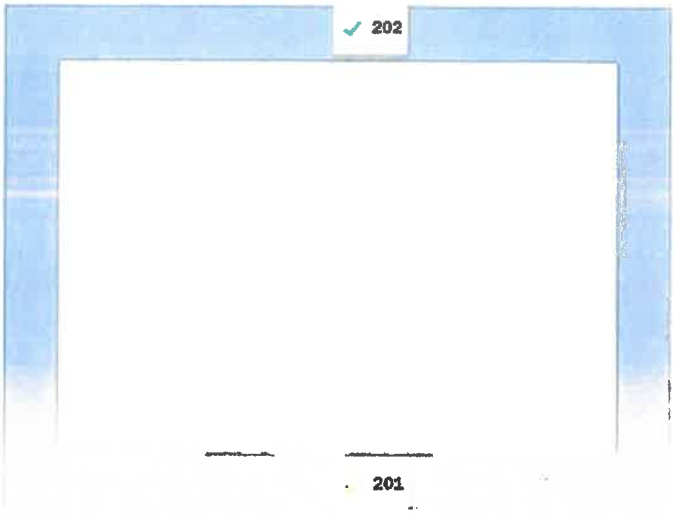
Received 05/04/2023
Planning and Building Department

Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Corey Davis,

Kenneth Langley
6 Bay View Drive
St. Augustine , 32084
H: (407)701-9447

FLOORPLAN - 1ST FLOOR



UNIT NOTES

201 Wood frame
Wood trim

JOB PHOTOS

Received 05/04/2023
Planning and Building Department

Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Corey Davis,

Kenneth Langley
6 Bay View Drive
St. Augustine , 32084
H: (407)701-9447

ID#	ROOM	SIZE		DETAILS
JOB				
201	Bedroom	27" **26-5/8"**	44" **44"**	**Window:** Casement, Single, Left, Base Frame, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 0, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Corrosion Resistant Hardware **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2.25" x 5/8" L-Trim, (12 ft), White (1), Interior Caulk- White (1), Caulk - White Exterior (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
202	Bathroom	27" **27-7/8"**	44" **44"**	**Window:** Casement, Single, Right, Base Frame, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 0, Zone 4, PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, Obscure, Tempered Glass **Hardware:** White, Corrosion Resistant Hardware **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2.25" x 5/8" L-Trim, (12 ft), White (1), Interior Caulk- White (1), Caulk - White Exterior (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)

PRODUCTS: 2 WINDOWS: 2 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0 ***Updated 4/10/23***

JOB NOTES

Preferred Installers 1 day C crew

Wood frame

Wood trim

Estimated Duration:

Application pg 7



Received 05/04/2023
Planning and Building Department




2002




201


6








ft
25ft
in
3
2
Milwaukee


201


25FT
Milwaukee

Public Records of St. Johns County, FL Clerk # 2009029193, O.R. 3206 PG 471,
06/15/2009 at 02:18 PM REC. $9.00 SUR. $9.50 Doc. D $1820.00

In: Estate (53946) Doc: $1820.00 ($260,000.00) Rec: $18.50
WARRANTY DEED
INDIVID. TO INDIVID.

Return To: KENNETH G. LANGLEY AND CYNTHIA R. LANGLEY, HUSBAND AND WIFE
Address: 10206 Newington Dr
Orlando Fl 32836

This Instrument Prepared by: Carol A. Lagasse', An Employee of Estate Title of St. Augustine, Inc.
Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
152840-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the **15th** day of **May** A.D. **2009 by BARBARA WING, SINGLE** hereinafter called the grantor, **to KENNETH G. LANGLEY AND CYNTHIA R. LANGLEY, HUSBAND AND WIFE** whose post office address is 10206 Newington Dr. Orlando Fl 32836 hereinafter called the grantee:

(Wherever 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)

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

LOT 117, BLOCK 7, FULLERWOOD PARK AS RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN MAP BOOK 2, PAGE 18

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

Witness :

Print Witness Signature: Marlene Lagasse

Witness:

Print Witness Signature: Carol A Lagasse

Signature

P.O. Address:

Signature BARBARA WING

P.O. Address: 3697 42nd Way S. #60E St Petersburg, FL 33711

Signature

P.O. Address:

Signature

P.O. Address:

COPY

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 15th day of May, 2009 by BARBARA WING, SINGLE who produced as identification and who take an oath.

Notary Public, State and County Aforesaid

Notary Signature

SEAL

Printed Notary Signature
My Commission Expires:

GLENDA M. LAGASSE
Comm# DD0866316
Expires 3/3/2013
Florida Notary Assn., Inc

Instr #2015053256 BK: 4074 PG: 1905, Filed & Recorded: 8/24/2015 8:31 AM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PEDRO P. MENDEZ, Attorney
LAW OFFICES OF PETER P. MENDEZ, P.A.
1622 Hillcrest Street
Orlando, Florida 32803
(407) 895-2480
Tax Parcel Number: 152840-0000
RETURN BY: MAIL (XX) PICK UP ( )

WARRANTY DEED TRANSFER TO TRUST

This Indenture, made this 11th day of November, 2014, by **KENNETH G. LANGLEY and CYNTHIA J. LANGLEY,** also known as Cynthia R. Langley, husband and wife, hereinafter called "GRANTOR", with full power to transfer, assign and encumber such interest, whose residence and post office address is **10206 Newington Drive, Orlando, Florida 32836** and **KENNETH G. LANGLEY and CYNTHIA J. LANGLEY as Co-trustees** under that unrecorded Revocable Trust Agreement entitled **LANGLEY FAMILY REVOCABLE TRUST, Dated November 11, 2014**, hereinafter called "GRANTEE".

WITNESSETH:

That in consideration of the terms and conditions of the aforesaid Revocable Trust Agreement, and the powers granted therein, and of the sum of $10.00 paid by Grantee to Grantor, the receipt and sufficiency thereof being hereby acknowledged, Grantor does by these presents grant, bargain and convey unto Grantees, or Grantee's Successor, In Trust, as Trustee, for the uses and purposes and with all of the powers set forth in said Trust Agreement, including without prejudice to the foregoing, full power and authority to protect, conserve, sell, convey, mortgage, exchange, lease, which lease(s) shall be valid throughout their terms, including a term expiring after the Trust terminates, pledge or otherwise deal with and dispose of said property according to the sole judgment and discretion of Trustee, in fee simple:

COPY

All of that certain real property situated in **St. Johns County**, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; together with the personal property, if any, described in said Exhibit "A"; subject, however, to the encumbrances, exceptions, reservations and other matters, if any, as set forth in said Exhibit "A".

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging or appertaining or held and enjoyed therewith, unto Grantee according to the tenancy above set forth, forever.

And, in consideration of the premises, Grantor does hereby covenant with Grantees that Grantor are seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that Grantor have good right to sell and convey said property, as aforesaid; and, that Grantor will warrant and defend the same unto Grantee against the lawful claims and demands of all persons whomsoever, except as aforesaid.

The property conveyed hereby is **NOT THE HOMESTEAD** of Grantor. Notwithstanding anything herein to the contrary, in order to claim homestead exemption rights pursuant to Florida Statutes Section 196.031, Grantor(s) hereby retain the right to use, possess, and occupy the herein-described real property as Grantor(s)' personal residence during Grantor(s)' lifetime. Grantor(s) reserved interest in such real property shall be construed as "beneficial title in equity to real property" as set forth in Florida Statutes Section 196.031(1) or any successor statute of similar import.

The rights and obligations of Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of Grantor concerning the same are expressly declared to be in favor of Grantee, Grantee's successors and assigns.

The terms "Grantor," "Grantee," and "Trustees" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more persons as Grantor or Grantee, all covenants of such persons shall for all purposes be joint and several.

*** **This Warranty Deed was prepared without the benefit of title search and title insurance** ***

IN WITNESS WHEREOF, Grantor and Grantee have executed these presents on the day and year first above written.

Signed, sealed and delivered in the presence of:

Sonia Garcia

Andrew Eicher

Kenneth G. Langley
10206 Newington Drive
Orlando, Florida 32836
"Grantor"

Cynthia J. Langley
10206 Newington Drive
Orlando, Florida 32836
"Grantor"

Sonia Garcia

Andrew Eicher

Kenneth G. Langley, Co-Trustee
Langley Family Revocable Trust
Dated, November 11, 2014
"Grantee"

Cynthia J. Langley, Co-Trustee
Langley Family Revocable Trust
Dated, November 11, 2014
"Grantee"

COPY

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th day of November, 2014, by **KENNETH G. LANGLEY** and **CYNTHIA J. LANGLEY,** each of whom produced a Florida Driver's License as identification.

Pedro P. Mendez
Notary Public, State of Florida

PEDRO P. MENDEZ
MY COMMISSION # FF 153599
EXPIRES: September 22, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"

Legal Description:

LOT 117, BLOCK 7, FULLERWOOD PARK AS RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN MAP BOOK 2, PAGE18.

END OF EXHIBIT "A"

Property Address:

6 Bay View Drive
Saint Augustine, Florida 32084

Received 05/04/2023
Planning and Building Department

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer in a New Tab

No Image Available

Parcel ID	1528400000
Location Address	6 BAY VIEW DR SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB LOT 117 BLK 7 OR3206/471 & 4074/1905 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	48-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.130
Homestead	Y

Received 05/04/2023
Planning and Building Department

Owner Information

Owner Name	Langley Family Revocable Trust D:11-11-2014 100% Langley Kenneth G CO-Trustee 100% Langley Cynthia R CO-Trustee 100%
Mailing Address	6 BAY VIEW DR SAINT AUGUSTINE, FL 32084-2105

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2023
Building Value	$282,065
Extra Features Value	$0
Total Land Value	$165,062
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$447,127
Total Deferred	$269,300
Assessed Value	$177,827
Total Exemptions	$50,000
Taxable Value	$127,827

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$237,948	$0	$138,320	$0	$0	$376,268	$172,648	$253,620	$122,648
2021	$151,869	$0	$85,500	$0	$0	$237,369	$167,619	$119,750	$117,619
2020	$153,893	$0	$76,000	$0	$0	$229,893	$165,305	$114,588	$115,305
2019	$144,403	$0	$76,000	$0	$0	$220,403	$161,588	$108,815	$111,588
2018	$148,153	$0	$57,000	$0	$0	$205,153	$158,575	$96,578	$108,575
2017	$137,163	$1,297	$57,000	$0	$0	$195,460	$155,313	$90,147	$105,313
2016	$137,368	$1,297	$57,000	$0	$0	$195,665	$179,174	$16,491	$179,174
2015	$84,629	$825	$47,025	$0	$0	$132,479	$132,479	$0	$132,479
2014	$80,659	$943	$47,025	$0	$0	$128,627	$127,392	$1,235	$127,392
2013	$67,725	$1,061	$47,025	$0	$0	$115,811	$115,811	$0	$115,811
2012	$68,561	$1,179	$47,025	$0	$0	$116,765	$116,765	$0	$116,765
2011	$69,397	$1,297	$47,025	$0	$0	$117,719	$117,719	$0	$117,719
2010	$70,233	$1,415	$52,250	$0	$0	$123,898	$123,898	$0	$123,898

Building Information

Building	1
Year Built	1925
Actual Area	2539
Conditioned Area	1448
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Carpet
Interior Wall	Drywall

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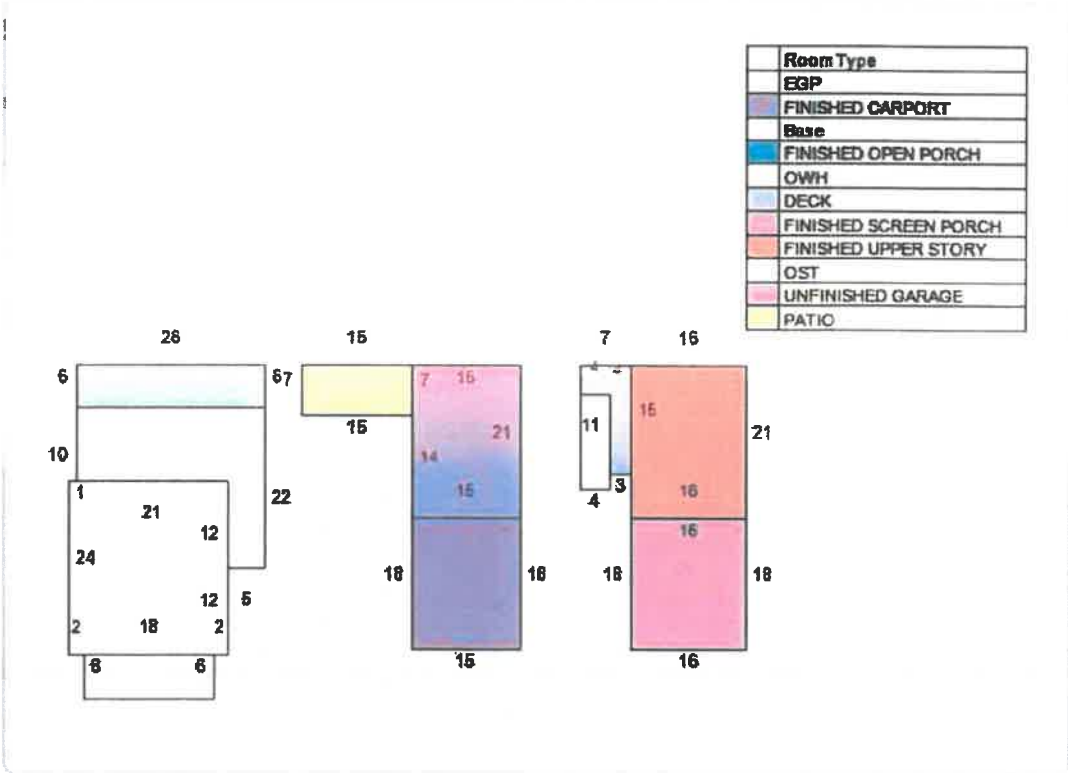
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
PATIO/SLAB	105
UNFINISHED GARAGE	315
OUTSIDE STAIRS	52
FINISHED UPPER STORY	336
FINISHED SCREEN PORCH	288
FINISHED DECK	61
1.5 STORY	528
FINISHED OPEN PORCH	156
BASE AREA	320
FINISHED CARPORT	270
UNFINISHED ENCLOSED PORCH	108
Total SqFt	2539

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$165,062

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/24/2015	11/11/2014	$100.00	WARRANTY DEED	4074	1905	U	I	LANGLEY KENNETH G,CYNTHIA R	LANGLEY FAMILY REVOCABLE TRUST D:11-11-2014
	5/15/2009	$260,000.00	WARRANTY DEED	3206	471	Q	I	WING BARBARA	LANGLEY KENNETH G,CYNTHIA R
	3/15/2004	$192,000.00	WARRANTY DEED	2156	1583	Q	I	PUCKETT GINIFER G	WING BARBARA
	4/7/2003	$40,800.00	QUIT CLAIM DEED	1932	351	U	I	GLOVER JACK & VIRGINIA	PUCKETT GINIFER G
	2/10/1999	$95,000.00	WARRANTY DEED	1385	1495	Q	I	BURKE JOHN C	PUCKETT GINIFER G & GLOVER JACK,VIRGINIA

Received 05/04/2023
Planning and Building Department

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/27/1998	$0.00	FINAL JUDGMENT	1381	1068	U	I	BURKE JEANMARIE D	BURKE JOHN C
	7/1/1996	$70,300.00	WARRANTY DEED	1181	1027	U	I	KUONI DANIEL	BURKE JOHN C & JEANMARIE D
	4/1/1986	$36,500.00		700	1779	Q	I		KUONI DANIEL
	5/1/1985	$0.00		676	1688	U	I		

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application HP2023-0037 Address: 81 Coquina Avenue

Tri State Building & Remodeling, LLC – Applicant Jamie Pantling – Owner

Project description: For partial demolition of a residential building constructed c.1957 that is recorded in the Florida Master Site File and not located in a district to include removal of the original one-story easterly portion of the building.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ06144
National Register:	N/A	Construction date:	c. 1957
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2214100000		
Agenda Item:	5(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located in the south Davis Shores area, this Mid-Century Modern residence was constructed. 1957 with extensive additions completed in 1992. The original portion of the structure is typical of the post-WWII housing boom that occurred in this neighborhood, and the same slab on grade construction that was most vulnerable to the flooding incidents with Hurricanes Matthew and Irma.

The heavily altered building features a low-sloped front gable metal roof, a front entry screened by a privacy wall, stucco exterior, a one-story garage attached with a breezeway, and later a multi-story rear addition with matching metal roof in shed and hipped configurations.

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 or partial 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 **81 Coquina Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition a residential building to include removal of the original one-story easterly portion of the building, garage, and masonry privacy wall.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to others in the neighborhood.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but the original portion of the house is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No known historic or cultural associations are known that would qualify the building for individual listing and the 2015 Florida Master Site File Survey form indicates that the structure has had too many alterations to contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Mid-Century Modern buildings constructed during the post-WWII era that has seen alterations over time. The building is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The concrete brick building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The portion of the building proposed for demolition has experienced damage in several flooding events. The applicant proposes reconstructing the main portion of the house as a two-story wing with garage below as detailed in the plans 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 building was built by 1957 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map

STAFF PHOTOGRAPHS
81 Coquina Avenue



Front (east) Elevation

STAFF PHOTOGRAPHS
81 Coquina Avenue



Front (east) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
81 Coquina Avenue



Front (east) and South Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
81 Coquina Avenue



Privacy Wall to be removed

STAFF PHOTOGRAPHS
81 Coquina Avenue



North Elevation (portion to remain)

STAFF PHOTOGRAPHS
81 Coquina Avenue



STAFF PHOTOGRAPHS
81 Coquina Avenue



South Elevation
(larger addition in rear to remain)



STAFF PHOTOGRAPHS
81 Coquina Avenue



South Elevation to remain



West Elevation to remain

Staff Report pg. 14

STAFF PHOTOGRAPHS
81 Coquina Avenue





West Elevation to remain

Staff Report pg. 15

STAFF PHOTOGRAPHS
81 Coquina Avenue

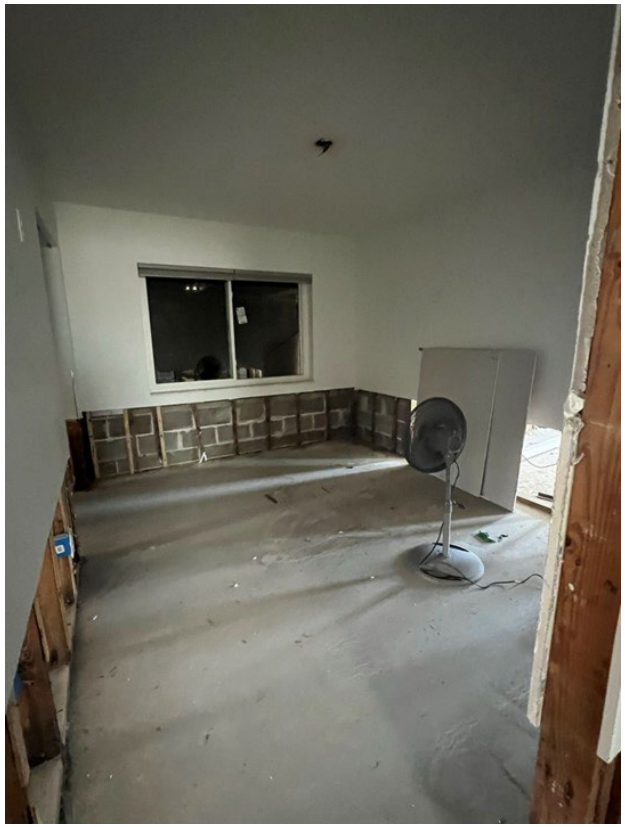


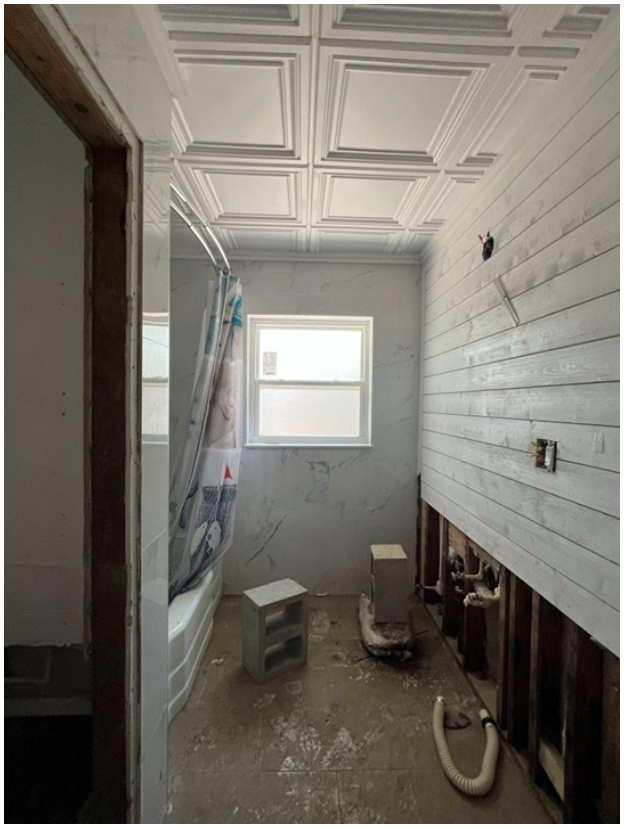




Interior Photographs

STAFF PHOTOGRAPHS
81 Coquina Avenue



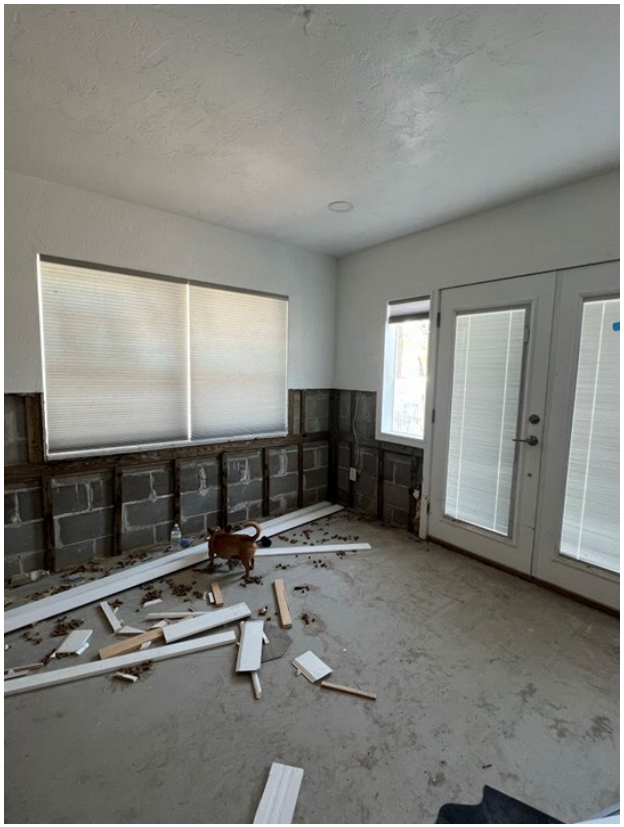




Interior Photographs

STAFF PHOTOGRAPHS
81 Coquina Avenue







Interior Photographs

☒ Original
☐ Update



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

Site #8 SJ06144
Field Date
Form Date
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) 81 Coquina Avenue — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	81		Coquina	Avenue	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2214100000 — Landgrant
Subdivision Name Davis Shores — Block — Lot
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 ☐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 roof/fabric, entry
Additions: ☒yes ☐no ☐unknown — Date: — Nature rear 2-3 story addition
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mid-Century Modern — Exterior Plan Irregular — Number of Stories 1-3
Exterior Fabric(s) 1. Shingles-asbestos — 2. — 3.
Roof Type(s) 1. Gable — 2. Shed — 3. Flat
Roof Material(s) 1. Asphalt shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single and paired 2/2 metal w/ horizontal muntins

Distinguishing Architectural Features (exterior or interior ornaments) many additions- single car garage, period windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) front and 2 driveways paved w/ landscape pavers- privacy wall in front

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 # SJ06144

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Unknown 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. _____ 2. unknown
Main Entrance (stylistic details) unknown- behind privacy wall

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

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

RECORDER INFORMATION

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

Staff Report pg. 20

SANBORN MAP – 1930 UPDATED TO 1965
81 Coquina Avenue



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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. HP2023-0037

Receipt No. 2636198 Meeting Date June 15, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT MACIEJ SZYMCZYK
   Business (if applicable) TRI STATE BUILDING & REMODELING, LLC
   Address 107 MARSHALL CIRCLE
   City ST AUGUSTINE State FL Zip 32086
   Daytime telephone (904) 392-3806 Other phone/email (904) 481-6004

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

2. NAME OF PROPERTY OWNER JAMIE PANTLING
   Business (if applicable) _____
   Address 81 COQUINA AVENUE
   City ST AUGUSTINE State FL Zip 32080
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 81 COQUINA AVENUE

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 42 & N 5' 43 Block 50 Subdivision DAVIS SHORES Parcel Number 2214100000

5. DATE OF CONSTRUCTION 1957 Source: PROPERTY APPRAISER

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME John E. Bobak, Sr DATE 5/8/23

SIGNATURE OF APPLICANT _____ (904) 392-3806

PRINT 1st OWNER'S NAME Jaime Pantling DATE 5/8/23

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.

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CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, 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: Jamie Pantling
Signature of Owner

JAMIE PANTLING
Print Name of Owner

904-377-1129
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 17th day of May, 2023

By Jamie Pantling

Identification verified:

Oath sworn: ✓ Yes ____ No

KATINA SINGLETON FRAZIER
MY COMMISSION # GG966254
EXPIRES: March 05, 2024

Notary Signature: Katina Singleton Frazier

My Commission expires: 03/05/2024

Rev:022117

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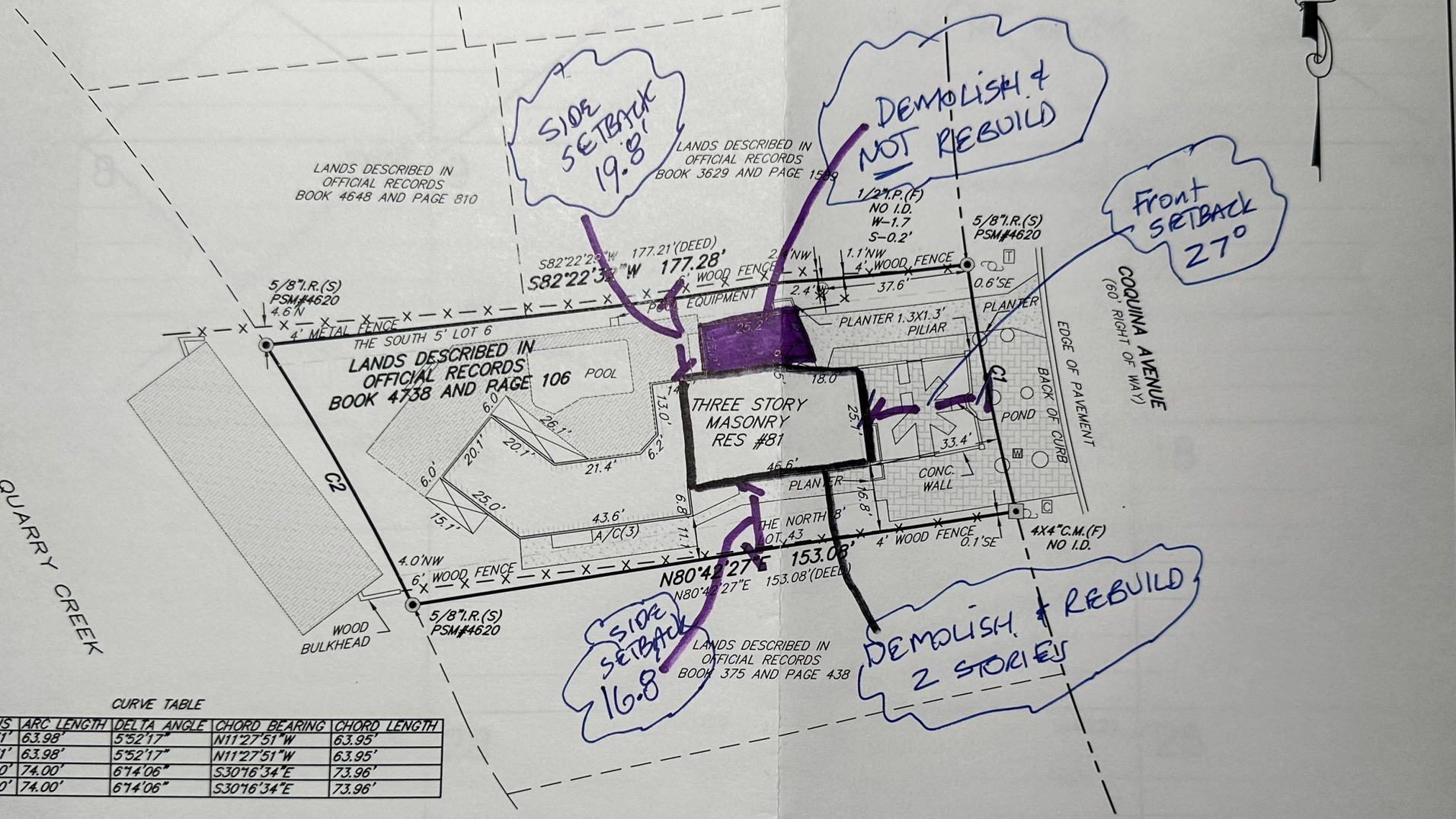
MAP SHOWING SURVEY OF

ALL OF LOT 42 AND THE NORTH 8 FEET OF LOT 43 OF BLOCK 50, DAVIS SHORES, AS RECORDED IN PLAT BOOK 3, PAGE 101, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO THE SOUTH 5 FEET OF LOT 6 OF LUWANNA SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 71, OF SAID PUBLIC RECORDS. TOGETHER WITH ALL LAND LYING WEST OF AND BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH LINES OF THE AFORESAID DESCRIBED PARCEL, EXTENDING WESTERLY TO THE CENTERLINE OF QUARRY CREEK.

CERTIFIED TO:
ANCHOR LAW, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	624.31'	63.98'	5°52'17"	N11°27'51"W	63.95'
C1(D)	624.31'	63.98'	5°52'17"	N11°27'51"W	63.95'
C2	680.00'	74.00'	6°14'06"	S30°16'34"E	73.96'
C2(D)	680.00'	74.00'	6°14'06"	S30°16'34"E	73.96'

LEGEND

A/C	– AIR CONDITIONER PAD	sq. ft.	– SQUARE FEET
I.D.	– IDENTIFICATION	R	– RADIUS
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	△	– DELTA
I.R.(F)	– IRON ROD FOUND	L	– ARC LENGTH
I.P.(F)	– IRON PIPE FOUND	T	– TANGENT
I.R.(S)	– 5/8" IRON ROD SET (PSM# 4620)	CD	– CHORD DISTANCE
P.C.	– POINT OF CURVATURE	CB	– CHORD BEARING
P.T.	– POINT OF TANGENCY		– EXPOSED CONCRETE
Ⓦ	– WELL		– COVERED AREA
	– WOOD POWER POLE	W	– WATER METER
	– CABLE TV RISER	–OHE–	– OVERHEAD ELECTRIC
	– TELEPHONE RISER		

AREA =0.25 ± ACRES
OR 10,854 ±, sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

– According to the Federal Emergency Management Agency FIRM Map No: 12019C-0318J effective date 12/07/2018, the property described hereon appears to lie in ZONE: AE13'; AE9'
– 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
19-1337	11/26/2019	1" = 30'	759/07	N.H.F.	R.J.B.

TYPE: BOUNDARY

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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
610 SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

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.

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 completed. This office has not abstracted this parcel of land for any matters of title, easements or restrictions. This surveyor shall not be held 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.
– Boundary surveys are intended to give any rights or benefits to anyone other than those hereon and are prepared for.
– Any disputes here under shall be resolved by binding arbitration in accordance with the rules set forth by the American Arbitration Association.
– Underground structures, utilities or foundations were located or determined this survey.
– Unless otherwise noted, building setbacks call the appropriate county codes enforcement office.
– Bearings, distances, bearings or angles are as field measured. Deed or plat measurements noted if different.
– Dimensions are 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.

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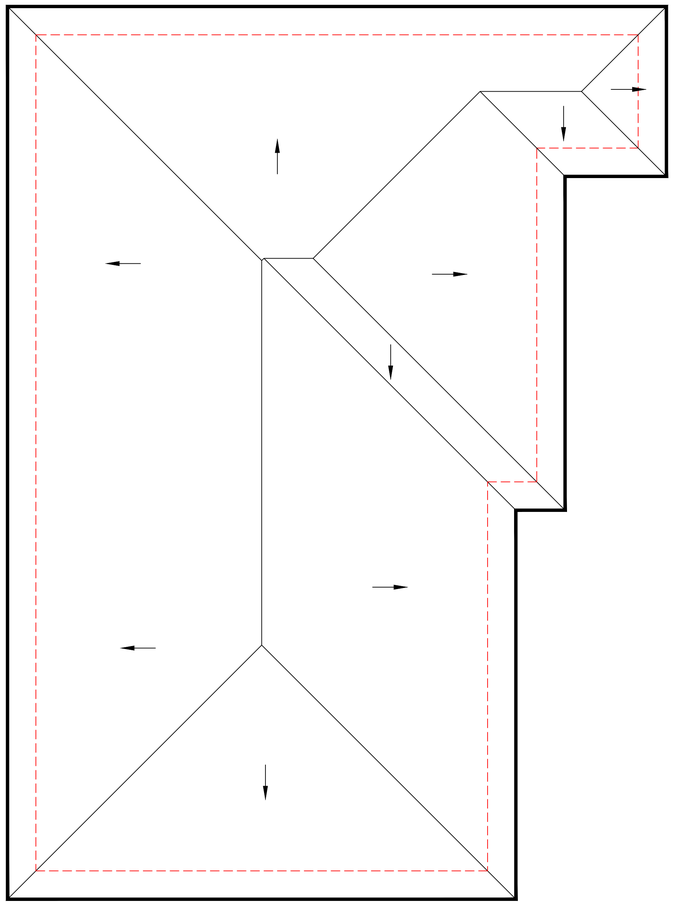
SECTION R806 ROOF VENTILATION

R806.1 VENTILATION REQUIRED
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WHT CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1.8 REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
EXCEPTION: ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN DETERMINED NOT NECESSARY BY THE CODE OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS.

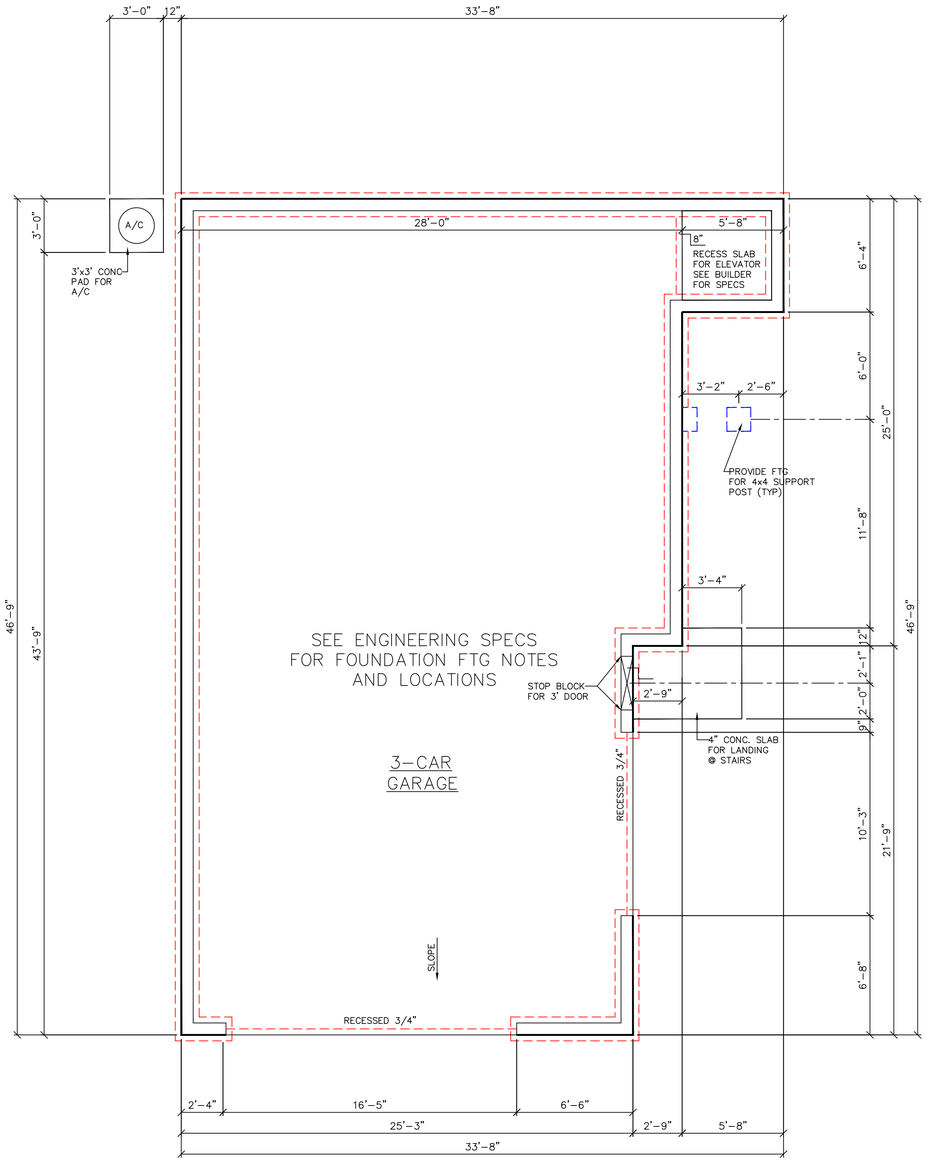
R806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ON OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6,7 AND 8, A CLASS 1 OR 2 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY THE VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED

R806.3 VENT AND INSULATION CLEARANCE
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION
VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN THE WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1



ROOF PLAN
6:12 PITCH



FOUNDATION PLAN

TRI STATE BUILDERS
107 MARSHALL CIRCLE
ST. AUGUSTINE, FL 32086
(904) 481-6004 License# CBC1262613

HIGGINS DRAFTING & DESIGN LLC
JACKSONVILLE, FL

DISCLAIMER
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JAMIE PANTLING
81 COQUINA AVE
ST AUGUSTINE, FL 32080
1249 SQ FT LIVING
3BDRMS/2BA/3CAR GARAGE

Plan: 1249 PLAN	Sheet 1
Drafter: CSH	
Job #/ Standard #: 23-1014 C789	Of 4
Date: 4/5/23	
Scale: 1/4" = 1'-0"	

Received 05/19/2023
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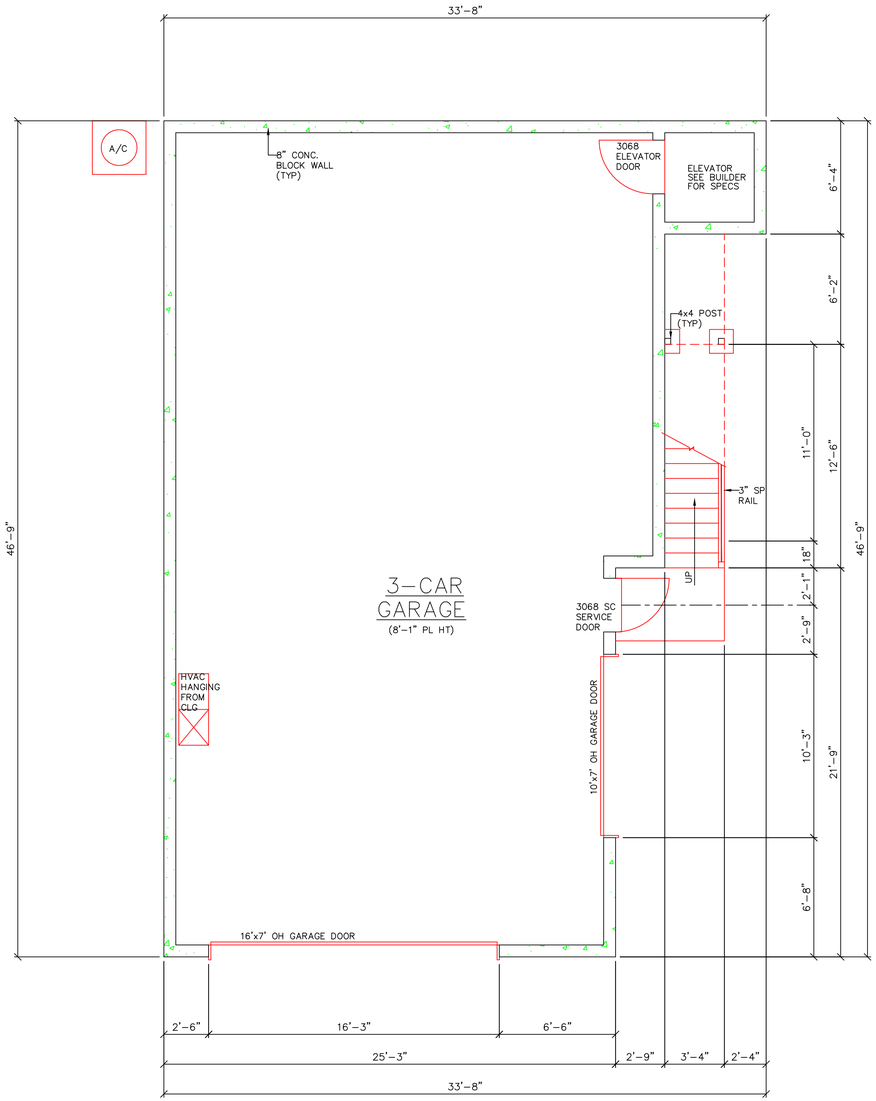
TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STURCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

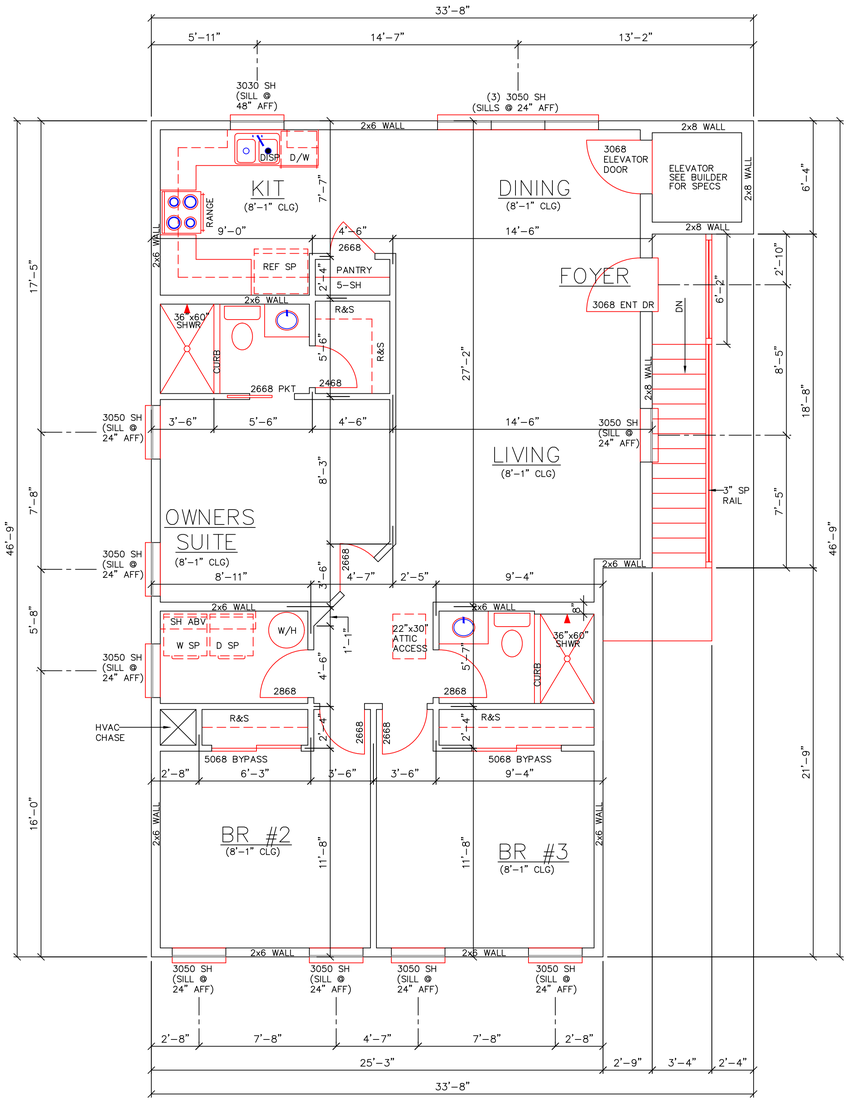
THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL

R807.1 ATTIC ACCESS.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQ FT AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
THE ROUGH-FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SQ. FTG. TABULATION

LIVING (2ND FLR) TOTAL	1285
GARAGE	1249
TOTAL COVERED	2534

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JAMIE PANTLING
81 COQUINA AVE
ST AUGUSTINE, FL 32080
1249 SQ FT LIVING
3BDRMS/2BA/3CAR GARAGE

Plan: 1249 PLAN	Sheet 2
Drafter: CSH	
Job #/ Standard #: 23-1014 C789	Of 4
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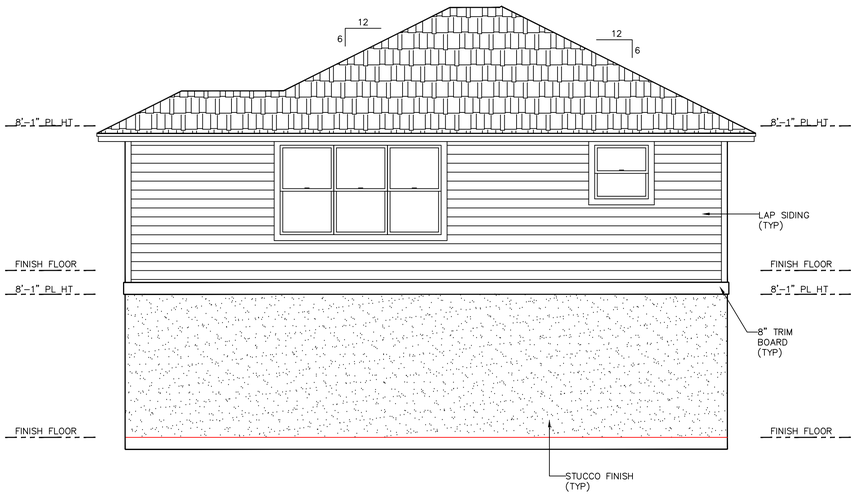
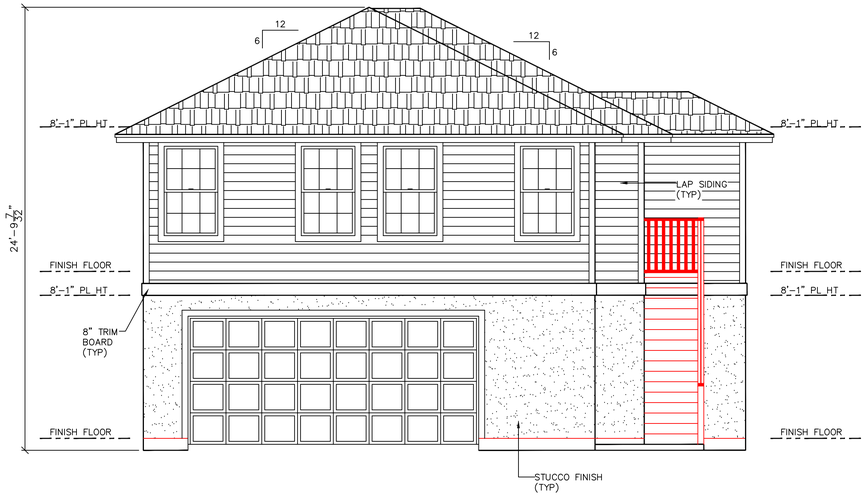
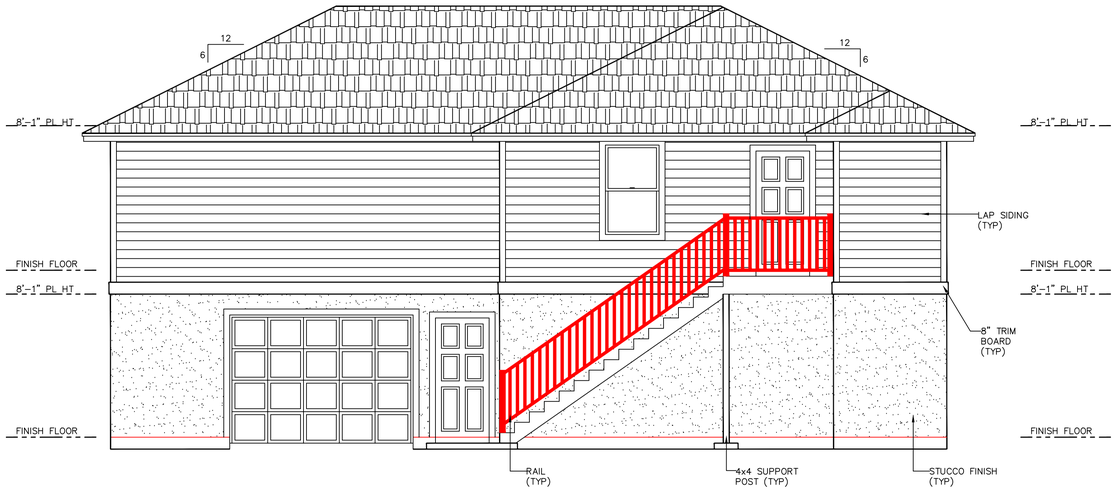


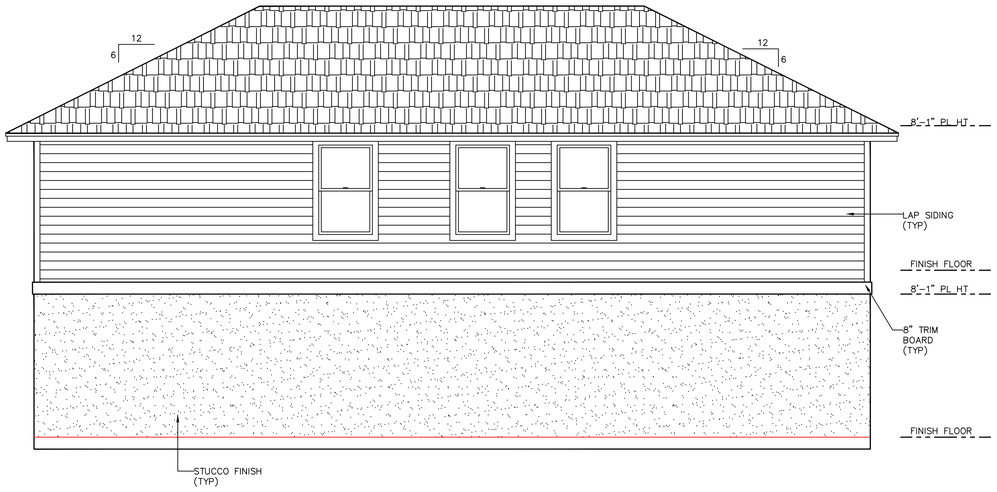
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

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107 MARSHALL CIRCLE
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(904) 481-6004 License# CBC1262613

HIGGINS
DRAFTING
& DESIGN LLC
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NOTE:
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES TO USE HIGH EFFICACY LAMPS IN ACCORDANCE WITH R404.1

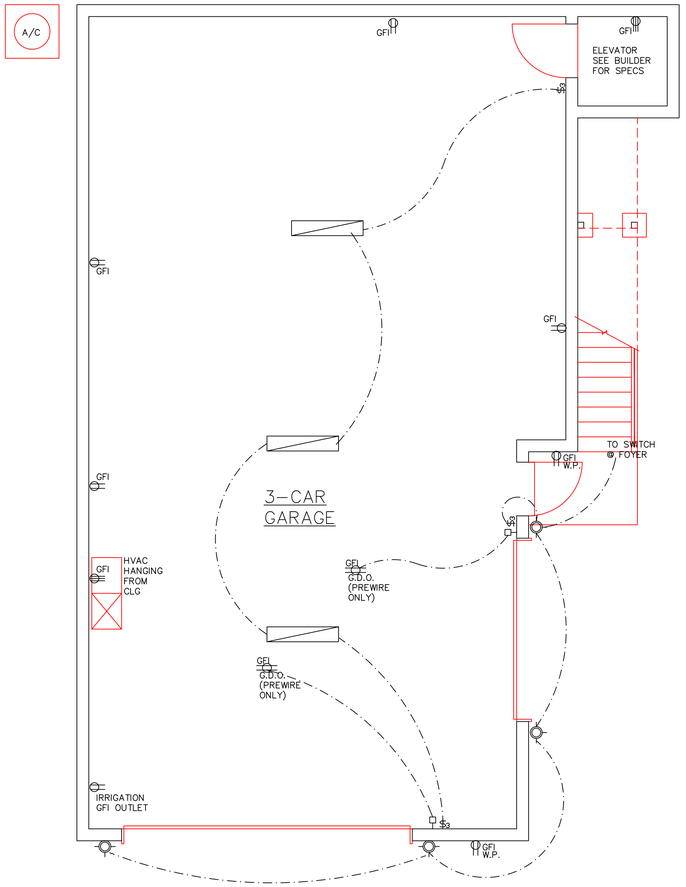
- CEILING EXHAUST FAN/LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE

NOTE:
E3902.16 ARC-FAULT CIRCUIT-INTERUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

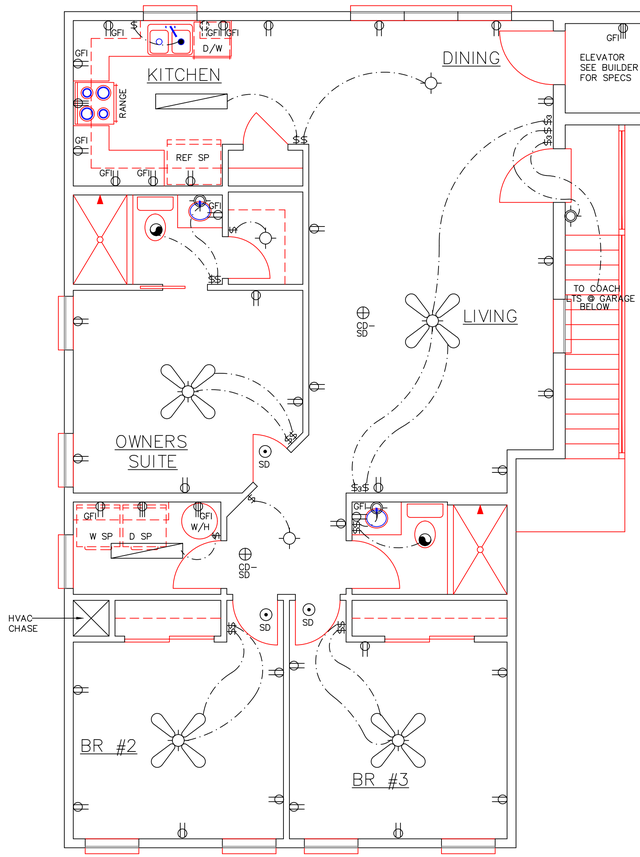
NOTE:
RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20" ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS ASSEMBLIES INSTALLED IN COUNTERTOPS SHALL BE LISTED FOR THE APPLICATION. RECEPTACLE OUTLETS SHALL NOT VE INSTALLED IN A FACE-UP POSITION ON THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIVLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGE TOPS AS ADDRESSED IN THE EXCEPTION TO SECTION E3901.4.1, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

ELECTRICAL LEGEND

- PREWIRE & BRACE CEILING FAN W/ LIGHT
- PREWIRE & BRACE CEILING FAN (NO LIGHT)
- VANITY LT
- LED LIGHT
- DATA PORT CAT6/RG6
- CEILING EXHAUST FAN/LIGHT FIXTURE
- CEILING EXHAUST FAN
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- HANGING PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- DOUBLE FLOOD LIGHTS
- SWITCHES
- 3-WAY SWITCH
- CARBON MONOXIDE/ SMOKE DETECTOR
- FLOOR PLUG
- 220V OUTLET
- AFCI 110V OUTLET
- GFI WP WEATHER PROTECTED GFI/AFCI 110V OUTLET
- SWITCHED 110 OUTLET (TOP HALF ONLY)
- GARAGE DOOR OPENER
- SD SMOKE DETECTOR
- TH THERMOSTAT
- GFI GROUND FAULT INTERRUPT 110V OUTLET
- GFCI GROUND FAULT CIRCUIT INTERRUPT 110V OUTLET



FIRST FLOOR ELECTRIC PLAN



SECOND FLOOR ELECTRIC PLAN

TRI STATE BUILDERS
107 MARSHALL CIRCLE
ST. AUGUSTINE, FL 32086
(904) 481-6004 License# CBC1262613

HIGGINS DRAFTING & DESIGN LLC
JACKSONVILLE, FL

DISCLAIMER
Higgins Drafting & Design LLC assumes no liability for any home constructed from these plans. It is the responsibility of the purchaser/builder or contractor to verify all dimensions prior to proceeding with construction. Contractor must verify compliance with all local building codes and restrictions.

JAMIE PANTLING
81 COQUINA AVE
ST AUGUSTINE, FL 32080
1249 SQ FT LIVING
3BDRMS/2BA/3CAR GARAGE

Plan: 1249 PLAN	Sheet 4
Drafter: CSH	
Job #/ Standard #: 23-1014 C789	Of 4
Date: 4/5/23	
Scale: 1/4" = 1'-0"	

Received 05/19/2023
Planning and Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

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

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
81 COQUINA

Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32080

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Parcel ID 2214100000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.883820 Long. -81.296290 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 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 2,299 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 9

c) Total net area of flood openings in A8.b 1,268 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 332 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 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
CITY OF ST. AUGUSTINE 125145	ST. JOHNS	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 0318	J	12/07/2018	12/07/2018	AE,	7'8'9'

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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Planning and Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
81 COQUINA

Policy Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32080

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: N.G.S. E 322 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.7	☒ feet	☐ meters
b) Top of the next higher floor	5.2	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	7.8	☒ feet	☐ meters
d) Attached garage (top of slab)	4.0	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7.0	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.0	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.7	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	4.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
NICHOLAS H. FRANKLIN	PSM 4620	
Title		
REGISTERED LAND SURVEYOR		
Company Name		
PROPRIETOR		
Address		
6170 A1A SOUTH #316		
City	**State**	**ZIP Code**
ST. AUGUSTINE	Florida	32086
Signature	**Date**	**Telephone**
	11/27/2019	(904) 471-6877

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

EQUIPMENT TYPE: A/C

LAT. & LONG. OBTAINED FROM :www.latlong.net

ELEVATIONS ARE ON N.A.V.D.88

Received 05/19/2023
Planning and Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 81 COQUINA			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32080	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

Received 05/19/2023
Planning and Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 81 COQUINA			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32080	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

Received 05/19/2023
Planning and Building Department

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 81 COQUINA			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32080	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW DATE: 11/26/2019



Photo Two

Photo Two Caption REAR VIEW DATE: 11/26/2019

Received 05/19/2023
Planning and Building Department

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 81 COQUINA			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32080	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption LEFT SIDE VIEW DATE: 11/26/2019



Photo Two

Photo Two Caption RIGHT SIDE VIEW DATE: 11/26/2019

Instr #2020112361 BK: 5120 PG: 1295, Filed & Recorded: 12/9/2020 4:14 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

PREPARED BY AND RETURN TO:
Name: Kimberly Delisa, of
Anchor Law, PA
Address: 101 Rio Del Mar Street
Suite C
St. Augustine, FL 32080

File No: 20139
Parcel No.: 221410-0000

(Space Above This Line For Recording Data)

COPY

Personal Representative's Deed

THIS INDENTURE made on this 24th day of **November, 2020**, by **Steven W. Frees as the Personal Representative of the Estate of Jack C. Frees**, whose address for notice is **107 11th Street, A, St. Augustine, FL 32080** ("**Grantor**") to **Jamie Pantling, an unmarried person**, whose address is **81 Coquina Avenue, St. Augustine, FL 32080** ("**Grantee**").

WITNESSETH: That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in St. Johns County, Florida, and more particularly described as follows:

All of Lot 42 and the North 8 feet of Lot 43 of Block 50, Davis Shores, as recorded in Plat Book 3, Page 101, of the Public Records of St. Johns County, Florida. Also the South 5 feet of Lot 6 of Luwanna Subdivision as recorded in Plat Book 8, Page 71, of said Public Records, together with all land lying West of and between the Westerly Extension of the North and South Lines of the Aforesaid described parcel, extending Westerly to the centerline of Quarry Creek.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

AND the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

SIGNTUARE PAGE TO FOLLOW

PERSONAL REPRESENTATIVE'S DEED
Parcel Identification Number: 221410-0000

IN WITNESS WHEREOF, the Grantor, Steven W. Frees as the Personal Representative of the Estate of Jack C. Frees, has set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of 2 witnesses:

Hannah Forsythe
WITNESS
PRINT NAME: Hannah Forsythe

Linda J Cord
WITNESS
PRINT NAME: LINDA J. CORD

Steven W. Frees PR of Jack Frees
Steven W. Frees as the Personal Representative of the Estate of Jack C. Frees

STATE OF Indiana
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 24th day of November, 2020, by Steven W. Frees as Personal Representative of the Estate of Jack C. Frees.

Linda J Cord
Signature of Notary Public
Print, Type/Stamp Name of Notary

NOTARY PUBLIC - STATE OF INDIANA
SEAL
LINDA J CORD
COMMISSION NUMBER NP0721875
MY COMMISSION EXPIRES AUGUST 19, 2027

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

COPY

Instr #2020112362 BK: 5120 PG: 1297, Filed & Recorded: 12/9/2020 4:14 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $3,675.00

Prepared by and return to:
Kimberly Delisa
Anchor Law, PA
101 Rio Del Mar Street
Suite C
St. Augustine, FL 32080
(904) 471-2005
File No 20139
Purchase Price: $525,000.00
Parcel Identification No 221410-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 11/30 **day of November, 2020** between **Allison Frees Williams in her individual capacity conveying her separate non-homestead property and Andrew Frees, in his individual capacity conveying his separate non-homestead property**, whose post office address for the purpose of notice is **c/o Anastasia Law 107 11th Street, St. Augustine, FL 32080,** of the County of St. Johns, State of Florida, Grantors, to **Jamie Pantling, an unmarried person**, whose post office address is **81 Coquina Avenue, St. Augustine, FL 32080,** of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

All of Lot 42 and the North 8 feet of Lot 43 of Block 50, Davis Shores, as recorded in Plat Book 3, Page 101, of the Public Records of St. Johns County, Florida. Also the South 5 feet of Lot 6 of Luwanna Subdivision as recorded in Plat Book 8, Page 71, of said Public Records, together with all land lying West of and between the Westerly Extension of the North and South Lines of the Aforesaid described parcel, extending Westerly to the centerline of Quarry Creek.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: CAROLINE SMITH

WITNESS
PRINT NAME: ALEX CALLEJA

Allison Frees Williams
Allison Frees Williams

STATE OF Illinois
COUNTY OF Champaign

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 24th day of November, 2020, by Allison Frees Williams.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CAROLINE SMITH
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 18, 2024

Personally Known:_____ OR Produced Identification:✓
Type of Identification
Produced: Drivers License

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Saber Garibi

WITNESS
PRINT NAME: Meksandra Varet

Andrew Frees

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 30 day of November, 2020, by Andrew Frees.

Signature of Notary Public
Print, Type/Stamp Name of Notary

OFFICIAL SEAL
SABER GARIBI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 03-09-2024

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: Driver's License

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2214100000
Location Address	81 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT & 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1 LYING W'LY & ADJ OR5120/1295(P/R) & 5120/1297 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.270
Homestead	Y

Owner Information

Owner Name	Pantling Jamie 100%
Mailing Address	81 COQUINA AVE SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2023
Building Value	$6,318
Extra Features Value	$21,568
Total Land Value	$276,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$303,886**
Total Deferred	$58,451
Assessed Value	**$245,435**
Total Exemptions	$50,000
Taxable Value	**$195,435**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$413,500	$29,300	$231,840	$0	$0	$674,640	$603,033	$121,607	$553,033
2021	$278,257	$29,300	$207,000	$0	$0	$514,557	$514,557	$0	$514,557
2020	$282,017	$29,300	$207,000	$0	$0	$518,317	$518,317	$0	$518,317
2019	$259,251	$23,742	$215,280	$0	$0	$498,273	$404,852	$143,421	$354,852
2018	$263,240	$23,742	$215,280	$0	$0	$502,262	$397,303	$154,959	$347,303
2017	$271,216	$23,690	$215,280	$0	$0	$510,186	$389,131	$171,055	$339,131
2016	$275,205	$20,175	$215,280	$0	$0	$510,660	$509,714	$946	$509,714
2015	$227,921	$20,175	$215,280	$0	$0	$463,376	$463,376	$0	$463,376
2014	$217,535	$20,178	$215,280	$0	$0	$452,993	$452,993	$0	$452,993
2013	$223,578	$21,341	$215,280	$0	$0	$460,199	$433,899	$26,300	$433,899
2012	$206,005	$22,504	$165,945	$0	$0	$394,454	$394,454	$0	$394,454
2011	$208,752	$23,667	$193,752	$0	$0	$426,171	$426,171	$0	$426,171
2010	$211,498	$23,939	$215,280	$0	$0	$450,717	$450,717	$0	$450,717

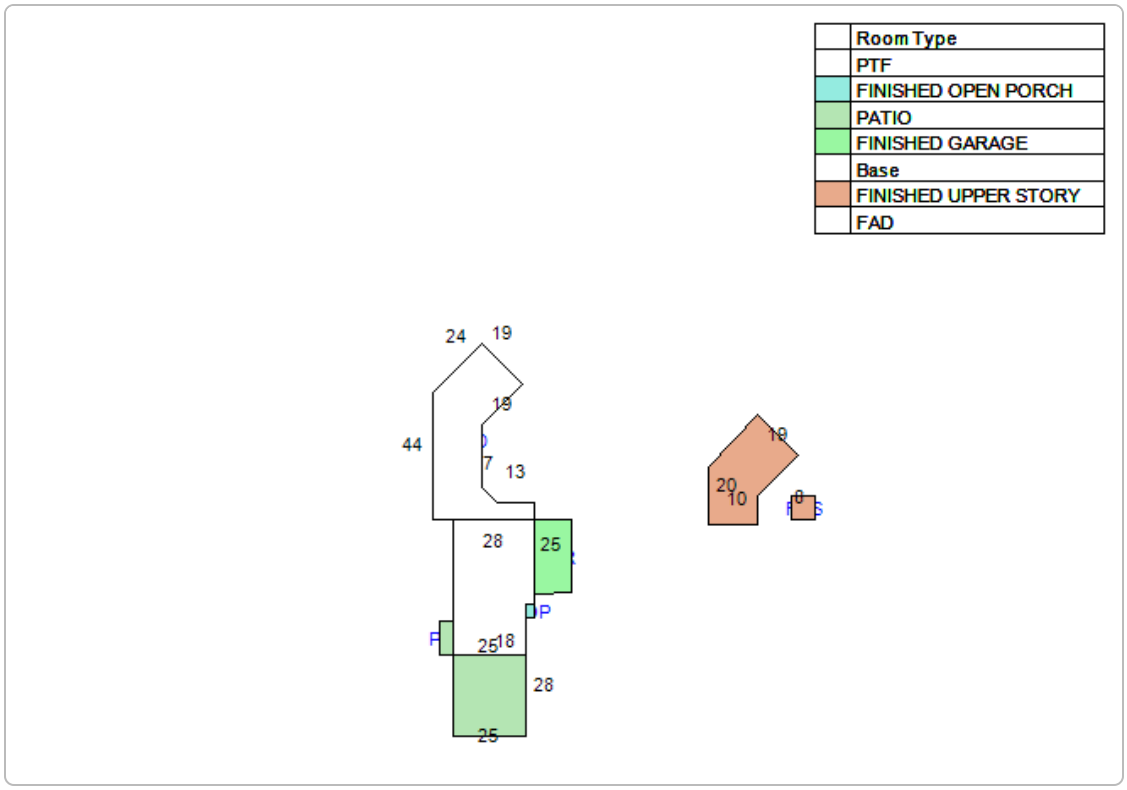
Building Information

Building	1
Year Built	1957
Actual Area	4595
Conditioned Area	3224
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3.5

Description	Square Footage
ADDITION	1209
FINISHED UPPER STORY	689
BASE AREA	1262
FINISHED UPPER STORY	64

Description	Square Footage
FINISHED GARAGE	332
PATIO/SLAB	700
FINISHED OPEN PORCH	15
PATIO/SLAB	60
PATIO/SLAB - FORCED	264
Total SqFt	4595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		12248
Pool - Low (RES)		4600
Screen Enclosure - Average (Mix)		2898
Bulkhead - Average (Mix)		1822

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	173	69	FF	$276,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2020	11/30/2020	$525,000.00	WARRANTY DEED	5120	1297	U	I	WILLIAMS ALLISON FREES ET AL	PANTLING JAMIE
12/9/2020	11/24/2020	$100.00	PERSONAL REP	5120	1295	U	I	FREES JACK C ESTATE	PANTLING JAMIE
6/7/2019	6/7/2019	$0.00	LETTERS OF ADMN	4738	106	U	I	FREES JACK C (DECD)	FREES JACK C ESTATE
	6/11/1999	$368,300.00	WARRANTY DEED	1417	314	Q	I	CHARLES MICHAEL J & SANDRA C	FREES JACK C
	8/20/1992	$135,000.00	WARRANTY DEED	953	1684	Q	I	PATTISON MARION F	CHARLES MICHAEL J,SANDRA C
	8/20/1992	$100.00	WARRANTY DEED	953	1683	U	I	PATTISON MARION F	PATTISON MARION F
	8/20/1992	$100.00	QUIT CLAIM DEED	953	1682	U	I	PATTISON MARION F	PATTISON MARION F
	11/1/1990	$0.00		876	1646	U	I		PATTISON MARION F
	3/1/1989	$95,000.00		814	355	Q	I		
	2/1/1985	$82,000.00		666	1787	Q	I		

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/19/2023, 11:42:11 PM

Version 3.1.9



Detail by Entity Name

Florida Limited Liability Company
TRI-STATE BUILDERS & REMODELING LLC

Filing Information

Document Number	L16000157304
FEI/EIN Number	81-3656616
Date Filed	08/22/2016
Effective Date	08/22/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/02/2020

Principal Address

144 CAPTAINS POINTE CIRCLE
SAINT AUGUSTINE, FL 32086

Mailing Address

144 CAPTAINS POINTE CIRCLE
SAINT AUGUSTINE, FL 32086 UN

Registered Agent Name & Address

TOMASZ SZYMCZYK
144 CAPTAINS POINTE CIRCLE
SAINT AUGUSTINE, FL 32086

Name Changed: 12/02/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

SZYMCZYK, TOMASZ
144 CAPTAINS POINTE CIRCLE
SAINT AUGUSTINE, FL 32086

Title MGR

SZYMCZYK, MACIEJ
57 MOULTRIE VILLAGE LN
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	01/24/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
12/02/2020 -- REINSTATEMENT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
07/03/2018 -- LC Name Change	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
08/22/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Meredith H. Randolph

From: Candice Seymour
Sent: Tuesday, May 30, 2023 10:34 AM
To: Maria
Cc: Frez Construction; Meredith H. Randolph; Julie Courtney
Subject: RE: 317 St. George Street

Your continuance request has received. Thank you!

Take care,

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: Maria <mfg8081@gmail.com>
Sent: Tuesday, May 30, 2023 1:08 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: Frez Construction <frezconstruction@comcast.net>
Subject: Re: 317 St. George Street

Good morning,
Due to ongoing family circumstances, I am currently out of the country. I humbly request a continuance until the mid August meeting so that I may best answer your questions and supply the necessary materials regarding 317 St. George Street.

Thank you kindly,

Maria F. Gandarez

On May 25, 2023, at 12:50 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon,

I am working on the agenda for the June meeting. The HARB had asked for elevation drawings showing which sides of the main residence are proposed to be the original siding, and which will be replacement. They will also want to see what type of board you are replacing with since the composite material will not be approved and the preference is wood.

Additionally, any other work that has already been completed, including the Trex decking, which was not approved by the HARB, can be added to this application since it will need to be re-noticed due to the number of continuances. If you can get me a scope of work not later than 10am next Tuesday, May 30th, we can update the scope of work for the application to include after-the-fact review of that work. Otherwise, you would have to apply for another COA for the additional/already completed work.

If you have any questions, feel free to reach out to me.

Thank you,

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application HP2023-0002 Address: 38 Cathedral Place

Applicant: Don Crichlow & Associates - Applicant

Property Owner: Diocese of St. Augustine, Inc.

Project description: To construct a shrine feature in the west courtyard along the north property line with associated new site features including gate access in the west masonry wall along St. George Street, metal fencing, benches, kneelers, landscape, lighting, and new paved walkways.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00063
National Register:	Individually Listed NHL & Contributing to the St. Augustine NRHD	Construction date:	c. 1793
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1971100000		
Agenda Item:	7(a)	Previous Action(s):	COA F2014-0128

STAFF SUMMARY AND ANALYSIS:

1. Located at northeast corner of St. George Street and Cathedral Place, the project area for this application is along the northern property line of the National Historic Landmark Cathedral Basilica's west courtyard.
2. The existing courtyard configuration, with expanded coquina concrete area adjacent to the Cathedral, was approved by the HARB under Certificate of Appropriateness F2014-0128. The existing Father Pedro Camps memorial monument, centrally located in the courtyard, was dedicated in 1975.
3. The applicant is proposing a shrine structure and site features as detailed in the scope of work below.
4. Materials proposed including coquina concrete walkways, stucco and barrel tile on the shrine, and black powder coated wrought iron and aluminum fencing, appear consistent with the Architectural Guidelines for Historic Preservation (AGHP) and are consistent with existing materials on the property. The LED lighting fixtures should have a temperature within the recommended 2700-300K. The proposed plexiglass viewing window is not a pre-approved material, though clear plexiglass is seen as a protective application in other Historic District locations. The applicant explained to staff that the intent is to control the humidity within the structure to extend the life of the wooden statue that it will house.
5. The design of the shrine appears to be a simplified interpretation of the columns seen on the front of the Cathedral with stucco and clay barrel tires to match the primary building. Existing landscaping, proposed to remain, partially screens the project area from view along St. George Street. A site plan of the entire property should be submitted to show the exact location on the property and the proximity of the proposed structure to the cathedral building; however, it appears that the feature will not be highly visible from Cathedral Place in its set back location.
6. The applicant should clarify: the design and/or material(s) for the proposed gates, benches, and kneelers in front of the shrine structure, as well as the light temperature (in kelvins) that will be used with the new light fixtures.
7. The AGHP states that the most appropriate gate width is fifty inches with the smallest opening being forty-four inches. The applicant should confirm the width of the proposed new gate in the existing masonry wall along St. George Street as well as the gate design which the applicant suggested would match existing metal gates along St. George Street and Cathedral Place.
8. The property is in Archaeology Zone IA and ground disturbing activities including new construction and fence installation will require 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 38 Cathedral Place** if the HARB finds that the proposed shrine structure and associated site alterations, including outstanding details as clarified by the applicant, 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. Construct a 8'8"' wide, 4'4" deep, and 10'8" tall shrine structure to house an existing statue along the north property line of the west courtyard with stucco finish, clay barrel tile roof, and plexiglass viewing window.
2. Create a new opening in existing masonry wall along St. George Street (proposed gate design and dimensions are needed)
3. Install black powder coated aluminum fencing and gate within the courtyard.
4. Additionally coquina concrete walkway to St. George Street and in front of shrine.
5. Concrete benches and kneelers (material for kneelers should be confirmed).

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

Fences, Walls and Gates

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

Don't...
- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

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

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

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.

- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

Masonry bench seating is appropriate within loggias.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.
Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
38 Cathedral Place



View of Courtyard from Cathedral Place (project site in background)

STAFF PHOTOGRAPHS
38 Cathedral Place



View of project location (background) from Father Camps Statue

STAFF PHOTOGRAPHS
38 Cathedral Place





Project location

STAFF PHOTOGRAPHS
38 Cathedral Place





Location of Shrine

STAFF PHOTOGRAPHS
38 Cathedral Place





Proposed gate opening and sidewalk location looking out to St. George Street

STAFF PHOTOGRAPHS
38 Cathedral Place



Existing Lighting Fixture



New walkway location (will tie into existing)

STAFF PHOTOGRAPHS
38 Cathedral Place



Existing Gate



STAFF PHOTOGRAPHS
38 Cathedral Place



Site Location Looking North



Existing Gate to St. George Street

STAFF PHOTOGRAPHS
38 Cathedral Place





Views from St. George Street

STAFF PHOTOGRAPHS
38 Cathedral Place



Views from St. George Street



Location of new opening/gate to St. George Street (where trash cans are located)



STAFF PHOTOGRAPHS
38 Cathedral Place





Location of new opening/gate to St. George Street
(where trash cans are located)

STAFF PHOTOGRAPHS
38 Cathedral Place





Views from St. George Street

STAFF PHOTOGRAPHS
38 Cathedral Place





Views from St. George Street

Staff Report pg. 20

STAFF PHOTOGRAPHS
38 Cathedral Place



View from St. George Street



View from Cathedral Place

STAFF PHOTOGRAPHS
38 Cathedral Place



Statue to be housed in the shrine structure

Staff Report pg. 22

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 1009==

Site Name: Cathedral 830== Survey Date: 7809 820==

Address: 36 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) Lot 3 and North 75 ' of (lot) 868==

Lot 4 868==

Owner of Site: Name: Bishop of the Diocese of St. Augustine;

Address: 1648 Gulf Life Tower

Jacksonville, FL 32207 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469820 (easting) 3306760 (northing) 890== Location: T07S R30E S18 (T) (R) (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: Religious 838== Present Use: Religious 850==

Date: +1797 844== Period: 18th cent. 845== Culture: Span/Amer 840==

Architect: Mariano de la Rocque 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Latin Cross 966==

Exterior Fabrics: Stucco 854==

Structural Systems: 856==

Features of Structure: (942)

Window Type: Leaded Glass 942==

Foundation: 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Cast concrete work, baroque facade, moulded cornice 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ63
__ orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Cathedral
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: institutional
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 36 Cathedral Place, St. Augustine, FL
VICINITY OF/ROUTE TO: North side of Cathedral Place across fro
m Plaza
SUBDIVISION: City of St. Augustine BLOCK: 10 LOT: 3 & 4
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469820 NORTHING:3306760
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT: Mariano de la Rocque
BUILDER:
CONSTRUCTION DATE: +1797 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): religious
PRESENT USE(S): religious

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: Latin Cross
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S):

EXTERIOR FABRIC(S): Stucco

FOUNDATION: TYPE
PORCHES:
ROOF: TYPE gable, intersecting SURFACE claytile
SECONDARY STRUCS. steeple
CHIMNEY: NO. MTLS LOCNS
WINDOWS: leaded glass

EXTERIOR ORNAMENT: cast concrete work, baroque facade, moul
CONDITION: SURROUNDINGS: urban, across from central plaza
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: architecture, art, religion

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P

Staff Report pg. 27

SUPPLEMENT FOR FMSF SITE FORMS

Site 8SJ63

SITE NAME Cathedral
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The original section of the Cathedral of St. Augustine was built between 1793 and 1798 of coquina, the porous native shellstone quarried on nearby Anastasia Island, and plastered for protection against the elements. It was rectangular in shape, with a slate-covered gable roof of north-south orientation. It was three bays wide and seven bays long with pilastered walls. An 1871 photograph shows a gable dormer on the roof. The most ornate feature was the street facade. A full frontispiece entrance with paired, fluted, Doric columns either side of the main doors, full entablature and broken pediment was the focal point. Above that a Spanish mission arch rose as a parapet to the south gable end of the roof. Two levels of bells, three below and one above, pierced the top of the facade. Behind the bells was a hip-roofed balcony for the bell ringers. A cross rose from the centerpoint of the top arch.

The original slate roof was early replaced with a wood shingle one. Between 1870-2, when the church became a Cathedral, a metal roof was added. Two small one-story additions at the east and west rear were put on about that time as well. A town clock had been added to the facade in 1860.

The Cathedral was burned in 1887, leaving only the walls standing. James Renwick designed the reconstruction, using the front and 75 feet of the south walls, and enlarging the building with a transept to give it a cruciform plan. He also added the 6-story belltower. Renwick's additions were made of poured concrete with a natural finish, and the entire church received a clay tile roof: two hallmarks of the great buildings then being built in St. Augustine by Henry M. Flagler.

Further major work was carried out in 1965-6. Additional ornament was put on the original facade, about 4,000 feet were added to the rear, the entire interior remodeled, and the exterior covered with Kenatex spray, giving it visual uniformity.

Long the tallest building on the Plaza, the Cathedral has been overshadowed since the 1920s by the adjacent bank building (St. Augustine's only skyscraper) which is topped by a miniature replica of the dome of Memorial Presbyterian 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

Staff Report pg. 28

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 First Union Bank (formerly the Atlantic Bank and the First National). 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 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.

B. DISCUSSION OF SIGNIFICANCE

This Spanish colonial building was constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect requirements of royal decrees for New World towns. Except for a tw-decade interlude (176301783) of British ownership, St. Augustine was a Spanish colonial outpost for two and one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

Staff Report pg. 29

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, the 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 introduced in the 1820s and 1830s, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880s, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devasting 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 straighten 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 from 1915-1930. 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 quarter century, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

The Cathedral of St. Augustine was constructed in the 1790s, replacing makeshift quarters on the second floor of the old Bishops' House which was falling to ruin. The King of Spain authorized the construction of a new parish church in 1786. In 1788 Royal Engineer Mariano de la Rocque submitted plans for the building, which were rejected as being too grandiose and costly. Simpler plans were prepared and approved and the cornerstone was finally laid in 1793. Contractor for the project was Miguel Ysnardy. Parishioners made contributions of lumber, maize, hens and labor time. Some of the coquina used was salvaged from the ruins of the old church and other buildings. Construction took several years. The church was dedicated in 1797, the finishing touches completed in 1797. Total cost was nearly 17,000 pesos.(4)

In 1800 the remains of two priests, Father Pedro Camps, the spiritual leader of the Minorcan colony, and his successor, Father Narciso Font, were removed from Tolomato Cemetery and buried in a brick vault beneath the church. In 1803 when contractor Miguel Ysnardy died, he too was buried in the church.(5)

Staff Report pg. 30

When Florida became part of the United States in 1821 a controversy developed over the ownership of church properties in St. Augustine. Alexander Hamilton Jr., the first U. S. Attorney in East Florida contended that they had belonged to the King of Spain and were therefore, with the transfer of power, the property of the United States government. Through the intercession of Secretary of State John Quincy Adams, and the later passage of two acts by Congress, the parish church and Tolomato Cemetery were kept in Catholic hands, but many others, like St. Francis Barracks, were never returned to church ownership.(6)

A notable priest who served in the church from 1850-53 was Father Felix Varella (1788-1853), one of the heroes of the Cuban liberation struggle, who spent part of his youth in St. Augustine and returned here to die as close as he could get to the homeland from which he was exiled. He was buried in Tolomato Cemetery, but in 1911, following a ceremony at the Cathedral, his remains were returned to Cuba. Efforts are now underway to have Father Varella declared a saint.(7)

Father J. F. O'Neill of Savannah, who served at the church in 1853 gave this description of its interior at that time:

> "The church is a venerable looking building, large, but without much internal architectural beauty. Much of its antient arrangement has been removed by erecting pews on a concrete long floor which was common to all without distinction of class or cast. It has a high altar and two side ones. The principal one (high) is dedicated under the patronage of the Sainted Bishop of Hippo, of whom there is a marble statue in a niche over the altar. The latteral altar on the epistle side is that of our Blessed Mother, and the one at the Gospel side, a privileged erection for the dead. By this altar is a pulpit, close to the wall, elevated above the floor to the height of about six feet, overhung by a plain canopy from the centre of which hangs the emblematic Dove."(8)

In 1860 the town clock, octagonal in shape, was placed in the facade of the church, above the main door and beneath a round-arched window. In 1867 a new gallery was built in the church for blacks (after the 1887 expansion, the east wing was used for blacks. In 1909 St. Benedict the Moor Church in Lincolnville was built to serve them).(9)

The church had been subordinate, over the years, to ecclesiastical authorities in Havana, Charleston and Mobile. In 1870 the Diocese of St. Augustine was created, with Augustin Verot as bishop. The parish church became a Cathedral.(10)

In 1871 Bishop Verot found the old records of the parish in Havana. Years of negotiation followed, and in 1906 they were returned to St. Augustine. Dating back to 1594, they are the oldest written records of American origin in the United States. Another volume of them was discovered in Havana in 1938 and sent to St. Augustine the next year. During World War II the Cathedral parish records were sent to Notre Dame for safekeeping.(11)

On April 12, 1887 a fire began at the St. Augustine Hotel, a huge wooden building just east of the church. It spread and destroyed a large part of

Staff Report pg. 87

the downtown area. Only the walls of the Cathedral survived. James Renwick, the architect of St. Patrick's Cathedral in New York and a long-time winter resident of the Ancient City, was a guest of the St. Augustine Hotel at the time, and to him was entrusted the task of rebuilding the Cathedral. Financial assistance was provided by Standard Oil partner Henry M. Flagler who was then building the grand hotels designed to turn St. Augustine into the "Winter Newport."(12)

Working with Renwick was William T. Cotter, architect and builder, of Sanford, Florida.(13)

The original church was rectangular. Renwick retained the original facade and most of the side walls, but expanded the building twelve feet at the back and added large east and west wings, creating a transept and giving the church a cruciform plan. Where the earlier side doors had been small bagle-roofed pilastered extensions (miniature versions of the transept ends) containing confessionals projected out. A six-story belltower was added to the west, with a two-story connection to the main building.

The church had been built with a slate roof, which early developed leakage problems and was replaced by wood shingles. In 1870-2 Bishop Verot had a metal roof put on, which was destroyed by the fire. Renwick put on a clay tile roof, the work being down by J. K. Smith of Waterbury, Connecticut who was then putting similar roofs on the Flagler hotels. Poured concrete was the building material used for the Renwick additions, just as it was for the Flagler hotels.(14)

The resulting building larger and grander than the original, took its place alongside the other major buildings of the Flagler era. It was also considerably more expensive than planned. Original estimates were $50,000; final costs closer to $70,000.(15)

The property was surrounded with a cast concrete fence of curving patterns designed by Renwick.

The work proceeded rapidly, and Easter services were conducted in the nearly completed building on April 1, 1888. One change Renwick made in the facade of the old church was to create a niche where earlier the town clock and small fanlight window had been. In this niche was placed a statue of St. Augustine, Bishop of Hippo.(16)

In 1894 John L. Wilson of Framingham, Massachusetts, a wealthy winter resident who donated the old public library building in St. Augustine, made a gift of a town clock to replace the one that had burned. It was an eight-day clock with four faces, striking on the hour and the half hour. Bishop Moore consented to have it placed in the Cathedral bell tower and the city agreed to maintain it.(17)

Rev. Clarence E. Woodman of the Paulist Order in New York donated a sun-dial, copied from one at Oxford University, with the inscription "Pereunt et Imputantur" (translating "the hours perish and we must account for them"). It was placed above the street door on the bell tower.(18)

In 1909 the stained glass windows for the Cathedral arrived. Depicting scenes in the life of the diocese's patron saint, they took a year to make and cost about $7,000. They were done by Mayer and Co. of Munich.(19)

In 1922 the flagstones in front of the Cathedral were replaced by a cement sidewalk.(20)

In 1931 Mrs. Martin D. Hardin gave the marble communion rail to the Cathedral. A few years earlier she had sponsored the reconstruction of La Leche Chapel as a memorial to her husband, a Union General in the Civil War and protege of Abraham Lincoln, who spent his final years in St. Augustine. (21)

Renovation work was done on the Cathedral in 1939, but nothing on the scale of the Renwick changes of half a century before.(22)

The historic importance of the Cathedral was recognized in 1934 when it became one of the early subjects for measured drawings by the Historic American Buildings Survey.(23)

In 1953 the I. T. Verdin Machine Company of Cleveland, Ohio installed electric controls for ringing the bells in the tower and removed about 2,000 pounds of massive weights that had previously powered the town clock, electrifying that as well.(24)

As part of the celebration of the 400th anniversary of the founding of St. Augustine, Archbishop Joseph Hurley planned a major renovation and enlargement of the Cathedral. Architect for the project was George Wesley Stickle of Cleveland and St. Augustine (who also designed Cathedral Parish School and remodeled the Cordova Hotel into the County Courthouse), with Eugene F. Kennedy Jr. of Boston as consultant. Demetree Builders of Orlando was the general contractor. Work was begun in January 1965 and completed in March 1966.(25)

The Cathedral was enlarged by almost 4,000 feet, primarily with an extension to the rear. Interior proportions were altered by removing the wooden ceiling, jacking up the roof intact, and installing a new open-truss system to give a loftier appearance. The old choir loft above the entry was also removed. Wooden trusses were painted with decorations in the Spanish style; at the center of each is the coat of arms of a bishop who has headed the Diocese of St. Augustine. (26)

Wall murals by Hugo Ohlms of St. Augustine (formerly with the Rambusch Studios in New York) depict the history of Florida and religious events that affected it. Shrines of St. Patrick and St. Joseph (where the earlier confessionals designed by Renwick had been) were created by Lee Burnham Studios of Hawthorne, Florida, with wooden statues carved by Ricardo Morador of Ortisei, Italy.(27)

The floor was covered with cement-based tile formed under hydraulic pressure and hardened for 28 days. More than 10,000 of them were supplied by the Cuban Tile Corporation of Miami.(28)

The walls added in the rear section were of concrete block, giving the Cathedral a third building material in addition to the original coquina and Renwick's poured concrete. To provide visual unity to the exterior, the walls were covered with a waterproofing spray called Kenatex which gave a uniform pigment to the whole.(29)

A blind arch added to the east facade covers a restroom addition. Two tiled shed-roofed additions from the south side of the east and west transepts housed the new confessionals. The bells in the mission arch (one dating from the late 1600s and believed to have been in an earlier church) had lost their tone in the 1887 fire and one of the bells in the tower had cracked. Under the supervision of the I. T. Verdin Company, they were sent to Holland for repair and recasting, then rehung. The four faces of the clock in the tower were replaced with cast aluminum hands, frames and numerals painted black against a background of white vitro-lite glass.(30)

The mission arch facade of the original building was altered with the removal of two small round windows on either side of the pediment. The set-back triangular point of the pediment was removed and the wall around it decorated with bas-relief swirls and flowers in the center of which is the bishop's mitre and the date 1965 in Roman numerals. Cast concrete representations of the seal of the United States and the Royal coat of arms of Spain were added at either side of the statue of St. Augustine in the niche. Metal window grilles were added.

The c. 1880 Bishop's House west of the Cathedral was demolished to create an open space, and a new rectory constructed on Treasury Street, linked to the back of the church by a covered walkway. The Renwick fence was removed at this time (a section of it survives in front of the house at 262 St. George Street).

The renovated Cathedral was dedicated on March 9, 1966 by William Cardinal Conway, Primate of Ireland.(31)

In 1972 the Cathedral was designated a National Historic Landmark by the Department of the Interior. A metal plaque was placed on a pedestal on the lawn west of the building.(32)

In 1975 a statue in memory of Father Pedro Camps, spiritual leader of the Minorcan colony, was presented by Dr. Fernando Rubio of Minorca and X. L. Pellicer of St. Augustine to commemorate the 200th anniversary of the arrival of the Minorcans in St. Augustine. Sculptor was Josef Viladomat of Barcelona. The statue, whose base includes the names of Minorcan families in St. Augustine, is the centerpiece of the park west of the Cathedral.(33)

On December 4, 1976 Pope Paul VI proclaimed the Cathedral a Minor Basilica in recognition of its historic significance. Only 24 churches in the United States had been so honored. A white marble carving of the papal tiara and crossed keys was placed in the arch above the main door to the Cathedral.(34)

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: 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.

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. Charles S. Coomes, "The Basilica-Cathedral of St. Augustine, St. Augustine, Florida and its History," El Escribano (1983) Vol. 20, pp. 32-3; Michael Gannon, The Cross in the Sand (Gainesville, 1965), pp. 104-9; "The New National Historical Landmarks," El Escribano (October 1970), Vol. 7, No. 4, pp. 100-6; Albert Manucy, "The Cathedral of St. Augustine" (National Park Service mimeographed report, 1946).

5. "Burials in the Cathedral," El Escribano (January 1966), Vol. 3, No. 1, pp. 15-19.

6. Gannon, pp. 123-4; David Nolan, Fifty Feet in Paradise (New York, 1984), pp. 13-14; Coomes, pp. 34 + 36.

7. St. Augustine Record, November 6, 1911, p. 1.

8. J. F. O'Neill letter to Sister Agnes, 1853, copy in St. Augustine Historical Society Cathedral file.

9. St. Augustine Examiner, June 2, 1860; October 20, 1866; El Escribano (July 1967), Vol. 4, No. 3, p. 3.

10. Coomes, p. 37; Michael Gannon, Rebel Bishop, (Milwaukee, 1964), pp. 230-2.

11. St. Augustine Record, March 5, 1906, p. 1; February 26, 1939; July 17, 1942, p. 1; Coomes, pp. 37-8; Gannon, Rebel Bishop, p. 235.

12. Coomes, p. 38; St. Augustine Press, April 16, 1887.

13. See correspondence between Renwick and Cotter in the Block and Lot files, Historic St. Augustine Preservation Board.

14. Coomes, p. 38; Gannon, Rebel Bishop, p. 234.

15. Renwick-Cotter correspondence.

16. Coomes, p. 38.

Staff Report pg. 35

17. John L. Wilson to Mayor and Aldermen, March 14, 1894, copy in Cathedral file, St. Augustine Historical Society; Tatler, March 10, 1894, p. 16.

18. St. Augustine Observer, February 22, 1934

19. St. Augustine Record, December 28, 1908; January 7, 1909; January 9, 1909.

20. St. Augustine Record, March 21, 1922, p. 4; March 23, 1922, p. 4.

21. St. Augustine Record, April 22, 1931, p. 1.

22. St. Augustine Record, December 10, 1939, p. 8.

23. HABS Survey #15-7, August 2, 1934, measured by D. Corley, drawn by H. C. Dozier.

24. St. Augustine Record, August 23, 1953; December 6, 1953.

25. Coomes, p. 39; Florida Catholic, March 18, 1966, p. 3; January 8, 1965, p. 1.

26. St. Augustine Record, March 8, 1966, p. 1; Coomes, p. 40.

27. Florida Catholic, March 11, 1966, p. 3; March 18, 1966, p. 3.

28. Miami News, July 5, 1965.

29. Coomes, p. 40; Florida Catholic, March 18, 1966, p. 3.

30. St. Augustine Record, March 8, 1966.

31. Coomes, p. 44.

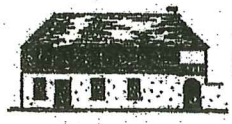
32. St. Augustine Record, March 14, 1972.

33. Jane Quinn, Minorcans in Florida (St. Augustine, 1975), pp. 238-9.

34. Coomes, p. 39; St. Augustine Record, September 17-18, 1977.

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. HP2023-0002

Receipt No. 25283048262877 4

Meeting Date: JUNE 15, 2023

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

1. NAME OF APPLICANT Donald Crichlow

   Business (if applicable) Don Crichlow & Associates

   Address 302 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904 3770913 E-mail Address crichlow@comcast.net

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

2. NAME OF PROPERTY OWNER Cathedral of St. Augustine

   Business (if applicable) _____

   Address 35 Treasury St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) _____ E-mail address _____

3. PROJECT STREET ADDRESS 38 Cathedral Pl.

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

5. EXISTING USE Religious PROPOSED USE Religious

6. PROPOSED PROJECT WORK

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

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

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

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MAY 25 2023
Planning/Building Dept.

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

- [x] New building Not a building, more of a site feature.
- [ ] New addition
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [ ] New window opening/sashes
- [x] New exterior lighting
- [x] New fence/wall/gate
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- [x] 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)

To construct a pilgramage shrine (8'8"x 10'8" x 4'4") in the west courtyard of the Cathedral Basilica. Structure will be constructed of masonry, with stucco to match Cathedral. Roof will be barrel clay tile to match Cathedral roof. Also proposed is fencing (black alum.) and shell dashed concrete walkways.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Donald Crichlow

SIGNATURE OF APPLICANT Donald A. Crichlow DATE 4/29/23

PRINT OWNER'S NAME MICHAEL J. ELLIOTT

SIGNATURE OF OWNER [signature] DATE 5/23/2023

CHANCELLOR BY DIRECTION OF THE BISHOP

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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MAY 25 2023
Planning/Building Dept.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Don Chichlow is/are hereby authorized TO ACT ON BEHALF OF Bishop ERIK POHLMEIER, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number HP2023-0002, 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 _____ Board, for an application related to the structure located at: 38 CATHEDRAL PLACE

BY: _____
Signature of Owner

Bishop ERIK POHLMEIER
Print Name of Owner

904-262-3200
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 26th day of May, 2023

By Erik Pohlmeier

Identification verified:

Oath sworn: X Yes ____ No

JEROME WILAMOWSKI
Notary Public - State of Florida
Commission # HH 186985
My Comm. Expires Feb 5, 2026
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: 2/5/2026

Rev:120219 jw

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)

Are there any proposed lighting fixtures? If so, details are needed.

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

Any proposed planting materials should also be submitted.

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 existing drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Reference 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: HP2023-0002 Project Address: 38 Cathedral Place

Reviewed by: Candice Seymour Date: 05/23/2023

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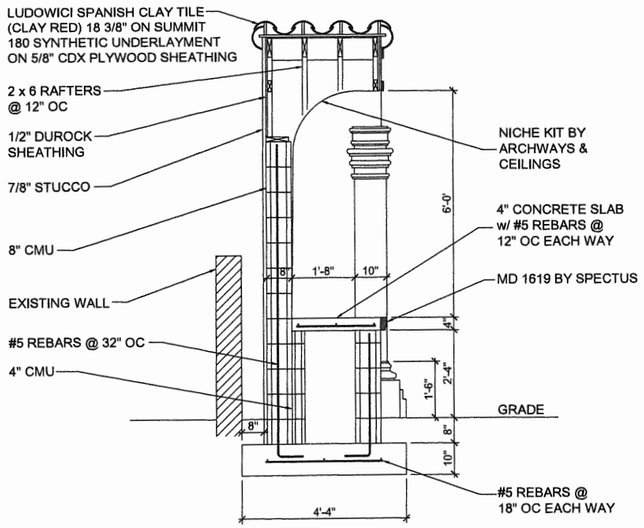
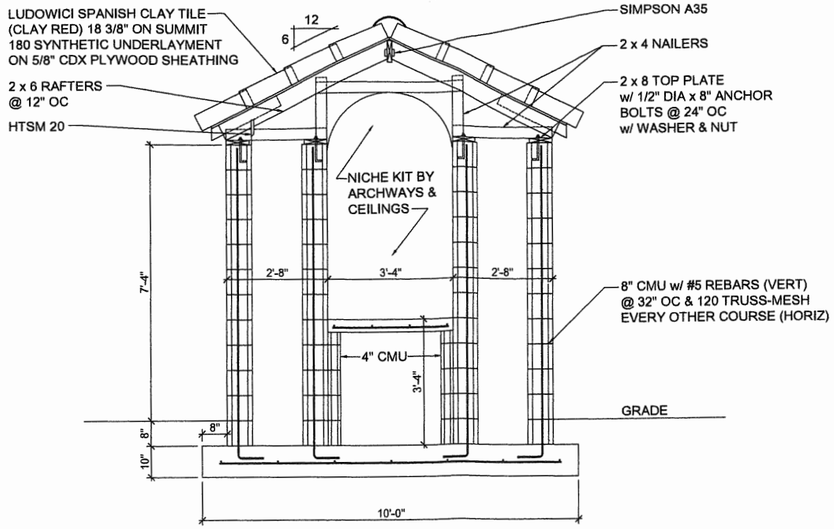


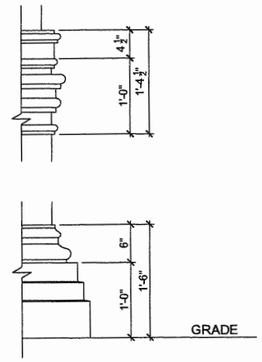
SECTION B

SCALE: 1/2" = 1'-0



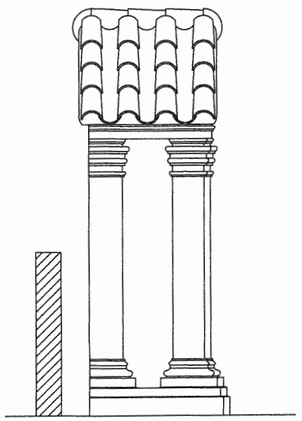
SECTION A

SCALE: 1/2" = 1'-0



TRIM DETAIL

SCALE: 1" = 1'-0



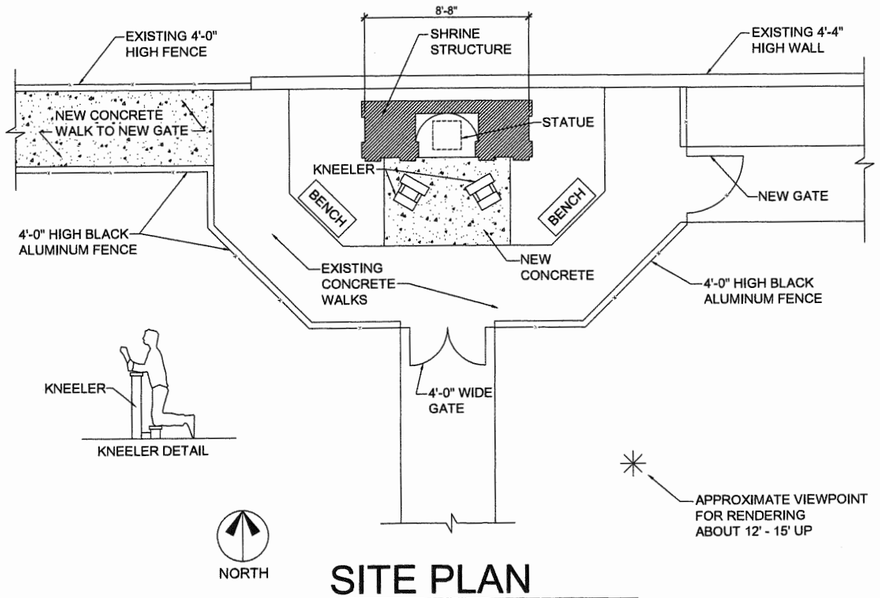
LEFT SIDE ELEVATION

SCALE: 1/2" = 1'-0



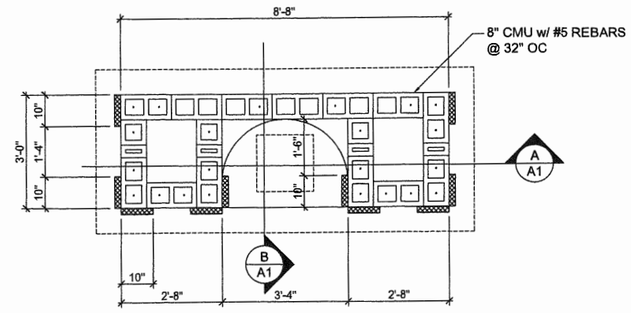
FRONT ELEVATION

SCALE: 1/2" = 1'-0



SITE PLAN

SCALE: 1/4" = 1'-0



FLOOR PLAN

SCALE: 1/2" = 1'-0

Application pg 6

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 8 DEC 2022

FLOOR PLAN, ELEVATIONS, SECTIONS, DETAILS & SITE PLAN

ST. JAMES SHRINE
DOWNTOWN CATHEDRAL
ST. AUGUSTINE, FLORIDA

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5765

ARCHITECT

SHEET A1

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LOOKING SOUTH FROM SHRINE SITE



LOOKING NORTH TOWARD SHRINE SITE

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Meredith H. Randolph

From: Candice Seymour
Sent: Thursday, May 25, 2023 1:03 PM
To: Don Crichlow
Cc: Meredith H. Randolph
Subject: FW: St. James Shrine
Attachments: StJamesapp.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Got it!

Thanks, Don! Have a great day!

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

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

From: Don Crichlow <crichlow@comcast.net>
Sent: Thursday, May 25, 2023 1:00 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: St. James Shrine

Candice, attached are photos of the fence and lighting proposed. Plantings shall consist of either St. Augustine or Zosia grass and possibly some low border plants from the approved plant list. Let me know if you need anything else. Don

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XCEL - Black Steel Fence Panel Style Easy Installation Fence Kit, Outdoor Fencing for Yard, Garden, 3-Rail Rackable, Include a Fence Post, Powder-Coated Metal (Traditional)

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FREE delivery June 6 - 12



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16 r

$198.00

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rates from 10-30%

AVE YOUR MONEY
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to assemble a panel in

- ✓ OUR QUALITY Built from strong wrought iron, pre-galvanized inside and out, double-powder coated, black.
- ✓ COMPACT SIZE FOR EASY LOADING AND LIFTING Compact box allows for an easy load for going directly to a jobsite and an easy lift at the jobsite.
- ✓ INCREASE YOUR PROPERTY BEAUTY AND VALUE – Using the 6.5'H posts included in the kit on soil ground or cutting them to 5'H with flange included in the kit on concrete, ideal for yards, dog, gardens and swimming pools and easily rackable on uneven terrain.
- ✓ OFFER YOU SECURITY AND DURABILITY 10-year manufacturer warranty, like them or return them. no questions asked!

Report incorrect product information.

Add to List

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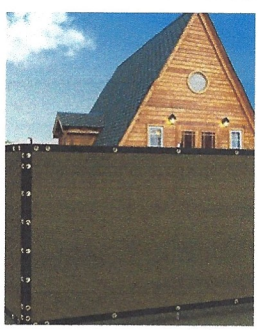

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Solid Brass LED-Ready Landscape Spot Light with Adjustable Glare Guard - Drop-In Fixture with MR16 Bulb - 400 Lumens - 2700K / 3000K / 4000K / 6500K

Part Number: LFB-S01A-xWMR16



8 photos

Features

- Kits include a 5W 30° MR16 LED bulb
- Corrosion-resistant solid brass construction
- Constructed with water-tight silicone and O-rings to prevent water intrusion
- Modify beam angle using the adjustable glare guard
- PVC mounting stake included

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Select options to view included items

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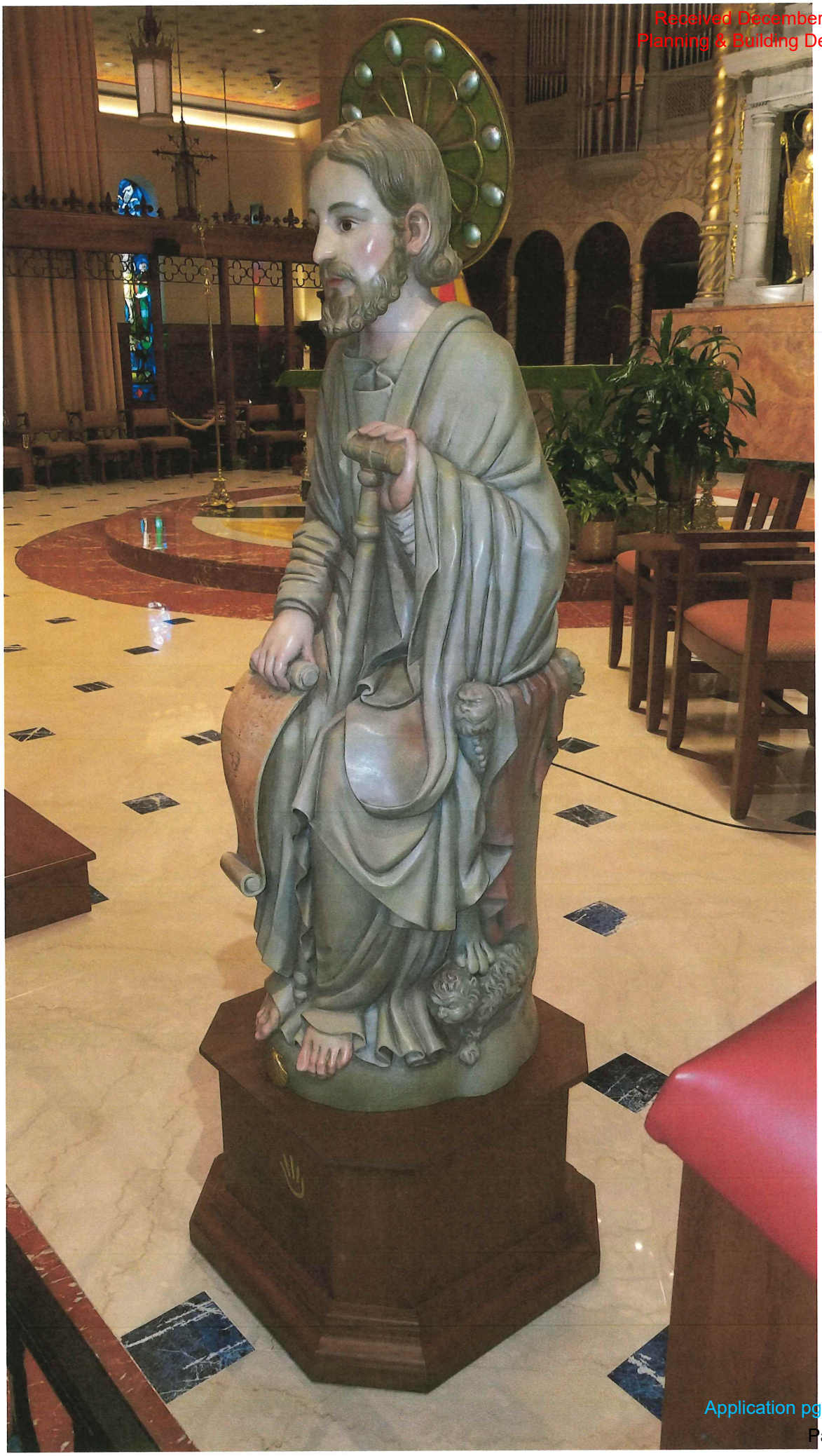

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FAITH

Cathedral Basilica of St. Augustine: New USA entry point for Spain's famed Camino de Santiago

Margo C. Pope Correspondent

Published 5:00 a.m. ET Sept. 12, 2022 | **Updated 6:18 a.m. ET Sept. 12, 2022**

A decade in the making, the Cathedral Basilica of St. Augustine and the city will be the official U.S.A. starting point this fall for Spain's centuries-old Camino de Santiago (The Way of St. James).

A celebration of Camino U.S.A. will take place in October, according to Very Rev. John Tetlow, Cathedral Basilica rector/pastor.

"The Camino in the U.S.A. will give continuity to the evangelization by the Apostle Santiago (as St. James the Great is known in Spain)," Tetlow said. "Thanks to modern transportation and technology, the Camino will be able to extend its reach through American paths."

Susan Parker: Through humble beginnings, the Cathedral Basilica of St. Augustine has endured

Bishop Erik T. Pohlmeier: Cathedral Basilica of Saint Augustine welcomes 11th bishop since 1870

An already visible part of the new designation is the statue of St. James the Great by Spanish artist Juan Vega, which was installed in July in the sanctuary. This statue replicates the one in the Portico de la Gloria in the Cathedral of Santiago de Compostela. The statue will be moved in 2023 to a shrine in the Cathedral Basilica's west courtyard.

"Most important of all, the new image of St. James is an invitation to take some time alone with God, go on a pilgrimage, maybe not necessarily the Camino itself, but certainly to spend some special time with God to think, to reflect, to pray," Tetlow said.

The statue was funded with contributions from Nauta Instituto, Malaga, Spain, and the Beaches Fine Arts Series, located in Jacksonville Beach.

Received December 20, 2022
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Tetlow said details are being worked out among church and city leaders regarding the Camino passport and stamp that will be given to pilgrims beginning their Camino here. The plan is for pilgrims to complete a special route into the city ending at the Cathedral Basilica as their official start before they join a Camino route in Spain, Portugal or France. All Camino routes end at the tomb of St. James the Great in the Cathedral of Santiago de Compostela.

Camino quest was city's 450th goal for 2015

The quest for Camino U.S.A. began in 2012 by city officials, the Cathedral Basilica and the Diocese.

City Manager John Regan credits Francisco S. Guitard, Madrid, founder and executive director of the NAUTA Instituto, and chief innovation officer, Edriel Inteligence, a tech company, with Camino U.S.A. ideas as a 450th anniversary goal. Regan then advised then-Mayor Joe Boles, Very Rev. Thomas Willis, then-Cathedral rector/pastor, and Bishop Felipe Estevez, then-leader of the Diocese of St. Augustine. They thought it would be ready the 2015 celebration. "These things take time much more than we can ever imagine," Regan said.

Approval in concert was granted in 2018 by Spain's Alliance of Cathedrals on the Camino. Regan and Guitard met with Rev. Manuel Perez Moya, dean of the Cathedral of Cordóba, who was in charge of the process. He gave Regan an official letter, sealed with wax, to hand-deliver to Estevez.

"There was utmost discretion with that letter," Regan said. At that time, Moya advised them that, "We don't talk about these things until they're done."

There were no public discussions or disclosures of the Camino until July. Official recognition by Spain's Alliance of Deans of Cathedrals on the Camino came last July at a ceremony in the Cathedral of Santiago de Compostela, the Camino's ending point. Spain's other cathedrals on the Camino are in Madrid; Avilés, St. Augustine's Sister City; Cordóba; and Segovia.

Camino U.S.A. finally a reality

With all processes finally worked out, Tetlow led the official delegation to Spain in July, including leaders of the Diocese, the Cathedral Basilica, city government and representatives of academic, cultural and historical sectors.

The Cathedral Basilica was formally welcomed into the alliance and Camino U.S.A. was established. St. Augustine will also be the connector in America for the Camino de Mestizaje.

Received December 20, 2022
Planning & Building Department

a network of trails connecting Santiago de Chile with Santiago de Compostela, Tetlow said.

"The Camino is, at its very essence, a pilgrimage, an invitation to each of us, according to our ability to walk alone with God," Tetlow said. "It is far more than a 'hike' or 'trek.'"

New St. James Shrine Camino USA starting point

St. James the Great, one of 12 apostles of Jesus Christ, established Christianity in Spain. He was martyred by order of King Herod of Judea in 44 AD. In the ninth century, his remains were discovered and entombed at the Cathedral of Santiago de Compostela. Pilgrims then began arriving to pray at his tomb.

The Cathedral Basilica's new St. James shrine will open in 2023 at the north end of the west courtyard adjacent to St. George Street. Until then, the new St. James image will be in the Cathedral Basilica sanctuary.

Made of cedar, the statue was designed by Spanish artist Juan Vega. It replicates a St. James statue sitting atop the Tree of Jesse in the Portico de la Gloria at the Cathedral of Santiago de Compostela.

Diocesan chancellor Deacon Mike Elison said the new shrine will be the Camino U.S.A. starting point. It will be "highly visible" to all who pass by, and "weather-protected."

"While the alliance promotes the Camino, it also creates a greater awareness of Spain in American history," Elison said.

Religious education: Sister Suzan Foster ends 50 years in education, retires from St. Joseph Academy in St. Augustine

City's heritage, religious tourism benefit

Guitard said Camino U.S.A. is intended to give greater visibility to the over 500 years of religious, historic and cultural links between North America and Spain. Guitard's Nauta Instituto is a nonprofit organization that promotes Spain's social, educational, technological and cultural elements with other countries.

Camino U.S.A. fits Regan's vision for St. Augustine cultural programs and heritage tourism.

"This is a very important moment for the city because our role is to protect the uniqueness and the authenticity of the city at all levels, especially in its cultural ties with Spain.

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Planning & Building Department

"It is part of the network of the Camino de Santiago and becomes something that is important to the Catholic faith, but also important to people of all faiths, and those looking for their own spiritual journey. It will be new strong part of our commitment to heritage tourism," Regan said.

Richard Goldman is president and chief executive officer, St. Augustine, Ponte Vedra and The Beaches Visitors & Convention Bureau.

"We have been marketing to the those who travel to sites of religious significance for some time," he said. "As a destination, we have wonderful assets from Mission Nombre de Dios, the Great Cross, to the Cathedral, and of course, St. Photios Greek Orthodox Shrine.

He said with the Camino and the new St. James shrine "our stature as a destination of religious import is significantly enhanced. We don't know yet the potential of walking pilgrimages, but we are excited to be part of sharing the experience."

Goldman also discussed with Guitard the potential for initiating "a collection of experiences" that will link the shared Spanish heritage of St. Augustine, Pensacola and Tampa.

He is hopeful, too, that the energy behind the movement will grow so that they can reacquaint visitors with the Old Kings Road linking St. Augustine with San Diego.

Local pilgrim's story resonates

Cynthia Sharpe, a parishioner of the Cathedral Basilica, has completed four routes on the Camino de Santiago since 2018. She is planning to do two more next year. "My Camino begins the very moment I say: Yes! Immediately my focus, my planning, my training, my prayers, are all directed to the journey ahead," Sharpe said. "This begins at home. My mind is open to the wonders that will be revealed to me.

"The official starting point, however, is where the first stamp is impressed on my pilgrim credential. For each of my previous four Caminos, it was either in Spain, Portugal or France. For my next one it will be here at the Cathedral Basilica of St. Augustine!

"Building our own shrine of Saint James will inspire future pilgrims to visit St. Augustine and to embark on this wonderful pilgrimage, the Camino de Santiago de Compostela," she said.

The Camino Pilgrim Center in Santiago de Compostela documented 178,912 pilgrims worldwide, including 5,668 Americans, having completed the Camino.

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Most Camino pilgrims come for religious reasons and a spiritual journey. Others make a Camino for non-religious reasons such as personal enrichment. The Pilgrim Center issues official recognition of completion of a Camino. Pilgrims who make the Camino for religious reasons receive the "Compostela" certificate. Pilgrims who complete the Camino for non-religious reasons receive a certificate of welcome from the Pilgrim Center.

All pilgrims must complete 100 kilometers on foot or 200 by bicycle, and have received stamps for their Camino passport from checkpoints on the Camino to qualify for either certificate.

American pilgrims have an alliance

Miriam S. Gallet is co-coordinator of the Jacksonville chapter of Americans on the Camino.

"From the perspective of Americans on the Camino, we are elated," she said. "We feel blessed that such a very special and magnificent image of St. James, our beloved Santiago, is here."

She has completed four Caminos, 2014-2018, and plans for two more. "They are an amazing experience of soul and body."

Gallet's organization is open to people who have made Caminos and people who are interested and supportive of the Caminos. For information, email Jacksonville@americanpilgrims.org.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1971100000
Location Address	38 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 3 & N 75FT OF LOT 4 BLK 10 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.520
Homestead	N

Owner Information

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,089,472

Map



Valuation Information

	2023
Building Value	$1,392,094
Extra Features Value	$2,025
Total Land Value	$2,047,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,441,619**
Total Deferred	$1,352,147
Assessed Value	**$2,089,472**
Total Exemptions	$2,089,472
Taxable Value	**$0**

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

Historical Assessment Information

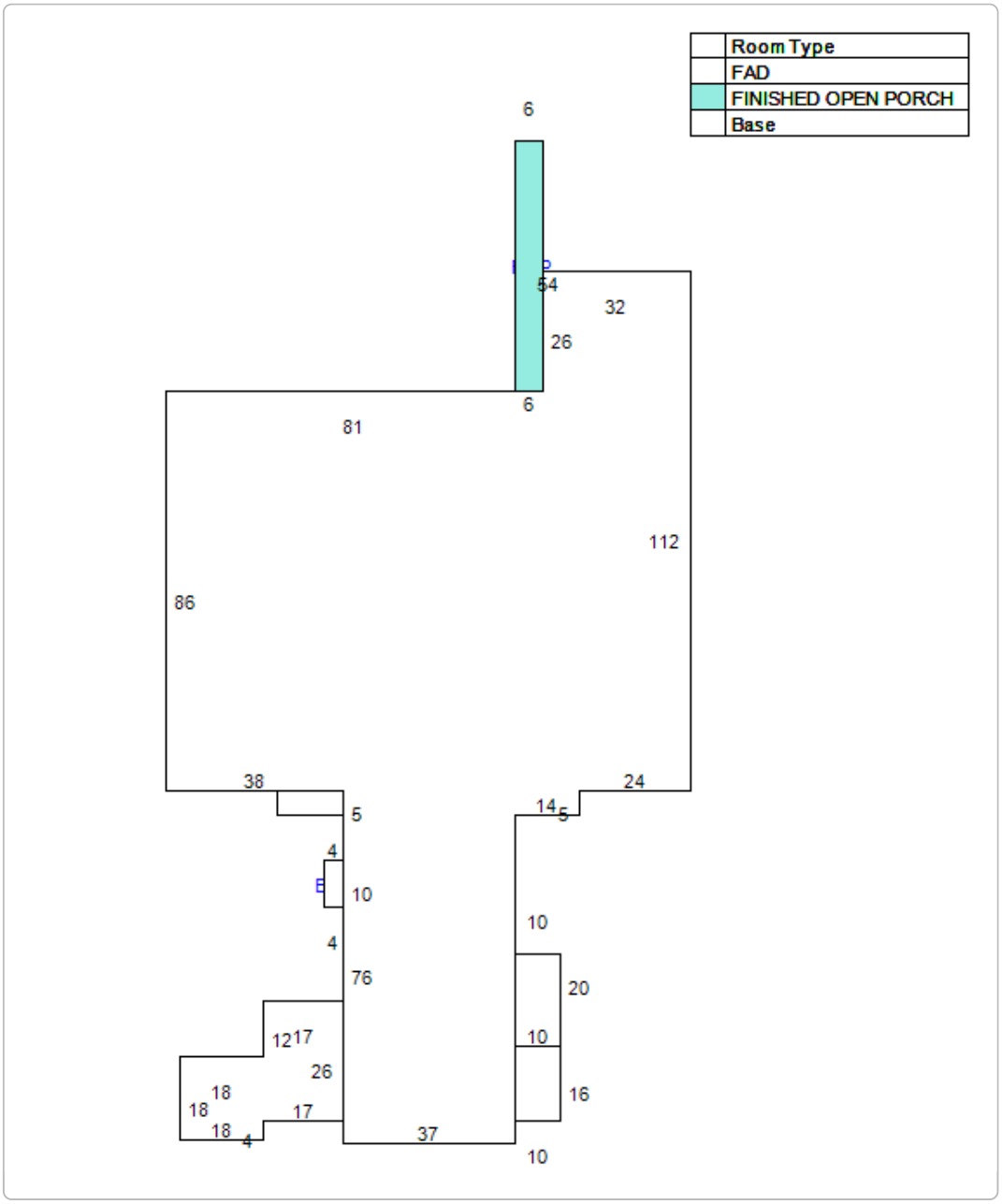
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$1,217,577	$1,200	$2,047,500	$0	$0	$3,266,277	$1,899,520	$3,266,277	$0
2021	$1,251,876	$1,200	$2,047,500	$0	$0	$3,300,576	$1,726,836	$3,300,576	$0
2020	$1,543,352	$1,200	$2,047,500	$0	$0	$3,592,052	$1,569,851	$3,592,052	$0
2019	$742,654	$82	$1,820,000	$0	$0	$2,562,736	$1,427,137	$2,562,736	$0
2018	$742,654	$82	$1,820,000	$0	$0	$2,562,736	$1,297,397	$2,562,736	$0
2017	$742,654	$82	$1,137,500	$0	$0	$1,880,236	$1,179,452	$1,880,236	$0
2016	$645,800	$82	$841,750	$0	$0	$1,487,632	$1,072,229	$1,487,632	$0
2015	$645,800	$82	$796,250	$0	$0	$1,442,132	$974,754	$1,442,132	$0
2014	$379,870	$82	$506,188	$0	$0	$886,140	$886,140	$886,140	$0
2013	$379,870	$82	$506,188	$0	$0	$886,140	$886,140	$886,140	$0
2012	$375,754	$82	$506,188	$0	$0	$882,024	$882,024	$882,024	$0
2011	$375,754	$82	$563,062	$0	$0	$938,898	$938,898	$938,898	$0
2010	$375,754	$82	$625,625	$0	$0	$1,001,461	$1,001,461	$1,001,461	$0

Building Information

Building	1	**Roof Cover**	Clay Tile
Year Built	1797	**Roof Structure**	Wood Truss
Actual Area	14992	**Interior Flooring**	Carpet
Conditioned Area	14668	**Interior Wall**	
Use	Churches	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Stone	**Baths**	

Description	Square Footage
BASE AREA	13432
BASE AREA	766
FINISHED OPEN PORCH	324
ADDITION	200
BASE AREA	40
BASE AREA	160
BASE AREA	70
Total SqFt	14992

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		2025

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	0	0	22750	SF	$2,047,500

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 3.1.9



Detail by Entity Name

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

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Bishop

Pohlmeier, Erik
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title CFO

Bell, Stephen R
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	04/11/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
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01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
02/21/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application HP2023-0035 Address: 267 St. George Street

Applicant: Cathedral Parish School

Property Owner: Diocese of St. Augustine, Inc.

Project description: To replace existing wood casement windows and transoms on the east elevation of the gymnasium building with new fixed-lite windows.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ01924
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1928
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991100000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Charlotte Street on the block between St. Francis and Bridge Streets in the Historic Preservation-One (HP-1) Zoning District, the Masonry Vernacular structure at 267 St. George Street, known as Lyceum Hall, was constructed c. 1928 and is a contributing building to the St. Augustine National Register Historic District.
2. The applicant is proposing replacement of eight (8) existing metal windows with transoms and wood casings along the ground floor of the building's east elevation due to water intrusion. The Florida Master Site File (FMSF) indicates the windows are multi-lite casement windows; however, since the applicant has clarified that the existing are paired sash windows with transoms, they were likely replaced after the time of the 1980 survey.
3. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair rather than replacement of existing windows when feasible but allows for replacement of 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.
4. Replacement windows are proposed to be either vinyl or vinyl-clad fixed windows in a color to match the existing frames and casings. The AGHP does not list vinyl as an appropriate material. The applicant has stated a willingness to maintain the existing lite pattern but does not want the windows to be operational.
5. While specifications for the replacement windows (material and installation instructions) were submitted, the applicant should confirm the proposed muntin/mullion patterns and profiles and whether these will be true or simulated divided lites.

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 **267 St. George Street**:

1. **APPROVE** if the HARB finds that the proposed window design meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement for the existing windows with a more appropriate material as specified by the HARB; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional information such as the muntin configuration and/or consider a more appropriate replacement material as directed by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace 8 existing windows (metal sashes with wood casings) with vinyl or wood clad fixed pane windows in a similar configuration and color.

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
267 St. George Street



East Elevation as seen from Charlotte Street

Staff Report pg. 5

STAFF PHOTOGRAPHS
267 St. George Street



View of windows from the southeast

Staff Report pg. 6

STAFF PHOTOGRAPHS
267 St. George Street



Window Details



STAFF PHOTOGRAPHS
267 St. George Street





Window Details

STAFF PHOTOGRAPHS
267 St. George Street





Window Details

Staff Report pg. 9

STAFF PHOTOGRAPHS
267 St. George Street





Window Details

STAFF PHOTOGRAPHS
267 St. George Street





Window Details

STAFF PHOTOGRAPHS
267 St. George Street





Window Details

STAFF PHOTOGRAPHS
267 St. George Street





Window Details

STAFF PHOTOGRAPHS
267 St. George Street



Existing windows on later addition (which appear to be metal frame)

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. 8SJ1924 1009==

Site Name: Cathedral Lyceum Hall 830== Survey Date: 7808 820==

Address: 267 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johsn 808==

Location: City of St. Augustine (subdivision) 32 (block) pts 3 thru 8, 22 thru 27 (lot) 868==

868==

Owner of Site: Name: Roman Catholic Church School & Lyceum ;

Address: 259 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469920 (easting) 3306320 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Educational 838== Present Use: Educational 850==

Date: +1928 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, Brick 856==

Features of Structure: (942)

Window Type: Casement multipane, attic louver 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Cornices, decorative arch over door

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Institutional/Residential 864==

Relationship to Surroundings:

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story Masonry Vernacular building at 267 St. George Street was constructed in 1928. Distincitve features include cornices and a decorative arch over the door. A large auditorium section in the front have been removed. The school building is located in one of the oldest sections of town.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); 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, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This Lyceum Hall was in the care of Reverend Patrick J. McGill in the early years. The school and associated operations are run by the Sister of St. Joseph.(3)

ARCHAEOLOGY

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

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3. St. Augustine City Directory, 1934; For additional information about St. Joseph's Academy or the Sisters of St. Joseph, see Historic Properties File Block 35.

Page 1

☐ Original
☒ Update

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

Site # SJ01924
Field Date 5-19-2016
Form Date 5-19-2016
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) CATHEDRAL LYCEUM HALL — 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
265		St George	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 1991100000 — 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 Educational-related — From (year): _____ — To (year): _____
Current Use College/University/School — From (year): _____ — To (year): _____
Other Use School, University, College — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature windows, doors,
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature rear additions
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 Masonry Vernacular — Exterior Plan T-shaped — Number of Stories 3-4
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. Gable — 3. parapet
Roof Material(s) 1. Built-up — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) Casement multipane, attic louver

Distinguishing Architectural Features (exterior or interior ornaments) Cornices, decorative arch loggia at front entry

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01924

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. Masonry - General 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) three sets of paired wood 8-panel doors

Porch Descriptions (types, locations, roof types, etc.) front loggia or recessed porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

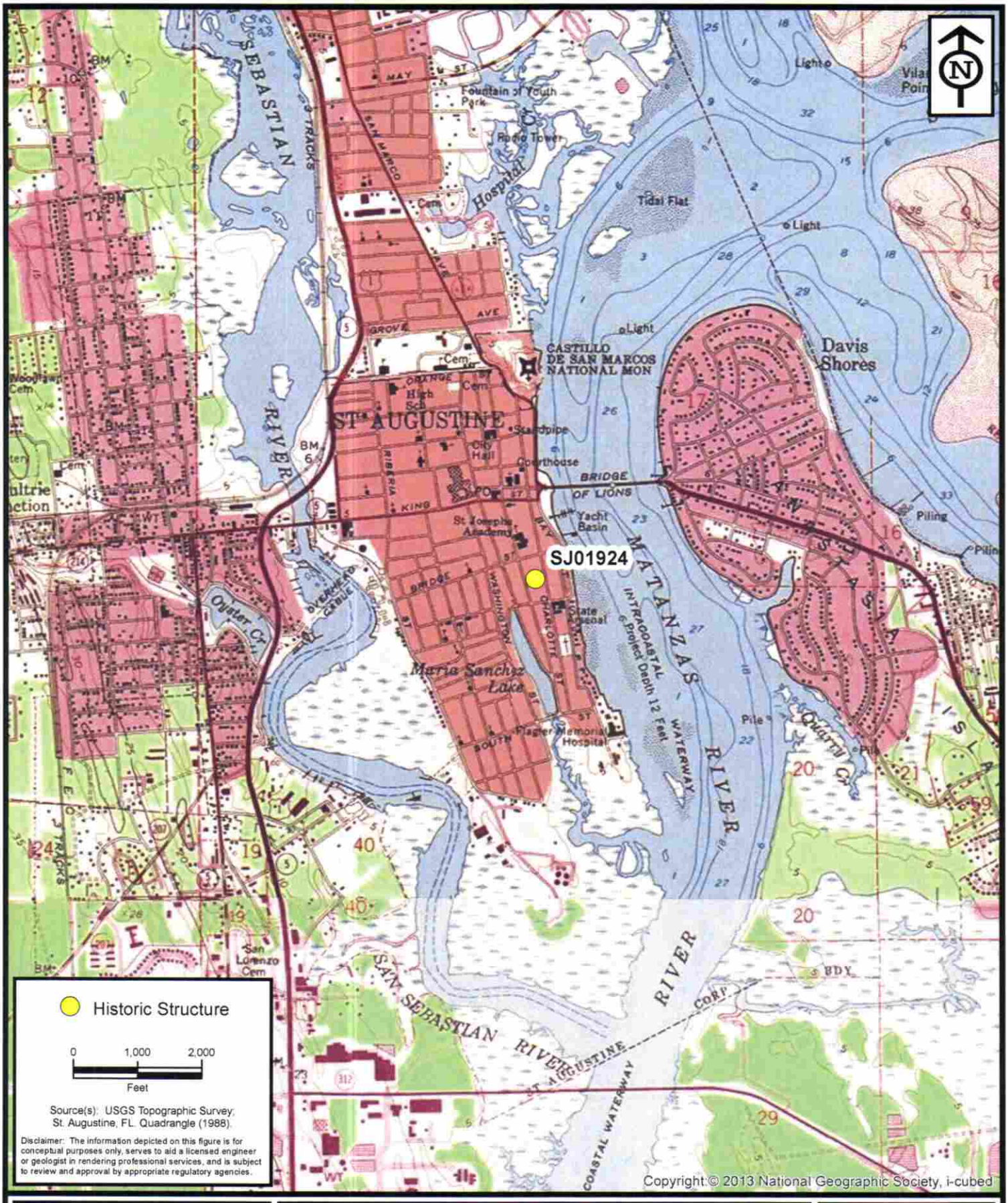
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ01924

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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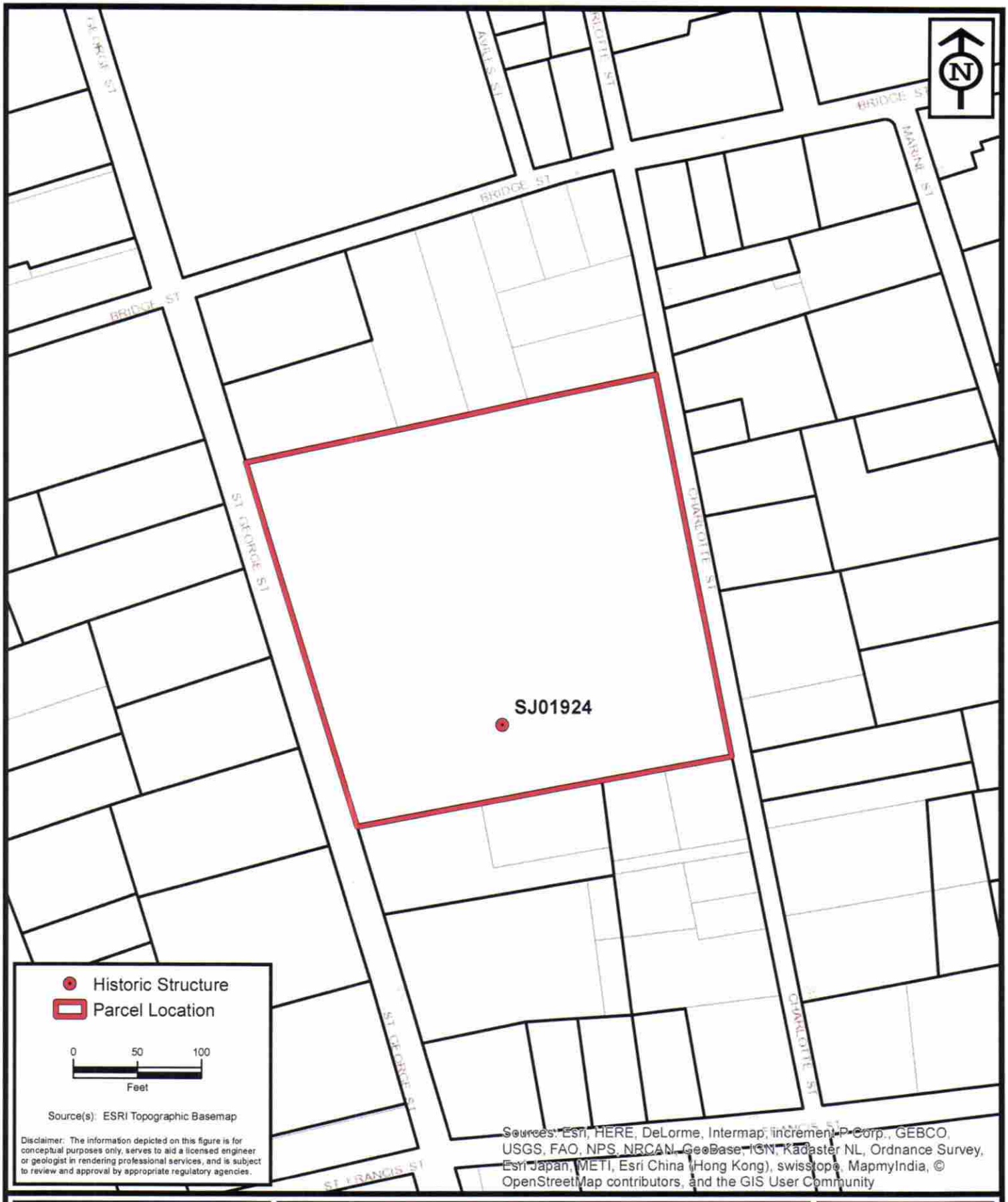

ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ01924

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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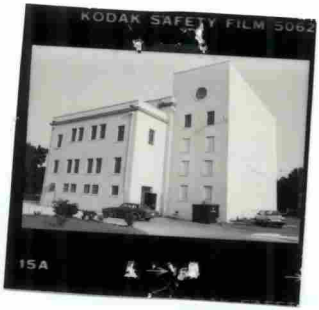
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267



Staff Report pg. 27

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED
MAY 01 2023
Planning/Building Dept.

☐ 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. HP2023-0035

Receipt No. 2636196

Meeting Date: June 15, 2023

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

1. NAME OF APPLICANT _____
   Business (if applicable) Cathedral Parish School
   Address 259 ST George Street
   City ST AUGUSTINE State FL Zip Code 32084
   Daytime telephone 6034381665 E-mail Address CRUTHerford@CPSschool.ORG
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Diocese of ST AUGUSTINE CPS
   Business (if applicable) Diocese of ST AUGUSTINE CPS
   Address 259 ST George St
   City ST AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 904-824-2881 6034381665 E-mail address CRUTHerford@CPSschool.org
3. PROJECT STREET ADDRESS 267 ST George ST STAUGUSTINE FL 32084
4. LEGAL DESCRIPTION: Lot X Block ____ Subdivision _____ Parcel _____
5. EXISTING USE School PROPOSED USE School
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 WINDOWS AND CASINGS
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

Same color that we currently have

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

We are looking to replace (8) current windows on the back side of our gym. They leak water inside our building and integrity of frame wall surrounding is fragile. Looking to replace with fixed glass with the same window casing. Painted to match current brown trim.

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 Cathedral Parish School

SIGNATURE OF APPLICANT [signature] DATE 5/1/23

PRINT OWNER'S NAME Bryan Ott

SIGNATURE OF OWNER [signature] DATE 5/1/23

Michael J. Ellison [signature], Chancellor 23 May 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.

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COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Specifications for replacement windows and more detailed photos of current condition of existing windows are needed.

Project number: Not yet assigned Project Address: 267 St. George Street

Reviewed by: Candice Seymour Date: 05/23/2023

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Received 05/24/2023
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: 267 ST George ST ST AUGUSTINE FL 32084

Applicant's Name: CBS PARISH Cathedral School Applicant's Signature: [signature]

Owner's Name: Diocese of ST AUGUSTINE - CBS Owner's Signature: [signature]

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Approved
Deacon Michael J Ellison, Chancellor, 23 May 2023

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We would like to replace These Bottom 8 WINDOWS AND the FRAMEWORK AROUND them, we will MATCH EXISTING COLOR, however we would like to go to FIXED GLASS. They CURRENTLY LEAK heavily INTO OUR gym ON RAINY DAYS.



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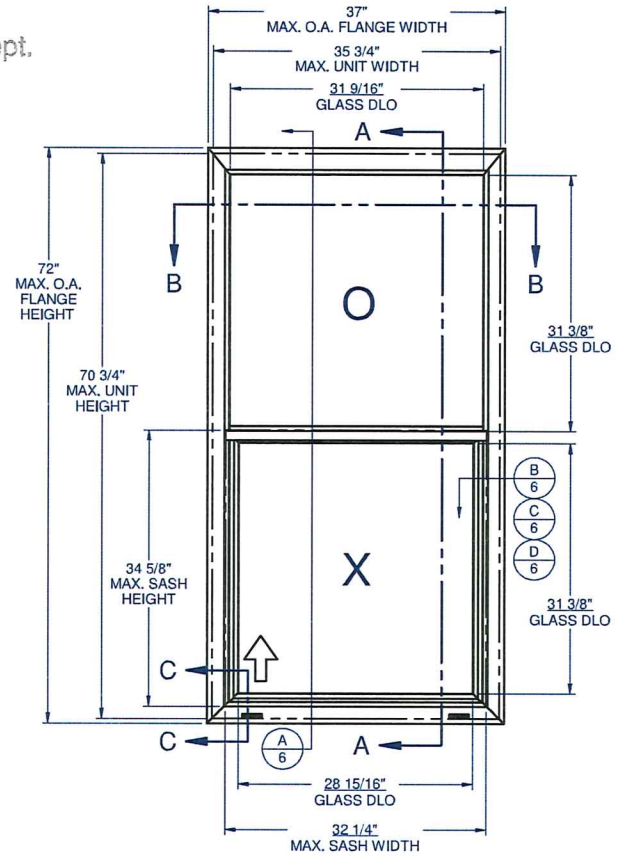
SINGLE HUNG - LARGE MISSILE IMPACT



GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AND IS RATED FOR WIND ZONE 4 MISSILE LEVEL D IMPACT USE AS DEFINED IN ASTM E 1996 PER THE FBC.
2. GLAZING OPTIONS: (SEE SHEET 2)
3. CONFIGURATIONS: "O/X".
4. DESIGN PRESSURE RATING:
   -NEGATIVE DESIGN LOADS BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04.
   -POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEET 6 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. PRODUCT APPROVED FOR IMPACT RESISTANCE. SHUTTERS ARE NOT REQUIRED.
7. ALL FRAMES AND VENTS FULLY WELDED. SMALL JOINT SEAM SEALANT USED AT FIXED MEETING RAIL AND JAMB.
8. SERIES / MODEL DESIGNATION SH-8100.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING:
   X = OPERABLE SASH, O = FIXED SASH
10. SECTION CALLOUTS APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.
11. WEEP SLOTS = 1/4" x 1-1/4" LOCATED 4" FROM BOTH ENDS.

TABLE OF CONTENTS

GENERAL NOTES & ELEVATIONS.....1
GLAZING DETAILS.....2
SECTION VIEWS & ALT. FRAME.....3
EXTRUSIONS & B.O.M.....4
ANCHOR SCHEDULE & NOTES.....5
INSTALLATION DETAILS.....6

FRAME TYPE	MAX. UNIT SIZE	DESIGN PRESSURE RATING	IMPACT RATING
FLANGE	35-3/4" x 70-3/4"	+/- 70 PSF	LARGE MISSILE IMPACT
FIN		+/- 65 PSF	

Custom Window Systems
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8100 PVC SINGLE HUNG IMPACT

NO.:	DESCRIPTION:	BY:	DATE:
A	UPDATED PER 2014 FBC	EMK	04/03/15

REVISIONS

LUCAS ANDREW TURNER LICENSE No 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/11/2015

LUCAS A. TURNER, P.E.
FL PE # 58201
1239 JABARA AVE.
NORTH PORT, FL 34288
PH. 941-380-1574

SHEET DESCRIPTION: GENERAL NOTES AND ELEVATIONS

DRAWN BY:	DATE:
EMK	09/18/14
DWG #: CWS-958	REV.: A
SCALE: 1:15	SHEET 1 OF 6

Application pg 11

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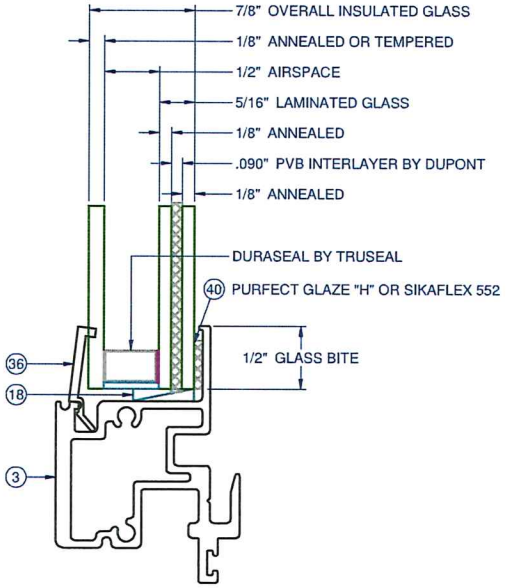
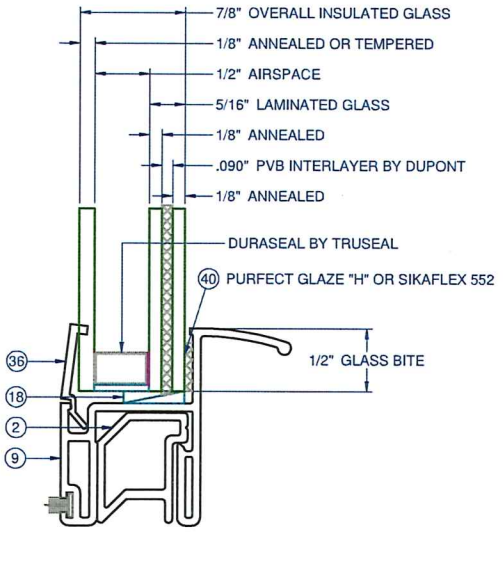


FIXED LITE



SASH LITE

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SHEET DESCRIPTION:
GLAZING DETAILS

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EMK	09/18/14
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SCALE: 1:1	SHEET 2 OF 6

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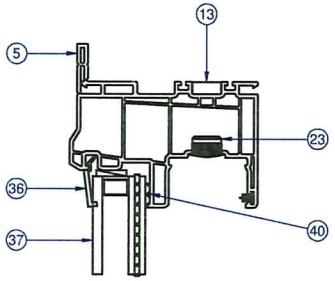
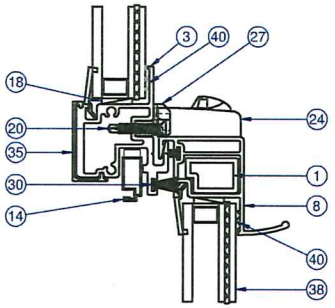
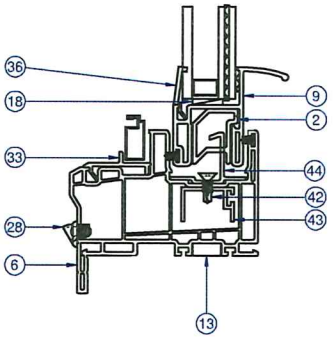
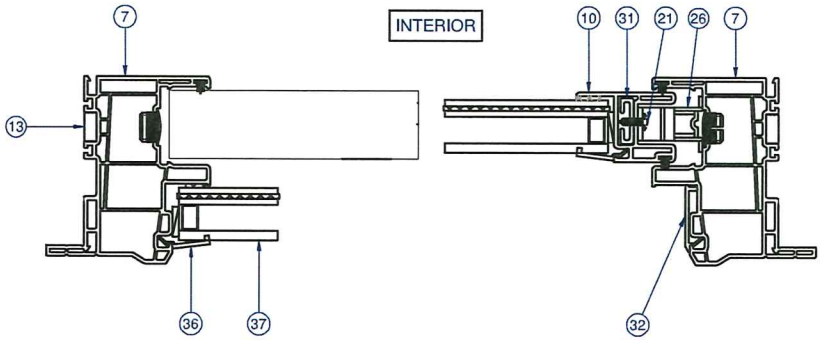




INTERIOR

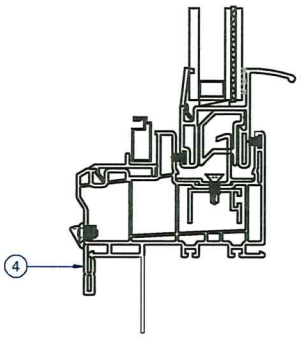


SECTION VIEW A-A



SECTION VIEW B-B

NOTE: LEFT SIDE SHOWS FIXED SECTION VIEW,
RIGHT SIDE SHOWS SASH SECTION VIEW.



SECTION VIEW C-C
ALTERNATE FIN FRAME

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SHEET DESCRIPTION:
SECTION VIEWS

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SCALE:	SHEET
1:2	3 OF 6

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PARTS LIST

ITEM	PART #	DESCRIPTION	MATERIAL	VENDOR
1	H-1497	Reinforcement for STR	ALUMINUM	KEYMARK
2	H-1699	Reinforcement for SBR	ALUMINUM	KEYMARK
3	H-1836	Alum. Fixed Meet. Rail	ALUMINUM	KEYMARK
4	H-6048	Main Frame, Fin, Single Hung	PVC	MIKRON
5	H-6049	Frame Head, Flg, Single Hung	PVC	MIKRON
6	H-6049	Frame Sill, Flg, Single Hung	PVC	MIKRON
7	H-6049	Frame Jamb, Flg, Single Hung	PVC	MIKRON
8	H-6050	Sash Top Rail	PVC	MIKRON
9	H-6051	Sash Bottom Rail	PVC	MIKRON
10	H-6052	Sash Side Rail	PVC	MIKRON
11	P-3029	Screen Pull tab	STEEL	HURLEY
12	P-3033	Screen Spring	STEEL	FLASCREEN
13	P-3113	Screw Support	RUBBER	TEAM PLASTIC
14	P-3218	Screen Frame	ALUMINUM	FLASCREEN
15	P-3228	Spline	VINYL FOAM	DAPA
16	P-3321	Screen Corner Key	NYLON	FLASCREEN
17	P-3342	Seam Sealer		SCHNEE
18	P-3352	Setting Block	RUBBER	FRANK LOWE
19	P-3429	Wstp., 0.270 x 0.187 back FinSeal	NYLON	ULTRAFAB
20	P-3539	#8 x 3/4" Ph PH TEK	STEEL	FASTENAL
21	P-3541	#8 x 3/8 Pan Phil Tek	STEEL	FASTENAL
22	P-3581	Screen Cloth	VINYL	WIER
23	P-3752	Hole Plug, 1/2"	NYLON	M&M
24	P-3783	Lock, Impact		INTERLOCK
25	P-4051	#8 x 1 1/4" Ph Fh TEK, Wht.	STEEL	FASTENAL
26	P-4056	Sash Cam	NYLON	M&M
27	P-4069	Keeper, Impact	ZAMAC	SULLIVAN
28	P-4479	Weep Housing & Flap Assm.	PVC	M&M
29	P-4638	#8 x 2 1/2 Phil Truss SMS	STEEL	FASTENAL
30	P-4959	Wstp., 0.420 x 0.187 back FinSeal	NYLON	ULTRAFAB
31	S-1498	Reinforcement for SSR	ALUMINUM	KEYMARK
32	S-6013	Screen Support	PVC	MIKRON
33	S-6014	Screen Adaptor	PVC	MIKRON
34	S-6025	Sash Stop	PVC	MIKRON
35	S-6063	Fixed Rail Cover	PVC	MIKRON
36	S-6064	Glazing Bead	PVC	MIKRON
37	FIXED	SEE SHEET 2	GLASS	CARDINAL
38	SASH	SEE SHEET 2	GLASS	CARDINAL
39		Block & Tackle Balance	STEEL	BSI
40		Purfect Glaze "H" or Sikaflex 552	SILICONE	HENKEL / SIKA
41		#10 x 2" Pan Phil sms	STEEL	FASTENAL
42	P-4657	#8 x 1 1/2" Phil Flat TEK	STEEL	FASTENAL
43	S-1112	Reinforcement, Hook	ALUMINUM	KEYMARK
44	S-1577	Frame Hook	ALUMINUM	KEYMARK

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1:2	4 OF 6

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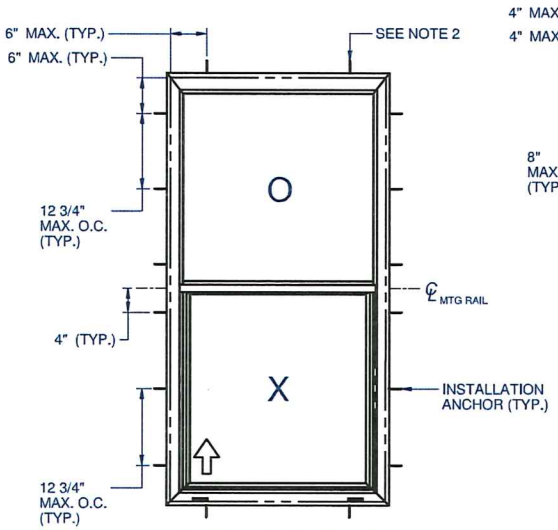
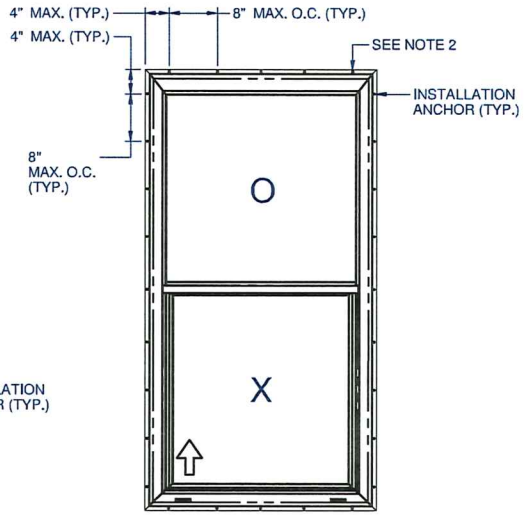


ANCHOR LAYOUT - (FLANGE)
DP +/- 70 PSF



ANCHOR LAYOUT - (FIN)
DP +/- 65 PSF

NOTES:

1. INSTALL ONE ANCHOR AT EACH INSTALLATION LOCATION. SILL ANCHOR SPACING SAME AS HEAD.
2. SHIM AS REQ AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
3. ANCHOR TYPE, SIZE, SPACING AND EMBEDMENT SHALL BE AS SPECIFIED IN THESE DRAWINGS, SEE TABLE 1, SHEET 6.
4. ALL INSTALLATION ANCHORS MUST BE MADE OF OR PROTECTED WITH A CORROSION RESISTANT MATERIAL OR COATING. DISSIMILAR METALS OR MATERIALS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE PROTECTED TO PREVENT REACTION.
5. INSTALLATION ANCHORS SHALL BE IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM SPECIFIED IN TABLE 1, SHEET 6.
6. ANCHOR EMBEDMENT TO SUBSTRATE SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR CONCRETE/CMU OPENINGS, EMBEDMENT SHALL BE BEYOND WOOD BUCKS, IF USED, INTO SUBSTRATE. INSTALLATIONS TO SOLID CONCRETE OR GROUT-FILLED CMU MAY INCLUDE BUT DO NOT REQUIRE 1X WOOD BUCKS BETWEEN THE PRODUCT AND THE SUBSTRATE. INSTALLATIONS TO HOLLOW CMU REQUIRE THE USE OF 1X BUCKS BETWEEN THE PRODUCT AND SUBSTRATE.
7. A MINIMUM CENTER-TO-CENTER SPACING SHALL BE MAINTAINED BETWEEN ALL FASTENERS: 3" FOR MASONRY, 1" FOR WOOD AND METAL.
8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE1, SHEET 6. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS: FMA/AAMA 100(FIN WINDOWS), FMA/AAMA 200(FLANGE WINDOWS), FMA/WDMA 250(BOX WINDOWS), FMA/AAMA/WDMA 300(EXTERIOR DOORS)

Custom CC WINDOW SYSTEMS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8100 PVC SINGLE HUNG IMPACT

REVISIONS

NO.:	DESCRIPTION:	BY:	DATE:
A	UPDATED PER 2014 FBC	EMK	04/03/15

LUCAS ANDREW TURNER LICENSE No 58201 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/11/2015

LUCAS A. TURNER, P.E.
FL PE # 58201
1239 JABARA AVE.
NORTH PORT, FL 34288
PH. 941-380-1574

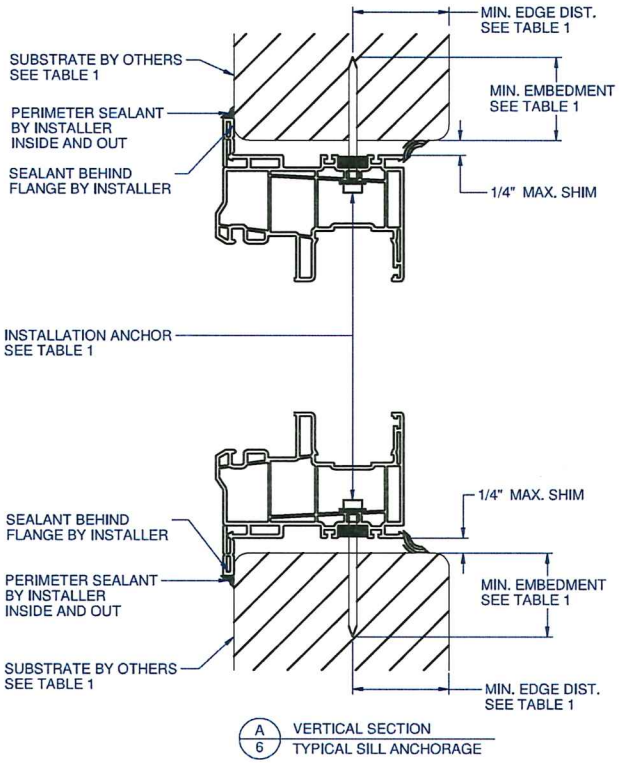
SHEET DESCRIPTION: ANCHOR SCHEDULE AND NOTES

DRAWN BY:	DATE:
EMK	09/18/14
DWG #: CWS-958	REV.: A
SCALE: 1:20	SHEET 5 OF 6

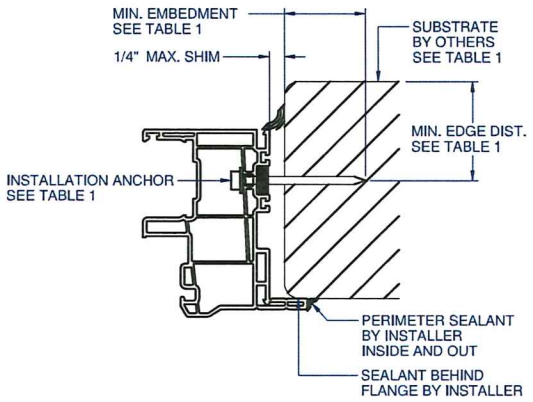
Application pg 15

RECEIVED
MAY 31 2023
Planning/Building Dept.

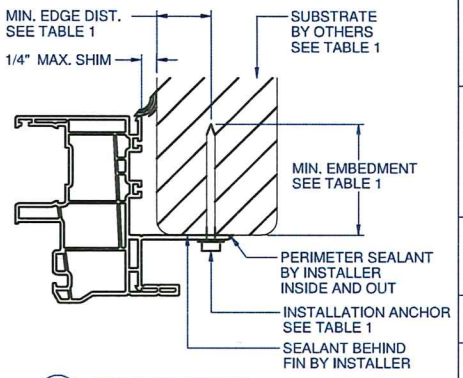
TYPICAL HEAD ANCHORAGE



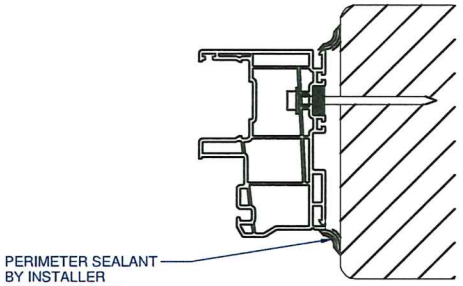
A / 6 VERTICAL SECTION
TYPICAL SILL ANCHORAGE



B / 6 HORIZONTAL SECTION
TYPICAL JAMB ANCHORAGE



C / 6 HORIZONTAL SECTION
TYPICAL FIN ANCHORAGE
HEAD AND SILL SIMILAR FOR FIN INSTALLATION



D / 6 HORIZONTAL SECTION
BOX FRAME INSTALLATION
HEAD AND SILL SIMILAR FOR BOX INSTALLATION

TABLE 1: APPROVED INSTALLATION FASTENERS

FRAME TYPE	SUBSTRATE TYPE	ANCHOR TYPE	MIN. EMBEDMENT	MIN. EDGE DIST.
FLANGE	CONCRETE (2.0 KSI MIN.)	3/16" ITW TAPCON	1-1/2"	1-1/8"
FLANGE	HOLLOW OR GROUT-FILLED CMU (117 PCF MIN.)	3/16" ITW TAPCON	1"	2"
FLANGE	CONCRETE (2.85 KSI MIN.)	3/16" ELCO ULTRACON	1"	1"
FLANGE	GROUT-FILLED CMU (ASTM C-90)	3/16" ELCO ULTRACON	1-1/4"	2-1/2"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	3/16" ITW TAPCON OR ELCO ULTRACON	1-3/8"	7/8"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	#10 WOOD SCREW	1-3/8"	7/8"
FLANGE	16 GAUGE (0.060") MIN. STEEL STUD (33 KSI YIELD MIN)	#10-16 HILTI KWIK-FLEX OR ITW TEKS SELF-DRILLING SCREW	FULL THREAD THRU 0.060"	7/16"
FLANGE	1/8" ALUM. (6063-T5 MIN.) OR 1/8" STEEL (33 KSI MIN.)	#10 GRADE 5 SELF-TAPPING / DRILLING SCREW	FULL THREAD THRU 0.125"	7/16"
FIN	2X MIN. SOUTHERN PINE (G=0.55)	#8 WOOD SCREW	1-1/2"	7/16"

FLANGE REMOVAL NOTE: PARTIALLY OR FULLY REMOVING THE FLANGE, UP TO AND INCLUDING A BOX-FRAME APPLICATION IS ACCEPTABLE PROVIDED:

- MIN. 1/4" FILLET OF CONSTRUCTION-GRADE ADHESIVE CAULK IS APPLIED INSIDE AND OUT, FULL PERIMETER, BY INSTALLER.
- PRODUCT ANCHORAGE IS IN ACCORDANCE WITH REQUIREMENTS AS SHOWN FOR FLANGE WINDOWS.

Custom CE WINDOW SYSTEMS
1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8100 PVC SINGLE HUNG IMPACT

REVISIONS

NO.:	DESCRIPTION:	BY:	DATE:
A	UPDATED PER 2014 FBC	EMK	04/03/15

LICENSE
LUCAS ANDREW TURNER
No 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/11/2015

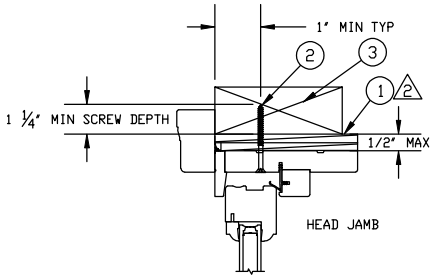
LUCAS A. TURNER, P.E.
FL PE # 58201
1239 JABARA AVE.
NORTH PORT, FL 34288
PH. 941-380-1574

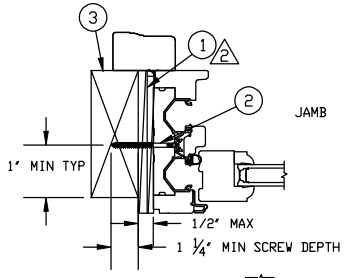
SHEET DESCRIPTION:
INSTALLATION DETAILS

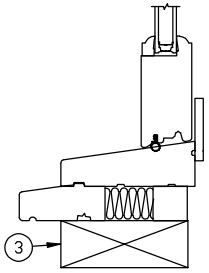
DRAWN BY:	DATE:
EMK	09/18/14
DWG #:	REV.:
CWS-958	A
SCALE:	SHEET
1:2	6 OF 6

Application pg 16

Received 05/31/2023
Planning and Building Department

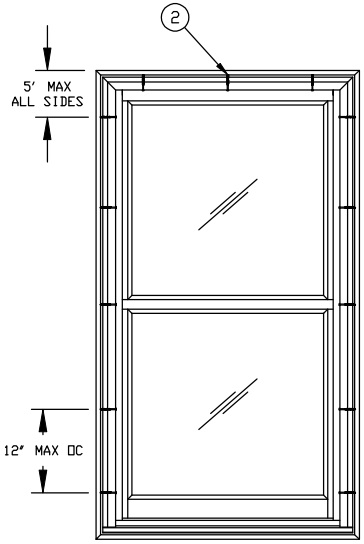






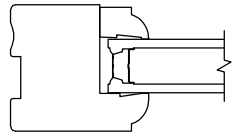
SILL

JAMB SCREW INSTALLATION



JAMB SCREWS:
- UNIT MUST NOT BE IN DIRECT CONTACT WITH EITHER CONCRETE OR TREATED BUCK MATERIAL. IF SHIM SPACE IS LESS THAN 1/8" WRAPPING THE UNIT ON ALL 4 SIDES WITH WINDOW FLASHING TAPE IS REQUIRED AS A BARRIER BETWEEN THE UNIT AND CONCRETE OR TREATED LUMBER.
- MINIMUM OF 2 PER SIDE.
- SECURE THE HEAD JAMB AND JAMBS WITH #8 X 3" SCREWS PROVIDED.
- SHIM AT EACH SCREW LOCATION.
- A SCREW MUST BE PLACED AT THE CHECK RAIL.

UNIT	MAX FRAME SIZE	DP RATING
UL WD DBLHNG M	53 3/8 X 105	+50/-50
UL WD DBLHNG M	59 3/8 X 121	+35/-35



"GLASS COMPLIES WITH ASTM E1300"

GLAZING DETAIL

NOTES:
1. THIS PRINT IS FOR STRUCTURAL PERFORMANCE ONLY. FOR FLASHING & SEALING REQUIREMENTS, REFER TO THE INSTALLATION INSTRUCTIONS.
2. SHIMS:
   - A SHIM MUST BE PLACED AT THE CHECK RAILS AND 4-6" FROM EACH CORNER.
   - ALL OTHERS MUST BE PLACED A MAX OF 12 INCHES APART.
3. HOLES FOR JAMB SCREWS ARE PREDRILLED AT SPECIFIED LOCATIONS. UNITS ARE SHIPPED WITH #8 X 2 1/2" GALVANIZED DECK SCREWS.
4. IF CHEMICALLY TREATED LUMBER IS USED FOR BUCK MATERIAL, FASTENERS INTO THE BUCK MUST BE A MINIMUM OF 0.90 OZ/FT^2 ZINC HOT DIPPED GALVANIZED OR STAINLESS STEEL TYPE 304 OR 316.

CATEGORY:
DOUBLE HUNG

UNIT TYPE:
UWDHM

ITEM NO	REF NO	DESCRIPTION
3	---------	2X WOOD BUCK BY OTHERS
2	---------	#8 X 3" WOOD SCREW
1	---------	SHIM

UNSPECIFIED TOLERANCES	
DECIMALS: XX ± .03, XXX± .012	ANGLE DEG: ± .5
LINEAL: + .125 - .000	FAB LINEAL: ± NA
MATERIAL: NA	

MARVIN **RESEARCH & DEVELOPMENT**

COLLECTION: ULTIMATE

DWG TYPE: INSTALLATION
DESCRIPTION: INSTALLATION FL# 5545

CHK:	SIZE:	CLASS:	DWG NO:	
	B	MISC	00039366	
APP:	SCALE:	DATE:	DWG BY:	SHEET:
	NA	01/07/10	BORNEMAN, SKIP	1 OF 1

Template Version 12.0

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1991100000
Location Address	259 ST GEORGE ST 267 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 4 5 6 7 8 22 23 24 25 26 & 27 BLK 32 *The Description above is not to be used on legal documents.
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	2.130
Homestead	N

Owner Information

Owner Name	Roman Catholic Church School 100%
Mailing Address	C/OCATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$5,633,322

Map



Valuation Information

	2023
Building Value	$5,072,894
Extra Features Value	$13,693
Total Land Value	$835,479
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$5,922,066**
Total Deferred	$288,744
Assessed Value	**$5,633,322**
Total Exemptions	$5,633,322
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$4,380,063	$25,068	$835,479	$0	$0	$5,240,610	$5,121,202	$5,240,610	$0
2021	$4,268,052	$25,068	$835,479	$0	$0	$5,128,599	$4,655,638	$5,128,599	$0
2020	$4,389,950	$25,068	$835,479	$0	$0	$5,250,497	$4,232,398	$5,250,497	$0
2019	$4,209,039	$24,169	$835,479	$0	$0	$5,068,687	$3,847,635	$5,068,687	$0
2018	$2,522,965	$24,169	$696,232	$0	$0	$3,243,366	$3,243,366	$3,243,366	$0
2017	$2,376,666	$19,663	$696,232	$0	$0	$3,092,561	$3,092,561	$3,092,561	$0
2016	$2,443,944	$19,663	$696,232	$0	$0	$3,159,839	$3,159,839	$3,159,839	$0
2015	$2,511,223	$19,663	$696,232	$0	$0	$3,227,118	$3,227,118	$3,227,118	$0
2014	$2,426,826	$16,692	$696,232	$0	$0	$3,139,750	$3,139,750	$3,139,750	$0
2013	$2,490,236	$16,692	$696,232	$0	$0	$3,203,160	$3,203,160	$3,203,160	$0
2012	$2,864,131	$11,701	$360,000	$0	$0	$3,235,832	$3,235,832	$3,235,832	$0
2011	$3,945,443	$11,786	$408,000	$0	$0	$4,365,229	$4,365,229	$4,365,229	$0
2010	$4,039,383	$11,871	$456,000	$0	$0	$4,507,254	$4,507,254	$4,507,254	$0

Building Information

Building	1
Year Built	1960
Actual Area	6053
Conditioned Area	4050
Use	Public Schools
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Clay Tile
Roof Structure	Wood Truss
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED CANOPY	1224
BASE AREA	4050
FINISHED CANOPY	779
Total SqFt	6053

Building	2	**Roof Cover**	Built Up
Year Built	1930	**Roof Structure**	Rigid Frame
Actual Area	12750	**Interior Flooring**	Carpet, Hardwood
Conditioned Area	12750	**Interior Wall**	Drywall
Use	Church Gymnasiums	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1666
BASE AREA	7752
FINISHED UPPER STORY	833
FINISHED UPPER STORY	833
BASE AREA	1666
Total SqFt	12750

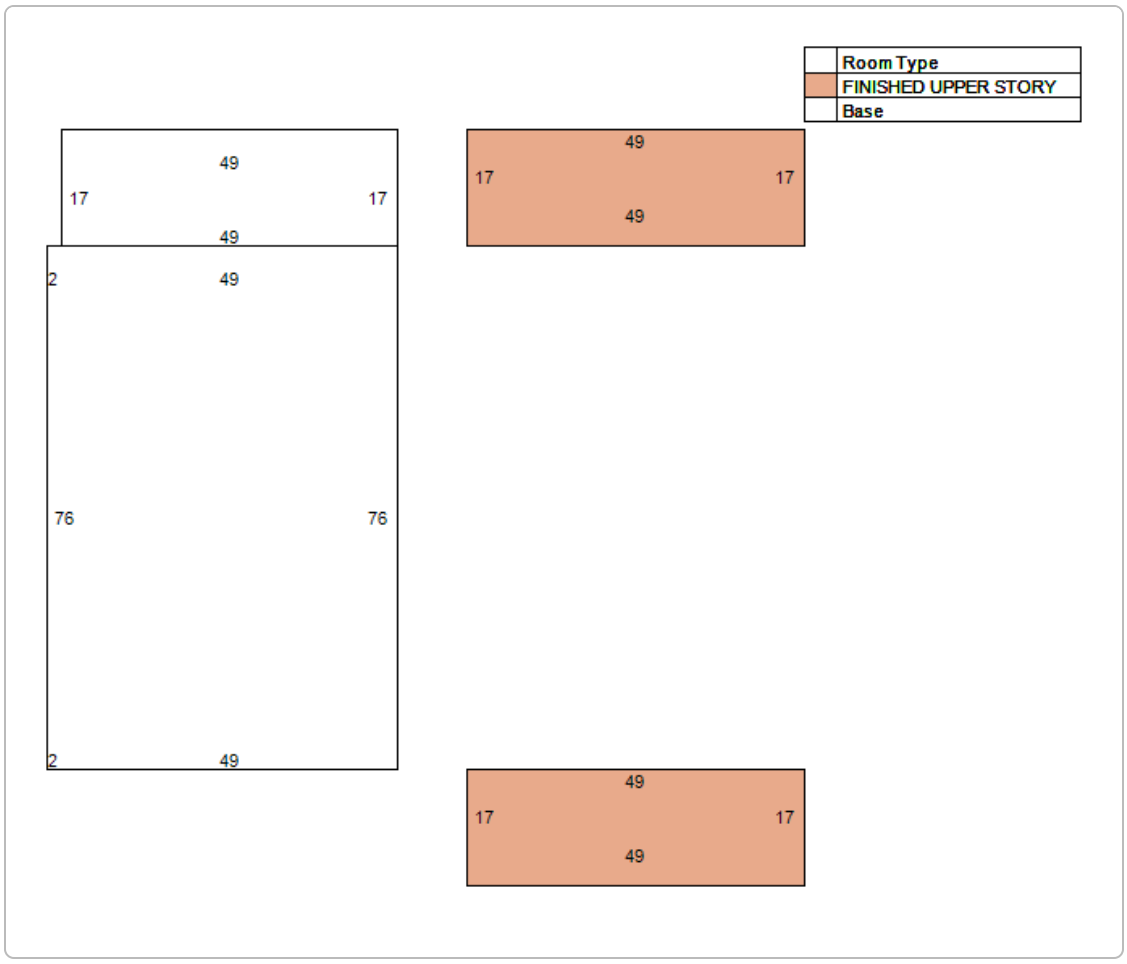
Building	3	**Roof Cover**	Modular Metal
Year Built	1991	**Roof Structure**	Wood Truss
Actual Area	13001	**Interior Flooring**	Carpet, Vinyl Tile
Conditioned Area	11862	**Interior Wall**	Drywall
Use	Auditorium	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	8140
FINISHED CANOPY	344
BASE AREA	3722
FINISHED CANOPY	680
FINISHED CANOPY	115
Total SqFt	13001

Building	4	**Roof Cover**	Clay Tile
Year Built	2008	**Roof Structure**	Wood Truss
Actual Area	2544	**Interior Flooring**	Vinyl Tile
Conditioned Area	2184	**Interior Wall**	Drywall
Use	Public Schools	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	2184
FINISHED CANOPY	360
Total SqFt	2544

Sketch Information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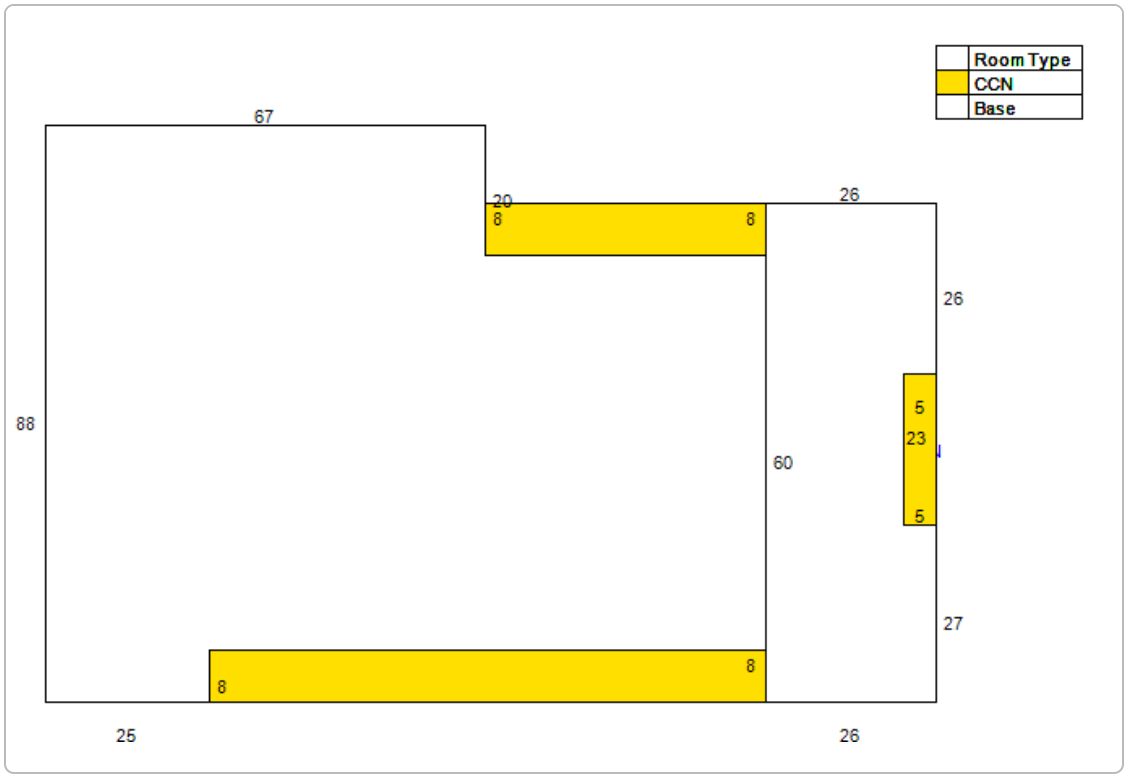
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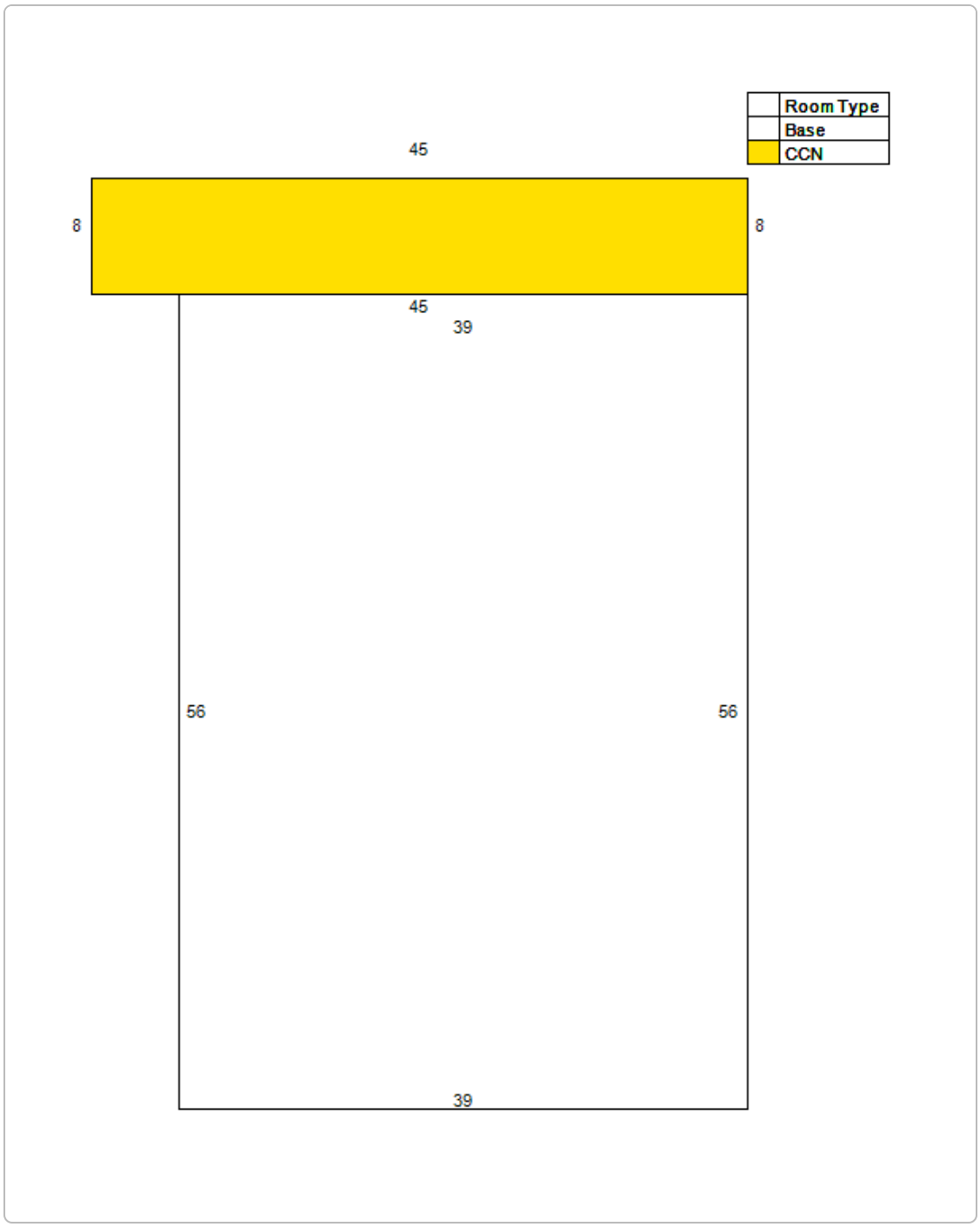
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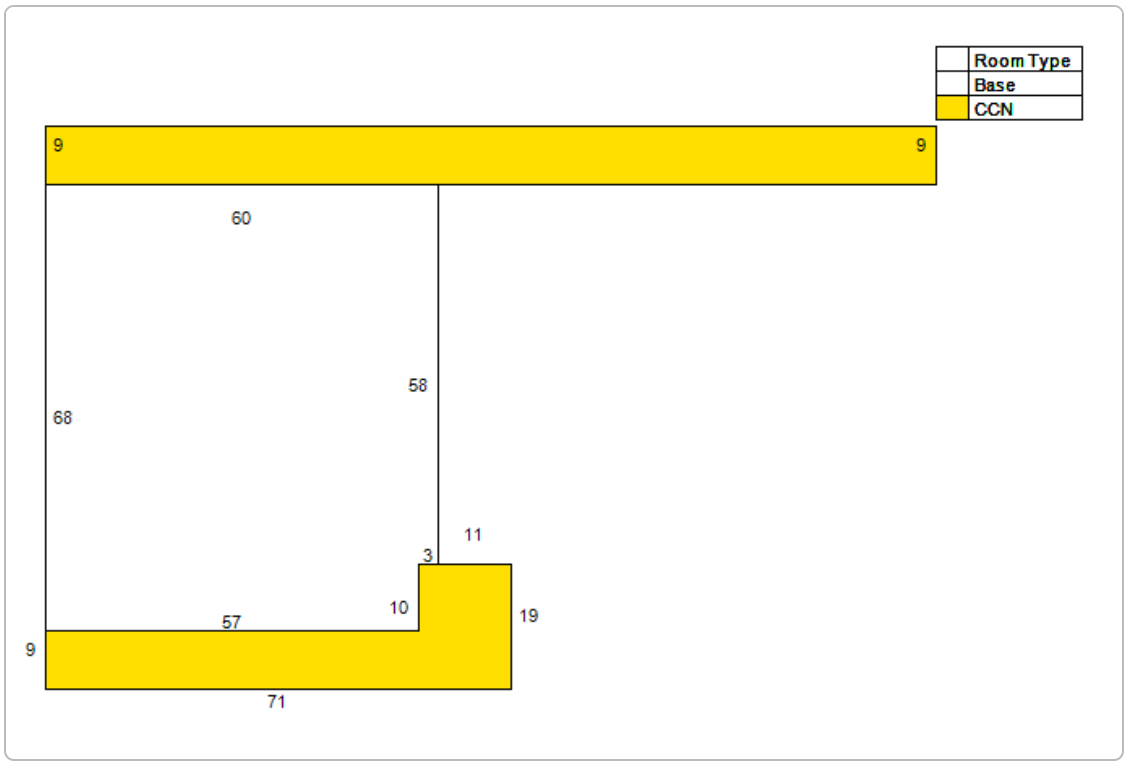

Extra Feature Information

Code Description	Status	Value
Shop (Mix)		1152
Concrete Paving - Under 8" (COM)		7668
Metal Fence - 4' (COM)		84
Asphalt Paving (COM)		4789

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	300	308	92831	SF	$835,479

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

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Version 3.1.9

Detail by Street Address

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

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Bishop

Pohlmeier, Erik
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title CFO

Bell, Stephen R
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	04/11/2022
2023	01/23/2023

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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting



Application: HP2023-0034 Address: 30 Sanford Street

Applicant: Historic Property Associates, Inc.

Property Owner: Sanford Cedar LLC

Project description: To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01988
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1880
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2031400000		
Agenda Item:	8(a)	Previous Action(s):	COD HP2022-0050 (withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Lincolnville National Register Historic District, the HARB can find that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Once the rehabilitation is complete, the application's required Part III documentation will need to be submitted for review by the HARB to certify the for a historic preservation ad valorem tax exemption. The HARB will then recommend that the city commission grant or deny the exemption. Subsequently, St. Johns County will also hear the application. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB that they meet the Secretary of the Interior's Standards for Rehabilitation. The owner also is in initial phases of applying for federal historic preservation tax credits.
2. A Certificate of Demolition (COD) application (HP2022-0050) for full demolition, based on the condition of the structure, was heard by the HARB at the July 21, 2021 meeting and continued to the September meeting, but was withdrawn by the applicant/building owner before that meeting.
3. Located on the southwest corner of Cedar and Sanford Streets after it was relocated to this property between 1910 and 1917, the c. 1880 two-and-one-half story wood frame residential building with L-plan is part of a grouping of houses on adjacent parcels utilized as multi-family rental units. A side facing gable roof with cornice return ends and covered with asphalt shingles is over the main block of the house and extends over the two-story front porch, which has squared columns and a balustrade with turned spindles at each level, and decorative jig-sawn decorative brackets and scrolled details along the top of the second story. A triangular pediment crowns the paneled front entry door, which has a tripart transom above and is flanked by multi-lite sidelights, and the windows which have various configurations of divisions, including 2/2, 1/2, 3/3, and 6/6. Wood lap siding is primarily found on the exterior, with Hardie lap siding in areas that appear to be additions. Operable wood shutters are on the side and rear elevations, along with a later exterior wood staircase to the rear to access the second and third level, and a rear partially covered deck on the south elevation. A one-story side porch extends mid-way from the south elevation towards the rear, where the wing wraps around the main block of the house. This porch has a hip roof, simple squared post columns with squared balusters that runs in front of a deck extension. The house rests on brick piers.
4. Interior: Over time, the house has been divided into apartments, with two 1-room apartments on the first floor, accessed by an entrance foyer from the front door. Original flooring and some plaster walls and ceilings exist in some of the rooms. A third apartment is located on the 2nd story and under the roof, which is accessed by the exterior stairs. Plaster walls and ceilings remain, with various flooring. The kitchen and bathroom have been partially gutted.
5. Statement of significance (under Part II) of the application explains how David Nolan, the local historian who completed the original Florida Master Site File form for the building, has later gathered information to show that the house was built at Treasury and Cordova Street in the Colonial City Later, the building was moved to 122 Riberia Street by the Ponce and Alcazar Hotel contractors of Henry Flagler's, and is visible at that location on the 1904 Sanborn Map. Relocated again one block to the east, the building has been sitting at its existing location since at least 1917.

STAFF SUMMARY AND ANALYSIS (continued):

6. Condition: Conditions for specific areas of the building are noted in the Part II form of the application and is overall listed as fair.
   The building has suffered from deferred maintenance in certain areas especially such as the upper level, with noticeable states of disrepair or damage is evident. A June 20, 2022 structural engineer condition report was submitted with the now withdrawn COD application noted termite infestation damage (past and possibly ongoing), which have caused a loss in load bearing components, and concern with existing brick piers not being able to be brought up to current building code standards, resulting in a "dangerous" foundation system.
7. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2022): $361,977
   Taxable Value per SJCPA (2022): $596,337
   Estimated Value of Proposed Project*: $250,000, with understanding that once full extent of work required is understood, the result could be higher overall cost
   *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
8. Federal preservation tax credits are being applied for as well through the National Park Service, after being reviewed by the FL Division of Historical Resources, with Part II of the form was provided when the project cost estimate was requested.
9. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."
10. **Regarding the amount of historic material that is being replaced, thorough documentation is needed. If the extent of damage to the existing elements is too extensive for repair and more replacement is needed than is indicated, an amended project scope should be submitted for this ad valorem tax exemption application.**
11. **During this review, the HARB will need to determine if the work that has already begun or is proposed under Part II (what is currently being reviewed) or later during the Part III review, if the overall work that was completed during the rehabilitation of the existing building, exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. ****
    ***See summary of proposed work related to SOIS on pages 4-5.*

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for the Historic Preservation Ad Valorem Tax Exemption **at 30 Sanford Street if the HARB finds:**

1. This is a qualifying property since it is listed as contributing to the Lincolnville National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building has been clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

With the condition:
If the extent of damage to the existing elements is too extensive for repair and more replacement is needed than is indicated or any alteration or new work is proposed, an amended project scope should be submitted for this ad valorem tax exemption application.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will not be changed from a multi-unit residential building, resulting in minimal changes to the existing building. Likely already altered over time to make the home a multi-unit building, the existing interior configurations of the three apartment units will be altered in the building to create two units.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure will largely remain intact. Work on removing the unsound material like a limited area of wood siding has begun and has been replaced with a like material and design. Overall, limited repair as needed is listed for all building elevations and the interior for the project scope. On the interior, the two apartment units on the first floor will be changed to one unit, with a second unit on the 2nd and ½ floor above, keeping rooms largely similar to the existing floorplan. It is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:** The major exterior and interior features are proposed to largely remain intact, with repair proposed rather than replacement, thereby retaining areas/elements that were added over time. Part II of the application does not indicate the extent of the areas that may need to be removed and rebuilt or replaced due to deterioration, other than a reference to interior kitchen walls and ceilings to be (presumably changed to) drywall and floors to vinyl or tile. An amendment to the application should be submitted if it is found that significant replacement is needed.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house will largely remain unchanged. The previously altered interior will be modified to two apartment units from three, with little change to the floorplan.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior finishes are proposed to be retained and selectively repaired where needed, while some interiors elements especially on the upper second and half story are being replaced.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates elements that are being retained and selectively repaired as needed, including windows, with little proposed to be replaced beyond non-historic interior elements being removed and new ceiling, walls, flooring, and cabinets, and fixtures for the kitchens and bathroom, along with new electrical, plumbing, and mechanical systems . A followup email to the application mentioned replacement wood siding on the northwest corner of the building, with a photo showing the new siding that matches the existing. An estimated percentage of siding or other elements already replaced or still in need of replacement should be provided. New asphalt roof shingles are listed to replace existing for the scope of work.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6 (continued):

7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments. Based on the previous 2022 structural report provided with the Certificate of Demolition application, foundation repair is necessary. Applicant should clarify the current status and proposed work to the foundation.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIIA. An A14 Archaeological Review application should be submitted for any ground disturbing activity 3" or more in depth and over 100 sq ft in size.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, no additions are planned, and replacement is limited to walls/ceiling, flooring, fixtures, plumbing/electrical/mechanical systems, and limited areas of roofing. Confirmation is needed on
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained and repaired as needed. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions should be used.
    If other alterations or additions are proposed during the project, an amendment to this application should also be submitted.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page. 8

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Proposed to Exterior and Interior of Existing Building (SEE INFO UNDER APPLICATION'S PART II - FEATURES 1-8):

Elements are be retained and selectively repaired as needed, with little proposed to be replaced beyond non-historic interior elements being removed and new ceiling, walls, flooring, and cabinets, and fixtures for the kitchens and bathroom, along with new electrical, plumbing, and mechanical systems, and areas of the roof and wood siding on the northwest corner of the building,

Proposed to Existing Site / Site Features (SEE INFO UNDER APPLICATION'S PART II):

Applicant should clarify any modifications or alterations proposed for the site.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

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

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

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

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

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

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

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

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The

new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

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

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

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

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

improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

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

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

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

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

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

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

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical

quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Lincolnville National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
30 Sanford Street



Staff Report pg 14

STAFF PHOTOGRAPHS
30 Sanford Street





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30 Sanford Street





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30 Sanford Street





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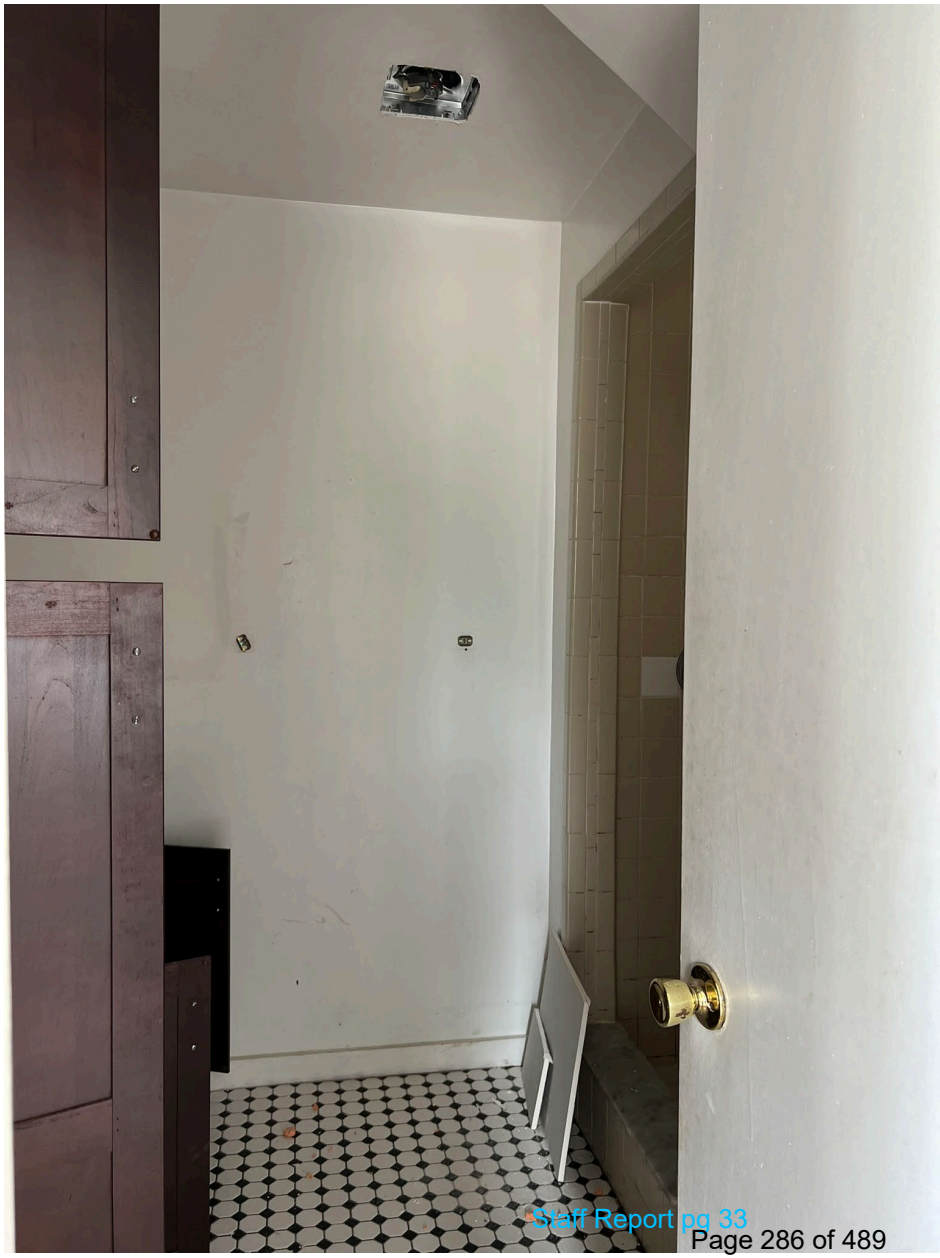
STAFF PHOTOGRAPHS
30 Sanford Street





STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION



Front (east) Elevation

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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION



South Elevation

Staff Report pg 35

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30 Sanford Street

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South Elevation

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30 Sanford Street

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West Elevation

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30 Sanford Street

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COD APPLICATION





North Elevation

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North Elevation and Exterior Stairs

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30 Sanford Street

Roof/Siding Detail



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Exterior Stair

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30 Sanford Street

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Related buildings to remain



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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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COD APPLICATION





Interior Photographs

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COD APPLICATION





Interior Photographs

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Interior Photographs

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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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30 Sanford Street

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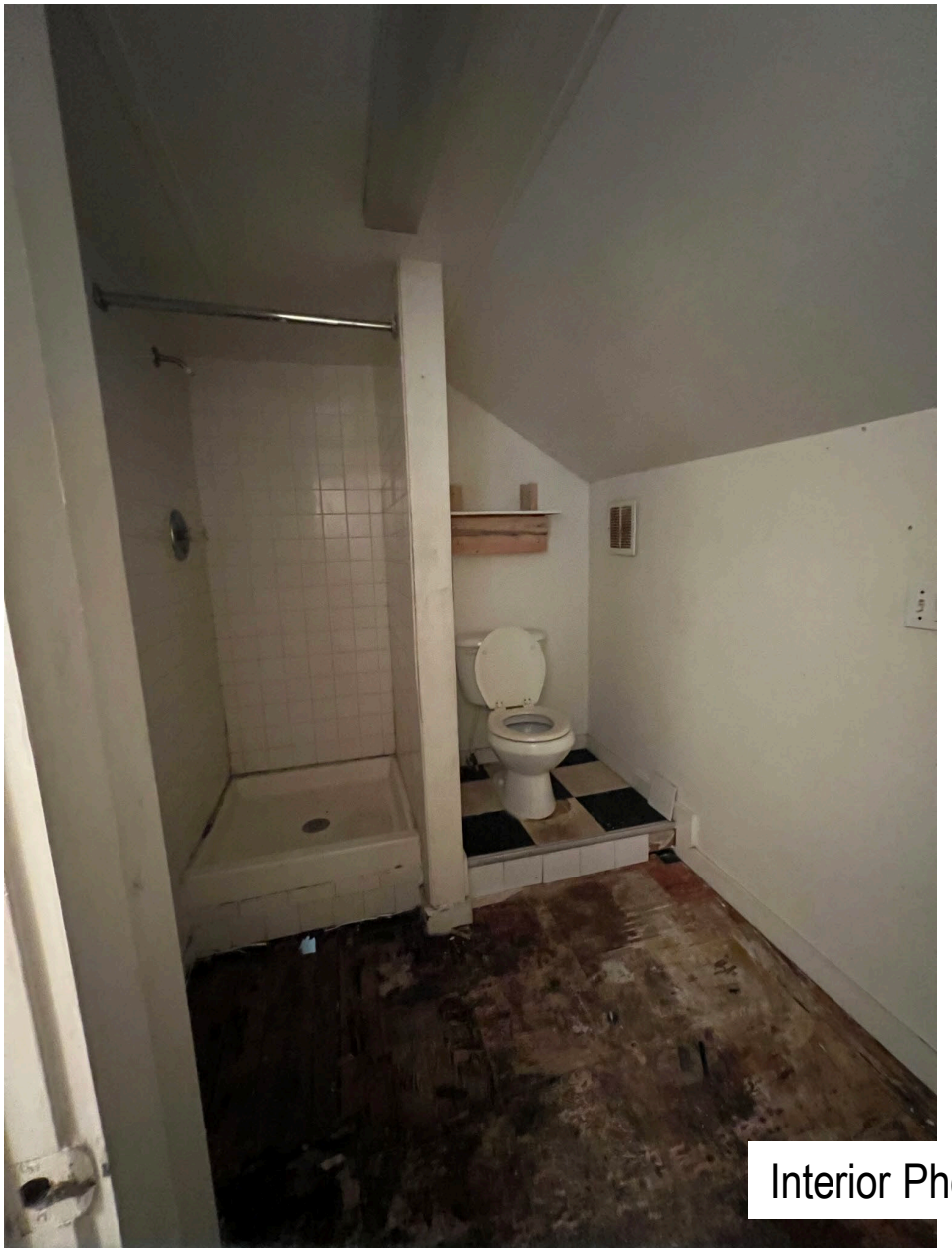
COD APPLICATION





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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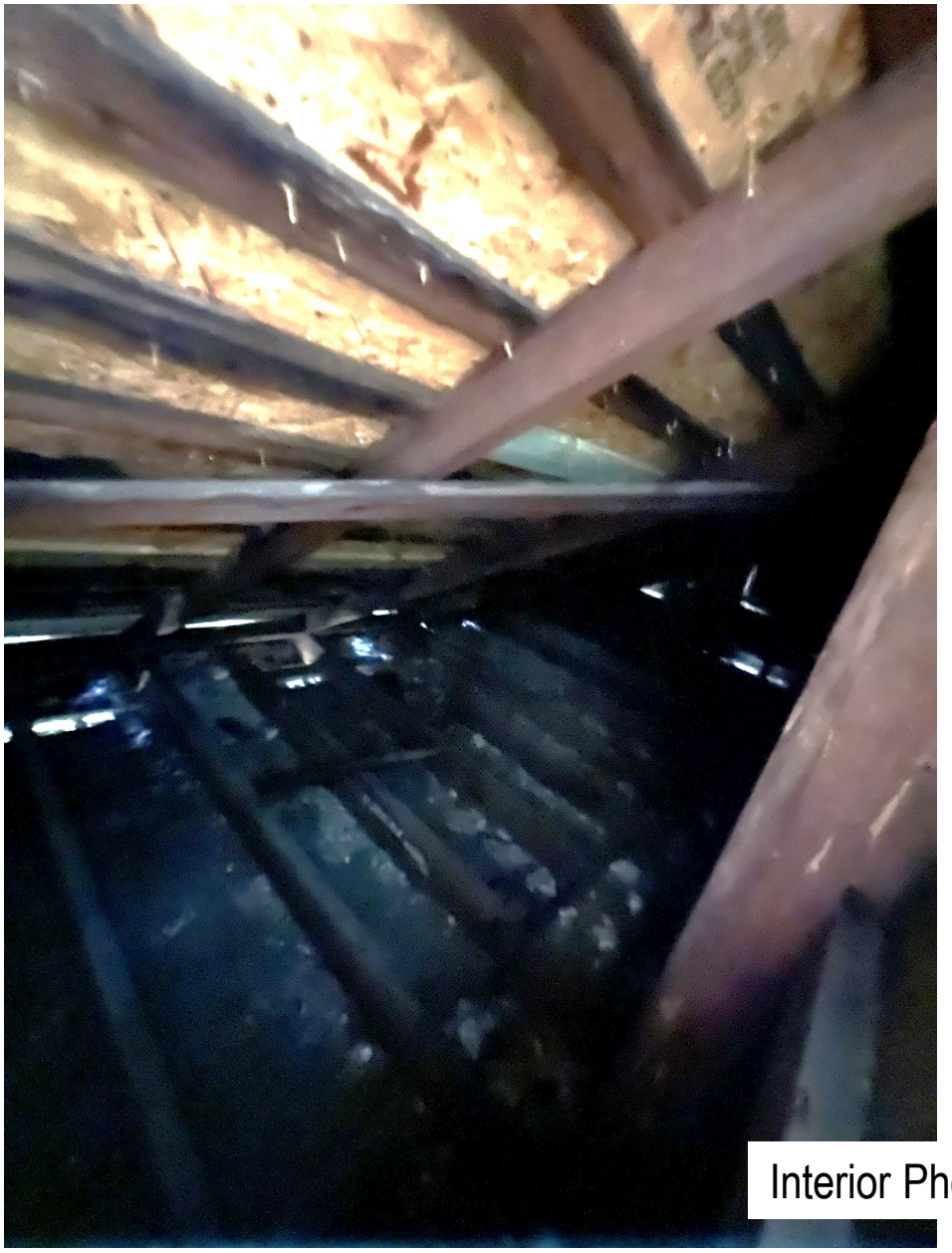



Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

Staff Report pg 53

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30 Sanford Street

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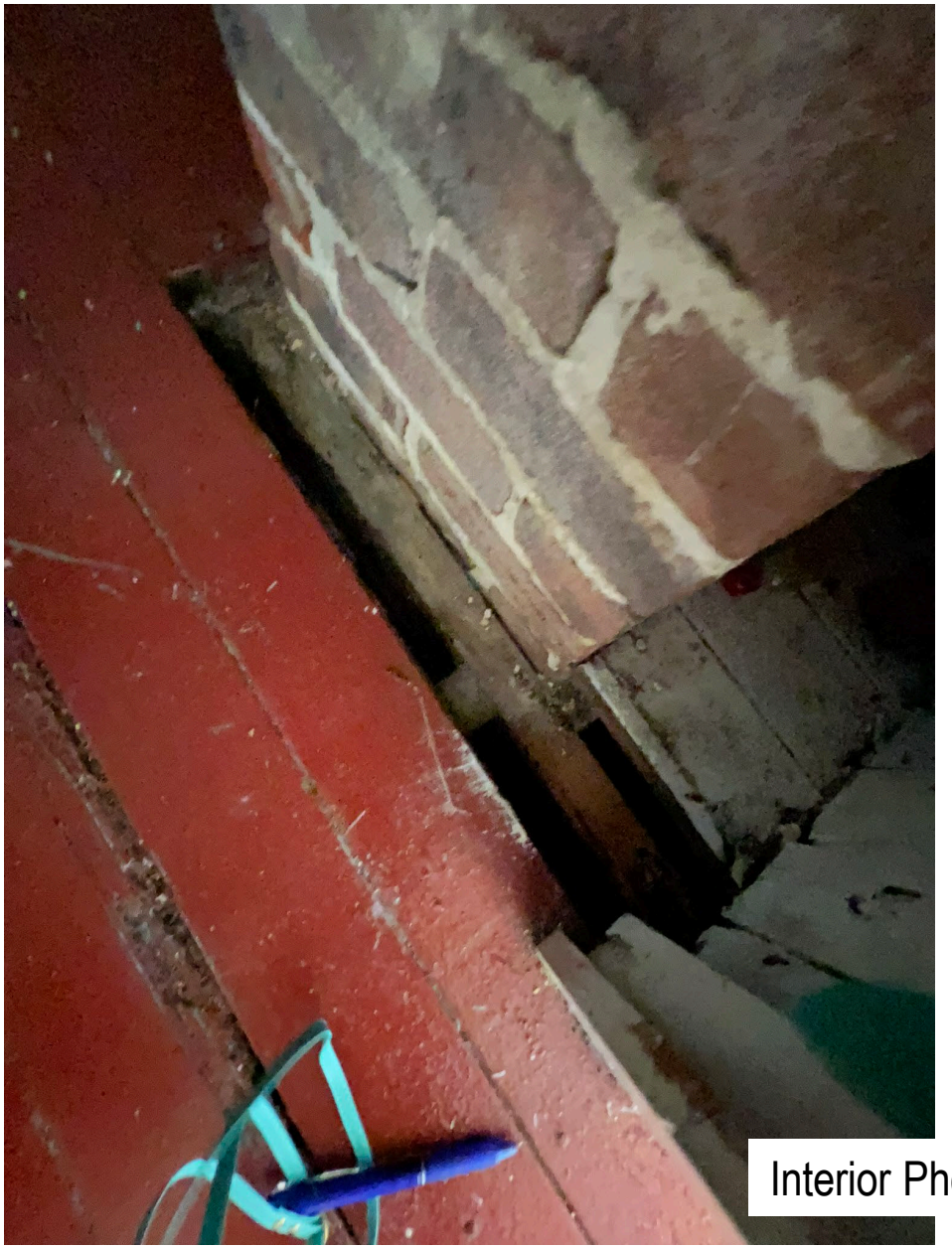
COD APPLICATION





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

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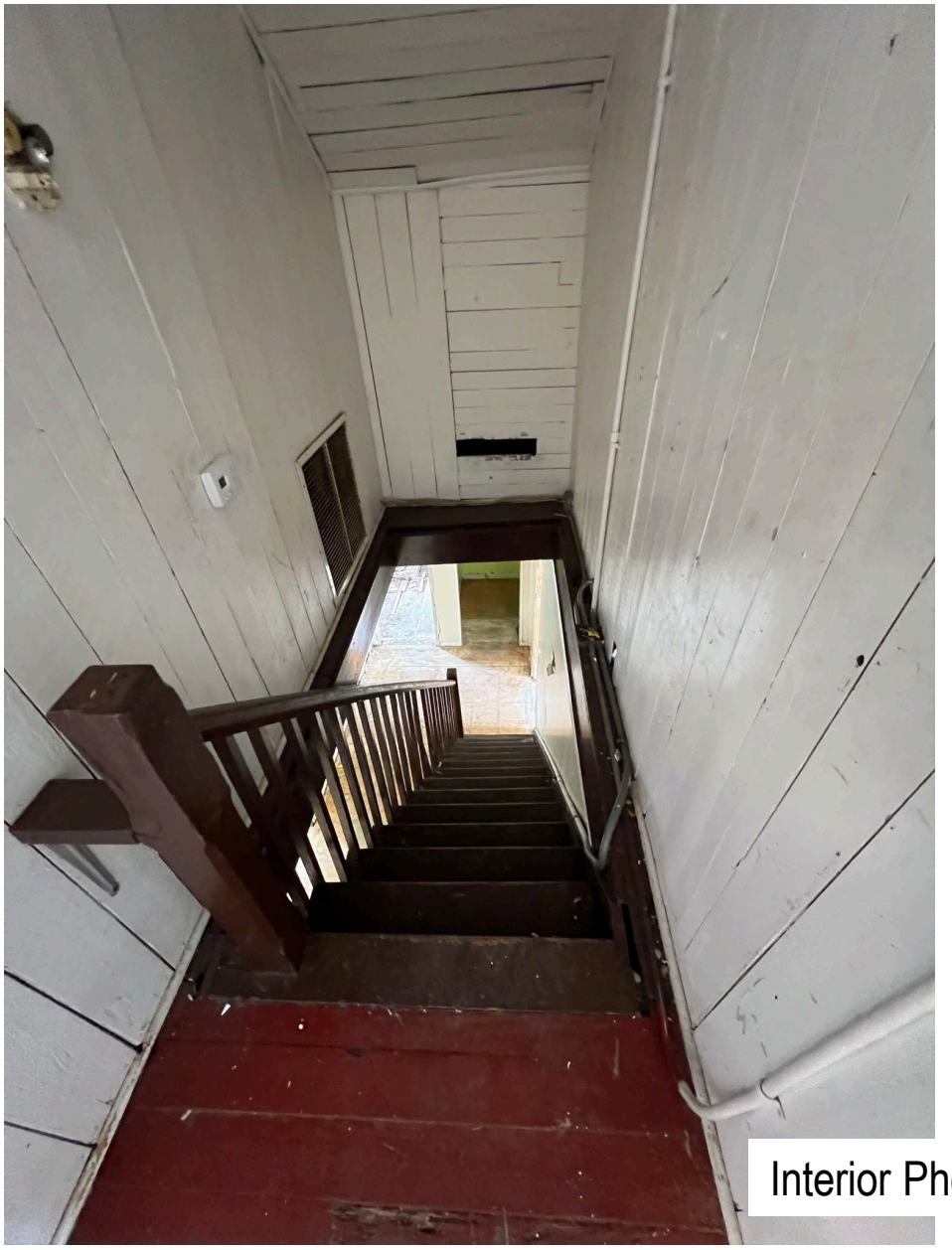
COD APPLICATION





Interior Photographs

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COD APPLICATION

STAFF PHOTOGRAPHS
30 Sanford Street



Context Photographs



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30 Sanford Street

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COD APPLICATION



Context Photographs



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30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION



Context Photographs



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

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1988 1009==

Site Name: 30 Sanford Street 830== Survey Date: 7807 820==

Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 46I 13, pt. 14 868==
(subdivision) (block) (lot)

Methodist SJ3248 868==

Owner of Site: Name: Olson, Ruth Schill;

Address: 30 Sanford Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 469360 3306400 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story porch on front; enclosed on 1st and open on second; one story on E side 942==

Chimney Location: Offset, slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial/Industrial 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistant late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River.(1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

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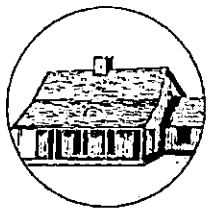
3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.
4. St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



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

Site#8 SJ01988
Field Date 11-20-2020
Form Date 1-1-2020
Recorder # AWS

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) 30 Sanford Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — 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:	30		Sanford	Street	

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 7N — Range 18W — Section 97 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2031400000 — Landgrant _____
Subdivision Name City of St. Augustine — 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: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): _____
Current Use: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature: rear addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Siano Living Trust

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 2.5
Exterior Fabric(s): 1. Wood siding — 2. _____ — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. _____
Roof Material(s): 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

2/2 wood sash, 6/6 wood sash, 2/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical

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

corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

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 SJ01988

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. Brick 2. _____
Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

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

This 1917 Frame Vernacular style building is 2.5 stories with Wood siding exterior and a Gable roof. It appears to be in good condition.

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

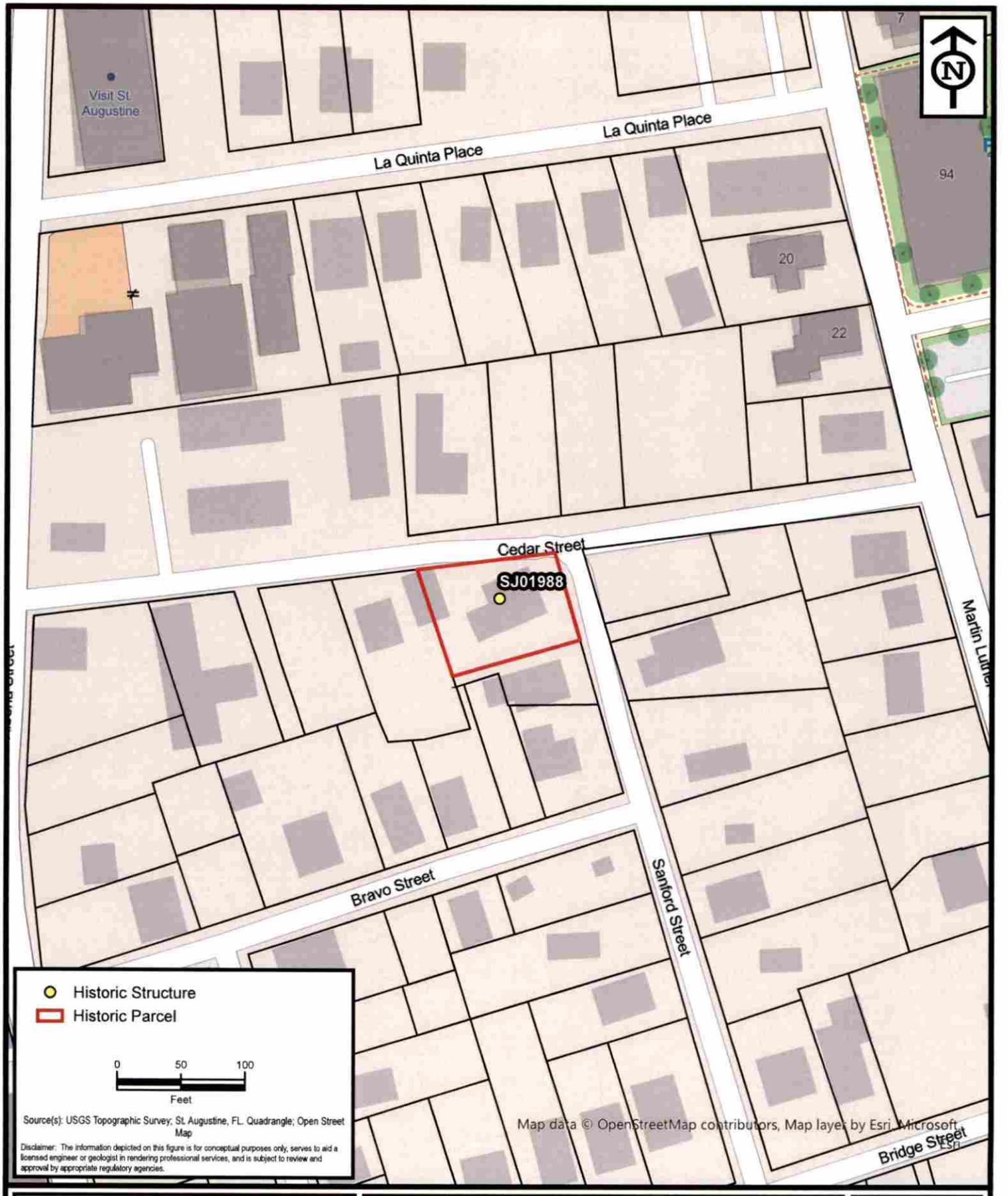
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 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 - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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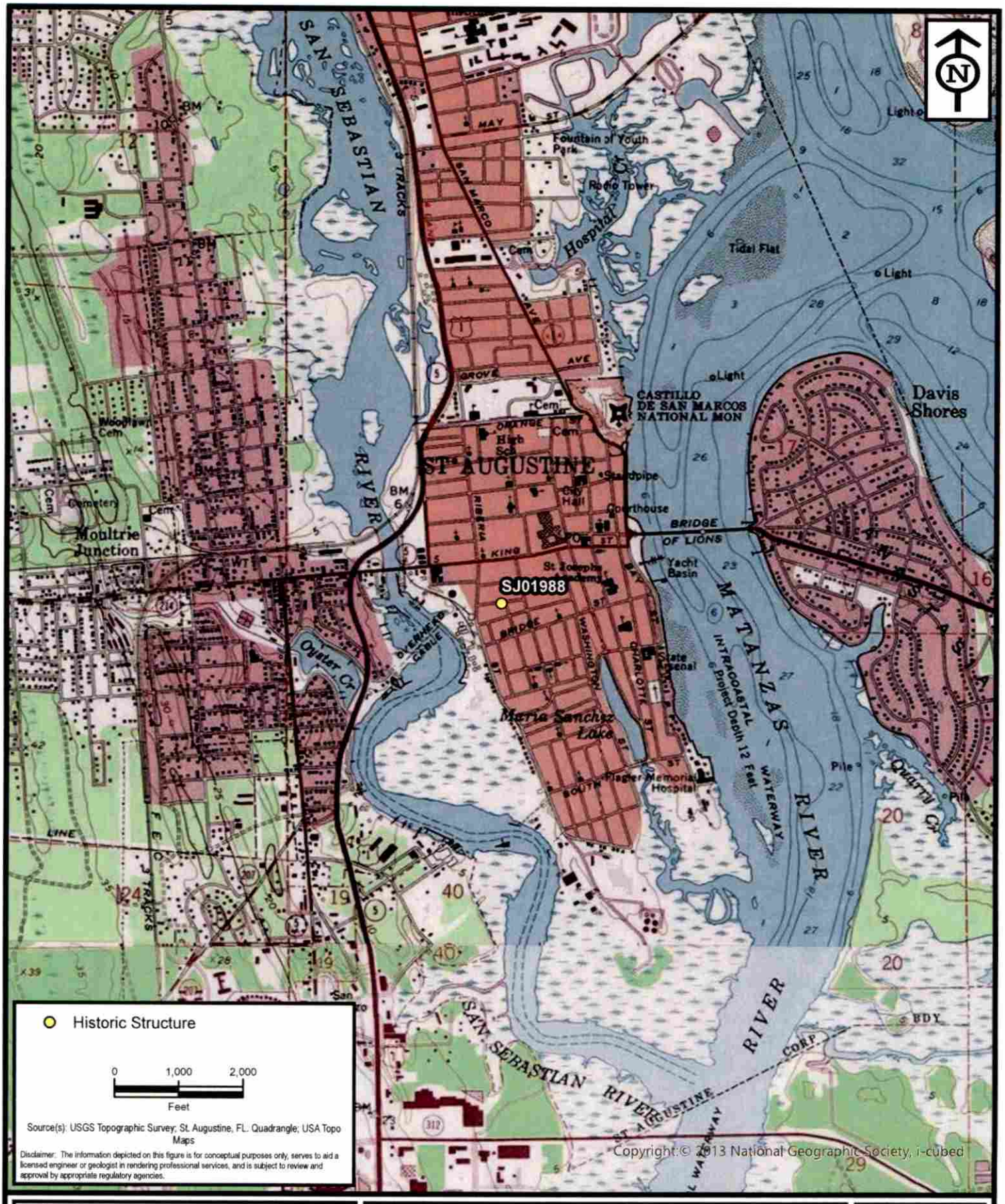

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Project Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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→4A
→5




TOYOTA

Building List

Pomar Street

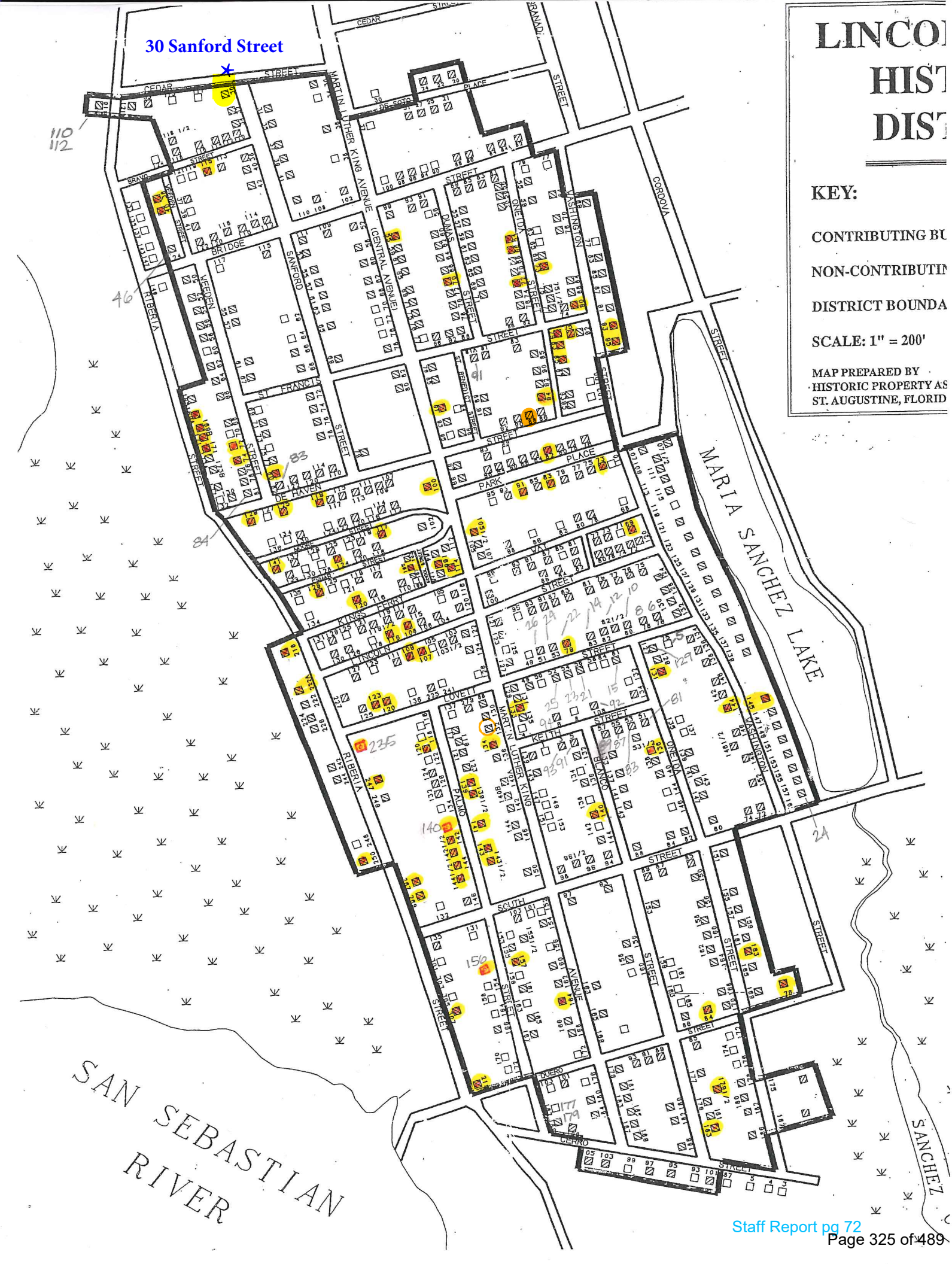
117	1888-1894	Frame Vernacular
118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

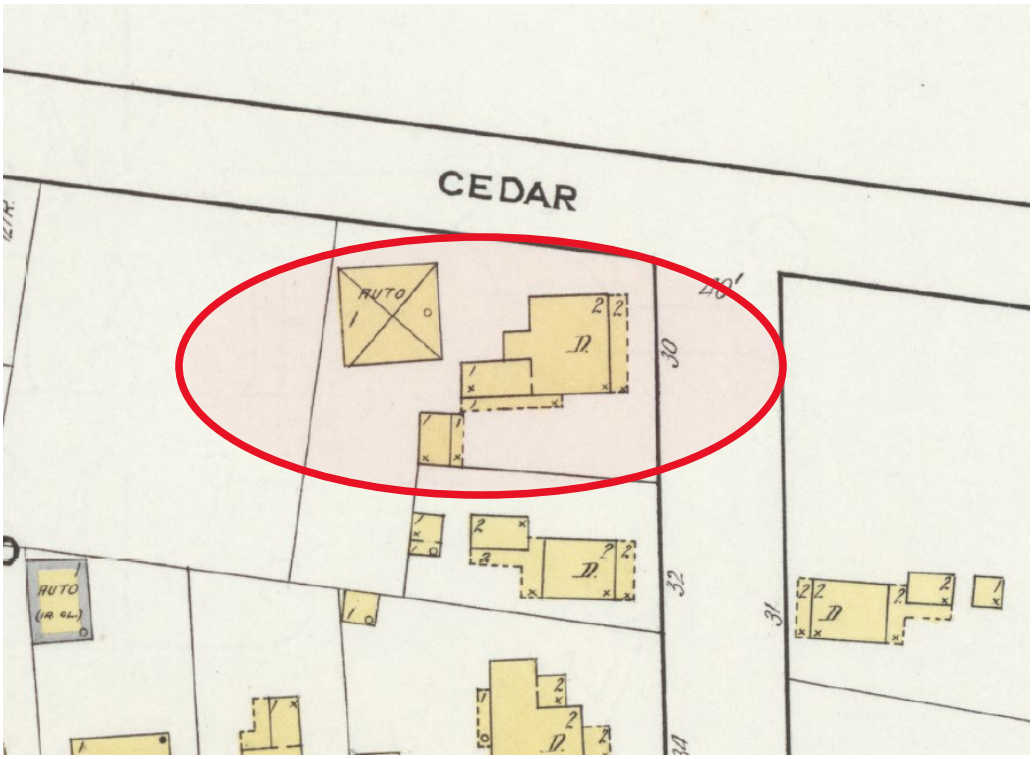
110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

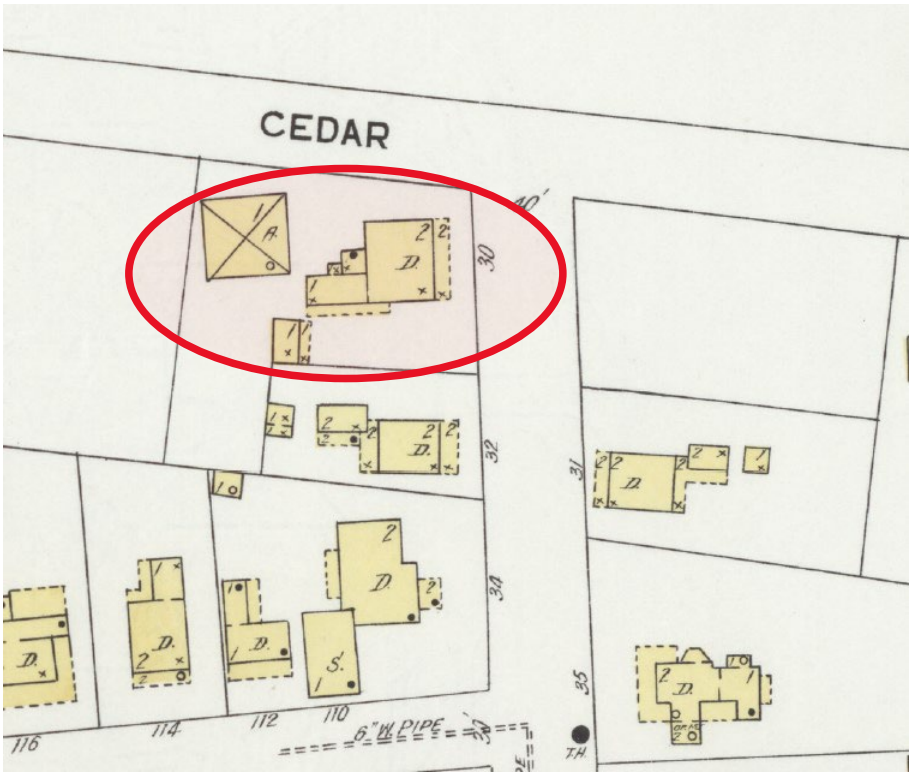
30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular


30 Sanford Street
LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTIN
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
(CENTRAL AVENUE)
BRIDGE
SANFORD
WEEDEN
RIBERIA
ST. FRANCIS
DE HAVEN
PARK PLACE
KINGS FERRY
LINCOLN
LOVETT
KEITH
PALMO
BLANCO
ONEIDA
WASHINGTON
SCUTH
DUERO
CERRO
CORDOVA
SANCHEZ

SANBORN MAPS
30 Sanford Street



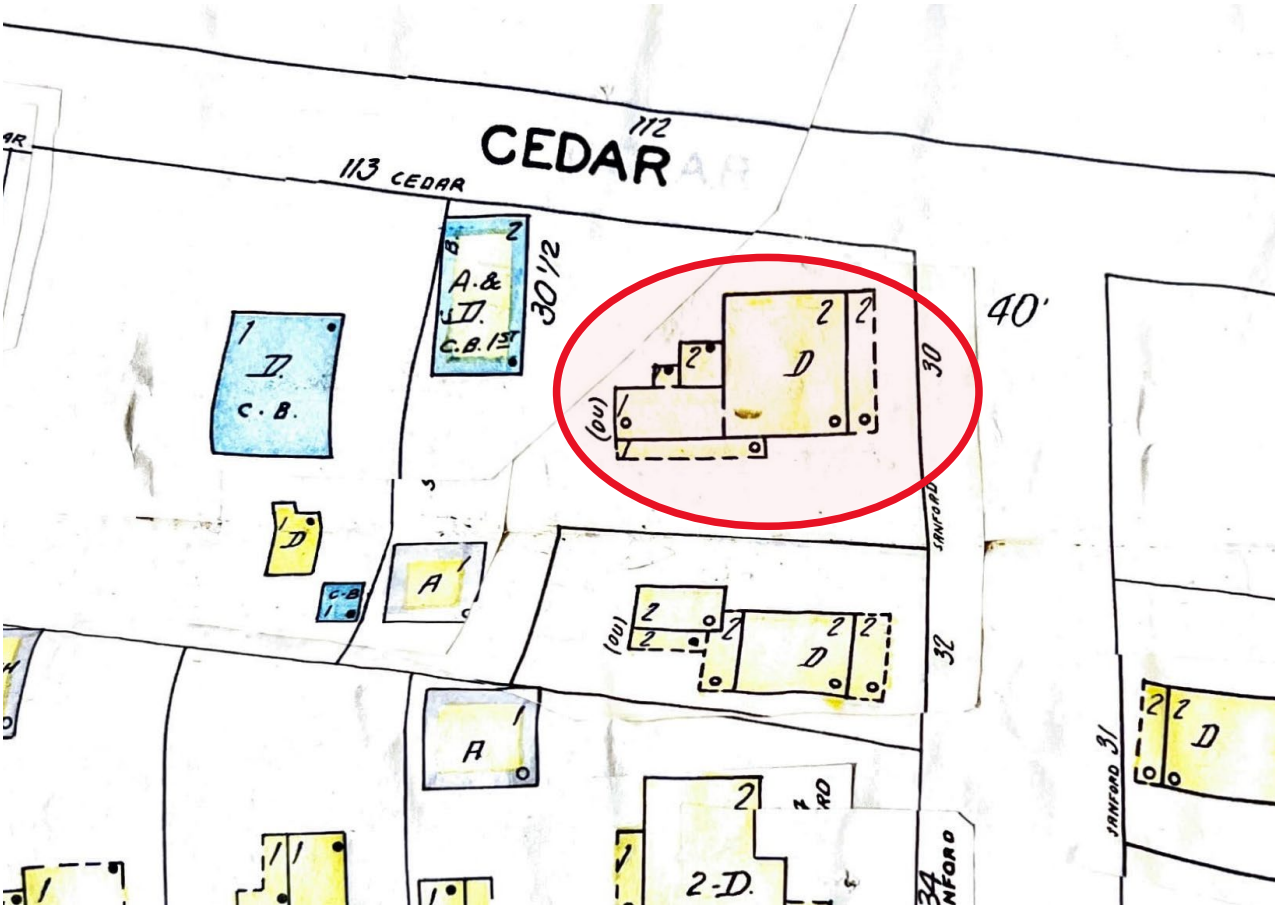
1917



1924

SANBORN MAPS

30 Sanford Street



1930 updated to 1965

30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	[1]Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	[1]Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	[1]Margo J. Celano	New Resident	Not listed

\+ First entry found for this address
(o) Owner
[1] Resident at 30-1/2 Sanford Street

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) Be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

Received May 16, 2023
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2031400000 *Attach legal description of property*

Address of property: Street 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

( ) Individually National Register listed
(x) In a National Register district
( ) Locally designated historic property or landmark*
( ) In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Lincolnville Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine

Mailing Address 75 King Street

City St. Augustine State FL Zip Code 32084

Telephone Number (904) 209-4326

2. Type of request:

(x) Exemption under 196.1997, F.S. (standard exemption)
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Sanford Cedar, LLC

Mailing address 6817 Southport Parkway

City Jacksonville State FL Zip code 32216

Daytime Telephone Number (904) 327-3329

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Received May 16, 2023
Planning & Building Department

Property Identification Number 203140000

Property Address 30 Sanford Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verificationof information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Shankar M Thayer | [signature] | 04/13/2023
Name | Signature | Date

Complete the following if signing for an organization or multiple owners:

Owner | Sanford Cedar, LLC
Title | Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

30 Sanford Street is a Frame Vernacular residence constructed c. 1880 and located on its present site since c. 1917. It rises two-and-a-half stories in height. Its foundation is brick piers, and its structural system is wood, likely balloon frame. It has an ell-shaped ground plan, and a side facing gable roof surfaced with asphalt shingles. Currently, it is used a three-unit apartment building and is in fair condition.

Date of Construction c. 1880 Date(s) of Alteration(s) 1917

Has building been moved? (X)Yes ()No If so, when? 1917

6. Statement of Significance: Located on its present site since c. 1917, 30 Sanford Street is a contributing building in the Lincolnville Historic District. Although the Florida Master Site File indicates 30 Sanford Street was built on the site, local historian David Nolan, who prepared the form, has provided documentation that the building dates to c. 1880 and was moved to its present site between 1910 and 1917. The building was originally built c. 1880 at Treasury and Cordova Street in the Colonial City of St. Augustine. It was originally owned by J.C. Thomas, a close relative of Theodore Thomas (1835-1905), conductor of the New York Philharmonic, Chicago Symphony, and musical director of the 1893 World's Columbian Exposition. In 1889, the St. Augustine Weekly News reported that McGuire and McDonald, Henry Flagler's contractors who built the Ponce de Leon and Alcazar Hotels, relocated the building from Treasury Street to 122 Riberia Street. The building is shown at that location on the 1904 Sanborn Map. Between 1910 and 1917 the building was relocated to its present location at 30 Sanford, one block to the east of the Riberia Street site.

Received May 16, 2023
Planning & Building Department

Property Identification Number 2031400000

Property Address 30 Sanford Street

7. Photographs and maps:
Attach photographs and maps to application.

Received May 16, 2023
Planning & Building Department

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 1

Feature Site Approx. date of feature 1917 Describe existing feature and its condition: 30 Sanford Street is located on a prominent lot at the southwest corner of the intersection of Sanford and Cedar streets. The site is .14 acres. 32 Sanford Street, a separate historic building, is located south of 30 Sanford Street, and a non-historic garage apartment is located at 301/2 Sanford Street beyond the current tax parcel. The site has high archaeological potential and is protected by City of St. Augustine ordinance from unregulated ground disturbing activities. Photo no. 1-1-1-2 Drawing no. Site Plan	Describe work and impact on existing feature: No major site work is anticipated. Site will be assessed by the COSA archaeologist and any ground disturbing will be mitigated by professional excavation and recovery of cultural material.

Feature 2

Feature East Elevation Approx. date of feature 1880, 1917 Describe existing feature and its condition: East façade is most prominent. It faces Sanford Street and features a 3 bay wide, 2-story entrance porch. Porch is incised within building structure and thus is covered by main, side-facing gable roof. Main elevation is symmetrically organized with a centrally placed entrance featuring a historic paneled door, transom and sidelights. Porch is accessed by cast concrete steps,features square wood posts and is enclosed with wood balustrades with turned wood balusters. Second-floor openings feature a similar balustrade and jig-sawn brackets at porch-ceiling juncture. A photograph from 1980 indicates upper story porch was enclosed. It has been restored to its historic open configuration since that time. Windows are double-hung sash with triangular window headers, a detail indicating c. 1880 construction of building. Photo no.2-1-2-4 Drawing no. A4,	Describe work and impact on existing feature: Features on east elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs (see attached foundation proposal). Masonry work will done in accordance with National Park Service Historical Preservation – Technical Procedures. Balustrade on both levels will be repaired. Entrance door and sidelights will be retained with minor repairs and repainted. Wooden posts on both levels are sound and will be repaired in their original location. Wooden features including siding, decorative brackets and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.

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Planning & Building Department

Feature 3

Feature South Elevation Approx. date of feature 1880,1917 Describe existing feature and its condition: South facade features a one-story, four bay wide porch. It has wooden steps with wooden handrails accessing second bay from east. It is enclosed with wooden balustrade. First-floor level of building enclosed by the porch has two paneled entrance doors, an original 2/2 light DHS window and a smaller fixed window which provides light to an interior bathroom. At second floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. In upper ½ story is a single DHS window with 6/6 lights. 6/6 light window is likely original c. 1880. 2/2 light windows are historic and probably were added c. 1900. Façade terminates with cornice returns in gable ends. Photo no.3-1-3-4 Drawing no. A4	Describe work and impact on existing feature: Features on south elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs. Wooden posts are sound and will be repaired in their original location. Porch roof will be repaired and finished with a 40 year architectural shingle. Windows will be repaired, loose paint removed, primed and repainted.

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Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 4

Feature North Elevation Approx. date of feature 1880, 1917 Describe existing feature and its condition: North façade faces Cedar Street. It has regular fenestration with two singularly placed 2/2 light DHS windows at both the first and second floor levels. In the upper ½ story is a single DHS window with 6/6 lights. Façade terminates with cornice returns in gable ends. All windows on the north façade have wooden operable shutters. Photo no.4-1-4-4 Drawing no. A4	Describe work and impact on existing feature: Features on north facade will be retained and selectively repaired. Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.

Feature 5

Feature West Elevation Approx. date of feature 1917/1980) Describe existing feature and its condition: West façade features a one-story wing that wraps around main building. Main bay of wing is unrelieved and has a side facing gable roof. On north side of wing is a one bay extension with a non-historic bay window and a shed roof. At the second-floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. A non-historic two-story wooden stair with a wooden rail system provides access to a second-floor apartment. A small portion of siding at NW corner is in deteriorated condition due to water damage and in need of replacement. Photo no.5-1-5-4 Drawing no. A4	Describe work and impact on existing feature: Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted. Stairs will be retained and repaired. Damaged drop siding at NW corner will be replaced with wooden siding to match existing.

Feature 6

Feature Roof Approx. date of feature 1917, 2018 Describe existing feature and its condition: Main roof is a side facing gable type and is finished with composition shingles. Main roof shingles are only a few years old. Some aged roll roofing is evident on south porch roof. Leaks have caused damage around the fringes of roof but historic roof structure is sound. Photo no. 6-1-6-2 Drawing no. A4	Describe work and impact on existing feature: Existing roof material will be selectively repaired, particularly on south porch roof. New roof surfacing will be 40 year architectural shingle over a ice and water membrane(Peel and stick) with stainless steel fasteners. This roof surfacing will best conform with the anomalies in the existing historic roof while giving good wind load characteristics.

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Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number _ 2031400000

Property Address 30 Sanford Street

Feature 7

Feature Interior, 1st Floor Approx. date of feature 1880, 1980 Describe existing feature and its condition: First floor is divided into two, one-bedroom apartments. There is an entrance foyer which provides access to the apartments. Each apartment has a living room, dining room/kitchen and single bedroom and bathroom. The original flooring remains in the living rooms of both apartments. Walls are a combination of plaster and drywall and ceilings appear to be original plaster. Photo no.7-1-7-7Drawing no. A1	Describe work and impact on existing feature: Non-historic partitions will be removed and the first floor will be restored to a single unit. Floor plan will be retained in present configuration, including kitchen and bathroom locations. Existing non-historic kitchen and bathroom fixtures will be removed. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 8

Feature Interior, 2nd Floor Approx. date of feature 1880, 1960 Describe existing feature and its condition: Upper floor and half floor is a second apartment. Apartment is accessed by a stair from the rear (west) side of the property. Apartment has combination of floor finishes, including natural and painted wood and plywood. Ceiling and wall finishes are plaster. Apartment is currently in poor condition and not suitable for occupancy. All kitchen and bathroom fixtures have been removed and sub-flooring is exposed. Photo no.8-1-8-11Drawing no. A2-3	Describe work and impact on existing feature: Floor plan will be retained in present configuration, including kitchen and bathroom location. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 9

Feature _____ Approx. date of feature_____ Describe existing feature and its condition: Photo no. Drawing no._	Describe work and impact on existing feature:

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Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Apartments
2. **Proposed use(s) after improvement:** Apartments

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ( ) acres ( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when? _____

7. Are there regular hours? ( )Yes ( )No If so, what are they? _____

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

Received May 16, 2023
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For 30 Sanford Street

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Stephen Porter is/are hereby authorized TO ACT ON BEHALF OF THAYVER HOLDINGS LLC the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

BY: [signature]
Signature of Owner

Shankar M Thayver
Print Name of Owner

904-327-3329
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 26th day of May, 2023

By Shankar M Thayver

Identification verified:

Oath sworn: ✓ Yes____ No

Notary Signature: Christine Micieli

My Commission expires: 12.3.2026

CHRISTINE MICIELI
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-3-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 311221

Rev:120219 jw

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RECEIVED
MAY 16 2023
Planning/Building Dept.

May 10, 2023

Julie Courtney
Historic Preservation Officer
Planning and Building Department
City of St. Augustine

Re: Ad Valorem Exemption Application
30 Sanford Street, 8SJ1988
Lincolnville Historic District
St. Augustine, Florida

Dear Julie,

Enclosed is an Ad Valorem Application for 30 Sanford Street, Lincolnville Historic District, St. Augustine, Florida.

Thank you for your attention to this matter and feel free to contact me if I can in any way assist with your review.

Paul L. Weaver

Paul Weaver, President
Historic Property Associates, Inc.

Xc: Shawn Thayver, owner

Received May 16, 2023
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ATTACHMENTS:

Signed copy of Ad Valorem Application
Rehabilitation plans for the property.
Photographs of proposed work areas
Floor plans with photo location key
Supplemental documentation supporting the application

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30 SANFORD STREET

1. **Site, Sanford Street, facing south**

2 **Photo 1-1**



1. **Site, Corner, Sanford/Cedar Street, facing west**

2 **Photo 1-2**



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30 SANFORD STREET

1. **Site, Sanford Street, facing south**

2 **Photo 1-3**



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30 SANFORD STREET

1. **Main (east) facade, facing west from Sanford Street**

2 **Photo 2-1**



1. **Main (east) façade, transom, sidelights, facing west**

2 **Photo 2-2**



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30 SANFORD STREET

1. Main (east) facade, shutters/siding, facing west from Sanford Street

2 Photo 2-3



1. Main (east) façade, concrete block, foundation, facing west

2 Photo 2-4



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30 SANFORD STREET

1. **Main (east) façade/south facade, facing northwest from Sanford Street**
2. **Photo 3-1**



1. South facade, facing north

2 Photo 3-2



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30 SANFORD STREET

1. South facade, facing north, incised porch

2 Photo 3-3



1. South facade, facing north, historic windows

2 Photo 3-4



Received 05/16/2023
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30 SANFORD STREET

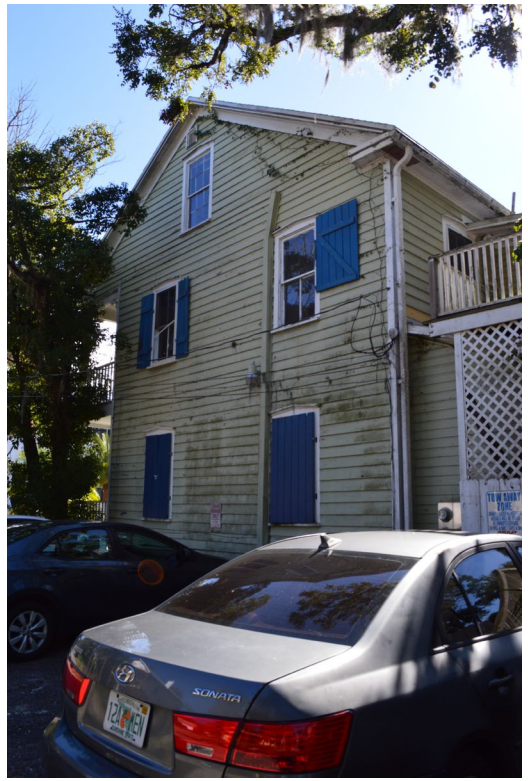
1. West facade, facing east

2 Photo 4-1



1. North facade, facing south

2 Photo 4-2



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30 SANFORD STREET

1. West facade, facing east

2 Photo 5-1



1. North facade, facing south

2 Photo 5-2



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30 SANFORD STREET

1. West facade, rear porch, facing south

2 Photo 5-3



1. West facade, rear porch, facing west

2 Photo 5-4



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30 SANFORD STREET

1. West facade, roof, facing south

2 Photo 6-1



1. West facade, roof, facing south

2 Photo 6-2



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30 SANFORD STREET

1. **Interior, first floor, living room, facing east**

2 **Photo 7-1**



1. **Interior, first floor, living room, oak floor, facing north**

2 **Photo 7-2**



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30 SANFORD STREET

1. Interior, first floor, dining room/kitchen facing east

2 Photo 7-3



1. Interior, first floor, dining room/kitchen, facing west

2 Photo 7-4



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30 SANFORD STREET

1. Interior, first floor, dining room/kitchen facing east

2 Photo 7-3



1. Interior, first floor, bedroom, facing west

2 Photo 7-5



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30 SANFORD STREET

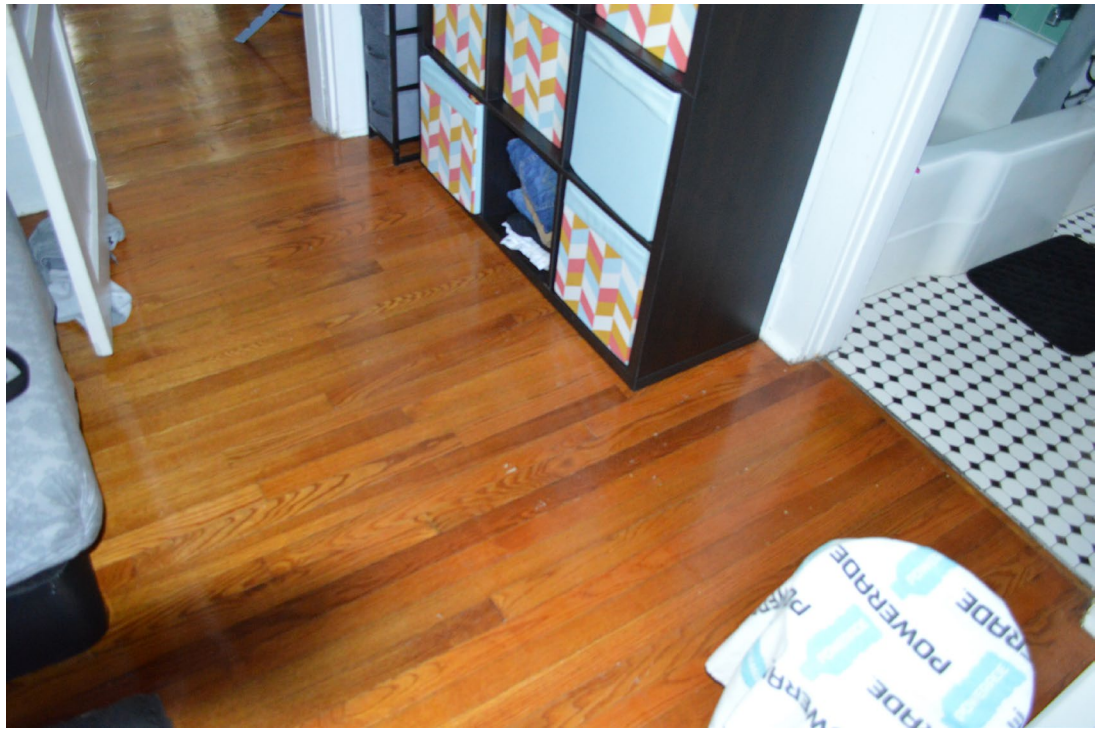
1. Interior, first floor, living room, facing east

2 Photo 7-6



1. Interior, first floor, living room, oak floor, facing north

2 Photo 7-7



Received 05/16/2023
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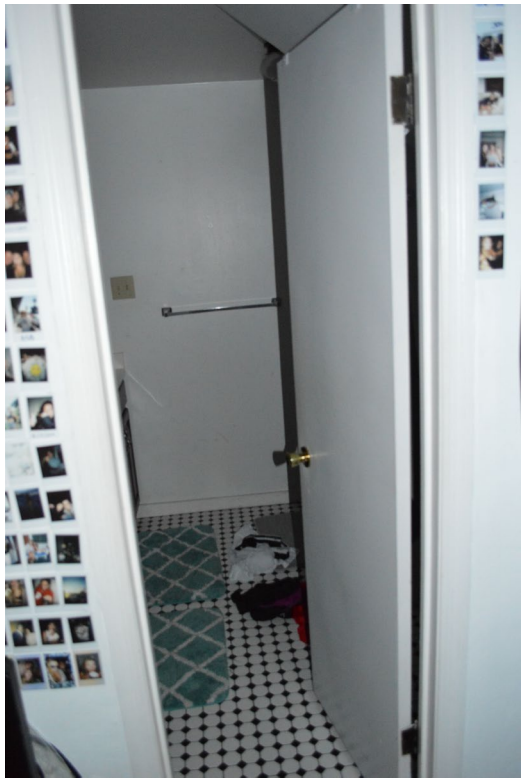
30 SANFORD STREET

1. Interior, first floor, bathroom, facing south

2 Photo 7-8



1. Interior, 2nd floor, rear apt. stairs, facing east

2 Photo 8-1



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30 SANFORD STREET

1. Interior, 2nd floor, rear apt. stairhall, facing west

2 Photo 8-2



1. Interior, 2nd floor, rear apt. , facing west

2 Photo 8-3



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30 SANFORD STREET

1. Interior, 2nd floor, rear apt. , facing south

2 Photo 8-4



1. Interior, 2nd floor, rear apt. , facing west

2 Photo 8-5



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30 SANFORD STREET

1. Interior, 3rd floor, rear apt. , facing north

2 Photo 8-6



1. Interior, 3rd floor, rear apt. , facing south

2 Photo 8-7



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30 SANFORD STREET

1. Interior, 3rd floor, rear apt. , facing south

2 Photo 8-8



1. Interior, 3rd floor, rear apt. stairs, facing west

2 Photo 8-9



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30 SANFORD STREET

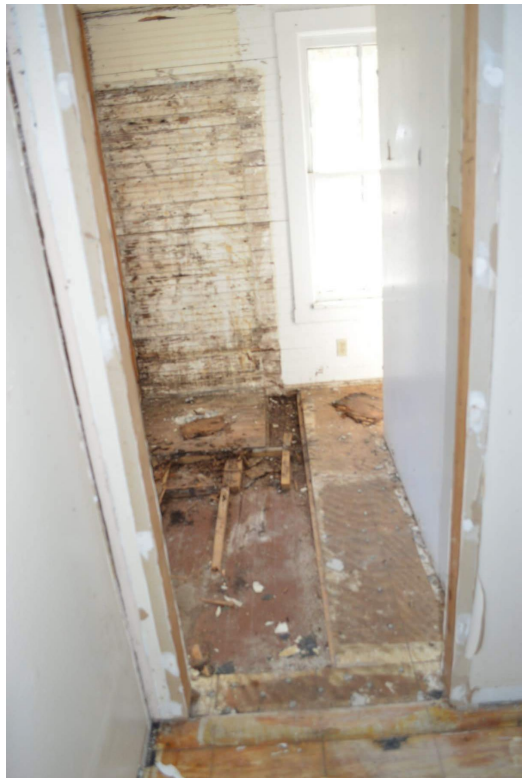
1. Interior, 3rd floor, rear apt. , kitchen, facing south

2 Photo 8-10



1. Interior, 3rd floor, rear apt., bathroom, facing south

2 Photo 8-11



30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

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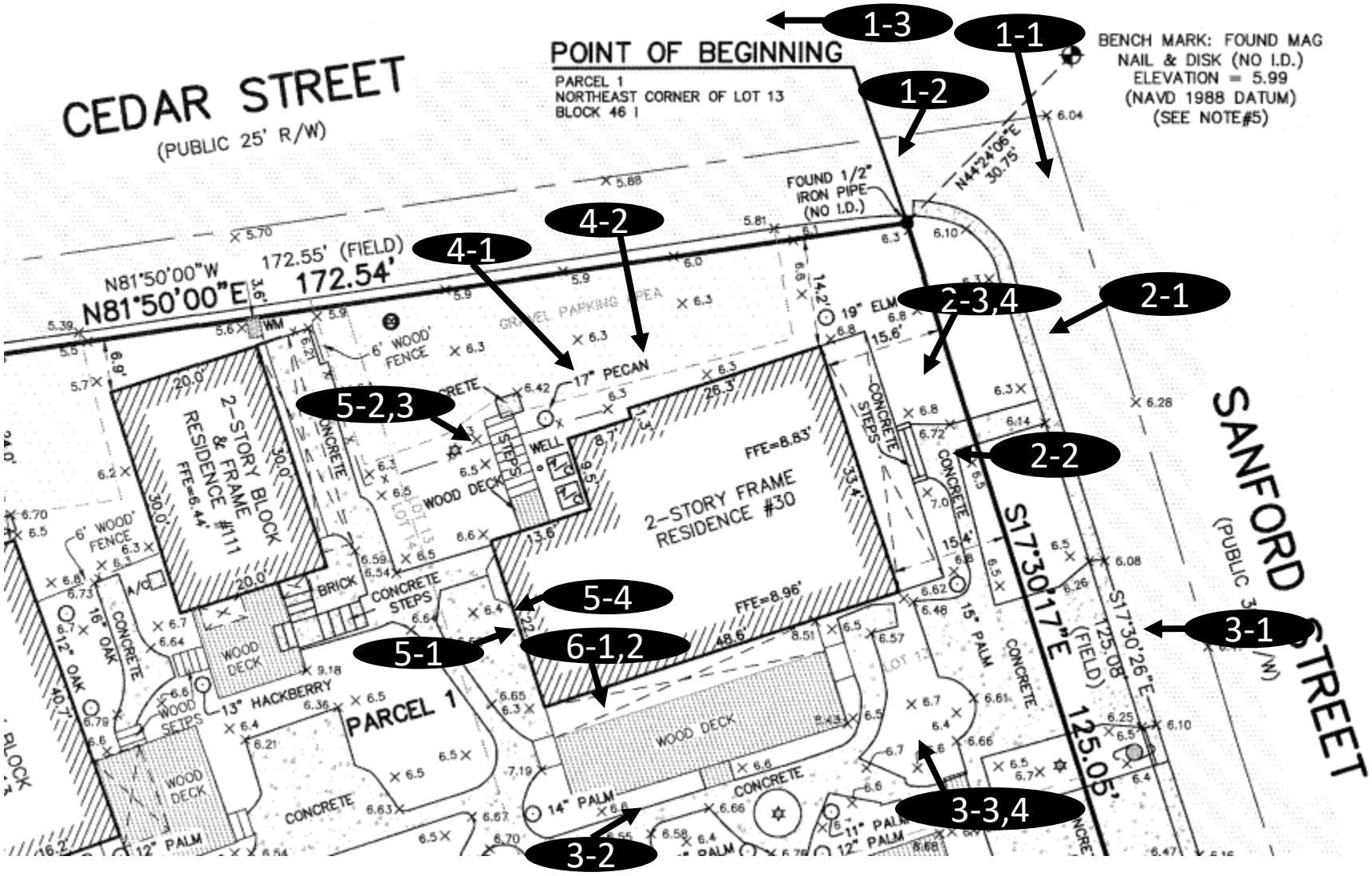

Application pg 32

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
FIRST FLOOR INTERIOR

Main Floor Finished Area 1452.49 sq ft



0 4 8 ft

PREPARED: 2022/12/10

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 33

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
SECOND FLOOR INTERIOR

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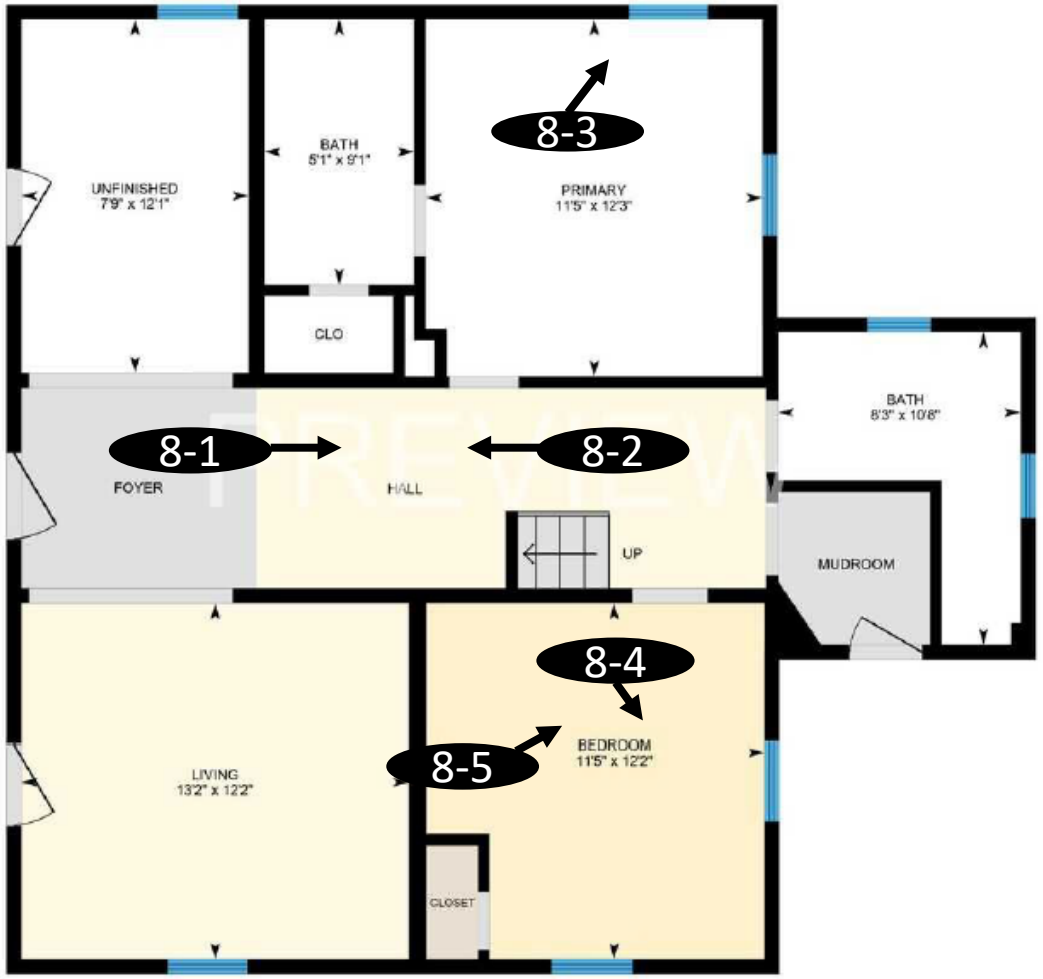
2nd Floor Finished Area 568.72 sq ft
Unfinished Area 398.93 sq ft



0 3 6 ft

PREPARED: 2022/12/10

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 34

Received 05/16/2023
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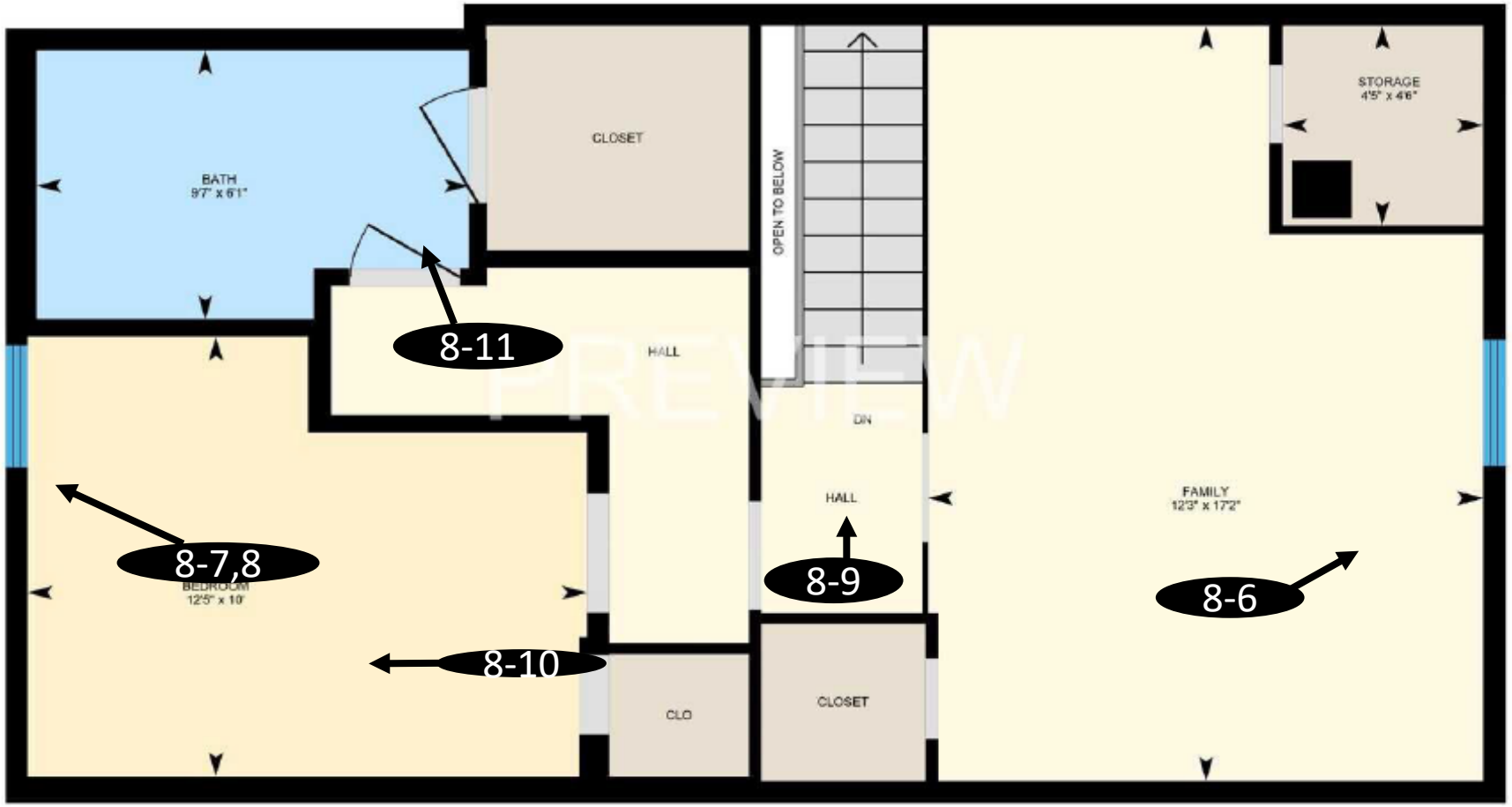
3rd Floor Finished Area 587.67 sq ft



0 2 4 ft

PREPARED: 2022/12/10

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

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30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

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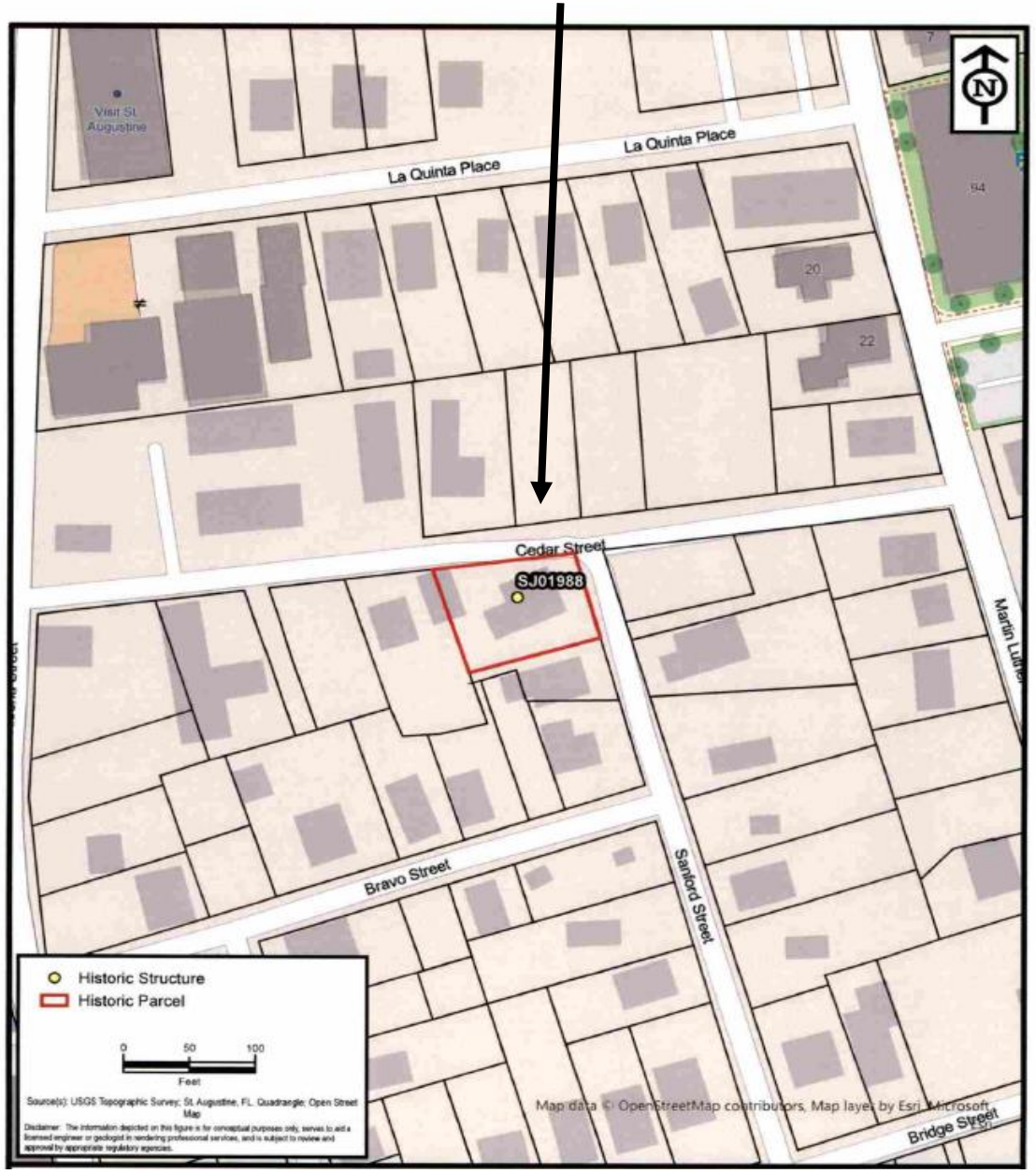

30 SANFORD STREET/SITE PLAN
LINCOLNVILLE HISTORIC DISTRICT

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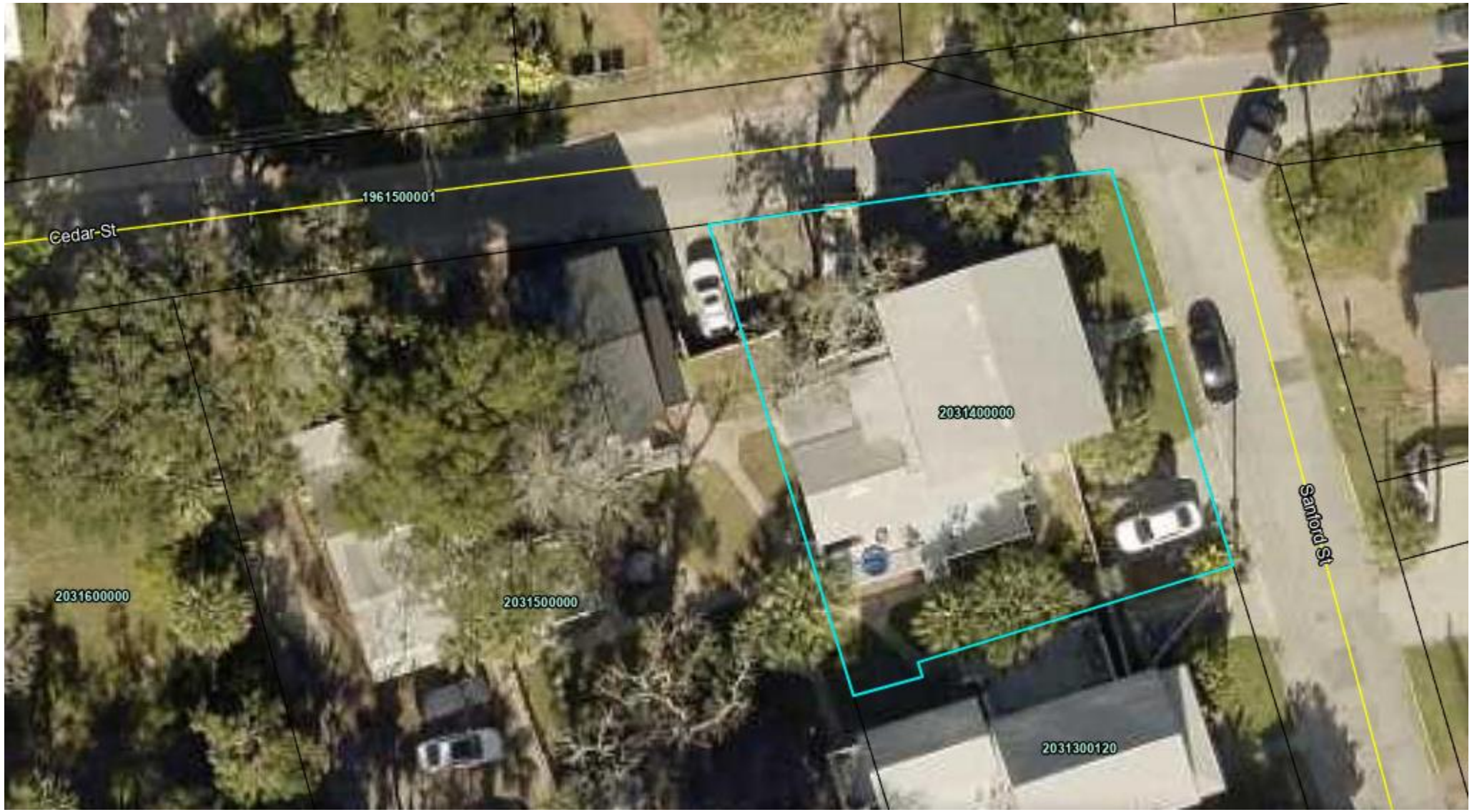

Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5386/1667 *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	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	Thayver Holdings LLC Etal 100% Ranghukumar Rengarajan 100%
Mailing Address	137 BEAR BEN RD PONTE VEDRA BEACH, FL 32082-0000

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MAP SHOWING SURVEY OF

DESCRIPTION AS FURNISHED

PARCEL 1

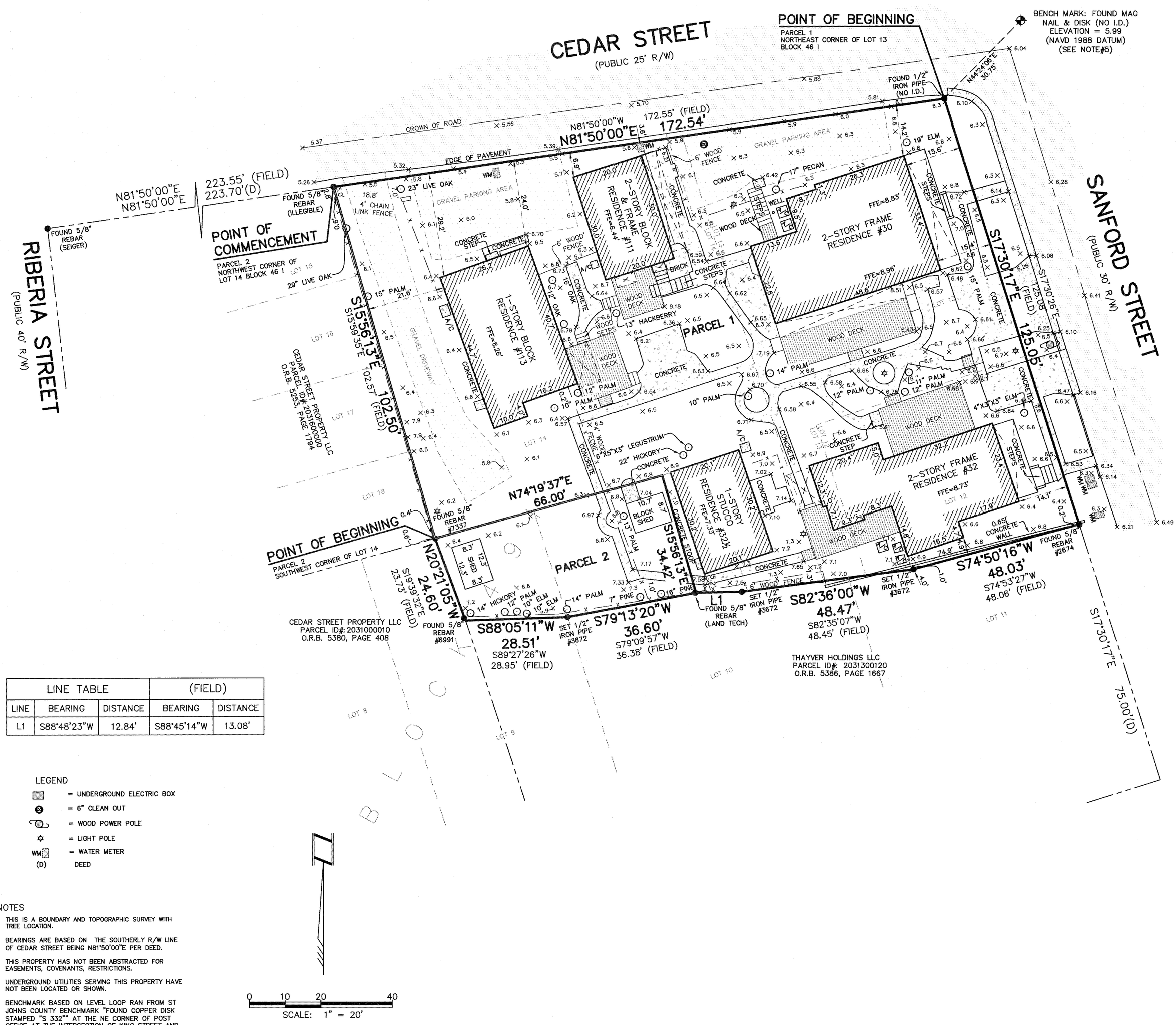
A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEG 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET: THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.



LINE TABLE			(FIELD)	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S88°48'23"W	12.84'	S88°45'14"W	13.08'

LEGEND

- = UNDERGROUND ELECTRIC BOX
- = 6" CLEAN OUT
- = WOOD POWER POLE
- = LIGHT POLE
- WM = WATER METER
- (D) DEED

NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF CEDAR STREET BEING N81°50'00"E PER DEED.
3. THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
4. UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
5. BENCHMARK BASED ON LEVEL LOOP RAN FROM ST JOHNS COUNTY BENCHMARK "FOUND COPPER DISK STAMPED "S 332"" AT THE NE CORNER OF POST OFFICE AT THE INTERSECTION OF KING STREET AND CENTRAL AVENUE, ELEVATION = 6.96' (NAVD 88) TO THE SITE BENCHMARK AS SHOWN HERON.
6. THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0314J, REVISED DECEMBER 12, 2018 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY:	FILE: 2022-280	DRAWN BY: JAH	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550	DATE: 04-11-2022	SHEET 1 OF 1

L:\D\Shared\JEREMY\2022\2022-280 11330 CEDAR-SANFORD STREET\2022-280 11330 CEDAR-SANFORD STREET.dwg

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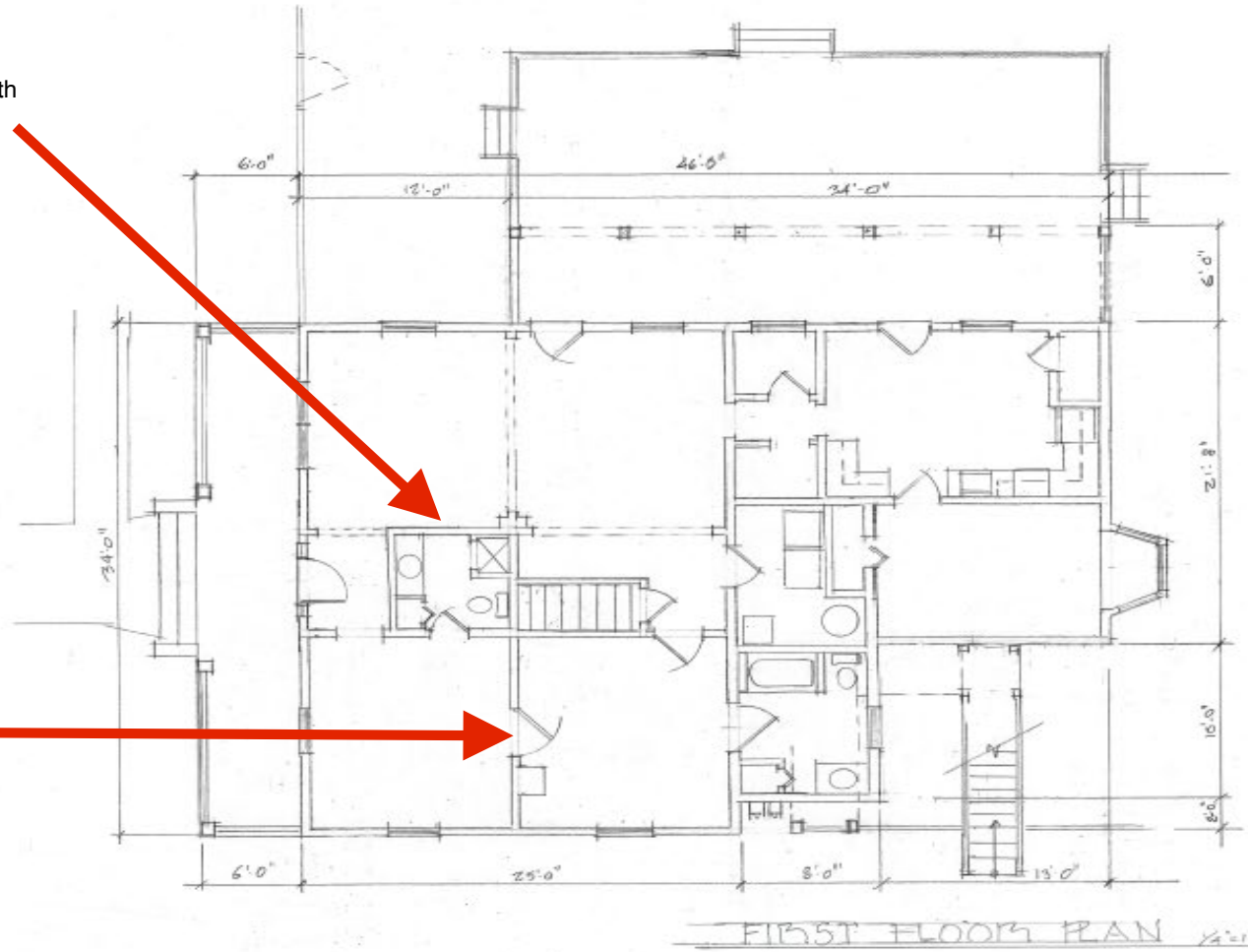
New door for common bath access

Wall closed for privacy



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

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

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date 2-20-23
Scale AS NOTED
Drawn
File

SHEET
A1

Application pg 41

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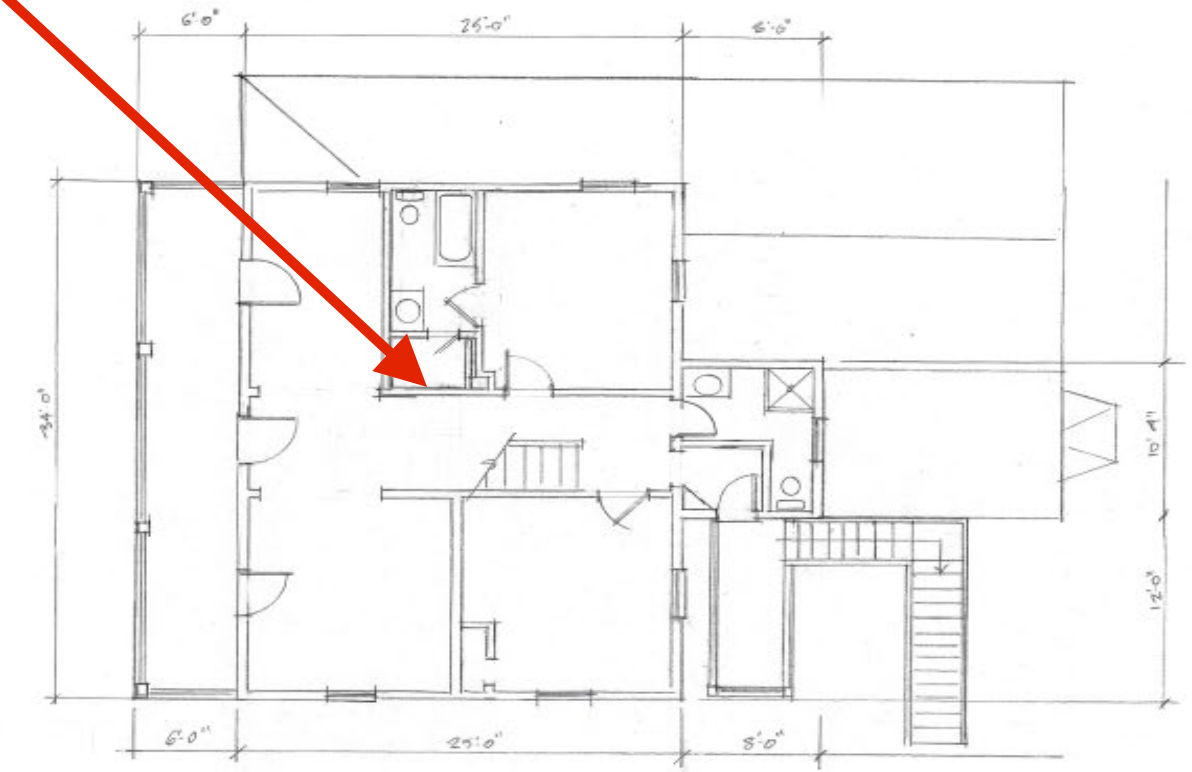
Planning and Building Department

New door for common bath access



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

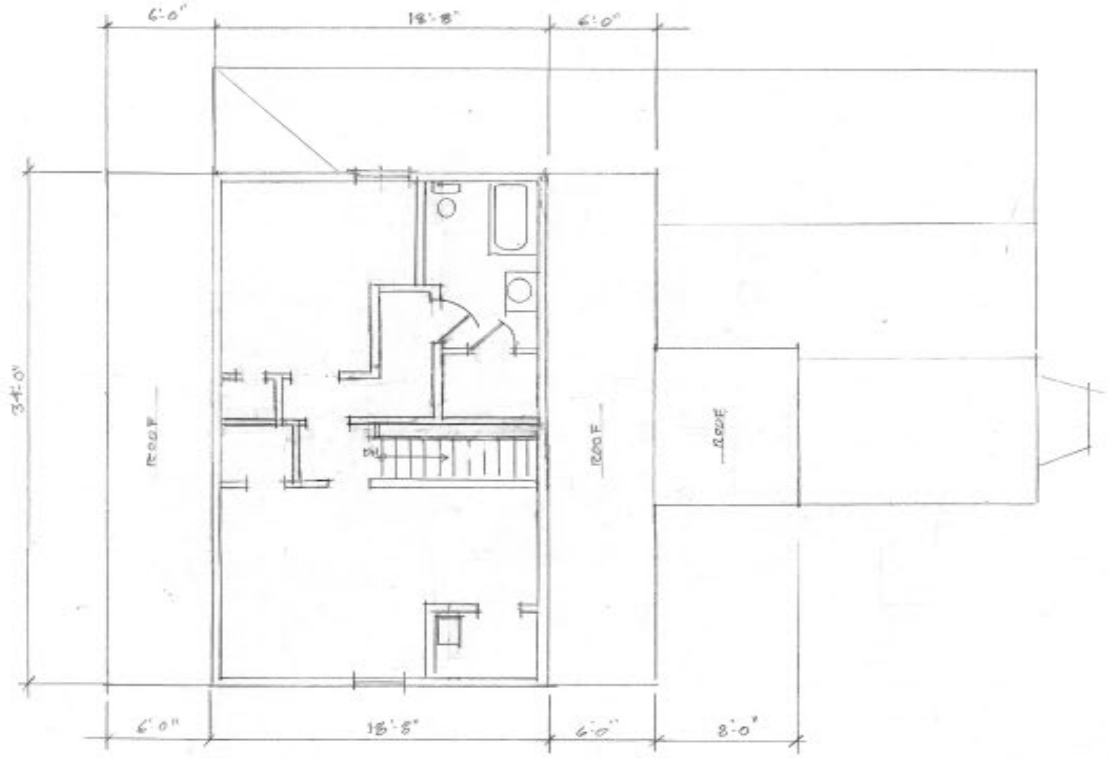
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 8-30-23
Scale: AS NOTED
Drawn: LT
File:

SHEET
A2

Received 05/16/2023
Planning and Building Department



THIRD FLOOR PLAN 1/4"=1'-0"

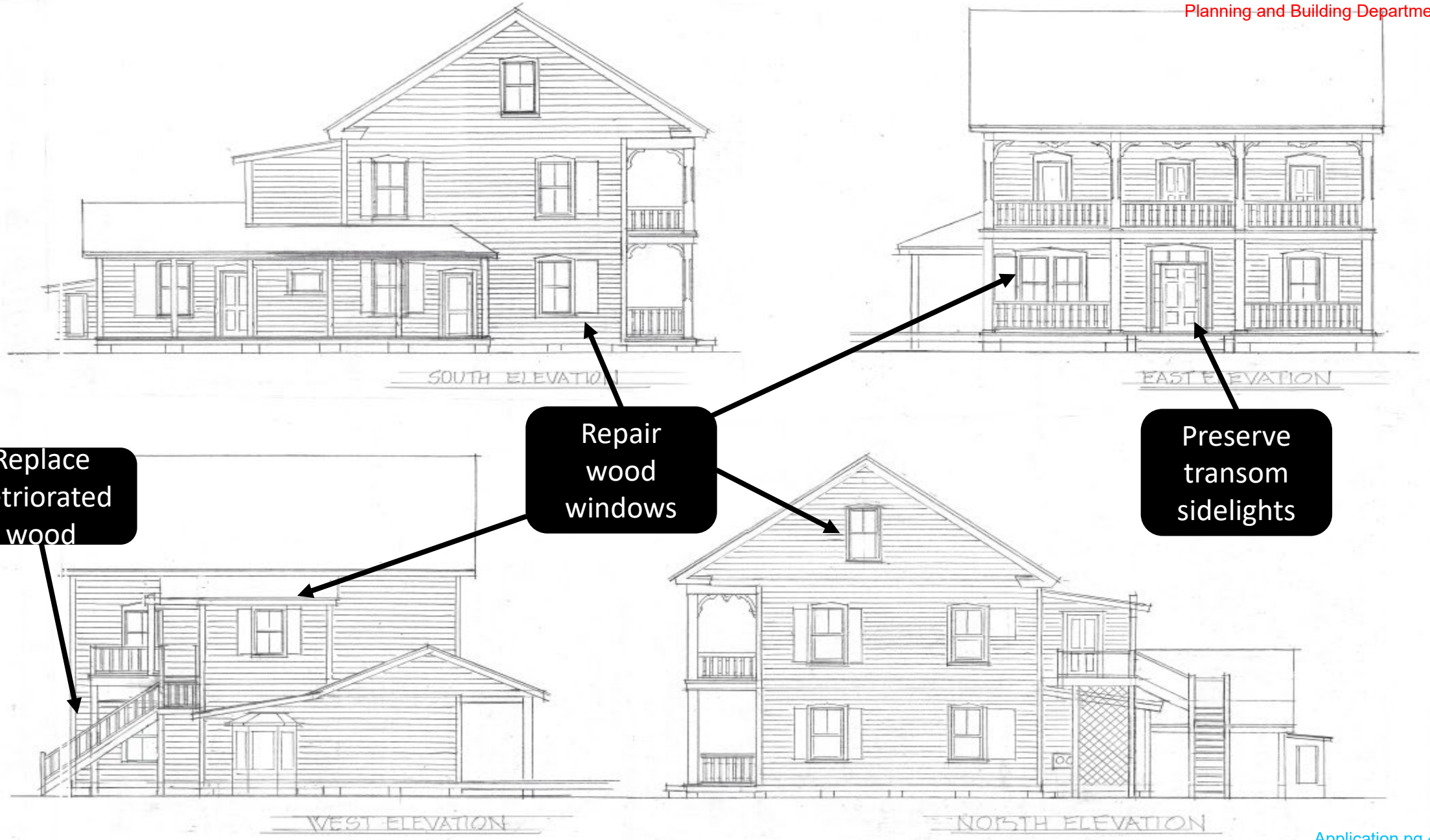
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 8-20-23
Scale: AS NOTED
Drawn:
File:

SHEET
A3

Received 05/16/2023
Planning and Building Department



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

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-25
Order: AS NOTED
Drawn:
File:

SHEET
A4

Application pg 44

Meredith H. Randolph

From: Candice Seymour
Sent: Tuesday, May 30, 2023 10:36 AM
To: Paul Weaver
Cc: sthayver@thayvergroup.com; Meredith H. Randolph
Subject: FW: 30 Sanford Street Siding Photo
Attachments: IMG_9682.jpg

I received both this e-mail and the authorization form.

Thank you, Paul! Hope you had a nice weekend!

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: Paul Weaver <hpa007@aol.com>
Sent: Tuesday, May 30, 2023 9:52 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: sthayver@thayvergroup.com
Subject: Fwd: 30 Sanford Street Siding Photo

Candice:

Attached is a photo of the wood repair that was done at the NW corner of 30 Sanford Street. You can see it matches the existing siding material in type and dimension prior to priming and painting.

Let me know if you have any questions.

Paul

-



Instr #2022112398 BK: 5679 PG: 935, Filed & Recorded: 12/14/2022 10:51 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70
Received May 16, 2023
Planning & Building Department

Prepared by & Return to:
Jay B. Watson, Esq.
4655 Salisbury Road, Ste 200
Jacksonville, Florida 32256
File Number: 2022-05
Property Appraiser's Parcel I.D. (folio) Number(s):
203140-0000/203130-0120/203150-0000
Documentary Stamp have been paid in amount of $.70

Quit Claim Deed

Made this 7th day of December, 2022, by **Thayver Holdings LLC, a Florida limited liability company and Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, a married man, conveying non-homestead property;** whose mailing address is 137 Bear Pen Road, Ponte Vedra Beach, Florida 32082; hereinafter referred to as "Grantor"; to **Sanford Cedar LLC, a Florida limited liability company,** whose mailing address is 6817 Southpoint Pkwy, Unit 2304, Jacksonville, Florida 32216; hereinafter referred to as "Grantee";

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

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **St. Johns** County, Florida, viz:

A part of lots 12, 13 and 14 of Block 46 I, of the City of St. Augustine, as shown on the Official Map, City of St. Augustine, dated June 22, 1923 of the Public Records of St. Johns County, Florida, being more particularly described as follows: Begin at an iron pipe found at the northeast corner of said block and the intersection of the south Right-of-Way line of Cedar Street and the West Right-of-Way line of Sanford Street and run Thence South 17 degrees 30 minutes 17 seconds East along the West Right-of-Way line of Sanford Street, 125.05 Feet to an Iron Pipe found at the Southeast corner of said Lot 12; Thence South 74 degrees 50 minutes 16 seconds West along the South boundary of said Lot 12, a distance of 48.03 feet to an Iron Pipe; Thence South 82 degrees 36 minutes 00 Seconds West 48.47 feet to a Re-Bar and Cap; Thence South 88 degrees 48 minutes 23 seconds West, 12.84 feet to a Re-Bar and Cap; Thence North 15 degrees 56 minutes 13 seconds West, 34.42 feet to a Re-Bar and Cap on the South Boundary of said Lot 14; Thence South 74 degrees 19 minutes 37 seconds West, along said South Boundary, 66.00 feet to a Re-Bar and Cap at the Southwest corner of said Lot 14; Thence North 15 degrees 56 minutes 13 seconds West, along the West boundary of said Lot 14, a distance of 102.50 feet to a Re-Bar and Cap at the Northwest corner of said Lot 14 and the South Right-of-Way line of Cedar Street; Thence North 81 degrees 50 minutes 00 seconds East along the South boundary of Cedar Street 172.54 feet to the POINT OF BEGINNING.

A parcel of land being a port of Lot 9 and Lot 10, Block 46 I, City of St. Augustine, St. Johns County, Florida and being more fully described as follows:

For a point of reference commence at the Northwest corner of Lot 14, Block I, said City of St. Augustine, said point also being on the Southerly Right of Way line of Cedar Street; Thence South 15 degrees 56 minutes 13 seconds East departing the Southerly Right of Way Line of said Lot 14, Block 46 I, a distance of 102.50 feet to the Southwest corner of said Lot 14, Block 46 I and the North line of Lot 9, Block 46 I, said City of St. Augustine; Thence North 74 degrees 19 minutes 37 seconds East along the South line of said Lot 14, and the North line of said Lot 9 and the North line of lot 10, Block 46 I, said City of St. Augustine, a distance of 66 feet to a point on the Westerly line of Lot 12, Block 46 I, said City of St. Augustine, Thence South 15 degrees 56 minutes 13 seconds East departing the South line of said lot 14 and the North line of said Lot 10, and along the Westerly line of said Lot 12, a distance of 34.42 feet; Thence South 79 degrees 13 minutes 20 seconds West departing the Westerly line of said Lot 12, a distance of 36.60 feet; Thence South 88 degrees 05 minutes 11 seconds West a distance of 28.51 feet; Thence North 20 degrees 21 minutes 05 seconds West a distance of 24.60 feet to the POINT OF BEGINNING.

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.

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) nor any members of the household of Grantor(s) reside thereon.

Received May 16, 2023
Planning & Building Department

Preparer has not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ATTORNEY'S OPINION OF TITLE

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

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Thayver Holdings LLC, a Florida Limited Liability Company

Witness #1

By: _____
Sankar Thayver, Manager

Witness #2: Jaime Stokes

By: _____
Sudha B. Thayver, Manager

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by **Sankar Thayver and Sudha B. Thayver, Managers of Thayver Holdings LLC, a Florida limited liability company,** who appeared before me in their physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL) CHRISTINE MICIELI NOTARY PUBLIC MY COMMISSION EXPIRES 12-3-2026 STATE OF FLORIDA COMMISSION NUMBER HH 311221

Notary Public

[TWO DIFFERENT NON-RELATED WITNESSES MUST SIGN AND PRINT NAMES BELOW]

SIGN: _____
Witness #1 PRINT: KARTHIKEYAN KIRUBAKARAN
3025 WOODS WAY, SAN JOSE, CA

Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar

SIGN: _____
Witness #2 PRINT: Matt Dullaghan
267 E Hamilton Ave Ste A
Campbell CA 95008

State of California
County of Santa Clara

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by **Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar,** who appeared before me in his physical presence, and, who produced a Driver's Licenses as identification.

MATT DULLAGHAN
Notary Public - California
Santa Clara County
Commission # 2279366
My Comm. Expires Apr 2, 2023
(NOTARY SEAL)

Notary Public

Received May 16, 2023
Planning & Building Department

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935 *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	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Sanford Cedar LLC 100%
Mailing Address	6817 SOUTHPOINT PKWY UNIT 2304 JACKSONVILLE, FL 32216-0000

Map



Received May 16, 2023
Planning & Building Department

Valuation Information

	2023
Building Value	$429,253
Extra Features Value	$0
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$681,253**
Total Deferred	$0
Assessed Value	**$681,253**
Total Exemptions	$0
Taxable Value	**$681,253**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$361,977	$0	$234,360	$0	$0	$596,337	$596,337	$0	$596,337
2021	$262,546	$0	$181,350	$0	$0	$443,896	$443,896	$0	$443,896
2020	$271,108	$0	$163,912	$0	$0	$435,020	$435,020	$0	$435,020
2019	$271,684	$0	$151,706	$0	$0	$423,390	$423,390	$0	$423,390
2018	$277,261	$0	$132,525	$0	$0	$409,786	$409,786	$0	$409,786
2017	$286,183	$592	$132,525	$0	$0	$419,300	$384,417	$34,883	$384,417
2016	$290,440	$592	$120,319	$0	$0	$411,351	$349,470	$61,881	$349,470
2015	$269,054	$592	$92,419	$0	$0	$362,065	$317,700	$44,365	$317,700
2014	$204,526	$592	$83,700	$0	$0	$288,818	$288,818	$0	$288,818
2013	$180,024	$592	$64,868	$0	$0	$245,484	$245,484	$0	$245,484
2012	$182,794	$592	$56,498	$0	$0	$239,884	$239,884	$0	$239,884
2011	$146,862	$592	$62,775	$0	$0	$210,229	$210,229	$0	$210,229
2010	$152,326	$592	$69,750	$0	$0	$222,668	$222,668	$0	$222,668

Building Information

Building 1
Year Built 1900
Actual Area 3711
Conditioned Area 2570
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

Description	Square Footage
BASE AREA	1368
FINISHED OPEN PORCH	198
FINISHED OPEN PORCH	148
FINISHED DECK	370
ADDITION	64
FINISHED UPPER STORY	966
FINISHED OPEN PORCH	36
FINISHED DECK	54
OUTSIDE STAIRS	80
FINISHED OPEN PORCH	198
FINISHED ATTIC	229
Total SqFt	3711

Building 2
Year Built 1958
Actual Area 1591
Conditioned Area 1218
Use Duplex
Style 01
Class N
Exterior Wall Cement Fiber, Concrete Block

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
FINISHED UPPER STORY	618
BASE AREA	600
FINISHED OPEN PORCH	112
FINISHED DECK	144
OUTSIDE STAIRS	45
FINISHED SCREEN PORCH	72
Total SqFt	1591

Sketch Information

Received May 16, 2023
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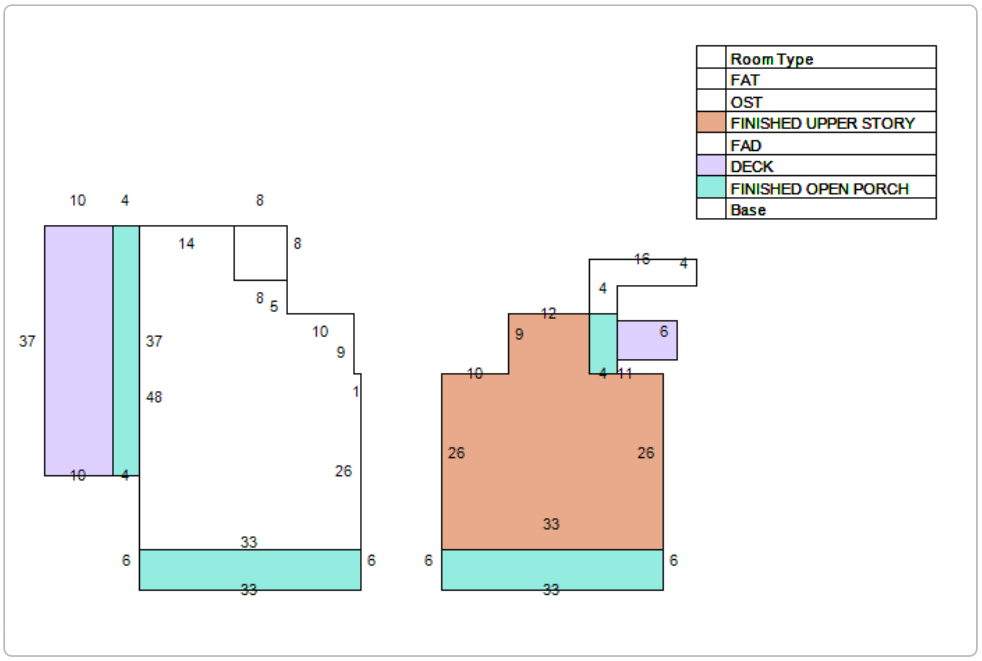

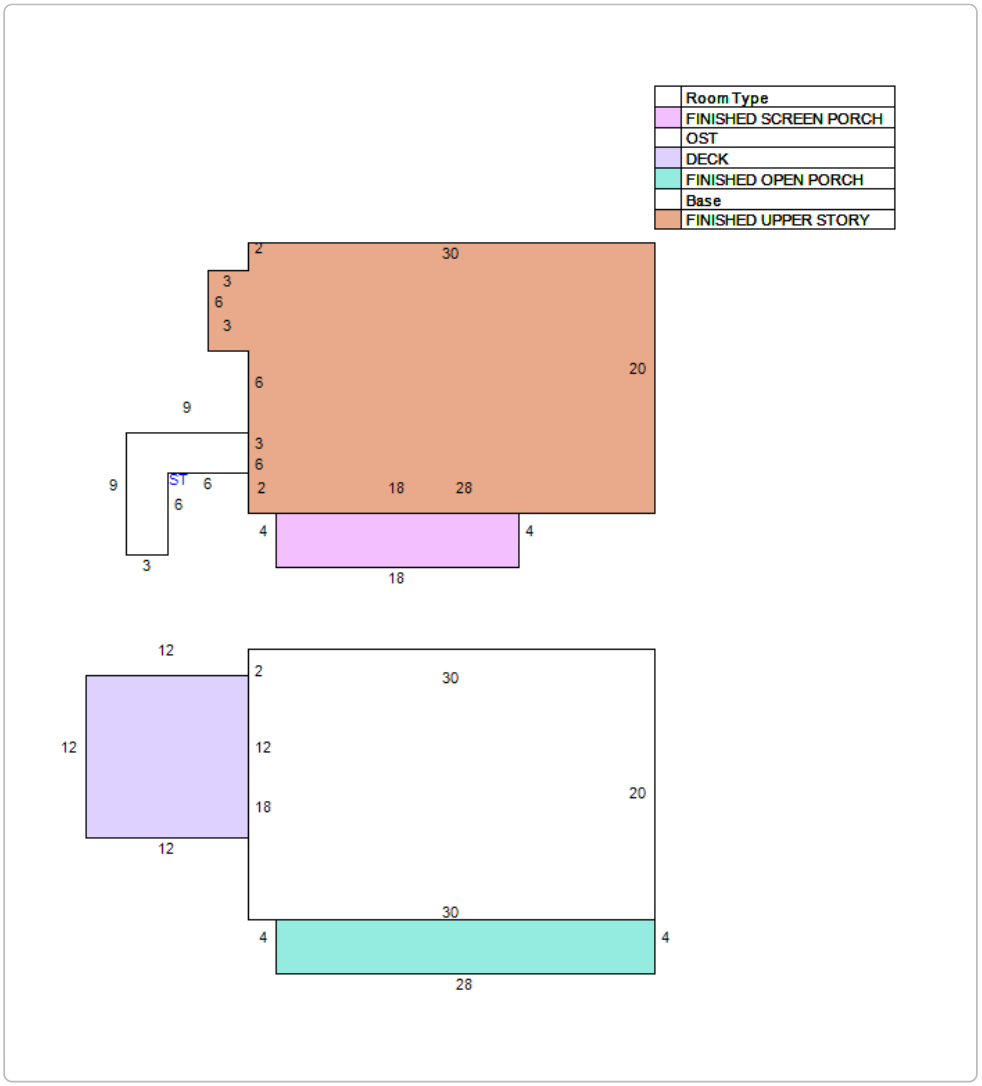

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	74	82.5	75	EF	$252,000

Received May 16, 2023
Planning & Building Department

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/14/2022	12/7/2022	$100.00	QUIT CLAIM DEED	5679	935	U	I	THAYVER HOLDINGS LLC ETAL	SANFORD CEDAR LLC
10/5/2021	9/30/2021	$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID,MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)
	7/6/1993	$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP M ETAL
	10/20/1992	$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	$0.00		684	1252	U	I		
	9/1/1985	$0.00		684	1251	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 3.1.9

Received May 16, 2023
Planning & Building Department
Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
SANFORD CEDAR LLC

Filing Information

Document Number	L22000469463
FEI/EIN Number	92-0892525
Date Filed	11/01/2022
Effective Date	11/01/2022
State	FL
Status	ACTIVE

Principal Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Mailing Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Registered Agent Name & Address

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

THAYVER, SUDHA B
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Received May 16, 2023
Planning & Building Department

Title MGR

RENGARAJAN, RAGHUKUMAR
37379 INGRAHAM STREET
NEWARK, CA 94560

Annual Reports

Report Year	Filed Date
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT	View image in PDF format
11/01/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 15, 2023 Meeting





Application HP2023-0038 Address: 129 Washington Street

Kroll Construction – Applicant Michele A. Fouts & Jeffrey E. Clark – Owner

Project description: For partial demolition of a residential building constructed between 1917 and 1924 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include removal of the front porch and a rear addition related to elevation and renovation of the structure.

Architectural Style:	Bungalow	Florida Master Site File:	SJ02342
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIB	Zoning District:	RS-2
Parcel number:	2001400000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Washington Street along Maria Sanchez Lake, this simple Bungalow style residence constructed between 1917 and 1924 features a front gable metal roof with shed roofed front porch along Washington Street, wood-lap siding, and double-hung sash wood windows with vinyl windows on the later rear addition which appears to have been constructed in 2015 according to permit records. The 1978 Florida Master Site File (FMSF) survey refers to the east elevation along Lake Maria Sanchez as the front and the c. 1980 photo shows the front-facing gable on this east elevation which, for the purpose of this staff report, is considered the rear. A later rear wing is also visible in the 1980 photo which, along with the covered front porch, is not seen on the 1965 update to the 1930 Sanborn Map. The date of construction for these two features is unknown. The covered porch is not referenced in the 1980 FMSF.

The applicant has plans to elevate the building out of the flood plain and has provided plans and an elevation certificate for the work. To facilitate elevation the applicant is proposing removal of the shed-roof front porch and later rear addition, both of which are proposed to be replaced as indicated in the application packet.

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 partial 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 **129 Washington Street** for partial demolition of the front porch and rear addition because these features are not original to the building, with the following condition:

1. Original coquina concrete block foundations be salvaged during the building elevation for use in other projects as feasible.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building including:
    a. Shed roof front porch
    b. Rear addition
    c. Brick privacy wall in front yard
    d. Modify the existing foundation for elevation of the structure

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Frame Vernacular/Bunglaow residences in the neighborhood. The building is set back from Washington Street and was built to front Maria Sanchez Lake. What is now the existing front porch that faces Washington Street does not appear on the 1930 Sanborn Map updated to 1965, which only shows a only a full-length porch on the Lake Maria Sanchez side that is not evident today. A porch is not mentioned in the 1978 Florida Master Site File (FMSF) survey; however, the FMSF survey photo from around 1980 shows an off-centered wing with a front facing gable roof which may have replaced the porch showing on the Sanborn map.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Although the applicant does propose to replace both the covered porch and rear addition after the building is elevated, the HARB is to determine the impact of the removal of these elements and the impact to the existing foundation. The HARB may determine that the mitigation of the removal of the front porch and rear addition will be mitigated by the replacements, with portions that appear to be similar overall. The front roof will have a hip roof rather than a shed roof. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to take the Tree and Landscape Ordinance into account and meet zoning requirements. This property is in archaeology zone IIB and any ground disturbing activities including new foundation piers will require Archaeological Review.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While the building as a whole is not proposed for demolition, the HARB should determine whether removal and replacement of the front porch and rear addition may negatively impact the structure's historic integrity.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Frame Vernacular building that has seen some alterations over time. The building is not unusual or particularly unique.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly in the Lincolnville neighborhood.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction of the porch and rear addition can significantly change the building's appearance.

10. *The justification for the proposed demolition.* The applicant has plans to elevate the building out of the flood plain and has provided plans and an elevation certificate for the work. To facilitate elevation the applicant is proposing removal of the shed-roof front porch and later rear addition, both of which are proposed to be replaced, and a new treatment for the foundation is proposed, as indicated in the application packet.

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

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

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

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

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

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

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

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

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

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

The building was built by 1924 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and contributes to the Lincolnville National Register Historic District.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
129 Washington Street



Front (west) Elevation



STAFF PHOTOGRAPHS
129 Washington Street



South Elevation



North Elevation

STAFF PHOTOGRAPHS
129 Washington Street





North Elevation (portion to remain)

STAFF PHOTOGRAPHS
129 Washington Street





East Elevation (deck and wing to be removed)

STAFF PHOTOGRAPHS
129 Washington Street



South Elevation

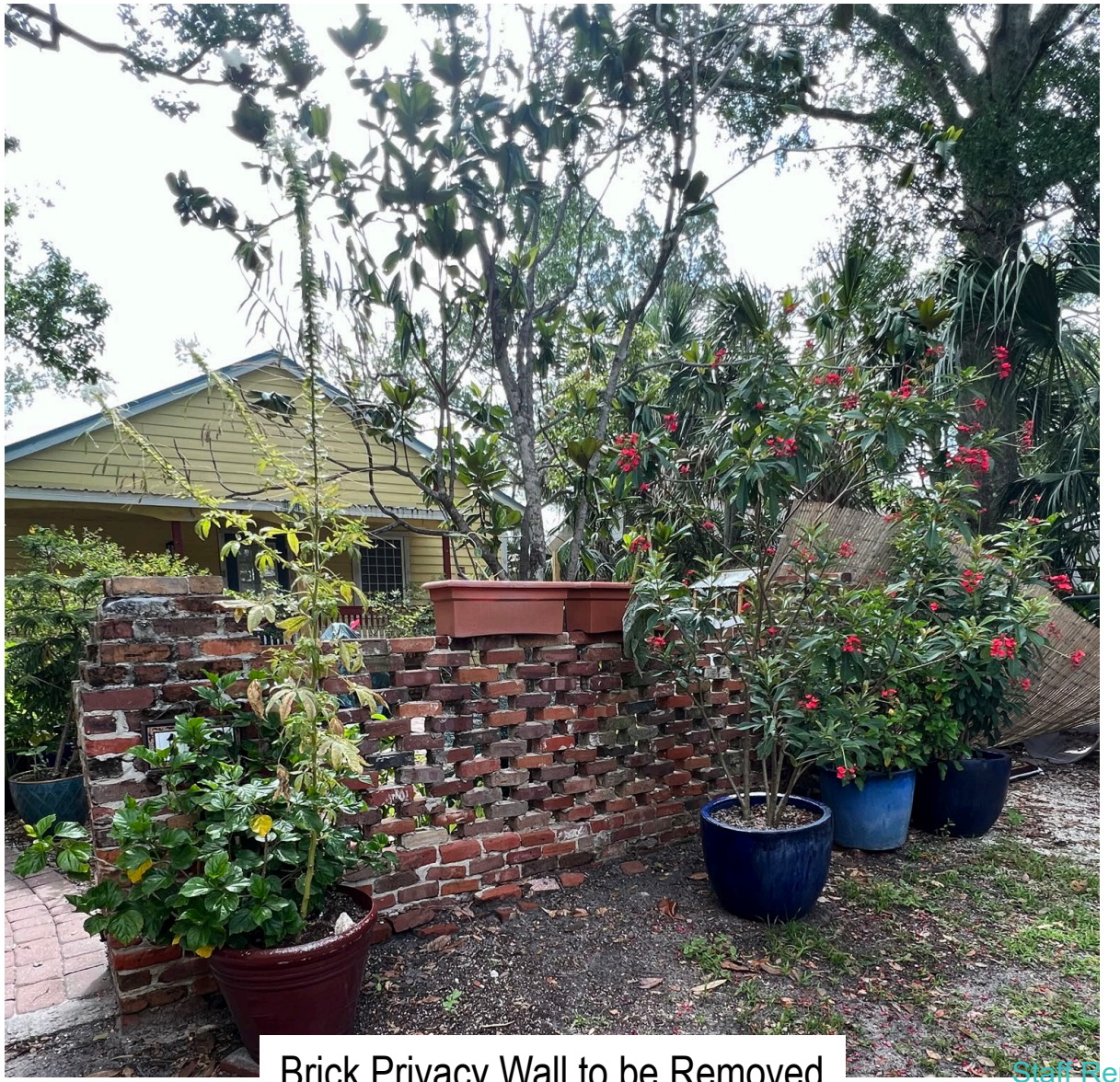


STAFF PHOTOGRAPHS
129 Washington Street



Staff Report pg. 12

STAFF PHOTOGRAPHS
129 Washington Street



Brick Privacy Wall to be Removed

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2342 1009==

Site Name: 129 Washington Street 830== Survey Date: 7808 820==

Address: 129 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38B (block) 14 (lot) 868==

Multiple 8SJ3248 868==

Owner of Site: Name: Ford, Eddie D. and Alean M.;

Address: 655 Lynn Circle S. W.

Atlanta, Georgia 30311 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469870 (easting) 3305875 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Metal awning, DHS, 5/1, casement, blinds 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Latticework in gable 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Fronts on Maria Sanchez Lake 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Bungalow style residence at 129 Washington Street was constructed between 1917 and 1924 and fronts on Maria Sanchez Lake. Significant details include latticework in the gable.

The area along the west side of Maria Sanchez Lake is one of the most distinctive 20th century residential neighborhoods in St. Augustine. Layout, planning, landscaping, and natural beauty combine to give the area its uniqueness. The development dates from the 1920's in an area then called Water Park. The most singular feature is that the road runs behind the houses and the only thing between the front of the houses and the lake is a walkway called Venancio. The houses have had addresses on both Washington Street and Venancio over the years. The houses are mostly one-story and wood frame (though there are larger ones at the south end of the block) and owe their influence to the Bungalow and Colonial Revival styles popular at the time. Most of the houses have (or have acquired over the years) porches or a great deal of glass overlooking Maria Sanchez Lake. Many have garages or outbuildings facing Washington Street. Some of the houses have foundations of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. This area sits on the borderline of traditional White and Black neighborhoods and is within walking distance from the downtown area.

HISTORY

Until the late 19th century, this block fronting Maria Sanchez Lake formed the western bank of the Creek bearing the same name. After the Civil War, the community of Africa, later called Lincolnville, soon developed along the northern part of the marshes as newly-freed Blacks began renting the property from the city.(1) In the early 1890's the St. Augustine Water Park Association, a local subsidiary of Heth Canfield's St. Augustine Improvement Company, acquired the marshlands and began converting the area south of St. Francis Street into a waterfront park. By 1897 the creek was widened and deepened, and the dredged earth was used to build a high bank around the lake. The plan to make three lakes, surrounded by a broad driveway and tropical plants, crossed by several bridges, and lined with "handsome villas" was not fully implemented, although the Improvement Company subdivided the embankment and generally modest residences were constructed between 1917 and 1940.(2)

(over)

V. BIBLIOGRAPHY

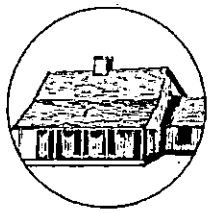
1. St. Johns County Courthouse, Deed Records, Book R. p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.

2. Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 12, 1895, p. 18; January 26, 1895, p. 20; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1910-1958.

3. St. Augustine City Directory, 1924-25, 1930.

129 Washington Street was once the residence of Henry M. Snow, chief clerk for the Florida East Coast Hotel Company and later of J. Gale Traxler, proprietor of the St. George Pharmacy.(3)

☐ Original
☒ Update



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

Site#8 SJ02342
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # SEM

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) 129 Washington Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — 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
129		Washington	Street	

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 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2001400000 — Landgrant _____
Subdivision Name City of St. Augustine — 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/Ca — From (year): 1924 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, door
Additions: ☒yes ☐no ☐unknown Date: _____ Nature box window addn & poss front addn
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Fouts-Clark Rev Trust D: 12-5-2016

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

DESCRIPTION

Style: Bungalow — Exterior Plan: Rectangular — Number of Stories: 1
Exterior Fabric(s): 1. Beaded weatherboard 2. _____ 3. _____
Roof Type(s): 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable extension 2. shed extension
Windows (types, materials, etc.)

replacement grouped 6/6 & single 4/4 sash, wood 4/1 sash, grouped single pane casement, wood surrounds

Distinguishing Architectural Features (exterior or interior ornaments)

front facing gable roof w overhang, shed rood box window on front, corner boards, open deck w wood spindle railing

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

mature vegetation & plants, many planter boxes & potted plants, brick paver walkways

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 SJ02342

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. Wood Blocks 2. obscured
Main Entrance (stylistic details)

off center, perpendicular to sidewalk, modern panel door w attached storm door

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

open wood deck w wood spindle railing & no roof above or supports, accessed via wood steps w wood spindle handrails

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

This 1924 single story Bungalow style building is in good condition, and has a Gable roof and Weatherboard siding.

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the 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 _____

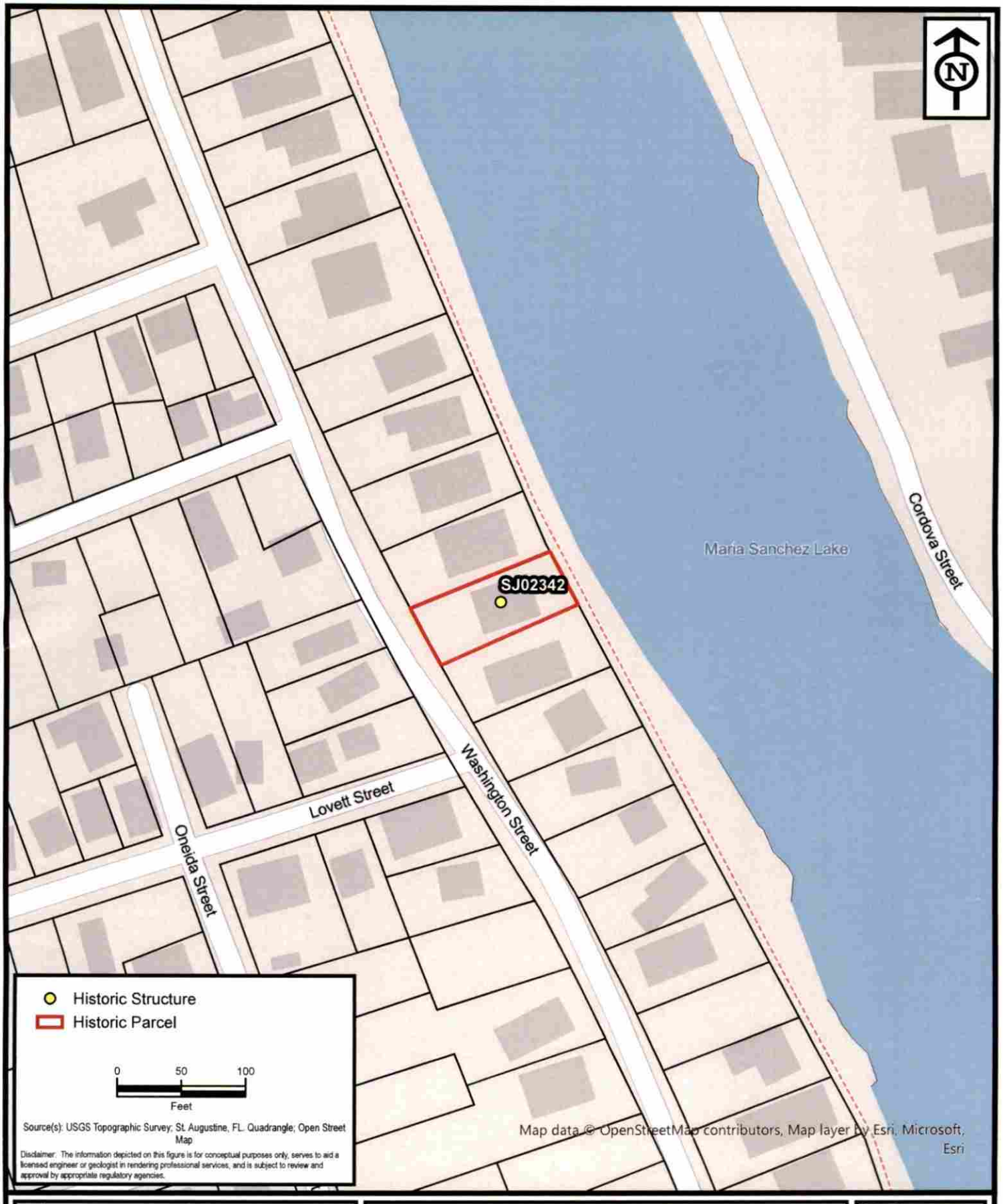
RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 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.

Staff Report pg. 19



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

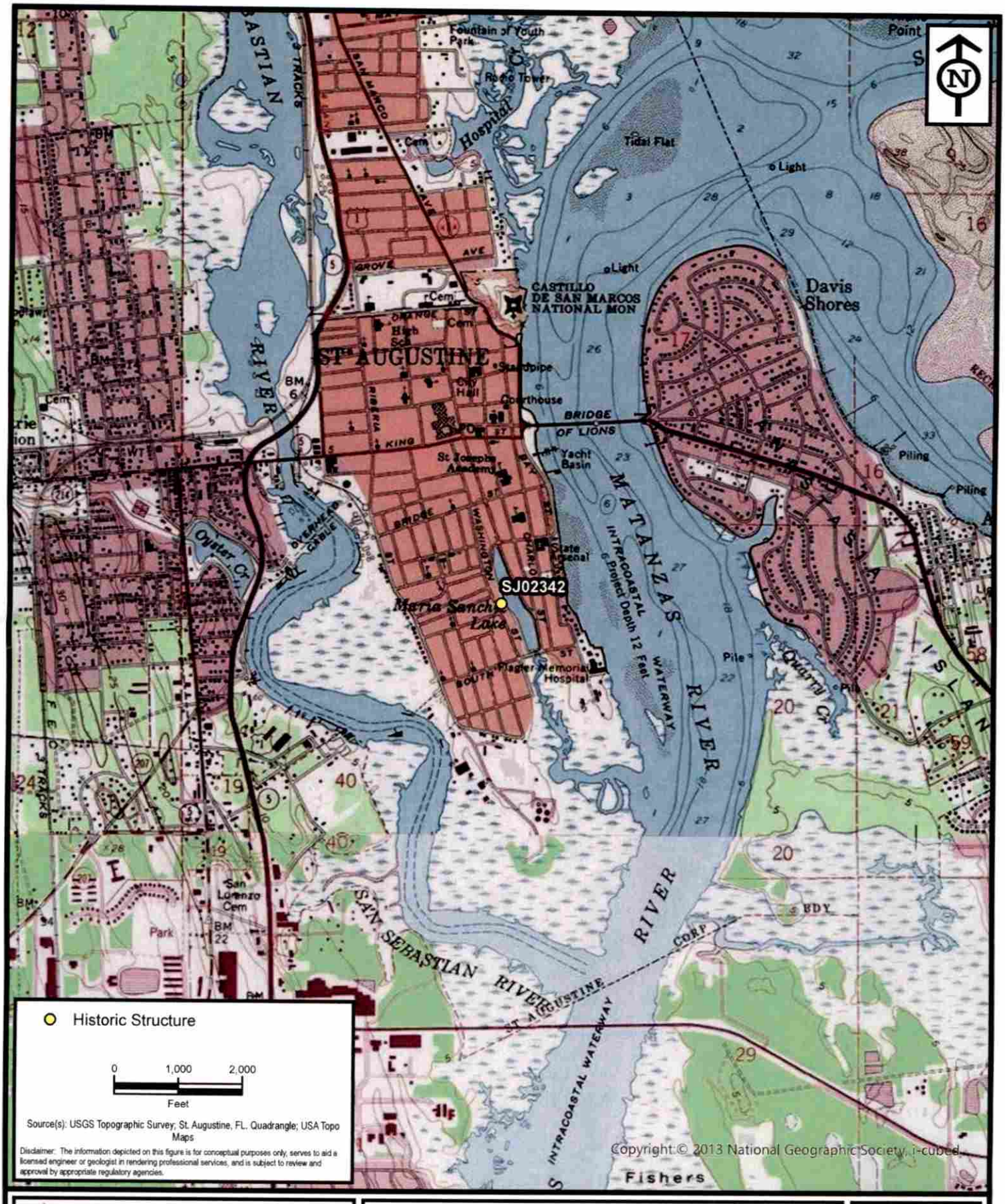
Parcel Location - SJ02342

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



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Project Location - SJ02342

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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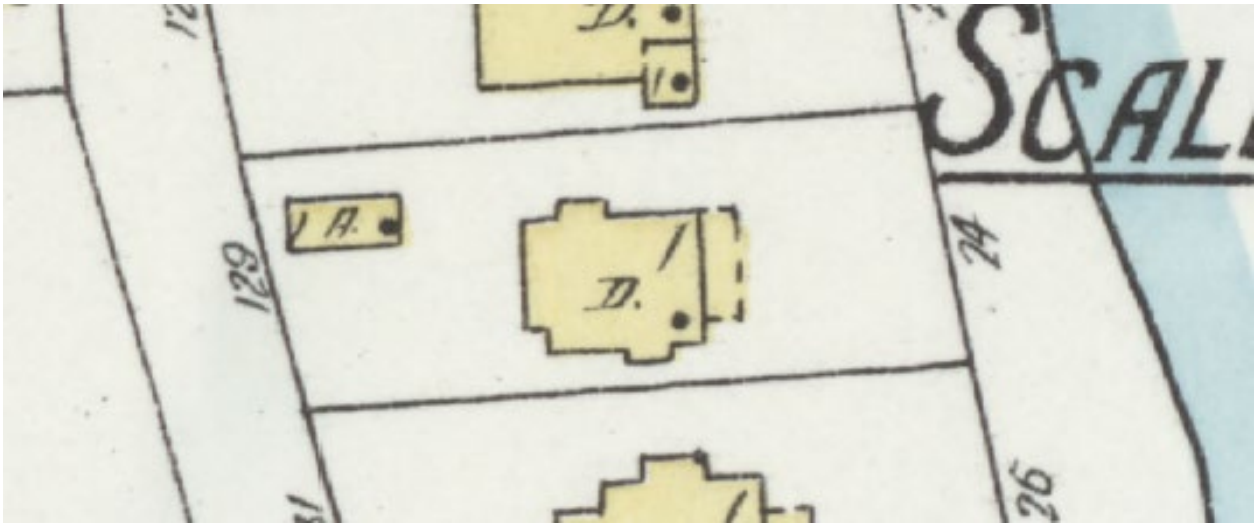
129
123



Staff Report pg. 26

SANBORN MAPS
129 Washington Street



1925



1930 updated to 1965

Received 05/15/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0038

Receipt No. 2636197 Meeting Date June 15, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Albert Kroll
   Business (if applicable) Kroll Construction
   Address 59 Oneida st.
   City Saint Augustine State FL Zip 32084
   Daytime telephone 904-501-8020 E-mail address albertkrolljr@yahoo.com

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

2. NAME OF PROPERTY OWNER Michele Fouts
   Business (if applicable) NA
   Address 129 Washington Street
   City Saint Augustine State FL Zip 32084
   Daytime telephone (required) 386-972-1133 E-mail address _____

3. PROJECT STREET ADDRESS 129 Saint augustine

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number 2001400000

5. DATE OF CONSTRUCTION 1929 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

Received 05/15/2023
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: Front pourch, rear deck, later year addition.
☑	☑	☑	Exterior walls
☑	☑	☑	Exterior finishes (stucco, masonry, siding) Specify: Wood lap siding
☑	☑	☑	Fenestration (arrangement of windows and doors)

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Albert Kroll DATE 05/11-23

SIGNATURE OF APPLICANT Albert Kroll

PRINT 1st OWNER'S NAME Michele Fouts DATE 05/11/23

SIGNATURE OF 1st PROPERTY OWNER Michele Fouts

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.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Albert Kroll is/are hereby authorized TO ACT ON BEHALF OF Michele Fouts, 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: 129 Washington Street Saint Augustine FL. 32084

BY: Michele Fouts
Signature of Owner

Michele Fouts
Print Name of Owner

386-972-1133
Telephone Number

MILDRED MONTALVO
Commission # HH 092272
Expires February 11, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

State of Florida

County of St. Johns.

Signed and sworn before me on this 12 day of May, 2023

By Michele Fouts.

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Mildred Montalvo

My Commission expires: February 11, 2025

Rev:022117

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: 129 washington Street Saint Augustine FL 32084

Applicant's Name: Albert Kroll Applicant's Signature: Albert Kroll

Owner's Name: Michele Fouts Owner's Signature: Michele Fouts

Received 05/15/2023
Planning and Building Department

A.KROLL
Construction
59 Oneida St. Saint Augustine FL, 32084
904-501-8020
STATE LICENSE #CRC 033502

May 14th, 2023
Michele Fouts
129 Washington Street
Saint Augustine FL,32084

Scope of work for 129 Washington Street, Saint Augustine FL 32084

1. Remove front Porch for house elevation. Rebuild said Porch to code following the elevation of buildings.
2. Remove Rear Deck. Rebuild to house level and current codes.
3. Remove rear room addition to house and rebuild to new specifications following the elevation.
4. Elevate house 84'+ -.
5. Replace existing block pier with 12"x12" concrete block piers on 24"x8" poured concrete pads with #5 rebar.
6. Repair or replace any damaged sill beams or floor joist.

Received 05/15/2023
Planning and Building Department

Street Side Porch

From: Jeff Clark (jclarkmidd@yahoo.com)

To: albertkrolljr@yahoo.com

Date: Thursday, May 4, 2023 at 07:10 PM EDT

Hi Albert,

I am sending you description for now, I will send the sketches tomorrow for you. And if needed we can talk on the phone or do FaceTime

If I read the plans correctly, the main structure is 26'4'. The current deck/porch is 6'3" deep.

The new deck will be 26'4" x 7 ft deep with a hip roof. The stairs are to be centered with the door. I would say 5 ft or 6 ft wide and landing (as far as I calculate from here) just short of the fountain. (The fountain will be moved to a different location. We can talk about that later.) It will be completely screened. The floor I have been thinking about; I will have to see what my options are: pressure treated or southern pine.

The front (lakeside). The deck and front room are torn down, and replaced with 26'4" x 9' addition (I am pretty sure the current room is 9 to the outside) A closet 9' by 2" or standard depth. (Take the French doors out of the front bedroom and enclose the wall, and tear out the current wall in the living room.). If I calculated correctly, I want two 4 foot sliders out the porch, and a window facing the lake on the left side of the room facing the lake. And two windows (the same size or close to the size of the windows that are currently in the front room on the south side. The windows will be facing Jaybird's

The front porch (Lake side) will be 22' by 10' or whatever we can get without harming the bottlebrushes. The front porch will be flush with Jaybird side, and the 4" widestairs will go on the South Street side. As far are I can tell you have to put in a landing and then turn right. My thought is to have pavers on that side that go the sidewalk like the one we currently have along Jaybird' property line. This will also be screened in, and have a hip roof.

The slab underneath the house will be flush with the end of the back (street side) porch and encompass half the length of the house.

I will send you photos of my sketchess— do want specific on wiring on at this point. Window types (doublehung) probably Anderson, but I am open to suggestions. We can talk about what the appropriate sizes should be one we get further along. Just let me know what you need.

Do you need specifics for the bathroom? I have thought hard about this, and I think since it going to be gutted, a pocket door (wood door) will allow for maximum space and closing off the wall to the other bedroom.

Once we have all the specifics, we can get some idea of what we are looking at or cost

Thanks

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, June 5, 2023 11:45 AM
To: Albert Kroll
Cc: Meredith H. Randolph
Subject: FW: 129 Washington Street

Received. Thank you, Albert!

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: Albert Kroll <albertkrolljr@yahoo.com>
Sent: Monday, June 5, 2023 11:39 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: 129 Washington Street

Here are more clear photos of the project at 129 Washington Street. I am heading to building department now. Thanks Candice, let me know if you need anything else. Albert

















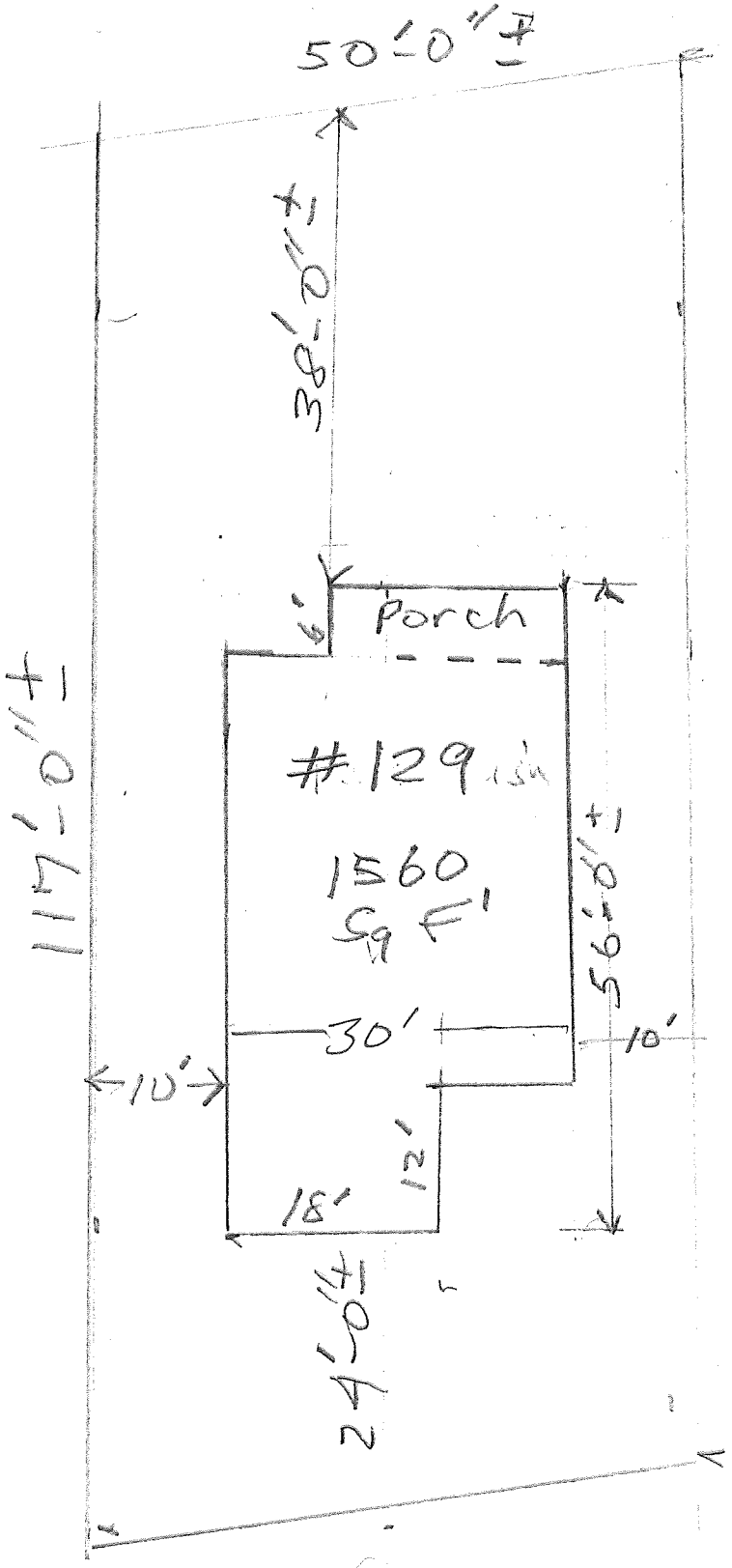




Sent from my iPhone

N →

129 WASHINGTON ST



Lot 50 X 117

App 5850 Sq'

26%
Lot Cov.

RECEIVED
JUN 05 2023
Planning/Building Dept.

Existing Site Plan

1/16 = 1'-0"



EXISTING REAR ELEVATION

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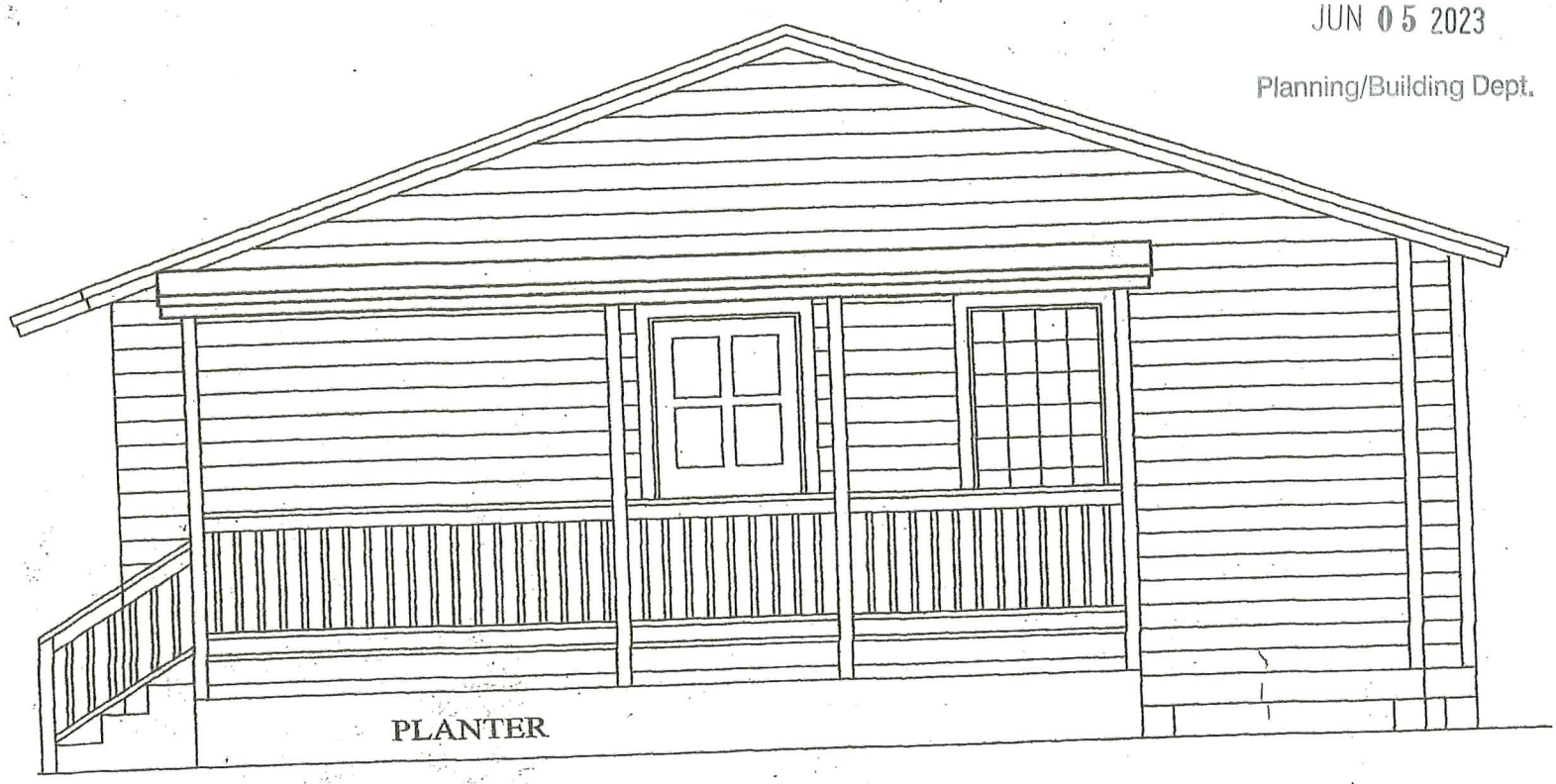
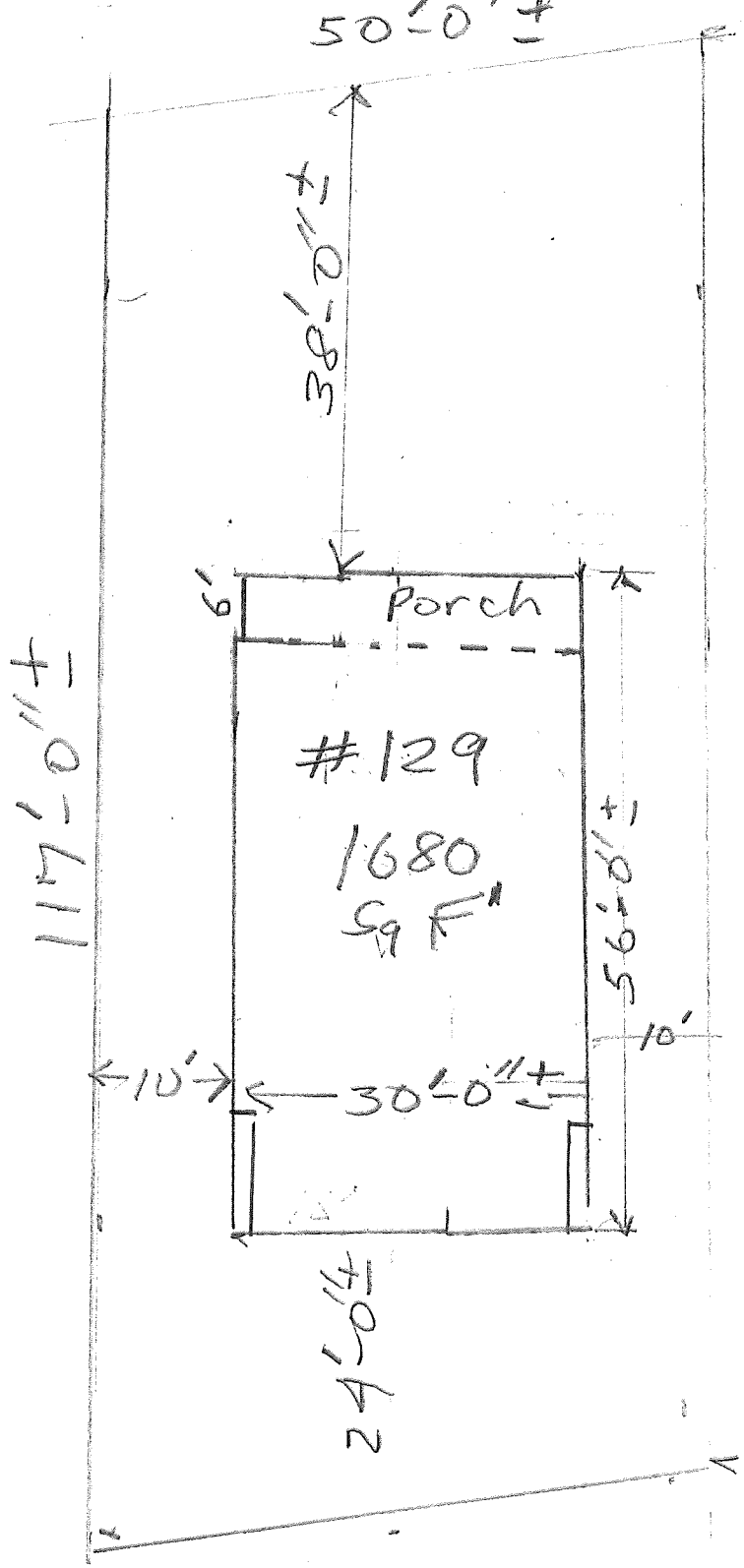
JUN 05 2023
Planning/Building Dept.



EXISTING FRONT ELEVATION

N →

129 WASHINGTON ST



Lot 50 x 117

App 5850 sq'

28 %
Lot Cov.

RECEIVED
JUN 05 2023
Planning/Building Dept.

Proposed Site Plan
1/16" = 1'-0" ±

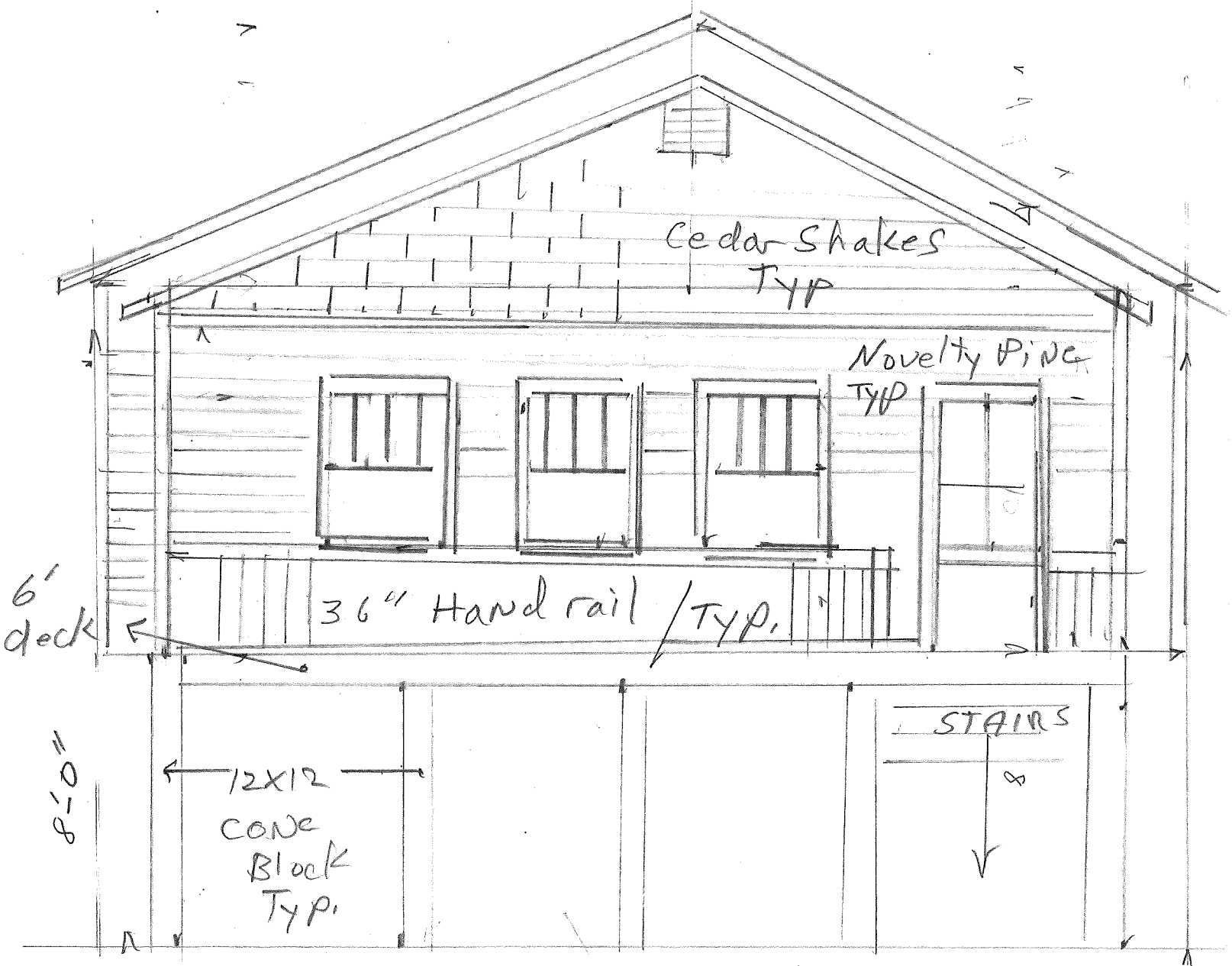
RECEIVED

JUN 05 2023

Planning/Building Dept.

N →

129 Washington St. Proposed Rear Elevation.



Rear Elevation ¼" 1'-0"

← N —

129 Washing ST

Roposed front Porch

1/4" = 1'-0"

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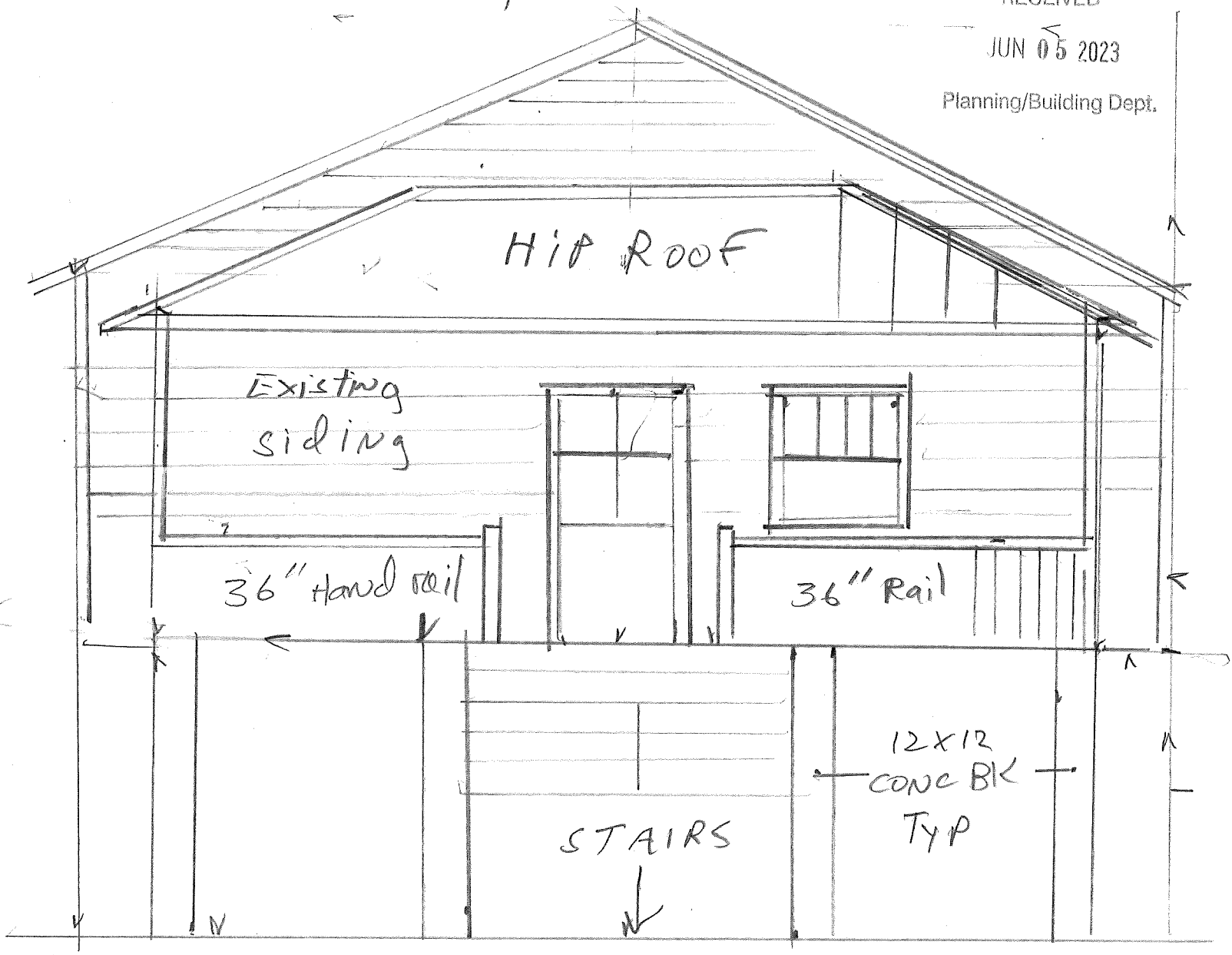
Planning/Building Dept.



Front Elevation

← East

Rear Ele

Roof IS 36" Metal

FRONT ELE

RECEIVED
JUN 05 2023
Planning/Building Dept.

PROPOSED LEFT SIDE ELEVATION

SCALE 1/4"=1'

Rear ELE

← West

FRONT Ele

Roof is Metal

12" CONC Piers

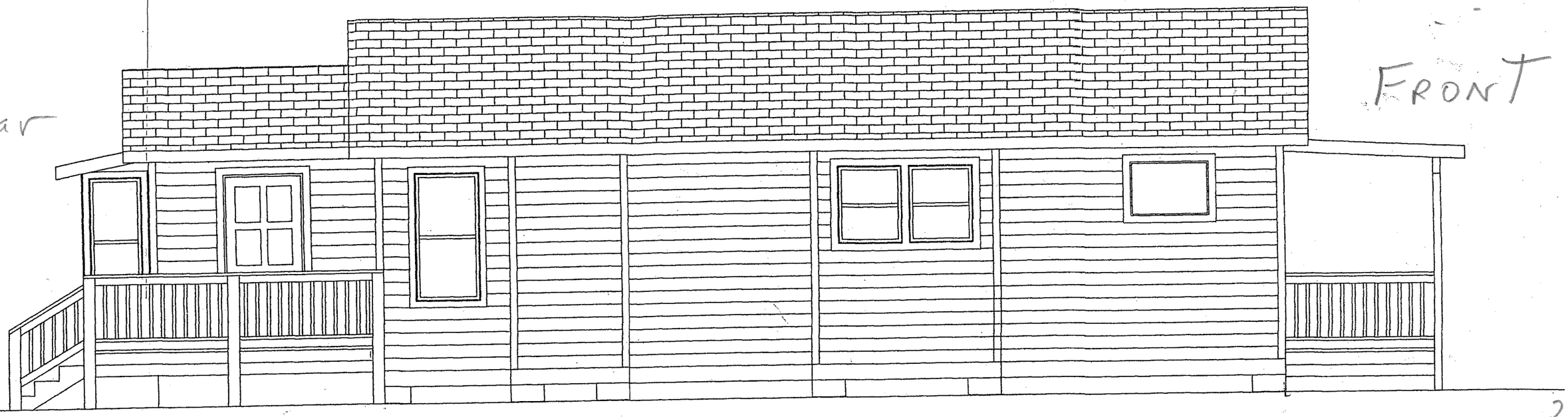
STAIR

12" CONC Blocks

PROSED RIGHT SIDE ELEVATION

Rear

FRONT



Rear

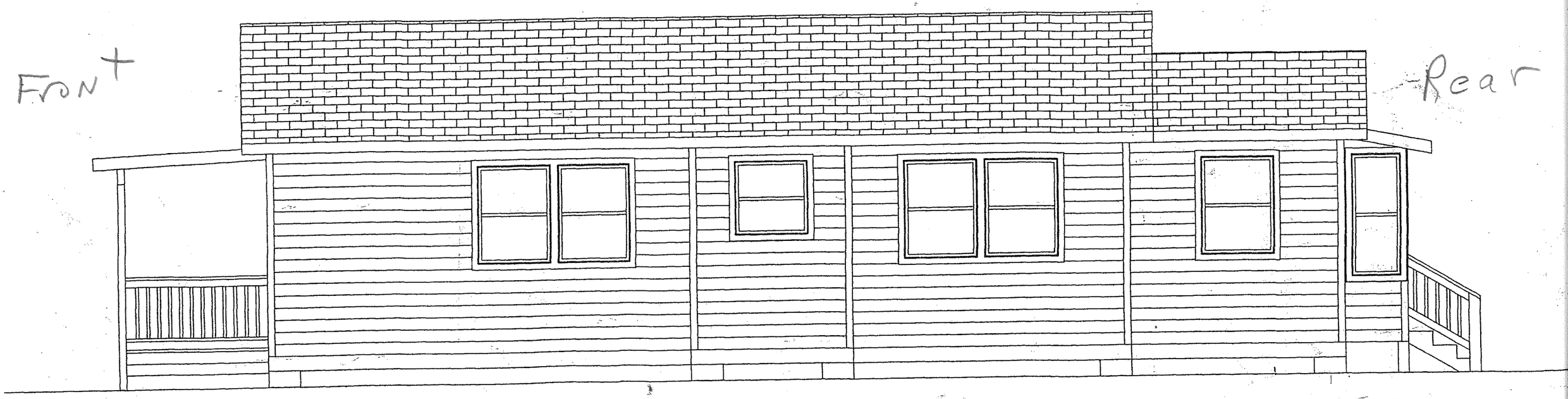
EXISTING LEFT SIDE ELEVATION

SCALE 1/4"=1'

RECEIVED
JUN 05 2023
Planning/Building Dept.

FRONT

Rear



EXISTING RIGHT SIDE ELEVATION

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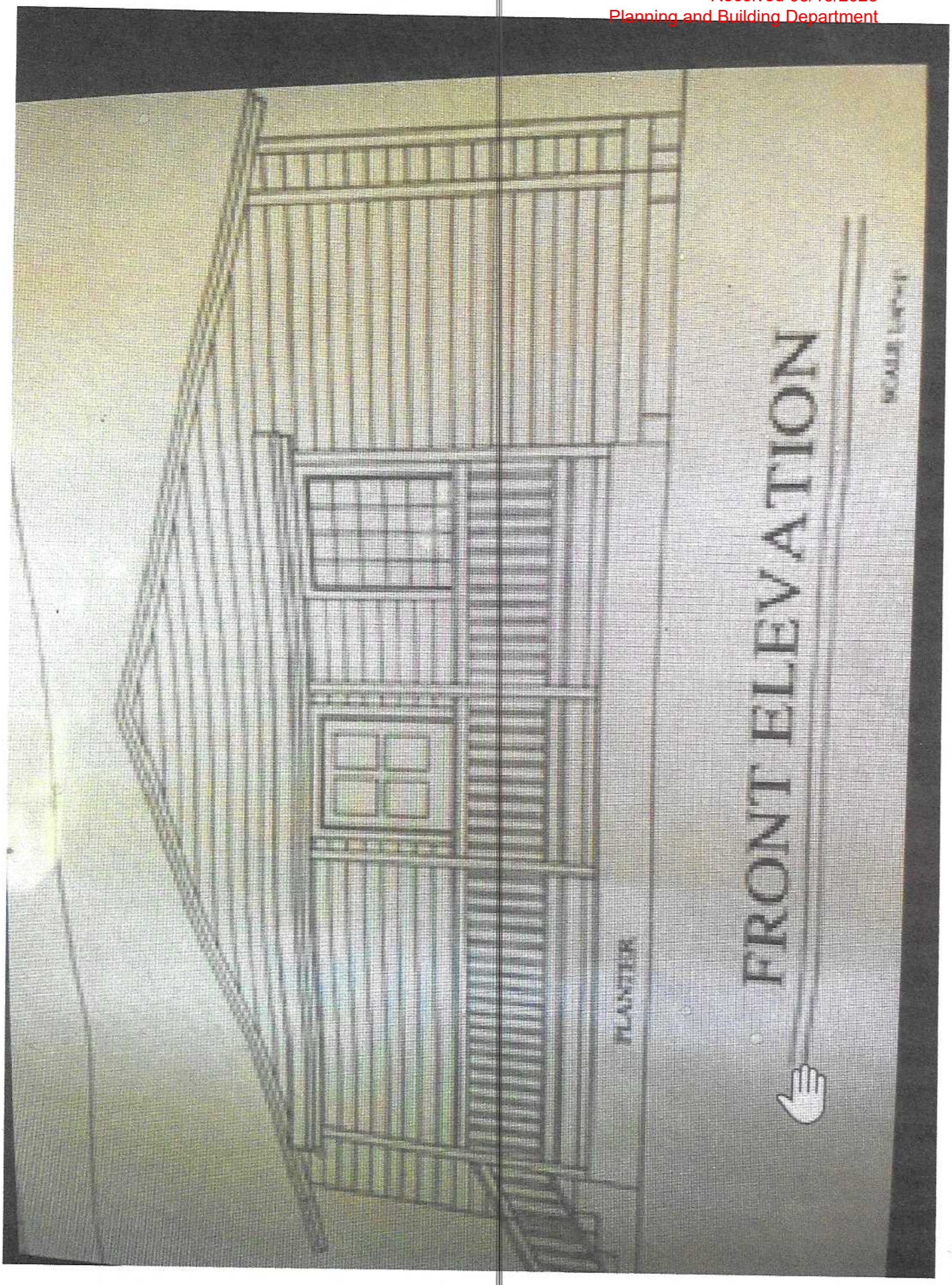
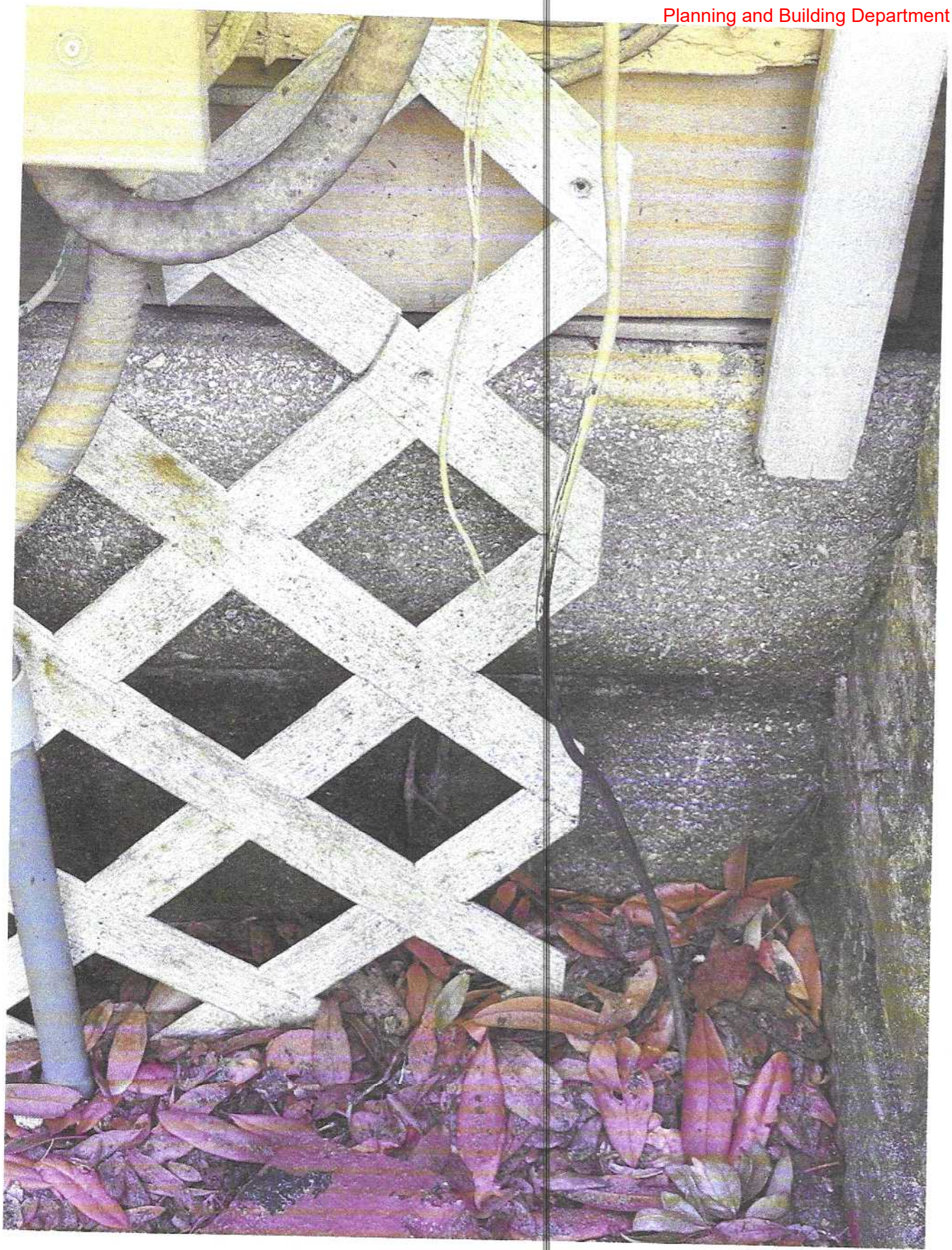
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

Received 05/15/2023
Planning and Building Department



Received 05/15/2023
Planning and Building Department



Typical Conc Block Piers

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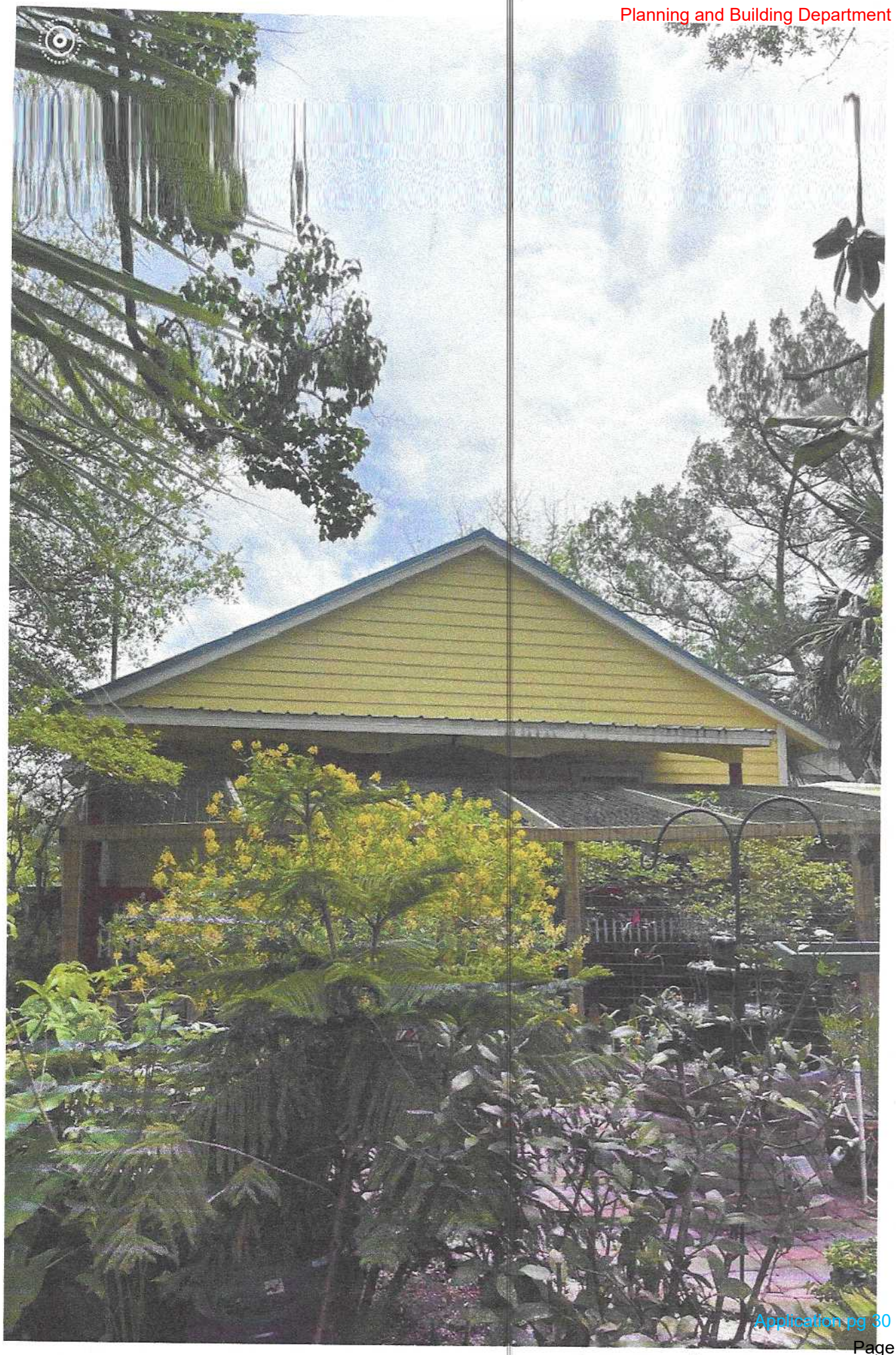
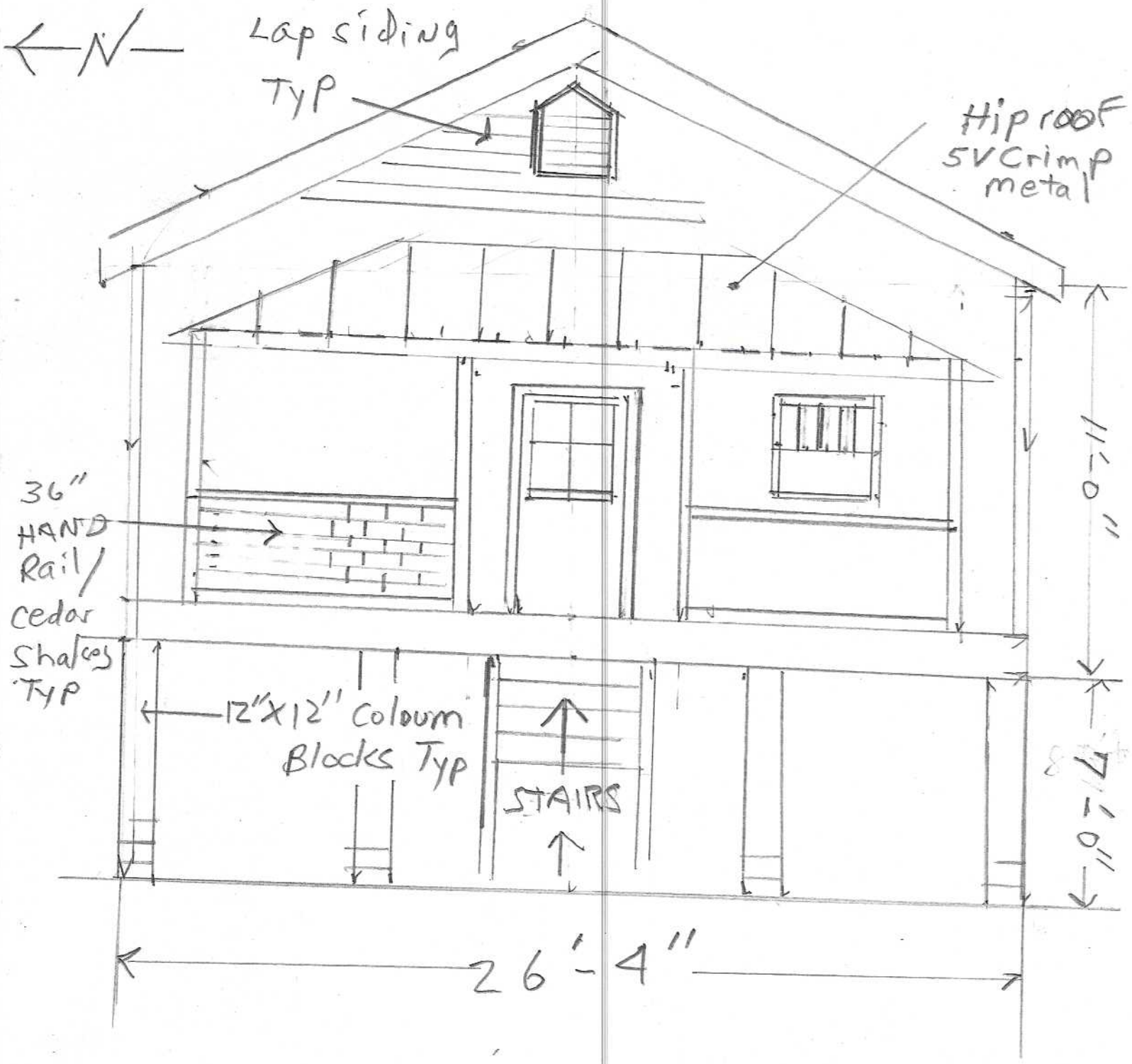


Received 05/15/2023
Planning and Building Department

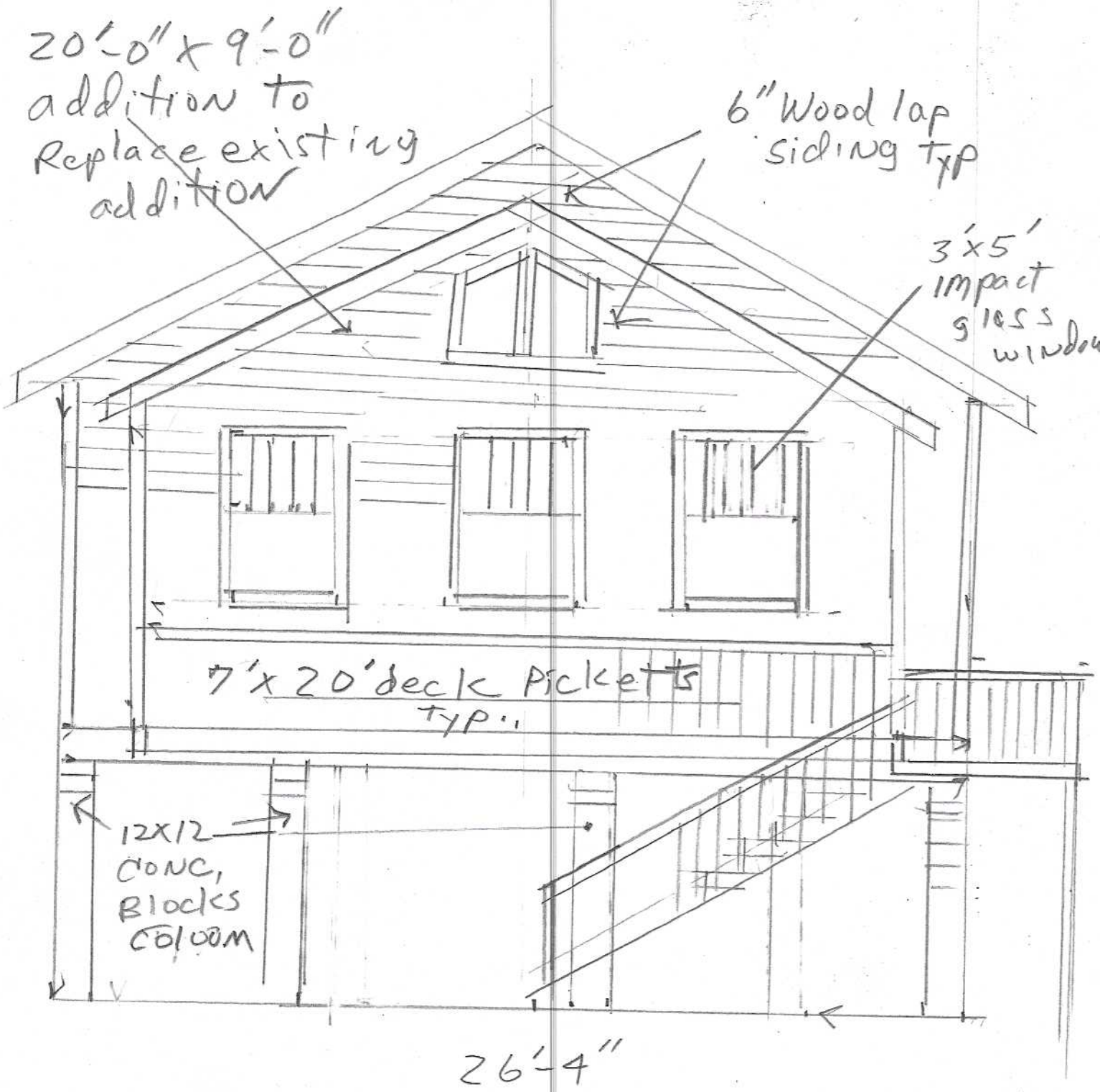


129 Washington St

1/4" = 1'-0"

FRONT Elevation

Received 05/15/2023
Planning and Building Department



129 Washington St

1/4" = 1'-0"

Rear Elevation

Received 05/15/2023
Planning and Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

For Insurance Company Use
Policy Number:
Company NAIC Number:

A1. Building Owner's Name: BARRY G. FOUTS

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 129 WASHINGTON STREET
City: ST. AUGUSTINE State: FL. ZIP Code: 32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): TAX PARCEL NUMBER - 20001400000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.8850 Long. -81.3130 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: 5

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s): N/A sq ft
- b) No. 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: N/A 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: ST. AUGUSTINE, CITY OF / 125145
B2. County Name: ST.JOHNS
B3. State: 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/0314	H	07-18-11	09-02-04	AE	9'

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

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BM #22 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below. Datum used for building elevations must be the same as that used for the BFE.
☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.50	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	8.02	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.0	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	5.6	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name	License Number	
ELWOOD RENN	3647	
Title: OWNER	Company Name: ELWOOD RENN LAND SURVEYOR	
Address: 103 SEMINOLE ROAD	City: ST. AUGUSTINE	State: FL. ZIP Code: 32086
Signature: [signature]	Date: 07/30/2015	Telephone: 904-797-5811

Received 05/15/2023
Planning and Building Department

PORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 129 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State FL.	ZIP Code 32084	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (Continued)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Elevation C2. e) is the bottom of the air conditioner unit located on the left side of the house.

Signature

Date 07-30-15

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☒ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address | City | State | ZIP Code

Signature | Date | Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☒ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☒ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____.____ ☒ feet ☐ meters Datum _____

Local Official's Name | Title

Community Name | Telephone

Signature | Date

Comments

☐ Check here if attachments.

Application pg 34

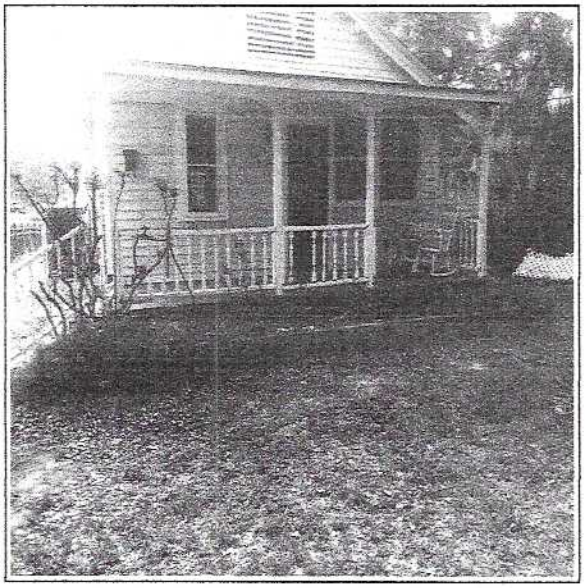
BUILDING PHOTOGRAPHS

See instructions for Item A6.

Received 05/15/2023
Planning and Building Department

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 129 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State FL.	ZIP Code 32084	Company NAIC Number:

Front View



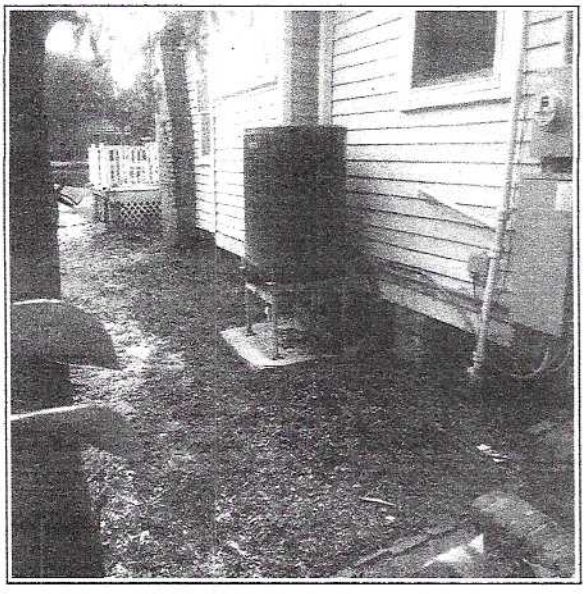
Rear View



Date of photographs:

07/30/2015

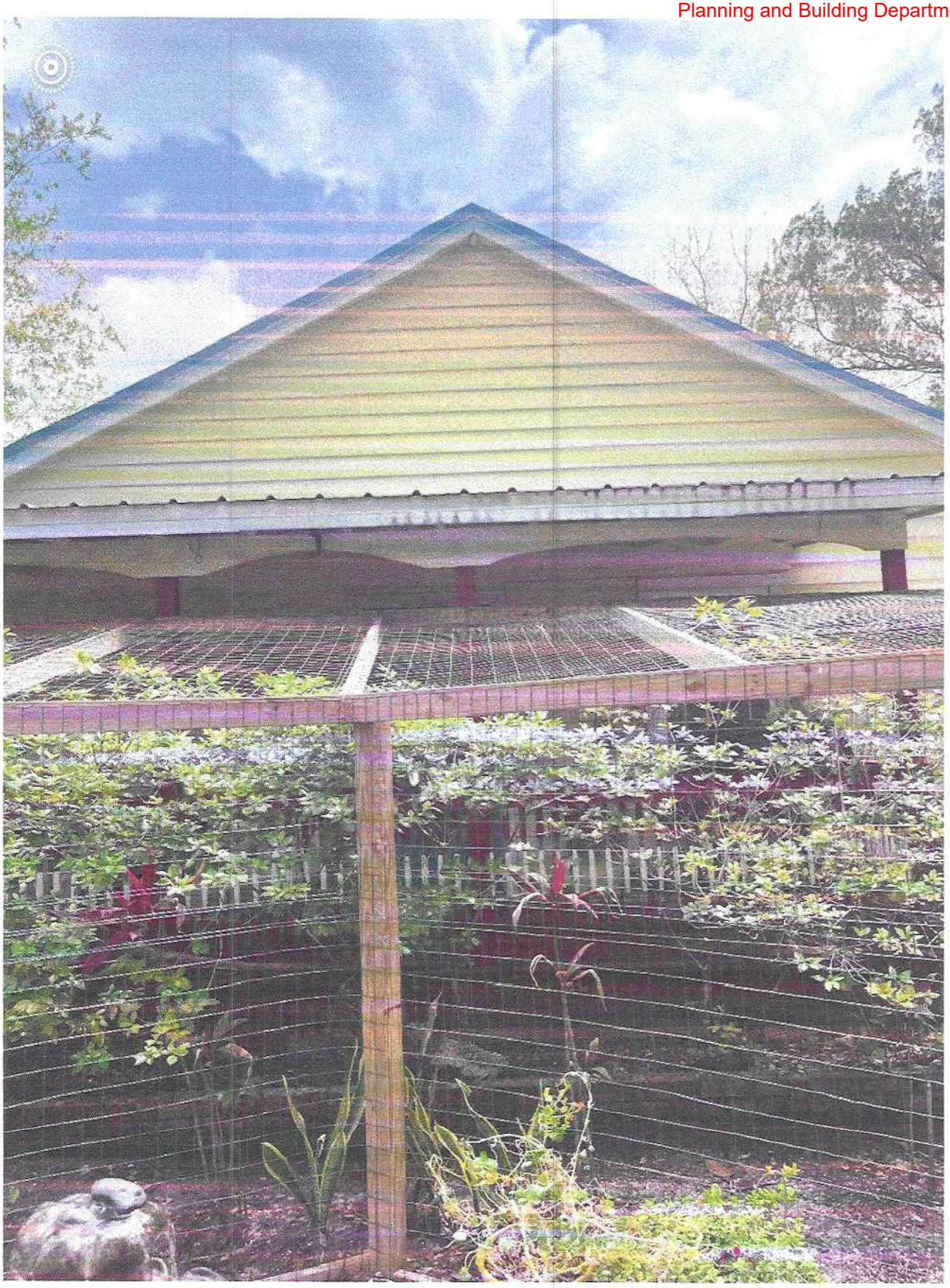
Left Side View



Right Side View

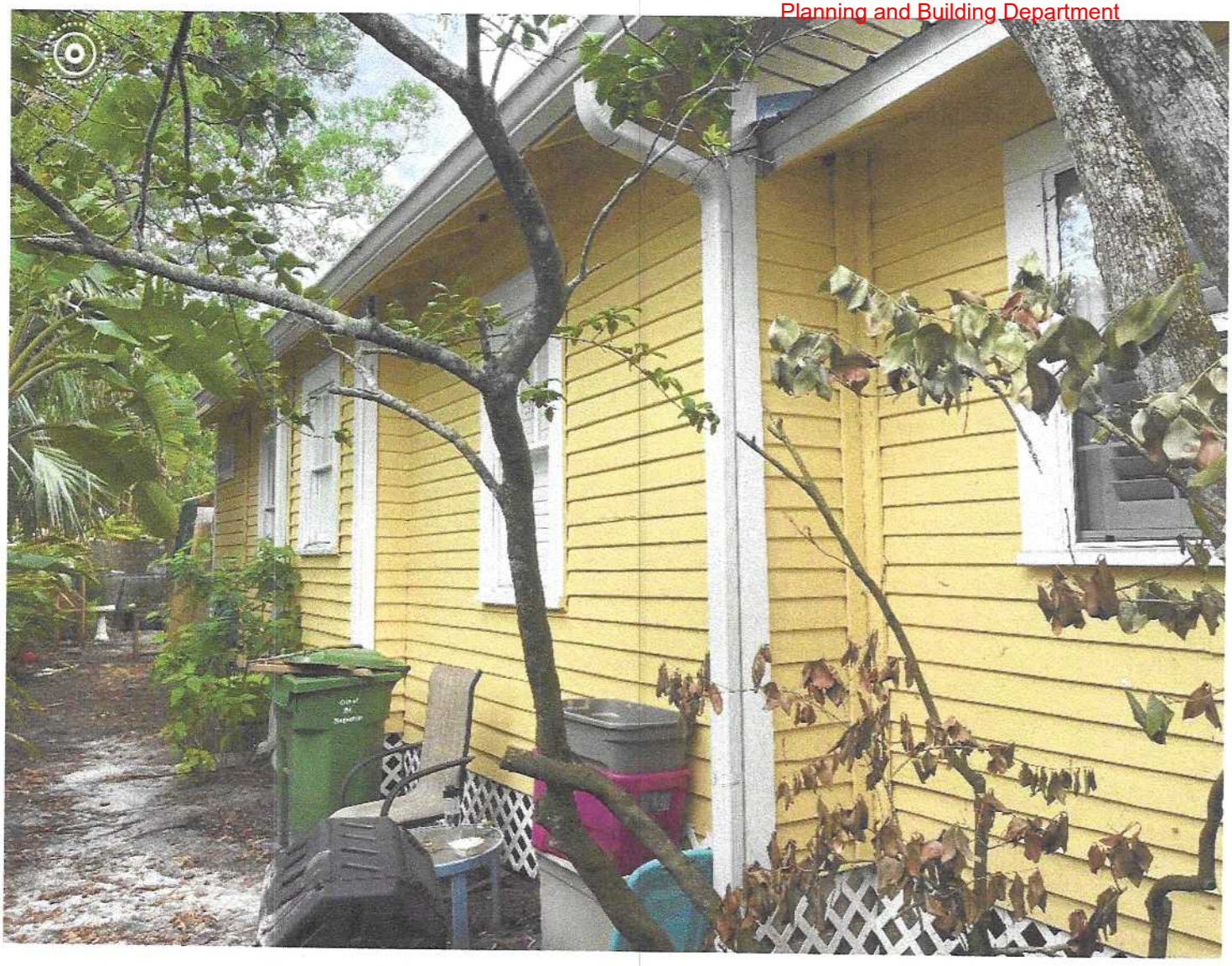


Received 05/15/2023
Planning and Building Department



Front Elevation

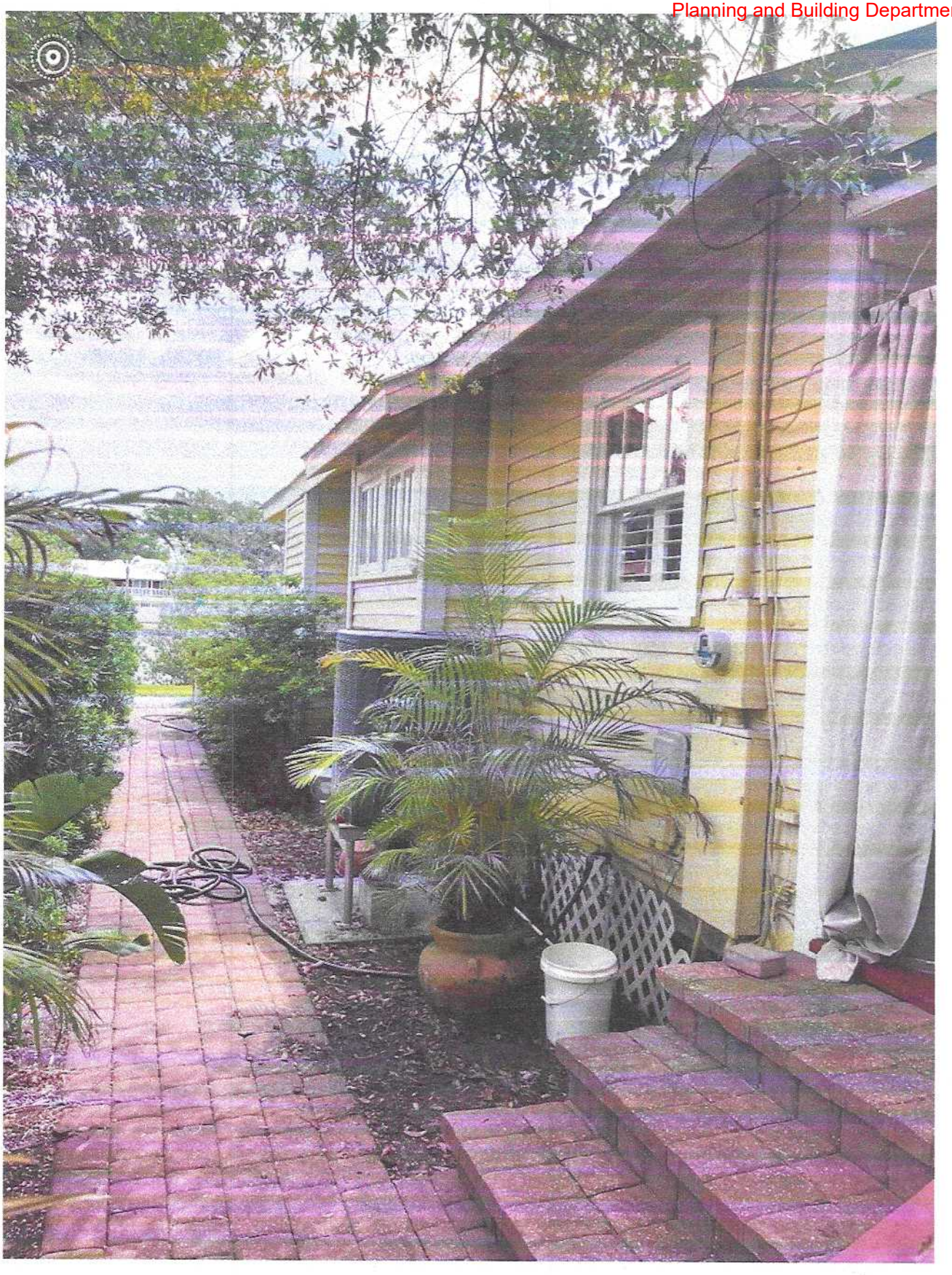
Received 05/15/2023
Planning and Building Department



Sent from my iPhone

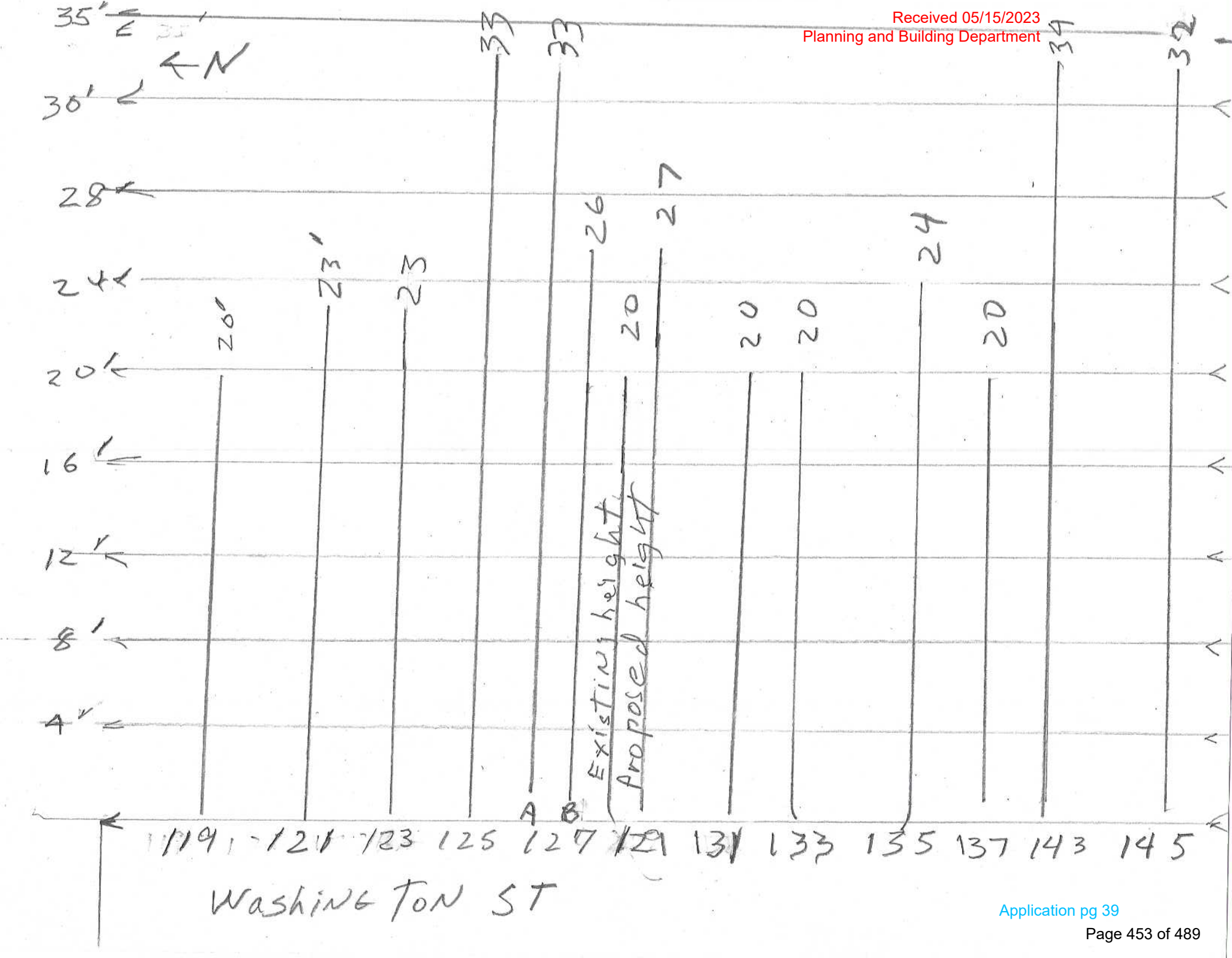
South Elevation

Received 05/15/2023
Planning and Building Department



North Elevation

Received 05/15/2023
Planning and Building Department



Instr #2015030751 BK: 4030 PG: 869, Filed & Recorded: 5/21/2015 12:42 PM #Pgs:1
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $10.00 Doc. D $2,275.00

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:14-10466
Consideration: $325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents)

This Warranty Deed

Made this **May 20, 2015 A.D.** By **Alan M. Rosenthal, an unmarried man,** hereinafter called the grantor, to **Barry G. Fouts, Trustee of The Wilma A. Fouts Living Revocable Trust dated October 9, 1991** whose post office address is: 294 Tanner School Rd. Florahome, Florida 32140, hereinafter called the grantee: (Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **$325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

Lot 14, of Lot 3, Block 38B, City of St. Augustine, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 72 and Official Records Book 797, Page 225, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 200140-0000

COPY

The trustee herein named has the full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument pursuant to F.S. § 689.071.

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. Subject to taxes and assessments for the current year.

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, 2014.**

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

Signed, sealed and delivered in our presence:

[1] _____
Witness Printed Name: Dean J Gelep

[2] _____
Witness Printed Name: **David A. Graubard**

Alan M Rosenthal (Seal)
Alan M. Rosenthal
Address: 108 Jerez Ct. St. Augustine, Florida 320092

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this May 19, 2015, by Alan M. Rosenthal, who [ ] is/are personally known to me or [X] who has produced driver's license(s) **as identification.**

DAVID A. GRAUBARD MY COMMISSION EXPIRES January 21, 2016 EE132121 Bonded Thru The Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

[NOTARY SEAL]

_____
Notary Public
David A. Graubard
Notary Print Name
My Commission Expires: 01/21/2016

Instr #2017020771 BK: 4349 PG: 111, Filed & Recorded: 3/27/2017 9:37 AM #Pgs:1
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $10.00 Doc. D $0.70

Return to: (enclose self-addressed stamped envelope)

Name: Michele A. Fouts

Address: 2332 Natural Turnpike
Ripton, VT 05766

This Instrument Prepared by:
same

Address:

Property Appraisers Parcel Identification (Folio) Number(s):

200140-0000

LONG FORM

©Seminole Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 24th *day of* March *A.D.* 2017 *by*
Barry G. Fouts, as Trustee of The Wilma A. Fouts Living Revocable Trust dated October 9, 1991, conveying non-homestead property

hereinafter called the grantor, to Michele A. Fouts and Jeffrey E. Clark, as Trustees of The Fouts-Clark Revocable Trust dated December 5, 2016

whose post office address is 2332 Natural Turnpike
Ripton, VT 05766

hereinafter called the grantee:

(Wherever 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)

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

Lot 14 of Lot 3, Block 38B, City of St. Augustine, according to the map or plat thereof as recorded in Plat Book 2, page 72 and Official Records Book 797, page 225 of the public records of St. Johns County, Florida.

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, and hereby 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,* 2016 .

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

Signed, sealed and delivered in the presence of:

Warren Wilhite
Witness Signature (as to Grantor)

Warren Wilhite
Printed Signature

Sue Wilhite
Witness Signature (as to Grantor)

Sue Wilhite
Printed Signature

The Wilma A. Fouts Living Revocable Trust dated October 9, 1991

Barry G. Fouts
By: Barry G. Fouts, Trustee

294 Tanner School Bus Rd Florahome, Fl 32140

STATE OF Florida)
COUNTY OF Putnam)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Barry G. Fouts known to me to be the person ____ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: drivers license

NOTARY RUBBER STAMP SEAL

WARREN WILHITE
Notary Public - State of Florida
Commission # GG 038685
My Comm. Expires Feb 10, 2021
Bonded through National Notary Assn.

Witness my hand and official seal in the County and State last aforesaid this 24th day of March, A.D. 2017

Warren Wilhite
Notary Signature

Warren Wilhite
Printed Notary Signature

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2001400000
Location Address	129 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Washington St) (610.42)
Tax Description*	2-72 CITY OF ST AUG LOT 14 OF SUB OF LOT 3 BLK 38-B OR4030/869 & 4349/111 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Fouts-Clark Rev Trust D: 12-5-2016 100% Fouts Michele A Trustee 0% Clark Jeffrey E Trustee 0%
Mailing Address	129 WASHINGTON ST ST AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$252,241
Extra Features Value	$5,771
Total Land Value	$392,751
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$650,763**
Total Deferred	$249,529
Assessed Value	**$401,234**
Total Exemptions	$0
Taxable Value	**$401,234**

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

Historical Assessment Information

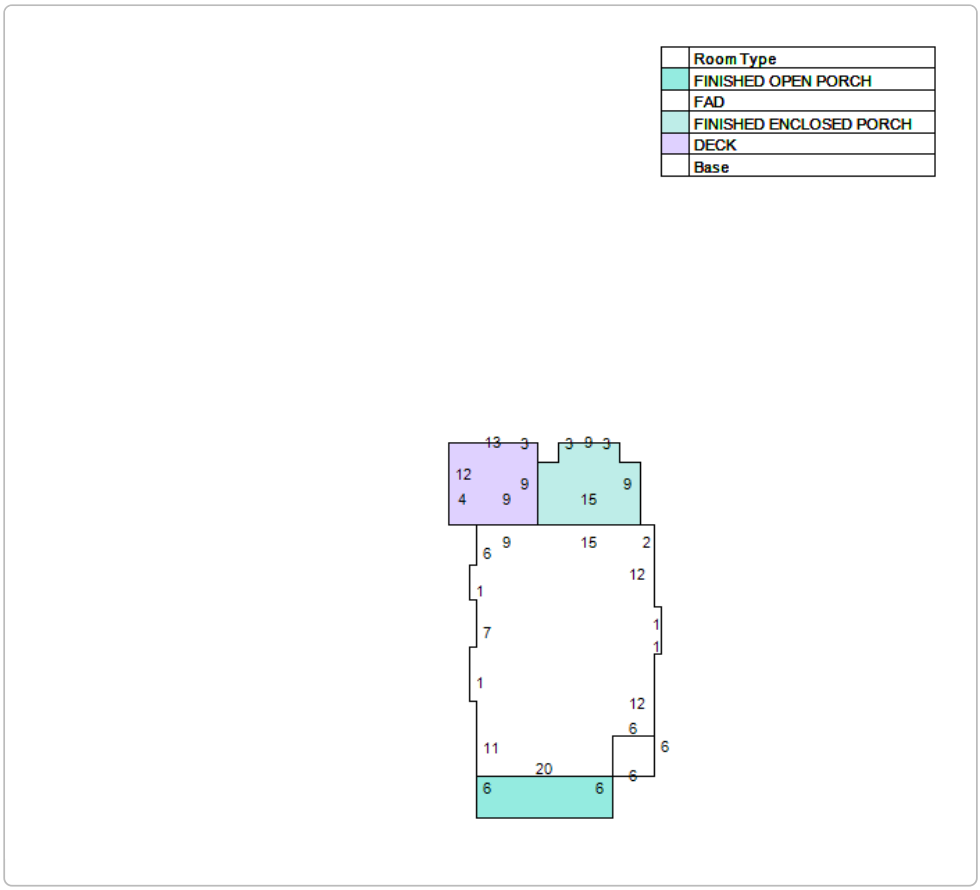
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$157,671	$6,894	$320,443	$0	$0	$485,008	$364,758	$120,250	$364,758
2021	$103,720	$6,793	$221,085	$0	$0	$331,598	$331,598	$0	$331,598
2020	$93,311	$6,976	$234,090	$0	$0	$334,377	$334,377	$0	$334,377
2019	$104,342	$3,838	$208,080	$0	$0	$316,260	$316,260	$0	$316,260
2018	$106,797	$3,931	$208,080	$0	$0	$318,808	$318,808	$0	$318,808
2017	$108,025	$3,433	$208,080	$0	$0	$319,538	$295,332	$24,206	$295,332
2016	$105,119	$2,103	$161,262	$0	$0	$268,484	$268,484	$0	$268,484
2015	$85,818	$2,177	$140,454	$0	$0	$228,449	$228,449	$0	$228,449
2014	$43,492	$1,993	$111,843	$0	$0	$157,328	$66,874	$132,328	$25,000
2013	$45,074	$1,993	$111,843	$0	$0	$158,910	$65,886	$133,910	$25,000
2012	$46,655	$1,993	$105,340	$0	$0	$153,988	$64,785	$128,988	$25,000
2011	$47,446	$1,993	$117,045	$0	$0	$166,484	$62,898	$141,484	$25,000
2010	$49,027	$1,993	$130,050	$0	$0	$181,070	$61,968	$156,070	$25,000

Building Information

Building	1
Year Built	1928
Actual Area	1420
Conditioned Area	1112
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	946
FINISHED DECK	156
FINISHED ENCLOSED PORCH	162
ADDITION	36
FINISHED OPEN PORCH	120
Total SqFt	1420

Sketch Information



Extra Feature Information

Code Description	Status	Value
Shop (Mix)		3742
Pavilion - Good (Mix)		829
Masonry Wall (Mix)		1200

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	130	51	EF	$392,751

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2017	3/24/2017	$100.00	WARRANTY DEED	4349	111	U	I	FOUTS WILMA A LIVING REVOCABLE TRUST D:10-9-1991	FOUTS-CLARK REV TRUST D: 12-5-2016
5/21/2015	5/20/2015	$325,000.00	WARRANTY DEED	4030	869	Q	I	ROSENTHAL ALAN M	FOUTS WILMA A LIVING REVOCABLE TRUST D:10-9-1991
	9/19/1995	$20,000.00	WARRANTY DEED	1130	1099	U	I	REIER SHARON E	ROSENTHAL ALAN M
	9/1/1988	$0.00		797	225	U	I		REIER SHARON E
	8/1/1988	$0.00		794	647	U	I		
	6/1/1982	$39,000.00		542	494	U	I		
	5/1/1982	$0.00		539	712	U	I		

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

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User Privacy Policy
GDPR Privacy Notice

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Version 3.1.9

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 15, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of May 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

44 Avenida Menendez (Remove interior lining and all non-load bearing walls as well as non-load bearing coquina walls (non-structural interior only, no outside work))

135 Avenida Menendez (Install Fire Suppression in the cooking area)

160 Avenida Menendez (HVAC change out to 2.5 ton 14.3 seer2 heat pump system, new unit to remain in same spot as old unit)

4 Aviles Street (Replace existing 4 ton HVAC system)

24 Cathedral Place (Replacement of 7.5 ton unit roof-top unit)

46 Charlotte Street (Remove existing damaged siding and replace with similar red cedar beveled siding on the north side of building only)

43 Cordova Street (Flat Roof Recoat FL # 20663)

60 Hypolita Street (Flat Roof Hydrostop Coating FL # 20663)

28 Marine Street (Replace 2 150a main breaker panels)

88 Marine Street (Convert mudroom into ADA bathroom - install shower, vanity, toilet, frame doorway & partition walls, install exhaust fan, overheads lights and electrical switches)

98 St George Street (HVAC Change out)

26 Toques Place (Elevate building & move forward 8' - Remove & replace existing piers)

DEMOLITION

NONE

SIGNS

82 Charlotte Street (LiLu's Art & Antiques: 1 new hanging sign 32"x26" 4.5sf(oval), using pre-approved font, colors and wood material. Sign must provide at least 8 foot clearance.)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: June 15, 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. (Presentation by Jessica Beach, Chief Resilience Officer)**

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 *Resiliency Review* newsletter (June 2023 edition) prepared by the City's Chief Resilience, Jessica Beach, who will be presenting at the June 15 HARB meeting and available to answer your questions.

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 FLOOD RESILIENCE

2023: A Half Year in Review

The City of St. Augustine has been hard at work to remain resilient! Here is a summary of some of the City's 2023 highlights in resiliency to date.

Stormwater Program

The City's Stormwater Operations Crew routinely maintains the City's drains, culverts, and 103 tidal outfalls, as well as handles daily work orders and service requests. If you see a blocked storm drain please report it and include pictures when possible to: **www.CityStAug.com/ReportFlooding** or email **Stormwater@CityStAug.com**



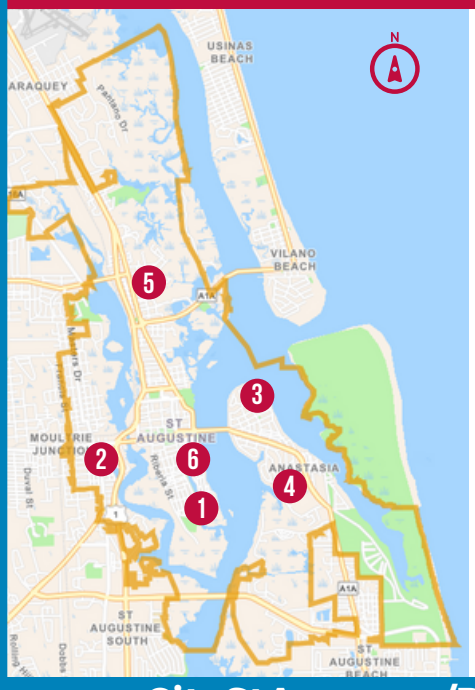
PROJECT UPDATES

City Awarded 8 Grants for Flood Resilience

In 2022, the City was awarded over $27 million for seven resilience projects and one study from the Florida Department of Environmental Protection's Resilient Florida Grant Program. See map below for a comprehensive overview of the ongoing resilience efforts in the City. Also, if your neighborhood isn't highlighted on the map, don't worry! The City Wide Tidal Backflow Project may include your area. You can learn more about the City's projects and studies at: **www.CityStAug.com/Resiliency**

Projects Map

Estimated Timeline 2023-2026



Project Map ID

1. Lake Maria Sanchez
2. South Whitney/West King Street
3. Inlet Drive Neighborhood
4. South Davis Shores
5. Court Theophelia
6. Avenida Menendez Seawall

City Wide Projects

- Tidal Backflow Prevention Program
- Groundwater Monitoring Network

City Wide Studies

- Back Bay Feasibility Study with the Army Corps of Engineers (Federal)
- Vulnerability Assessment Update (State Statute Requirement)

PROJECT DESCRIPTIONS

1. **Lake Maria Sanchez Drainage Improvements will include the City's first Stormwater Pump Station, major stormwater infrastructure upgrades, installation of tidal backflow prevention, construction of a flood wall that will provide a higher level of flood protection for approximately 200 acres of the historic downtown. Learn More at www.CityStAug.com/LakeMariaSanchez**
2. **South Whitney/West King Street Drainage Improvements will include raising the road and replacing the box culvert to provide a higher level of flood protection**
3. **Inlet Drive Neighborhood Shoreline Stabilization will elevate and protect a section of shoreline that is subject to coastal erosion and will provide a higher level of flood protection.**
4. **South Davis Shores Drainage Improvements will address rainfall-driven flooding through upgrades to existing stormwater infrastructure**
5. **Court Theophelia Neighborhood Drainage Improvements will replace aged utilities and upgrade existing stormwater infrastructure**
6. **Avenida Menendez Seawall will involve rehabilitating portions of the existing seawall, installation of tidal backflow prevention and elevating a lower segment of seawall to match existing elevations located along the Municipal Marina in downtown St. Augustine**

- **Tidal Backflow Prevention Program will retrofit up to 20 of the City's stormwater outfalls that are tidally influenced to help mitigate nuisance flooding of the road infrastructure.**
- **Groundwater Monitoring Network will be installed to accurately measure rates of change in current shallow groundwater elevation and water quality**

Other Business pg 2



CITY OF ST. AUGUSTINE FLOOD RESILIENCE

Back Bay Feasibility Study with the Army Corps of Engineers

On January 9, 2023 City officials signed an agreement with the Army Corps of Engineers to begin a Coastal Storm Risk Management (CSRM) Federal Feasibility Study. This study will investigate coastal storm impacts on the City and identify solutions to reduce damages that will benefit the community as future projects are designed to mitigate flooding. The City will utilize American Rescue Plan Act (ARPA) funds for its cost share match with the Army Corps of Engineers. Once complete, the study will allow the City to qualify for federal funding opportunities for future flood mitigation projects.



Please visit www.CityStAug.com/BackBay for more information

Monthly Project Delivery Team Progress Meetings for the Back Bay Feasibility Study are virtual and open to the public.
All meetings are scheduled for 1:00PM-2:30PM
Virtual Meeting Room link: https://usace1.webex.com/meet/jason.s.harrah
Upcoming dates for 2023 are as follows:
Thursday, July 20
Thursday, August 17
Thursday, September 21
Thursday, October 19
Thursday, November 16
Thursday, December 21

2023 Flood Mitigation Assistance Program



On May 3, 2023 the City held a FEMA Flood Mitigation Assistance (FMA) grant program workshop. This 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). To qualify, residents must have NFIP backed insurance no later than August 31, 2023. The FMA Program is a nationally competitive annual FEMA grant program. Applications will be due in October of 2023. Prioritization is given to those structures listed as Severe Repetitive Loss and Repetitive Loss which is determined by FEMA. More workshops will be scheduled in the fall. To learn more, please email **FMA@citystaug.com or visit www.CityStAug.com/FMA**

Resiliency Resources

Visit us online at
www.CityStAug.com/Resiliency

- Residential Site Visits
- Neighborhood Meetings
- Informational Presentations
- Maintenance Service Requests

Please contact us for more information!

2023 Hurricane Season Preparedness

June 1 marked the first day of hurricane season!

- Know your Flood Zone and plan your evacuation route
- Make preparations BEFORE the storm
- Check the weather forecast regularly and be aware of high tides
- Text **StAugAlerts to 888777** to receive emergency alerts from the City directly
- St. Johns County Emergency Operations Center Phone Number **(904) 824-5550** or visit **www.SJCEmergencyManagement.com** for more information

Find the most local, current, and accurate information by following the City, Fire Department, Police Department, Municipal Marina, and follow the St. Augustine WeatherSTEM on Facebook and Twitter.

Other Business pg 3

CITY OF ST. AUGUSTINE

Resilience Initiatives

Historical Architectural Review Board
June 15, 2023

Jessica L. Beach, P.E.
Chief Resilience Officer



Other Business pg 4

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

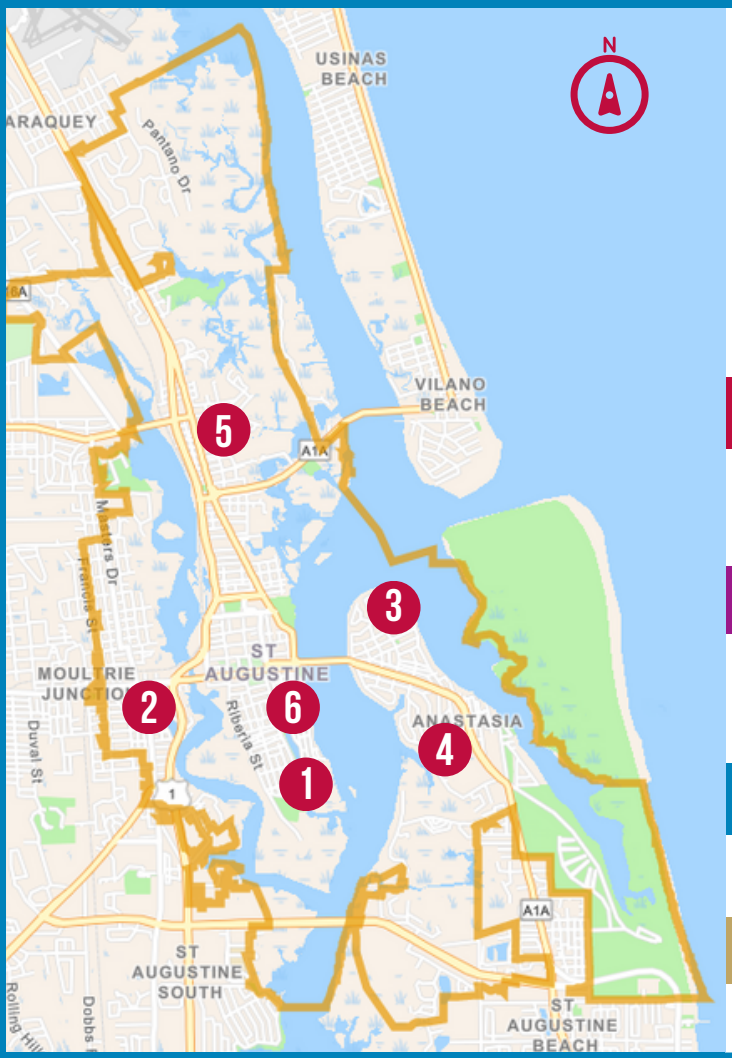
Coastal Storm Surge Risk Assessment Official Poster 24

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)

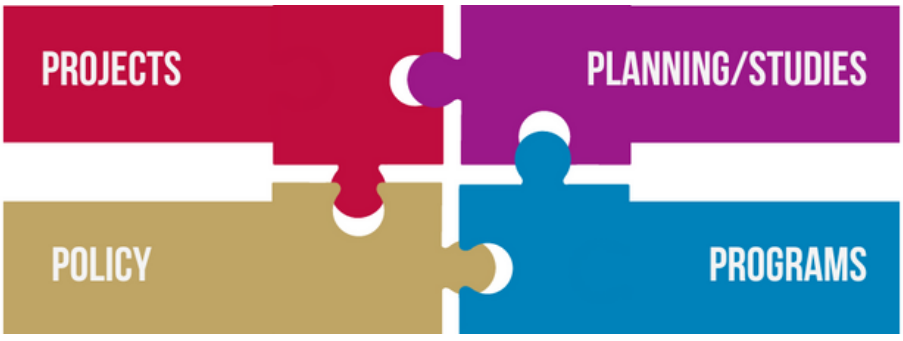
City Programs

- Flood Mitigation Assistance (FMA) Program

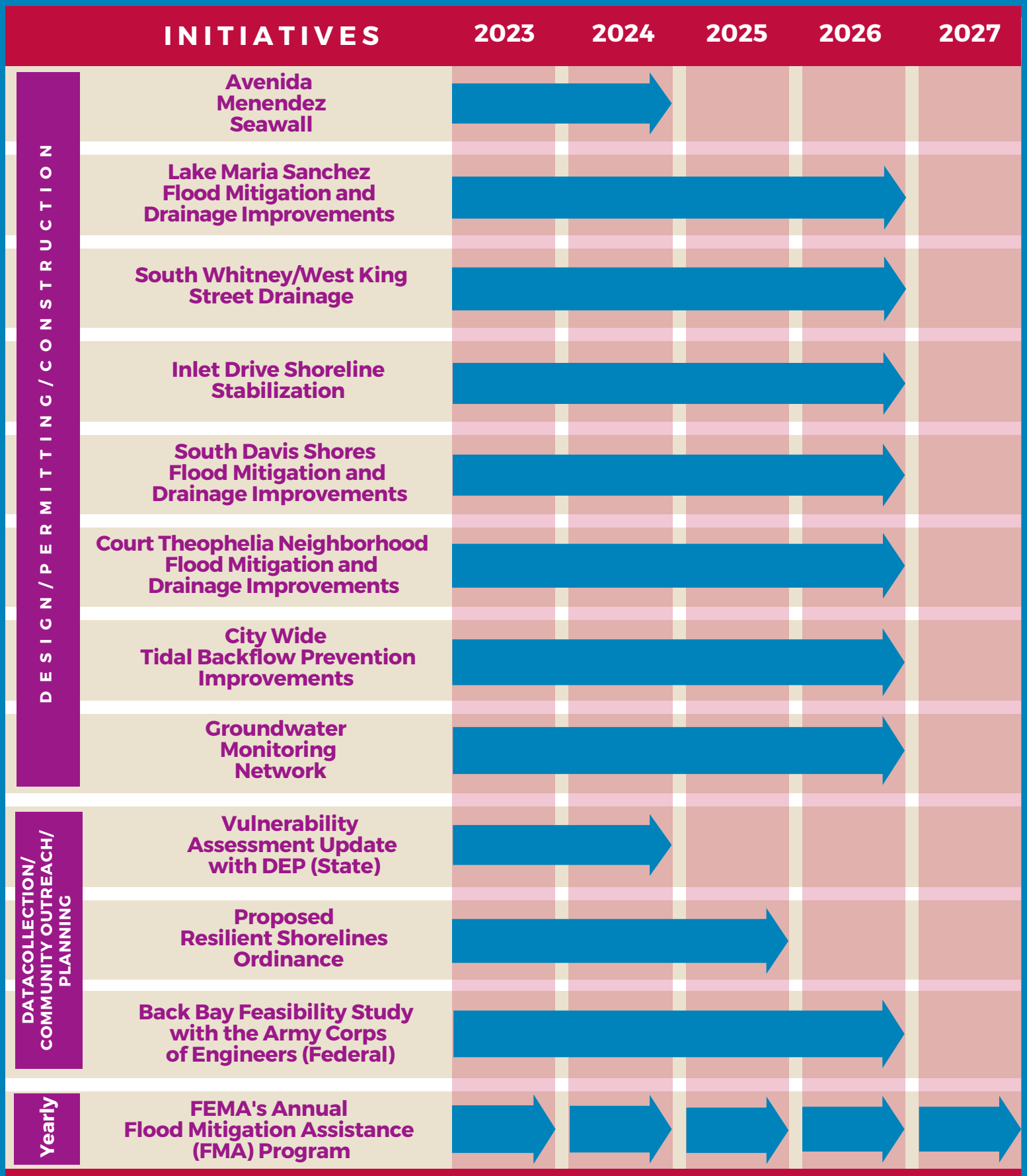
City Ordinances

- Proposed Resilient Shorelines Ordinance

RESILIENCE STRATEGIES



RESILIENCE EFFORTS TIMELINE



www.CityStAug.com/Resiliency | 904-825-1040 | Stormwater@CityStAug.com

Other Business pg 7

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

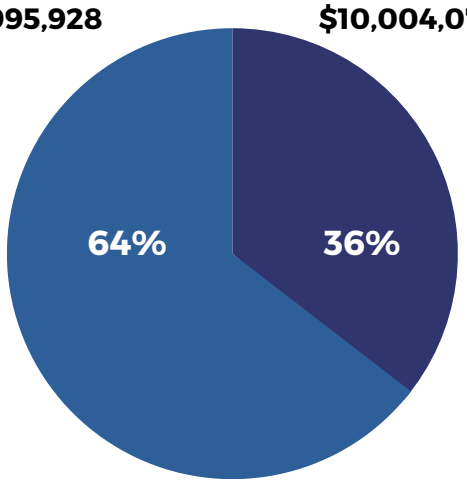
LAKE MARIA SANCHEZ

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?

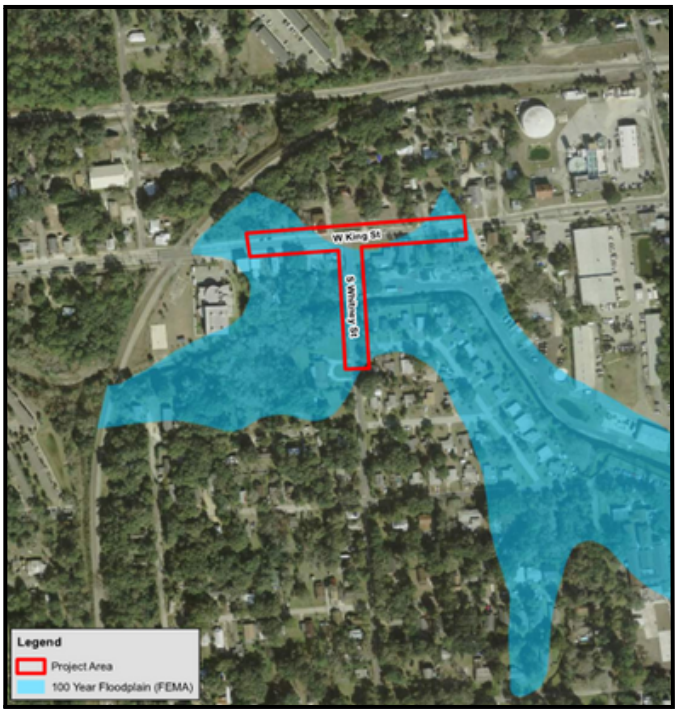
The project goal to eliminate flooding during the 100-year FEMA flood event for West King Street and South Whitney Street by raising both roads at, or above, the 100-year floodplain elevation. In addition to the surge-driven FEMA 100-year flood event, during significant rainfall occurs on South Whitney 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 $1,310,925. COSA will cost share the estimated total project amount of $511,675.

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.

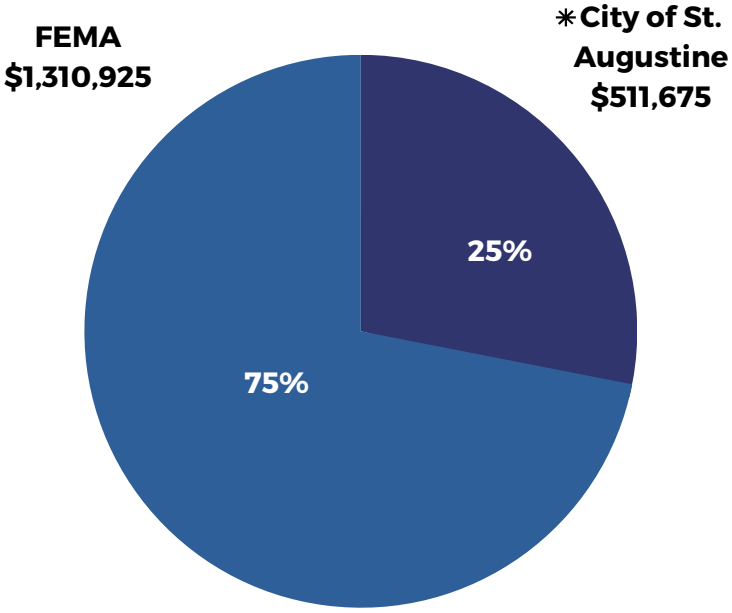




SOUTH WHITNEY ST. & WEST KING ST.

Roadway & Drainage Improvements

Estimated Total Construction Cost: $1,822,600



*The city will be seeking other grant funding to supplement the 25% 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



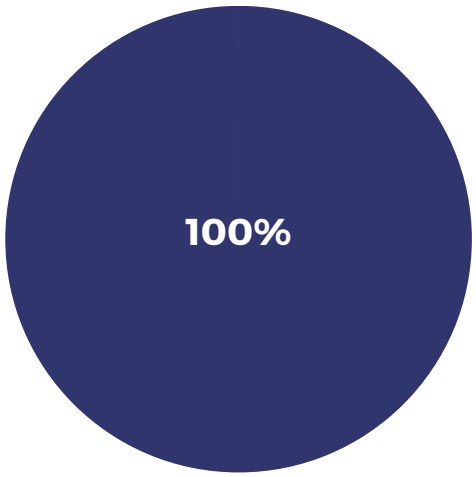
How will this project benefit the community?

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?

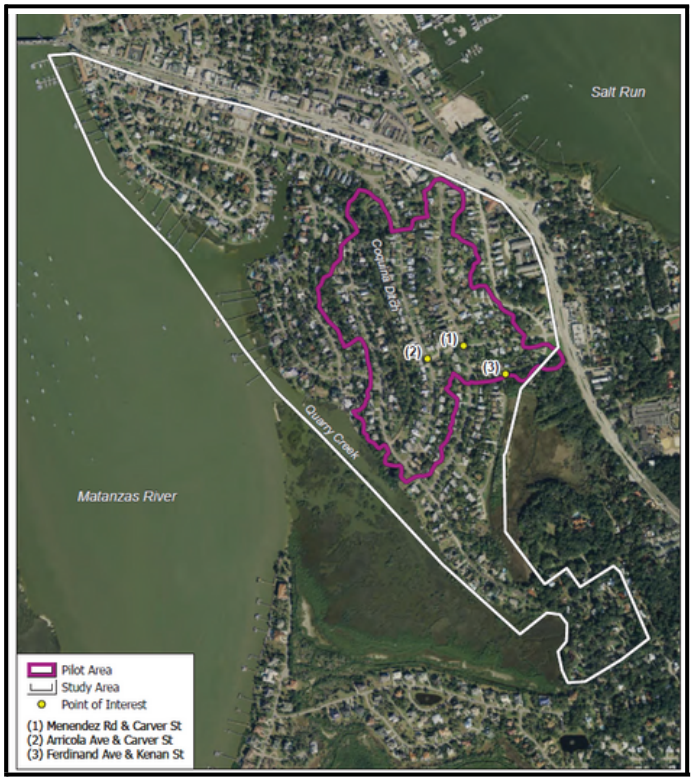
This project will be broken into two phases to include the design, permitting and construction to address the rainfall driven flooding events, with some consideration for tidal surge. This will primarily include major upgrades to the existing undersized and aged drainage infrastructure, reconfiguring 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.



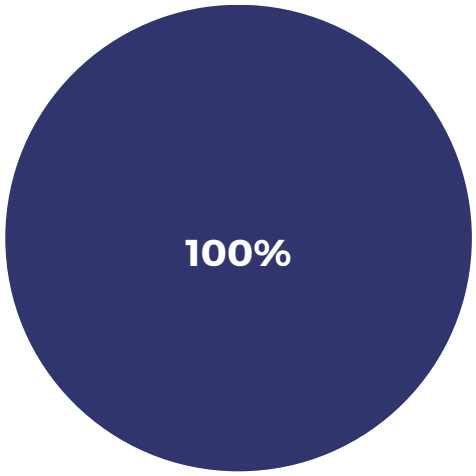
How will this project benefit the community?

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.

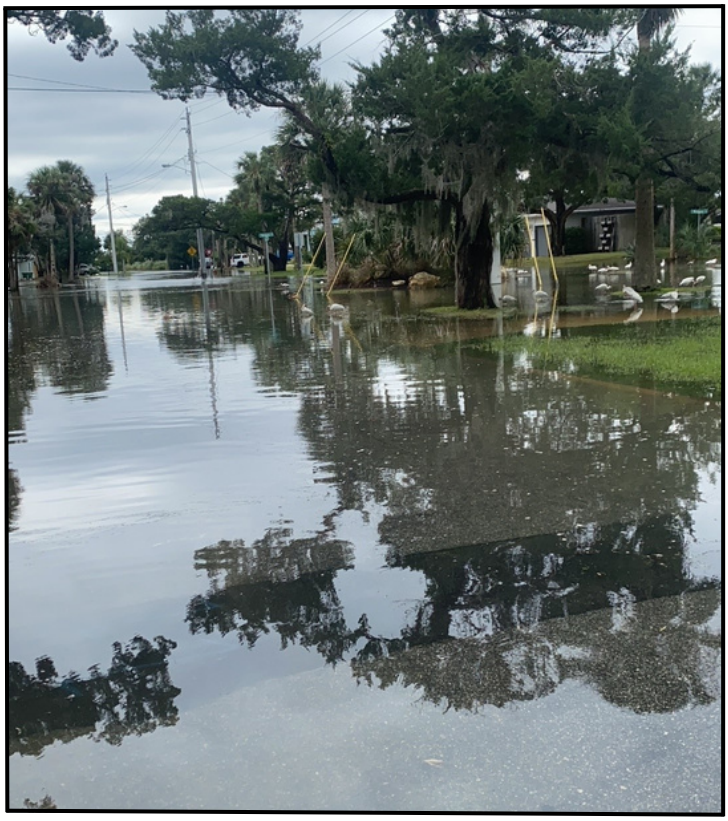
SOUTH DAVIS SHORES

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.

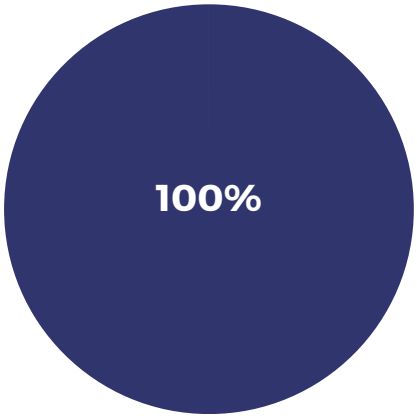
How will this project benefit the community?

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

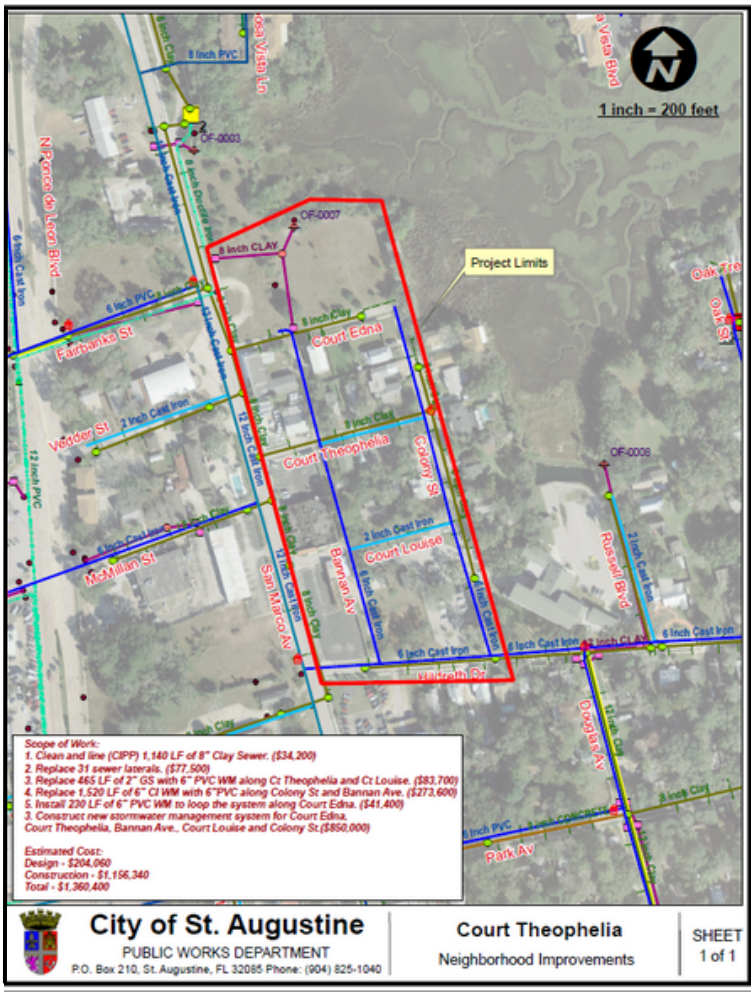


Resilient Florida Grant
$2,581,600

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.

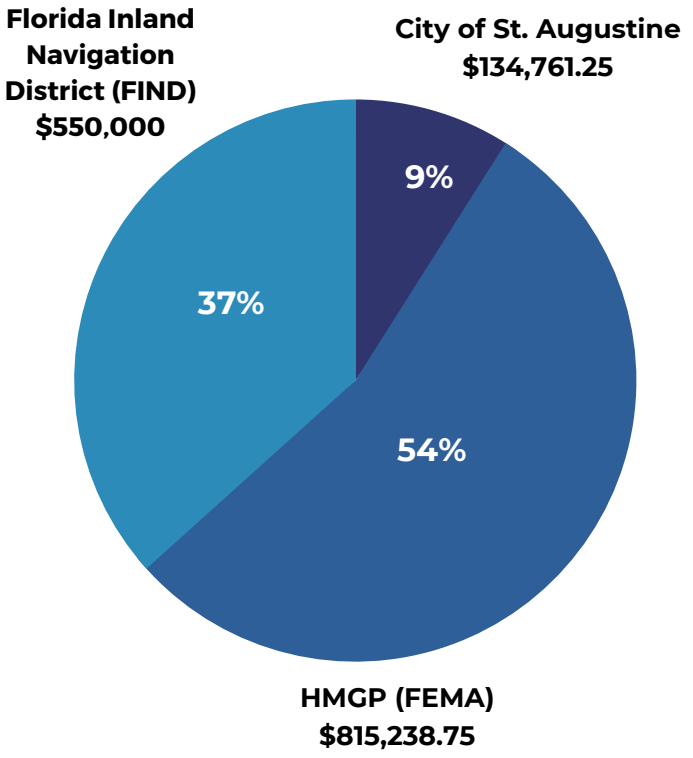


How will this project benefit the community?

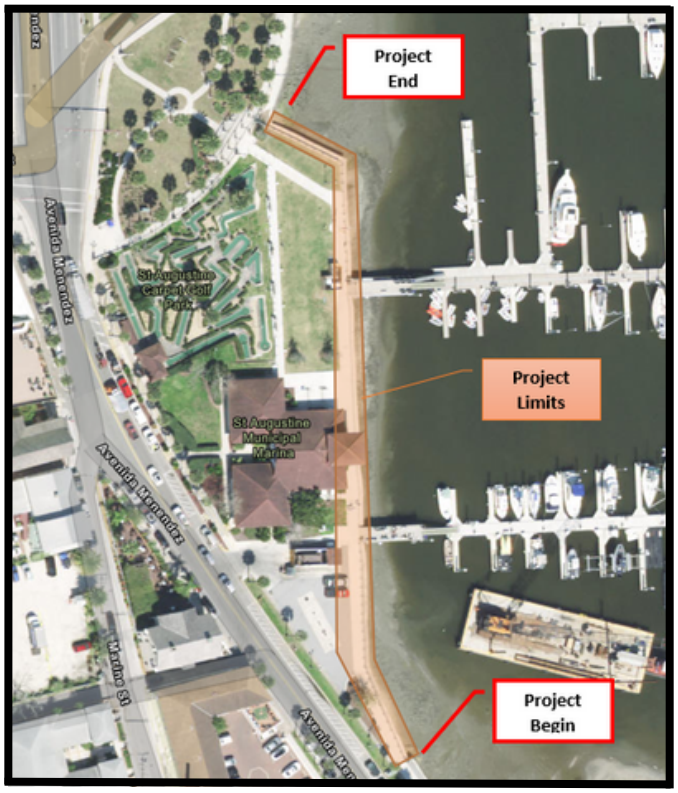
The primary community need addressed by this project is the enhanced protection from flooding associated with extreme weather events by providing a continuous seawall of equal height. By doing this project, it will provide the protection of the existing pedestrian/recreational path which provides access 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?

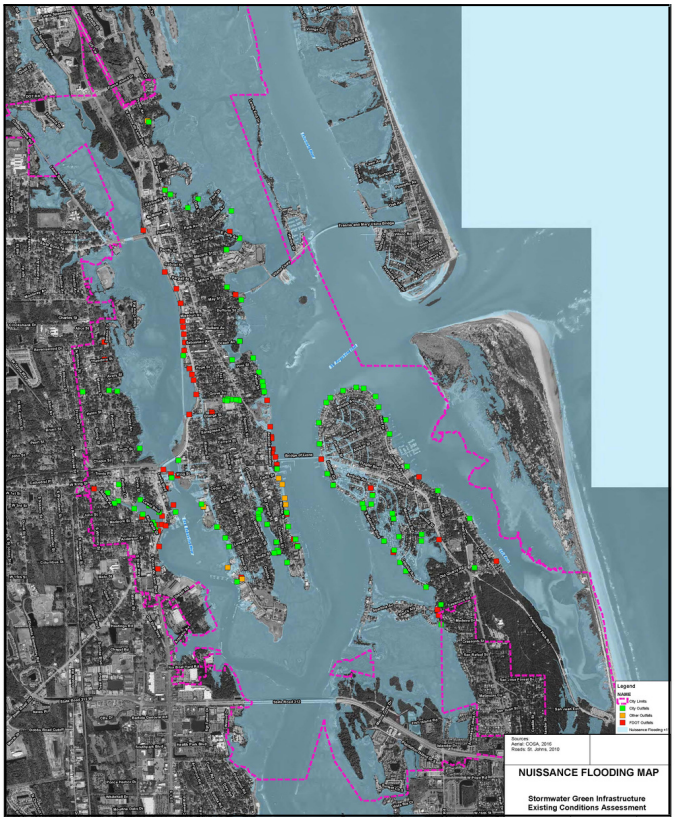
The City has approximately 103 stormwater outfalls that are tidally influenced, resulting in nuisance flooding of the road infrastructure. To date, the City has retrofitted 43 outfalls with tide check valves to eliminate nuisance tidal flooding. The City proposes to retrofit an additional 20 outfalls. 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.



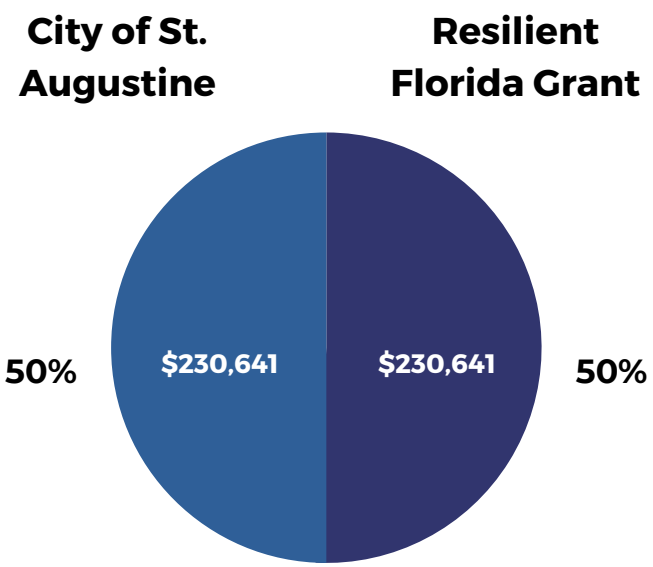
How will this project benefit the community?

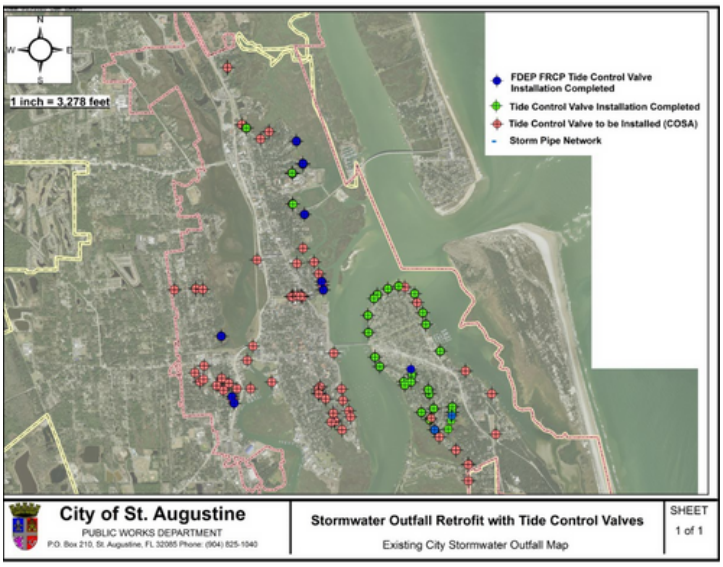
The stormwater outfalls are a major flood pathway that can allow for surge and high tide flooding to inundate the streets and potentially impact structures (residential and commercial). There are many historically significant buildings, structures and other cultural resources that can be impacted from 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

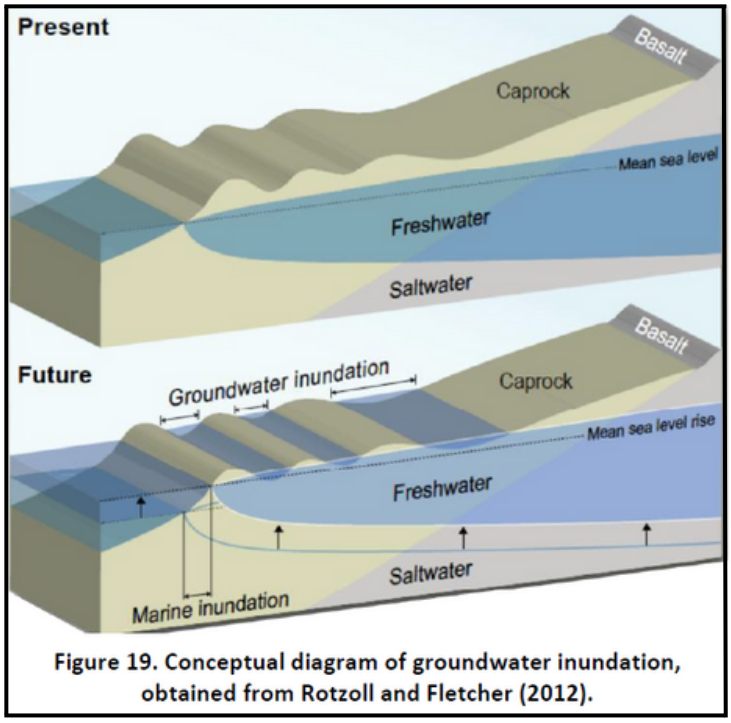


Figure 19. Conceptual diagram of groundwater inundation, obtained from Rotzoll and Fletcher (2012).

How will this project benefit the community?

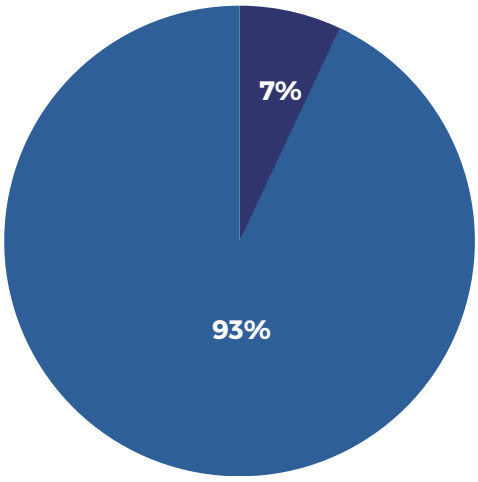
The data collected from this project will be able to better predict and model groundwater impacts which has a significant impact on critical infrastructure. This includes the threat to the city's existing archaeological and historic buildings which are considered regionally significant assets. Having 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

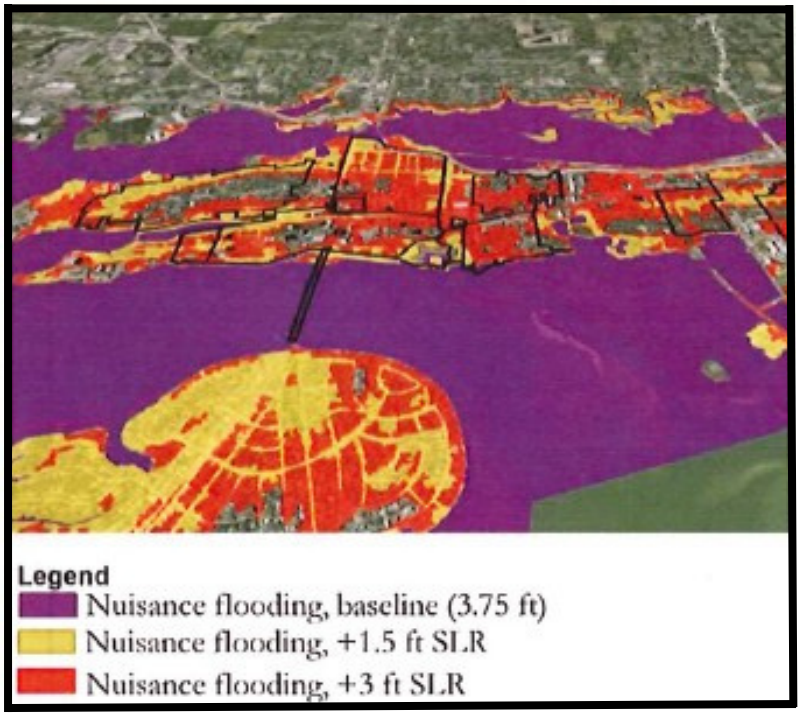
For Sea Level Rise Impacts

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.

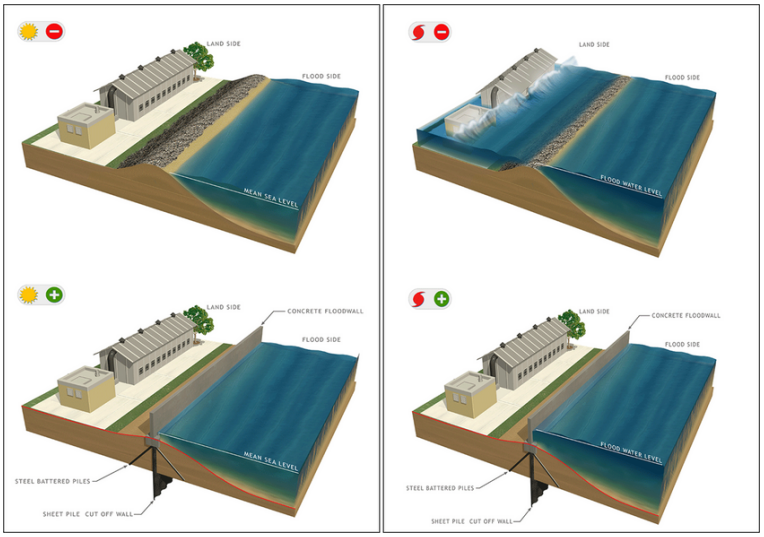
How will this study benefit the community?

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.

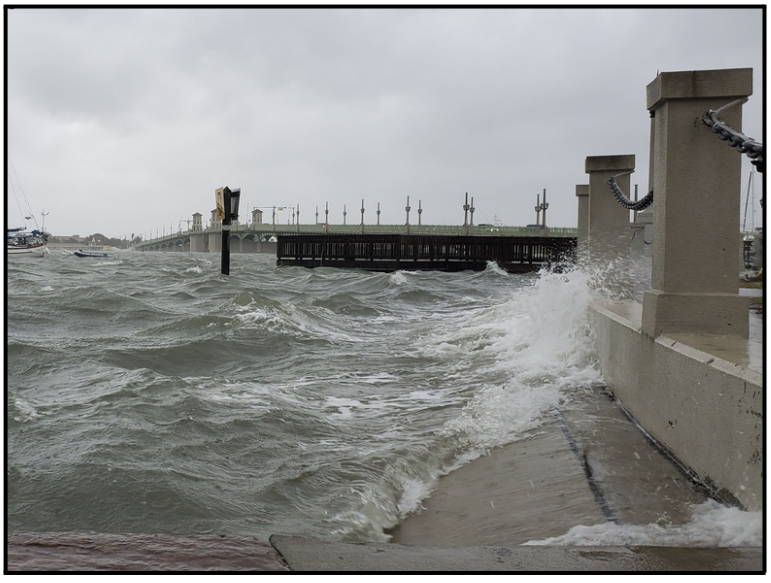
How is this study being funded?

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



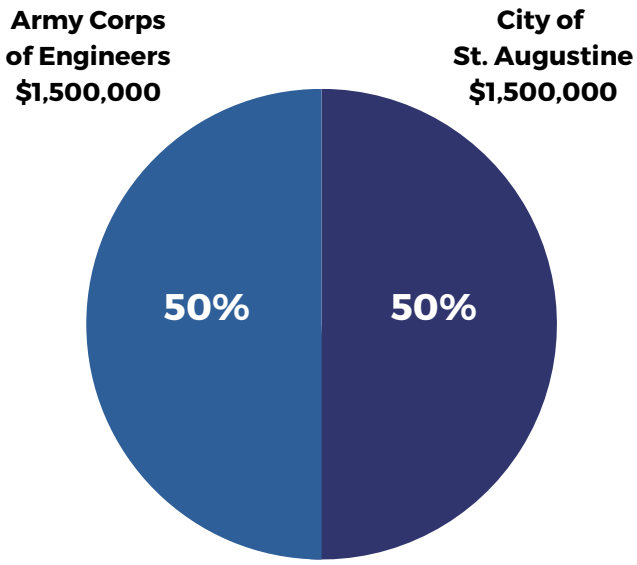
St. Augustine Bay Front During a Storm



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

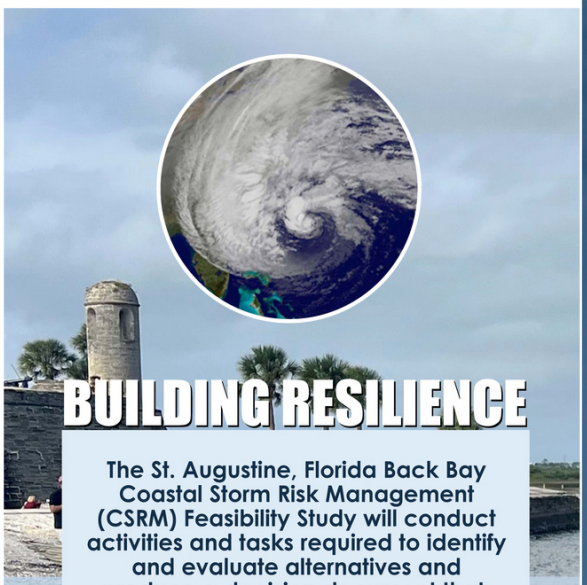


Taken on Nov. 13, 2019 of water crashing over the sea wall and flooding the park lawn.

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 ST AUGUSTINE 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

TRANSPARENT PLANNING PROCESS

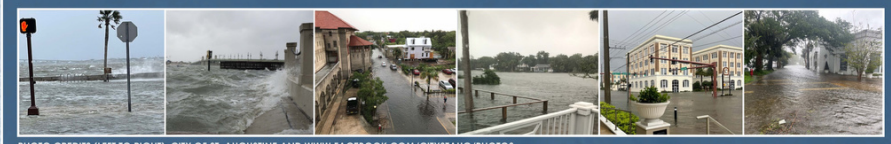
Feasibility studies use a transparent 6-Step Planning Process that pursues alternatives to reduce economic damages from storms over a 50-year project life, consistent with environmental statutes. In addition to economic and environmental conditions, regional economic development and social effects are addressed during the planning process. There are a variety of approaches, both quantitative and qualitative, to assist with multi-criteria decision making and plan selection.

Public input is paramount in the decision process. Multiple public/stakeholder meetings will occur throughout the study.

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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INTEGRATED FEASIBILITY REPORT AND NATIONAL ENVIRONMENTAL POLICY ACT ANALYSIS

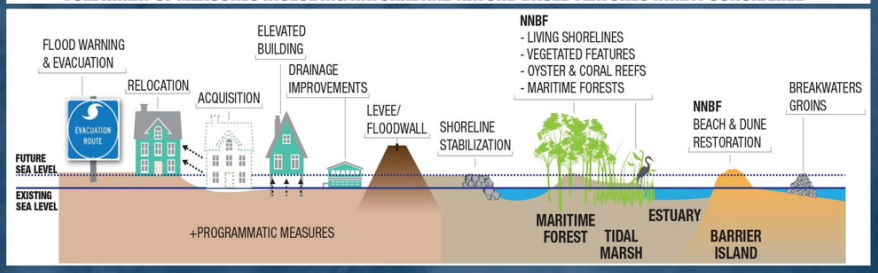
The National Environmental Policy Act (NEPA) is a Federal law enacted in 1969. As required by NEPA, USACE will assess the potential environmental effects of the study alternatives, including a no action alternative. The report also documents coordination with the varied resource agencies that help to shape the final recommendation. Examples of NEPA effects categories include:

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

Other Business pg 27

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		

www.CityStAug.com/Resiliency | 904-825-1040 | Stormwater@CityStAug.com

Other Business pg 28

PROPOSED RESILIENT SHORELINES ORDINANCE

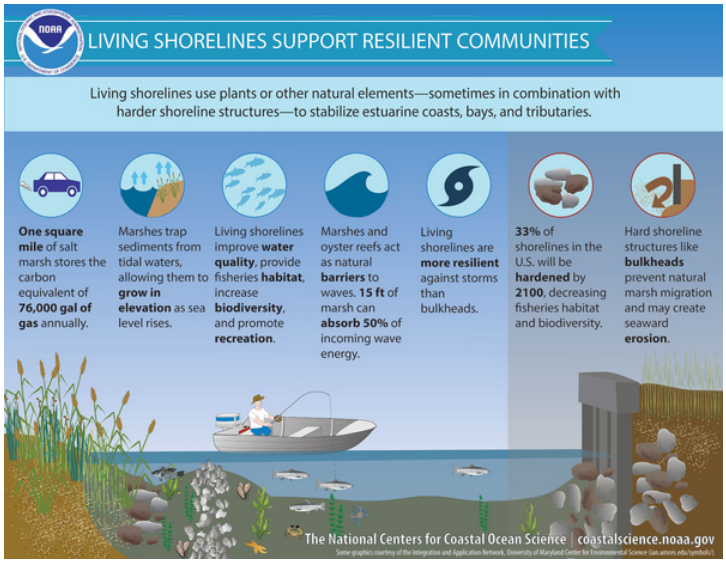
What is this proposed ordinance?

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.

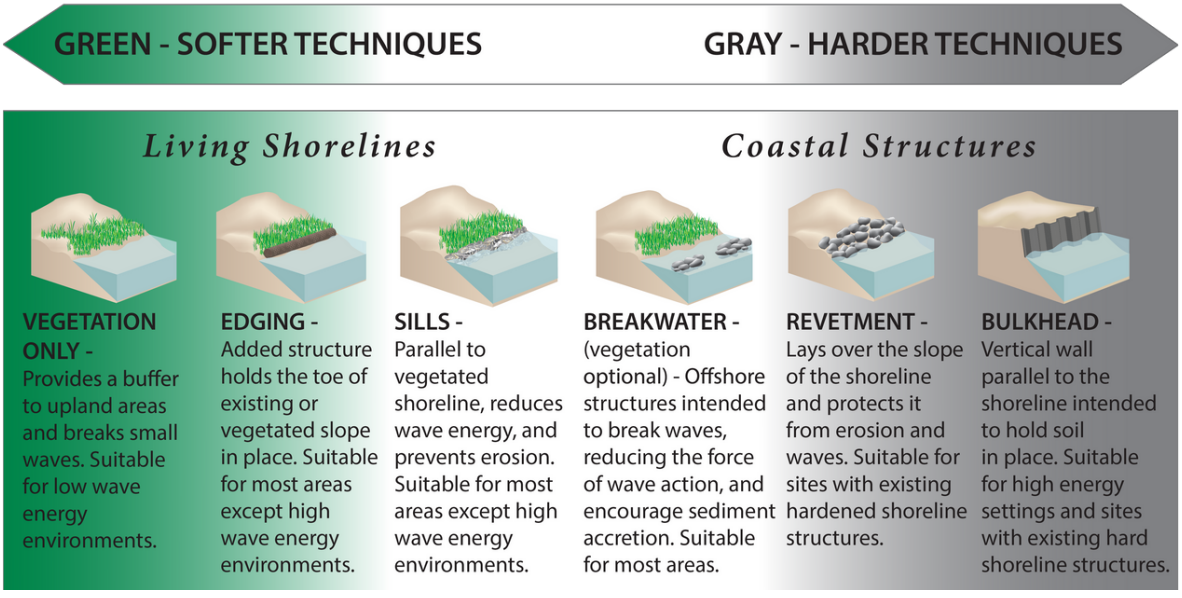
Why is this proposed ordinance needed?

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

Other Business pg 30