CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

TUESDAY, JULY 18, 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) May 18, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	HP2023-0047	Les Thomas Architect - Applicant Darrell Barhart - Owner 64 Marine Street To demolish two rear detached buildings that are over fifty years of age, located in the Historic Preservation-One (HP-1) zoning district, with one labeled as a dwelling on the 1930 Sanborn Fire Insurance Map updated to 1965. (See companion Certificate of Appropriateness HP2023-0045)

6. Continued Items from the previous HARB meetings

*a)	Certificate of Appropriateness for Ad Valorem Tax Exemption HP2023-0034 Continued from June 15, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING	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.

b) Opinion of Appropriateness
HP2023-0030
Continued from May 18, 2023
REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING

Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street
To construct a new two-story multi-family residence.

c) Certificate of Demolition
HP2023-0029
Continued from May 18, 2023
REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING

Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street
To demolish a residential building constructed c. 1950 that is recorded in the Florida Master Site File, and located in the St. Augustine National Register Historic District as a non-contributing structure and in the Historic Preservation-One (HP-1) zoning district.

7. Certificate of Appropriateness

a) HP2023-0039

Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street
To install new ventilation systems on the south and west elevations.

b) HP2023-0046

Les Thomas Architect - Applicant
Robert M. Barnes - Owner
101 Marine Street
To construct a new pergola over the existing driveway adjacent to the building's north elevation.

c) HP2023-0044

Les Thomas Architect - Applicant
Mis Ventures LLC - Owner
21 Spanish Street
To extend the existing front porch and modify the location of the steps.

d) HP2023-0040

Victorian House LLC - Applicant and Owner
11 Cadiz Street
Replace exterior wood siding and deteriorated decorative elements such as porch rails and spindles on the main structure and detached secondary building.

e) HP2023-0045

Les Thomas Architect - Applicant
Darrell Barnhart - Owner
64 Marine Street
To construct a new rear addition and porch with an outdoor kitchen and site features including new brick paved driveways and pergolas. (See companion Certificate of Demolition HP2023-0047)

f) HP2023-0041 — Don Crichlow & Associates - Applicant
Bruce A Maguire - Owner
303 St. George Street
To construct a rear addition to replace the existing rear wing and addition, a new rear uncovered porch, gabled dormer on the front porch roof, balustrade at the top of the hipped roof, and new front porch railing. (See companion Certificate of Demolition HP2023-0048)

8. Certificate of Demolition and Partial Demolition

a) HP2023-0048 — Don Crichlow & Associates - Applicant
Bruce A. Maguire - Owner
303 St. George Street
For partial demolition of a residential building, constructed c. 1910-1917 that is recorded in the Florida Master Site File and located in the Historic Preservation-One (HP-1) zoning district, including removal of a rear wing and rear addition and modifications to the fenestration including permanent enclosure of existing window openings on the south elevation and replacement of a front door with a window. (See companion Certificate of Appropriateness HP2023-0041)

b) HP2023-0042 — 16 Paws Realty Management LLC - Applicant and Owner
54-1/2 Carrera Street
For after-the-fact partial demolition of a building constructed c.1912-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, including replacement of original wood windows with windows of new material and design.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

11. Next Scheduled Meeting Date(s):

a) Thursday, August 17, 2023 - Regular Meeting

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 18, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 18, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach (left at 5:07p.m.)

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Ron Brown, Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

BJ Kalaidi
Charles Pappas

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the March 16, 2023 minutes as presented. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

(None)

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2023-0017 Continued from April 20, 2023– Sweet Spot Augustine, LLC– Applicant
St. George Street Properties, LLC– Owner
32 St. George Street

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

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 as modified based upon comments at the previous HARB meeting, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Dror Zanani reviewed the application.

Ex Parte Communication:

(None)

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

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The Board discussed:

- Proposed pergola looked to be to scale
- Planter boxes were more of a modern feature and suggested using free-standing planters
- Suggested no lattice but smaller lumber or purlins on top the pergola
- Liked the round timbers and hardware used
- Would rather have the plants separate

Ms. Seymour asked for clarification regarding which plant types would be used on top the pergola.

Applicant response:

- Would use plant that was in the preapproved list
- Planters would have a wood base; however, was willing to eliminate and have a free-standing planter

MOTION

Mr. Weaver MOVED to APPROVE a Certificate of Appropriateness HP2023-0017, 32 St. George Street to construct a new pergola and preserving the wooden gate with the conditions that the planters be free-standing, wooden purlins based on standard dimensions replace the lattice work at the top of the pergola, and select a preapprove plant. The motion was SECONDED by Mr. Beach.

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

6. (b) Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023
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).

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 317 St. George Street with the following findings and/or condition:

1. A finding that the evidence provided by the applicant is sufficient to justify wholesale replacement of wood siding; AND,

2. A finding wholesale replacement of existing siding will not negatively impact the architectural integrity of the residence:

- because the wood composite material meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible substitute material that closely matches the existing board width, length, and exposure; OR,

- with the condition that real wood siding is used to replace existing.

Alan Frez and Maria Gandarez reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened; however, there was no response.
Mr. Weaver asked if the proposal was to recycle wood from the garage and use it on the east and north elevation of the main structure.

Mr. Frez said they wanted to use that but would use the south wall if needed. He said the entire north wall would have to be new

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because it was large. He said this would provide enough wood to cover the front the house, south elevation and the addition.

Mr. Weaver asked how much of the existing wood would be applied to the building.

Mr. Frez replied the wood would be applied to the east elevation and the addition on the back of the main house. He said there was a dividing board that designated where the original house and new addition began which would be maintained.

The Board discussed:

- Assessed the site and the back had novelty wood siding but most of the damage was lower
- HP-1 required wood, but the east end of the building was covered in trex composite which was not being replaced like for like
- Porch and east end were more than likely completed under this permit within the last four to six months
- Window trim, case work, and corner boards could lose the shape and shadows if plywood were used
- Something had to be done or the moisture would continue and exacerbate the issues
- Only in favor of using real wood siding as it was part of the guidelines
- Suggested using open air foam for installation
- Questioned if there was evidence proving the building was balloon framed as the home was built in 1910, and thought it was more platform framing
- Could not have composite siding as it was not appropriate or allowed within the guidelines
- Would rather have repurposed the original wood as much as possible
- Felt to fix the home correctly should use installation, sheathing, vapor barrier and siding
- If replaced new it would need to have the same shadow lines
- Building should be documented with photographs and notes in order to have a clear understanding of what was there
- Questioned when the trex decking was replaced on the porch
- Should have been replaced with like for like as trexs was a non-wood product and should have been approved by the HARB
- Should salvage and reinstall as much as possible
- Garage that was approved at prior meeting was not replaced as approved

Applicant response:

- Trex decking was installed last year due to the water leaks
- Trex decking was not approved by HARB but pulled a permit from the building department and inspection was done last week and passed

Ms. Seymour said on the application, the applicant noted it would be replaced as like for like; however, the material was not stated in the motion, so it was presumed to be like for like.

Board discussion:

- Should only approve what was allowed in the guidelines

Ms. Gandarez said at the prior meeting the composite was approved and that was why it was used. She noted they felt everything was completed with HARB approval.

Ms. Duncan said if a product were approved by the Board it would not be changed; however, this was about the deck material and any other composite material that was not approved. She questioned how this should be dealt with.

Ms. Seymour said this application was only for the siding. She said it was at Board discretion. She said the applicant could submit a new application for the trex material

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and the materials on the porch as it was not advertised with this application.

Ms. Duncan said anything regarding the garage could be reviewed and followed up on by the next meeting.

Mr. Benoit asked if sheathing would be behind the siding.

Mr. Frez replied no, sheathing was on the original house only, but the addition was insulated and sheathed with a mix of plywood and OSB. He said the trim was a mixture of different sizes and what was pulled off was cut new and reinstalled.

Mr. MacDonald thought it was reasonable to allow wood for wood and salvage the original wood then return next month with more information regarding the materials.

Ms. Duncan said documentation of the exterior dimensions was key and should be provided to staff for the record. She said this should be done before the removal.

Mr. Frez said they were working on the back of the house since they were working on doors, windows, and the garage apartment.

Ms. Duncan asked if the addition was the area with the banding that already had sheathing, which was right of the front porch.

Mr. Frez replied that was the sunroom and had not been opened. He said if there was nothing broken with the windows, it would not be touched.

Ms. Duncan said that needed to be reinstalled and as it was. She said the trim/casing would have to be removed to add sheathing.

Mr. MacDonald felt the applicant needed to return with elevation information and there should be clarification regarding the past meeting approval as the application had become ambiguous.

Mr. Weaver was concerned the Board was trusting the applicant to match materials without documentation.

MOTION

Mr. MacDonald MOVED to CONTINUE HP2023-0011 317 St. George Street, to come back next month with clear elevation shown, what was to be modified, wanted to have photos of existing windows trims for the record, and would gather information about the previous approved materials and could be approved again at the July 15, 2023 meeting. The motion was SECONDED by Mr. Weaver.

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

7. Certificates of Appropriateness

7. (a) HP2023-0024– ReadyRebuild, LLC – Applicant
46 Avenida Menendez, INC. - Owner
46 Charlotte Street

To replace existing wood lap siding on the north elevation with new wood lap siding.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 46 Charlotte Street:

1. APPROVE the application if the HARB determines that evidence provided by the applicant is sufficient to justify replacement of the existing siding on a secondary elevation and with a finding that the proposed replacement siding meets the Secretary of the Interior's Standards for Rehabilitation #6 for replacement of a

deteriorated architectural feature and #9 as a compatible contemporary material; OR,

2. CONTINUE the application to allow the applicant time to provide additional evidence that full replacement of the north elevation siding is warranted.

John Robins reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Would be replaced wood for wood
- Anything that did not need to be replaced would not be
- Thought it was important to match the dimensions and the exposure lap siding
- Not the original material but liked that it would be matched

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0024 finding the purposed replacement wood siding is compatible with the existing with two conditions: match the revel of the exposure the height visible of the siding to the existing and provide a pictorial representation of the casing around the windows including how wide, tall and thick it was to assist with the replacement. The motion was SECONDED by Mr. Beach.

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

7.(b) HP2023-0025– Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street

To construct a new exterior stair and add a new exterior door to the second floor on the west elevation.

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 54 Charlotte Street because the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design being installed on a secondary elevation with the following condition:

1. New door design is clarified, and the material is confirmed to be wood.

Douglas Cotham reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Thought the design fit the building, but could have a negative impact on parking
- Would not be visible from the street
- Felt the design should integrate it into the architecture that was present
- Proposed door would match one of the existing doors as existing and all three doors would be the same
- Would be a nine lite half lite door wooden door
- Did not feel the change would impact the current features

Applicant response:

- All three doors would match when completed

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MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0025 finding the application is compatible with the City guidelines with the condition that the one new door matched the first door which was half lite nine lite wood entry door. The motion was SECONDED by Mr. Weaver.

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

7. (c) HP2023-0023– Les Thomas Architect, Inc - Applicant
Partners Team One LLC - Owner
26 Toques Place

To construct a new porch on the front facade/west elevation, install new windows, and replace the roof and areas of wood siding on the existing building; to review design elements related to the previously HARB approved proposed partial demolition, elevation, and relocation of the building (under HP2023-0012 to HP2023-0014); and, to construct a two-story rear addition with two-story porch and stairs.

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 take the following actions for a Certificate of Appropriateness at 26 Toques Place:

1. APPROVE if the Board finds the following:
a. The concerns noted in the staff analysis above have been properly addressed at the meeting

b. The proposed design meets the applicable Secretary of the Interior's Standards 2, and 9 With the following conditions: That all materials and finishes, including for the siding, roof, windows, doors, and paving materials be compatible with the AGHP.

2. CONTINUE to allow time for the applicant to address any design concerns, including parking that follows the AGHP recommendations.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said she was concerned with the additional five proposed parking spaces as they were contrary to the memo from Jacob Fredriksson Planning and Building Senior Planner. She said the parking at this location could be an issue or the applicant would need to meet the requirements.

Public hearing was closed.

The Board discussed:

- Proposed parking could cause an issue but would depend on Public Works ingress and egress
- Architecturally, the addition was compatible; however, felt it should be differentiated
- Questioned if the proposed new windows would be wood
- Questioned if the finished floor would be four feet above grade
- Roof was dropped on the addition which made it more compatible
- Suggested using a novelty siding in the back; however, not required and the addition was subordinate to the main house
- Building was being put back to a residential use
- Porch design was based on historical evidence
- Asked how many of the original windows were left on the building
- Entry stairs could be wider since it was raised 48 inches

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- Questioned if coquina concrete would be used for the sidewalk on the north side
- Asked what percent of siding would be replaced

Applicant response:

- New windows would be wood
- Finish floor would be four feet above grade which was approved at the last meeting
- Thought there were two original windows left
- Wanted to use those two windows on the side of the building
- New windows would replicate original windows
- Awning windows were smaller since they were overlooking the bar next door
- Tried to meet the parking condition and that was why it was thinner but was around four feet
- Coquina concrete would be used and was shown on the site plan
- Did not have a percent as replacement was unknown but would use the siding in the back for replacement if in good condition
- Thought the majority of the siding on the existing building was in good condition and the siding on the back would be able to be used
- Would have all new wood on the proposed addition

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0023 26 Toques Place as set forth in the plans as it stands. The motion was SECONDED by Mr. Weaver.

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

8.Opinion of Appropriateness

8. (a) HP2023-0030– Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

To construct a new two-story multi-family residence.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE an Opinion of Appropriateness at 171 Cordova Street if the HARB finds that the general concept, preliminary construction plans, details or specifications of the project meet the architectural requirements of the AGHP.

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)
Public hearing was opened.

Thomas Scheirer spoke in opposition to the application and said the property was a one-story home which matched the other homes on the street. He said there were seven one story and three multi-family two-story homes on the street in HP-1. He said adding this would not make sense and would change the streetscape. He said he did not feel he would have bought the home if a two-story home would have been next door. He said the HARB guidelines showed what was appropriate and this was not. [2]

Mike Skjerning said his concern was the height, width, massing of the building. He said he was happy this home would be removed, and another would be established in its place; however, it sat twelve feet above sea level which looked more like a three-story building from street level. He understood the flooding issues in the

[1] Break from 3:10p.m. – 3:21p.m.

[2] Documents attached to original packet

downtown area but thought adding another seven feet seemed excessive.

Lynn Scheirer spoke in opposition to the application and said this new structure would be thirty-five feet and would be extremely close to her home. She said trees would have to be removed and felt there was not enough space in between their properties. She said the streetscape was seven one-story bungalows to the north all allowing ten to twenty feet between the houses and felt it should be maintained. She said the proposed new structure would devalue her property and the ability to enjoy the property. She did not understand why a single-family home was not being added back as the street did not need more density. [3]

Arthur Neigbert said it was a plus for the neighborhood to for the home to be removed; however, felt the neighborhood did not want another duplex or student housing. He said there was a parking problem in the area and felt it would increase the parking issues.
Karen Smith spoke in opposition to the application and said she would be disappointed if this large multi-family home was built across the street from where she lived. She enjoyed the neighborhood as it was and thought the Board should consider a smaller home instead.

BJ Kalaidi spoke in opposition to the application and thought multi-family homes should not be built. She said this should not allowed and felt the character of HP-1 was being lost.

Public hearing was closed.

Board Discussion:

- Felt the proposed building was in a transitional area between the buildings from the north and south
- Suggested having the front portion lower and the rear portion larger
- Concerned with the height and verticality of the structure
- Understood the height of the building was due to the flood requirements
- Suggested making modifications to conform to the setbacks and side setbacks of the surrounding buildings
- Suggested masking the foundation to make it resemble others in the area
- Suggested breaking down the scale but keeping the same square footage could be a benefit to the neighbors
- Could differentiate the wall height between the first and second floors which would create personality and uniqueness
- Should review the recommendations from the streetscape guidelines and should meet at least four of the seven provided
- Other two-story buildings in the neighborhood had a smaller projection and this should resemble those
- Building would be seven feet above curb and not twelve feet; however, the code required ten feet
- Felt the structure was too large for a transitional piece in this location
- Thought the scale and mass was the main issue
- Ceiling heights did not have to be ten feet on each floor
- Suggested flipping the structure around which would allow it to be fifteen feet from the property
- Felt the tree canopy was important to the area and should be incorporated
- Windows on the south elevation looked to be the wrong size; however, the windows on the front had the best proportions
- Questioned if the easement could be used or changed
- Suggested having a drive aisle for parking in the back which was similar to others in the area
- Thought the parking provided opportunities to add landscaping instead of a wall

[3] Documents attached to original packet

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- One story porch and direct stairs into the building were consistent throughout the elevation and that should be considered

Applicant response:

- Windows that were smaller were in a kitchen area
- Could not change the easement but could change the placement of the house
- Felt they needed to do a full redesign
- Easement was not allowed to be used for anything

Ms. Ryan asked if the application could be continued to a date certain as they would not be ready by next month.

Ms. Courtney said staff was requesting the meeting in July be moved to July 18, 2023 which was a Tuesday.

MOTION

Mr. Weaver MOVED CONTINUE Opinion of Appropriateness 8(a) HP2023-0030 171 Cordova Street to the July 18, 2023 meeting. The motion was SECONDED by Mr. Beach.

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

9. Certificate of Demolition and Partial Demolition

9. (a) HP2023-0029– Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

To demolish a residential building constructed c. 1950 that is recorded in the Florida Master Site File and located in the St. Augustine National Register Historic District as a non-contributing structure and in the Historic Preservation-One (HP-1) zoning district.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 171 Cordova Street:

1. CONTINUE the application until a Certificate of Appropriateness application is submitted and can be heard concurrently with the Certificate of Demolition per the AGHP; OR,

2. APPROVE because the building is not a local landmark or otherwise designated as a historic building with the condition that the demolition permit only be issued with the building permit for the replacement structure which will first require approval of a Certificate of Appropriateness.
Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

32 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Not opposed to demolition as the building was a noncontributing structure
- Compared to the other historic buildings this one was out of character
- Could not be torn down until there was a building permit issued for the replacement structure
- Questioned if demolitions had a time limit

Ms. Courtney advised demolitions had a one-year expiration date and the Opinion of Appropriateness was continued to July. She

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said she wanted to make sure the applicant could request an extension for the demolition if needed.

Ms. Ryan asked when the time would start.

Ms. Seymour replied, if approved it would be one year from the approval date. She said in HP-1, the AGHP required the demolition and building permits to be issued simultaneously.

Ms. Ryan asked if the application could be continued until July.

MOTION

Mr. Weaver MOVED to CONTINUED Certificate of Demolition and Partial Demolition 9(a) HP2023-0029 171 Cordova Street to the July 18, 2023 HARB meeting. The motion was SECONDED by Mr. Beach.

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

9. (b) Certificate of Partial Demolition HP2023-0019 Continued from April 20, 2023– 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.

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 8 existing wood windows 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 and Mehl Hart reviewed the application.

The Board provided their ex parte communication.

Notices were sent for the prior meeting; however, an email was attached.

Public hearing was opened.

Charles Pappas spoke in favor of the application and agreed with the staff recommendation. He said this replacement would not alter the character of the home and the windows were not easily seen from the street.

BJ Kalaidi asked if what was being proposed would continue to keep the building as a contributing building to the historic district. She said it was important to keep the designation.

Ms. Seymour replied that was the decision today to see if the Board felt it would impact the contributing status in the future.

Public hearing was closed.

Mr. Chambers clarified they were not having sliding windows and all windows would look the same and be one over one windows instead of two over two.

The Board discussed:

- Windows were an important feature to the building; however, did not feel it would change it from being a contributing building
- Replacement would be similar to the original windows

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- Encouraged the applicant to keep the original windows that were in good condition
- Thought it would change the look of the house and how it would fit with the neighbors; however, not opposed to the application
- Questioned if the windows would be trimmed inside and outside or inserted into the existing frame
- Board did not have purview regarding what was installed
- Felt the owner should have the opportunity to change the windows
- Questioned why the replacement was not the two over two windows

Applicant response:

- Would install full frame if needed; however, if in good condition would be more of an insert
- Was a preference choice to use the one over one windows

MOTION

Mr. Weaver MOVED to APPROVE Item 9(b) Certificate of Partial Demolition HP2023-0019, 36 Park Avenue to do the partial demolition on the nine existing historic windows in the building. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald suggested salvaging the windows that were being removed.

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

9. (c) HP2023-0033– Renewal by Anderson of Florida - Applicant
Stephanie Hollis and Brian Bosley - Owner
57 Bay View Driv

To partially demolish a residential building constructed c. 1959 that is recorded in the Florida Master Site file and a contributing building in the Fullerwood Park National Register Historic District including replacement of original wood windows with windows of a new design and material.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 57 Bay View Drive for partial demolition including replacement of 6 existing wood windows if the HARB makes the following finding:

1. That removal of original windows and replacement as proposed will not impact the architectural integrity of the contributing building to the Fullerwood Park National Register Historic District with the condition that window elements such as full sashes be salvaged for use in other projects in accordance with Sec. 28-89(2) d.6.

Stephanie Hollis and Todd Chambers reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Charles Pappas spoke in favor of the application and did not feel the change would affect the home.

Public hearing was closed.

The Board discussed:

- Building reflected post World War II development

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- Felt there was justification for the partial demolition
- Did not feel it would make the building nonconforming
- Home was more modern and felt the composite window would fit with the context of the house
- Original front façade had been modified

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0033 finding that the window replacements should not materially affect the houses ability to be a contributing structure to the Fullerwood neighborhood. The motion was SECONDED by Mr. Beach.

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

9. (d) HP2023-0026– 1565 Woodworks, LLC - Applicant
The Elaine Straub Investment Trust - Owner
39 Phillips Street

For partial demolition of a residential building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district, including proposed removal/replacement of existing west elevation siding, character defining features of the front porch, and all windows.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition at 39 Phillips Street because it is not a local landmark or otherwise designated as a historic building.

Amber Halcrow reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board was in favor of the application and had a brief discussion regarding the property not being a contributing building or local landmark.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0026 finding that the structure in question was not a local landmark or otherwise designated as a historic building with the condition of a good faith effort to salvage any materials. The motion was SECONDED by Mr. MacDonald.

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

9. (e) HP2023-0027– Sarah Ryan Architect - Applicant
Fountain Youth Lodge #649 - Owner
100 Washington Street

For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the

[4] Mr. Beach left after Item 9(c)

north elevation; and, to cover some window openings and replace windows on the south elevation.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition at 100 Washington Avenue with the following finding:

• That partial demolition of features as proposed will not impact the architectural integrity of the structure to the extent that it may no longer be considered building eligible as contributing to the Lincolnville National Register Historic District.

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi asked if this would change the eligibility of the building for it to be included in the National Historic District.

Public hearing was closed.

The Board discussed:

- Updates were being done partially with a state and the City grant
- Questioned if the plans and proposed work had been reviewed by the State
- Individually, the building could be considered for the National Register and local landmark as Dr. Martin Luther King, Jr. visited the location
- State would review the building using the Secretary of the Interior Standards
- Was preserving the jalousie windows on the building
- What was being proposed would not make the building individually ineligible
- Did not have design purview; however, thought the front was not matching compared to the sides

Applicant response:

- As part of receiving funds, the final plans had to be provided and reviewed before construction could start
- Not opposed to making the columns and pickets on the front simpler

Ms. Courtney said the Board could review the overall design and determine if the building was significantly altered by what was being removed. She said they could not dictate the design but could comment on the building's integrity.

Mr. Weaver asked if the front stair was original or an addition. He said it looked like it should be on the back of the building and it read as a later addition; however, that was the reason for questioning it.

Ms. Seymour replied the exterior stairs were not shown on the San Born maps, although, San Born maps did not always show stairs.

Ms. Courtney said the Board should consider the reason it could be individually listed was probably not because of the architecture, but because of the historical significances.

Mr. Weaver said the front stair was not on the San Born maps and was a non-historic feature. He said the jalousie windows were being kept, which was important to the building. He asked if a condition could be added to include approval of the design.

Ms. Courtney replied that it could not be added as a condition; however, a condition could be to include an approved building permit application, which could not be issued until approved by the state.

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MOTION

Mr. Weaver MOVED to APPROVE HP2023-0027 demolition with the condition they have an approved building permit before able to proceed with the demolition. The motion was SECONDED by Mr. MacDonald.

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

9. (f) HP2023-0028 – John Valdes & Associates, Inc - Applicant
Richard and Tina Torres - Owner
112 Carrie Johnson Way
To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 112 Carrie Johnson Way if the HARB finds that evidence of deteriorated structural integrity and/or undue economic hardship as provided by the applicant is sufficient to justify demolition of the National Register District contributing structure with the following conditions:

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

2. To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

20 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 2 had comments.

Public hearing was opened.

BJ Kalaidi pointed out this was a contributing building to the Lincolnville Historic neighborhood, and felt it was a shame the Board did not have purview over what could be rebuilt. She said this was a special area and most of the demolition was through neglect.

Public hearing was closed.

The Board discussed:

- Had an expert opinion regarding the structure with evidence
- Building was in very bad condition and beyond repair

MOTION

Mr. Benoit MOVED to APPROVE HP2023-0028 finding that the buildings current condition is beyond repair with the condition that demolition be allowed when submitted for the new building permit. The motion was SECONDED by Mr. Weaver.

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

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MOTION CARRIED UNANIMOUSLY[5]

9. (g) HP2023-0031– Direct Home Buyer 1 Inc - Applicant & Owner
118 Lincoln Street

For after-the-fact full demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is a non-contributing building in the Lincolnville National Register Historic District. (Previously heard under HP2023-0020 and denied by HARB as a partial demolition).

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 because it is not a local landmark or otherwise designated a historic building.

Christa 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 asked if the Board was allowed to deny an after-the-fact demolition. She said this was in Lincolnville and asked how many buildings were being removed from the district.

Charles Pappas said it seemed that the Code Enforcement Board did not understand how HARB worked. He said the building was so far gone it was difficult for them to know what could be done. He said he just wanted to let the Board know this case was difficult for them to understand the authority of both Boards.

Public hearing was closed.

The Board discussed:

- Noncontributing structure and felt if it would have been reviewed by HARB as shown in the 2019 street view felt it would have been approved if non-contributing
- Structure was constructed in 1959 but was outside the period of significances
- Questioned if outside the period of significances how the structure would be an eligible contributing structure

Ms. Courtney said there was an update in 2021 of the National Register districts; however, the update had not been official formalized. She said once the home had reach fifty years old it was considered a contributing structure.

Mr. Benoit asked if any building over fifty years old in Lincolnville automatically become eligible. He asked what was seen in the building that was considered architecturally significant.

Ms. Courtney said it was based on the architectural integrity and this building had been reviewed but it was not eligible due to the age but was in eligible in 2021. She said the period of significances was reviewed and in Lincolnville it started in 1800's and with the 1991 nomination it ended in 1941. She said that period was updated in 2021 and expanded to around 1970's.

Mr. Benoit asked if the property flooded during the recent hurricanes.

Ms. Courtney replied it was possible, but the applicant may have better information.

Ms. Guthrie said the home was purchased in distress during a foreclosure, and not much information was provided. She said she

[5] Mr. Weaver left after item 9(f)

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spoke with the City and it was not deemed historic; however, she learned today that it was eligible to be historic. She said it was bought as it was and none of that information was provided.
Board discussion:

- Would have been in favor of the demolition not knowing it could be a contributing structure
- Thought the issue was the home was not fifty years old when the update was done and felt it could have been contributing
- New buildings being built were completely different from the one-story buildings that were in Lincolnville
- Application had been reviewed by Code Enforcement, but was unsure what to do next with the home
- Home needed to be brought to code and did not see much architectural merit

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0031 finding that the building was and is beyond repair and at present was not a contributing building with the constraint that the demolition permit be issued with the submittal of building plans for a building permit. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[6]

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a) Review of FDOT project to replace the portion of the seawall along Avenida Menendez (A1A) between the Bridge of Lions and the Castillo de San Marcos

Ms. Courtney introduced the topic to the Board and noted FDOT would be providing a presentation.

Michael Brock FDOT, reviewed the project scope with the Board and said they were here providing the Board with more information and to gather feedback.

Board discussion:

- Questioned the life span of the new wall and were there opportunities to assist with future resiliency issues
- North of the Bridge of Lions by the fort was the weak point
- Elevation to the south of the bridge was at seven feet, but liked that eight feet six inches would provide protection again some water events like Hurricane Matthew
- Having the taller wall would not allow for the view of the water from the road
- Questioned why the sidewalks would be lowered if the taller wall were used
- Asked if partial demolition would be required for character defining features, such as the chains and bollards along the bayfront

Applicant response:

- Typical structure had about a 75-year life expectancy
- Construction funding was not obtained yet
- Was working with the National Park Service to try and rebuild that location to provide protection
- Was the way to get rid of the older wall as the new wall would be built in front

[6] Break from 6:02p.m.-6:18p.m.

- Had to keep a forty-two-inch barrier and keep the height of the proposed wall

Ian Pawn FDOT, advised they could enter into an agreement to salvage them for other usage. He said the wall was constructed in 1957 or 1958 and was deemed ineligible for the National Register.

The Board continued to discuss the two options presented by FDOT. There was consensus by the Board that proposed plan A was the better option for protection of the City and suggested that the wall only be as tall as the other walls in the area.

Mr. Pawn noted this was more of an informational sharing for HARB to understand what was going on and what could potentially take place.

11. (b) Review of FDOT project for Lighting and Signalization (Ph IV King Street to Castillo Drive)

Ms. Courtney introduced the project by FDOT for lighting and signage. She noted there were several items that could be a concern from a HARB standpoint and negative effects in the proposed areas.

CJ Youmans and Courtney Hence reviewed the project with the Board.

Board discussion:

- Thought the concept was good but the aesthetics of town would be ruined
- Unsure if the cause of the traffic was the pedestrians or was it clearing traffic from the Bridge of Lions
- Questioned what was really trying to be achieved with this addition
- Asked if a timer could be added to the yellow crosswalk devices that were already on the bayfront or have one location for pedestrians to cross the street
- This was mostly for tourist but if locals were to agree, FDOT should show how this would clear the bridge traffic; however, the proposed plan did not look like it would help the situation
- Questioned how the same mistakes with the yellow crosswalks would not be made with the proposed option
- Felt the proposed plan aesthetically did not work for the bayfront
- Hoped this was part of a bigger plan for the City
- Did not feel the lighting in the downtown area was an issue
- Questioned where this fit into the bigger problem and the bigger effort to solve it

Applicant response:

- Felt it was a balance between pedestrians and vehicle traffic

Xavier Pellicer Mobility Coordinator for the City of St. Augustine advised the new light proposed would be coordinated and traffic would not have to stop at each one of them. He said the yellow crosswalks sometime provide pedestrians with a false sense of security and these could provide more safety.

Mr. Youmans clarified the coordination would be between the intersections. He said this would be the solution for the long term and make the systems could be customized based on what was needed and it could be adjusted as necessary.

The Board continued to discuss the topic and other solutions along with FDOT.

11. (c) Request for HARB's support of the City's Division of Historical Resources grant application

Ms. Courtney reviewed the topic with the Board. She said they were asking for the Board's support the two grant projects.

There was Board consensus to offer support regarding the two grant projects.

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11. (d) Upcoming training opportunities to be held in Sanford, FL with May 26, 2023, registration deadline:

1. June 8, 2023 (Full Day) - National Alliance of Preservation Commissions (NAPC) Resilience and Disaster Planning CAMP (Commission Assistance and Mentoring Program) training: CLG staff, HARB members, and local government disaster/emergency management staff encouraged to attend.

2. June 9, 2023 (Half Day) - Division of Historical Resources (DHR) training: Role of DHR in disaster response and how to interact with their office, and general Q&A session.

11. (e) Consideration of moving the date of the July 20, 2023, HARB regular meeting to Tuesday, July 18, 2023 to allow staff and board members the opportunity to attend the 2023 Preservation on Main Street Conference (July 19-21)

Ms. Courtney reviewed the topic with the Board. She said this event would take place in Ocala. She encouraged the Board to inform staff if there was another conference they wanted to attend. She let them know there was a discount if they signed up under the City.

Ms. Courtney asked if there was an issue with moving the July HARB meeting from July 20, 2023 to July 18, 2023 for everyone to be able to attend the conferences.

There was Board consensus to move the Board meeting from July 20, 2023 to July 18, 2023.

(f) Window Workshop (May 13) in conjunction with the St. Augustine History Festival follow-up

Ms. Courtney thanked the Board members that were able to attend and support the workshop. She said it would be great to have the Board feedback regarding what they liked and what could be improved.

12. Next Scheduled Meeting Date

a) June 15, 2023, Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 7:44 P.M.[7]

Catherine Duncan, Chairperson

[7] Transcribed by Elyse Wiemann

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting

Application HP2023-0047 Address: 64 Marine Street

Les Thomas Architect – Applicant Darrell Barnhart - Owner

Project description: To demolish two rear detached buildings that are over fifty years of age, located in the Historic Preservation-One (HP-1) zoning district, with one labeled as a dwelling on the 1930 Sanborn Fire Insurance Map updated to 1965. (See companion Certificate of Appropriateness HP2023-0045)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01274
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	HP-1
Parcel number:	1988500000		
Agenda Item:	5(a)	Previous Action(s):	COA F2013-0131

STAFF SUMMARY AND ANALYSIS:

This property is located on the West side of Marine Street on the block between Bridge and St. Francis Streets within the Historic Preservation-One (HP-1) zoning district. The main structure on the property is a contributing building within the St. Augustine National Register Historic District.

The applicant is requesting demolition of two secondary structures on the property. The wood-frame garage features a front-gable asphalt shingled roof with exposed rafter tails, novelty wood siding, out swinging double garage door, and a small fixed-pane window in the rear. The masonry studio building, formerly a residence as labeled on the most recent Sanborn Map update from 1965, features a low-sloping hipped roof with exposed rafter tails, 2/2 wood sash windows on the front and rear and a 6/6 wood window on the north elevation, painted concrete block exterior, and an off-center half-lite front door with a screen door. More discussion is included in the related COA application regarding the estimated construction date for the main residence; however, these detached buildings appear to have been constructed at a later date and their footprints are not found on earlier Sanborn Maps.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or located within a Historic Preservation Zoning District requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **64 Marine Street** because the detached secondary structures proposed for demolition are not local landmarks or otherwise individually designated as historic or contributing buildings.

Candice Seymour

SUMMARY SCOPE OF WORK:

1. Demolition of a detached garage and a secondary structure, formerly a residence.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. These buildings are within the HP-1 zoning district and the St. Augustine National Register Historic District and require review and approval by the HARB for demolition.

2. The contribution of the structure to the mass and scale of the streetscape. The buildings are small in scale in keeping with the secondary nature of their use on the property.

3. The impact of the loss of the structure on the streetscape. The buildings do not have a unique typology for the area and are not often visible from the streetscape due to a privacy fence and gate and their locate set-back from the street.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No replacement structure are proposed at this time for the immediate area of the subject buildings. Any new development on this property is subject to the Architectural Guidelines for Historic Preservation (AGHP) and requires review by the HARB. The companion Certificate of Appropriateness application will review proposed new construction at the rear of the main residence.

5. The historical or cultural merit of the structure. The 2016 update of the Florida Master Site File for the main residence makes mention of the two secondary structures; however, they are not individually recorded or designated as contributing to the St. Augustine 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 buildings are not designated as historic, and no known cultural or historical associations are known that would qualify either structure for individual listing in the National Register.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The buildings are examples of secondary structures, both wood frame and masonry. The masonry building was labeled as a dwelling on the Sanborn Map updated to 1965, but there is no other evidence that the building was an occupied residence.

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.* These secondary building typologies are commonly found throughout St. Augustine where lot sizes allowed for secondary structures.

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 buildings do not have unique architectural style that would be difficult to replicate, though their permanent removal will alter the existing site plan of the historic property and redevelopment will look significantly different.

10. *The justification for the proposed demolition.* The applicant seeks to demolish these structures to make room for a rear addition on the house and future new secondary garage structure.

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

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

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

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

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

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

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

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

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

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

The buildings were built by 1965 and are thus more than 50 years old. The buildings are in the Historic Preservation-One (HP-1) Zoning District and are in but do not individually contribute to the St. Augustine National Register Historic District, though the main residence is listed as contributing. They are not individually listed on the National Register of Historic Places or recorded in the Florida Master Site File except as secondary buildings to the existing main residence.

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 (for main residence)
3. Sanborn Maps

STAFF PHOTOGRAPHS
64 Marine Street

Front (east) Elevation

Staff Report pg 7

STAFF PHOTOGRAPHS
64 Marine Street

Rear (west) elevation and yard location of rear addition and covered porch

Staff Report pg 8

STAFF PHOTOGRAPHS
64 Marine Street

Small shed to be removed (administrative approval)

Location of proposed rear addition and porch

STAFF PHOTOGRAPHS
64 Marine Street

Secondary buildings proposed for demolition and location of new brick driveway

Staff Report pg 10

STAFF PHOTOGRAPHS
64 Marine Street

Secondary buildings proposed for demolition

STAFF PHOTOGRAPHS
64 Marine Street

Secondary studio building proposed for demolition

STAFF PHOTOGRAPHS
64 Marine Street

North elevation (addition to wrap around this corner of the residence)

STAFF PHOTOGRAPHS
64 Marine Street

Southeast Elevation

Staff Report pg 14

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1274 1009==

Site Name: 64 Marine Street 830== Survey Date: 7903 820==

Address: 64 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 27 (block) All 22 (lot) 868==

868==

Owner of Site: Name: Kyper, Mrs. Helina R.;

Address: 64 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470050 (easting) 3306280 (northing) 890== Location: T07S (T) R30E (R) S17 (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. Res. 838== Present Use: Priv. Res. 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, Weatherboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2 attic louver 942==

Foundation: Concrete block with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable on L 942==

Porches & Balconies: One-story screeded porch on front. 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Turn spindle balustrade 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On narrow street near waterfront in one of the oldest sections of town. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular house at 64 Marine Street was constructed between 1910 and 1917. A one-story screened porch with turned spindle balustrade extends from the front. The house is located on a narrow street one block from the waterfront in one of the oldest sections of the city.

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.

3. St. Augustine City Directory, 1920-21 through 1930.

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)

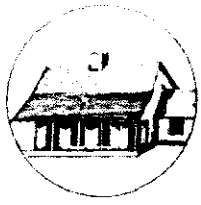
Residents of this house at 64 Marine Street include Godfrey W. Foster, a cigar manufacturer and his wife Lorena P. Later, Mrs. KaRena Fleming was both resident of the house and proprietor of the Foster Cigar factory.(3)

ARCHAEOLOGY

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

062
KODAK SAF
24A
25

☐ Original
☒ Update



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

Site #8 SJ001274
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) 64 Marine Street — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	64		Marine	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 17 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1988500000 — **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: 1917 ☒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, ext fabric, underpinning
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Gable on L
Windows (types, materials, etc.) single and paired wood DHS 2/2 with wood trim and sill, attic louver

Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle balustrade and chamfered posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) masonry knee wall, private drive to a detached single car garage; detached 2nd structure with hip roof, possible masonry construction

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 SJ001274

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. framed wood infill
Main Entrance (stylistic details) single wood three panel door with single pane rectangular light and wood trim offset to right of facade under porch
Porch Descriptions (types, locations, roof types, etc.) one-story open porch on front with chamfered posts, wood deck and spindles under main roof

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

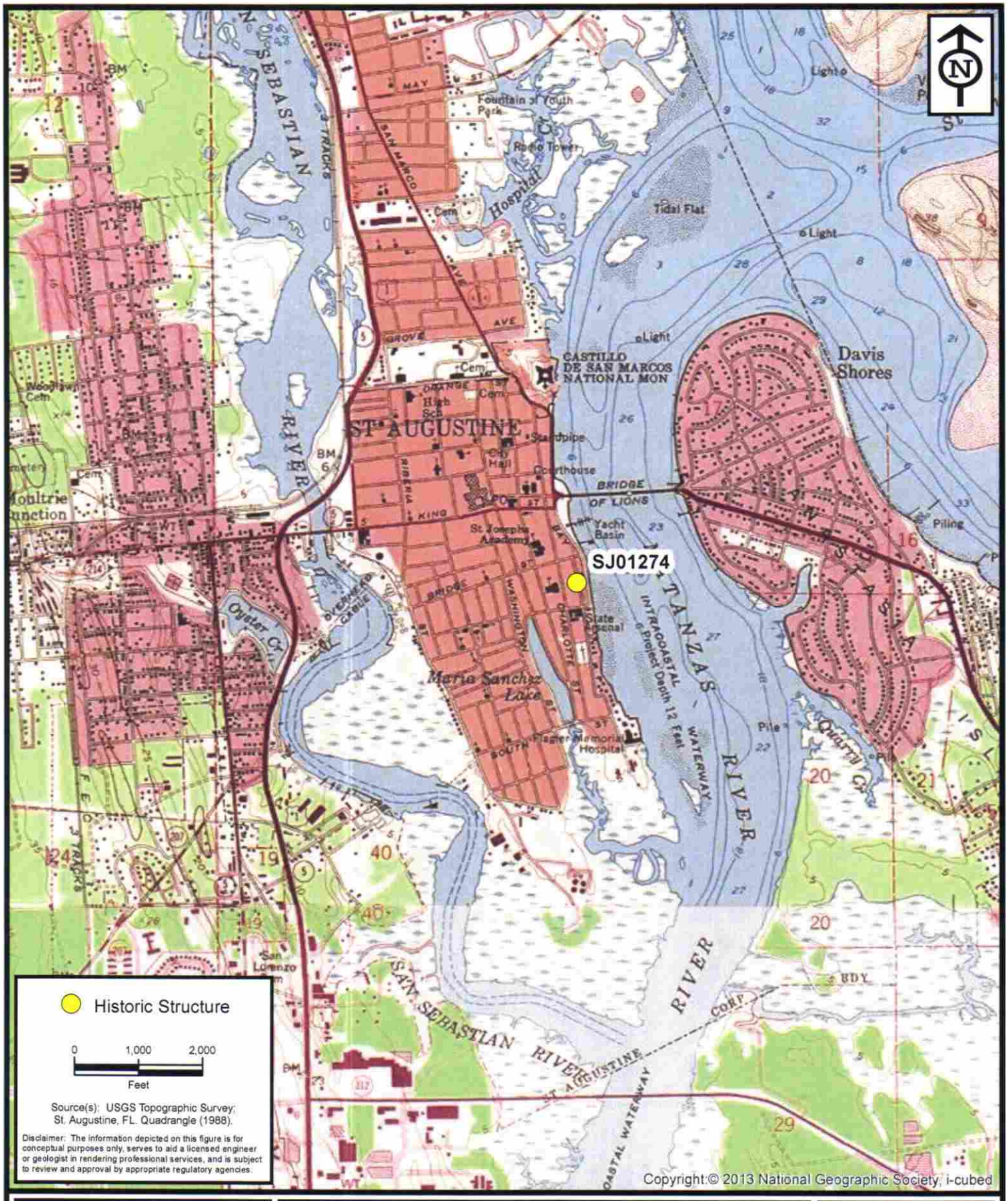
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01274

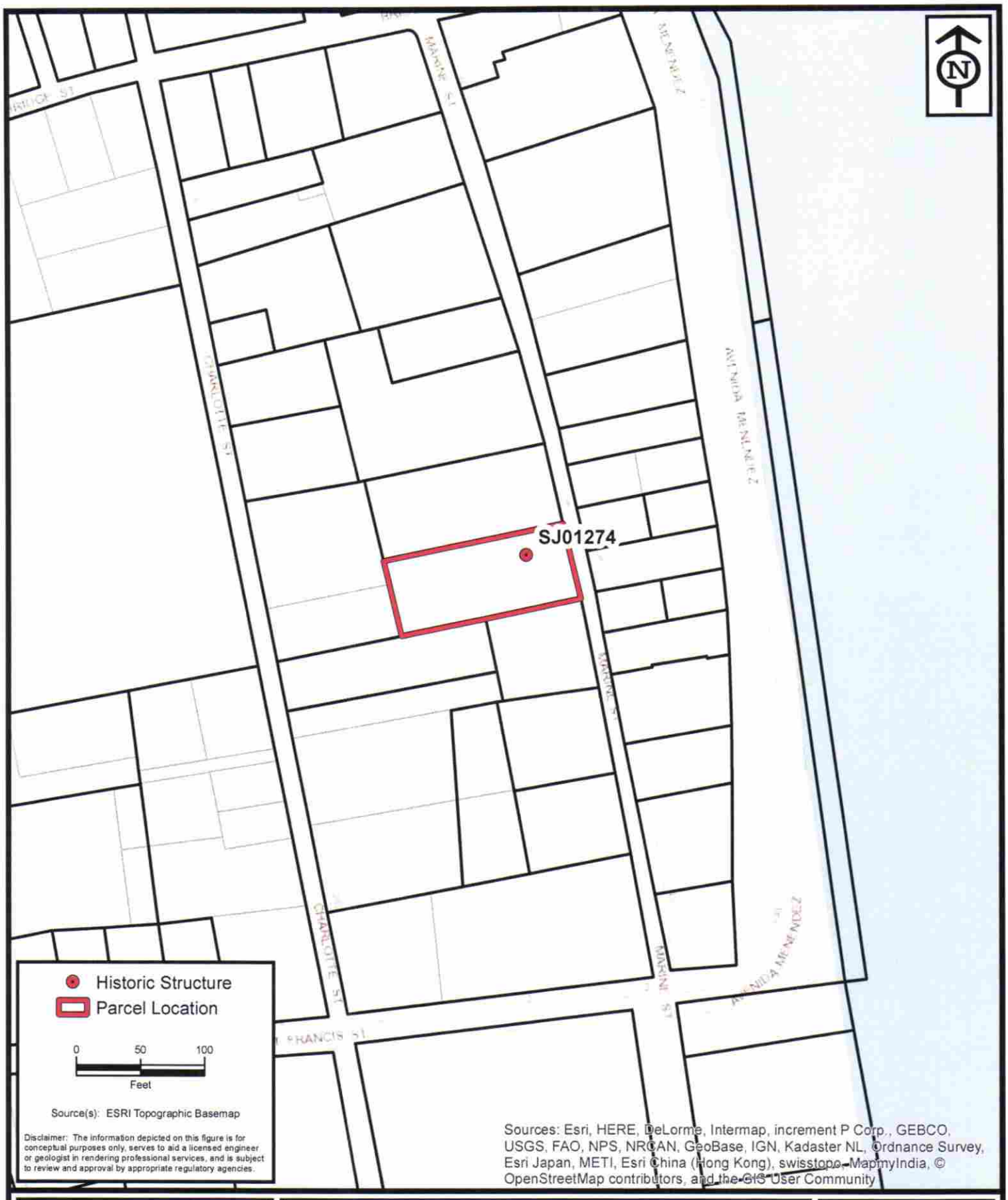
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01274\Location.mxd Date: 1/28/2016 4:51:58 PM

Staff Report pg 22



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Parcel Location - SJ01274

City of St. Augustine
Historic Structure Survey

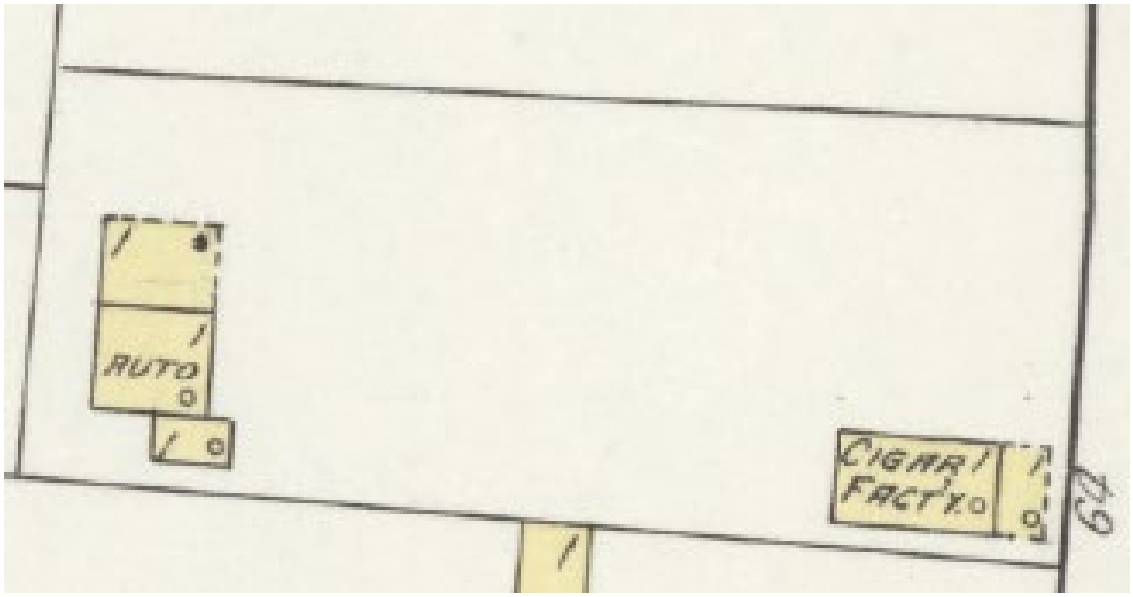
St. Johns County, Florida

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

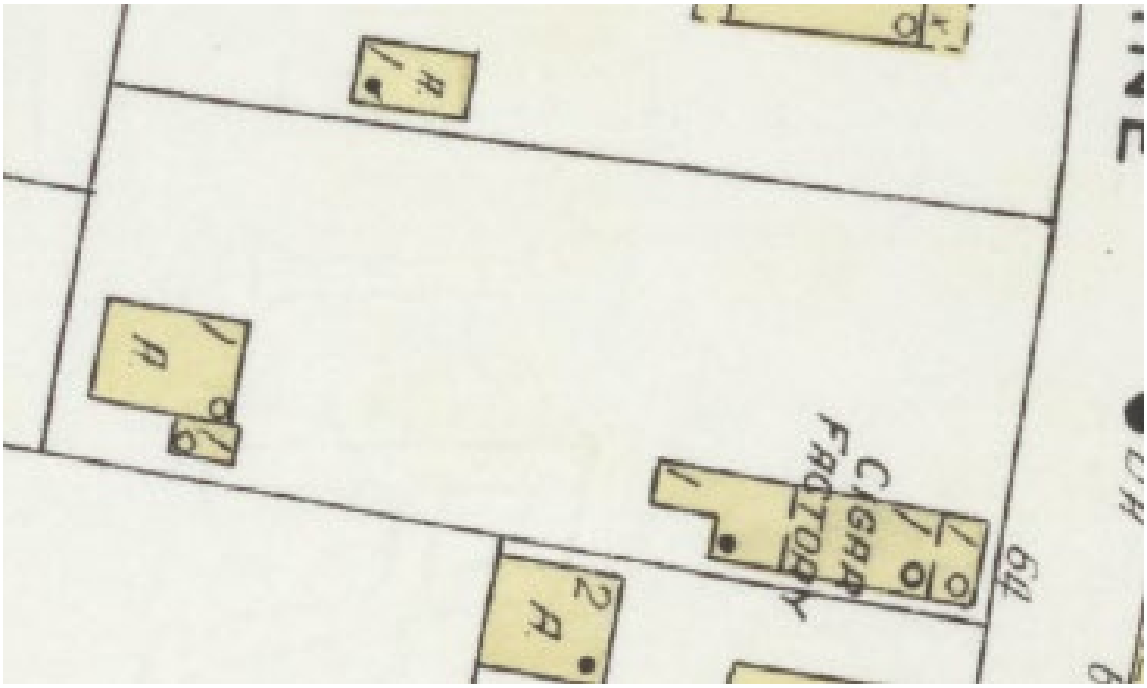
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01274\Parcel.mxd Date: 2/1/2016 1:16:26 PM

Staff Report pg 27

SANBORN MAPS
64 Marine Street

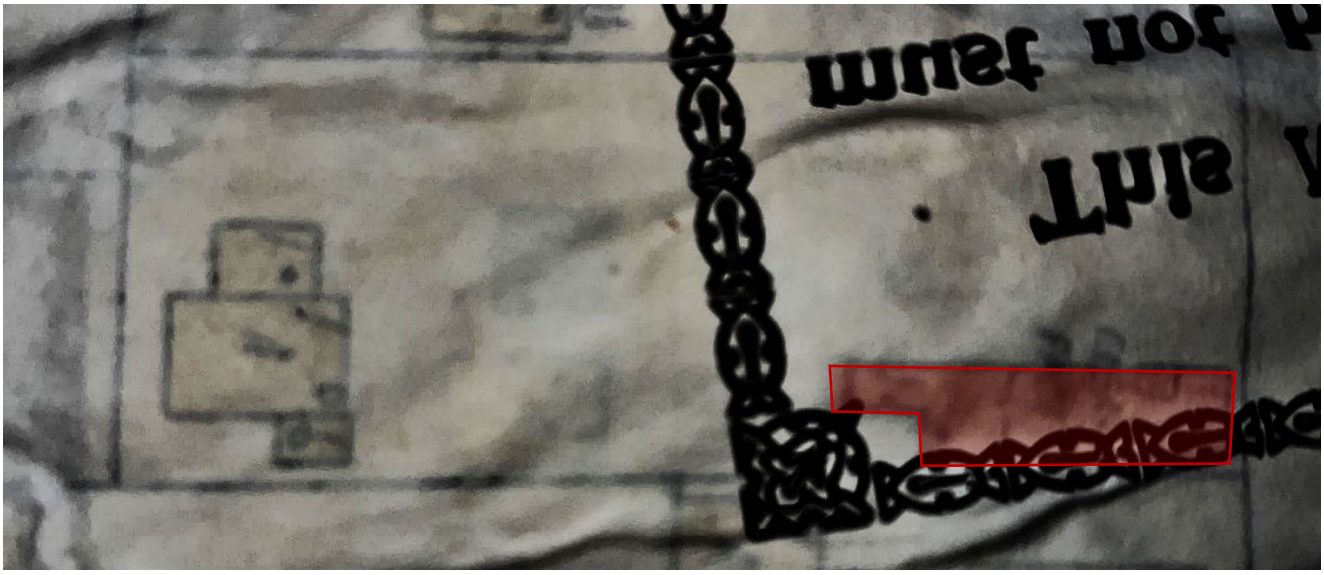


1917

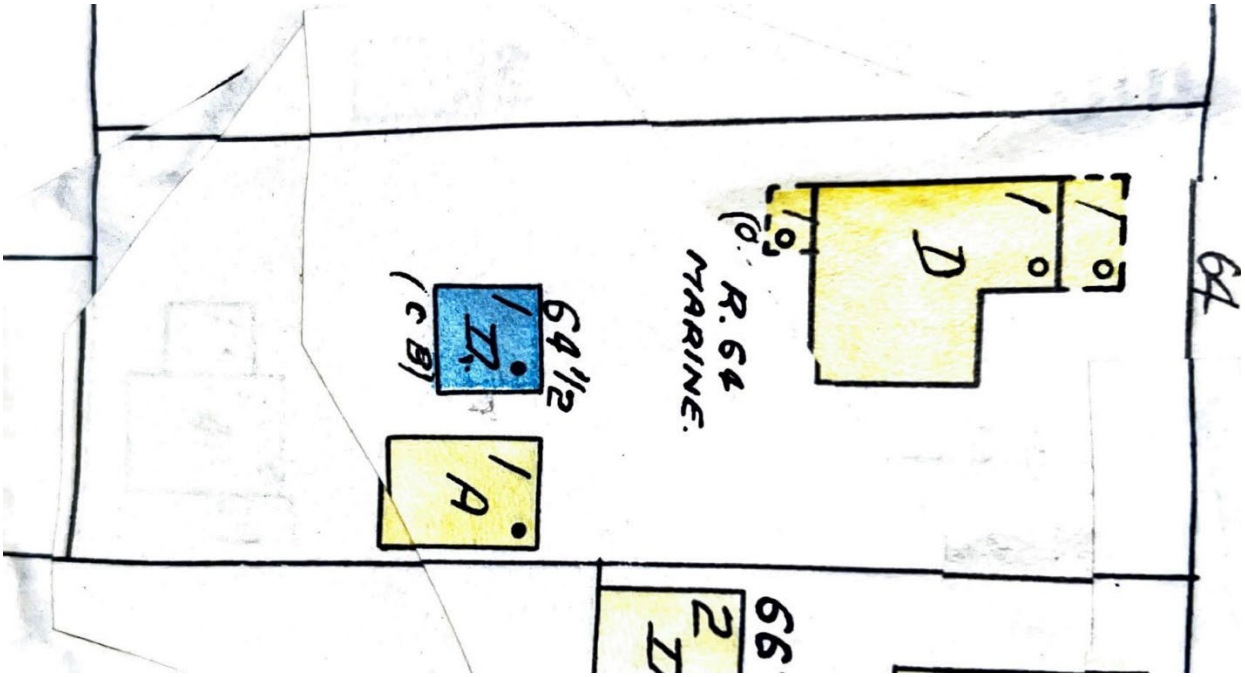


1924

SANBORN MAPS
64 Marine Street



1930 base map (enhanced)



1930 updated to 1965

Received 06/15/2023
Planning and Building Department

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

HP2023-0047

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No._____

Receipt No. 2655140 Meeting Date July 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Les Thomas Architect
   Business (if applicable) —
   Address 32 Cordova ST
   City St. Augustine State FL Zip 32084
   Daytime telephone (904) 824-9508 E-mail address lesthomasarchitect@gmail.com

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

2. NAME OF PROPERTY OWNER Darrell Barnhart
   Business (if applicable) _____
   Address 64 Marine St
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 8019539395 E-mail address _____

3. PROJECT STREET ADDRESS _____

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number 1988500000

5. DATE OF CONSTRUCTION 1925 Source: County

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.

N/A ☐ 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 _____ DATE 6-12-23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Darrell Barnhart DATE 6-12-23

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.

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

CITY OF
ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Darrell Barnhart, 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: 64 Marine St, St Augustine, FL 32084

BY: _____
Signature of Owner

Darrell Barnhart
Print Name of Owner

8019539395
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20___.

By _____

Identification verified:

Oath sworn: _____Yes_____ No

Notary Signature: _____

My Commission expires: _____

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: 64 Marine St, St Augustine, FL 32084

Applicant's Name: _____ Applicant's Signature: _____

Owner's Name: Darrell Barnhart Owner's Signature: DBarnhart

Received 07/07/2023
Planning and Building Department

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— N/A
TOTAL ROOF HEIGHT ——— N/A
NUMBER OF STORIES ——— 1

TYPE OF CONSTRUCTION

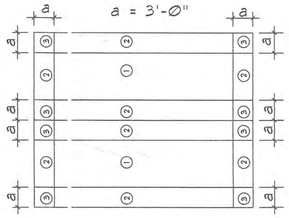
TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION
1. BASIC WIND SPEED (3 SECOND GUSTS) ——— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— B
4. INTERNAL PRESSURE COEFFICIENT +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs/Sq.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

		EFFECTIVE WIND AREA Ft. Sq.					
		10	20	50		100	
ROOF							
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL							
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9
ROOF OVERHANG			10	20	50		100	
			-37.3	-36.7	-35.2		-35.1	
			-61.5	-48.3	-30.8		-17.6	



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

CODE ANALYSIS

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

Site Plan
1"=10'-0"

LOT SIZE — 8740 S.F.
MAIN HOUSE — 780 S.F.
UTILITY BLDG — 145 S.F.
GARAGE — 227 S.F.
EXISTING LOT COVERAGE — 13%

ALLOWED 70%
50% FOR MAIN BLDG
20% FOR ACCESSORY

EXISTING HOUSE — 780 S.F.
NEW ADDITION — 392 S.F.
NEW PORCH — 484 S.F.
} MAIN BLDG 1242 S.F.

NEW LOT COVERAGE — 1726 S.F. (20%)

FUTURE GARAGE — 720 S.F.
} 2292 (26%)

Renovation & Additions
64 Marine Street
St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 SITE PLAN, CODE INFORMATION & SHEET INDEX
A2 FLOOR PLANS
A3 BUILDING ELEVATIONS
A4 FLOOR PLANS AND BUILDING ELEVATIONS

STRUCTURAL NOTES

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

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

B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
   1. SHAPES AND PLATES CONFORM TO ASTM A-36
   2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
   3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
   4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
   1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
   2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
   3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
   4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
   1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
   2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
   3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
F. PLYWOOD ROOF AND WALL SHEATHING:
   CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
   MORTAR SHALL BE TYPE M OR S.
H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
   SHALL BE "GO-BOLTS" OR EQUAL.
4. CONCRETE MASONRY UNITS:
   A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
6. SHEATHING NAILING:
   A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
      8d RING SHANK NAILS
      8d NAILS @ 6" O.C. AT PANEL EDGES.
      8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
      8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
      8d NAILS @ 4" O.C. AT PANEL EDGES.
      8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
      PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3.1/4" LONG "TAPCONS" @ 18" O.C.
8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

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

RENOVATION & ADDITIONS
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date: 7.7.23
Scale: AS NOTED
Drawn:
File: 64 MARINE

SHEET
A1

Received 06/15/2023
Planning and Building Department

Instr #2021029296 BK: 5209 PG: 756, Filed & Recorded: 3/17/2021 8:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,395.00

This instrument was prepared by:
Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20264
Consideration: $485,000.00
Documentary Stamps Paid: $3,395.00

This Warranty Deed

Made this **March 15, 2021 A.D.** By **Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011** hereinafter called the grantor, to **Darrell Barnhart, a single man,** whose post office address is: **64 Marine Street, St. Augustine, FL 32084**, hereinafter called the grantee:

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

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

LOCATED IN THE CITY OF ST. AUGUSTINE, COMMENCING AT A POINT ON THE WEST SIDE OF MARINE STREET, ON WHICH IT FRONTS, SAID POINT BEING THE NORTHEAST CORNER OF LAND FORMERLY OF WILSON, NOW OF REDFORD, RUN THENCE WESTERLY ONE HUNDRED AND FORTY-THREE (143) FEET ALONG THE NORTH LINE OF LAND FORMERLY OF WILSON NOW OF REDFORD, ALSO NORTH LINE OF LAND NOW OR FORMERLY TRUSTEES OF METHODIST CHURCH; THENCE NORTHERLY SIXTY (60) FEET PARALLEL TO SAID MARINE STREET; THENCE EASTERLY ONE HUNDRED AND FORTY-THREE (143) FEET TO A POINT ON WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET NORTH OF PLACE OF BEGINNING; THENCE SOUTHERLY ON THE WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET TO THE POINT OF BEGINNING AND IS LOT TWENTY-TWO (22), BLOCK TWENTY-SEVEN (27) OF CITY OF ST. AUGUSTINE, FLORIDA AS PER OFFICIAL MAP OF SAID CITY NOW ON FILE IN THE COUNTY CLERK'S OFFICE, ST. JOHNS COUNTY.

Parcel ID Number: 198850-0000

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

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

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

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

[***signature page to follow***]

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

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

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Charlotte Kelley

Starr Cody Pellerin (Seal)
Starr Cody Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Starr Cody Pellerin
Starr Cody Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

[2] _____

Witness Printed Name: Nick Assolte

Denis Gerard Pellerin (Seal)
Denis Gerard Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Denis Gerard Pellerin (Seal)
Denis Gerard Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

COPY

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 15, 2021, by Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011. Such person (notary must check applicable box):

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

_____
Notary Public
Notary Print Name: Charlotte Kelley
My Commission Expires: 5/18/2022

CHARLOTTE KELLEY
State of Florida-Notary Public
Commission # #GG 184776
My Commission Expires
May 18, 2022

(NOTARY SEAL)

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

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1988500000
Location Address	64 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 22 BLK 27 OR5209/756 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.200
Homestead	Y

Owner Information

Owner Name	Barnhart Darrell 100%
Mailing Address	64 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2023
Building Value	$174,411
Extra Features Value	$2,241
Total Land Value	$456,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$633,402**
Total Deferred	$184,204
Assessed Value	**$449,198**
Total Exemptions	$50,000
Taxable Value	**$399,198**

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

Historical Assessment Information

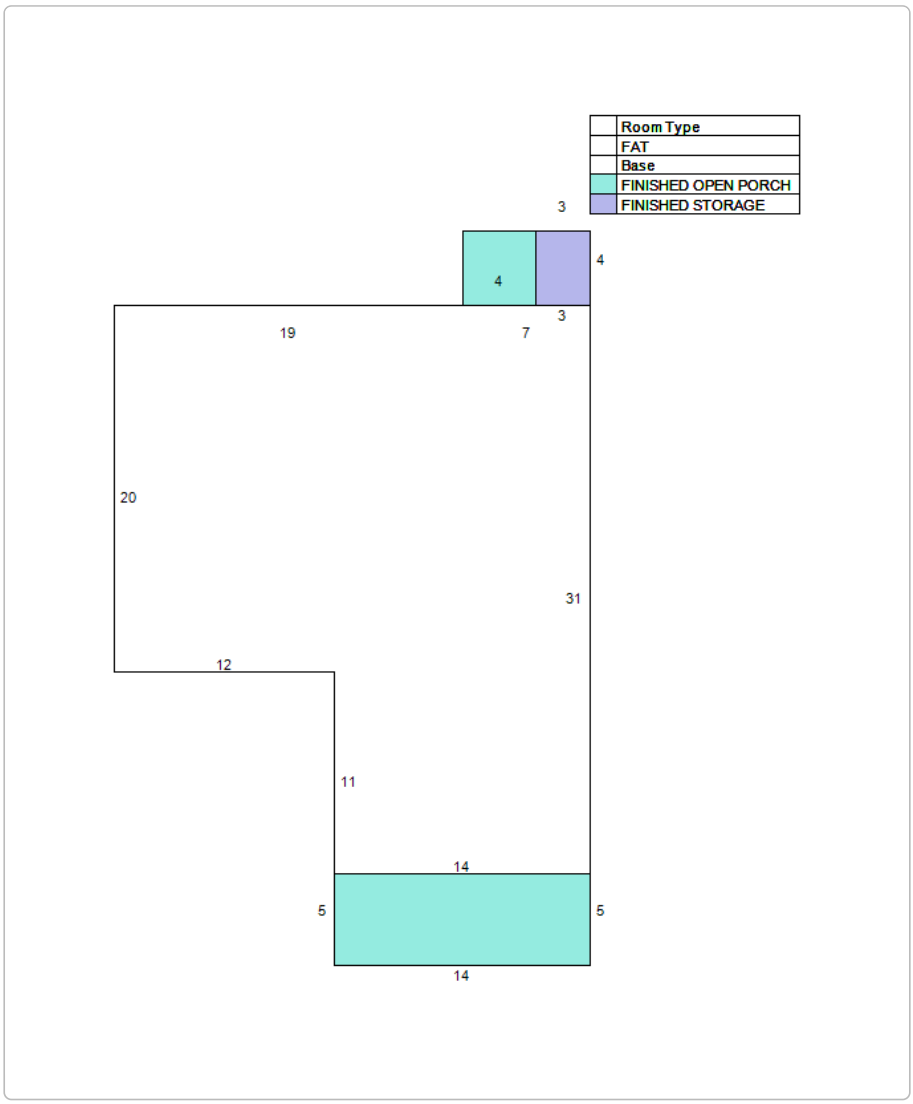
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$103,986	$7,553	$324,576	$0	$0	$436,115	$436,115	$50,000	$386,115
2021	$77,371	$7,553	$289,800	$0	$0	$374,724	$364,048	$10,676	$364,048
2020	$80,850	$7,553	$242,550	$0	$0	$330,953	$330,953	$0	$330,953
2019	$62,772	$3,909	$242,550	$0	$0	$309,231	$309,231	$0	$309,231
2018	$64,402	$3,909	$242,550	$0	$0	$310,861	$296,575	$14,286	$296,575
2017	$65,217	$3,836	$242,550	$0	$0	$311,603	$269,614	$41,989	$269,614
2016	$66,032	$3,836	$220,500	$0	$0	$290,368	$245,104	$45,264	$245,104
2015	$60,166	$3,836	$170,100	$0	$0	$234,102	$222,822	$11,280	$222,822
2014	$45,639	$3,836	$153,090	$0	$0	$202,565	$202,565	$0	$202,565
2013	$31,684	$2,144	$153,090	$0	$0	$186,918	$186,918	$0	$186,918
2012	$32,740	$2,144	$153,090	$0	$0	$187,974	$187,974	$0	$187,974
2011	$33,268	$2,144	$170,100	$0	$0	$205,512	$205,512	$0	$205,512
2010	$34,324	$2,144	$189,000	$0	$0	$225,468	$225,468	$0	$225,468

Building Information

Building	1
Year Built	1925
Actual Area	1012
Conditioned Area	854
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
BASE AREA	674
FINISHED OPEN PORCH	16
FINISHED STORAGE/UTILITY	12
FINISHED OPEN PORCH	70
FINISHED ATTIC	240
Total SqFt	1012

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1512
Shop (Mix)		518
Masonry Wall (Mix)		211

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	140	60	EF	$456,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2023	3/23/2023	$0.00	MARRIAGE CERTIFICATE	5729	253	U	I	BARNHART DARRELL	HETTRICK HEATHER LEIGH
3/17/2021	3/15/2021	$485,000.00	WARRANTY DEED	5209	756	Q	I	PELLERIN STARR CODY REV TRUST	BARNHART DARRELL
9/3/2013	8/30/2013	$294,000.00	WARRANTY DEED	3784	174	Q	I	KLINE NANCY RHEA SIKES	PELLERIN STARR CODY REV TRUST
	10/28/2008	$100.00	PERSONAL REP	3135	1842	U	I	MIDDLETON SUE A ESTATE/BY PERS REP BATES HENRY DOU	KLINE NANCY RHEA SIKES
	7/10/2008	$0.00	LETTERS OF ADMN	3104	137	U	I	MIDDLETON SUE A (DECD 5/29/08)	MIDDLETON SUE A ESTATE
	5/22/2007	$0.00	WILL	3104	131	U	I	MIDDLETON SUE A	MIDDLETON SUE A (LW&T)
	8/25/1997	$100.00	QUIT CLAIM DEED	1259	1683	U	I	BATES HENRY DOUGLAS	MIDDLETON SUE A
	9/1/1988	$0.00		798	937	U	I		MIDDLETON SUE A
	9/1/1988	$0.00		796	1775	U	I		
	4/1/1984	$48,000.00		637	343	Q	I		
	5/1/1983	$0.00		585	755	U	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.
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Last Data Upload: 6/15/2023, 11:49:00 PM

Version 3.1.14

From:	Paul Weaver
To:	Candice Seymour
Cc:	sthayver@thayvergroup.com; Julie Courtney
Subject:	Re: 30 Sanford Street review
Date:	Friday, July 7, 2023 8:04:49 AM
Attachments:	image003.png image002.png image004.png

Candice:

Good morning. Mr. Thayver and I just got word that the contractor's rep will be out of town and not be able to attend next week's HARB meeting. We request that the review of the ad valorem exemption application be continued to the August HARB meeting.

Thank you for your patience and consideration of this matter.

Paul/Paul Weaver, President
Historic Property Associates, Inc.

On Thursday, June 22, 2023 at 09:20:00 AM EDT, Candice Seymour <cseymour@citystaug.com> wrote:

Hi Paul,

Yes, July 7th at the absolute latest to be included in the meeting packets and staff report.

Thank you!

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

Candice Seymour

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Wednesday, June 7, 2023 11:55 AM
To: Julie Courtney; Candice Seymour
Cc: Eva Nagorski
Subject: 171 Cordova continue from July to August

Julie and Candice,

We would like to continue the application for 171 Cordova from July 18th to August 17th. We are having additional surveys completed and need the extra time. Please let me know if there is something we need to do to let the board know or what the continuance process is. Thank you,

Sarah Ryan, Architect
904-547-9430

Candice Seymour

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Wednesday, June 7, 2023 11:55 AM
To: Julie Courtney; Candice Seymour
Cc: Eva Nagorski
Subject: 171 Cordova continue from July to August

Julie and Candice,

We would like to continue the application for 171 Cordova from July 18th to August 17th. We are having additional surveys completed and need the extra time. Please let me know if there is something we need to do to let the board know or what the continuance process is. Thank you,

Sarah Ryan, Architect
904-547-9430

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting

Application HP2023-0039 Address: 54 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti Estates, LLC

Project description: To install new ventilation systems on the south and west elevations.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ2468
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970400000		
Agenda Item:	7(a)	Previous Action(s):	COA 1993-0687 COA F2007-0310

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street in the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) Zoning District.
2. Previous HARB approval for this property includes Certificate of Appropriateness application 1993-0687 (November 21, 1993) to enclose the 1st story rear porch and construct a second-story balcony.
3. The applicant is seeking to install a hood vent on the west elevation of the building and a make-up air unit on the south elevation in an existing window opening.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that mechanical equipment be installed on inconspicuous portions of the building away from street facades and in such a manner that installation does not damage existing materials or obscure architectural features. Painting mechanical equipment to match the existing structure is also recommended in the AGHP.
5. The proposed hood system, which extends out from the west/rear elevation below and flush with the second-story porch, will replace an existing hood system which extends to the roof, and is consistent with AGHP requirements to install equipment on facades not visible from the street. The equipment should be painted to match the exterior of the building.
6. The proposed make-up air location, although set back along the south building elevation, will be visible from Charlotte Street. The HARB may recommend screening measures, and the unit should be painted to match the building. The AGHP recommends only installing mechanical equipment within existing window openings when it is the only viable option and existing sash(es) and frames must be retained and protected during installation. The applicant may also want to consider an alternative location that is not as conspicuous or provide details that support installation in the proposed location as the only viable option.

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 54 Charlotte Street** if the HARB finds that the proposed new ventilation systems meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary additions being installed on secondary elevations with the following conditions:

1. The equipment be painted to match the building
2. If the applicant provides clear evidence that a less conspicuous location is not feasible, the existing south elevation window sash be retained, and the window frame be protected with installation of the return air.
3. Any additional screening be applied as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install new hood system vent on rear of the property.
2. Install make-up air on south elevation.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment
Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: electric meters, panels and risers; vents and stacks; and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
54 Charlotte Street

East (front) Elevation

Northeast Elevation

STAFF PHOTOGRAPHS
54 Charlotte Street

Southeast Elevation (rear window location of return air)

STAFF PHOTOGRAPHS
54 Charlotte Street

North Elevation

Staff Report pg 7

STAFF PHOTOGRAPHS
54 Charlotte Street

Northwest Elevation

Staff Report pg 8

STAFF PHOTOGRAPHS
54 Charlotte Street

West Elevation (project location)

Staff Report pg 9

STAFF PHOTOGRAPHS
54 Charlotte Street

Southwest Elevation

Page 1 HISTORICAL STRUCTURES FORM Site # SJ2468
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: 54 Charlotte St.
HISTORICAL CONTEXTS: 20th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 54 Charlotte St., St. Augustine, Florida
VICINITY OF/ROUTE TO: West side of Charlotte St. between Treasury & Hypolita Sts.
SUBDIVISION: City of St. Augustine BLOCK: 9 LOT: 12
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469867 NORTHING:3306930
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1930 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): priv. resid.

DESCRIPTION
STYLE: Frame vernacular
PLAN: EXTERIOR: rectangular
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS: 1
STRUCTURAL SYSTEM(S): wood frame

EXTERIOR FABRIC(S): wood weatherboard w/cornerboard, BEC ceiling board
FOUNDATION: TYPE brick piers
PORCHES: two-story front porch open
ROOF: TYPE hip SURFACE metal, 5-V crimp
SECONDARY STRUCS. dormer, shed porch, hip
CHIMNEY: NO. 1 MTLS brick w/ metal cap LOCNS offset latera
WINDOWS: sidelights, DHS 4/1, attic louver

EXTERIOR ORNAMENT: brick & battered wood posts
CONDITION: SURROUNDINGS: urban; narrow streets
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

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

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, Commerce, Families, Transportation, Tourism, Women, Social/Humanitarian

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2468 1009==

Site Name: 54 Charlotte Street 830== Survey Date: 7809 820==

Address: 54 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 9 (block) pt 12 (lot) 868==

868==

Owner of Site: Name: Pittman, Elizabeth E.;

Address: P.O. Box 1643

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) 469867 (easting) 3306930 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard with cornerboard, BEC ceiling board 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Sidelights, DHS 4/1, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Dormer, shed porch, hip 942==

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

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick with metal cap 882==

Roof Surfacing: Metal, 5-V crimp 882==

Ornament Exterior: Brick & battered wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families, Transportation, Tourism, Women, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 54 Charlotte Street was constructed between 1924 and 1930. A two-story open porch with brick and battered wood posts extends from the front. A dormer with a shed roof rises from the primary roof structure.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South

(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;

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)

A prominent resident of this house at 54 Charlotte Street was Harold W. Colee.(3) The St. Augustine Historical Society recently described Colee's achievements in a society publication, El Escribano:

> "Mr. Harold Colee was a native St. Augustinian, educated in the local public schools and Lawrence School (Massachusetts). He was employed by the Florida East Coast Railroad and at age 32 became the manager of the public relations division. His election as president of the St. Augustine and St. Johns County Chamber of Commerce was popular recognition of talents widely employed by the railroad and also in behalf of communities served by it. In 1929 Mr. Colee was elected as director of the Florida State Chamber of Commerce, and subsequently its president. He was elected the Society's president in 1930 and served as such for two years."(4)

The Colee family has been associated with the carriage and livery business since the 1800's when Lewis A. Colee established the St. Augustine Transfer Company. The company, one of the oldest family run businesses in the city, now provides carriages for sightseeing.(5) Other residents of the house include Annie D. and Emily Stark, proprietors of The Coffee Shop.(6)

Sanborn Fire Insurance Maps indicate the site was previously occupied by a two-story stone and frame building used as for "boarding" and as a

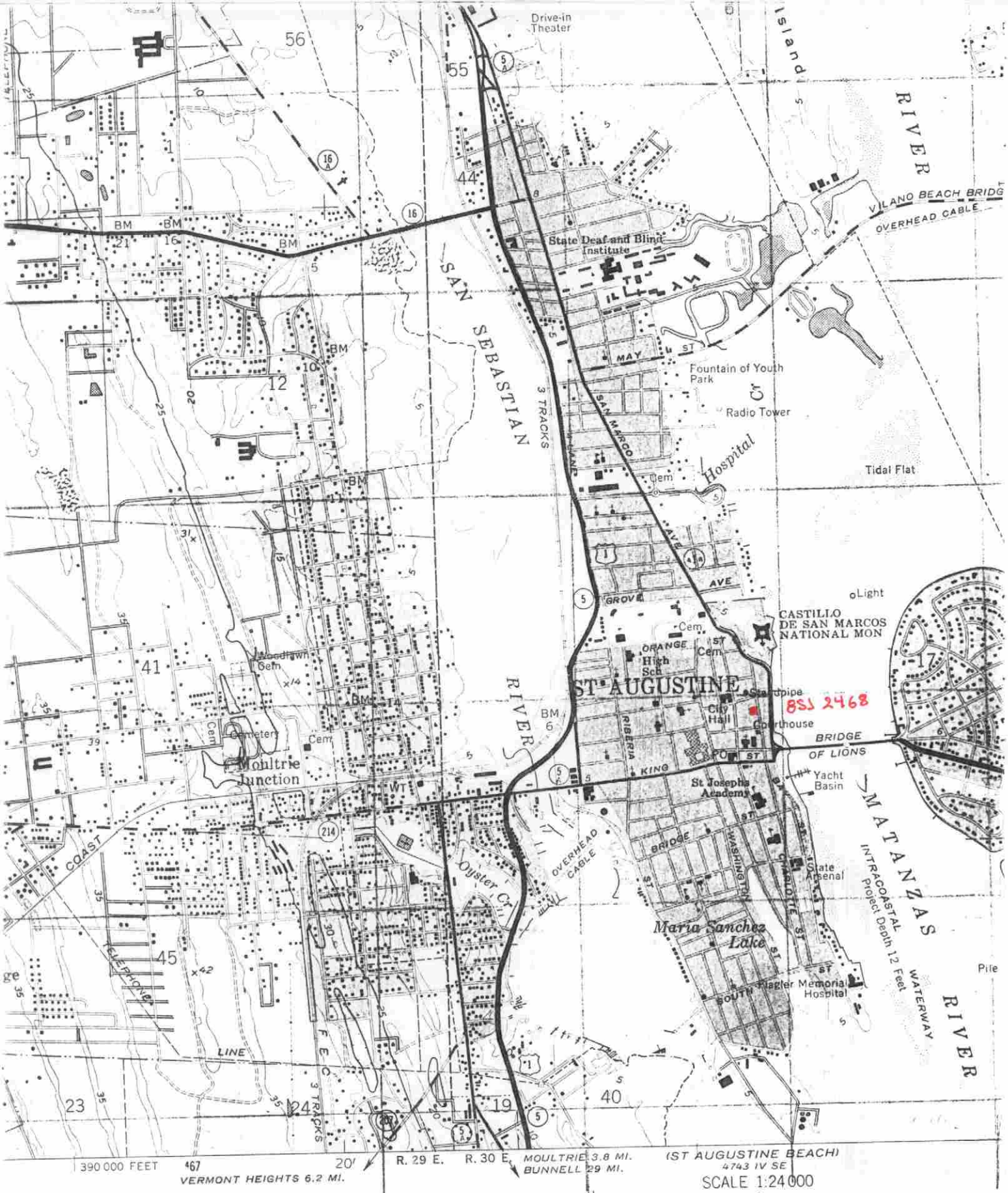
"shooting gallery" in 1884 and as a private residence in 1888. The south end of the building served as a "fruit stand" in 1893 and disappeared by 1899. A two-story frame dwelling replacing the former structure was destroyed by fire in 1914.

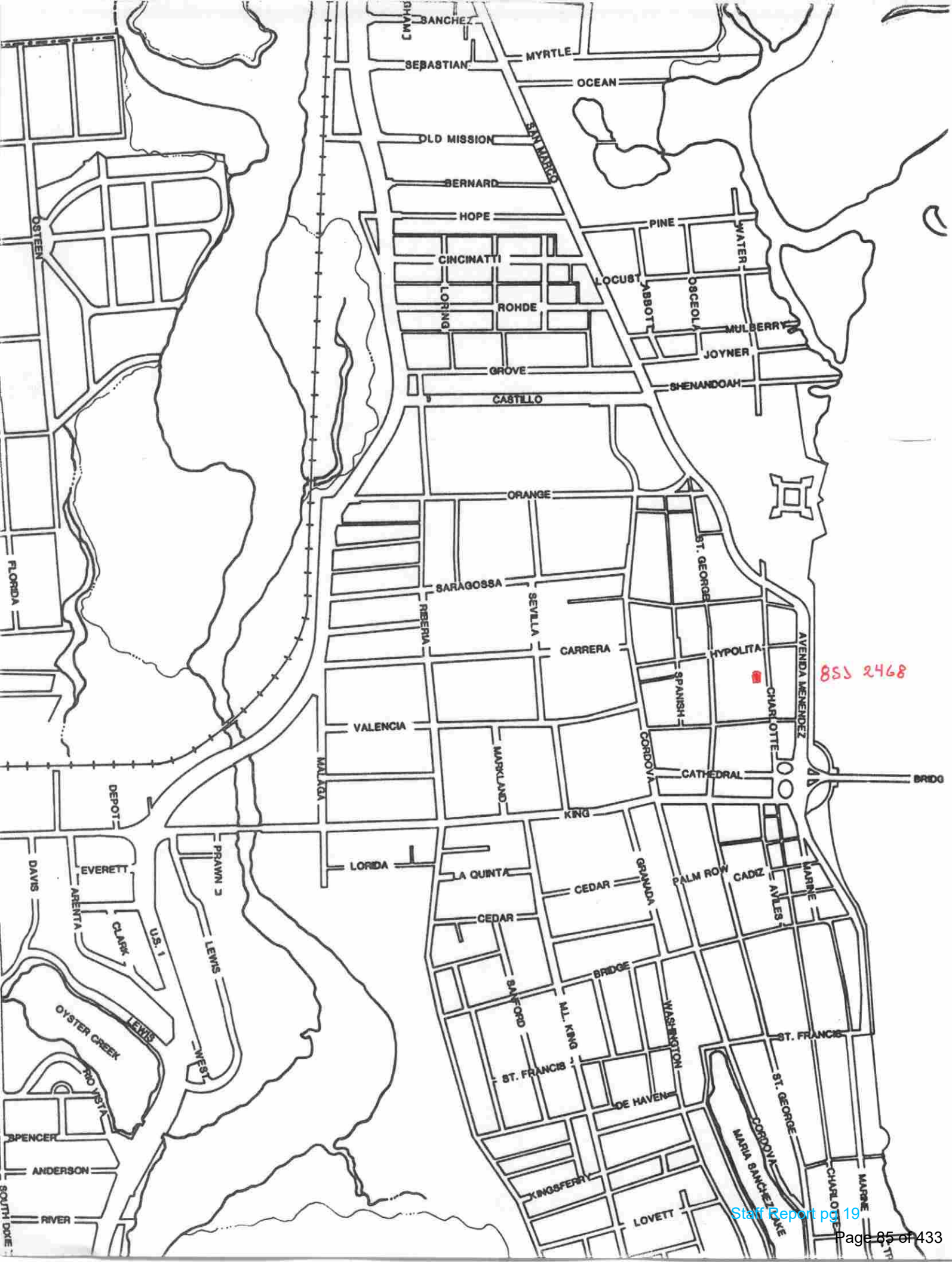
ARCHAEOLOGY

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, 1927-28.
4. El Escribano, January, 1973, p. 23.
5. City Directory, 1930.
6. Record, Tuesday, April 7, 1914.


Drive-in Theater
RIVER
VILANO BEACH BRIDGE
OVERHEAD CABLE
State Deaf and Blind Institute
SAN SEBASTIAN
3 TRACKS
MAY ST
Fountain of Youth Park
Radio Tower
SAN MARCO AVE
Hospital
Tidal Flat
Cem
GROVE AVE
Light
CASTILLO DE SAN MARCOS NATIONAL MON
ORANGE High Sch
Standpipe
BSJ 2468
City Hall
Courthouse
BRIDGE OF LIONS
RIBERIA ST
KING ST
ST AUGUSTINE
Yacht Basin
St Joseph's Academy
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
State Arsenal
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH ST
Pile
Moultrie Junction
Woodlawn Cem
Cemetery
COAST LINE
TELEPHONE
F E C
3 TRACKS
Oyster Ct
OVERHEAD CABLE
WT
BM
56
55
44
41
39
45
23
24
19
40
12
17
390 000 FEET
467
20'
R. 29 E.
R. 30 E.
VERMONT HEIGHTS 6.2 MI.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST AUGUSTINE BEACH)
4743 IV SE
SCALE 1:24 000
ST. AUGUSTINE QUADRANGLE
MN
GN
1° 18 MILS
0°09' 3 MILS
1000 0 1000 2000 3000 4000 5000 6000 7
1 KILOM
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE POSITION OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


SANCHEZ
MYRTLE
SEBASTIAN
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
OSTEEN
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
FLORIDA
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
BRIDG
MALAGA
DEPOT
KING
DAVIS
EVERETT
PRAWN
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
RIO VISTA
WEST
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ
SPENCER
ANDERSON
KINGSFERR
CHARLOTTE
MARINE
SOUTH DIXIE
RIVER
LOVETT

BSJ 2468

☐ Original
☒ Update

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

Site #8 SJ02468
Field Date 4-26-2016
Form Date 4-26-2016
Recorder # _____

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

Site Name(s) (address if none) 54 CHARLOTTE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	54		CHARLOTTE	Street	

Cross Streets (nearest / between) Hypolita
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 # 1970400000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Hotel — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Wood siding 2. Brick 3. stucco
Roof Type(s) 1. Pyramid 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.) single and paired wood 4/1 with vertical muntins, wood trim and sills

Distinguishing Architectural Features (exterior or interior ornaments) three bay front with square brick supports and tapered square wood posts; pyramid roof with shed dormer; central single door entry

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) shared side drive; separate rear two story garage apt.; fenced shallow front yard

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 SJ02468

DESCRIPTION (continued)

Chimney: No.____ 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) single wood 2 panel door with 8 square lights; wood trim

Porch Descriptions (types, locations, roof types, etc.) double story front porch with square brick first floor supports and tapered wood second floor supports, wood railing

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

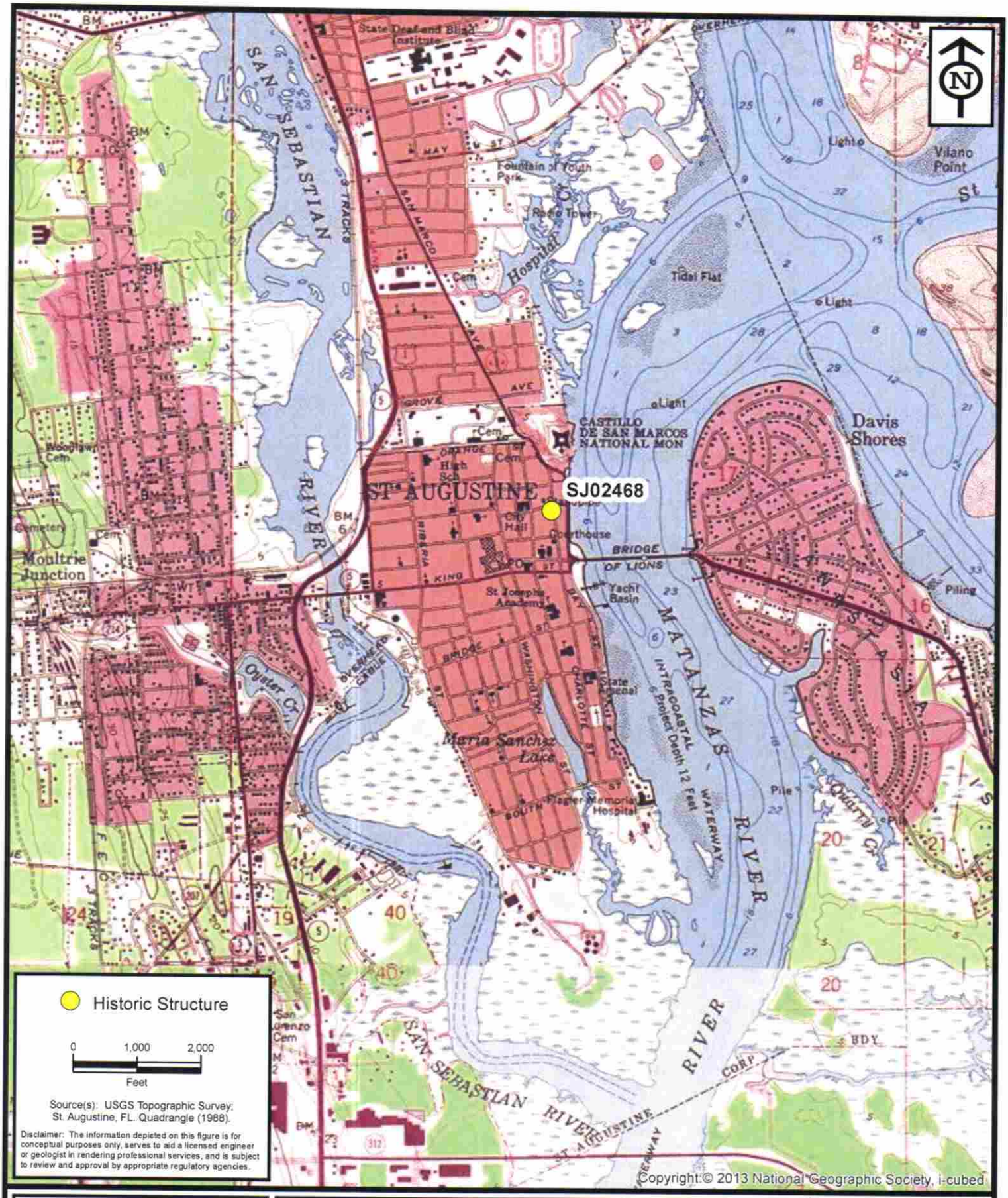
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
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Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ02468

City of St. Augustine Historic Structure Survey

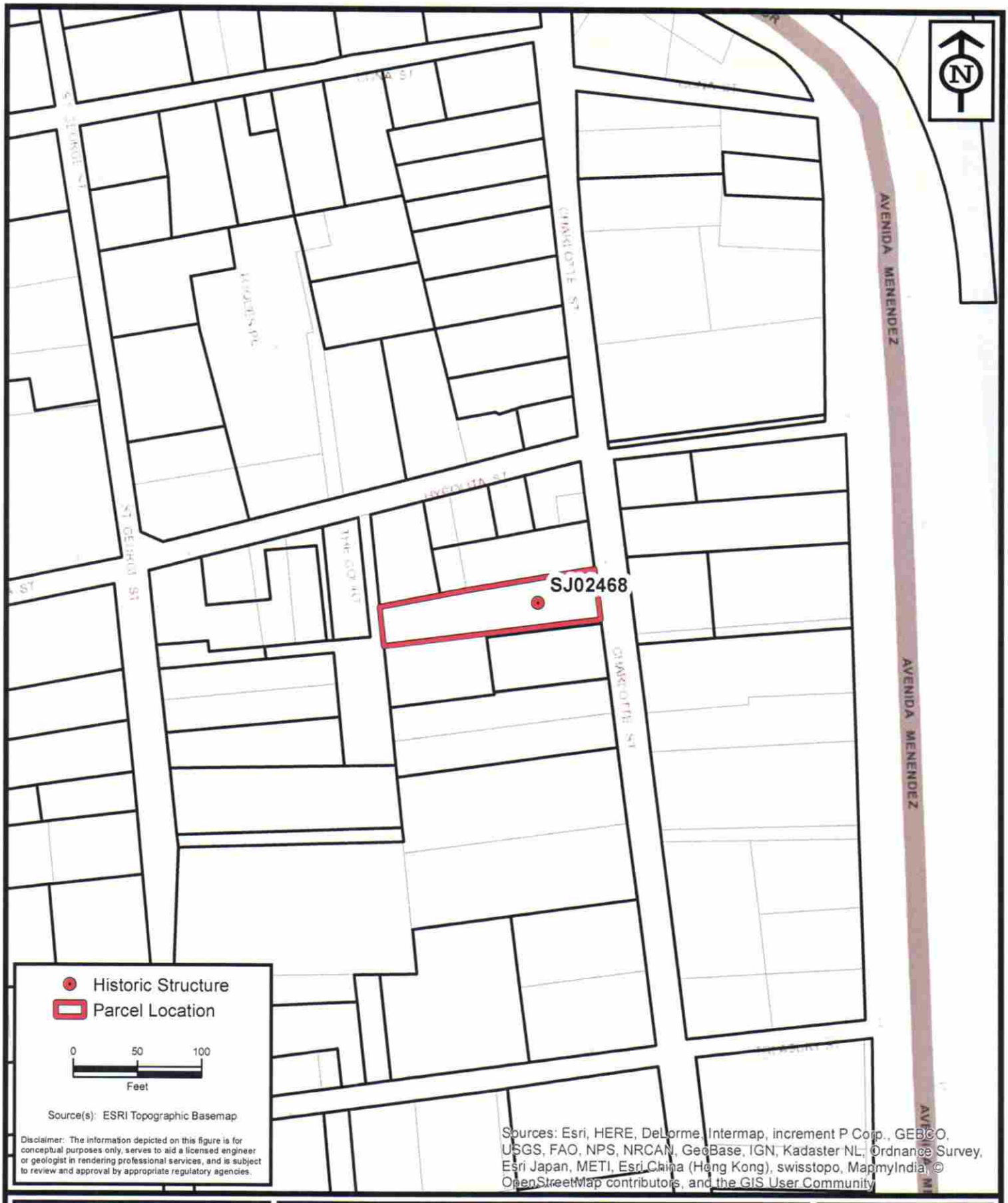
St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02468\Location.mxd Date: 4/27/2016 1:41:59 PM

SJ02468

Staff Report pg 22



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

Parcel Location - SJ02468

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ02468

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ02468
Field Date 9-15-2020
Form Date 5-25-2021
Recorder # _____

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

Site Name(s) (address if none) 54 Charlotte St Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	54		Charlotte	Street	

Cross Streets (nearest / between) Between Hypolita St and Treasury St
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 2015 Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1970400000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): _____ To (year): _____
Current Use Inn From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Local and National Hist. Distr

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.)

4/1 DHS.

Distinguishing Architectural Features (exterior or interior ornaments)

Four brick columns on square piers support second story balcony; battered wood posts on second story; cheek walls; shed dormer.

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

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com
Staff Report pg 24

HISTORICAL STRUCTURE FORM

Site # 8 SJ02468

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

Located at center of main facade; accessible through open porch.

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

Two-story porch is sheltered by main roof form; accessible by seven concrete steps with cheek walls; first floor porch has four brick columns atop square piers, roof ridge is supported by four battered wood columns.

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

The two-story frame vernacular inn has a shallow pitched hipped roof with one shed dormer; clad with wood siding; two-story porch is supported by brick columns on square piers with battered wood columns on second-story; lattice skirting around perimeter.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The building is an example of frame vernacular style; retains its integrity; and contributes to the significance of St. Augustine National Historic District.

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

1. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. _____
6. _____

DOCUMENTATION

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

1) Document type All materials at one location — Maintaining organization University of Florida
Document description various — File or accession #'s Digital Collection

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

RECORDER INFORMATION

Recorder Name A. Jackson; S. Kim; M. Hylton III — Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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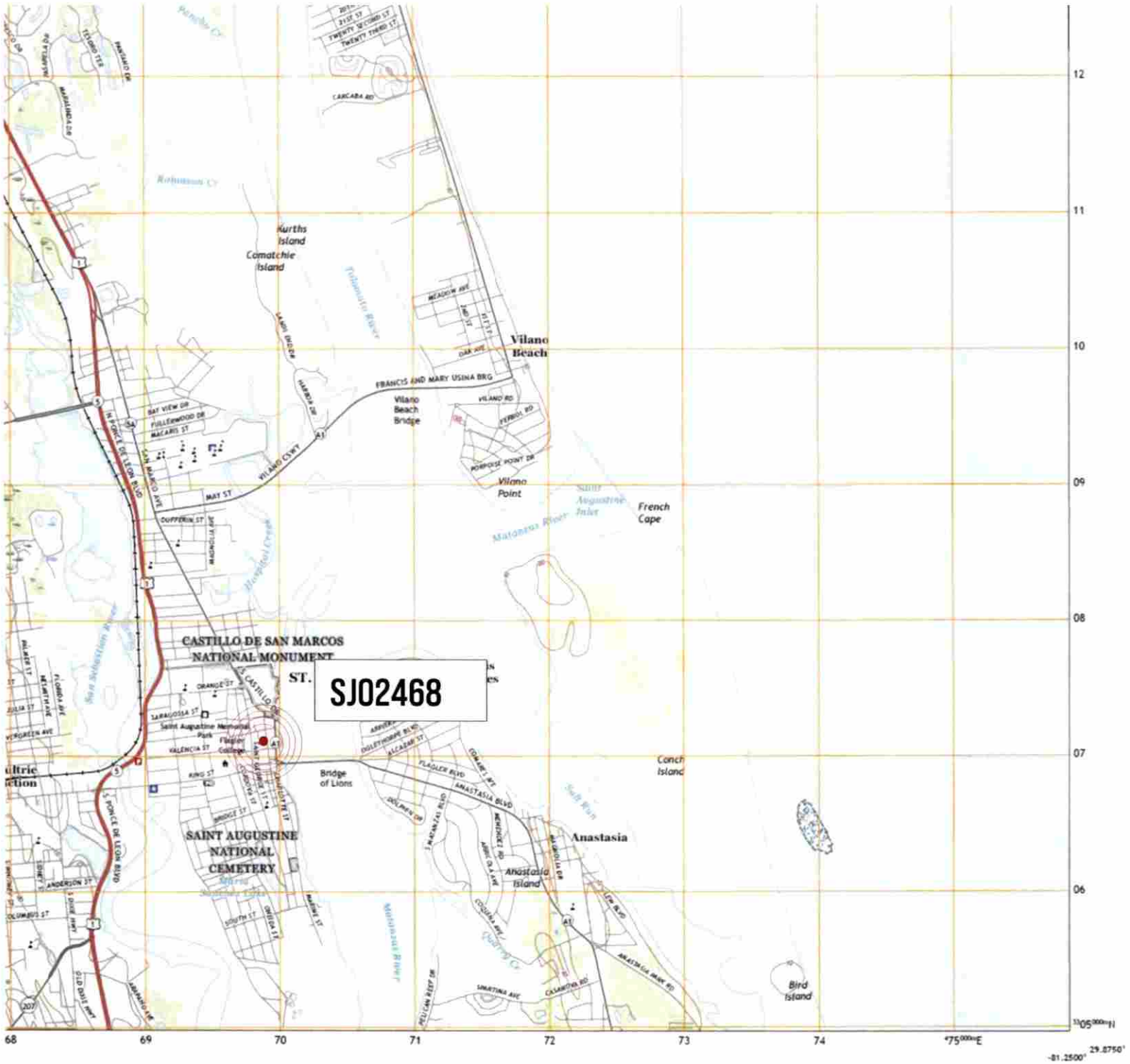

SCALE 1:24 000

KILOMETERS 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

QUADRANGLE LOCATION

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

ADJOINING QUADRANGLES

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

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02468** **Date: 03/09/2021** **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Overview

Legend

☐ Parcels

Parcel ID	1970400000	Physical Address	54 CHARLOTTE ST SAINT AUGUSTINE
Property Class	3910 - Bed & Breakfasts	Mailing Address	BAIJANTI ESTATES LLC 52 CHARLOTTE ST SAINT AUGUSTINE FL 32084-0000
Taxing District	City of St Augustine		
Acres	0.15		

N

UF Historic Preservation UNIVERSITY of FLORIDA

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

FMSF: SJ02468

Date: 02/25/2021

● Historic Building

UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02468 Date: 03/18/2021 Historic Building

Hemingway House
INN
BED & BREAKFAST
INFO

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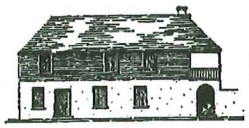
JUN 02 2023

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0039

Receipt No. 2655129

Meeting Date: July 18th, 2023

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

1. NAME OF APPLICANT DAVID GRANDE

   Business (if applicable) SOUTHERN CONSTRUCTION

   Address 4 REMINGTON RD

   City ORMOND BCH State FL Zip Code 32174

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

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

2. NAME OF PROPERTY OWNER ERIKA PATEL

   Business (if applicable) HEMINGWAY INN

   Address 52 CHARLOTTE ST. ST. AUGUSTINE FL. 32084

   City ST. AUGUSTINE State FL Zip Code 32084

   Daytime telephone (required) 9047704059 E-mail address ERIMAR.PATEL@GMAIL.COM

3. PROJECT STREET ADDRESS 54 CHARLOTTE ST

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE BED & BREAKFAST PROPOSED USE SAME

6. PROPOSED PROJECT WORK

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

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

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

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JUN 02 2023

Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

ADD EXTERIOR KITCHEN HOOD TO SOUTH ELEVATION

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DAVID GRANDE

SIGNATURE OF APPLICANT David Grande DATE 6/1/23

PRINT OWNER'S NAME ERICKA PATEL

SIGNATURE OF OWNER DATE 6/1/23

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.

COMPLETENESS REVIEW CHECKLIST

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

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

DG INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

See E-mail for additional comments.

Project number: HP2023-0039 Project Address: 54 Charlotte Street

Reviewed by: Candice Seymour Date: 06-21-2023

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JUN 02 2023
Planning/Building Dept.

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 54 Charlotte St Saint Augustine FL. 32084

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

Owner's Name: Ericka Patel Owner's Signature: Ericka Patel

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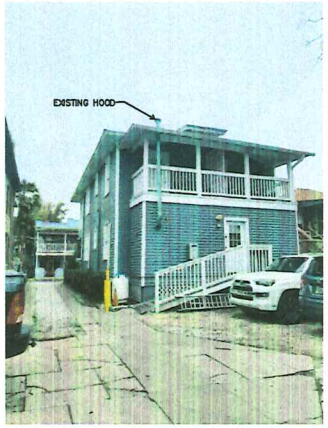
Planning/Building Dept.

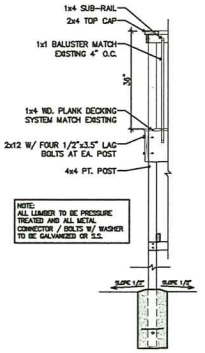
HARB 5-17-23

Elevation South—Existing
SCALE: 1/4" = 1'-0"

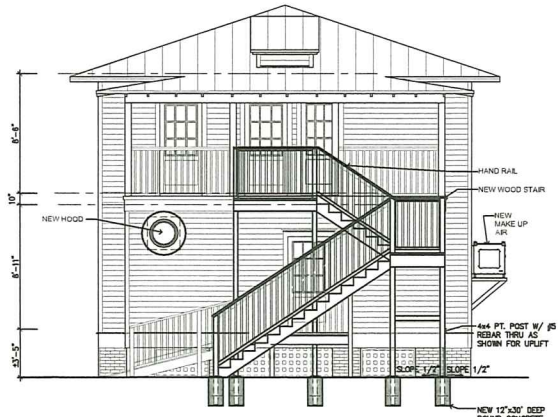


Elevation West—Existing
SCALE: 1/4" = 1'-0"

Elevation South—Proposed
SCALE: 1/4" = 1'-0"



Stair Detail
SCALE: 1/2" = 1'-0"



Elevation West—Proposed
SCALE: 1/4" = 1'-0"

Elevation North—Proposed
SCALE: 1/4" = 1'-0"

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

SEAL

NAME: MOSSIE STEARLEY AR96814

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT
The Architect and his Consultants do not warrant or guarantee the accuracy and completeness of the work product herein. Before commencing work, the Contractor shall verify conditions or discrepancies are found to exist within the work product. The Contractor shall promptly notify the Architect in writing of such errors, omissions or discrepancies prior to proceeding with the work. Failure to do so is, in question, in the event of the Contractors failure to give such notice, he shall be held responsible for the results of any such errors, omissions or discrepancies, and the Contractor shall bear all costs for correction and loss of items or objects damaged with the Architect prior to submitting a bid, shall visit the site and familiarize himself with the conditions. Failure to properly notify the Architect of such conditions shall relieve the Architect/owner from any responsibility for the consequences of such failure.

Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architects work product or recommendations shall become the responsibility of the Contractor, but of the parties responsible for taking such action.

Written dimensions shall have precedence over scale dimensions.

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Hemingway B&B
Stair Addition

54 Charlotte St. ● St. Augustine, Fl 32084

DRAWING

NO.	DRAWING TYPE	DATE
1	Permit Set	1/3/23
2	MINOR STAIR	5/4/23
3		
4		
5		
6		
7		
8		
9		
10		

REVISION

NO.	DATE OF REVISION	
1	MINOR STAIR	5/4/23

PROJECT: 21-0616
FILE: 4.19-A01.dwg
DRAWN BY: TCB

A3.2

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Application pg 6

HOOD INFORMATION - JOB#6006660

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	HOOD CONFIG ROW
1		3642 AH-BD-2-6	ADVANCED HOOD	11' 10"	450 DEG	I	MEDIUM	200	2367			4"	16"	2367	1695	-1.224"	0	430 SS WHERE EXPOSED	ALONE	ALONE
2		166 MISC-PSP	ADVANCED HOOD	10' 0"	200 DEG	I	N/A	0	0								1621	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		CAPTRATE SOLID FILTER	8	16"	16"	85% SEE FILTER SPEC	0									YES	370 LBS
2							0									NO	111 LBS

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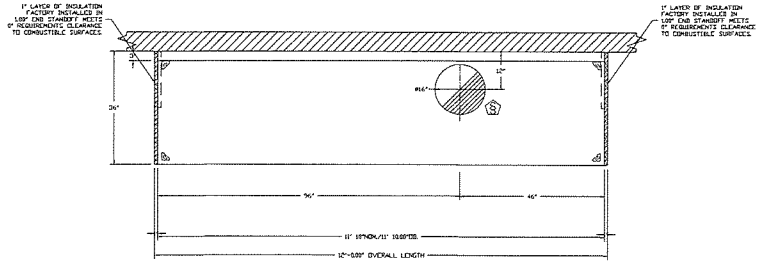
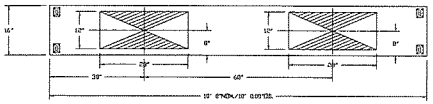
JUN 02 2023

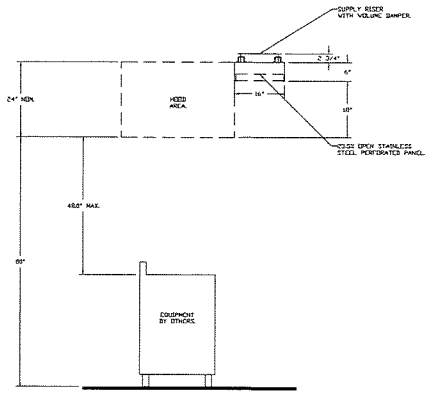
Planning/Building Dept.



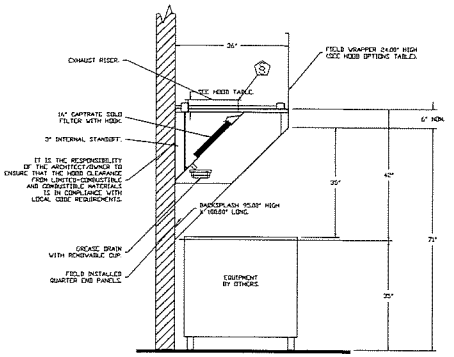
PLAN VIEW - HOOD #1
11' 10.00" LONG 3642AH-BD-2-6



PLAN VIEW - HOOD #2
10' 0.00" LONG 166MISC-PSP



SECTION VIEW - MODEL 166MISC-PSP
HOOD - #2



SECTION VIEW - MODEL 3642AH-BD-2-6
HOOD - #1

REVISIONS

DESCRIPTION	DATE

ADVANCED HOOD SYSTEMS
Advanced Hoods Systems, LLC

54 Charlotte
CHARLOTTE, NC, 28269

DATE: 5/17/2023
DWG.#: 6006660
DRAWN BY: SPT
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 1

EXHAUST FAN INFORMATION – JOB#6006660

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	AH-DU180HFA	ADVANCED HOOD	2367	1.650	1225	ODP,PREMIUM	2.000	1.3548	3	208	8.3	547 FPM	190	15.8

MUA FAN INFORMATION – JOB#6006660

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DCSIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
2		1	AH-INLINE.1-15D	15HF-1-MOD	INLINE.1	-	2130	0.600	2154	ODP,PREMIUM	2.000	1.5366	3	208	6.1	7.7A	15A	235	16.2

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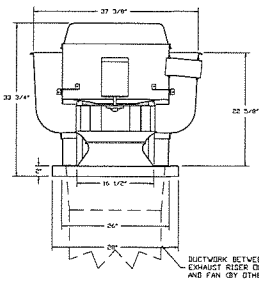
Planning/Building Dept.

FAN #1 AH-DU180HFA - EXHAUST FAN



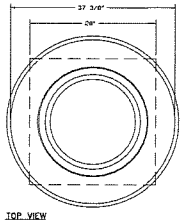
FEATURES:

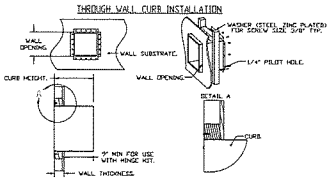
- DIRECT DRIVE CONSTRUCTION AND BELTS/PULLEYS.
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL 705
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

OPTION:

- THROUGH WALL CURB MOUNT INSTALLATION. CURB HEIGHT MUST BE MINIMUM 12" TALLER THAN WALL THICKNESS FOR USE WITH A HINGE KIT.
- CURB MOUNT CONSTRUCTION 18/20 GA I.S.A.I./ASI. 70LB MOTOR MAX FOR WALL MOUNTING.
- HINGE KIT LOCKING CHAIN- SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.
- SHIP LOOSE DISCONNECT FOR REMOTE MOUNT.
- 2 YEAR PARTS WARRANTY.

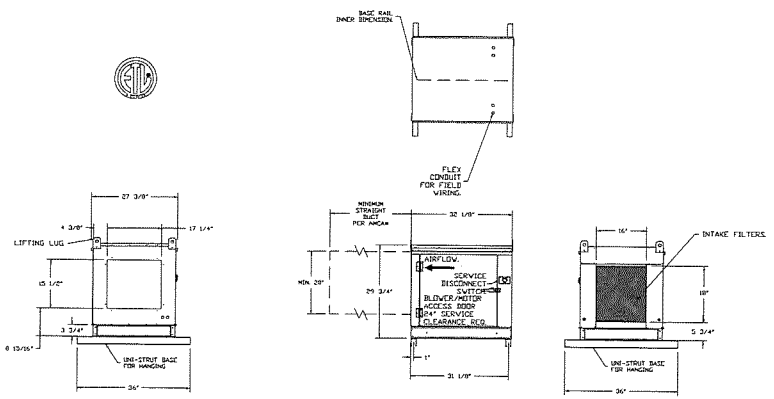




FAN #2 AH-INLINE.1-15D – SUPPLY FAN

1. INLINE SUPPLY UNIT W/ 15" DIRECT DRIVE FAN IN SIZE #1 HOUSING. INSULATED HOUSING.
2. SIDE DISCHARGE – AIR FLOW RIGHT -> LEFT.
3. INDOOR HANGING CABLE FOR THE SIZE 1 UNITEMPERED INLINE UNIT. 2 HEAVY HANGING ISOLATORS PER UNI-STRUT INCLUDED.
4. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTIONS.
5. 2 YEAR PARTS WARRANTY.

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 20" x 20".



REVISIONS

DESCRIPTION	DATE

ADVANCED HOOD SYSTEMS
Advanced Hoods Systems, LLC

54 Charlotte
CHARLOTTE, NC, 28269

DATE: 5/17/2023
DWG.#: 6006660
DRAWN BY: SPT
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 2

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Planning/Building Dept.

ELECTRICAL PACKAGE - JOB#6006660

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	S	HP	VOLT	FLA
1		SC-311110MA	WALL MOUNT IN 2G BOX	5S WALL MOUNT BOX	1 LIGHT 1 FAN	SMART CONTROLS THERMOSTATIC CONTROL W/ RELAY ON/OFF WITH SUPPLY	EXHAUST	3	2.000	208	8.3
							SUPPLY	3	2.000	208	6.1

JOB NO: 6006660 | MODEL NUMBER: SC-311110MA | JOB NAME: 54 Charlotte | DRAWN BY: | SCHEDULE TYPE: INSTALL | DATE: 5/17/2023 | DWG NO: COP #1-1

DESCRIPTION OF OPERATION:
3 Phase w/ control for 1 Exhaust Fan, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Relay On/Off with Supply Fan, Variable Speed Thermostatically Controlled. Note: Integrate temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD.

BREAKER PANEL TO PRIMARY CONTROL PANEL
Responsibility: Electrician
BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED

PRIMARY CONTROL PANEL

BREAKER PANEL
BREAKER 1PH 120 V 15 A — CONTROL POWER. DO NOT WIRE TO GFCI OR SHUNT TRIP BREAKER. LET HOOD LIGHT BREAKER SHARED W/ CONTROL POWER. SWITCH #1
BREAKER 3PH 208 V MCA: 18.4 A MOCP: 20 A — EXH-1 SM-1 — WIRE TO VFD QUICK CONNECTOR
BREAKER 3PH 208 V MCA: 7.6 A MOCP: 15 A — SUP-2 SM-2 — WIRE TO VFD QUICK CONNECTOR

CONTROL PANEL TO FANS
Responsibility: Electrician

PRIMARY PANEL — FANS
Load Wiring SM-1 — WIRE TO VFD QUICK CONNECTOR — FAN #1 — EXH-1 — MUST HAVE ITS OWN CONDUIT DO NOT SHARE CONDUIT! — WIRE TO DISCONNECT
Load Wiring SM-2 — WIRE TO VFD QUICK CONNECTOR — FAN #2 — SUP-2 — MUST HAVE ITS OWN CONDUIT DO NOT SHARE CONDUIT! — WIRE TO DISCONNECT

CONTROL PANEL TO ACCESSORY ITEMS
Responsibility: Electrician

CONTROL PANEL — COMPONENT
CONTROL PANEL TO SWITCHES — J4 — ALL SWITCHES FACTORY WIRED CAT-5 CONNECTION

CONTROL PANEL TO HOOD LIGHTS 1400 W MAX — BLACK WHITE GREEN — WIRE TO J-BOX ON TOP OF HOOD — HOOD LIGHTS
CONTROL PANEL TO KITCHEN TEMP SENSOR — WIRE TO CONTROL TEMPS INSTALL SENSOR IN FLOW AWAY FROM HEAT SOURCES. DO NOT INSTALL SENSOR ON THE CEILING GRID. SEE MANUAL — KITCHEN TEMP
CONTROL PANEL TO DUCT SENSOR — WIRE TO CONTROL TEMPS INSTALL SENSOR MOUNTED IN EXHAUST DUCT — DUCT TEMP
CONTROL PANEL SIGNAL FOR EXTERNAL SHUNT TRIP — THE FOLLOWING CONNECTIONS MAY OR MAY NOT BE REQUIRED BASED ON JURISTIC SPECIFICATIONS — HOT TO SHUNT COIL — NEUTRAL FROM SHUNT COIL — SHUNT COIL
CONTROL PANEL SIGNAL FOR EXTERNAL CONTACTOR COIL — ST TERMINAL IS ENERGIZED IN FIRE CONDITION. — HOT TO CONTACTOR COIL — NEUTRAL TO CONTACTOR COIL — K1 TERMINAL IS DE-ENERGIZED IN FIRE CONDITION. — CONTACTOR COIL
CONTROL PANEL DRY CONTACT ON/OFF WITH SUPPLY FAN GROUP 1 — COMMON — NORMALLY OPEN — COMMON — NORMALLY OPEN — POWER CONTACTS WILL MAKE (SHOWN IN NORMALLY OPEN) WHEN SUPPLY FAN IS ON — VFD SWITCH
CONTROL PANEL TO EXTERNAL SWITCH — SIGNAL SWITCH THROUGH BMS WILL ACTIVATE ZONES FANS AND LIGHTS — BMS SWITCH
CONTROL PANEL TO GAS VALVE 24V DC ONLY — POSITIVE TO GAS VALVE — NEGATIVE — ONLY ENERGIZED THROUGH LCD AND WHEN FIRE SYSTEM ARMED. (NOT NEEDED IF USING 120V GAS VALVES) — GAS SOLENOID

CONTROL PANEL TO FIRE SYSTEM
Responsibility: ALARM CONTRACTOR

CONTROL PANEL — COMPONENT
CONTROL PANEL SIGNAL FOR BUILDING FIRE ALARM PANEL — J5 — ALI, ALII — WIRE DIRECTLY TO FIRE CIRCUIT (BOTH ALI WILL MAKE ALL IN FIRE CONDITION) — BUILDING ALARM PANEL FIRE INPUT

CONTROL PANEL TO FIRE SYSTEM
Responsibility: CERTIFIED INSTALLER

CONTROL PANEL SIGNAL FOR BUILDING TROUBLE ALARM — COMMON — NORMALLY CLOSED — TROUBLE RELAY CONTACT. WILL MAKE TBC TO TBL IN TROUBLE CONDITION — BUILDING ALARM PANEL

CONTROL PANEL — COMPONENT
CONTROL PANEL TO DUCT MOUNTED FIRE DETECTION STATION — FIRE EXIT SUPERVISED LOOP — May be wired factory and field wired. See Installation Schematic. Multiple fire sensors possible. HIGH TEMP WIRE (B42 F), PN SLPDSM-WT required for all interlocked loop wiring in contact with hood. All other wiring shall be PN 6300UL - Belden or similar — FIRE STATION
CONTROL PANEL TO FIRE SYSTEM PULL STATION — MANUAL ACTUATION LOOP / REMOTE FIRE SYSTEM LOOP — Multiple manual actuation possible — Multiple remote actuation possible — A Plug jumper with wires from pin to pin 1 and from pin 5 to pin 6 is required to close the supervised circuit when no manual actuation is used — Normally Closed to optional fire system interlock — Auxiliary Interlock (AUX-IN) Contacts will close when Master FS powers up with manual actuation loop for simultaneous activation. See fire system drawings for more information — PULL STATION — MS-01 — MS-02 — Manual Actuation Device — AUX-IN1 — AUX-IN2 — Remote FS — MS-01 — MS-02
CONTROL PANEL TO REMOTE FS MASTER PANEL — CAT-5 CONNECTION — WIRE DIRECTLY TO CONTROL BOARD — ADDITIONAL DEVICES MAY BE INLINE — PLACE END OF LINE PLUG IN UNITY JACK IN COLLEGE UNLESS WTE, POL OR OTHER COMPONENT IN SERIES. — CORE PCB — J5 — EOL120A — J6
INTERLOCK NETWORK CONTROL PANEL TO MASTER FS PANEL — SHIELDED TWISTED PAIR — BLACK — SHIELD — WIRE TO LOOP TERMINATE IN ALL CORE PANELS THAT MUST ACTIVATE SUPPLY FAN. SEE MASTER & SLAVE DIAGRAMS FOR FIRE SYSTEM MANUAL — MASTER CORE — TB1 — TB2 — TB3

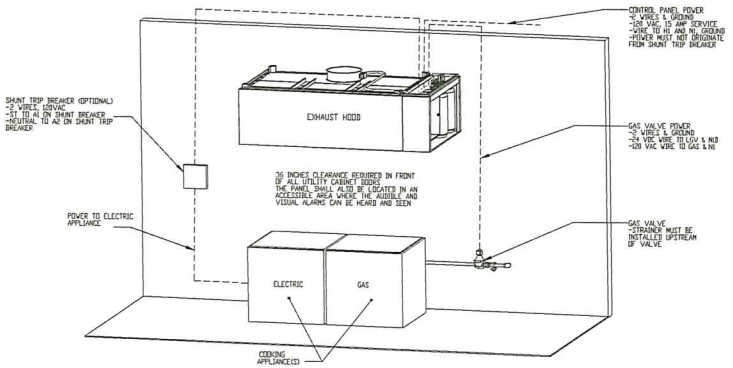
TANK PROTECTION ELECTRICAL DETAIL
02/10/2021 Rev. 2

FS-1: MASTER

ELECTRICIAN
1. WIRE MAIN CONTROL PANEL PER INCLUDED SCHEMATIC
2. WIRE ALL FANS PER INCLUDED SCHEMATIC
3. WIRE SHUNT TRIP BREAKER (OPTIONAL)
4. WIRE UDS APPLIANCE KILL SWITCH, IF EQUIPPED (OPTIONAL)
5. WIRE GAS VALVE

ELECTRICAL CONTRACTOR REQUIREMENT

ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
SHUNT TRIP BREAKER (OPTIONAL)	ST & N1	BREAKER COIL (A1 & A2)	120 VAC	< 4 AMPS	ST TO A1 ON SHUNT BREAKER COIL, AND NEUTRAL TO A2 ON SHUNT TRIP BREAKER COIL
CONTROL PANEL POWER	H1 & N1 + GROUND	CIRCUIT BREAKER	120 VAC	15 AMPS	CONTROL PANEL POWER MUST NOT BE RUN THROUGH SHUNT TRIP BREAKER
UDS APPLIANCE KILL SWITCH (OPTIONAL)	KTS & N1	KTS & N1	120 VAC	< 4 AMPS	KILL SWITCH TERMINALS MUST BE IN SERIES WITH OTHER KILL SWITCHES
REMOTE 120VAC ANSUL AUTOMAN (OPTIONAL)	AUL, AU2	SOLENOID	120 VAC	< 6 AMPS	120V TO AUL, AU2 TO ANSUL ELECTRIC AUTOMAN, ANSUL SOLENOID TO NEUTRAL
GAS VALVE	LGV & N3 (IF 24 VAC) (GAS & N1 (IF 120 VAC)	RED/RED/GREEN	24 VDC OR 120 VAC	< 1.0 AMPS	IF 24 VDC - 2 WIRES & GROUND, N3 TO RED, LGV TO RED, AND GREEN TO GROUND IF 120 VAC - 2 WIRES & GROUND, GAS TO RED, N1 TO RED, AND GREEN TO GROUND



NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

JOB NO: 6006660 | MODEL NUMBER: SC-311110MA | JOB NAME: 54 Charlotte | DRAWN BY: | SCHEDULE TYPE: INSTALL | DATE: 5/17/2023 | DWG NO: COP #1-3

DESCRIPTION OF OPERATION:
Fire System W/ Time FS - MD#6

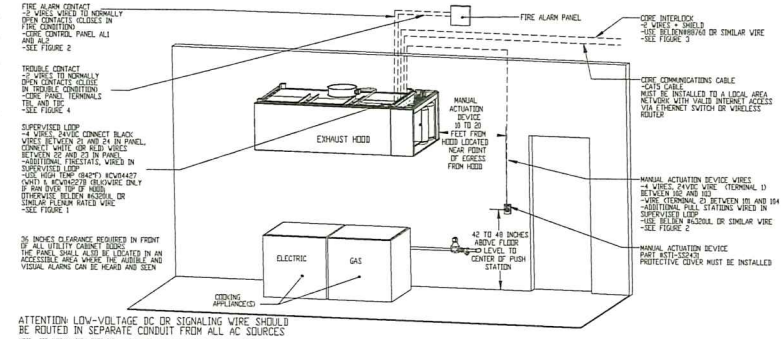
TANK PROTECTION LOW-VOLTAGE DETAIL
02/10/2021 Rev. 2

FS-1: MASTER

ALARM CONTRACTOR:
1. WIRE MANUAL ACTUATION DEVICE(S), REMOTE FIRESTAT(S), CORE INTERLOCK(S), FIRE SENSOR(S) AND FIRE ALARM CONTACTS
2. COMPLETE FINAL HOOKUP OF SYSTEM
3. VERIFY FINAL FIRE SYSTEM TEST

ALARM CONTRACTOR REQUIREMENT

ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
MANUAL ACTUATION DEVICE(S)	101 AND 104 102 AND 103	1 & 2	24 VDC	< 1.0 AMPS	WIRE MANUAL ACTUATION DEVICE TERMINAL 1 BETWEEN CORE PANEL TERMINALS 102 AND 103 WIRE MANUAL ACTUATION DEVICE TERMINAL 2 BETWEEN CORE PANEL TERMINALS 101 AND 104 JUMPER 101 TO 104 AND 102 TO 103 IF NO MANUAL ACTUATION DEVICE IS INSTALLED
MANUAL ACTUATION DEVICE COVER	N/A	N/A	N/A	N/A	MANUAL ACTUATION DEVICE COVER MUST BE INSTALLED 9" SURFACE MOUNTED USE COVER EXTENSION STI-HS300
REMOTE FIRESTAT SENSOR(S)	21 AND 24 22 AND 23	BLACK AND WHITE	24 VDC	< 1.0 AMPS	WIRE FIRE SENSOR WHITE WIRE BETWEEN HOOD CORE PANEL TERMINALS 22 AND 23 WIRE FIRE SENSOR BLACK WIRE BETWEEN HOOD CORE PANEL TERMINALS 21 AND 24 HIGH TEMP (B42°F) #CW84427 (WHT) & #CW84427B (BLK)WIRE OR SIMILAR ONLY IF RUN OVER TOP OF HOOD, OTHERWISE USE BELDEN #6300UL OR SIMILAR PLENUM RATED WIRE, SEE FIGURE 1
FIRE ALARM CONTACT	ALI, ALII	VARIES	50V MAX (AC/DC)	UP TO 1 AMP	FIRE ALARM RELAY CONTACTS FOR BUILDING FIRE ALARM LOCATED IN THE CORE ELECTRICAL CONTROL PANEL
CORE INTERLOCK(S)	ILA, ILB, ILC	RS-485 COMMUNICATIONS SIGNAL			CORE SYSTEM (1) ILA, TO CORE SYSTEM (2) ILA, CORE SYSTEM (1) ILB, TO CORE SYSTEM (2) ILB CORE SYSTEM (1) ILC, TO CORE SYSTEM (2) ILC. USE BELDEN 88760 OR SIMILAR WIRE
TROUBLE CONTACT	TBC, TBL, TDK	VARIES	MAX 120 VAC	UP TO 6 AMPS	WIRE TO TBL & TBC NORMALLY OPEN CONTACT, CLOSES IN TROUBLE CONDITION
CORE COMMUNICATIONS CABLE	RJ-45 Jack	INTERNET CONNECTION	SIGNAL	<1.0 AMPS	TYPICAL CONNECTION CAT5 CABLE TO LOCAL AREA NETWORK VIA ETHERNET SWITCH OR WIRELESS ROUTER WITH VALID INTERNET CONNECTION



ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES

NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

REVISIONS

DESCRIPTION	DATE

ADVANTAGE HOOD SYSTEMS
Advanced Hoods Systems, LLC

54 Charlotte
CHARLOTTE, NC, 28269

DATE: 5/17/2023
DWG.#: 6006660
DRAWN BY: SPT
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 3

Application pg 9

Instr #2021018945 BK: 5184 PG: 1528, Filed & Recorded: 2/19/2021 4:05 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,650.00

Rec: $18.50 Doc: $6650.00 ($950,000.00)
This Instrument Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
197040-0000
File No.: 62563

WARRANTY DEED

This Warranty Deed, Made the 19th day of February, 2021, by **RODNEY E. HOLEMAN**, a single man whose post office address is:

104 Oyster Catcher Circle St Augustine Fl 32080,
, hereinafter called the "Grantor", to

BAIJANTI ESTATES, LLC, a Florida Limited Liability Company, whose post office address is:

52 Charlotte ST ST Augustine Fl 32084,,
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

IN THE CITY OF ST. AUGUSTINE LOT NUMBERED TWELVE (12) OF BLOCK NINE (9), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, MADE BY GOULD T. BUTLER, C.E., DATED JUNE 15, 1923 AND FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ON THE 4TH DAY OF OCTOBER A.D., 1923.

TOGETHER WITH AN EASEMENT ACROSS LOT (13) OF BLOCK NINE (9), OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS SET OUT AND DESCRIBED IN GRANT OF EASEMENT AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1010, PAGE 1600, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ _____
RODNEY E. HOLEMAN

Printed Name: Rich D'Bozier

Witness Signature: _____

Printed Name: Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19th day of February, 2021 by RODNEY E. HOLEMAN. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

_____
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1970400000
Location Address	54 CHARLOTTE ST 56 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 9 OR5184/1528 WHALE'S TALE B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Baijanti Estates LLC 100%
Mailing Address	52 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2023
Building Value	$539,502
Extra Features Value	$4,825
Total Land Value	$420,350
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$964,677**
Total Deferred	$78,287
Assessed Value	**$886,390**
Total Exemptions	$0
Taxable Value	**$886,390**

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	$382,541	$3,029	$420,350	$0	$0	$805,920	$805,920	$0	$805,920
2021	$370,039	$3,066	$420,350	$0	$0	$793,455	$793,455	$0	$793,455
2020	$457,235	$3,103	$464,100	$0	$0	$924,438	$821,886	$152,552	$771,886
2019	$401,636	$3,139	$331,500	$0	$0	$710,100	$179,843	$580,257	$129,843
2018	$337,242	$3,176	$205,530	$0	$0	$545,948	$545,948	$50,000	$495,948
2017	$346,984	$3,213	$205,530	$0	$0	$555,727	$548,910	$56,817	$498,910
2016	$334,574	$3,250	$185,640	$0	$0	$523,464	$523,102	$50,362	$473,102
2015	$364,310	$2,734	$170,722	$0	$0	$537,766	$537,766	$50,000	$487,766
2014	$142,980	$2,734	$170,722	$0	$0	$316,436	$305,832	$60,604	$255,832
2013	$145,609	$2,734	$170,722	$0	$0	$319,065	$301,312	$67,753	$251,312
2012	$122,835	$2,718	$170,722	$0	$0	$296,275	$296,275	$50,000	$246,275
2011	$126,735	$2,718	$190,612	$0	$0	$320,065	$320,065	$50,000	$270,065
2010	$128,684	$2,718	$212,160	$0	$0	$343,562	$343,562	$50,000	$293,562

Building Information

Building 1
Year Built 1915
Actual Area 2604
Conditioned Area 2004
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 5
Baths 5

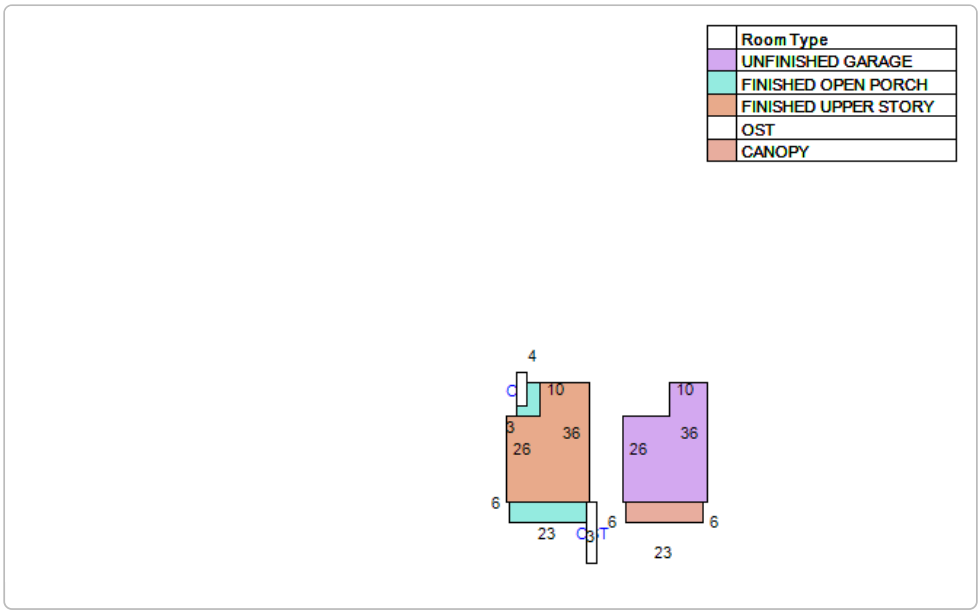
Description	Square Footage
FINISHED UPPER STORY	936
FINISHED OPEN PORCH	234
BASE AREA	936
ADDITION	132
FINISHED OPEN PORCH	234
FINISHED OPEN PORCH	132
Total SqFt	2604

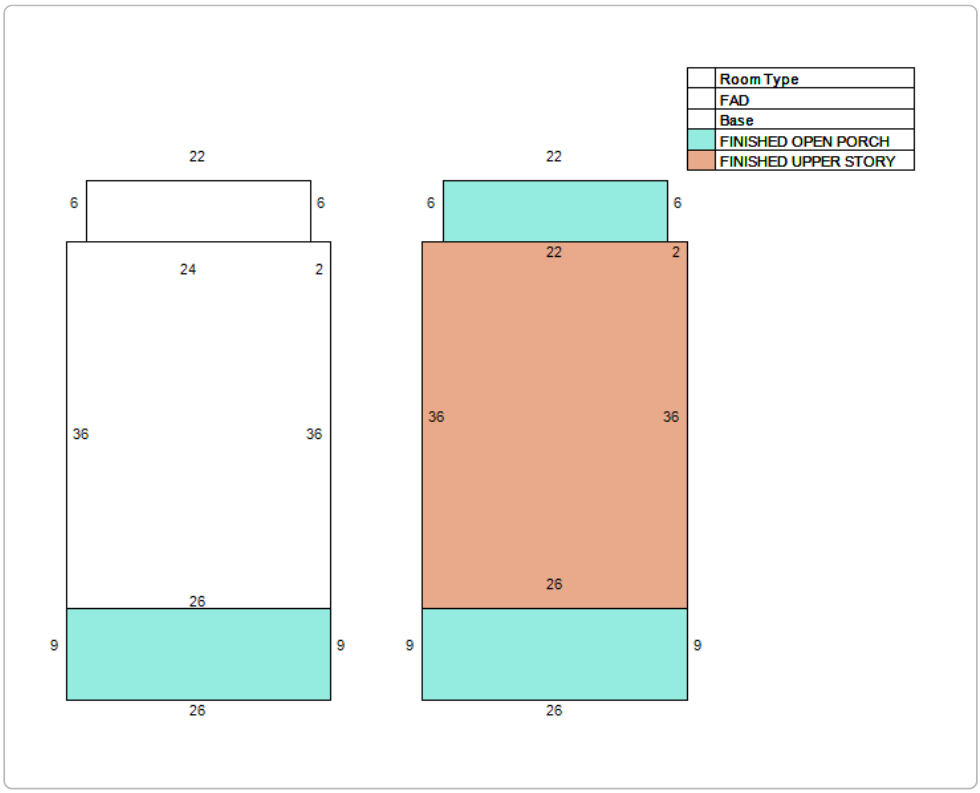
Building 2
Year Built 1925
Actual Area 1969
Conditioned Area 800
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 3

Description	Square Footage
UNFINISHED CANOPY	138
OUTSIDE STAIRS	54
FINISHED UPPER STORY	800
FINISHED OPEN PORCH	138
UNFINISHED GARAGE	760
FINISHED OPEN PORCH	49
OUTSIDE STAIRS	30
Total SqFt	1969

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		2521
Wood Fence - 6' and Above (COM)		1070
Handicap Ramp (COM)		1234

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	39	170	6005	SF	$420,350

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/19/2021	$950,000.00	WARRANTY DEED	5184	1528	Q	I	HOLEMAN RODNEY E	BAIJANTI ESTATES LLC
4/2/2014	4/2/2014	$630,000.00	WARRANTY DEED	3863	394	U	I	CUNNINGHAM DENIS M,BETTY L	HOLEMAN RODNEY E
	9/10/1993	$0.00	CORRECTIVE DEED	1015	1284	U	I	CUNNINGHAM DENIS M,BETTY L	CUNNINGHAM DENIS M,BETTY L
	9/10/1993	$235,000.00	WARRANTY DEED	1010	1605	Q	I	PITTMAN ELIZABETH S	CUNNINGHAM DENIS M,BETTY L
	2/1/1991	$0.00		888	31	U	I		PITTMAN ELIZABETH S
	7/1/1990	$0.00		862	937	U	I		

No data available for the following modules: Exemption Information.

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Version 3.1.14

Detail by Entity Name

Florida Limited Liability Company
BAIJANTI ESTATES, LLC

Filing Information

Document Number	L20000169812
FEI/EIN Number	85-2452826
Date Filed	06/18/2020
Effective Date	06/18/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/01/2022

Principal Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Mailing Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, ERICKA
52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Name Changed: 04/01/2022

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, ERICKA
52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	04/01/2022
2022	04/01/2022

2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- REINSTATEMENT	View image in PDF format
06/18/2020 -- 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 July 18, 2023 Meeting

Application HP2023-0046 Address: 101 Marine Street

Applicant: Les Thomas Architect

Property Owner: Robert M. Barnes

Project description: To construct a new pergola over the existing driveway adjacent to the building's north elevation.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01284
National Register:	N/A	Construction date:	c. 1904-1905
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009000000		
Agenda Item:	7(b)	Previous Action(s):	COD F2014-0106 OOA F2014-0107 COA F2017-0130

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Marine Street between St. Francis and San Salvador Streets in the Historic Preservation-One (HP-1) zoning district.
2. Previous HARB-approved work at this property includes demolition of garage and construction of a two-story guest house which is visible at the back of the existing driveway.
3. The applicant is proposing to install a pergola, labeled as a trellis in the plans, as detailed in the scope of work below.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that trellises be constructed of simple round poles, and that site features be compatible in size, material, and design with the existing structure. Turned posts and decorative elements of the pergola appear to be consistent with existing architectural elements on the building including the porch posts, brackets, and exposed rafter tails; however, the overall design seems too ornate for a secondary structure. The proposed pergola's height is subordinate to the height of the adjacent two-story Frame Vernacular residence to the south, though the width, which spans the driveway to allow for vehicular access, creates a scale that is much larger than any simple trellis found historically.
5. The proposed material was not clearly stated on the plans and the applicant should confirm that all posts, beams, and rafters of the proposed pergola are wood.
6. It does not appear that any additional plant materials are proposed with this application. Landscaping with costs under $1000 can be administratively approved if pre-approved plant materials or Florida native plants are used.
7. This property is in Archaeology Zone IC and any ground disturbing activities, such as footers for the pergola posts, 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 **101 Marine Street** if the HARB finds that the proposed pergola meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that all posts, beams, and rafters of the pergola are confirmed to be wood.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new pergola over the existing driveway on the north side of the existing residence:
    a. 21' long
    b. 17' wide
    c. 9' tall
    d. Turned 6x6 wood posts
    e. 4x8 beams with decorative ends
    f. 2x10 rafters with decorative ends
    g. 2x2 crossbeams

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.
- 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.
- 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.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

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

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.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
101 Marine Street

Front (west) Elevation

Staff Report pg 6

STAFF PHOTOGRAPHS
101 Marine Street

Staff Report pg 7

STAFF PHOTOGRAPHS
101 Marine Street

Project location

Staff Report pg 8

STAFF PHOTOGRAPHS
101 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
101 Marine Street

Context Photographs

Staff Report pg 10

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1284 1009==

Site Name: Alfred W. Sanchez House 830== Survey Date: 7808 820==

Address: 101 Marine Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 41 (block) 2 (lot) 868==

868==

Owner of Site: Name: Brunson, Mrs. Verda C.;

Address: 101 Marine Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470135 (easting) 3306040 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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: +1905 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: Copo, Phillip St. Augustine, FL 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Brick piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story open irregular porch on front 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Turned spindle posts and railings, spindle porch frieze, jigsawn brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces National Cemetery on west, Matanzas River on east 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Banking, Women, Engineering, Railroads, Transportation, Maritime, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 101 Marine Street was one of two L-shaped Victorian frame dwellings constructed between 1904 and 1905 by Phillip Capo. These two houses sit side by side and occupy a commanding position on Marine Street with large two-story open porches facing the U. S. National Cemetery on waterfront lots along the Matanzas River. The original wood siding on the house at 101 Marine Street was replaced by wood shingles in the 1920's. It has turned spindle porch posts, balustrade, and porch frieze, and jigsawn brackets. Both this house and the duplicate next door at 103 Marine Street afford an excellent view of Anastasia Island from the rear.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador

(over)

V. BIBLIOGRAPHY

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

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

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

Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

The house at 101 Marine Street, known as Alfred W. Sanchez House and its duplicate next door at 103 Marine, were constructed for the children of William J. Sanchez by Phillip Capo in the early 1900's. According to an article in the Evening Record in 1904:

> "Mr. William Sanchez will build two neat cottages on the sites of the old shacks which were recently torn down on Marine Street. Mr. Phillip Capo has the contract for the carpenter work, and Melcher and Capo will do the mason work. The dwellings will contain eight rooms each, including bath and kitchen."(4)

William J. Sanchez, whose father Venancio Sanchez served as mayor after the Civil War and was the Spanish Consul in St. Augustine in the 1880's, operated a grocery and dry goods business with his father for many years; first on Hospital Street and later at 31-33 King Street. He was also the

proprietor of the Plaza Hotel at 29 King Street. In a second career Sanchez became the vice president of People's Bank for Savings while continuing to run the Hotel. W. J. Sanchez Subdivision in North City is named for him.(5) While he resided with his wife at the Plaza Hotel, he had Phillip Capo build the houses at 101 and 103 Marine Street for his children. His daughter Carlota Sanchez Goode and her husband, Obe P. Goode, clerk of the Circuit Court and auditor for St. Johns County, lived at 103 Marine. The house at 101 Marine was the residence of his son Alfred W. Sanchez, a clerk in the auditor's office at the Florida East Coast Railway Company. In 1924 the house was occupied by Mrs. Margaret F. Perkins, widow of Seth Perkins, the manager of the Florida Coast Line Canal and Transportation Company and the man responsible for building the bridge over the San Sebastian River at King Street. Ten years later in 1934, Sidney M. Moore purchased the house and used a portion of it as his business offices for the Mutual Life and Insurance Company of New York. In 1940 Moore shared the house with Peter P. Lahens, also an insurance agent for Mutual Life. By 1947 Benjamin O. Brunson and his wife Verda C. lived in the house and used the downstairs as the Battle House Restaurant, which they continued to operated until the mid 1960's. In 1976 Mrs. Brunson, now a widow, was employed as the manager of the Old Grist Mill Gift Shop at 19 St. George Street, although she continued to live at 101 Marine Street.(6)

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4. St. Augustine Evening Record, July 28, 1904, p. 2.

5. Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1886), p. 33; St. Augustine City Directory, 1899, 1904, 1907,08, 1911-12, 1914-15, 1920-21, 1924-25, 1927-28.

6. Interview by Roberta H. Monteith with William Goode, March 7, 1980; City Directory, 1904, 1911-12, 1924-25, 1927-28, 1930, 1934, 1937, 1940, 1947, 1949, 1962, 1966, 1976; Historic Properties Inventory Research File.

☐ Original
☒ Update

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

Site #8 SJ001284
Field Date 5-12-2016
Form Date 5-12-2016
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) ALFRED W SANCHEZ HOUSE — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
101		Marine	Street	

Address: 101 Marine Street
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 2009000000 — **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: 1905 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown — Date: _____ — Original address _____
Alterations: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — **Describe** _____

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** L-shaped — **Number of Stories** 2
Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS, 2/2
Distinguishing Architectural Features (exterior or interior ornaments) Turned posts and spindle railing, spindle porch frieze, jigsawn brackets
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced yard, on water

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 SJ001284

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood paneled door with single pane square light and divided transom-- tucked in corner of L
Porch Descriptions (types, locations, roof types, etc.) 2-story open L-shaped porch on front with heavy detailing

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

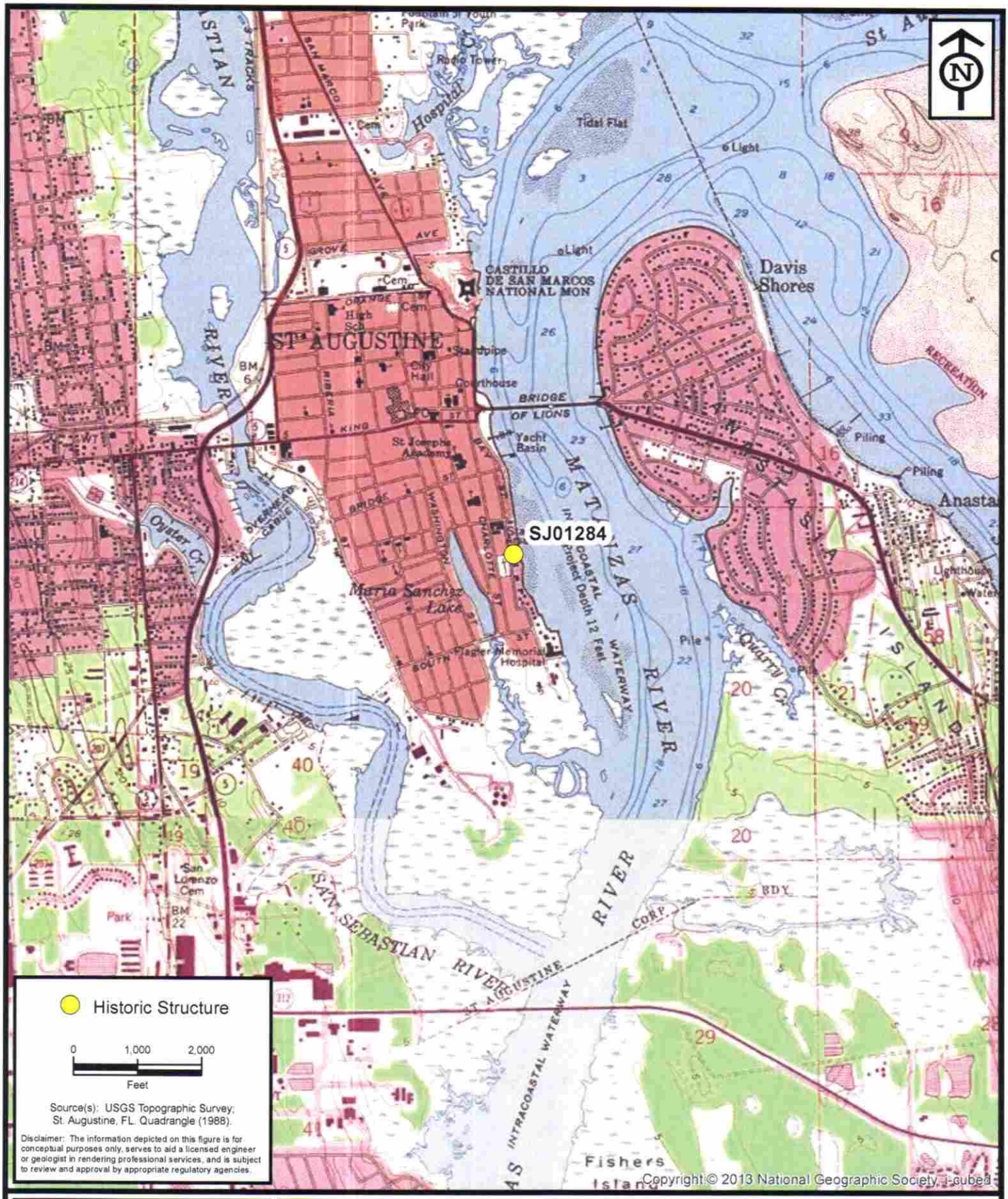
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01284

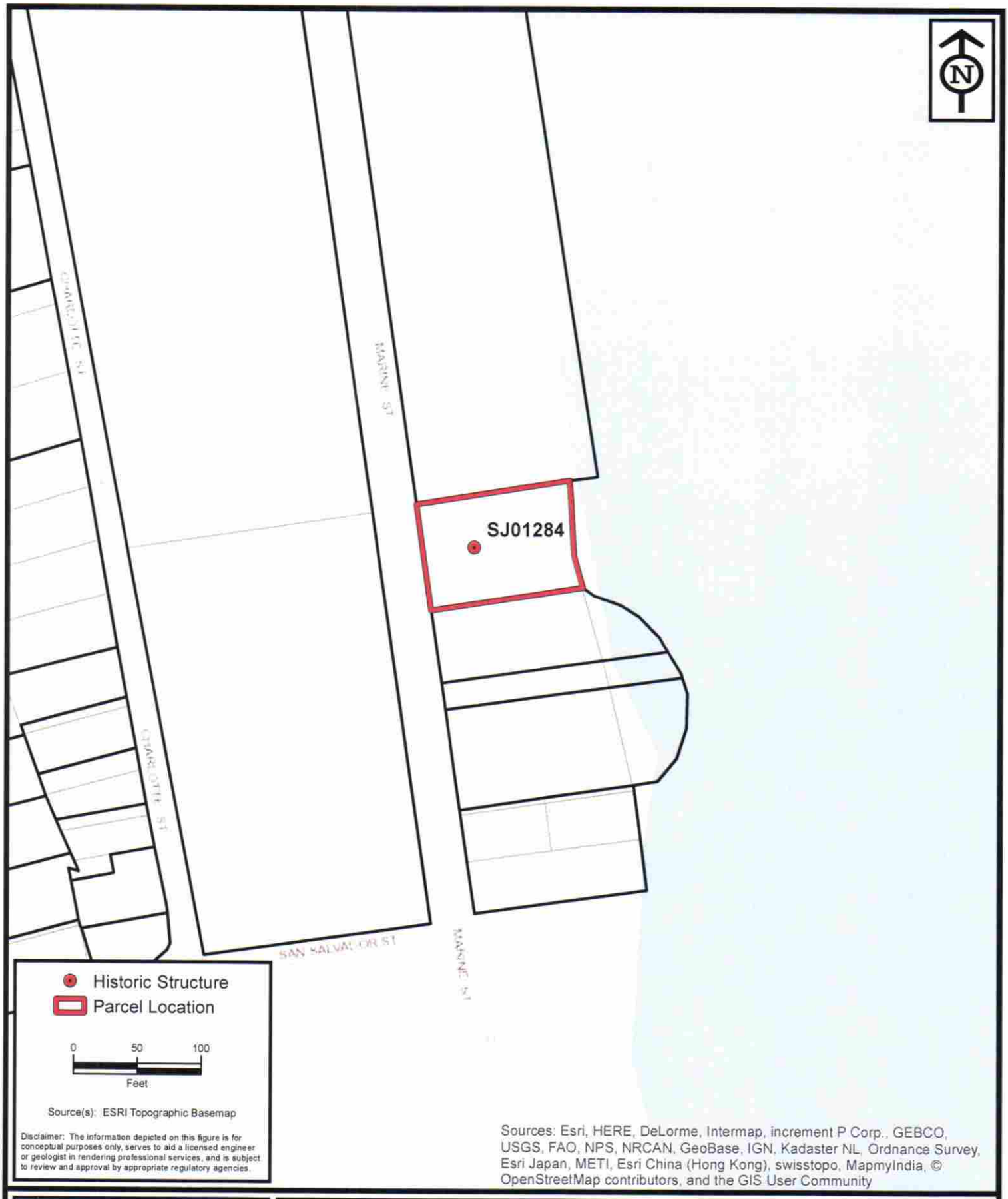
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01284\Location.mxd Date: 1/29/2016 8:45:28 AM

SJ001284



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

Parcel Location - SJ01284

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01284\Parcel.mxd Date: 2/1/2016 1:06:07 PM

SJ001284

DAK SAFETY FILM 5062
→20
→20A

Staff Report pg 22

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Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0046

Receipt No. 2655134 Meeting Date: July 18, 2023

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

1. NAME OF APPLICANT Les Thomas Architect
   Business (if applicable) —
   Address 32 Cordova St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 829-9502 E-mail Address LESTHOMASARCHITECT@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER ROBERT BARNES
   Business (if applicable) _____
   Address 101 MARINE ST
   City St. Augustine State FLA Zip Code 32084
   Daytime telephone (required) (904) 225-5262 E-mail address bobbarnes43@gmail.com
3. PROJECT STREET ADDRESS 101 Marine St.
4. LEGAL DESCRIPTION: Lot 2 Block 41 Subdivision _____ Parcel Ct. of St. Aug
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

Construct new pergola over existing brick paver driveway

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Les Thomas

SIGNATURE OF APPLICANT _____ DATE 6-12-23

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE 6-14-23

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

HP2023-0046
101 Marine Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

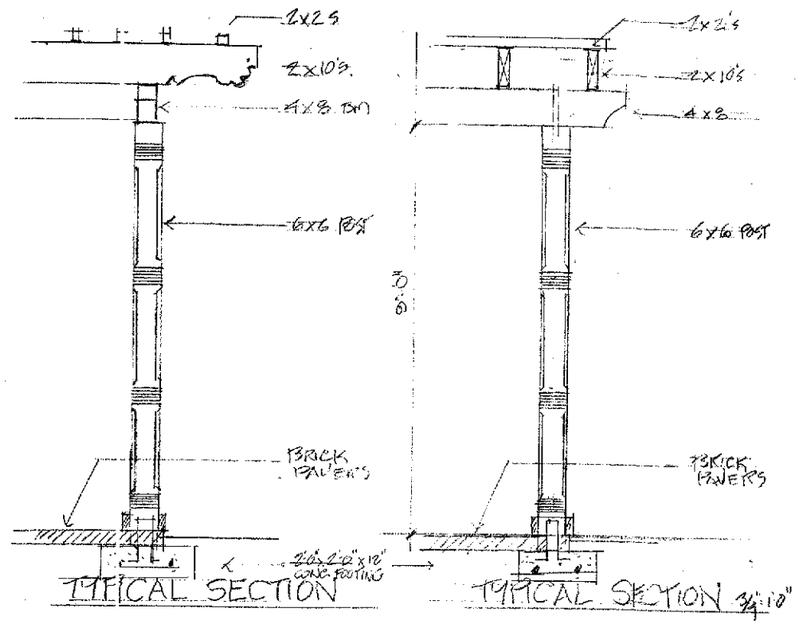
☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape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

❖ Other details necessary for review:

Project number: HP2023-0046 Project Address: 101 Marine Street

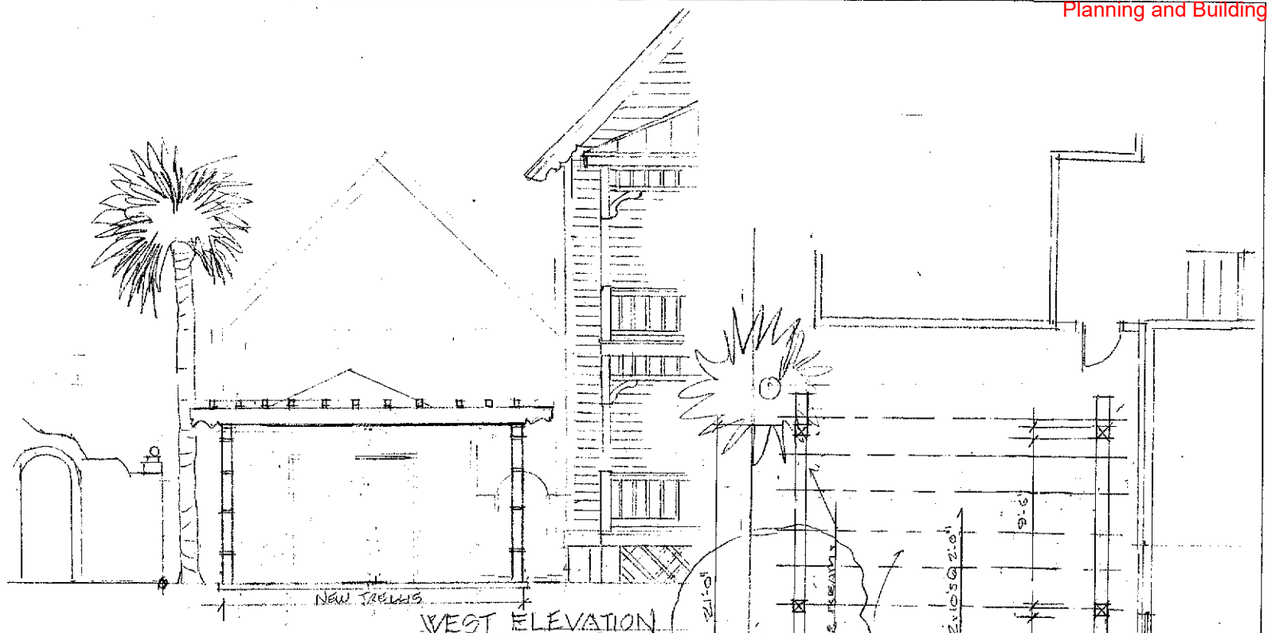
Reviewed by: Candice Seymour Date: 06-21-23

Received 06/15/2023
Planning and Building Department

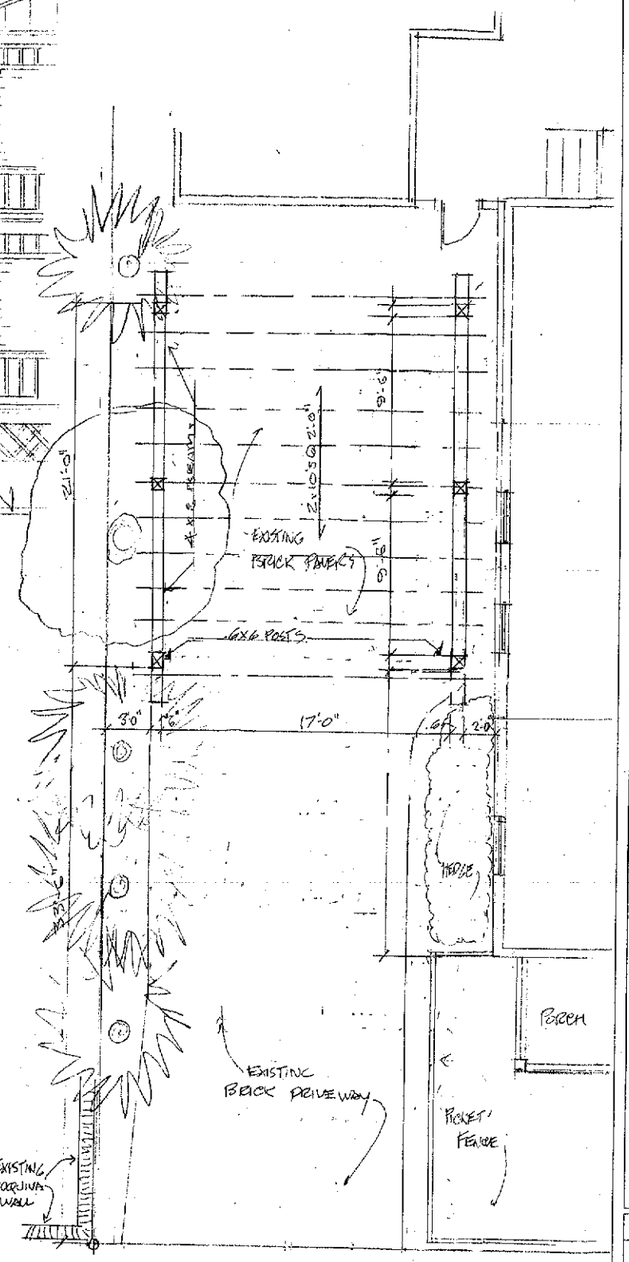


TYPICAL SECTION

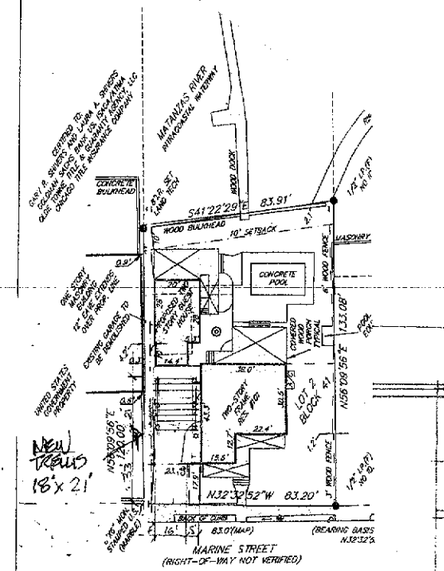
TYPICAL SECTION 3/4"=1'0"



WEST ELEVATION



PLAN of TRELLIS 1/4"=1'0"



SITE PLAN 1"=30'

NORTH ELEVATION

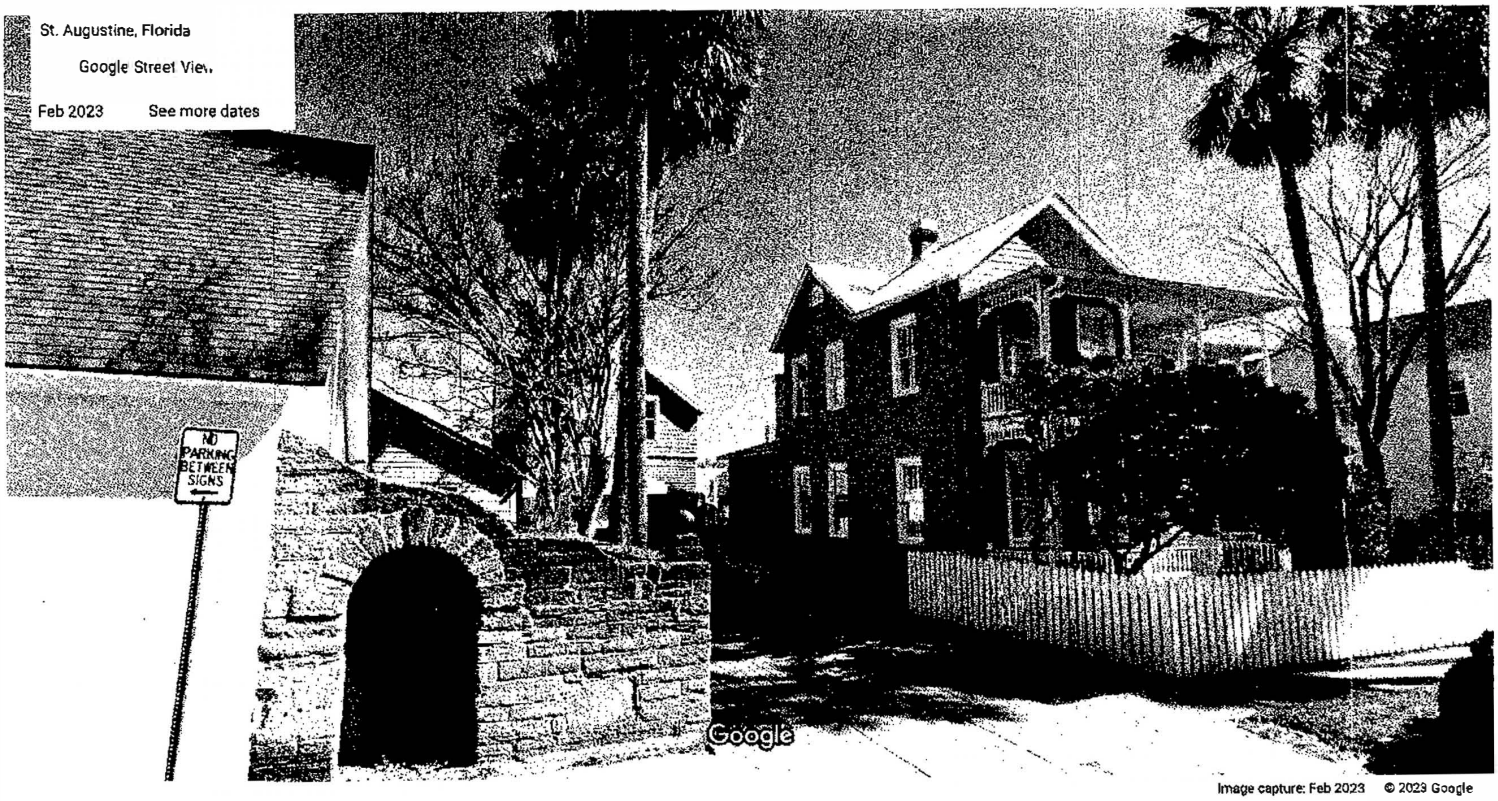
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW TRELLIS FOR
101 MARINE ST.
ST. AUGUSTINE, FL.

Date: 6-8-23
Scale: AS NOTED
Drawn: JT
File:

SHEET

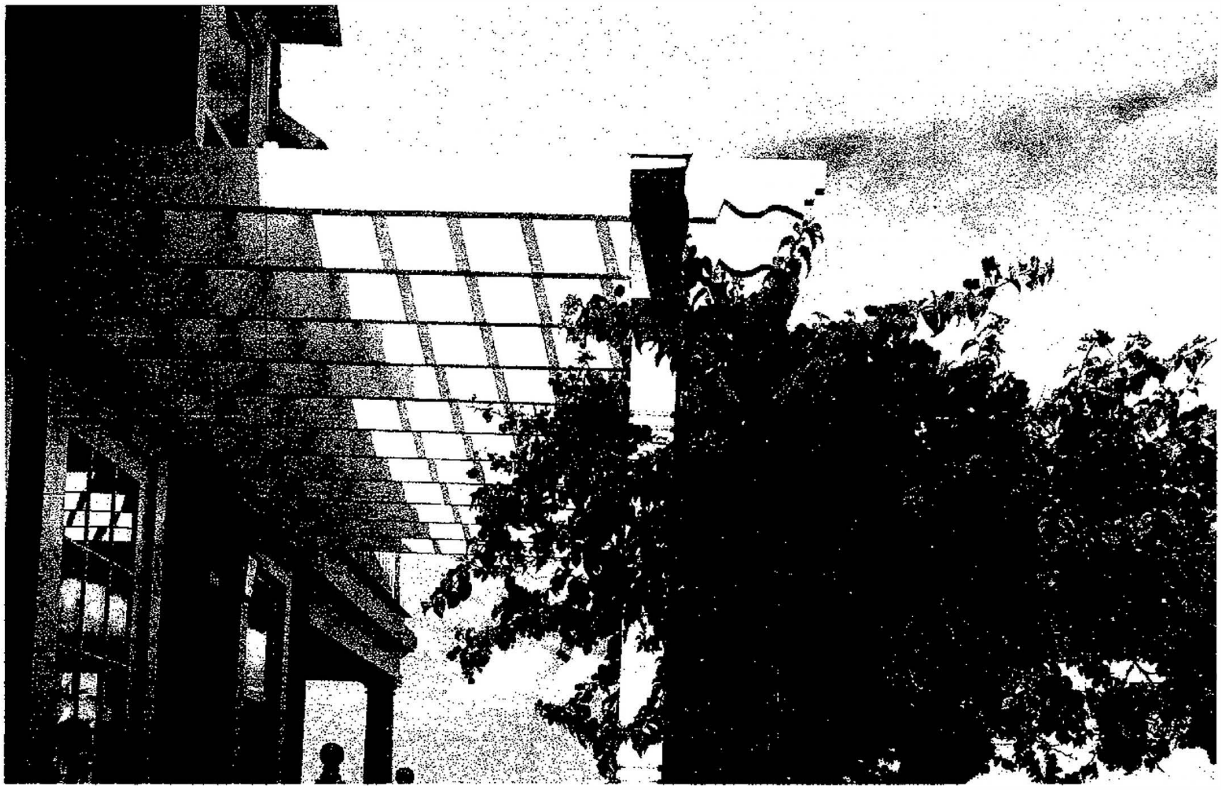
Google Maps 98 Marine St



Received 06/15/2023
Planning and Building Department

Received 06/15/2023
Planning and Building Department

to Lesthomasarchitect



Application pg 8

Instr #2022074049 BK: 5607 PG: 463, Filed & Recorded: 7/29/2022 3:19 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $18,200.00

Prepared by and return to:
Mary Callaway
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: **22-1514**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **26th day of July, 2022**, between **Gary R. Shivers and Laura A. Shivers, husband and wife,** whose post office address is **3169 La Reserve Drive, Ponte Vedra Beach, FL 32082,** grantor, and **Robert M. Barnes, Trustee of Robert M. Barnes Revocable Living Trust dated March 20, 2017,** whose post office address is **101 Marine Street, St. Augustine, FL 32084,** grantee:

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

COPY

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

Being a lot in the City of St. Augustine, County of St. Johns and State of Florida, situated in Block Forty-one (41), according to Clemens Survey and bounded as follows: on the West by Marine Street, on which it fronts, measuring along that line eighty-three (83) feet, more or less; on the South by lot, now or formerly of Carlota S. Goode, measuring on that line front said Marine Street into the Matanzas River; on the East by the Matanzas River, measuring along that line eighty-three (83) feet, more or less; and on the North by the United States Government, measuring on that line from the Matanzas River to the East side of Marine Street, being the same property as shown on Official Map of the City of St. Augustine, by Robert Ransom, C.E., date January 1, 1905, now of record and on file in the Office of the Clerk of the Circuit Court, Fourth Judicial Circuit of the State of Florida, and County of St. Johns, as Lot Numbered Two (2) in Block Forty-one (41), conveying all the riparian rights pertaining to said lot between the North and South boundaries of the same; this being the same property as conveyed to W. Alfred Sanchez by Warranty Deed from his father and mother, dated January 31, 1905 and recorded in Deed Book 8, Pages 543-4, in the public records of St. Johns County, Florida, then conveyed by the said W. Alfred Sanchez to his wife, Madeline Sanchez, by Warranty Deed dated August 15, A.D. 1911, and recorded in Deed Book 22, page 278, in the public records of St. Johns County, Florida.

Parcel Identification Number: 200900-0000

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 as specified herein.

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

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

Signed, sealed and delivered in our presence:

Witness 1 Signature

Herbert W. Reynolds
Witness 1 Printed Name

Witness 2 Signature

Mary Callaway
Witness 2 Printed Name

Gary R. Shivers

Laura A. Shivers

COPY

State of **Florida**
County of **St. Johns**

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or (__) Online Notarization, this 22nd **day of July, 2022**, by **Gary R. Shivers and Laura A. Shivers, husband and wife,** who (____) are personally known to me or (✓) have produced FL DL as identification.

NOTARY PUBLIC
Printed Name: Herbert W. Reynolds
My Commission Expires: _____

Notary Public State of Florida
Herbert W Reynolds
My Commission GG 340556
Expires 06/13/2023

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

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	2009000000
Location Address	101 A MARINE ST 101 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG LOT 2 BLK 41 OR5607/463 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Barnes Robert M Rev Trust D:3/20/2017 100% Barnes Robert M Trustee 100%
Mailing Address	101 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Veteran		$5,000

Map

Valuation Information

	2023
Building Value	$1,083,889
Extra Features Value	$47,169
Total Land Value	$1,049,950
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,181,008**
Total Deferred	$181,906
Assessed Value	**$1,999,102**
Total Exemptions	$236,906
Taxable Value	**$1,944,102**

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	$812,093	$70,037	$748,328	$0	$0	$1,630,458	$1,287,083	$393,375	$1,237,083
2021	$619,873	$70,078	$668,150	$0	$0	$1,358,101	$1,249,595	$158,506	$1,199,595
2020	$670,586	$26,868	$572,700	$0	$0	$1,270,154	$1,232,342	$87,812	$1,182,342
2019	$608,516	$23,419	$572,700	$0	$0	$1,204,635	$1,204,635	$50,000	$1,154,635
2018	$615,739	$23,886	$572,700	$0	$0	$1,212,325	$1,204,051	$58,274	$1,154,051
2017	$622,963	$24,697	$572,700	$0	$0	$1,220,360	$1,179,286	$91,074	$1,129,286
2016	$630,187	$55,332	$572,700	$0	$0	$1,258,219	$1,184,848	$123,371	$1,134,848
2015	$440,826	$61,565	$572,700	$0	$0	$1,075,091	$1,034,633	$90,458	$984,633
2014	$338,159	$30,945	$517,816	$0	$0	$886,920	$886,920	$0	$886,920
2013	$151,489	$21,412	$517,816	$0	$0	$690,717	$583,149	$157,568	$533,149
2012	$153,819	$21,412	$398,170	$0	$0	$573,401	$573,401	$50,000	$523,401
2011	$158,481	$21,412	$442,411	$0	$0	$622,304	$622,304	$50,000	$572,304
2010	$160,811	$21,412	$491,568	$0	$0	$673,791	$673,791	$50,000	$623,791

Building Information

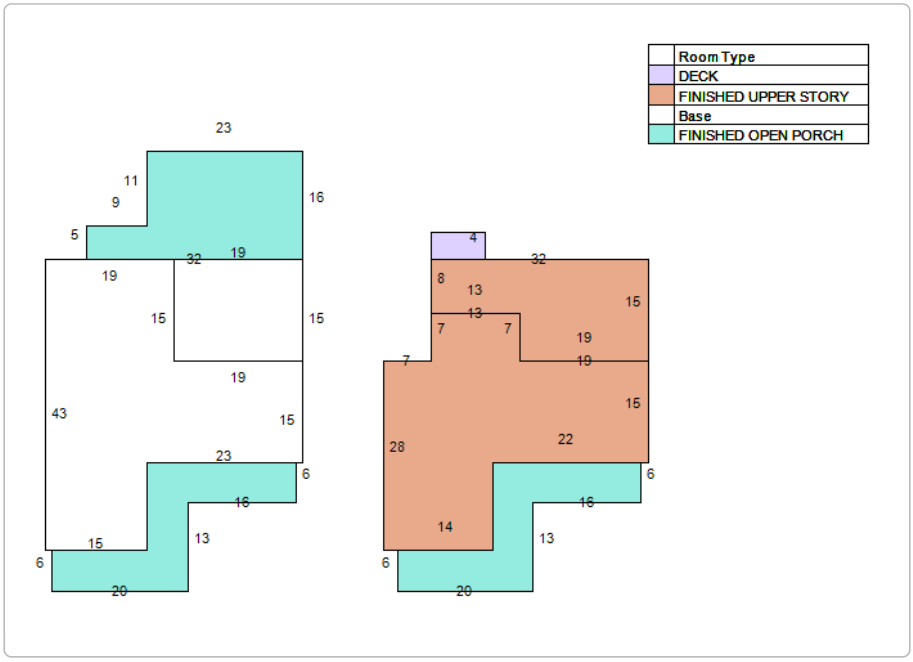
Building	1
Year Built	1903
Actual Area	3641
Conditioned Area	2608
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2.5

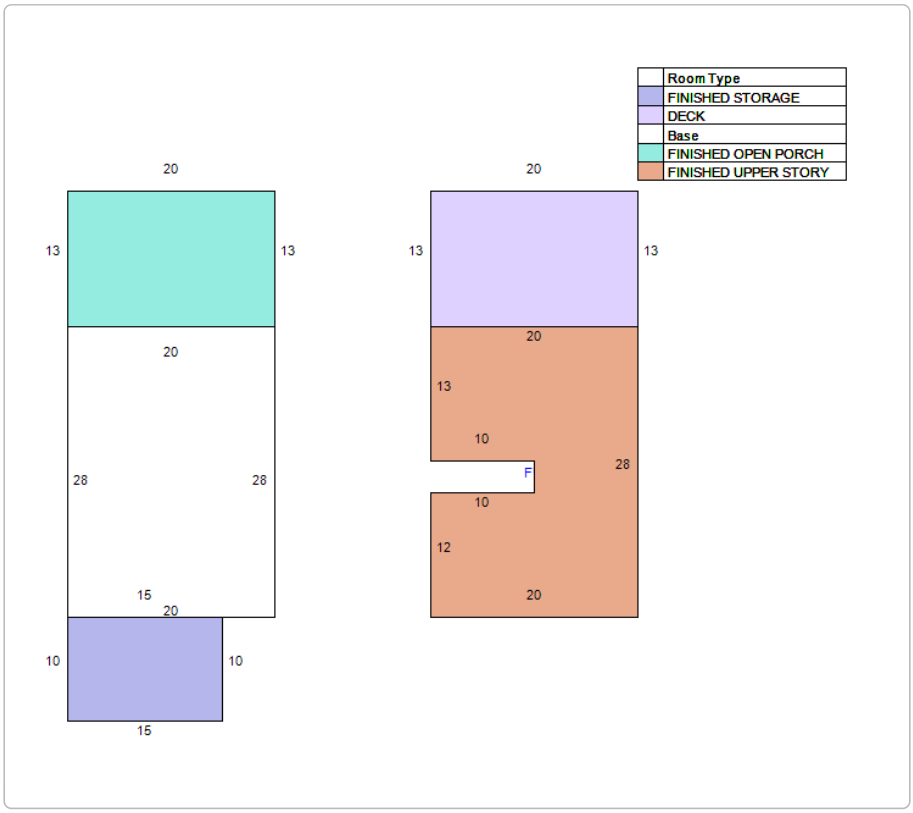
Description	Square Footage
FINISHED OPEN PORCH	413
BASE AREA	285
FINISHED UPPER STORY	884
FINISHED OPEN PORCH	294
BASE AREA	1050
FINISHED OPEN PORCH	294
FINISHED UPPER STORY	389
FINISHED DECK	32
Total SqFt	3641

Building	2
Year Built	2015
Actual Area	1760
Conditioned Area	1090
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle, Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
FINISHED UPPER STORY	530
FINISHED OPEN PORCH	260
BASE AREA	560
FINISHED DECK	260
FINISHED STORAGE/UTILITY	150
Total SqFt	1760

Sketch Information





Extra Feature Information

Code Description	Status	Value
Pool - Low (RES)		4600
Pergola (Mix)		250
Bulkhead - Average (Mix)		8034
Boat Dock - Average (Mix)		28035
Boat Lift - Average (Mix)		1600
Fireplace (Mix)		4650

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	83	101	83	FF	$1,049,950

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/29/2022	7/26/2022	$2,600,000.00	WARRANTY DEED	5607	463	Q	I	SHIVERS GARY R,LAURA A	BARNES ROBERT M REV TRUST D:3/20/2017
12/3/2013	12/2/2013	$1,362,500.00	WARRANTY DEED	3820	1125	Q	I	JURECKO KEVIN R & JULIE FRASER	SHIVERS GARY R,LAURA A
	11/6/2003	$1,075,000.00	WARRANTY DEED	2084	1494	Q	I	HARRIS RAYMOND WILLIAM III & DEBRA H	JURECKO KEVIN R & JULIE FRASER
	12/8/1993	$287,000.00	WARRANTY DEED	1028	42	Q	I	MC COLLIM LAURA CHRISTINE,JOINED BY JACK	HARRIS RAYMOND WILLIAM III
	5/4/1992	$100.00	WARRANTY DEED	939	1451	U	I	MC COLLIM JACK RICHARD,LAURA C	MC COLLIM LAURA CHRISTINE,JOINED BY JACK
	2/1/1991	$180,000.00		885	1892	Q	I		MC COLLIM JACK RICHARD,LAURA C

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting

Application HP2023-0044 Address: 21 Spanish Street

Applicant: Les Thomas Architect

Property Owner: Mis Ventures LLC

Project description: To extend the existing front porch and modify the location of the steps.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02233
National Register:	St. Augustine NRHD: Contributing	Construction date:	1865-1885
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1973400000		
Agenda Item:	7(c)	Previous Action(s):	COA F2007-0337

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Spanish Street on the block between Tolomato Lane and Cuna Street in the Historic Preservation-Three (HP-3) zoning district. The Frame Vernacular building features a centrally located two-story porch with shed roof extending from the building's side-facing gable roof and ground floor access via concrete steps on the north side. Based upon Sanborn Maps, while the first-floor porch has remained relatively unchanged in size, the second story of the porch is a later addition. It is unclear when this alteration was done. A rear ADA access ramp was approved by the HARB under Certificate of Appropriateness Application F2007-0337.
2. The applicant is proposing removal of the existing concrete steps on the north side of the ground floor porch and expansion of the porch deck and balustrade by 9' on each side, tripling its width. The depth of the porch and the second-floor balcony space are proposed to remain as existing. New wood steps and coquina stoop are proposed on the front of the porch, centered with the existing front door.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends designing and installing additional porches in a manner that preserves the historic character of the building, such as limiting additional porches to non-character-defining elevations. While materials and scale, are consistent with the AGHP and existing architecture, expansion of the existing porch as proposed will change the front façade's appearance. The extensions may read as newer construction since they will not be covered and the balustrade will match that of the later 2nd story porch rather than the existing ground floor porch railing; however, they may create a false historical appearance as they are not based on any historical, pictorial, or physical documentation and are not consistent with the existing configuration of the ground floor porch and balustrade. The board should determine whether the proposed alterations negatively impact the structure's architectural integrity and may recommend changes to the design to be more compatible with the architectural style and existing balance of the building.
4. This property is in Archaeology Zone IA and any ground-disturbing activity, including new footers for the porch, requires archaeological review. While the plans appear to meet allowed setbacks, formal zoning review will be required with the building permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board may **APPROVE** a Certificate of Appropriateness at **21 Spanish Street** if the HARB finds that the proposed porch expansion and relocation of steps meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified at the HARB's recommendation.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Extend existing ground-floor porch 9' to both the north and south (18' total)
2. Relocate side-entry porch stair to the front centered on the front door with wood steps and coquina concrete stoop.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
21 Spanish Street

Front (west) Elevation

Staff Report pg 5

STAFF PHOTOGRAPHS
21 Spanish Street

Front (west) Elevation

STAFF PHOTOGRAPHS
21 Spanish Street

North Elevation

South Elevation

STAFF PHOTOGRAPHS
21 Spanish Street

Rear ADA ramp (previously approved)

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. 8SJ2223 1009==

Site Name: 21 Spanish Street 830==

Survey Date: 7808 820==

Address: 21 Spanish Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813==

County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) Lot 8&9 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc.;

Address: 5 Cordova Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 840==

Zoning: HP-3

NR Classification Category: Building 916==

Recording Date: 832==

UTM: 17 (zone) 469680 (easting) 3307195 (northing) 890==

Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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. Res. 838== Present Use: Priv. Res. 850==

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Wood weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed, porch 942==

Porches & Balconies: Two-story, open, front 942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Chamfered posts, porch frieze 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Adjacent to restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Minorcans, Families, Commerce, Hotels, Art 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 21 Spanish Street was constructed between 1865 and 1885. Although architectural evidence indicates an early structure, the absence of a building on this lot on the F. W. Dorr "San Augustine and Vicinity, East Florida, 1860" map precludes the possibility of a pre-Civil War structure. The structure appears on the 1888 Sanborn Fire Insurance Map as a two-story dwelling with a one-story portico on the front. The building changed little on the later Sanborn maps except for the one-story extension at the rear which appears early as an attached addition with an open porch and later as two separate enclosed sections. The house, which has probably always had the additional half story missed by the Sanborn maps, now consists of a two-story front portico with chamfered posts and porch frieze. It is located in a primarily residential neighborhood which once included the vestiges of the Minorcan sector but later evolved into a Black community. It is adjacent to the restored area.

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

(over)

V. BIBLIOGRAPHY

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

any subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

An early resident of this house at 21 Spanish Street was John G. Carrera, a dealer in dry goods, boots and shoes.(4) Members of the Carrera family

descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. By 1904 the house was used as a boarding house for Blacks. Maggie Knight was one of the first proprietors.(5) It is now used by photographer Leonard Tucker for offices.

ARCHAEOLOGY

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

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

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

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

4. Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1885-1886); City Directory, 1899.

5. City Directory, 1904.

Page 1

☐ Original
☒ Update

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

Site #8 SJ02223
Field Date 5-2-2016
Form Date 5-2-2016
Recorder # _____

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

Site Name(s) (address if none) 21 Spanish Street — **Multiple Listing** (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 21		Spanish	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 197350000 — **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: 1885 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use apartment — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature recently renovated
Additions: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single 8/8

Distinguishing Architectural Features (exterior or interior ornaments) salt box frame with three bay facade and central two story porch

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02223

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood door with 9-lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) two story front with wood post, deck and rail

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

Narrative Description of Resource Note in PA that structure destroyed.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

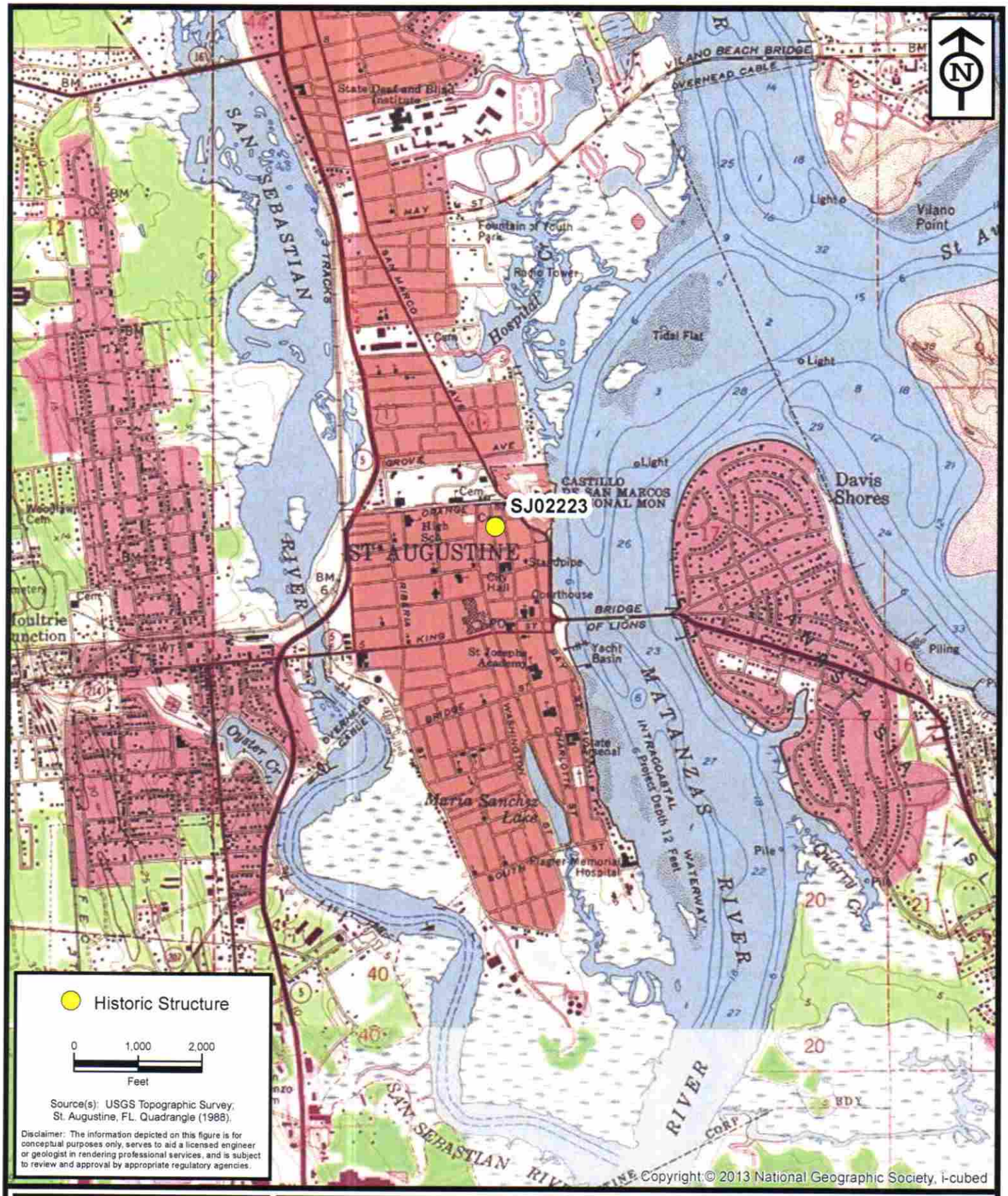
Required Attachments

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 - SJ02223

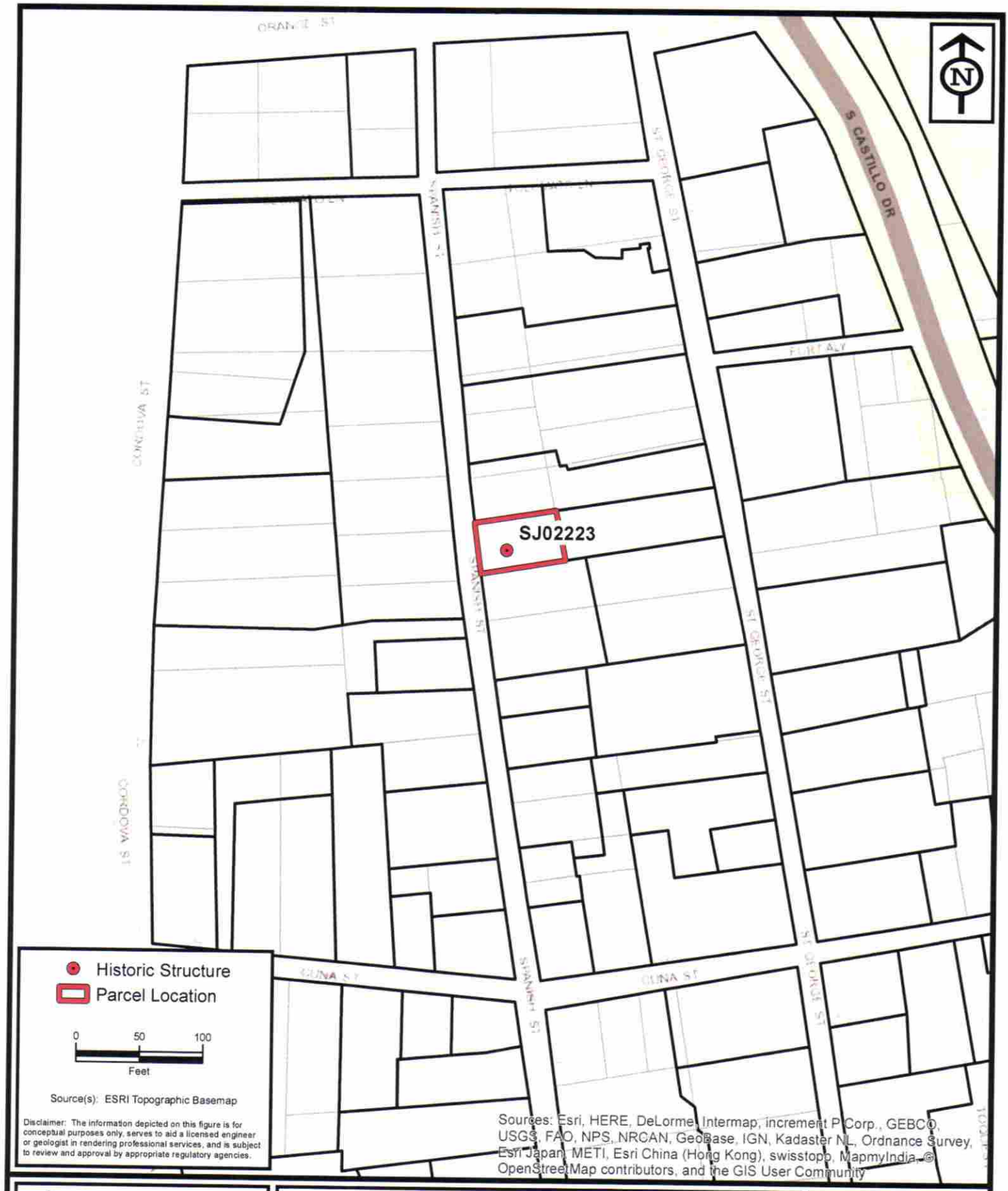
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02223\Location.mxd Date: 1/29/2016 11:50:58 AM

SJ02223



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

Parcel Location - SJ02223

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

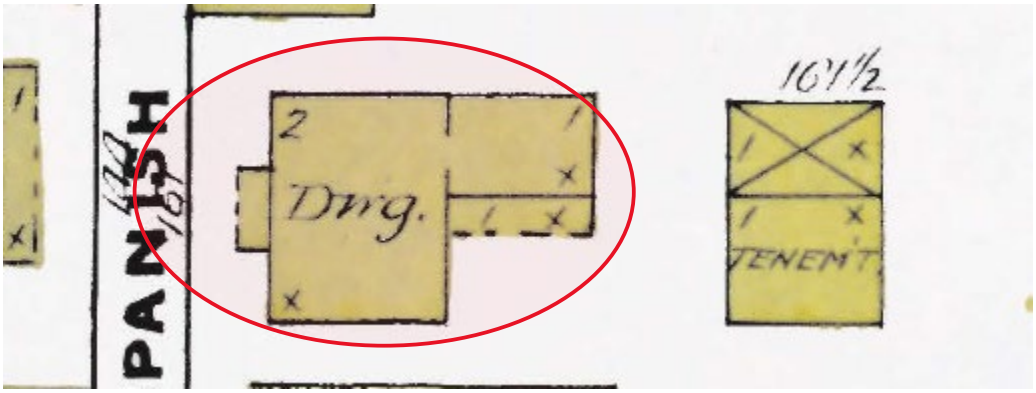
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02223\Parcel.mxd Date: 2/1/2016 10:47:52 AM

SJ02223

21
A-Z
Free Estimates
904-669-9037
A-Z
ROOFING
904-669-9037

Parking Lot 6
TOW-AWAY ZONE
A-1 Roofing
904-669-8037
CAUTION

SANBORN MAPS
21 Spanish Street



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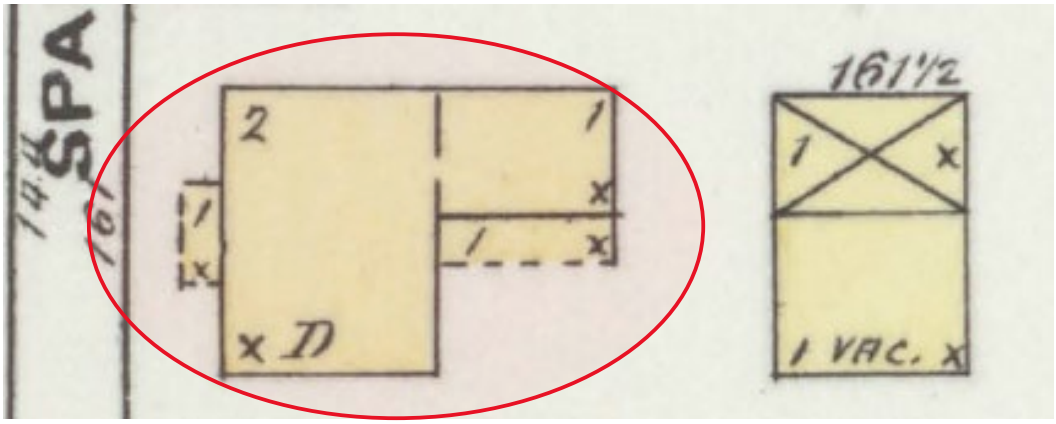

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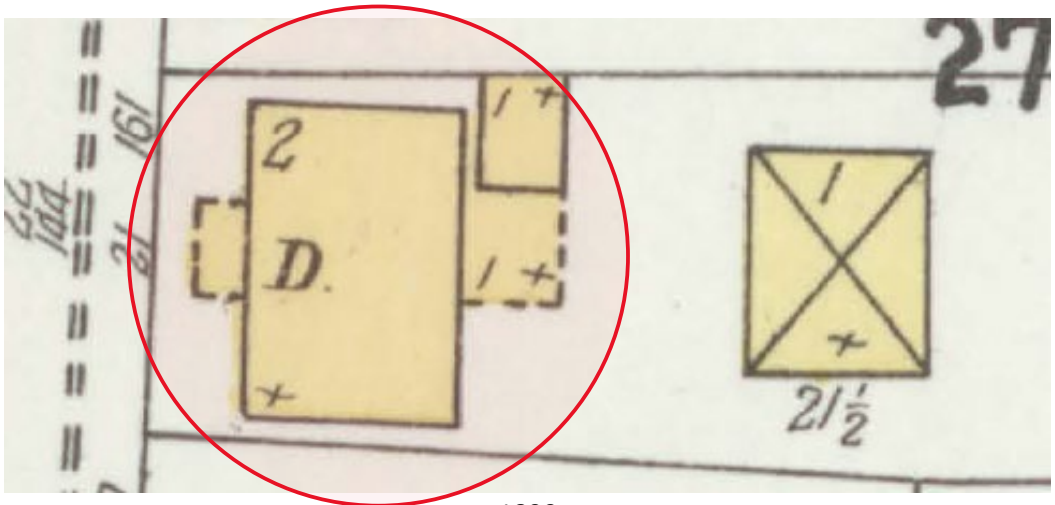
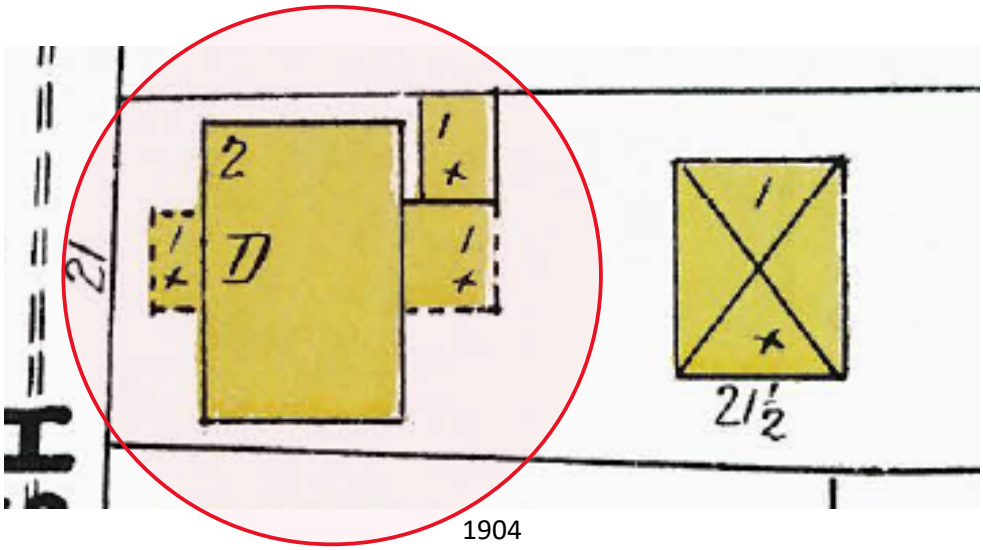


1899

SANBORN MAPS
21 Spanish Street



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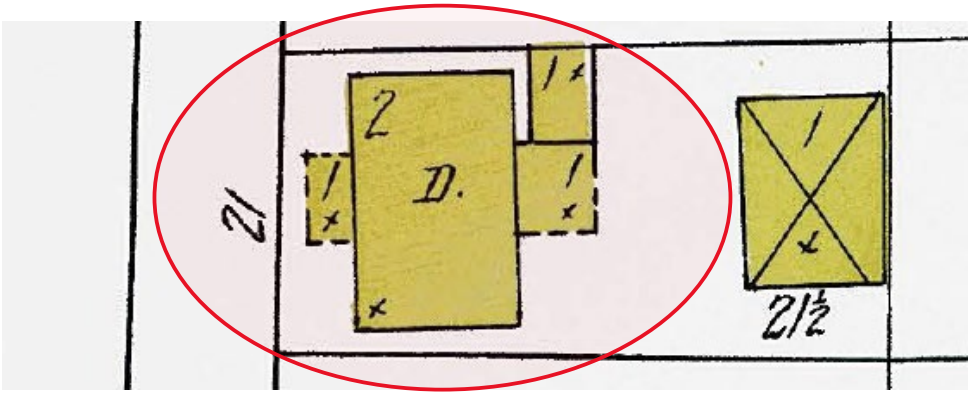

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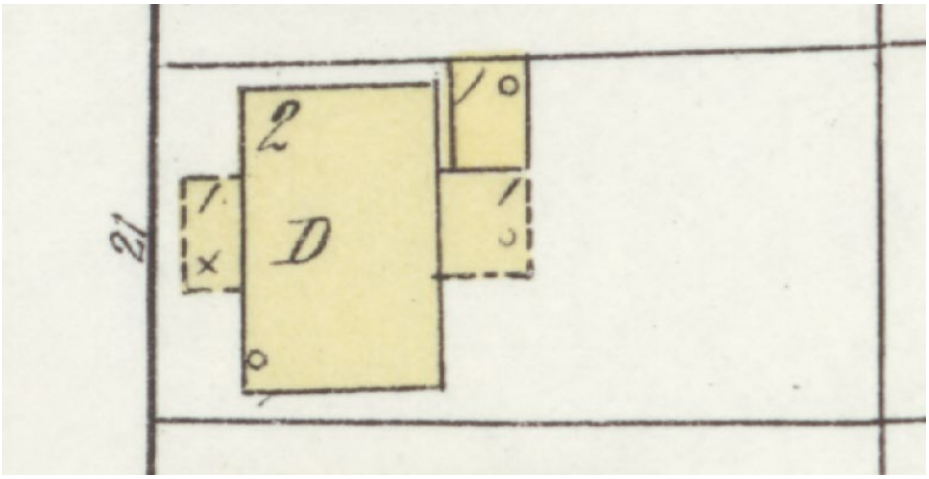
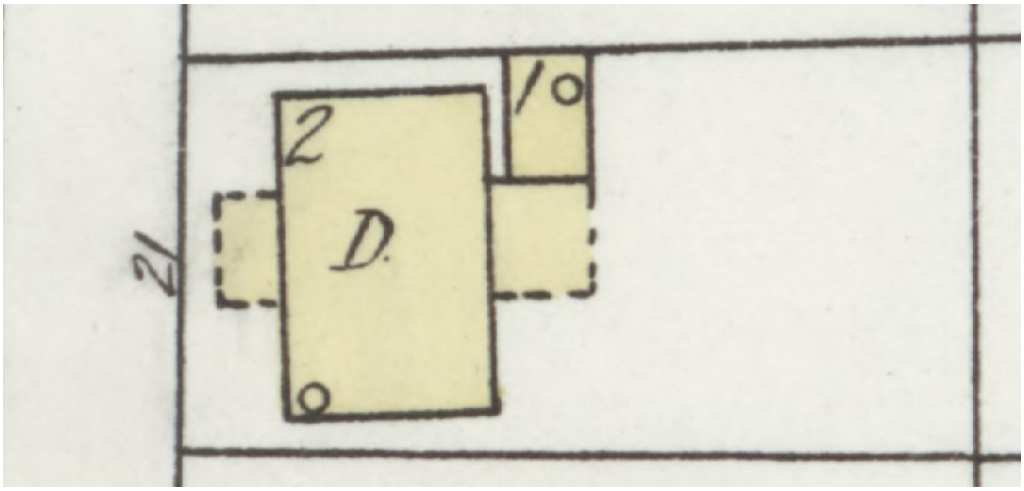


1917

SANBORN MAPS
21 Spanish Street



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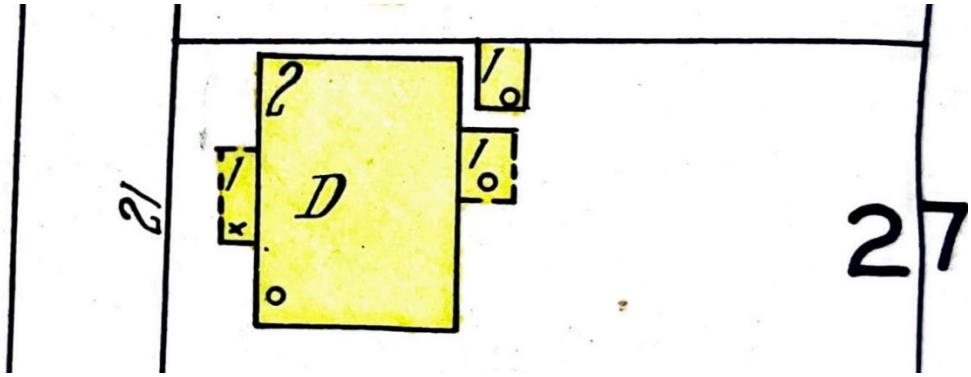


1930 updated to 1965

Received 06/15/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0044

Receipt No. 2655133

Meeting Date: July 18, 2023

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

1. NAME OF APPLICANT Les Thomas
   Business (if applicable) Les Thomas Architect
   Address 32 Cordova St
   City St. Aug State FL. Zip Code 32084
   Daytime telephone 904-824-9508 E-mail Address lesthomasarchitect@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER –
   Business (if applicable) _____
   Address _____
   City St Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ E-mail address _____
3. PROJECT STREET ADDRESS 26 Spanish St.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE Cafe PROPOSED USE Cafe
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

ADD PERGOLAS ON EITHER SIDE OF EXISTING PORCH, RELOCATE STAIRWAY. MATCH EXISTING DETAILS.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME LES THOMAS

SIGNATURE OF APPLICANT _____ DATE 3-21-23

PRINT OWNER'S NAME ALON BEN ISRAEL

SIGNATURE OF OWNER _____ DATE 4.4.2023

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	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
☐	☐	☐	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: HP2023-0044 Project Address: 21 Spanish Street

Reviewed by: Candice Seymour Date: 06-21-2023

Received 06/15/2023
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.

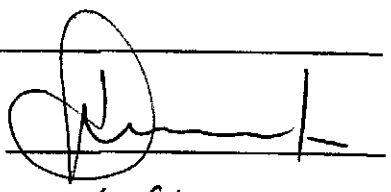
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

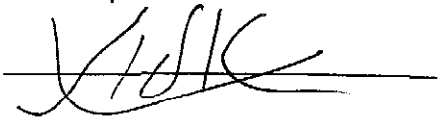
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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.

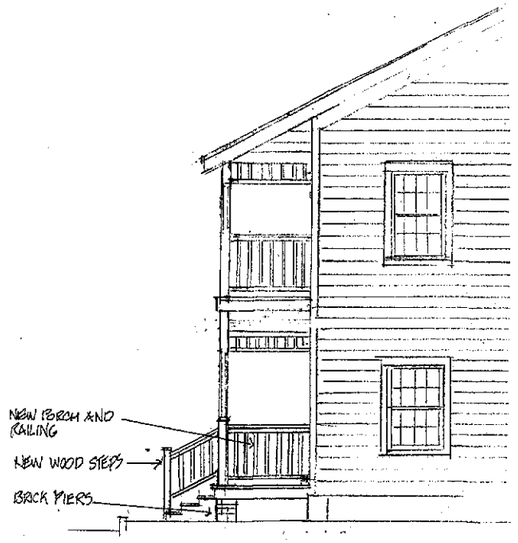
I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing 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: 21 SPANISH STREET

Applicant's Name: JEAN-PIERRE KLIFA Applicant's Signature: 

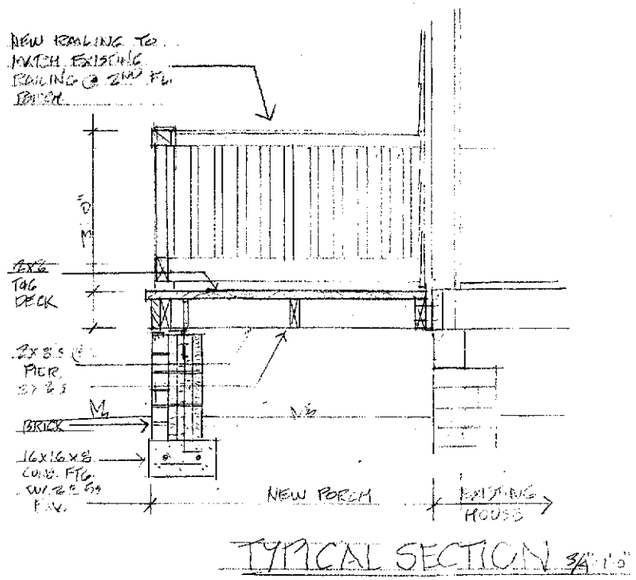
Owner's Name: ALON BEN ISRAEL Owner's Signature: 

Received 06/15/2023
Planning and Building Department

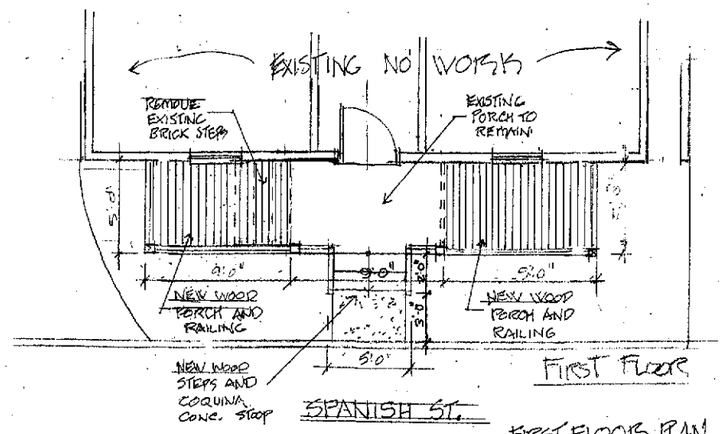


SOUTH ELEVATION 1/4"=1'0"

FRONT ELEVATION 1/4"=1'0"



TYPICAL SECTION 3/4"=1'0"



FIRST FLOORS PLAN
1/4"=1'0"

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

NEW PORCHES
25 SPANISH ST.
ST. AUGUSTINE, FLA.

Date: 3-28-23
Scale: AS NOTED
Drawn: 4
File:

SHEET
A1

Received 06/15/2023
Planning and Building Department

Google Maps 26 Spanish St

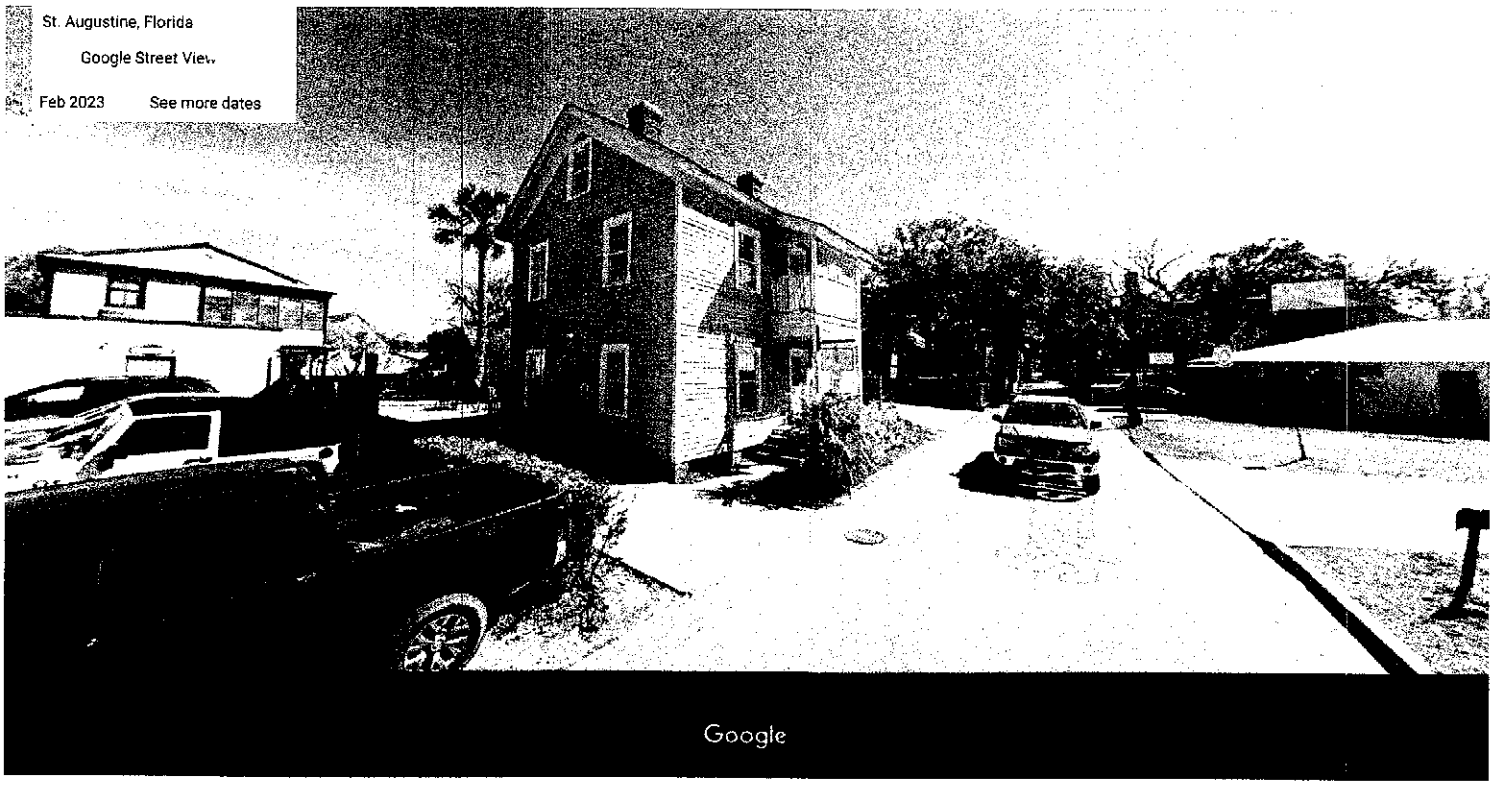
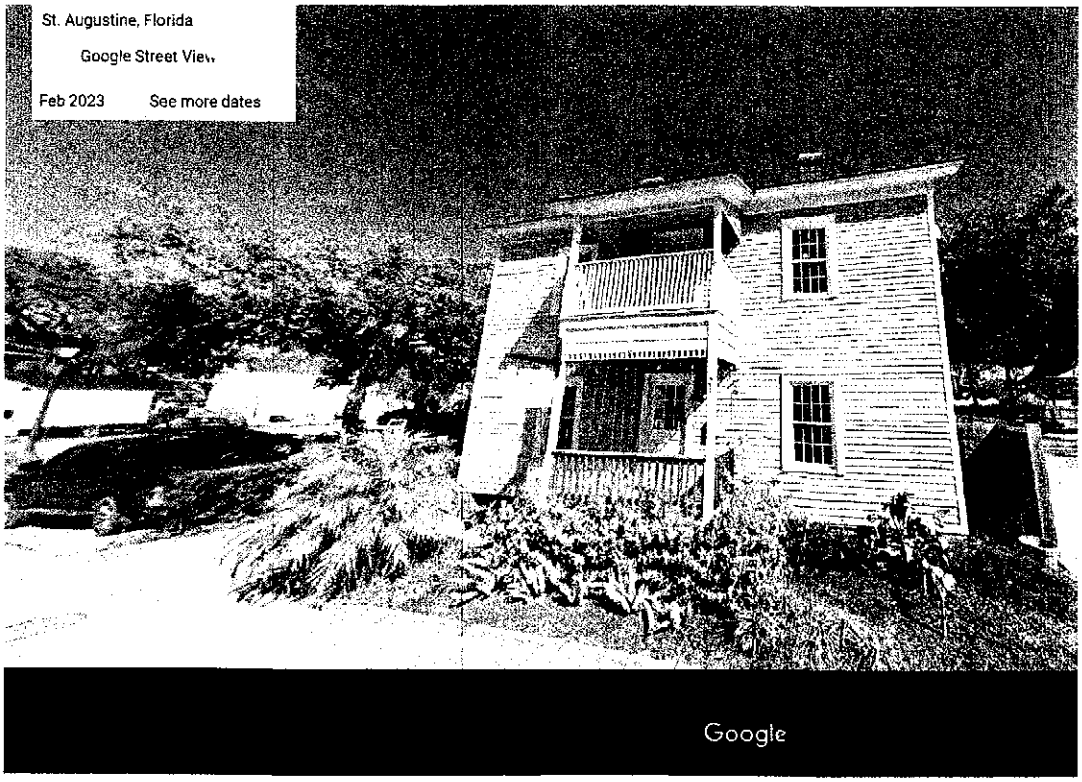
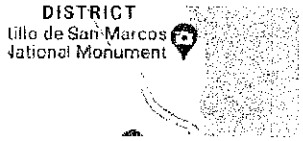


Image capture: Feb 2023 © 2023 Google

21 Spanish St





Instr #2023022434 BK: 5729 PG: 968, Filed & Recorded: 3/27/2023 2:17 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $31,850.00

This instrument was prepared by:
Jessica Peel
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:23895
Consideration: $4,550,000.00
Documentary Stamps Paid: $31,850.00

This Warranty Deed

Made this **March 23, 2023 A.D.** By **St. George Street Properties, LLC, a Florida limited liability company** hereinafter called the grantor, to **MIS Ventures LLC, a Florida limited liability company,** whose post office address is: **6851 West Sunrise Blvd., Suite 100, Plantation, Florida 33133** hereinafter called the grantee:

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

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

COPY

PARCEL ONE:

LOTS SIX (6) AND TWENTY-FIVE (25) OF BLOCK TWELVE (12) OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT: A PART OF LOT 25, BLOCK 12, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 1923, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE N 76°41' E, 9.70 FEET ALONG THE NORTH LINE OF SAID LOT 25 TO THE POINT OF BEGINNING; THENCE CONTINUE N 76°41' E, 110.3 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE S 22°31' E, 2.82 FEET TO A POINT ON THE NORTH SIDE OF AN EXISTING MASONRY WALL; THENCE S 76°35' W, 110.66 FEET; THENCE N 15°02' W, 2.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF ST. GEORGE STREET ACCORDING TO THE R/W MAP PREPARED FOR THE CITY OF ST. AUGUSTINE BY BRADSHAW-NILES & ASSOCIATES, INC. DATED 03/12/2019.

AND

A PART OF LOT 5 AND A PART OF LOT 26, BLOCK 12, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 1923, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 5 FOR THE POINT OF BEGINNING; THENCE N 79°02' E, 64.3 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S 15°02' E, 0.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE N 76°41' E, 9.70 FEET ALONG THE SOUTH LINE OF SAID LOT 26; THENCE N 15°02' W, 13.41 FEET; THENCE S 79°02' W, 73.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE S 11°24' E, 13.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOT SEVEN (7), BLOCK TWELVE (12), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JAN 1, 1905, BOUNDED ON THE WEST BY SPANISH STREET, 39 FEET MORE OR LESS, ON THE NORTH BY A LOT FORMERLY OWNED BY JOHN T. DISMUKES, 70 FEET, MORE OR LESS, SOUTH BY LOT FORMERLY OWNED BY CATHERINE MICKLER, 70 FEET MORE OR LESS, ON THE EAST BY LOT FORMERLY OWNED BY J. M. G. CARRERA, 39 FEET MORE OR LESS.

PARCEL THREE:

IN THE CITY OF ST. AUGUSTINE, AND BOUNDED ON THE SOUTH BY LOT OF PERRY, ON THE NORTH BY PROPERTY NOW OR FORMERLY OF THE FIRST NATIONAL BANK OF ST. AUGUSTINE, ON THE WEST BY LOT OF MESERVE AND ON THE EAST BY ST. GEORGE STREET ON WHICH IT FRONTS, AND MEASURES THIRTEEN YARDS AND TWENTY-EIGHT INCHES, AND IN DEPTH ONE HUNDRED AND TWENTY-SIX FEET. SAID LAND IS ALSO DESCRIBED AS LOT #24, BLOCK 12, OF THE CITY OF ST. AUGUSTINE, FLORIDA.

LESS AND EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF ST. GEORGE STREET ACCORDING TO THE R/W MAP PREPARED FOR THE CITY OF ST. AUGUSTINE BY BRADSHAW-NILES & ASSOCIATES, INC. DATED 03/12/2019.

Parcel ID Number: 197340-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2022.**

COPY

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

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

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Jessica Peel

[2] _____

Witness Printed Name: Craig M. Herzog

St. George Street Properties, LLC a Florida limited liability company

_____(Seal)

Leonard R. Tucker, Jr., Manager

Address: PO Box 3443
St. Augustine, Florida 32085

_____(Seal)

Linda T. Black, Manager

Address: PO Box 3443
St. Augustine, Florida 32085

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 24, 2023, by Leonard R. Tucker, Jr. and Linda T. Black, as Managers of St. George Street Properties, LLC, a Florida limited libility company. Such person (notary must check applicable box):

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

JESSICA PEEL MY COMMISSION EXPIRES SEPTEMBER 11, 2025 #HH 164160 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

_____
Notary Public Jessica Peel
Notary Print Name: _____
My Commission Expires: _____

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

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1973400000
Location Address	19 SPANISH ST 21 SPANISH ST 30 ST GEORGE ST 32 ST GEORGE ST 32 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use Class C (COM) (610.24)
Tax Description*	CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR5729/968 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.340
Homestead	N

Owner Information

Owner Name	Mis Ventures LLC 100%
Mailing Address	6851 WEST SUNRISE BLVD STE 100 PLANTATION, FL 33133-0000

Map

Valuation Information

	2023
Building Value	$783,429
Extra Features Value	$31,453
Total Land Value	$1,258,850
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,497,200**
Total Deferred	$0
Assessed Value	**$2,497,200**
Total Exemptions	$0
Taxable Value	**$2,497,200**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$246,699	$0	$648,340	$0	$0	$895,039	$740,285	$154,754	$740,285
2021	$259,033	$0	$648,340	$0	$0	$907,373	$672,986	$234,387	$672,986
2020	$310,853	$0	$648,340	$0	$0	$959,193	$611,805	$347,388	$611,805
2019	$212,911	$0	$660,600	$0	$0	$873,511	$556,186	$317,325	$556,186
2018	$196,533	$0	$587,200	$0	$0	$783,733	$505,624	$278,109	$505,624
2017	$131,022	$1,407	$587,200	$0	$0	$719,629	$460,558	$259,071	$460,558
2016	$131,022	$1,407	$286,260	$0	$0	$418,689	$418,689	$0	$418,689
2015	$137,573	$1,407	$286,260	$0	$0	$425,240	$411,819	$13,421	$411,819
2014	$86,714	$1,407	$286,260	$0	$0	$374,381	$374,381	$0	$374,381
2013	$91,531	$1,407	$286,260	$0	$0	$379,198	$379,198	$0	$379,198
2012	$96,349	$1,407	$286,260	$0	$0	$384,016	$384,016	$0	$384,016
2011	$101,166	$1,407	$317,455	$0	$0	$420,028	$420,028	$0	$420,028
2010	$105,984	$1,407	$352,320	$0	$0	$459,711	$459,711	$0	$459,711

Building Information

Building 1
Year Built 1880
Actual Area 5660
Conditioned Area 5292
Use Mixed Use (City/Historical)
Style 04
Class N
Exterior Wall Stucco, Wood

Roof Cover Wood Shingle
Roof Structure Gable Hip
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	2250
FINISHED CANOPY	168
BASE AREA	792
FINISHED CANOPY	200
FINISHED UPPER STORY	2250
Total SqFt	5660

Building 2
Year Built 1963
Actual Area 1166
Conditioned Area 1142
Use Small Local Restaurants
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED UPPER STORY	310
BASE AREA	576
BASE AREA	256
UNFINISHED CANOPY	24
Total SqFt	1166

Building	3	**Roof Cover**	Wood Shingle
Year Built	2016	**Roof Structure**	Wood Truss
Actual Area	252	**Interior Flooring**	Ceramic Tile
Conditioned Area	192	**Interior Wall**	Drywall
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
UNFINISHED CANOPY	60
BASE AREA	192
Total SqFt	252

Building	4	**Roof Cover**	Wood Shingle
Year Built	2016	**Roof Structure**	Wood Truss
Actual Area	288	**Interior Flooring**	Ceramic Tile
Conditioned Area	192	**Interior Wall**	Drywall
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	192
UNFINISHED CANOPY	96
Total SqFt	288

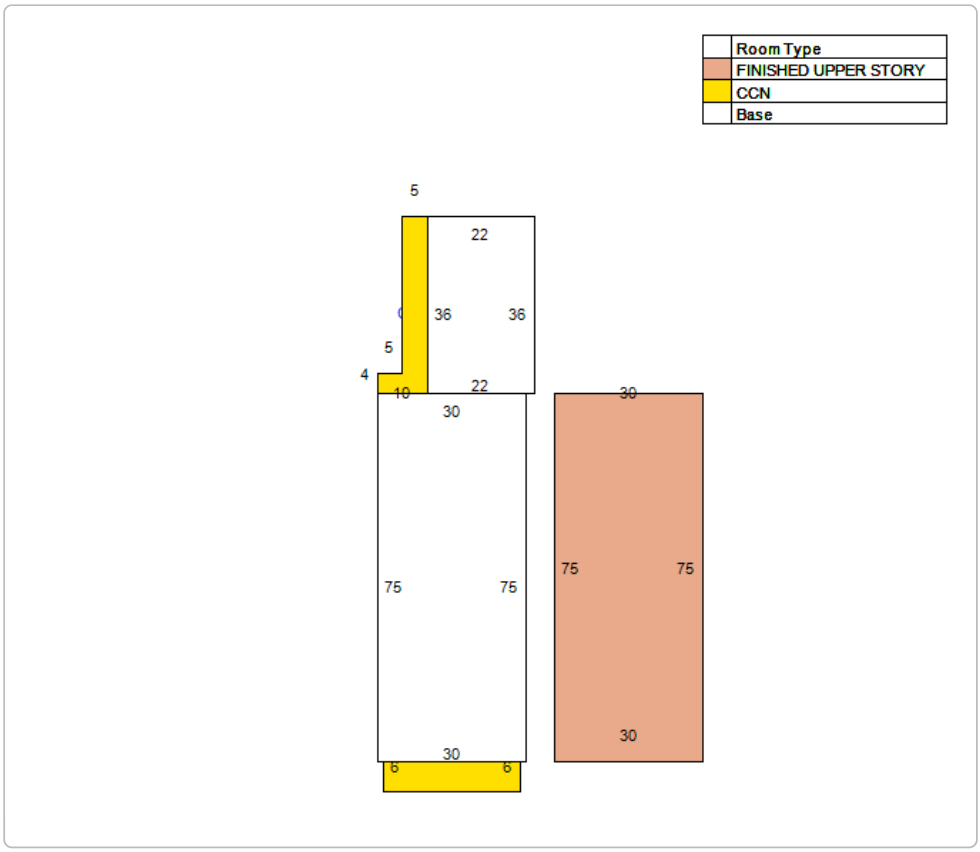
Building	5	**Roof Cover**	Wood Shingle
Year Built	2016	**Roof Structure**	Wood Truss
Actual Area	150	**Interior Flooring**	Ceramic Tile
Conditioned Area	150	**Interior Wall**	Drywall
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	150
Total SqFt	150

Building	6	**Roof Cover**	Wood Shingle
Year Built	1915	**Roof Structure**	Gable Hip
Actual Area	2425	**Interior Flooring**	Hardwood
Conditioned Area	2275	**Interior Wall**	Plaster
Use	Mixed Use (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	910
FINISHED OPEN PORCH	50
BASE AREA	910
FINISHED DECK	50
FINISHED OPEN PORCH	50
FINISHED UPPER STORY	455
Total SqFt	2425

Sketch Information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FINISHED UPPER STORY
CCN
Base
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22
36
36
5
4
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75
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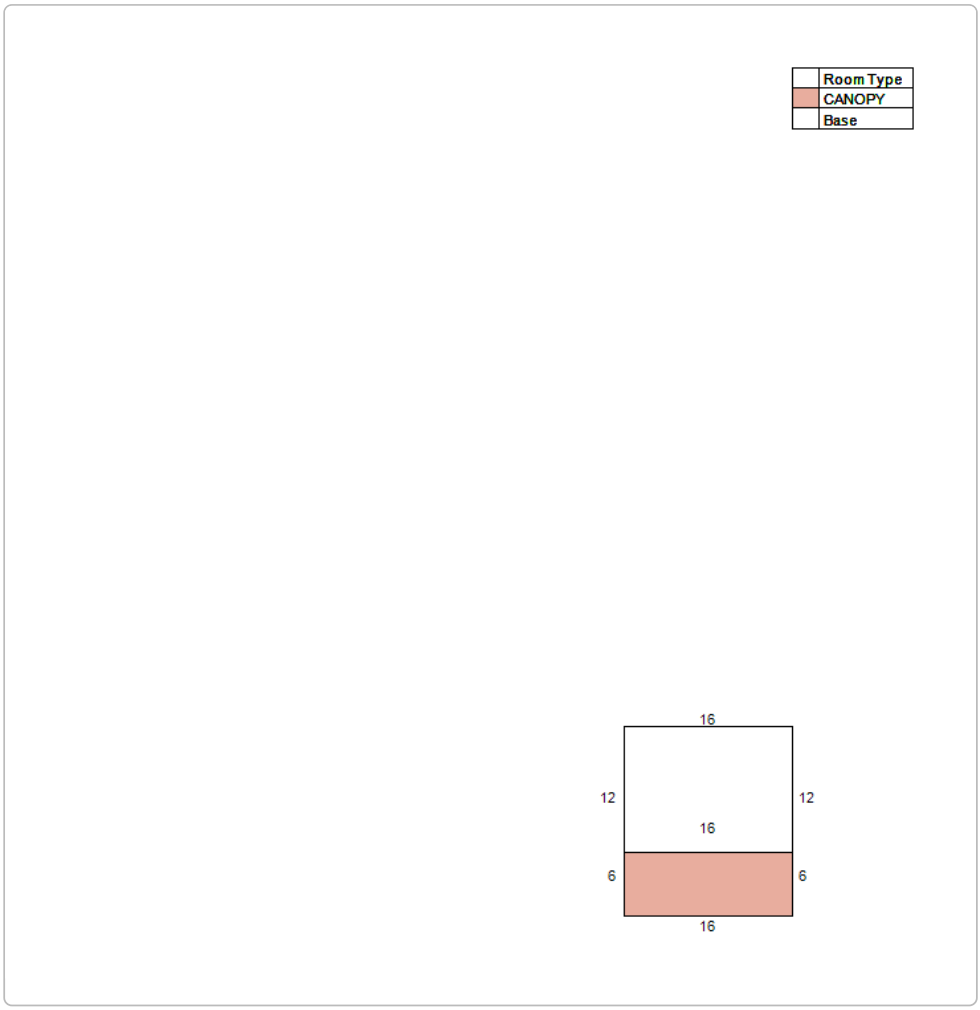
75
30
30
6
6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CANOPY
Base
16
12
12
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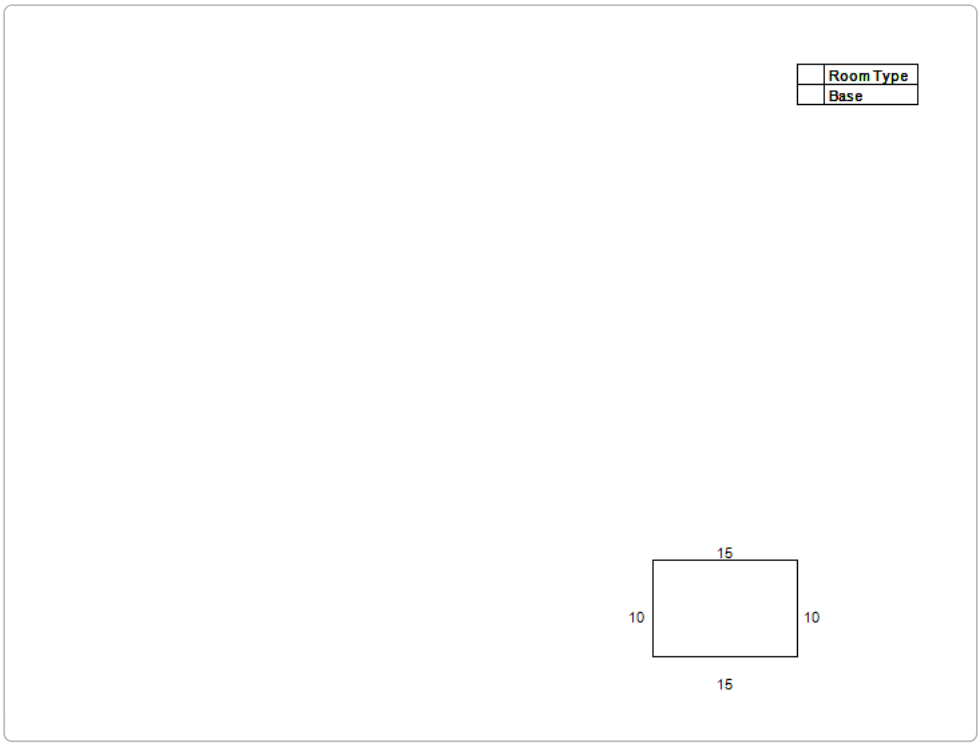
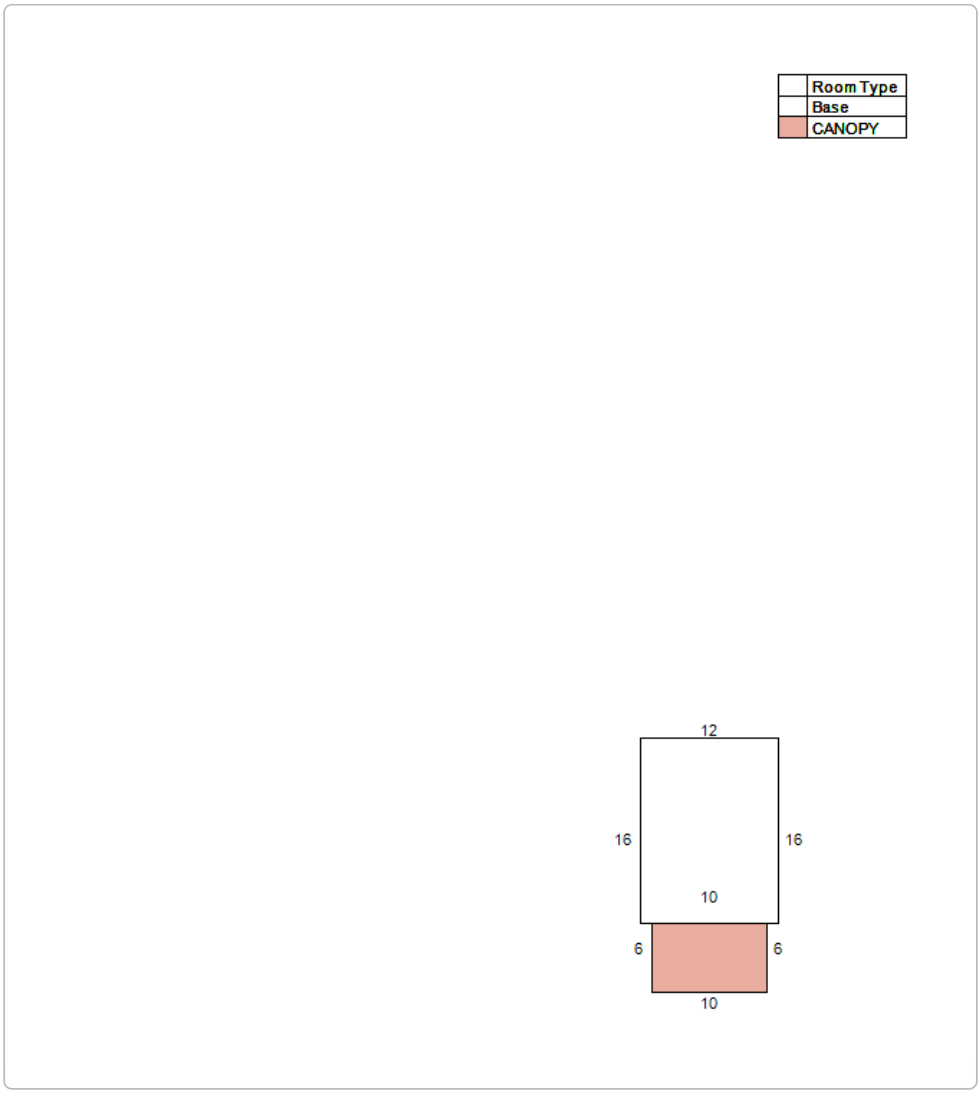
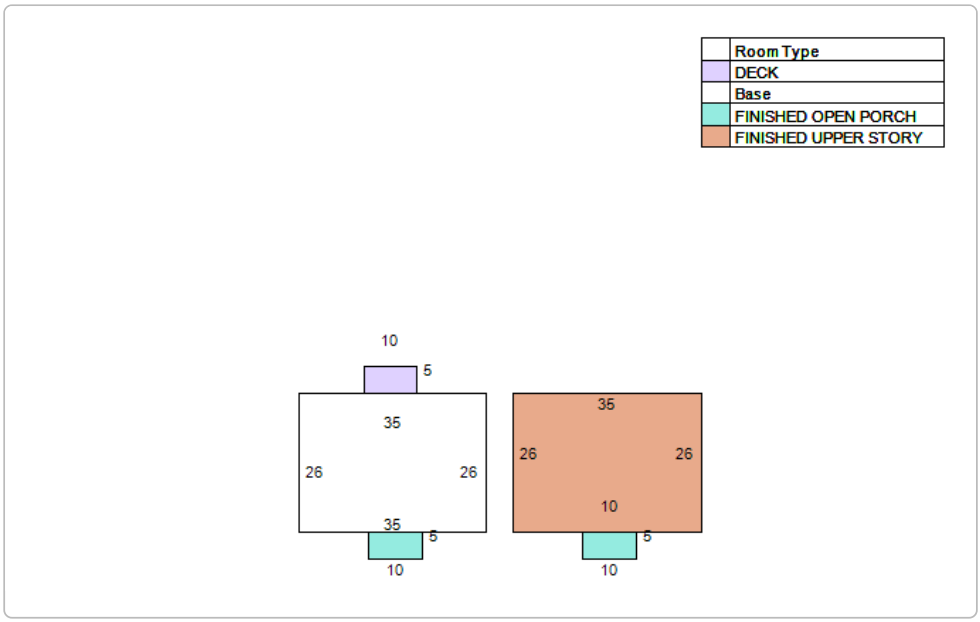
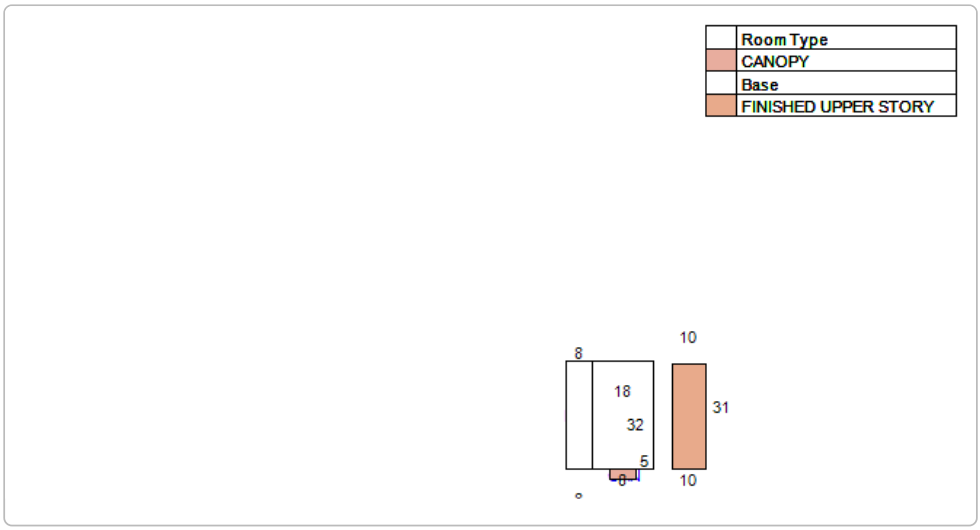
16


Room Type
Base
15
10
10
15


Room Type
Base
CANOPY
12
16
16
10
6
6
10





Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		32
Concrete Paving - Under 8" (COM)		1290
Brick Pavers (COM)		10086
Wood Fence - 6' and Above (COM)		1842
Fireplace (Mix)		7000
Handicap Ramp (COM)		1481
Wood Fence - 6' and Above (COM)		2627
Gate - Average (Mix)		778
Brick Pavers (COM)		6317

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	35	180	14810	SF	$1,258,850

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2023	3/23/2023	$4,550,000.00	WARRANTY DEED	5729	968	Q	I	ST GEORGE STREET PROPERTIES LLC	MIS VENTURES LLC
	10/31/2005	$0.00	WARRANTY DEED	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	$550,000.00	WARRANTY DEED	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	$100.00	WARRANTY DEED	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	$100.00	WARRANTY DEED	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	$100.00	WARRANTY DEED	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

No data available for the following modules: Exemption Information.

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User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/15/2023, 11:49:00 PM

Version 3.1.14

Detail by Entity Name

Florida Limited Liability Company
MIS VENTURES LLC

Filing Information

Document Number	L21000177224
FEI/EIN Number	86-3517815
Date Filed	04/16/2021
State	FL
Status	ACTIVE

Principal Address

6851 W SUNRISE BLVD
STE 100
PLANTATION, FL 33313

Mailing Address

6851 W SUNRISE BLVD
STE 100
PLANTATION, FL 33313

Registered Agent Name & Address

BEN ISRAEL, ALON
6851 W SUNRISE BLVD
STE 100
PLANTATION, FL 33313

Authorized Person(s) Detail

Name & Address

Title Manager

BEN ISRAEL, ALON
6851 W SUNRISE BLVD STE 100
PLANTATION, FL 33313

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	03/22/2023

Document Images

03/22/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/16/2021 -- 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 July 18, 2023 Meeting

Application HP2023-0040 Address: 11 Cadiz Street

Applicant: Victorian House LLC

Property Owner: Victorian House LLC

Project description: Replace exterior wood siding and deteriorated decorative elements such as porch rails and spindles on the main structure and detached secondary building.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00323 SJ00221
National Register:	St. Augustine NRHD: Contributing	Construction date:	c.1894-1899
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989700000		
Agenda Item:	7(d)	Previous Action(s):	COA 2004-1043 COA 2005-0351 COA 2005-1464

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of Cadiz Street, bordered by Aviles Street to the west and Charlotte Street to the east in the Historic Preservation-Two (HP-2) zoning district, and encompasses two Frame Vernacular structures which are both included in this application.
2. The applicant is proposing replacement of deteriorated siding and other wood elements as detailed in the scope of work below. Due to the potentially widespread nature of the deterioration, the applicant does not have an estimated percentage of siding to be replaced and requested that full replacement of deteriorated elements be considered by the HARB.
3. Removal of a major portion of the historic wood from any elevation(s) instead of repairing or replacing only the deteriorated wood is discouraged by the Architectural Guidelines for Historic Preservation (AGHP) which encourages that the condition of wood elements be evaluated to determine whether repairs may be necessary. The AGHP does allow for limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.
4. While deterioration was observed by staff during a site visit, it is difficult to determine the extent of the damage throughout. Portions of siding within the covered porch appear to be in good condition. An inspection report performed on June 26, 2023 has been submitted by the applicant for the Board's consideration and does indicate exterior wood damage on multiple elevations. The applicant should consider mitigating any potential causes of the damage as indicated in the report. The applicant has also stated that there may be an active termite infestation at the property which must be promptly addressed to prevent further deterioration.
5. Replacement material is proposed to be wood to match what is existing; however, newer elements will look different and may have different dimensions and profiles. No specifications examples, or samples for the replacement siding or other wood elements have been provided though they were requested by staff.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **11 Cadiz Street** to allow the applicant time to further evaluate the overall condition of the siding and other wood elements proposed for replacement, consider repair rather than wholesale replacement, and provide specifications or samples of proposed replacement material(s).

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replacement of deteriorated wood elements on both the main and detached accessory structures including:
    a. Wood siding
    b. Porch and stair rails
    c. Brackets and decorative spindles
    d. Porch decking and steps

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Exterior Finishes

Wood

Do...

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

Don't...

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

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site Files

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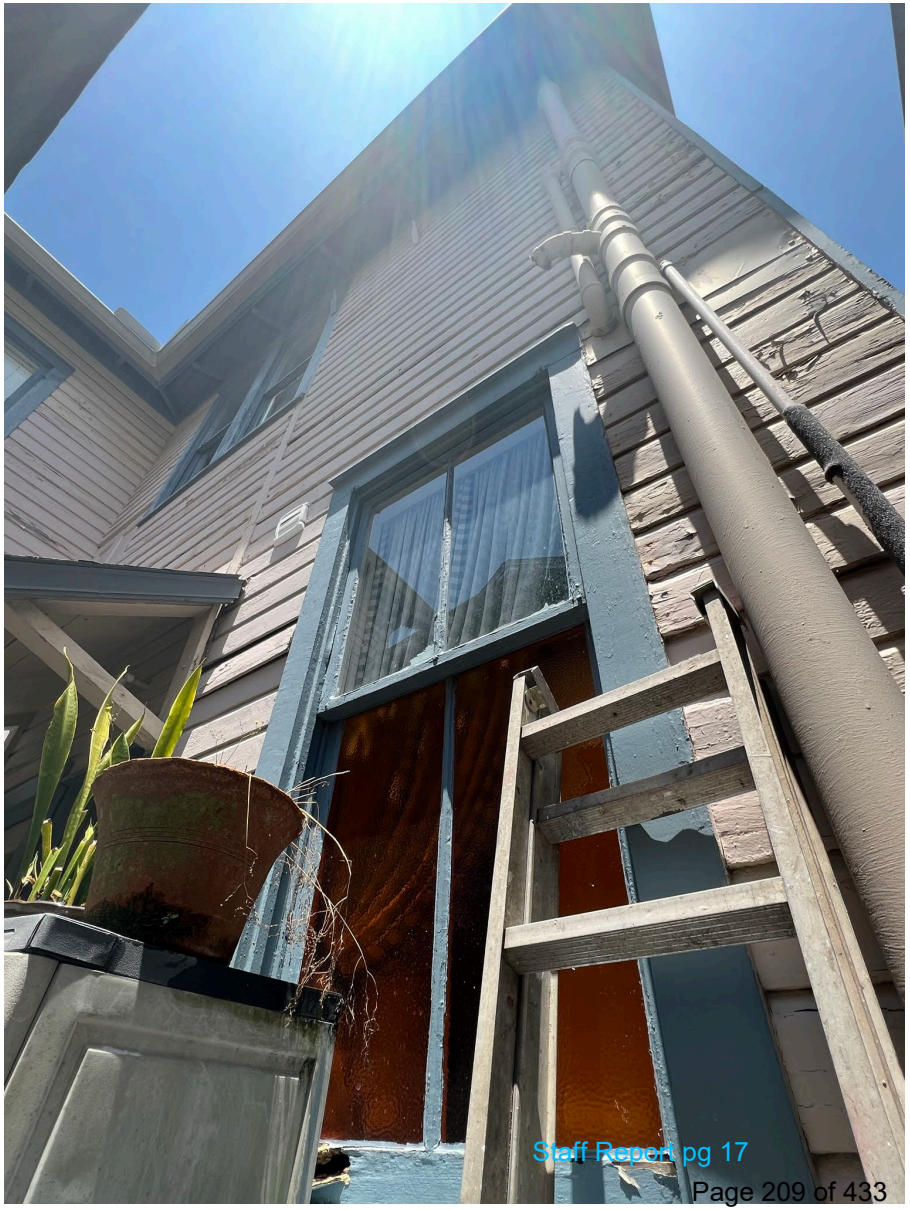

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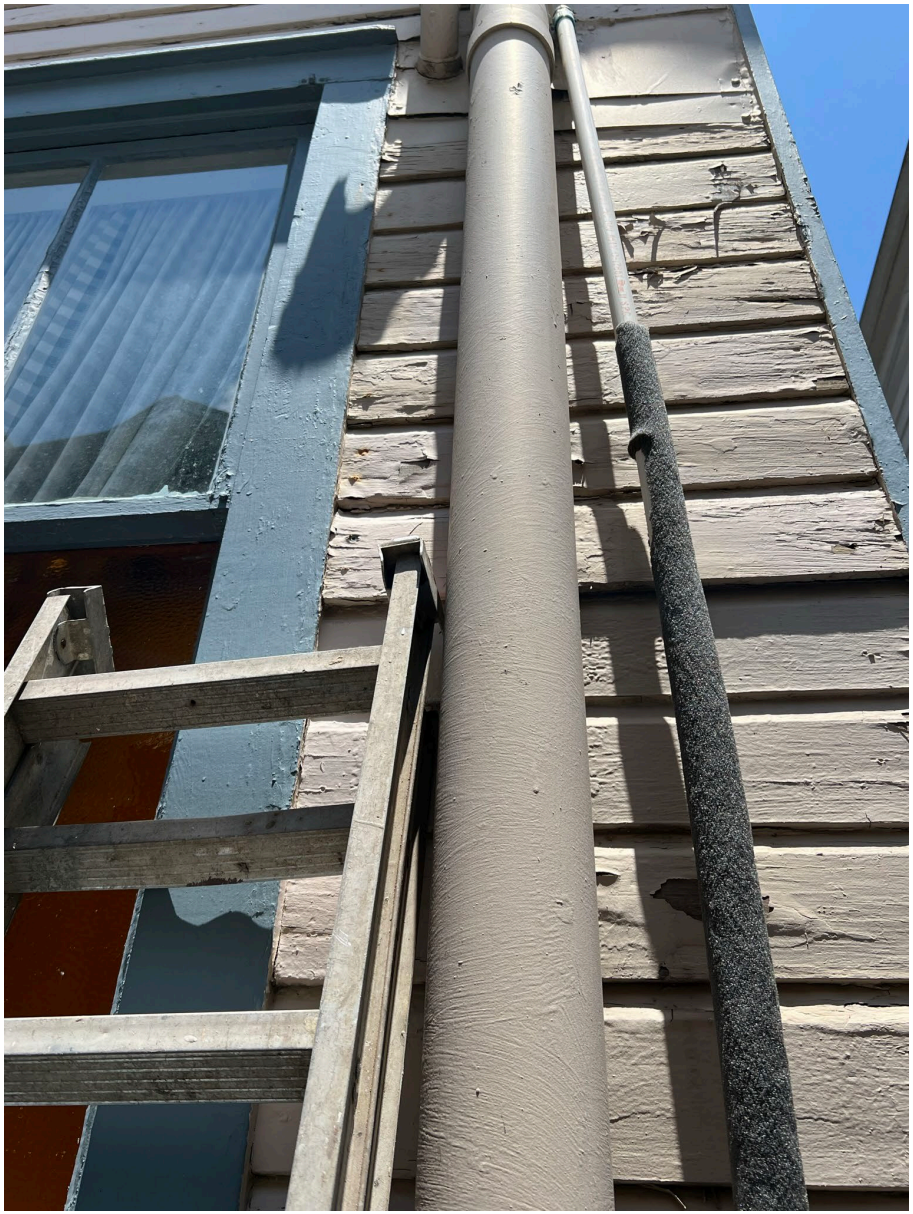

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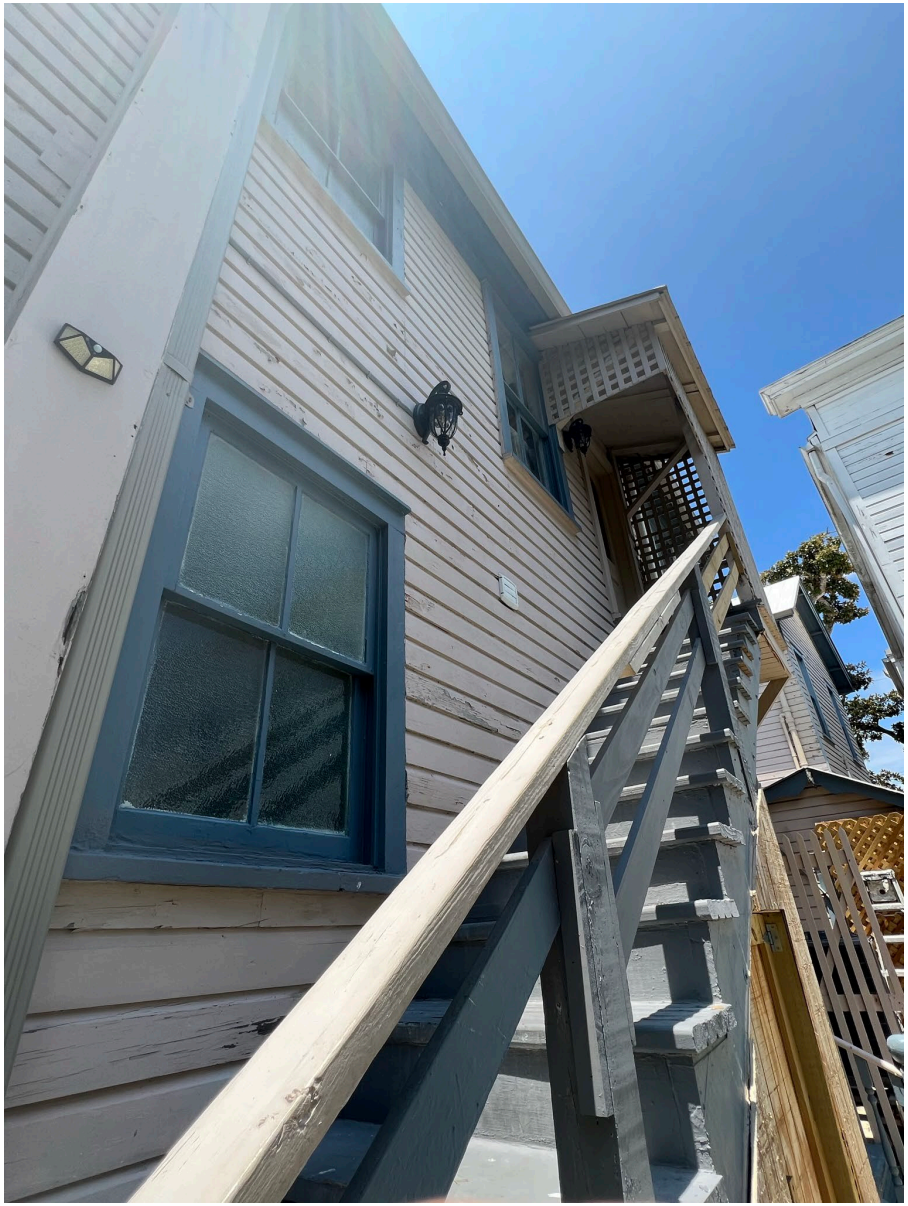

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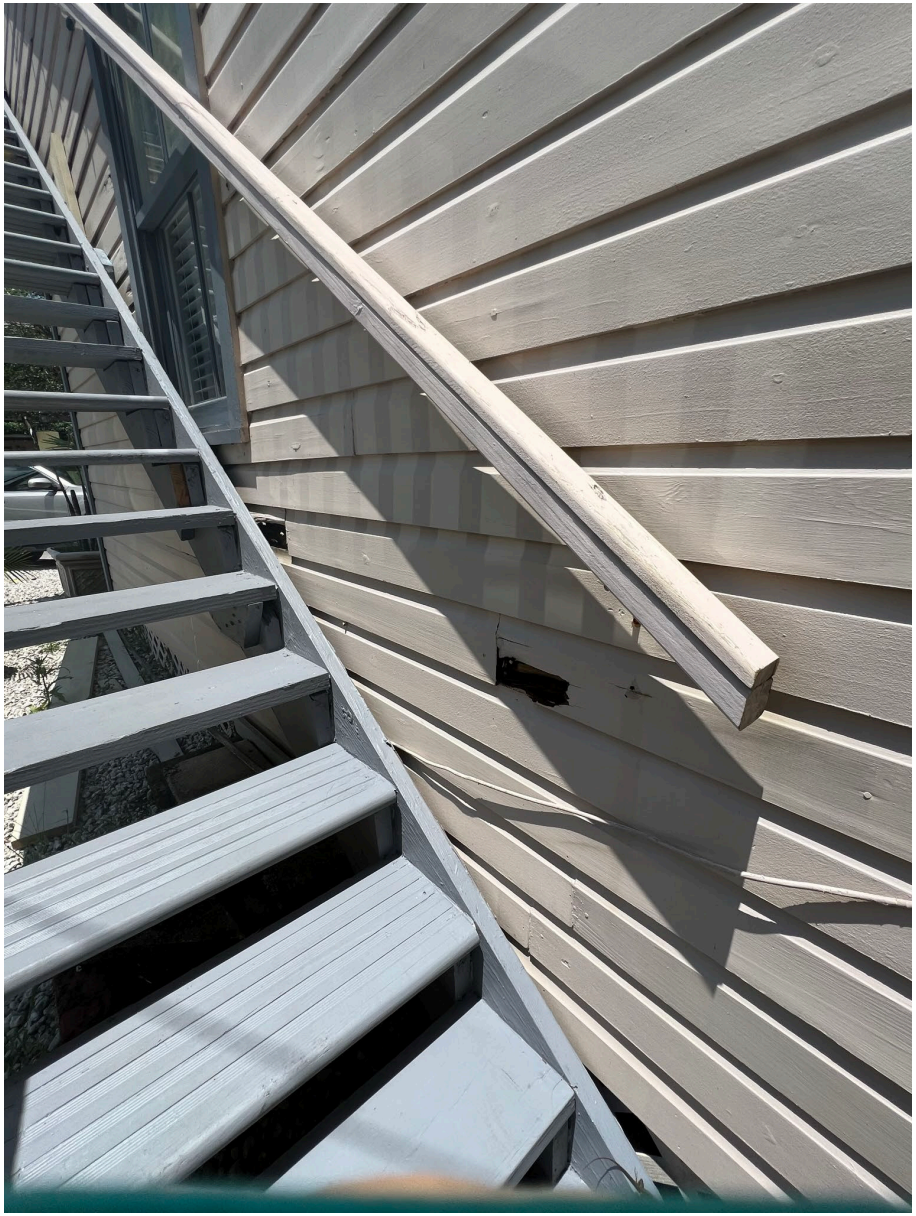

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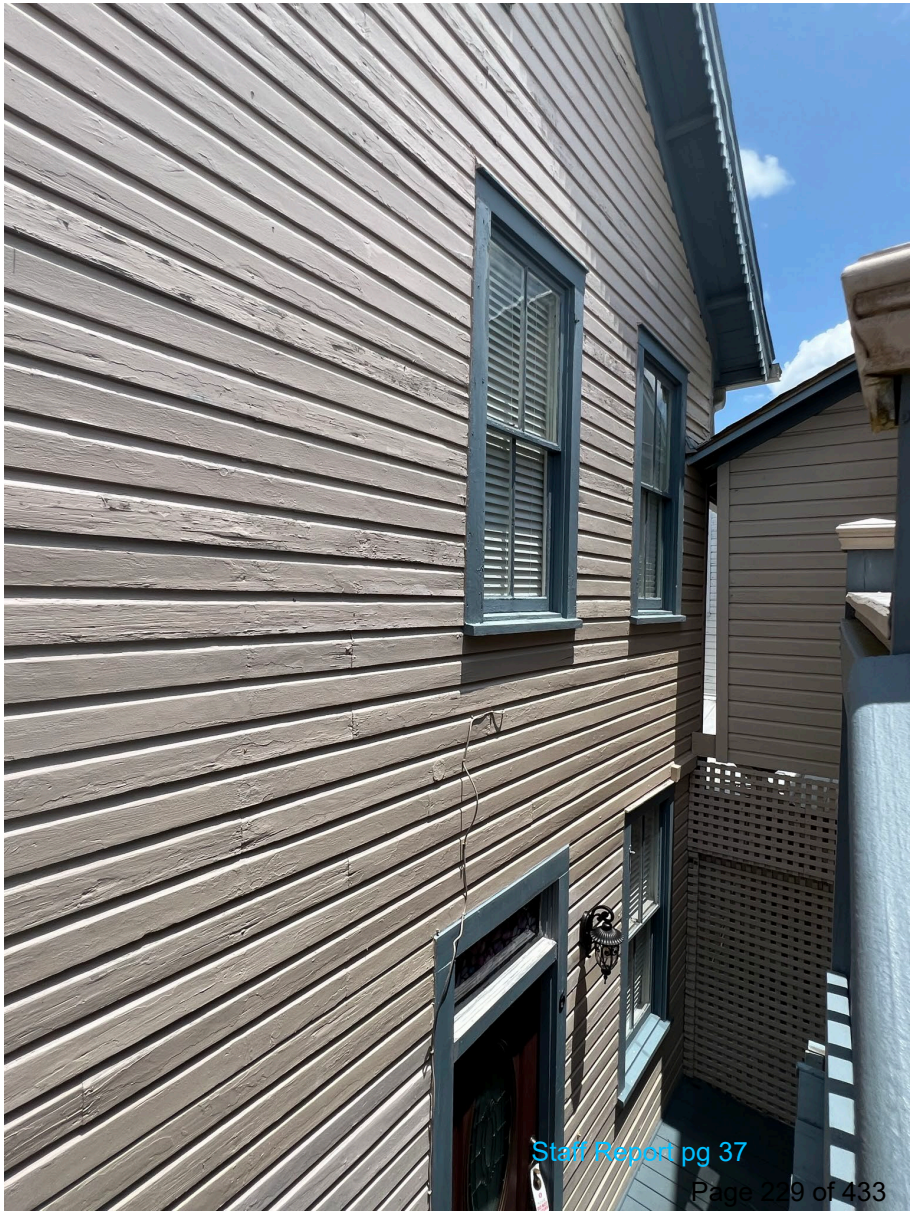

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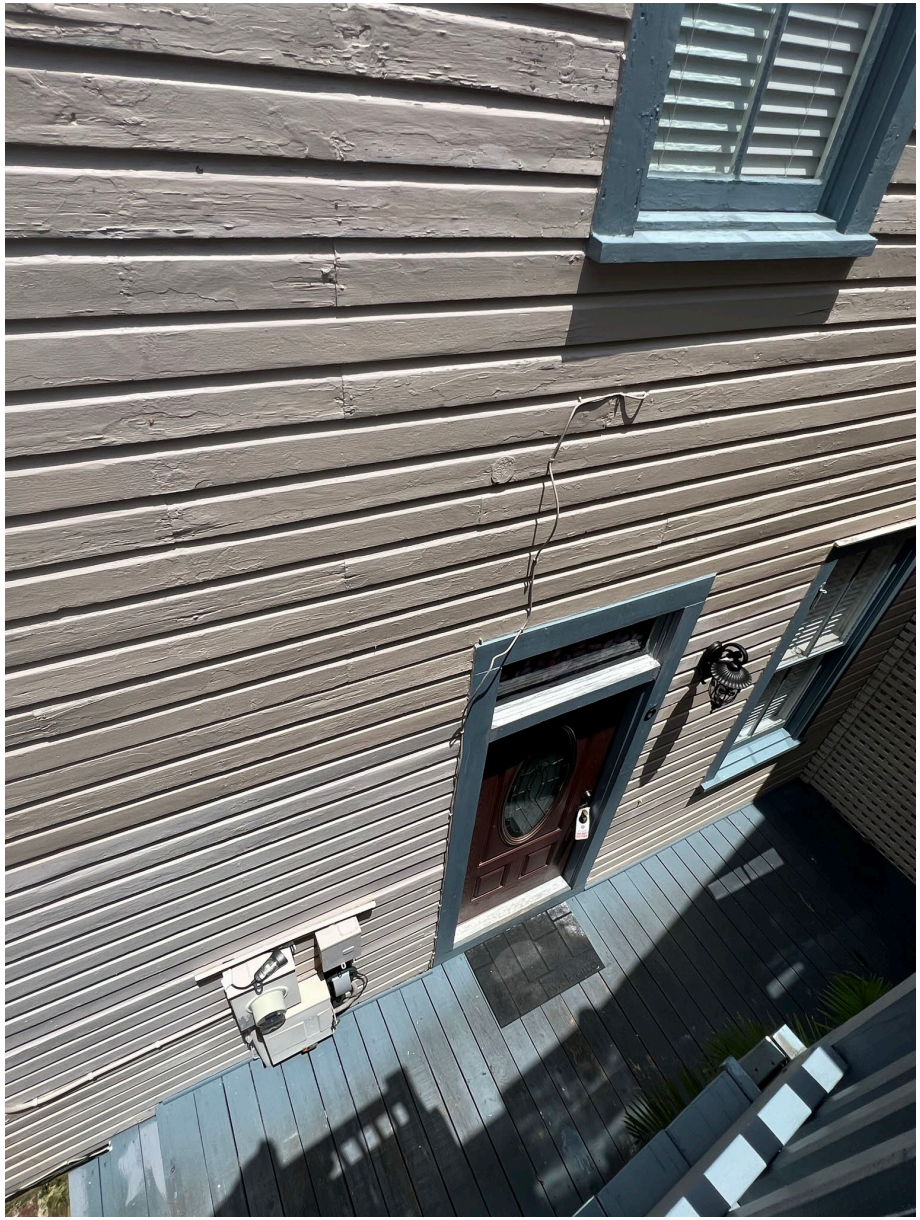

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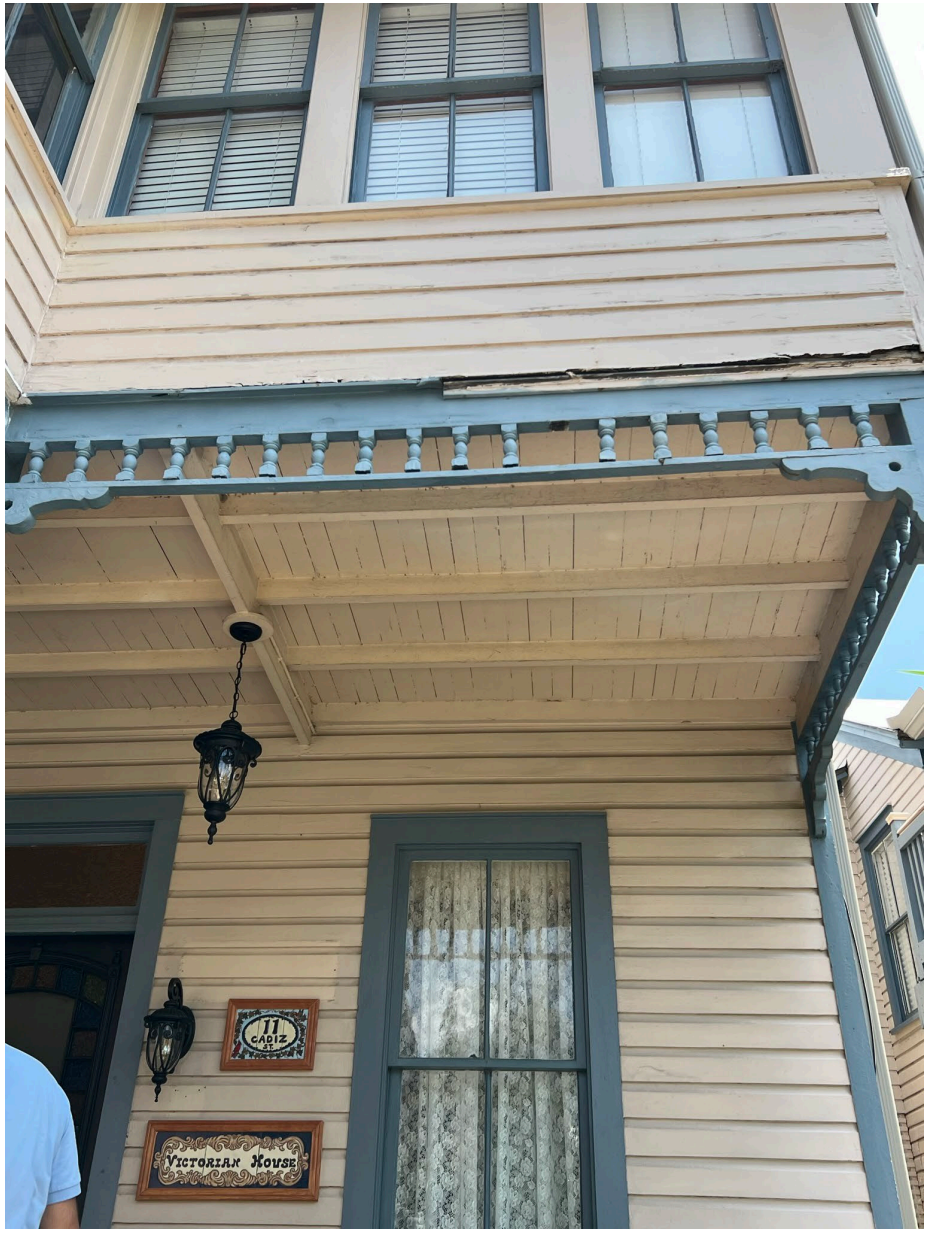

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STAFF PHOTOGRAPHS
11 Cadiz Street

STAFF PHOTOGRAPHS
11 Cadiz Street

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1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8ST323 1009==

Site Name: 11 Cadiz Street 830== Survey Date: 7808 820==

Address: 11 Cadiz Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 30 (block) pt 1 (lot) 868==

868==

Owner of Site: Name: Myers, Mary Susanna;

Address: 11 Cadiz Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469935 (easting) 3306520 (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: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1899 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood Frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, 1/1, attic louver 942==

Foundation: Brick piers, stuccoed, lattice infill 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, hip 942==

Porches & Balconies: Two-story front porch, first floor open, second floor enclosed. 942==

Chimney Location: End, exterior; offset, front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal corrugated 882==

Ornament Exterior: Decorative front door; spindle posts & porch frieze jigsawn brackets & barge boards 882==

Quantitative Data: (950-954)

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

Other: 956==

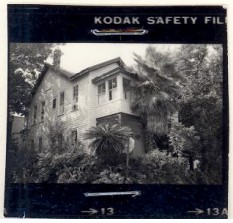
Surroundings: Mixed Residential/Commercial 864==

Relationship to Surroundings: On narrow brick street in one of the oldest sections of the city. Corner lot near school grounds. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Commerce, Minorcans, Families 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 11 Cadiz Street was constructed between 1894 and 1899. Victorian elements include the jigsawn brackets and bargeboards, spindle posts and porch frieze. A decorative front door is an additional attraction. The two-story front porch is enclosed on the second floor, open on the first. The building set on coquina piers is located on a narrow street near a commercial area. The neighborhood, one of the oldest sections of the city, also includes the one hundred year old St. Joseph's Convent and Academy.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

This house at 11 Cadiz (formerly Green Street) was the residence of members of the Rogero family. In 1886 Albert D. Rogero resided in a house on the corner of Charlotte and Green Streets. The 1899 Directory lists Albert D.; Albert L., an express agent; and Miss D. as residents of 11 Green Street.(4) Deed research shows that Albert D. and his wife, Eulogia, also owned the house on the western end of the property, 23 Aviles (formerly Hospital) Street. They conveyed the property to their son, Albert L. in 1896 and he sold it in 1910.(5) Members of the Rogero family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. By 1904 this house was occupied by a merchant, George W. Clark. Early Sanborn Maps show that in 1884 a private residence occupied the corner lot, later used as a "cobbler" shop. The "Gun Shop" of 1893 is nonexistant by 1899 when the present structure was erected.(5)

ARCHAEOLOGY

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

---

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
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6. City Directory, 1904; Sanborn, 1884, 1888, 1893, 1899.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 11 CADIZ 1 Block & Lot BL 30 Lot pt. 1

CARTOGRAPHIC

prior to existing structure

+1884 2 story stone "prin. res."
+1888 "Cobbler"
+1893 "Sun Sun" non existant in 1899

existing structure

+1899 2 story frame prin. res.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

1980

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1980

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
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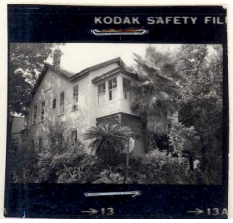

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4. St. Augustine City Directory, 1886, 1899, 1904, 1910.
5. St. Johns County Courthouse Deed Records, Book Q, p. 420; Book XX, p. 376; Book 18, p. 617.
6. City Directory, 1904; Sanborn, 1884, 1888, 1893, 1899.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 11 CADIZ 1 Block & Lot BL 30 Lot pt. 1

CARTOGRAPHIC

prior to existing structure

+1884 2 story stone "pri. res."
+1888 "Cobbler"
+1893 "Sun Sun" non existant in 1899

existing structure

+1899 2 story frame pri. res.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

1980

Staff Report pg 59

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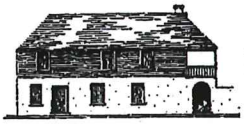
CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ 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. HP2023-0040

Receipt No. 2655132

Meeting Date: July 18, 2023

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

1. NAME OF APPLICANT RAJAN PATEL
   Business (if applicable) JSHREE INC. DBA 'VICTORIAN HOUSE BED AND BREAKFAST'
   Address 11 CADIZ ST
   City SAINT AUGUSTINE State FLORIDA Zip Code 32084
   Daytime telephone 858-413-5329 E-mail Address rajan.patel@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER RAJAN PATEL
   Business (if applicable) VICTORIAN HOUSE LLC
   Address 11 CADIZ ST
   City SAINT AUGUSTINE State FLORIDA Zip Code 32084
   Daytime telephone (required) 858-413-5329 E-mail address rajan.patel@gmail.com
3. PROJECT STREET ADDRESS 11 CADIZ ST
4. LEGAL DESCRIPTION: Lot 1 Block 30 Subdivision CITY OF SAINT AUGUSTINE Parcel 1989700000
5. EXISTING USE BED AND BREAKFAST PROPOSED USE _____
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
30	202	Roof structures (dormers, chimneys, etc.) _____
X	X	Exterior finishes (stucco, masonry, siding) REPAIR AND REPLACE SIDING WITH SAME MATERIAL AS NEEDED
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

WE NEED TO REPAIR / REPLACE THE SIDING OF BOTH THE BUILDINGS AT PARCEL 1989700000. THE CURRENT SIDING IS NOT IN GOOD CONDITION AND THERE MANY PLACES THE SIDINGS ARE DAMAGED WHICH IS CAUSING WATER DAMAGES TO BUILDING EXTERIOR AND INTERIORS. WE NEED TO FINISH THIS PROJECT OF REPAIRING / REPLACING SIDING WITH SAME MATERIAL AS SOON AS POSSIBLE TO AVOID ANY FURTHER DAMAGES TO THE BUILDINGS. WE ARE ALSO PLANNING TO PAINT EXTERIOR OR THE BUILDING WITH COLORS PREAPPROVED BY AGHP & HARB

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 RAJAN PATEL

SIGNATURE OF APPLICANT Rajan Patel Digitally signed by Rajan Patel Date: 2023.05.30 14:11:24 -05'00' DATE 05/30/2023

PRINT OWNER'S NAME RAJAN PATEL

SIGNATURE OF OWNER Rajan Patel Digitally signed by Rajan Patel Date: 2023.05.30 14:11:39 -05'00' DATE 05/30/2023

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.

Raja Patel signed by Rajan Patel Date: 2023.05.30 14:15:15 -05'00'

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

See checklist above for items needed and e-mail for additional comments.

Project number: HP2023-0040 Project Address: 11 Cadiz Street

Reviewed by: Candice Seymour Date: 06/20/23

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HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 11 CADIZ ST, SAINT AUGUSTINE, FL 32084

Applicant's Name: RAJAN PATEL Applicant's Signature: Rajan Patel Digitally signed by Rajan Patel Date: 2023.05.30 14:20:55 -05'00'

Owner's Name: RAJAN PATEL Owner's Signature: Rajan Patel Digitally signed by Rajan Patel Date: 2023.05.30 14:21:14 -05'00'

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MAY 30 2023

Planning & Building Dept.

Received 07/05/2023
Planning and Building Department

Meredith H. Randolph

From: Rajan Patel <rajan.patel@gmail.com>
Sent: Wednesday, July 5, 2023 8:07 PM
To: Harb
Subject: Additional Documents / Details for Certificate of Appropriateness (COA) application for Victorian House Buildings at 11 Cadiz St
Attachments: Inspection Report_Siding Damages_11 Cadiz St.pdf; 11 Cadiz St_Siding Damage Pics.zip

Hi,

This is regarding Certificate of Appropriateness (COA) application for Victorian House Buildings at 11 Cadiz St.

Here are the additional documents / details requested for the application.

- Building Inspection Report strongly recommending repairs / replacement of sidings with specific photographs and descriptions is attached with this email for your reference.
- Additional pictures of the damaged siding of the buildings from all directions are also attached with this email for your reference.
- Looking at the inspection report and recommendations we are estimating that 35% of all sidings we need to completely replace and 65% of the sidings have to be repaired.
- We are planning to replace the siding with the same materials and size used for current sidings e.g. Pine or Cedar Wood Sidings with the same size as current.
- We are planning to use the following set of colors from list of Victorian colors approved by HARB for exteriors of the buildings at 11 Cadiz St.

  - Tiffany Olive (Walls) / Rookwood Red (Trims / Porch) OR
  - Rookwood Blue Green (Walls) / Rookwood Sash Green (Trmis / Porch)

Please let us know if you have any questions or need more information.

Thanks,
Rajan Patel
858-413-5329

Received 07/05/2023
Planning and Building Department

AM INSPECTIONS & PROPERTY SERVICES, LLC
904-515-3268
info@aminspects.com
https://www.aminspects.com

INSPECTION REPORT

11 Cadiz St
St. Augustine, FL 32084

Vimal Patel & Rajan Patel
JUNE 26, 2023

Inspector
Alexander Mansur
FL Lic #HI8597
904-626-0337
info@aminspects.com

Received 07/05/2023
Planning and Building Department

1: INSPECTION DETAILS

Information

Inspection Date/Time
06/26/2023 at 3:00 pm

In Attendance
Client

Building Type
Commercial, 2-Story

Year Built (est.)
1925

Weather Conditions
Clear, Cloudy, 80s

Recent Rainfall
Last 3 days(Heavy)

Consult Inspection

This report represents a consult inspection to investigate specific items by the client. Only those items mentioned in this report were inspected.

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2: CONSULT INSPECTION

Information

Received 07/05/2023
Planning and Building Department

Exterior Overview

North

North East

East

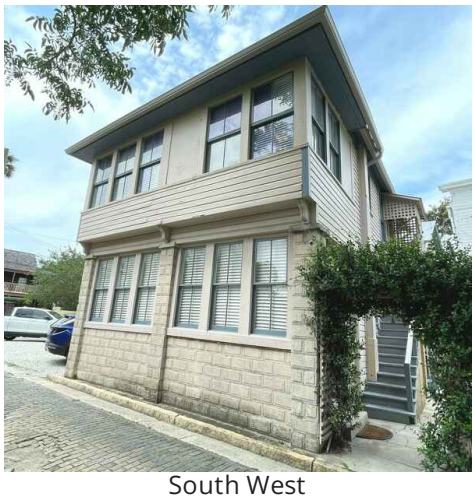
South East

West

Rear Building

South

South


South West

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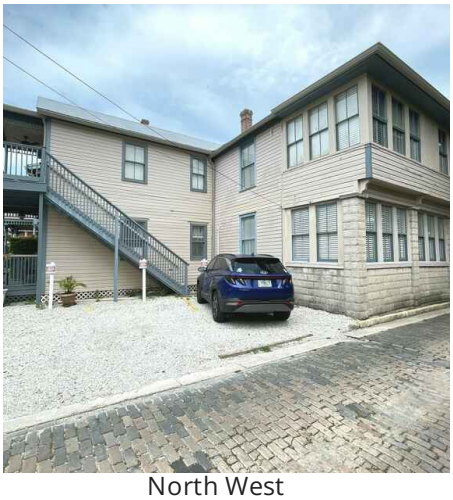
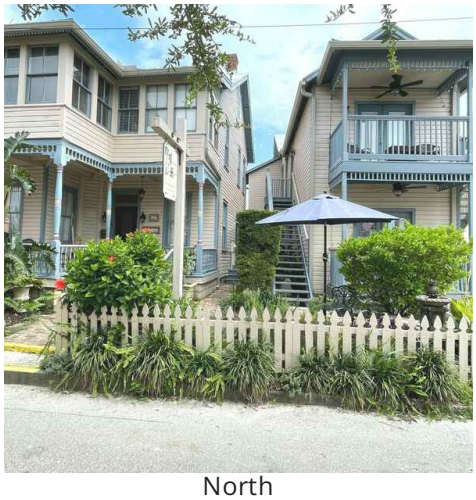

North West


North

Siding Style
Lap, Block

Siding Material
Wood, Masonry Block, Cement fiber

Observations

2.1.1 Observations

Observations

OBSERVATIONS

The subject property is a commercial bed & breakfast consisting of two 2-story buildings and a one 1-story small utility/laundry building. Majority of the siding style installed is lap board/clapboard that is mostly composed of wood (pine and cedar) with some small sections composed of cement-fiber.

Inspection of exterior components discovered various deteriorated conditions to all exterior walls. Consult a licensed contractor to replace/repair as needed to maintain integrity of structure, prevent further deterioration and ensure proper weatherproofing of exterior.

- Wood damage observed to siding, trim, fascia, decks, balconies, and various other components. Wood damage is a result of long-term wear from moisture, insects, and lack of on-going maintenance (i.e. painting, caulking, etc.). Potential for hidden damage to interior components behind siding due to the extent of exterior deterioration.
- Lap siding boards/trim loose and falling off.
- Exterior paint deteriorated, weathered, chalking and missing.
- Large gaps in exterior walls need to be sealed.
- Decks and balconies deteriorated and weak from wood damage to various components.
- Insufficient clearance between siding and ground (some earth to wood contact observed), which is causing deterioration to components.
- Kick-out flashing missing at roof-to-wall connections, which is needed to divert water away from walls.

- Gutters have been recently installed (within the last 10 months) to assist with moisture control and limit additional damage to wood components. Gutters need splash-blocks and extensions at elbows to divert runoff away from foundation.
- A recent previous inspection detected moisture intrusion to interior sections from deterioration of exterior components.

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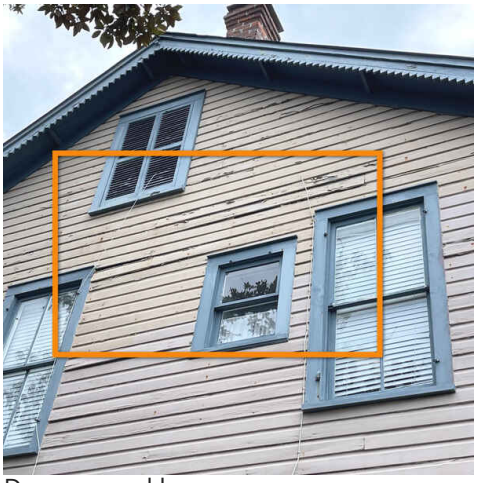

Damage and loose

damage

Damage and boards loose

Damage

Damage and loose

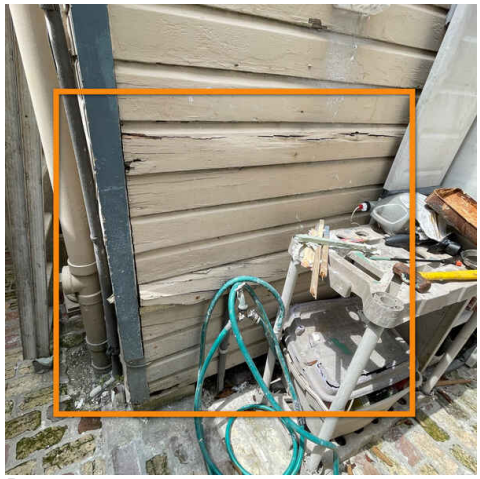
Trim damage

Damage

Received 04/05/2023
Planning and Building Department

Damage

Fascia damage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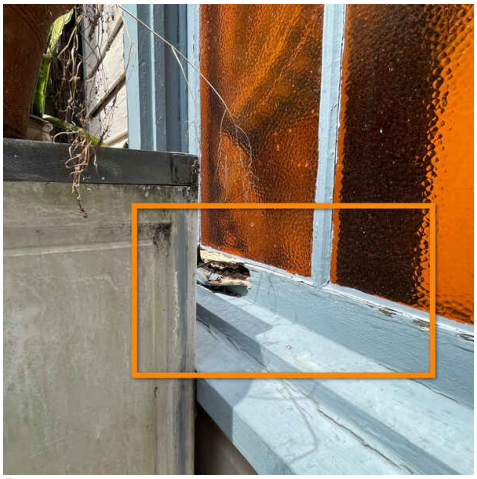
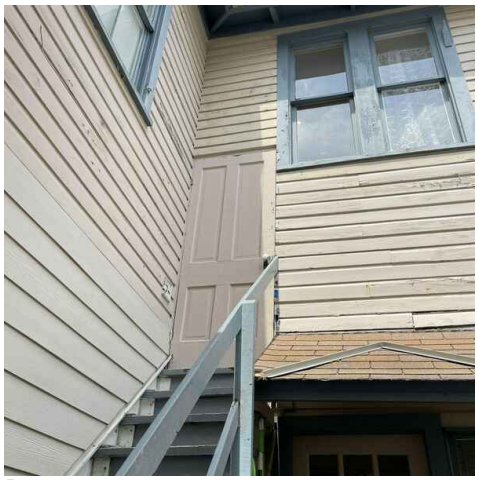
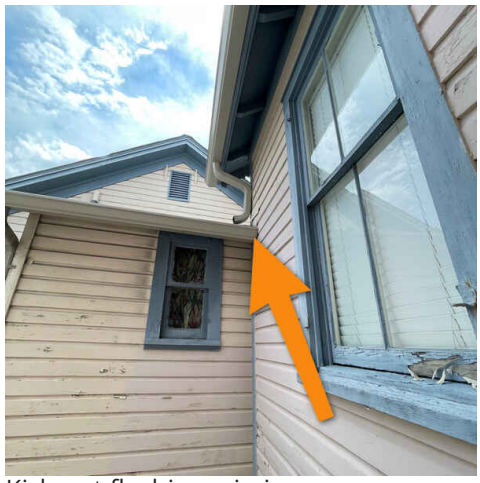

Damage

Damage and gaps

Gaps


Damage


Kick-out flashing missing

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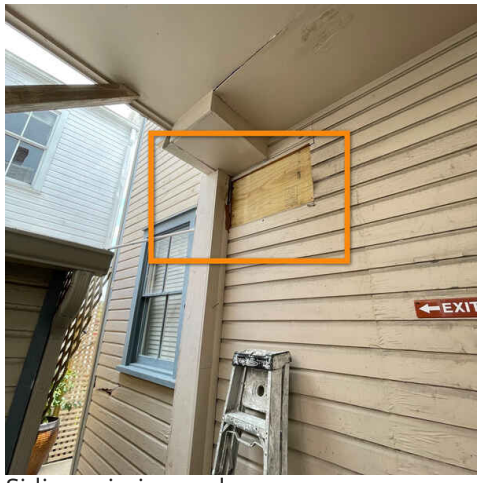
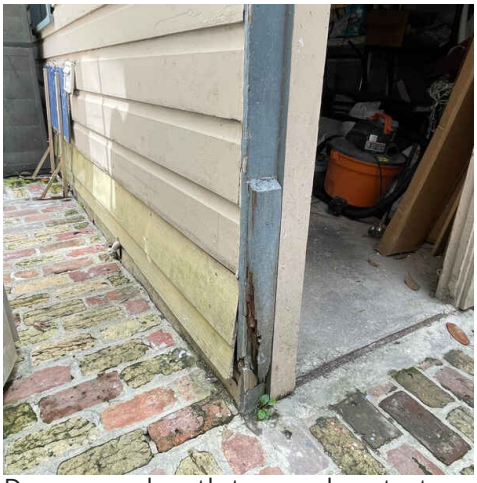
Paint missing and dry damage

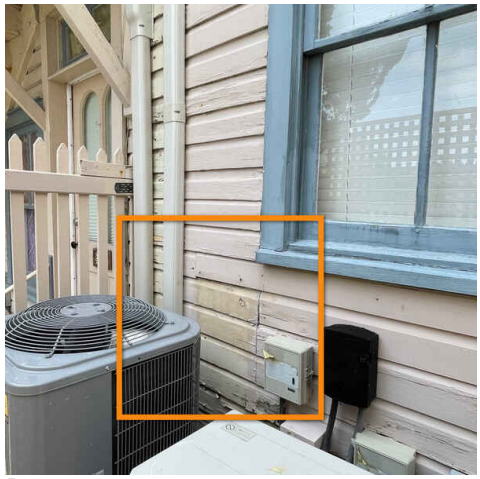
Damage

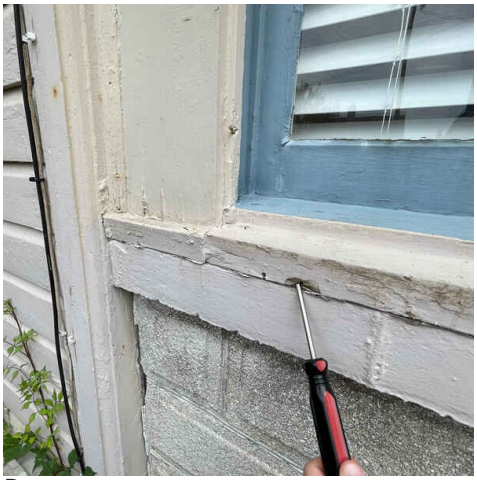


Siding missing and gaps


Damage and earth-to-wood contact

Damage


Damage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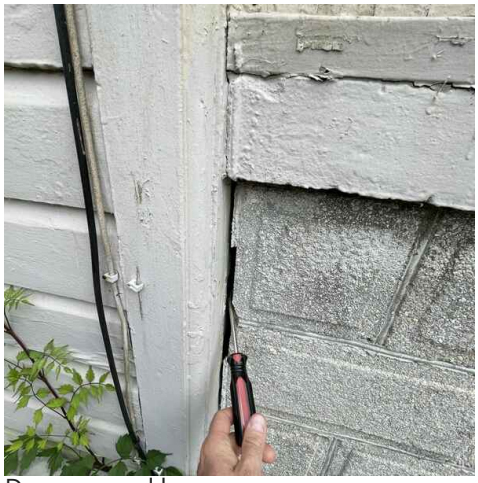
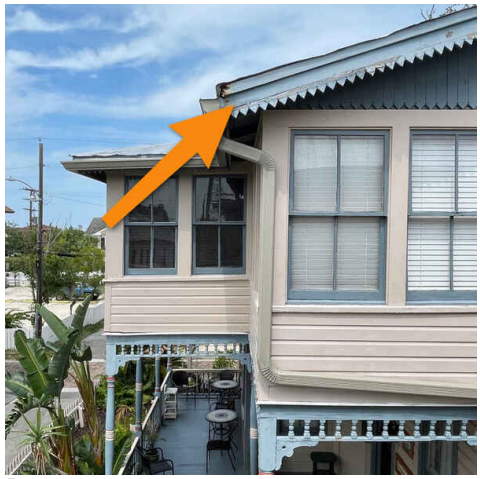

Damage and large gaps

Various damage

Received 07/05/2023
Planning and Building Department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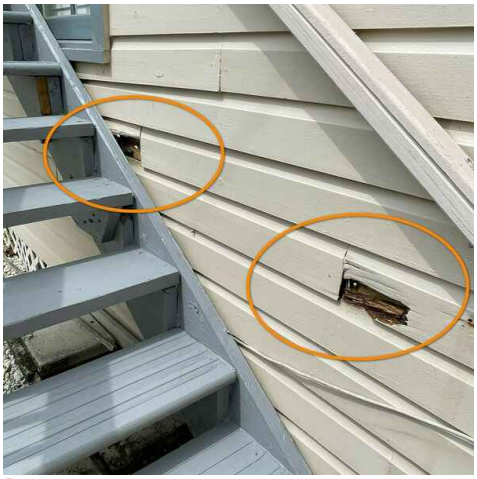
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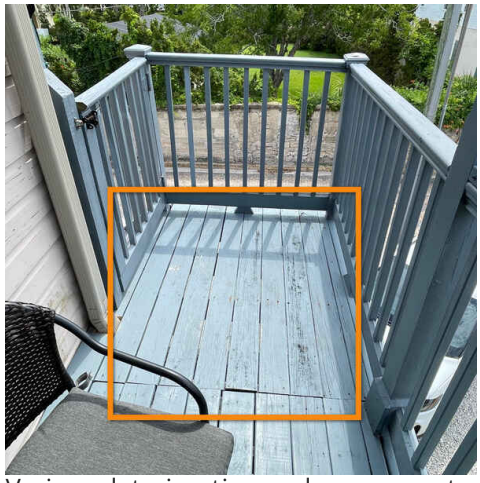
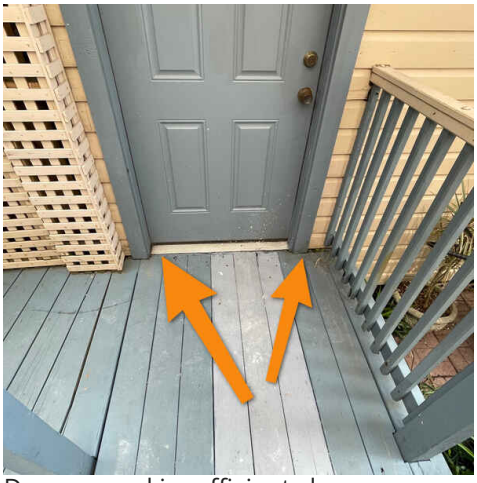
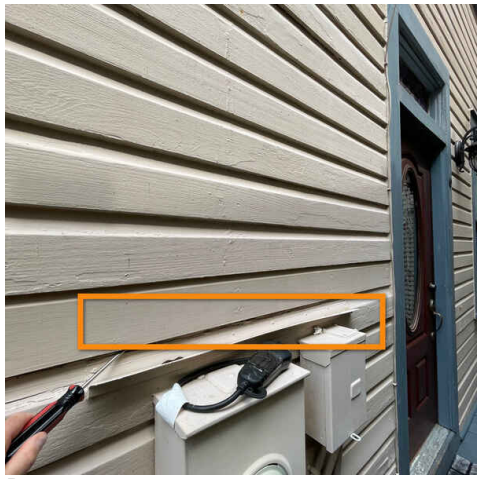
Damage


Various deterioration and components weak


Damage and insufficient clearance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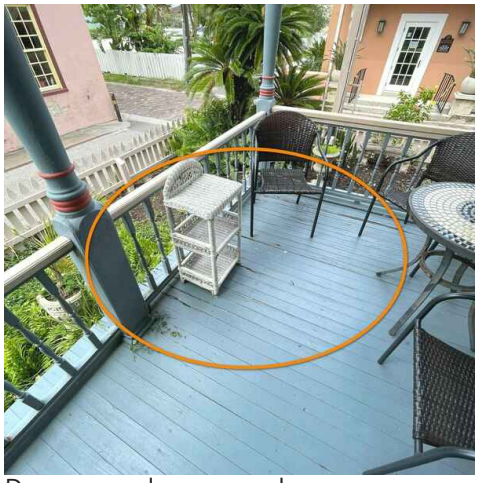
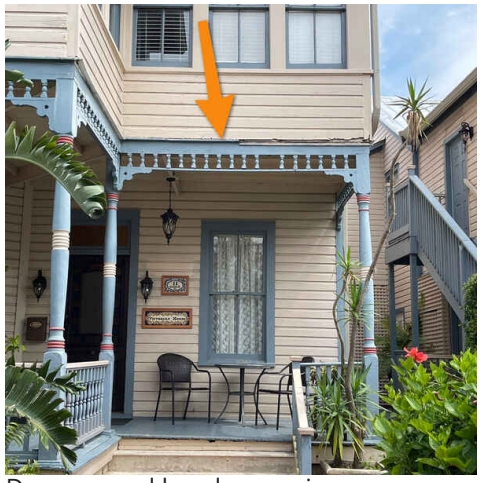
Received 04/05/2023
Planning and Building Department

Damage

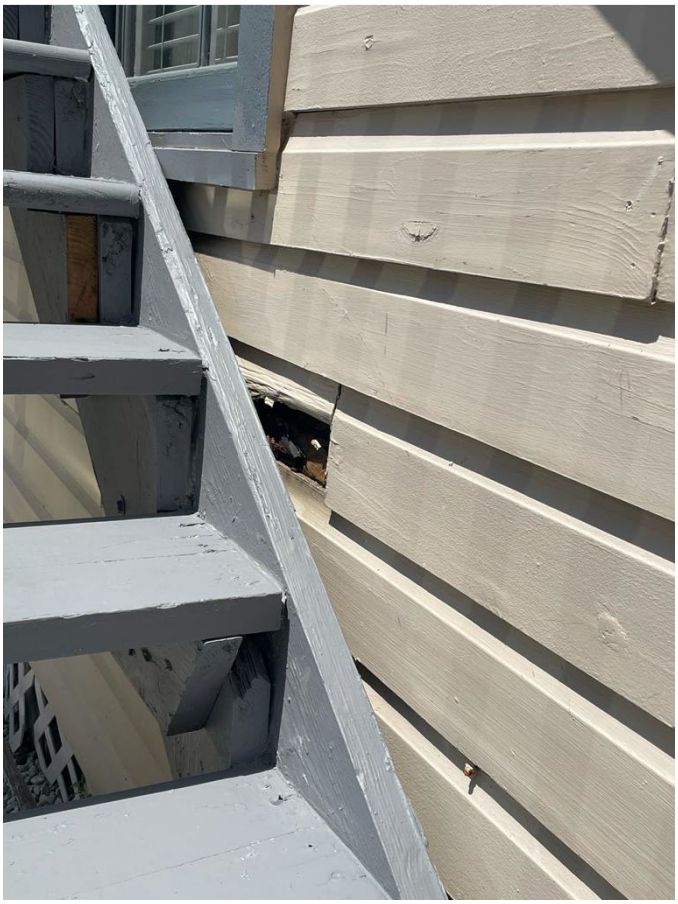

Damage and areas weak

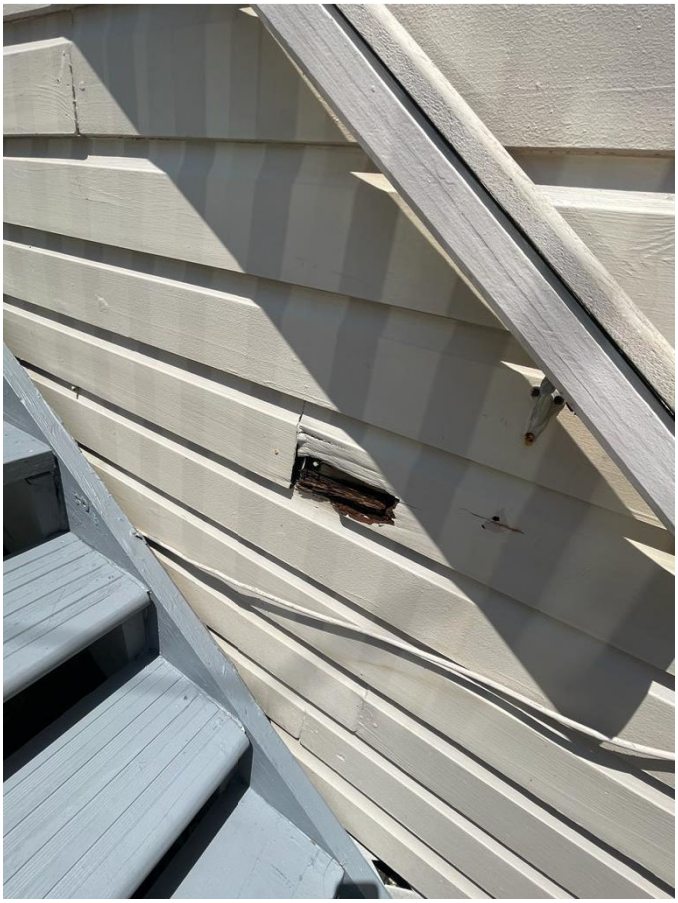
Damage and loose

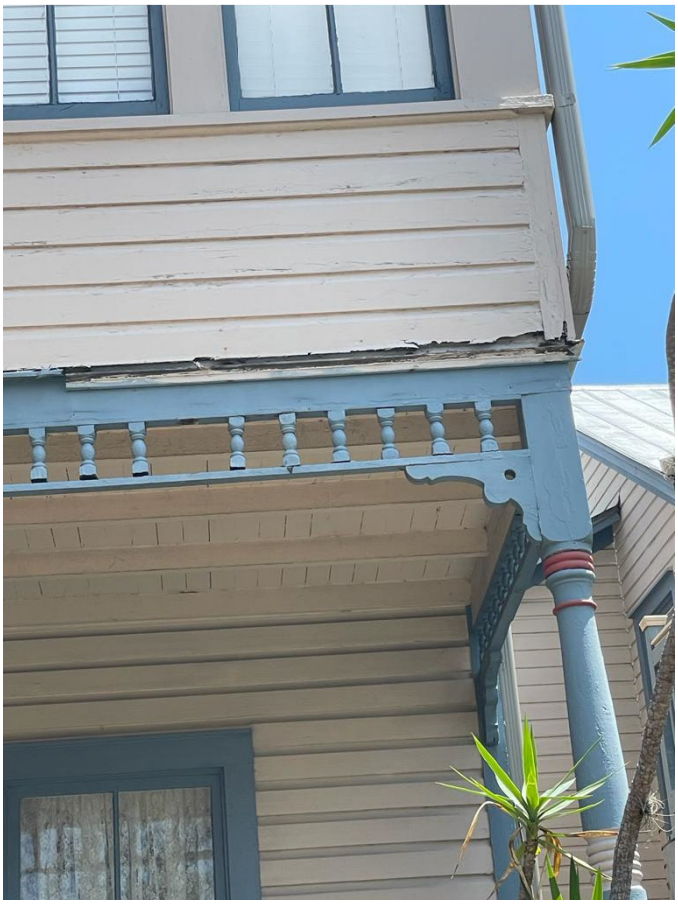
Damage and loose

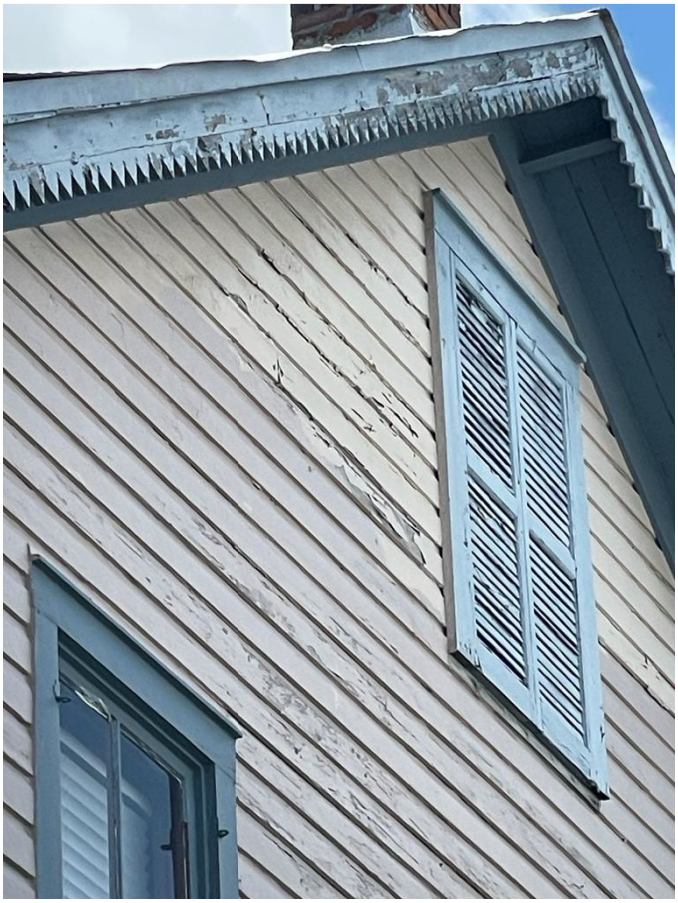

Damage and header sagging

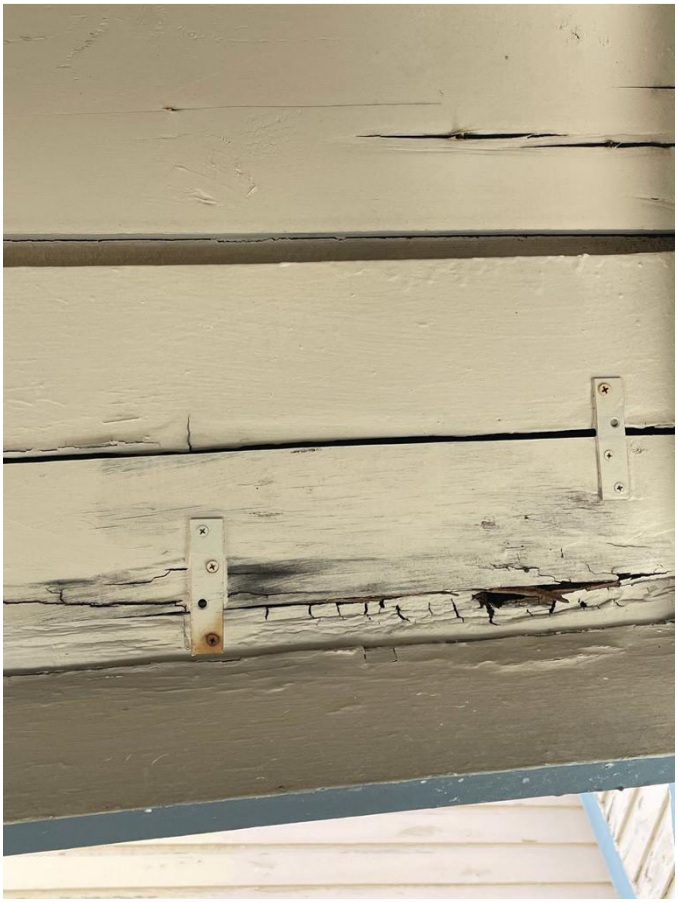
Fencing deteriorated

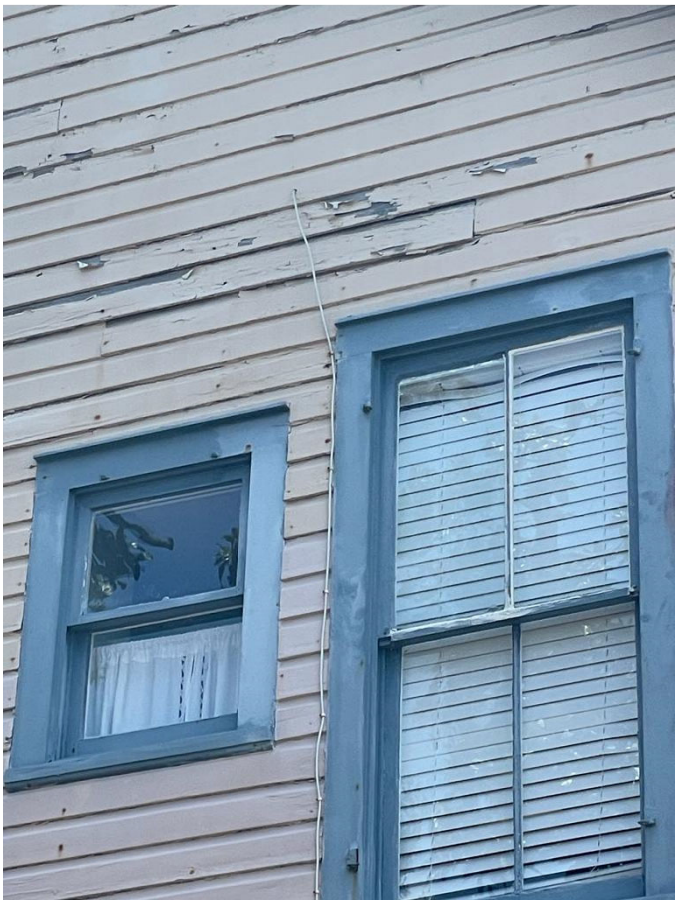


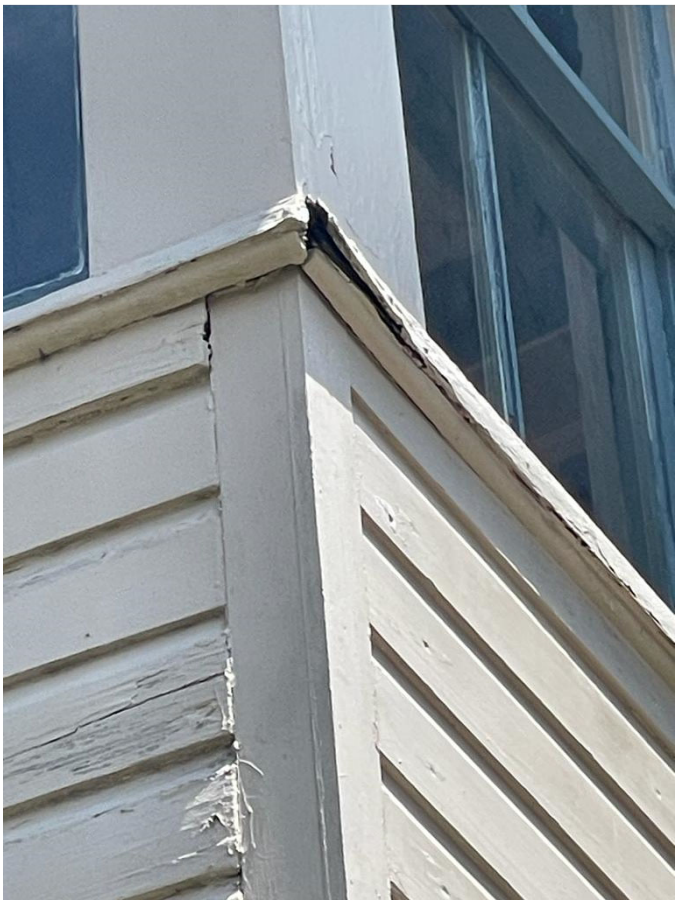


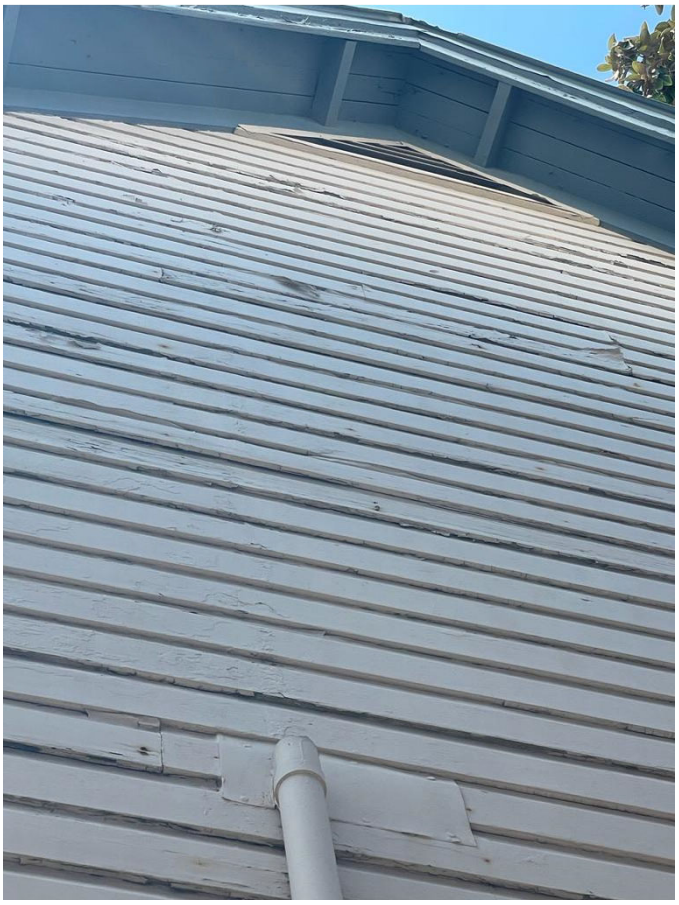


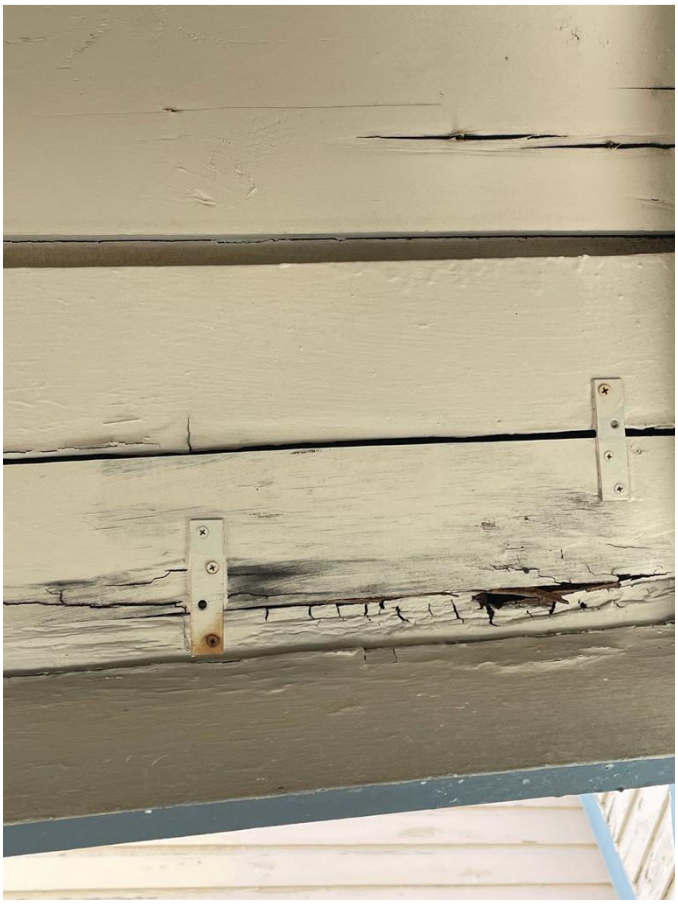












Instr #2022113191 BK: 5680 PG: 1822, Filed & Recorded: 12/16/2022 10:36 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $11,200.00

PREPARED BY, RECORD AND RETURN TO:
Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

File #: 2022-372T

Parcel Identification Number:
198970-0000

WARRANTY DEED

THIS WARRANTY DEED made this **13th** day of **December, 2022**, by **Anthony Sexton and Marilyn Sexton, husband and wife Individually and as Trustees of the Sexton Family Trust under agreement dated September 8, 2016**, hereinafter called Grantor, whether one or more, whose post office address is PO Box 1766, St. Augustine, Florida 32085, to **Victorian House LLC, a Florida limited liability company**, hereinafter called Grantee, whether one or more, and whose post office address is **851 E. Red House Branch Rd, St. Augustine, Florida 32084**.

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

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **St. Johns**, State of Florida, to-wit:

BEING THAT CERTAIN LOT OF LAND IN THE CITY OF ST. AUGUSTINE, FLORIDA, (AS BY MAP OF SAID CITY SURVEYED BY BENJAMIN AND J.B. CLEMENTS, U.S. DEPUTY SURVEYOR IN THE YEARS 1834 AND 1835), ON AND IN BLOCK 30 AND BOUNDED ON THE NORTH BY CADIZ STREET (FORMERLY GREEN STREET), ON THE EAST BY CHARLOTTE STREET, ON THE WEST BY AVILES STREET (FORMERLY HOSPITAL STREET) AND ON THE SOUTH BY LOT FORMERLY OF B.E. CARR AND MILLS. ALSO BEING KNOWN AND DESCRIBED AS LOT 1, BLOCK 30, ACCORDING TO OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED JANUARY 1, 1905.

Parcel ID #198970-0000

More commonly known as 11 Cadiz Street, St. Augustine, Florida 32084

SUBJECT TO taxes accruing subsequent to December 31, 2022.

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

COPY

Signed, sealed and delivered
in our presence:

Witness #1 signature

Witness #1 printed name

Witness #2 signature

Witness #2 printed name

Anthony Sexton, Individually and as Trustee of the Sexton Family Trust under agreement dated September 8, 2016

Marilyn Sexton, Individually and as Trustee of the Sexton Family Trust under agreement dated September 8, 2016

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence, this **13th** day of **December, 2022**, by **Anthony Sexton and Marilyn Sexton, husband and wife Individually and as Trustees of the Sexton Family Trust under agreement dated September 8, 2016**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

LEE STEVEN OSBORNE MY COMMISSION EXPIRES JULY 12, 2025 #HH 110878 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public LEE S. OSBORNE
My Commission Expires:
(Notary Seal)

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

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1989700000
Location Address	11 CADIZ ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 30 OR5680/1822 VICTORIAN HOUSE B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Victorian House LLC 100%
Mailing Address	851 E RED HOUSE BRANCH RD SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2023
Building Value	$1,093,296
Extra Features Value	$1,717
Total Land Value	$363,780
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,458,793**
Total Deferred	$0
Assessed Value	**$1,458,793**
Total Exemptions	$0
Taxable Value	**$1,458,793**

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	$823,145	$1,677	$333,465	$0	$0	$1,158,287	$1,158,287	$0	$1,158,287
2021	$848,473	$1,677	$333,465	$0	$0	$1,183,615	$1,183,615	$0	$1,183,615
2020	$873,801	$1,677	$333,465	$0	$0	$1,208,943	$1,193,347	$15,596	$1,193,347
2019	$815,430	$1,374	$333,465	$0	$0	$1,150,269	$1,084,861	$65,408	$1,084,861
2018	$742,343	$1,374	$242,520	$0	$0	$986,237	$986,237	$0	$986,237
2017	$762,681	$1,374	$242,520	$0	$0	$1,006,575	$1,006,575	$0	$1,006,575
2016	$851,593	$1,374	$156,122	$0	$0	$1,009,089	$1,009,089	$0	$1,009,089
2015	$873,886	$1,386	$156,122	$0	$0	$1,031,394	$628,900	$402,494	$628,900
2014	$414,442	$1,163	$156,122	$0	$0	$571,727	$571,727	$0	$571,727
2013	$426,455	$1,163	$156,122	$0	$0	$583,740	$583,740	$0	$583,740
2012	$438,469	$1,163	$156,122	$0	$0	$595,754	$595,754	$0	$595,754
2011	$456,873	$985	$175,950	$0	$0	$633,808	$633,808	$50,500	$583,308
2010	$468,256	$985	$195,840	$0	$0	$665,081	$665,081	$50,500	$614,581

Building Information

Building 1
Year Built 1925
Actual Area 2948
Conditioned Area 2625
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

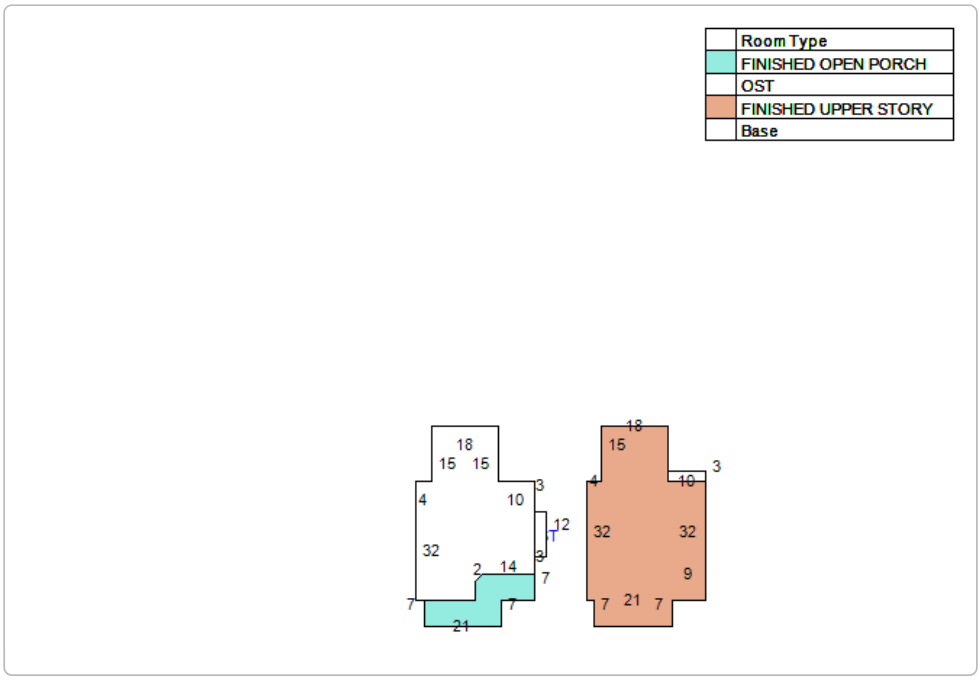
Description	Square Footage
BASE AREA	1184
FINISHED UPPER STORY	1441
OUTSIDE STAIRS	30
OUTSIDE STAIRS	36
FINISHED OPEN PORCH	257
Total SqFt	2948

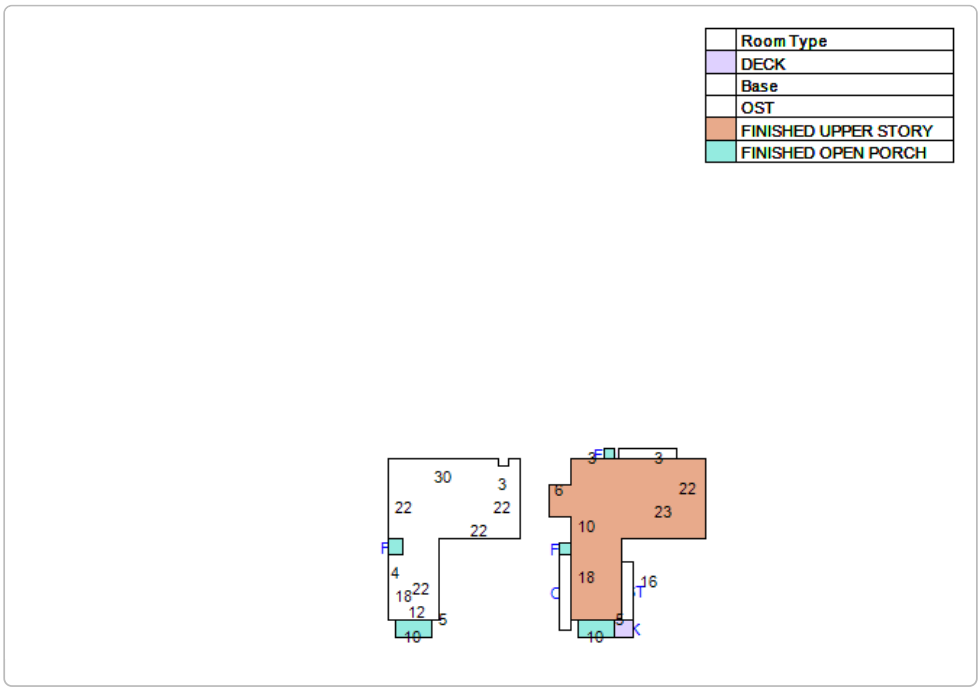
Building 2
Year Built 1925
Actual Area 2572
Conditioned Area 2254
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED OPEN PORCH	50
FINISHED UPPER STORY	1176
OUTSIDE STAIRS	48
BASE AREA	1078
FINISHED OPEN PORCH	50
OUTSIDE STAIRS	63
FINISHED OPEN PORCH	9
OUTSIDE STAIRS	48
FINISHED OPEN PORCH	9
FINISHED OPEN PORCH	16
FINISHED DECK	25
Total SqFt	2572

Sketch Information





Extra Feature Information

Code Description	Status	Value
Shop (Mix)		907
Wood Fence - Under 6' (COM)		810

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	68	89	6063	SF	$363,780

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/16/2022	12/13/2022	$1,600,000.00	WARRANTY DEED	5680	1822	Q	I	SEXTON FAMILY TRUST	VICTORIAN HOUSE LLC
9/12/2016	9/8/2016	$100.00	QUIT CLAIM DEED	4254	786	U	I	SEXTON ANTHONY T,MARILYN G	SEXTON FAMILY TRUST
4/9/2015	4/1/2015	$1,290,500.00	WARRANTY DEED	4011	1337	U	I	RUDE MARC A ET UX	SEXTON ANTHONY T,MARILYN G
12/19/2011	10/29/2011	$0.00	LEASE	3506	525	U	I	RUDE MARC A & JACQUELYN HARRIS-	MEM OF LEASE & OPTION TO PURCHASE
	10/27/2004	$1,145,732.00	WARRANTY DEED	2314	417	Q	I	CEROTZKE KENNETH J,MARCIA J	RUDE MARC A & JACQUELYN HARRIS-
	4/30/1999	$425,000.00	WARRANTY DEED	1406	1422	Q	V	MORDEN DAISY A	CEROTZKE KENNETH J,MARCIA J
	2/1/1987	$0.00		735	1873	U	I		MORDEN DAISY A
	5/1/1982	$118,890.00		537	459	U	I		

No data available for the following modules: Exemption Information.

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

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Last Data Upload: 6/13/2023, 11:48:22 PM

Version 3.1.14

Detail by Entity Name

Florida Limited Liability Company
VICTORIAN HOUSE LLC

Filing Information

Document Number	L22000401456
FEI/EIN Number	92-0407078
Date Filed	09/14/2022
State	FL
Status	ACTIVE

Principal Address

11 CADIZ ST
ST. AUGUSTINE, FL 32084

Mailing Address

11 CADIZ ST
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, RAJAN R
851 E RED HOUSE BRANCH ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, RAJAN
2304 NEW HAVEN CT
NAPERVILLE, IL 60564

Title AMBR

UKANI, TAPAN
1640 SAW MILL RUN BLVD
PITTSBURGH, PA 15210

Title AMBR

PATEL, VIMAL
851 E RED HOUSE BRANCH RD
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
09/14/2022 -- 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 July 18, 2023 Meeting

Application HP2023-0045 Address: 64 Marine Street

Applicant: Les Thomas Architect

Property Owner: Darrell Barnhart

Project description: To construct a new rear addition and porch with an outdoor kitchen and site features including new brick paved driveways and pergolas. (See companion Certificate of Demolition HP2023-0047)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01274
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917?
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988500000		
Agenda Item:	7(e)	Previous Action(s):	COA F2013-0131

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the West side of Marine Street on the block between Bridge and St. Francis Streets within the Historic Preservation-One (HP-1) zoning district. The main structure on the property is a contributing building within the St. Augustine National Register Historic District.
2. While the Florida Master Site File indicates the building's construction date as between 1910 and 1917, Sanborn Map research of the 1917, 1924, and 1930, indicate a cigar factory with a different footprint along the south property line. Maps after 1930 through the 1965 update indicate the existing building or footprint in its present location. The current property owner stated that the house may be a Sears and Roebuck catalogue home constructed c. 1925, based on the previous property owner's knowledge and the St. Johns County Property Appraiser's Office listed date of construction.
3. The applicant is proposing a new rear addition and site features as detailed in the scope of work below.
4. According to the AGHP, additions, if necessary, should be constructed on the rear or an inconspicuous side of the historic structure and be compatible in design and materials with some differentiation between the new construction and the historic building. The proposed new addition extends 14' from the rear of the existing residence and wraps around the northwest corner of the building for approximately 16', extending that side to the north by 6.5'. Materials, doors, and windows proposed for the new addition are consistent with the AGHP and are proposed to match the existing residence; however, more defined differentiation of the new addition, such as stepping in the addition from the side plane of the existing house, or utilizing a compatible but different siding, may be recommended by the HARB.
5. For new porches, the Architectural Guidelines for Historic Preservation (AGHP) recommends installation on non-character-defining elevations in a size and scale that does not damage or destroy character-defining features and uses compatible materials. The rear porch is not proposed for a primary elevation and materials proposed are consistent with the AGHP and proposed to match the existing house. However, the porch is large in scale, with a total depth measuring 22' from the proposed rear addition with a width of 20' which is over half the square footage of the existing residence. Additionally, the proposed cupola, while set back from the street, does rise above the existing and proposed roof heights and may be visible from the street.
6. The AGHP recommends that trellises be constructed of simple round poles, and that site features in general be compatible in size, material, and design with the existing structure. The rear firepit and pergola off the proposed porch are unlikely to be visible from the street due to their location, set back on the lot and behind the existing wood fence. The pergola over the driveway, while set back from the street, will be visible. The chamfered square posts proposed are not consistent with the AGHP but do echo the existing on the main residence. The overall designs may have more detailing than the AGHP recommends for trellises. Both pergolas appear to be subordinate in height to the main residence, but the one designed to extend across the driveway to allow for vehicular access is visually more massive in comparison to the width of the front façade and compared to historic trellises.
7. While elevation of the existing building was not listed as part of the scope of work on the application, the plans indicate that the residence and addition are proposed to be elevated 2' from the existing finished floor elevation with foundation piers and infill. The existing lattice infill along the front and side elevations is a vertical lattice, with a square lattice in the rear. The proposed lattice infill after elevation is squared lattice. The required floor elevation for this address is 9' NAVD. The applicant should clarify the existing floor elevation and justifications for the proposed elevation.

8. The existing masonry wall along the front property line is proposed to be removed during construction and rebuilt with the existing gate removed to act as a retaining wall for new grading in conjunction with elevation of the house. The existing height was not detailed in the plans, but the proposed height is consistent with the AGHP at 4'6". It is unclear when the existing masonry wall was constructed; however, it is seen on google Streetview photographs as early as 2007. While the AGHP states that post-1821 masonry walls are appropriate for Spanish Renaissance and Moorish Revival buildings, similarly designed walls are commonly found throughout other styled buildings in the historic districts. Reconstruction of the wall could mitigate the visual impact of the building's elevation.
9. A true clay brick in the pattern proposed is consistent with the AGHP. The applicant should clearly state that the brick paver will be clay.
10. A cursory zoning review did not identify any concerns and formal zoning review will be required during the building permit process.
11. This property is in Archaeology Zone IB and any ground disturbing activities, including new construction, 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 **take the following actions for a Certificate of Appropriateness at 64 Marine Street**:

1. **APPROVE** if the HARB finds that the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified per the Board's recommendations with the condition that the new addition, porch, and site feature materials be compatible with the AGHP
2. **CONTINUE** the application to allow the applicant time to modify the design as recommended by the HARB to be more consistent with the AGHP and Secretary of the Interior's Standards for Rehabilitation.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Elevate house 2 feet (not included on the application and not legally noticed in the project description)
2. Construct a new 392 sf rear addition
    a. Gabled roof extension
    b. Roof Shingles and Siding to match existing
3. Construct a new 484 sf rear covered porch with outdoor kitchen:
    a. Secondary gabled roof extension with Cupola
4. Construct two new pergolas:
    a. Off the south elevation of the existing house over the driveway
        i. 14' x 16'
        ii. 10' tall
        iii. 6x6 square wood posts, chamfered
        iv. 6x10 wood beam
        v. 2x10 rafters 18" o.c.
    b. Off the proposed rear porch over a firepit feature
        i. 12.5' x 11'with rounded end
        ii. 10' tall
        iii. 6x6 square wood posts, chamfered
        iv. 6x10 wood beam
        v. 2x10 rafters 18" o.c.
        vi. Brick base and seat
5. Pave driveway with clay brick pavers in a basketweave pattern
6. Reconstruct existing masonry wall along the front property line

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821
Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Additions

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

Don't...
- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821
Additions to post-1821 buildings should reference design motifs from the historic building.

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.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.
Simple vertical picket fences are appropriate for Frame Vernacular buildings.
Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.
American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.\

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.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.

- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

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

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

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

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.

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

Garages are addressed in the Accessory Buildings section of these Guidelines.

ATTACHMENTS INCLUDED WITH THE COD STAFF REPORT:

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

Received 06/15/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0045

Receipt No. 2655135 Meeting Date: July 18, 2023

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

1. NAME OF APPLICANT LES THOMAS ARCHITECT
   Business (if applicable) 32 Cordova St.
   Address _____
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 824-9508 E-mail Address LESTHOMASARCHITECT@Gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Darrell Barnhart
   Business (if applicable) _____
   Address 64 Marine St
   City St Augustine State FL Zip Code 32084
   Daytime telephone (required) 8019539395 E-mail address _____
3. PROJECT STREET ADDRESS same
4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision _____ Parcel 1988500000
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☑ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

1,000 SF New Addition to Residence including Kitchen, Bathroom, Bedroom

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 [redacted]

SIGNATURE OF APPLICANT [redacted] DATE 6-12-23

PRINT OWNER'S NAME Darrell Barnhart

SIGNATURE OF OWNER [redacted] DATE 6-12-23

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.

HP2023-0045
64 Marine Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

DB 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.

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

See center column of checklist above.

See E-mail for additional comments.

Project number: HP2023-0045 Project Address: 64 Marine Street

Reviewed by: Candice Seymour Date: 06-21-23

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: 64 Marine St, St Augustine, FL 32084

Applicant's Name: _____ Applicant's Signature: _____

Owner's Name: Darrell Barnhart Owner's Signature: Barnhart

63 Marine St

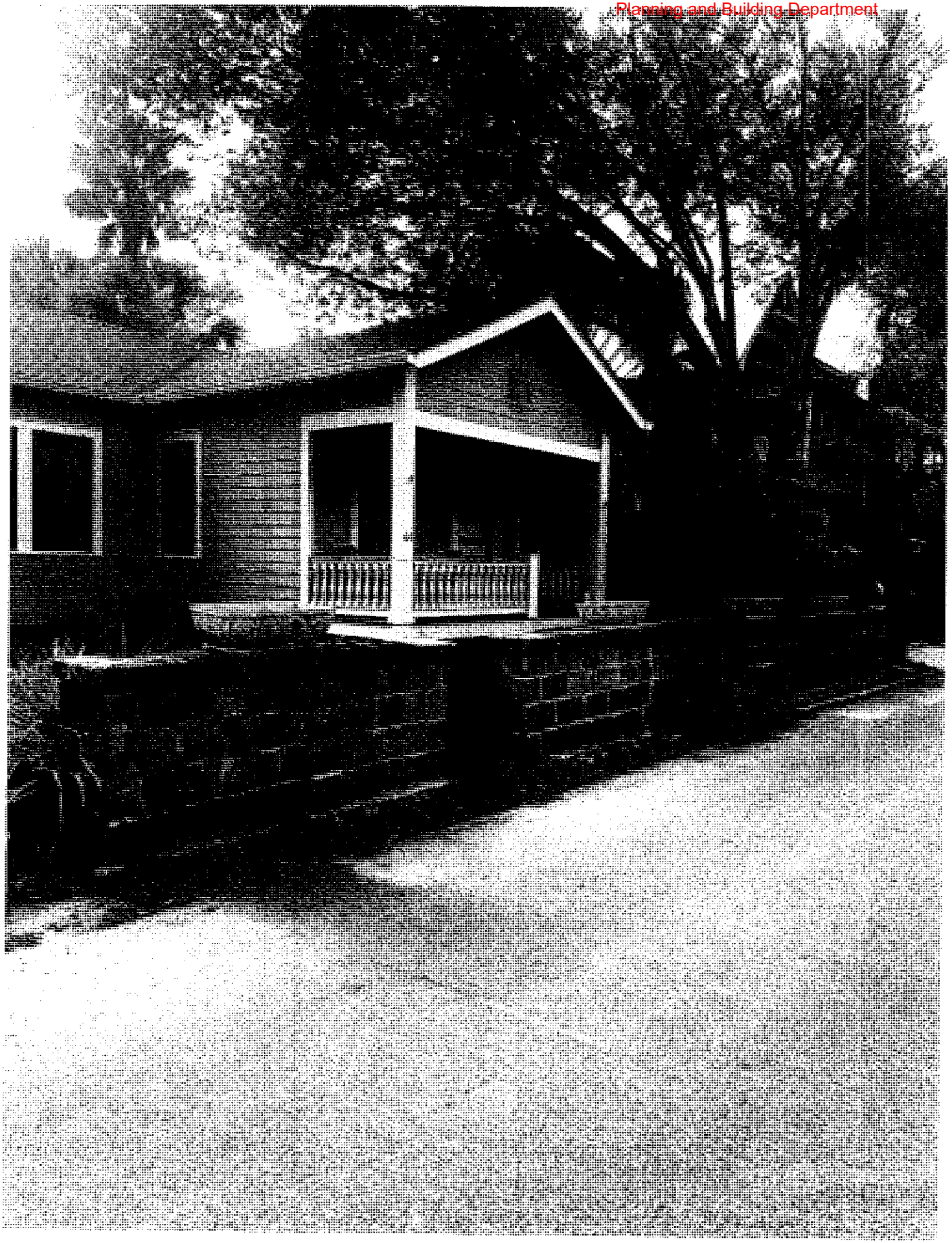
St. Augustine, Florida

Google Street View

Jul 2019 See more dates

Image capture: Jul 2019 © 2023 Google

Received 06/15/2023
Planning and Building Department



Received July 7, 2023
Planning and Building Department

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— N/A
TOTAL ROOF HEIGHT ——— N/A
NUMBER OF STORIES ——— 1

TYPE OF CONSTRUCTION

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

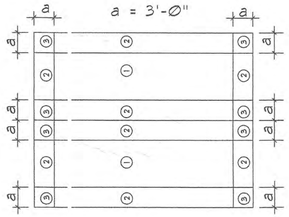
WIND ZONE INFORMATION

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

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

		EFFECTIVE WIND AREA Ft. Sq.					
		10		20		50		100	
ROOF									
1	10.5	-25.9		10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5		10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL									
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2	
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9	
ROOF OVERHANG			10		20		50		100
			-37.3		-36.7		-35.2		-35.1
			-61.5		-48.3		-30.8		-17.6



NOTES:

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

CODE ANALYSIS

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

Site Plan
1"=10'-0"

LOT SIZE — 8740 S.F.
MAIN HOUSE — 780 S.F.
UTILITY BLDG — 145 S.F.
GARAGE — 227 S.F.
EXISTING LOT COVERAGE — 13%

ALLOWED 70%
50% FOR MAIN BLDG
20% FOR ACCESSORY

EXISTING HOUSE — 780 S.F.
NEW ADDITION — 392 S.F.
NEW PORCH — 484 S.F.
} MAIN BLDG 1242 S.F.

NEW LOT COVERAGE — 1726 S.F. (20%)

FUTURE GARAGE — 720
} 2292 (26%)

Renovation & Additions
64 Marine Street
St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 SITE PLAN, CODE INFORMATION & SHEET INDEX
A2 FLOOR PLANS
A3 BUILDING ELEVATIONS
A4 FLOOR PLANS AND BUILDING ELEVATIONS

STRUCTURAL NOTES

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

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

   B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
      1. SHAPES AND PLATES CONFORM TO ASTM A-36
      2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
      3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
      4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
      1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
      2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
      3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
      4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
      1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
      2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
      3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   F. PLYWOOD ROOF AND WALL SHEATHING:
      CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
      MORTAR SHALL BE TYPE M OR S.
   H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
      SHALL BE "GO-BOLTS" OR EQUAL.
4. CONCRETE MASONRY UNITS:
   A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
6. SHEATHING NAILING:
   A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
      8d RING SHANK NAILS
      8d NAILS @ 6" O.C. AT PANEL EDGES.
      8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
      8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
      8d NAILS @ 4" O.C. AT PANEL EDGES.
      8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
      PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3.1/4" LONG "TAPCONS" @ 18" O.C.
8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

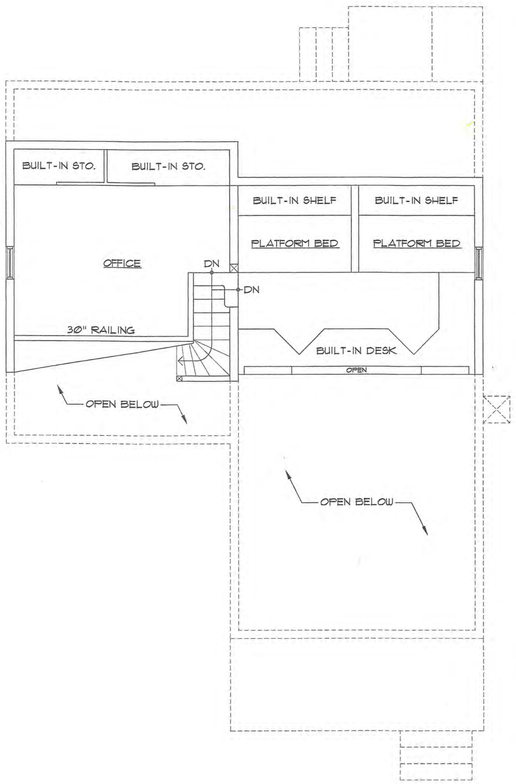
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RENOVATION & ADDITIONS
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

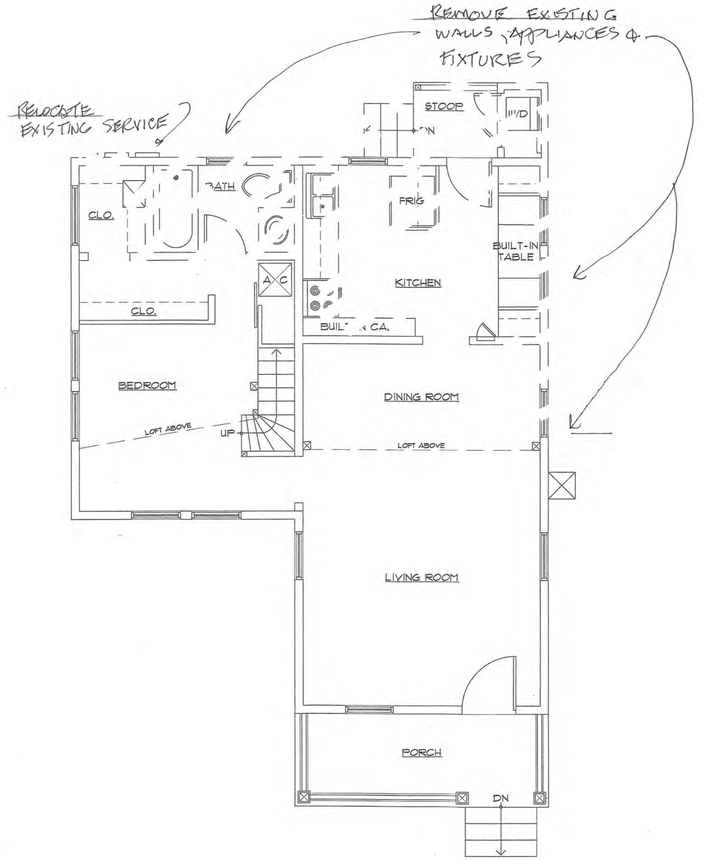
Date: 7.7.23
Scale: AS NOTED
Drawn:
File: 64 MARINE

SHEET
A1

Received July 7, 2023
Planning and Building Department



Existing Loft Plan
1/4"=1'-0"



Existing Floor Plan
1/4"=1'-0"
DEMO PLAN

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

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

RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date: 7.7.23
Scale: AS NOTED
Drawn:
File: 64 MARINE

SHEET
A2

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Planning and Building Department

East Elevation
¼"=1'-0" Front

South Elevation
¼"=1'-0" Left

North Elevation
¼"=1'-0" Right

West Elevation
¼"=1'-0" Rear

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

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

RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date:	7-7-23
Scale:	AS NOTED
Drawn:	MURPHY
File:	64 MARINE

SHEET
A3

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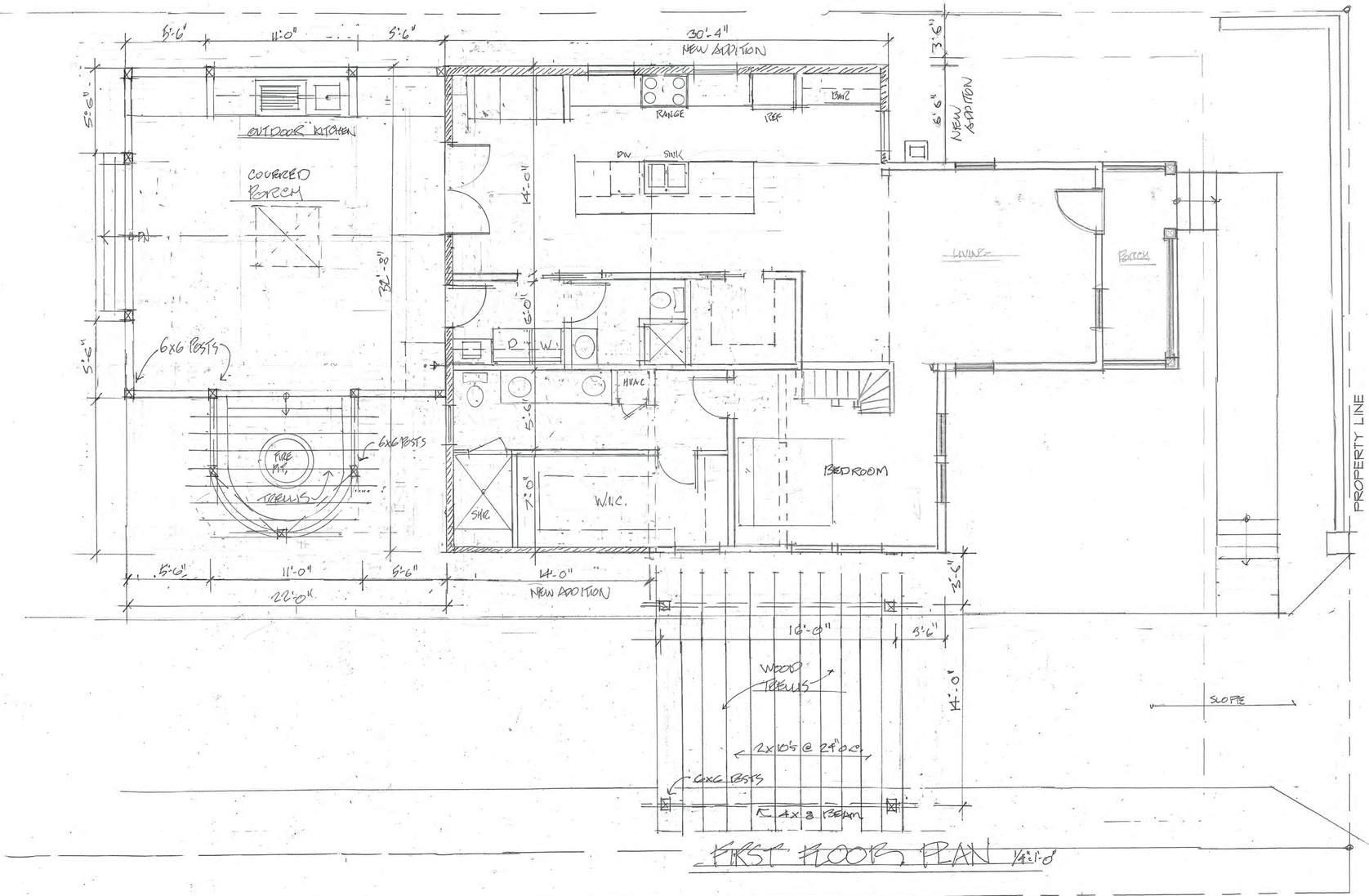


FIRST FLOOR PLAN 1/4"=1'-0"

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

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

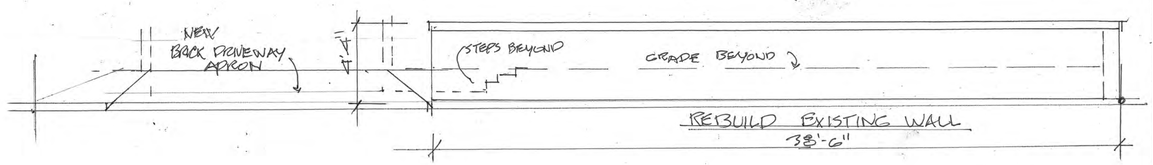
RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date: 7.7.23
Scale: AS NOTED
Drawn:
File: 64 MARINE

SHEET
A4

Received July 7, 2023
Planning and Building Department

East Elevation
1/4"=1'-0"
Front



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

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

RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-14-23
Scale: AS NOTED
Drawn: --
File: 64 MARINE

SHEET
A5

Received July 7, 2023
Planning and Building Department

West Elevation
¼"=1'-0" Rear

North Elevation
¼"=1'-0" Right

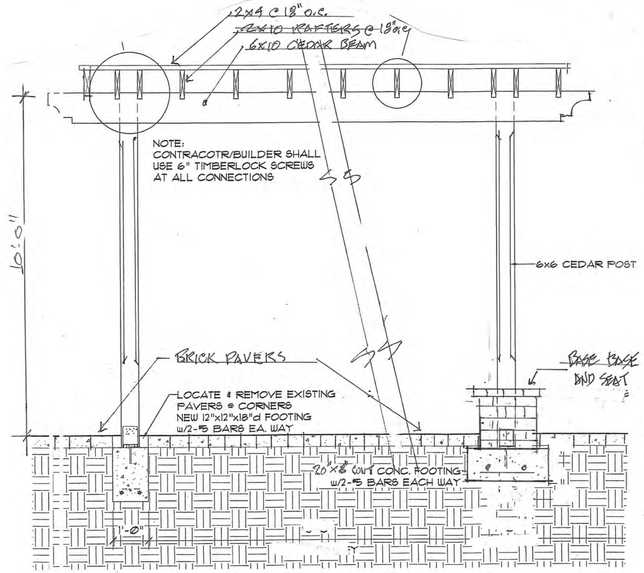
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

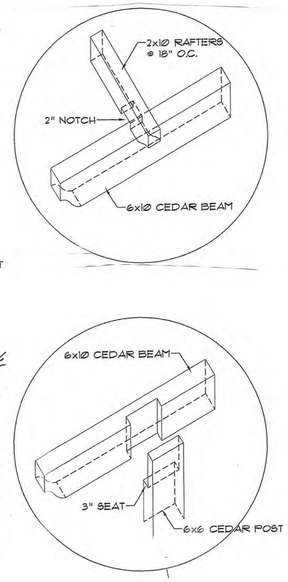
Date:	7-7-23
Scale:	AS NOTED
Drawn:	
File:	64 MARINE

SHEET
A6

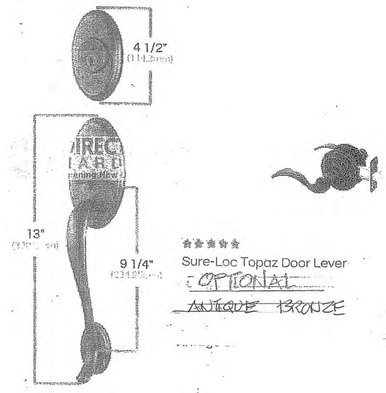
Received July 7, 2023
Planning and Building Department



TRELLIS DETAIL
@ DRIVEWAY



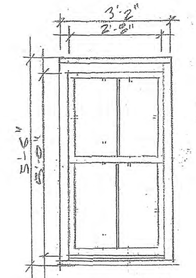
Trellis Detail
@ PORCH



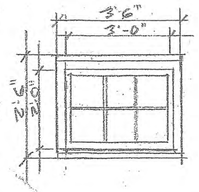
★★★★★
Sure-Loc Topaz Door Lever
OPTIONAL
~~ANTIQUE BRONZE~~

Sure-Loc Aspen Handle Set

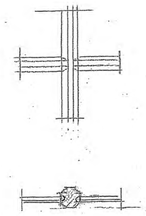
TYPICAL EXTERIOR HARDWARE



WINDOW A
DOUBLE HUNG

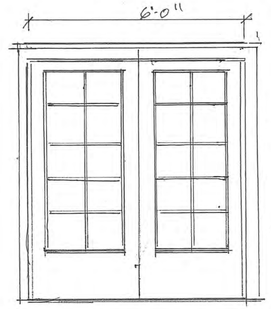


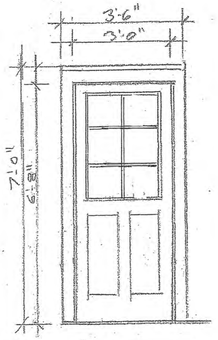
WINDOW B
AWNING TYPE



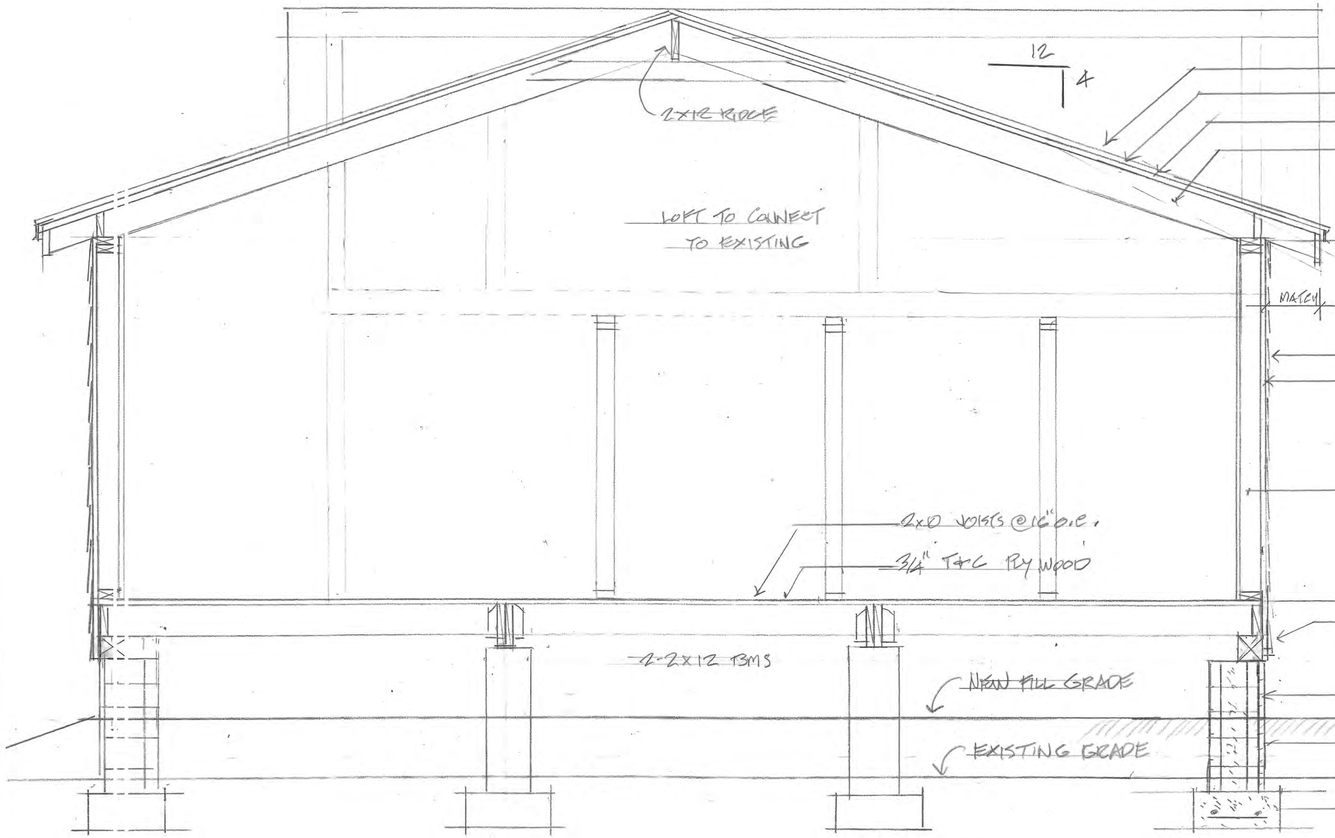
MUNTIN DETAIL

~~WINDOWS EXISTING OR NEW SHALL BE WOOD~~
(USE JELD WEN CUSTOM WOOD WINDOWS DOUBLE HUNG)





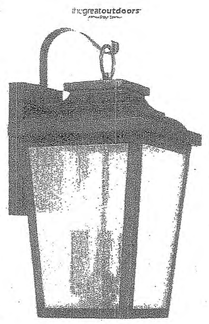
EXTERIOR DOORS
(USE JELD WEN CUSTOM WOOD DOORS)



TYPICAL SECTION 1/2"=1'0"

Brick Pavers PATTERN FOR DRIVEWAY.

The Great Outdoors 72172-189 Chelsea Bronze 3 Light Outdoor Wall Sconce
Item # bc12237579 Model # 72172-189 Irvington Manor Collection



~~CH.~~ CHELSEA BRONZE

TYP. EXTERIOR LIGHTS

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

RENOVATION & ADDITIONS
PRIVATE RESIDENCE
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date:	7.7.23
Scale:	AS NOTED
Drawn:	
File:	64 MARINE

SHEET
A-7

Instr #2021029296 BK: 5209 PG: 756, Filed & Recorded: 3/17/2021 8:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,395.00

This instrument was prepared by:
Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20264
Consideration: $485,000.00
Documentary Stamps Paid: $3,395.00

This Warranty Deed

Made this **March 15, 2021 A.D.** By **Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011** hereinafter called the grantor, to **Darrell Barnhart, a single man,** whose post office address is: **64 Marine Street, St. Augustine, FL 32084**, hereinafter called the grantee:

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

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

LOCATED IN THE CITY OF ST. AUGUSTINE, COMMENCING AT A POINT ON THE WEST SIDE OF MARINE STREET, ON WHICH IT FRONTS, SAID POINT BEING THE NORTHEAST CORNER OF LAND FORMERLY OF WILSON, NOW OF REDFORD, RUN THENCE WESTERLY ONE HUNDRED AND FORTY-THREE (143) FEET ALONG THE NORTH LINE OF LAND FORMERLY OF WILSON NOW OF REDFORD, ALSO NORTH LINE OF LAND NOW OR FORMERLY TRUSTEES OF METHODIST CHURCH; THENCE NORTHERLY SIXTY (60) FEET PARALLEL TO SAID MARINE STREET; THENCE EASTERLY ONE HUNDRED AND FORTY-THREE (143) FEET TO A POINT ON WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET NORTH OF PLACE OF BEGINNING; THENCE SOUTHERLY ON THE WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET TO THE POINT OF BEGINNING AND IS LOT TWENTY-TWO (22), BLOCK TWENTY-SEVEN (27) OF CITY OF ST. AUGUSTINE, FLORIDA AS PER OFFICIAL MAP OF SAID CITY NOW ON FILE IN THE COUNTY CLERK'S OFFICE, ST. JOHNS COUNTY.

Parcel ID Number: 198850-0000

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

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

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

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

[***signature page to follow***]

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

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

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Charlotte Kelley

Starr Cody Pellerin (Seal)
Starr Cody Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Starr Cody Pellerin
Starr Cody Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

[2] _____

Witness Printed Name: Nick Assolte

Denis Gerard Pellerin (Seal)
Denis Gerard Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Denis Gerard Pellerin (Seal)
Denis Gerard Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

COPY

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 15, 2021, by Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011. Such person (notary must check applicable box):

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

_____
Notary Public
Notary Print Name: Charlotte Kelley
My Commission Expires: 5/18/2022

CHARLOTTE KELLEY
State of Florida-Notary Public
Commission # #GG 184776
My Commission Expires
May 18, 2022

(NOTARY SEAL)

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

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1988500000
Location Address	64 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 22 BLK 27 OR5209/756 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.200
Homestead	Y

Owner Information

Owner Name	Barnhart Darrell 100%
Mailing Address	64 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2023
Building Value	$174,411
Extra Features Value	$2,241
Total Land Value	$456,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$633,402**
Total Deferred	$184,204
Assessed Value	**$449,198**
Total Exemptions	$50,000
Taxable Value	**$399,198**

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

Historical Assessment Information

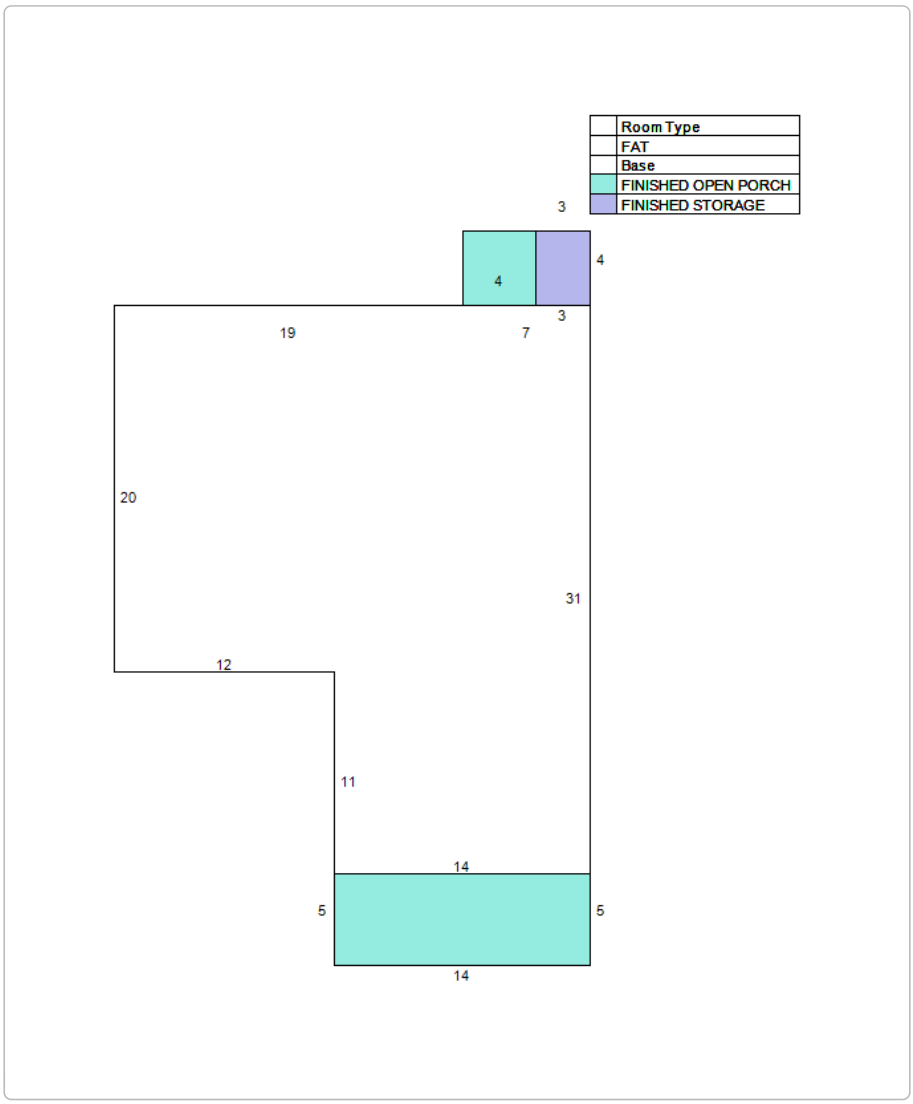
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$103,986	$7,553	$324,576	$0	$0	$436,115	$436,115	$50,000	$386,115
2021	$77,371	$7,553	$289,800	$0	$0	$374,724	$364,048	$10,676	$364,048
2020	$80,850	$7,553	$242,550	$0	$0	$330,953	$330,953	$0	$330,953
2019	$62,772	$3,909	$242,550	$0	$0	$309,231	$309,231	$0	$309,231
2018	$64,402	$3,909	$242,550	$0	$0	$310,861	$296,575	$14,286	$296,575
2017	$65,217	$3,836	$242,550	$0	$0	$311,603	$269,614	$41,989	$269,614
2016	$66,032	$3,836	$220,500	$0	$0	$290,368	$245,104	$45,264	$245,104
2015	$60,166	$3,836	$170,100	$0	$0	$234,102	$222,822	$11,280	$222,822
2014	$45,639	$3,836	$153,090	$0	$0	$202,565	$202,565	$0	$202,565
2013	$31,684	$2,144	$153,090	$0	$0	$186,918	$186,918	$0	$186,918
2012	$32,740	$2,144	$153,090	$0	$0	$187,974	$187,974	$0	$187,974
2011	$33,268	$2,144	$170,100	$0	$0	$205,512	$205,512	$0	$205,512
2010	$34,324	$2,144	$189,000	$0	$0	$225,468	$225,468	$0	$225,468

Building Information

Building	1
Year Built	1925
Actual Area	1012
Conditioned Area	854
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
BASE AREA	674
FINISHED OPEN PORCH	16
FINISHED STORAGE/UTILITY	12
FINISHED OPEN PORCH	70
FINISHED ATTIC	240
Total SqFt	1012

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1512
Shop (Mix)		518
Masonry Wall (Mix)		211

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	140	60	EF	$456,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2023	3/23/2023	$0.00	MARRIAGE CERTIFICATE	5729	253	U	I	BARNHART DARRELL	HETTRICK HEATHER LEIGH
3/17/2021	3/15/2021	$485,000.00	WARRANTY DEED	5209	756	Q	I	PELLERIN STARR CODY REV TRUST	BARNHART DARRELL
9/3/2013	8/30/2013	$294,000.00	WARRANTY DEED	3784	174	Q	I	KLINE NANCY RHEA SIKES	PELLERIN STARR CODY REV TRUST
	10/28/2008	$100.00	PERSONAL REP	3135	1842	U	I	MIDDLETON SUE A ESTATE/BY PERS REP BATES HENRY DOU	KLINE NANCY RHEA SIKES
	7/10/2008	$0.00	LETTERS OF ADMN	3104	137	U	I	MIDDLETON SUE A (DECD 5/29/08)	MIDDLETON SUE A ESTATE
	5/22/2007	$0.00	WILL	3104	131	U	I	MIDDLETON SUE A	MIDDLETON SUE A (LW&T)
	8/25/1997	$100.00	QUIT CLAIM DEED	1259	1683	U	I	BATES HENRY DOUGLAS	MIDDLETON SUE A
	9/1/1988	$0.00		798	937	U	I		MIDDLETON SUE A
	9/1/1988	$0.00		796	1775	U	I		
	4/1/1984	$48,000.00		637	343	Q	I		
	5/1/1983	$0.00		585	755	U	I		

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting

Application HP2023-0041 Address: 303 St. George Street

Applicant: Don Crichlow & Associates - Applicant

Property Owner: Bruce A. Maguire

Project description: To construct a rear addition to replace the existing rear wing and addition, a new rear uncovered porch, gabled dormer on the front porch roof, balustrade at the top of the hipped roof, and new front porch railing. (See companion Certificate of Demolition HP2023-0048)

Architectural Style:	Bungalow	Florida Master Site File:	SJ01944
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2004300000		
Agenda Item:	7(f)	Previous Action(s):	COA 2001-0661

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street between St. Francis and San Salvador Streets in the Historic Preservation-One (HP-1) zoning district. The Bungalow-style building features a hipped roof with hipped front porch, and a gabled wing and shed-roofed addition in the rear.
2. The applicant is seeking to alter the building as detailed in the scope of work below.
3. Although existing handrails on the front porch are wood, they do not appear to be original and are proposed to be replaced with black aluminum. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of porch elements in-kind or with another appropriate material. HARB should determine whether the aluminum railing is appropriate for the Bungalow Style structure and may recommend an alternative material, such as wood, in a more appropriate design for style.
4. Sanborn maps indicate that the wing on the northeast corner of the house is likely original to the building and the shed-roofed addition was constructed after 1965. The applicant is proposing reconstruction of this rear portion of the building which will bring all of these elements under the main roof and square-off the south elevation which is currently inset slightly at the addition. Removing the inset and encompassing the entire new addition under a singular hipped roof may cause the new addition to read as an original part of the building.
5. Proposed materials, finishes, and colors for the addition and deck are consistent with the AGHP. New windows are proposed to be 1/1 Kolbe Wood Heritage series windows and will replace existing vinyl windows on the south and east elevations and a secondary front door on the front/west façade. Three 1/1 wood windows on the north elevation are proposed to remain—the most easterly of which will be reinstalled with construction of the new addition. Two windows on the south elevation are proposed to be permanently enclosed with siding and replacement of the secondary front door are reviewed in the companion Certificate of Demolition application.
6. Both the proposed rear addition and new rear deck do not appear to impact the building as seen from the right-of-way. Side and rear-yard setbacks appear to be met with this application and, if approved by the HARB, zoning review will be required with submittal of the building permit.
7. Alterations to the roof including the roof-peak decorative balustrade and the eyebrow dormer will change the overall look of the roof. These proposed elements do not replicate previously existing architectural features of the building as recommended by the AGHP and could create a false historical appearance because they were not based on historical, pictorial and/or physical documentation. While the balustrade along the top ridge is a feature on other buildings in the area, it is not consistent with the architectural style of the building. Changing the character of the roof by adding inappropriate features is not recommended by the AGHP.
8. This property is in Archaeology Zone IC and any ground disturbing activities including footers for the new addition and deck 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 may **APPROVE** a Certificate of Appropriateness at **303 St. George Street** if the HARB finds that the proposed alterations as proposed or modified by the board are consistent with the AGHP and meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition as detailed in companion COD application.
2. Construct a new rear addition to replace the existing rear wing and enclosed rear porch.
   a. Extend the existing hipped roof over the new addition
   b. New windows proposed are wood, original wood windows along north elevation to be retained
   c. New wood deck off the addition
3. Construct a balustrade on the flat peak of the hipped roof.
4. Construct a gabled "eyebrow" dormer over the existing front porch
5. Replace wood stair rails with black aluminum
6. Enclose two south elevation window openings with siding to match existing (see COD)
7. Replace secondary front door with a window (see COD)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.

- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Additions

Do...

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

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair or replace when necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes and other distinctive architectural or stylistic features that give a roof its essential character.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples

can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Replace an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Remove a feature of the roof that is unrepairable, such as a chimney or dormer, and not replace it; or replace it with a new feature that does not convey the same visual appearance.
- Construct additional stories so that the historic appearance of the building is radically changed.

Post-1821

Bungalow roofs are usually a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porches and gable, shed or hip dormers. Roof surfaces are composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
303 St. George Street

Front (west) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
303 St. George Street

Staff Report pg 9

STAFF PHOTOGRAPHS
303 St. George Street

Front (west) Elevation

STAFF PHOTOGRAPHS
303 St. George Street

Front (west) Elevation (white door off-center to be replaced with a window)

STAFF PHOTOGRAPHS
303 St. George Street

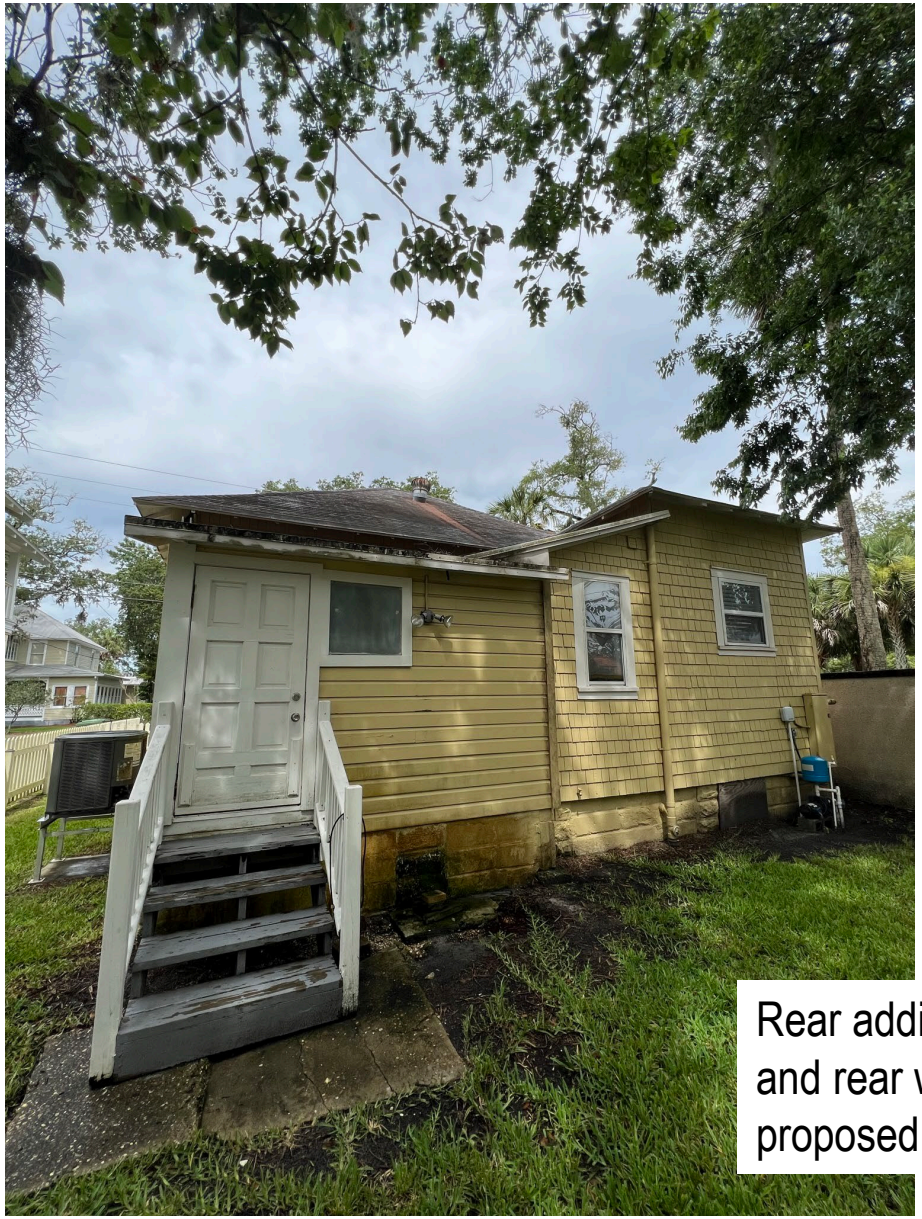
South Elevation windows
and rear addition proposed for removal

Staff Report pg 12

STAFF PHOTOGRAPHS
303 St. George Street

South Elevation windows
and rear addition proposed for removal

STAFF PHOTOGRAPHS
303 St. George Street

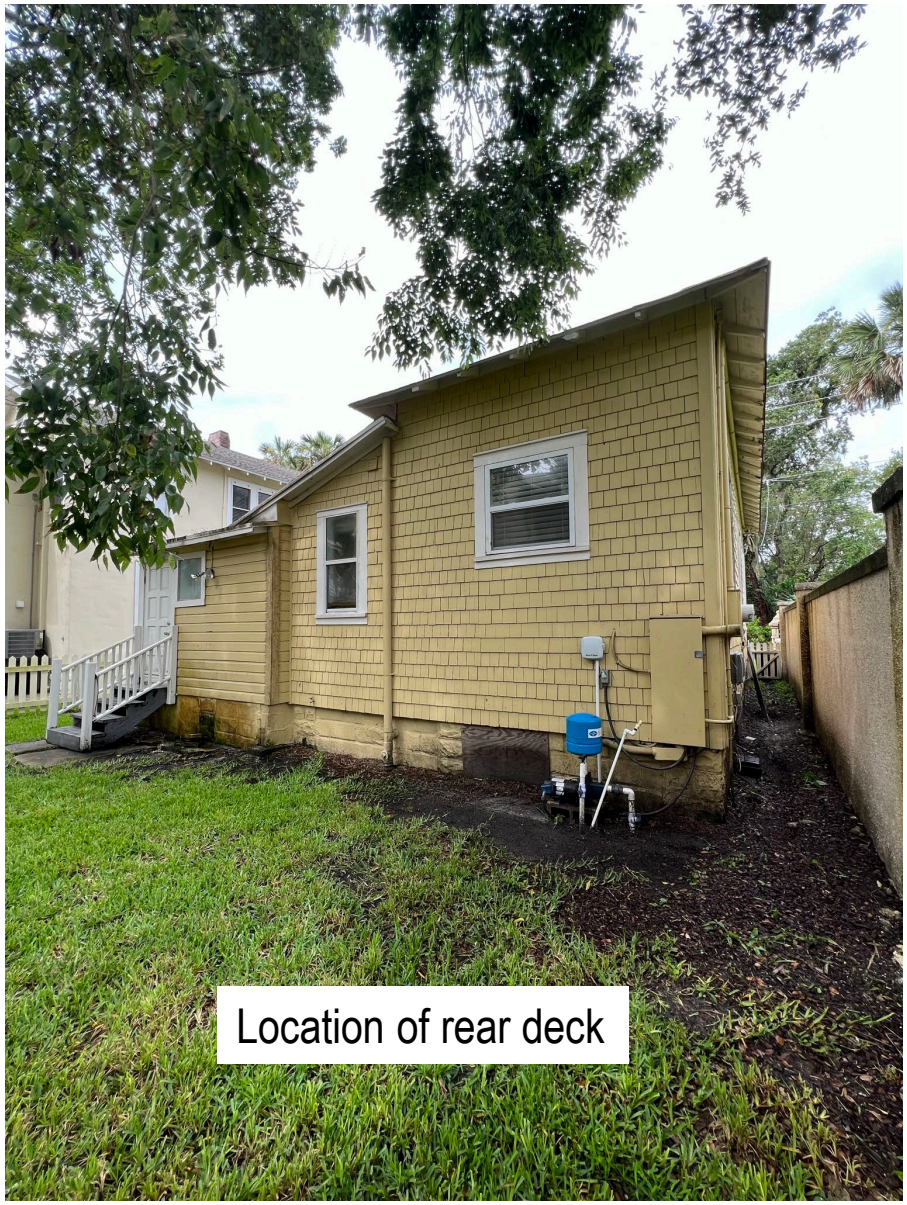


Rear addition (left) and rear wing (right) proposed for removal

STAFF PHOTOGRAPHS
303 St. George Street

Rear addition (left) and rear wing (right) proposed for removal

STAFF PHOTOGRAPHS
303 St. George Street



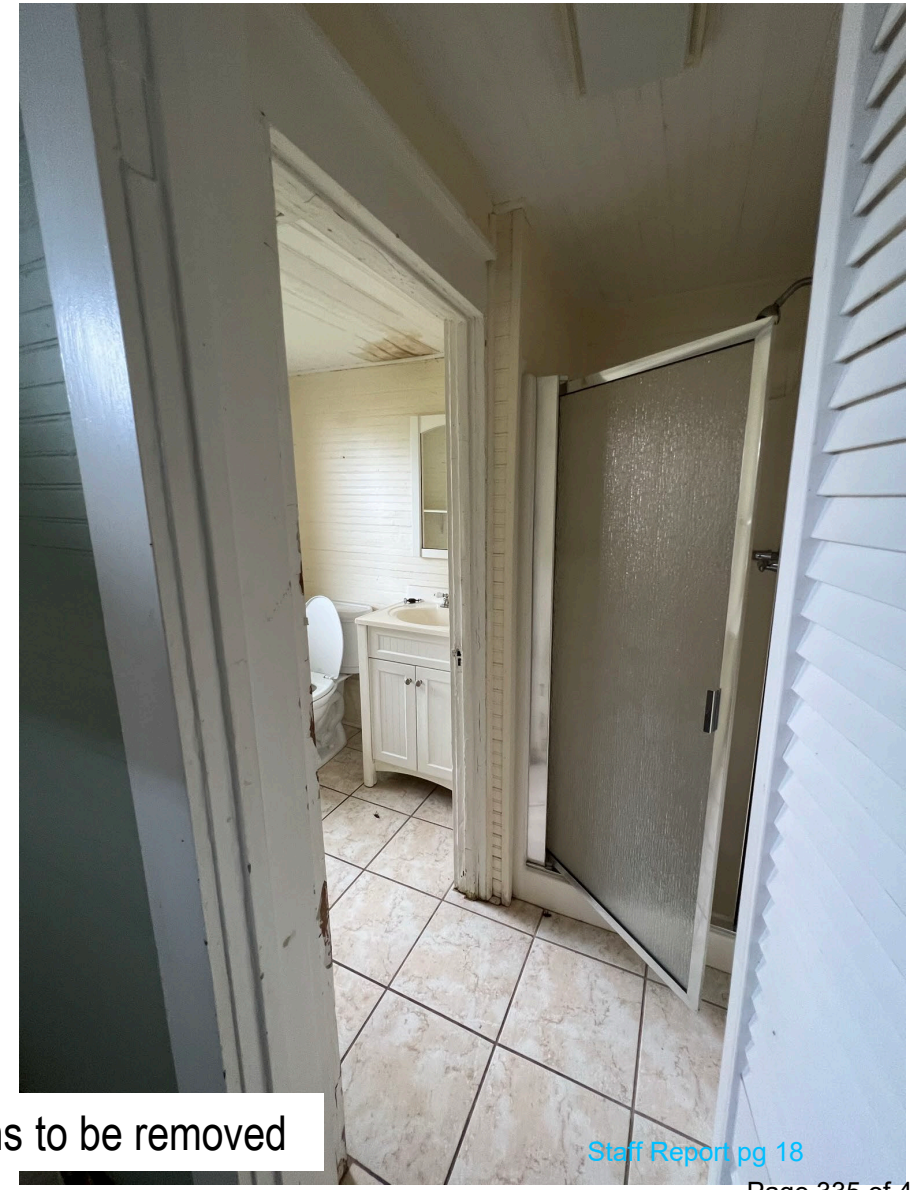
Location of rear deck

Wood windows (3) on north elevation to remain

STAFF PHOTOGRAPHS
303 St. George Street

Mr. Crichlow illustrating the diminutive size of the existing rear exterior door

STAFF PHOTOGRAPHS
303 St. George Street



Interior of portions to be removed

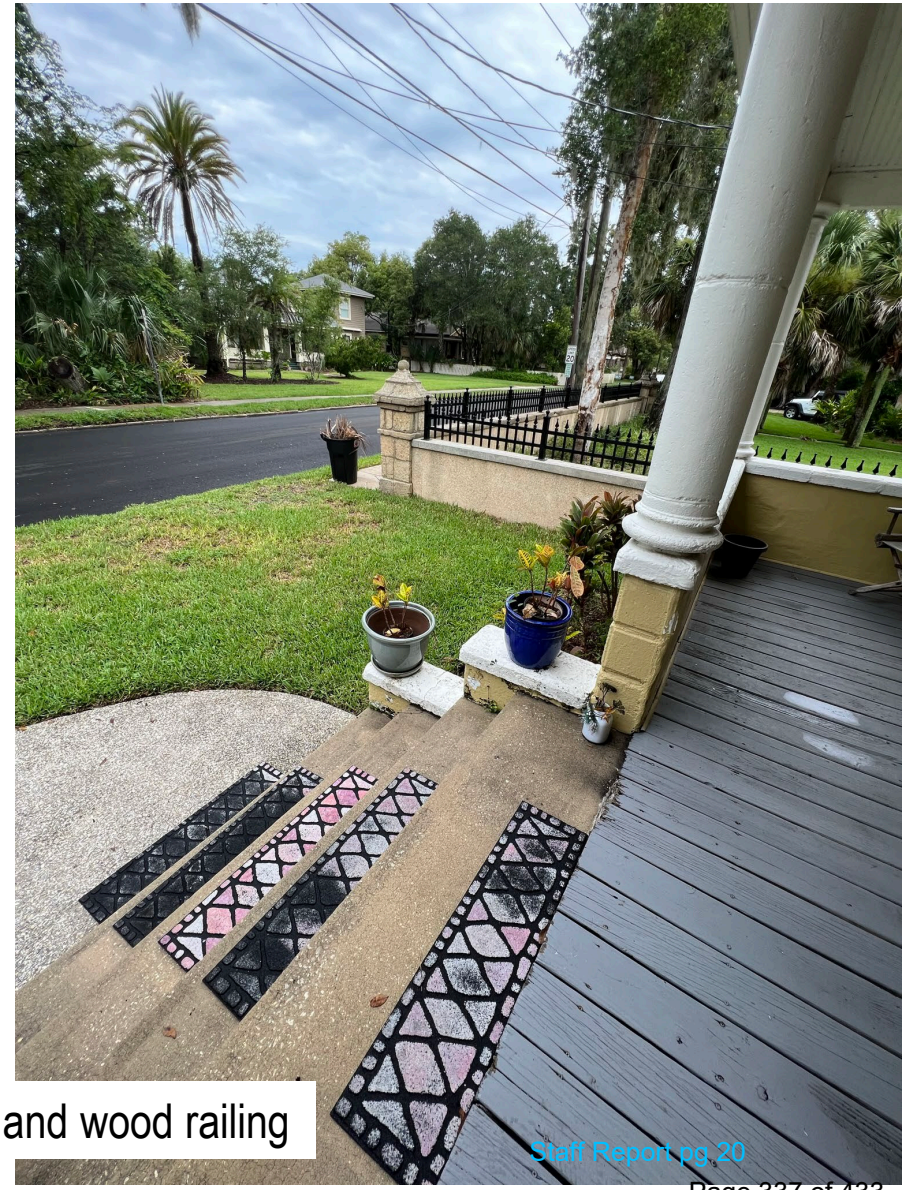
Staff Report pg 18

STAFF PHOTOGRAPHS
303 St. George Street

Interior of portions to be removed

Staff Report pg 19

STAFF PHOTOGRAPHS
303 St. George Street



Existing porch stair and wood railing

STAFF PHOTOGRAPHS
303 St. George Street

Secondary front door to be replaced with a window

North Elevation

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. 8SJ1942 1009==

Site Name: 303 St. George Street 830== Survey Date: 7808 820==

Address: 303 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) Dunham Plat of Lot 11, (lot) 868==

Lot 7 868==

Owner of Site: Name: Pacetti, Macy M., Mrs.;

Address: 305 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469985 (easting) 3306060 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Concrete block (rusticated), wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers, concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 1 story screened porch on front; small 1 story porch in rear 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Communications, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 303 St. George Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. There are round wood posts on the one-story screened porch on the front of the house.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte

(over)

V. BIBLIOGRAPHY

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

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

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

Staff Report pg 24

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

In 1934 the house at 303 St. George Street was the residence of Earl A. Gregory, cashier for the Commercial Bank of St. Augustine, and Howard B. Bonfield, manager of a travel bureau located at 4-6 Granada Street (now torn down). In 1934 it was the home of Edwin G. Whitney, reporter for the St. Augustine Record.(4)

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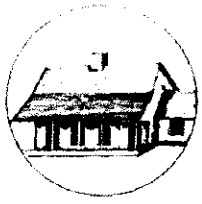
4. St. Augustine City Directory, 1924-25, 1934.

☐ Original
☒ Update



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

Site #8 SJ01942
Field Date 5-6-2016
Form Date 5-6-2016
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) 303 ST GEORGE STREET — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	303		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 2004300000 — **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: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ **Original address** _____
Alterations: ☐yes ☐no ☒unknown Date: _____ **Nature** _____
Additions: ☐yes ☐no ☒unknown Date: _____ **Nature** _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Bungalow — **Exterior Plan** Rectangular — **Number of Stories** 1
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. Concrete block
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porch
Windows (types, materials, etc.) single wood DHS, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) concrete block and wood shingles

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01942

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. lattice infill
Main Entrance (stylistic details) single wood 3-panel door with 3 lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) 1-story porch on front; small 1-story porch in rear

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

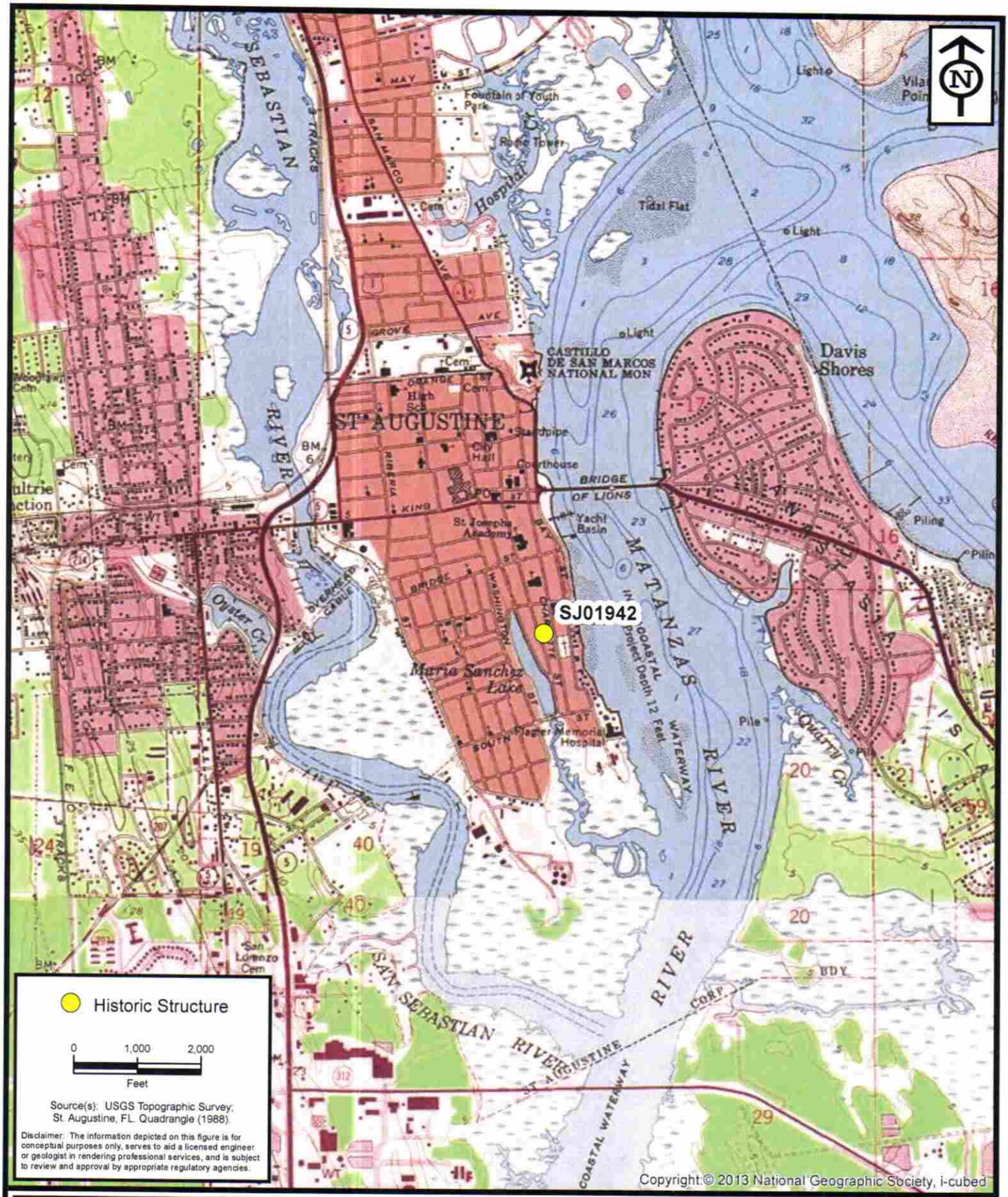
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01942

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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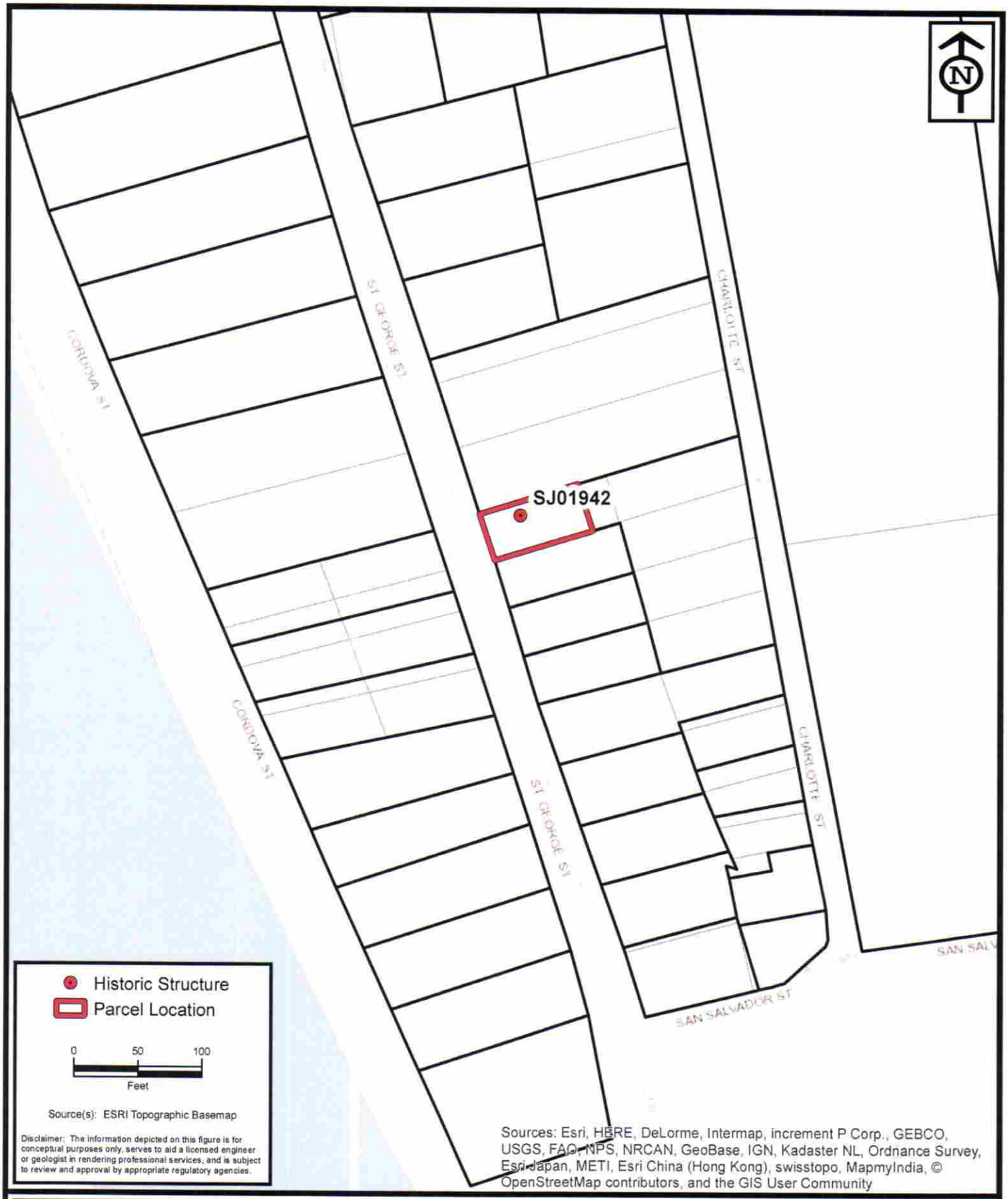
SJ01942



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
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(904) 470-2200
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Parcel Location - SJ01942

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01942

KODAK
→3
→3A

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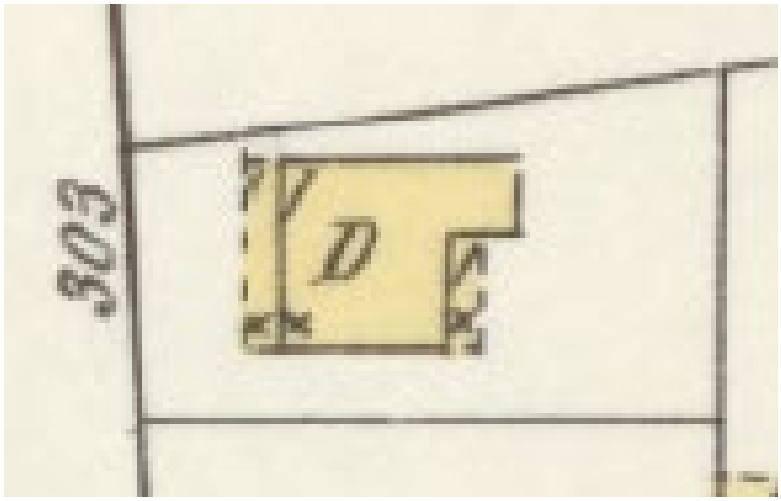
SANBORN MAPS
303 St. George Street



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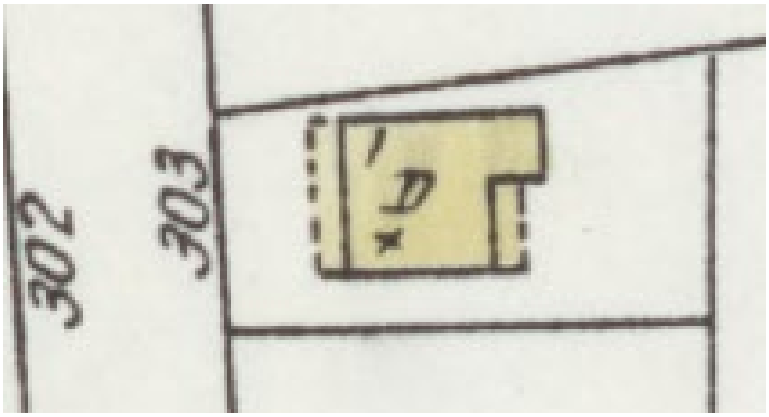
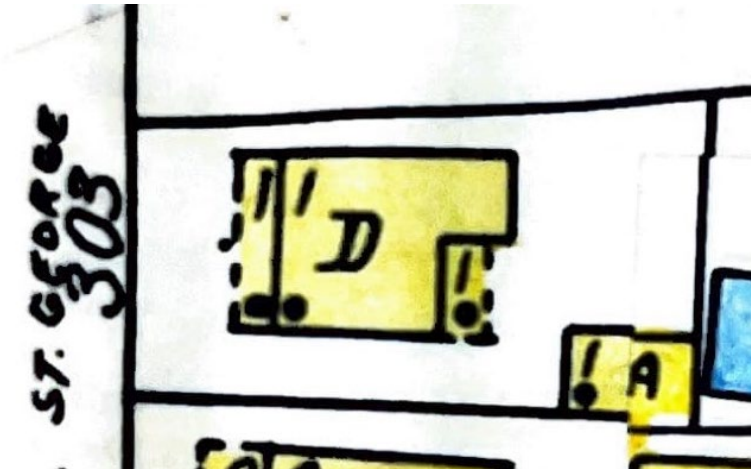


1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0041

Receipt No. 2651488

Meeting Date: July 20, 2023 July 18, 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 904 377-0913 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 Bruce [redacted] Maguire
   Business (if applicable) _____
   Address 297 St. George St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904 347-3170 E-mail address bam297@me.com
3. PROJECT STREET ADDRESS 303 St. George St.
4. LEGAL DESCRIPTION: Lot 11 Block 39-A Subdivision DUNHAM TRACT Parcel _____
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK

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

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

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

October 2017

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

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

D. PAINT COLORS (check one)

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

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

Proposal is to remove poorly built rear additions (approx. 245 s.f.) and re-construct, on slightly larger foorprint (11.6 s.f.) and slightly altered foundation, new walls and roof structure. Additional improvements include, a new rear deck (112 s.f.), new "eyebrow" dormer feature above front entrance, a new handrail at front steps, and retangular roof cupola. All new exterior materials will match existing. Existing asphalt shingle roof will be replaced with approved asphalt shingles. Drawings attached describe the improvements in detail. Exterior colors: SIDING- Birdseye Maple; TRIM: White

PARTIAL DEMOLITION OF EXIST. REAR ADDITIONS.

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 6/13/23

PRINT OWNER'S NAME Bruce Maguire

SIGNATURE OF OWNER Bruce Maguire DATE 6/14/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

See center column of checklist above.

See E-mail for additional comments.

Project number: HP2023-0041 Project Address: 303 St. George Street

Reviewed by: Candice Seymour Date: 06-21-2023

Received 06/27/2023
Planning and Building Department

CODE INFORMATION

FLORIDA BUILDING CODE RESIDENTIAL - 2020 (FBC) 7TH EDITION
NATIONAL ELECTRIC CODE - NFPA 70

ROOFED SF FOOTPRINT INFORMATION

TOTAL LOT AREA	3,084.68 SF
EXISTING ROOFED STRUCTURES	1,145 SF
PROPOSED ADDITIONAL ROOFED STRUCTURE	15 SF
TOTAL ROOFED FOOTPRINT	1,160 SF
EXISTING LOT COVERAGE	37.14 %
TOTAL PROPOSED LOT COVERAGE	37.62 %

ZONING

ZONED	RS-1
MAX HEIGHT	35 FT
USAGE	RESIDENCE

TYPE OF CONSTRUCTION

TYPE VB

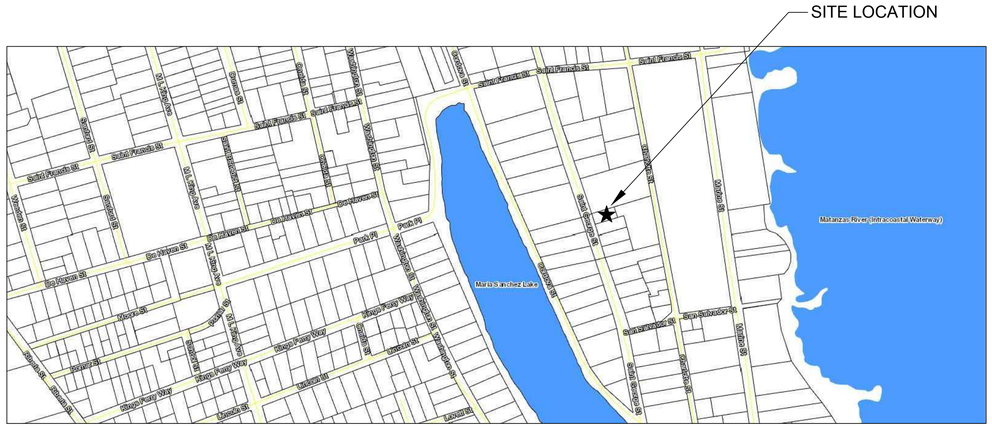
OCCUPANCY CLASSIFICATION

RESIDENTIAL (R)

BUILDING HEIGHT (ADDITION)

22'-0

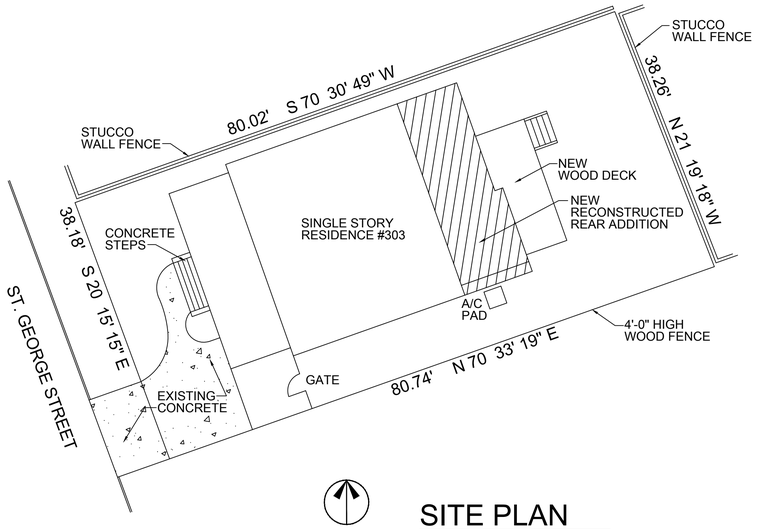
303 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084



NORTH

PROJECT LOCATION MAP

NTS



NORTH

SITE PLAN

SCALE: 1" = 10'-0

INDEX OF DRAWINGS

A1 LOCATION MAP, INDEX, CODE INFORMATION, SITE PLAN

A2 EXISTING & PROPOSED FLOOR PLANS, TYPICAL SECTION, WINDOW SCHEDULE, ROOF PLAN, DETAILS

A3 EXISTING SOUTH & EAST ELEVATIONS, (4) PROPOSED ELEVATIONS

REGISTRATION SEAL

DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 27 JUNE 2023

LOCATION MAP, INDEX, CODE INFORMATION, SITE PLAN

303 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

ARCHITECT

SHEET
A1

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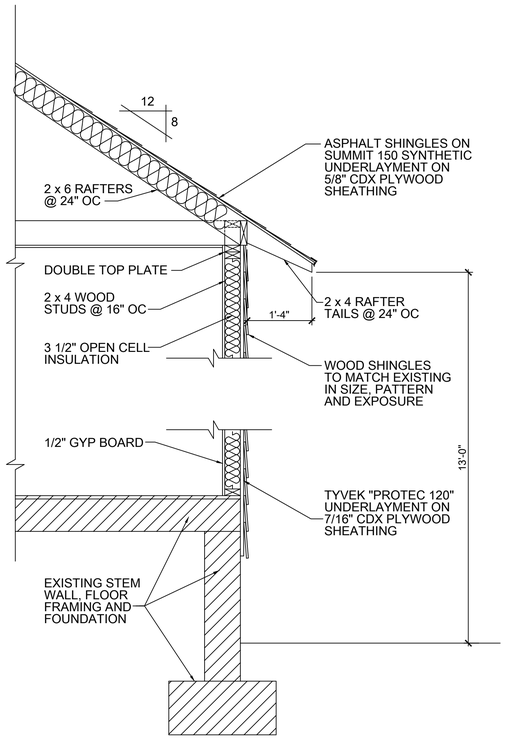
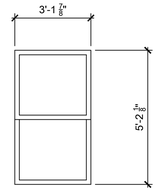


TYPICAL SECTION

SCALE: 3/4" = 1'-0

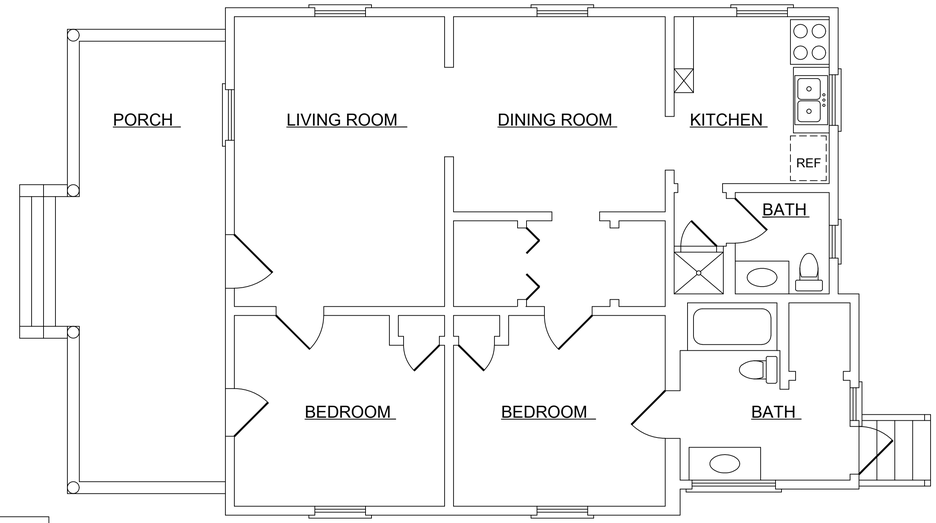


WINDOW ELEVATION (A)

SCALE: 3/8" = 1'-0

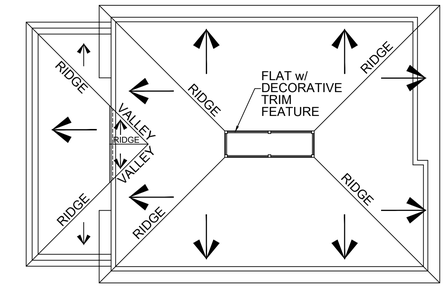
WINDOW SCHEDULE

MARK	QTY	PROD #	RO	SILL HT	GLAZING	MFG
A	3	DH 3026	3'-0" x 5'-1"		INSUL	KOLBE, WOOD, HERITAGE SERIES
* MEETS REQUIREMENTS FOR EMERGENCY EGRESS						



EXISTING FLOOR PLAN

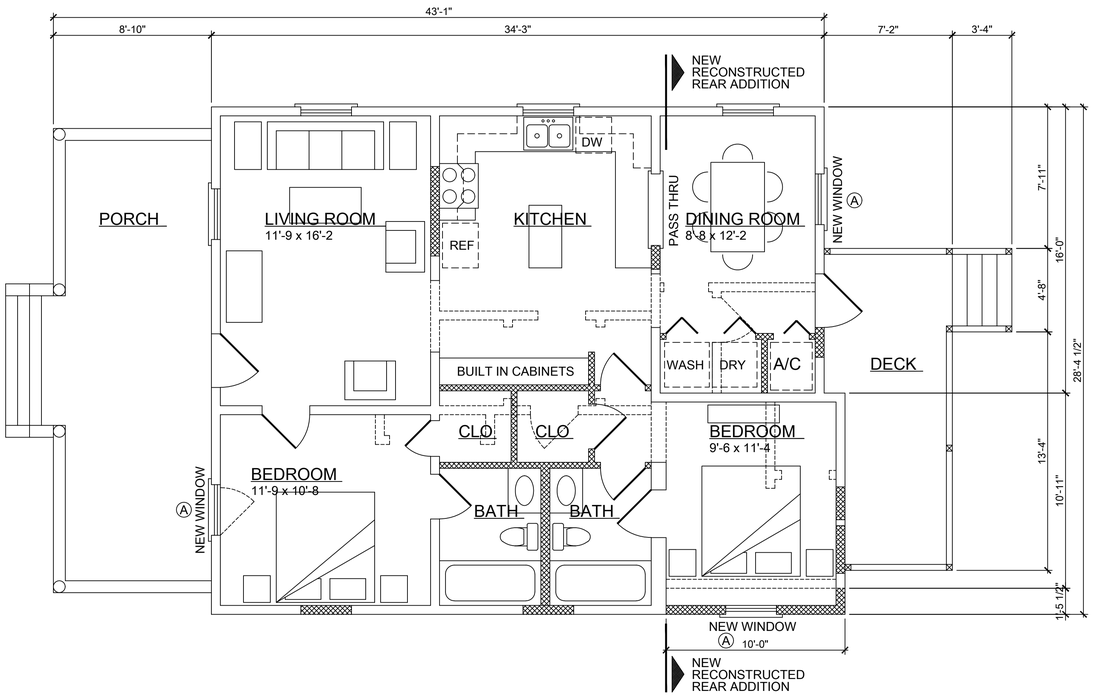
SCALE: 1/4" = 1'-0



NORTH

PROPOSED ROOF PLAN

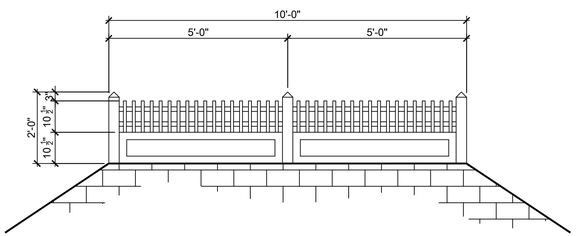
SCALE: 1/8" = 1'-0



NORTH

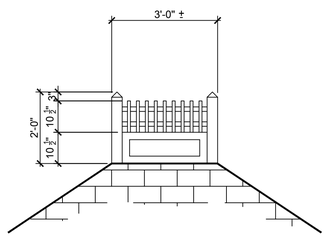
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0



SIDE VIEW

SCALE: 1/2" = 1'-0



FRONT VIEW

SCALE: 1/2" = 1'-0

WALL LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- DEMOLITION WALL TO BE REMOVED

REGISTRATION SEAL

DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 27 JUNE 2023

EXISTING & PROPOSED FLOOR PLANS, TYPICAL SECTION, WINDOW SCHEDULE, ROOF PLAN, DETAILS

303 ST. GEORGE STREET
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DON CRICHLOW & ASSOCIATES
ARCHITECT
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PH: (904) 824-5785

SHEET
A2

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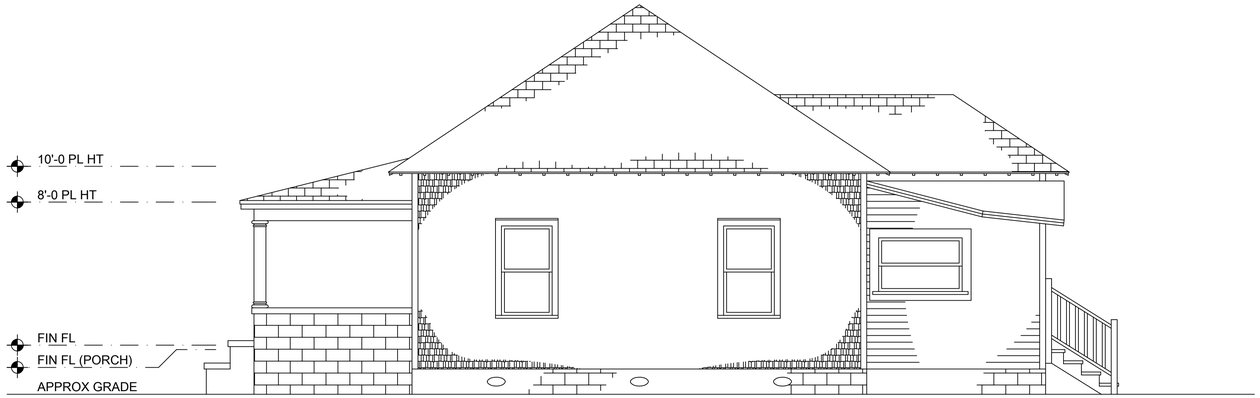
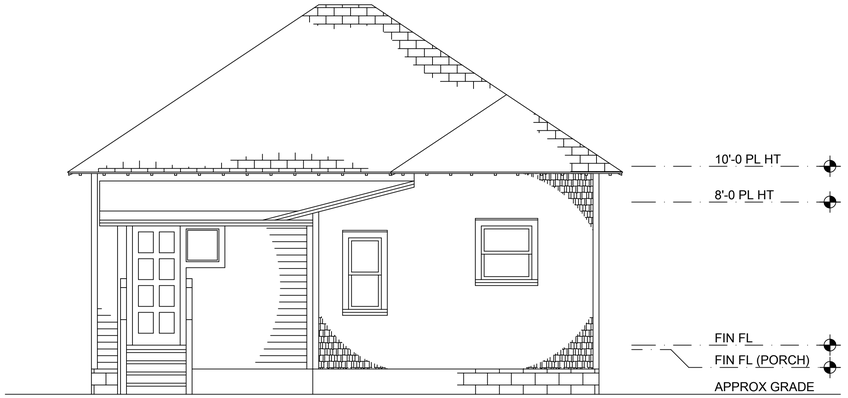


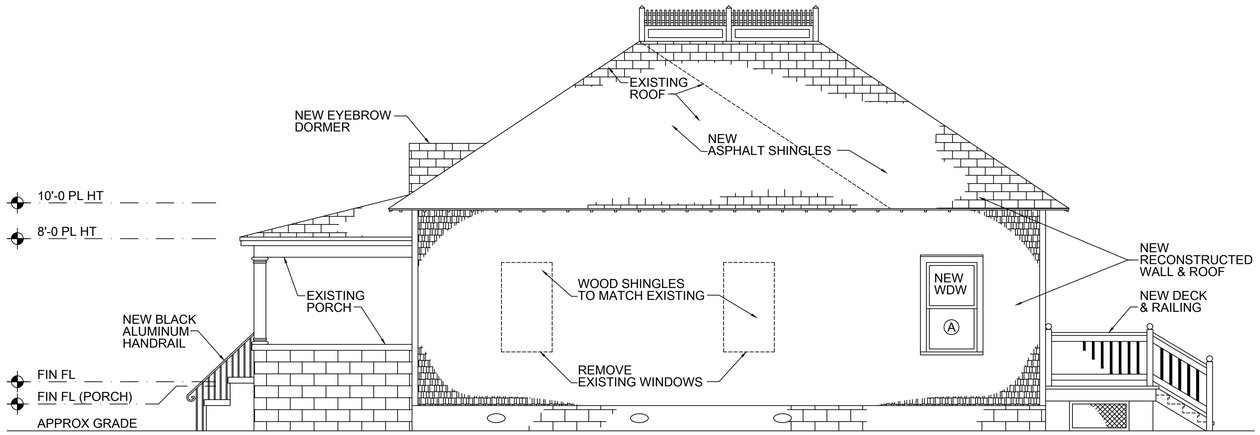
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0



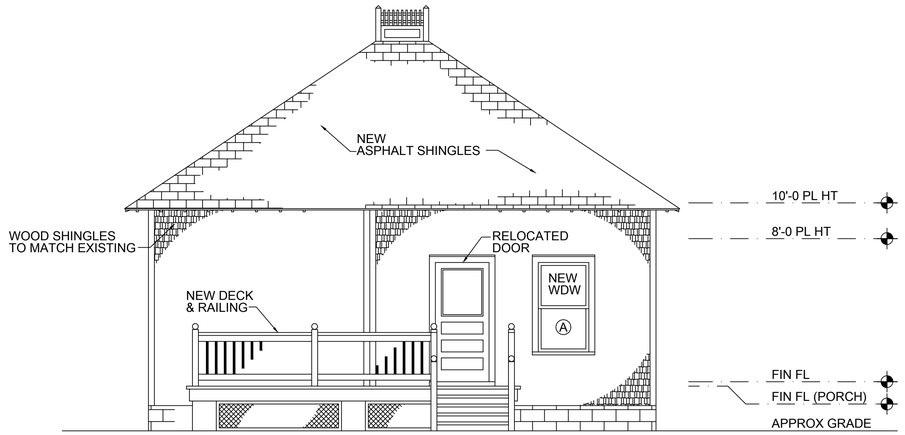
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0



PROPOSED EAST ELEVATION

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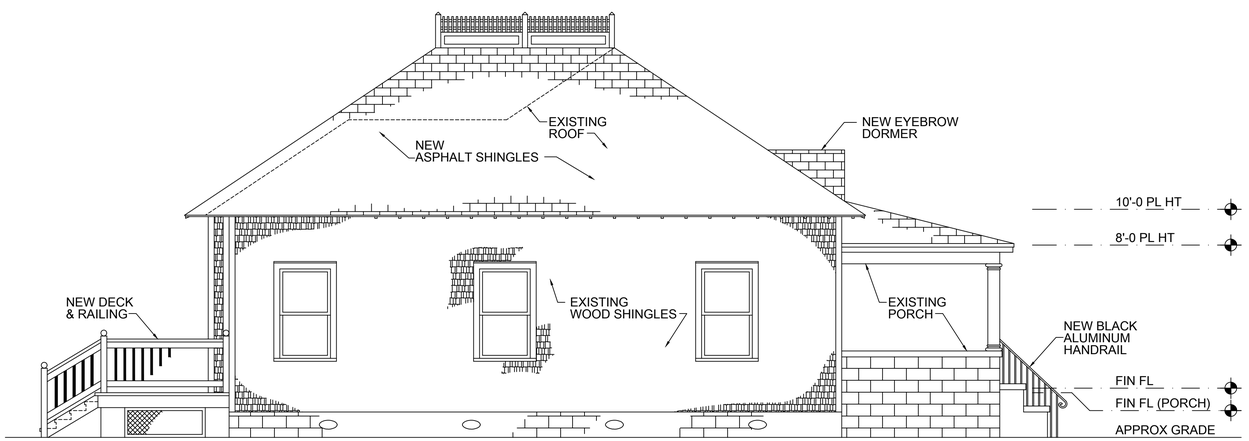
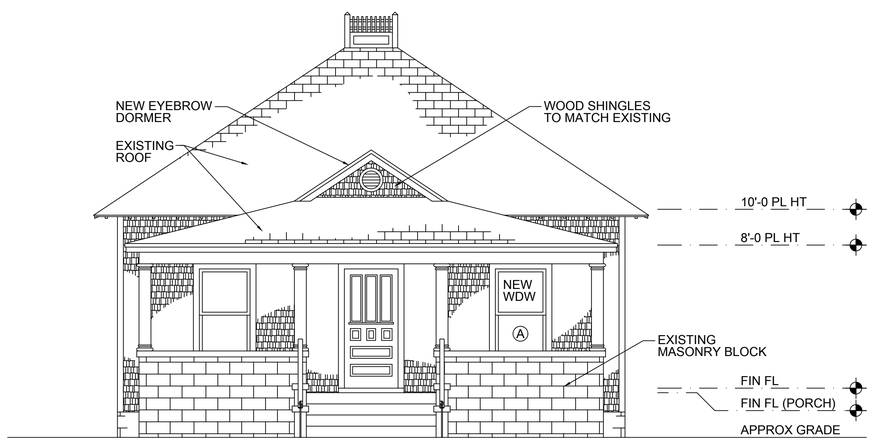


PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0

REGISTRATION SEAL

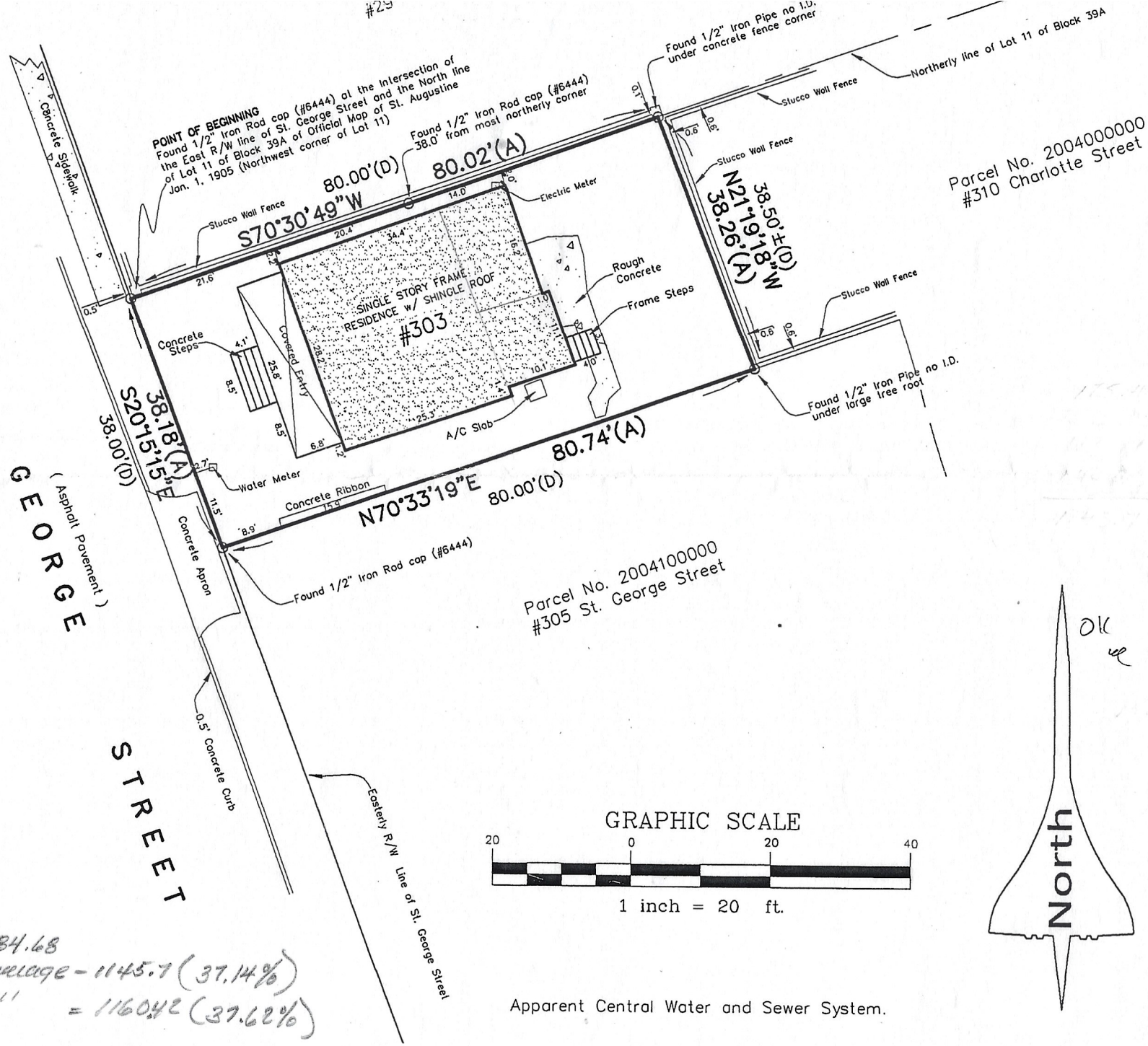
DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 27 JUNE 2023

EXISTING SOUTH & EAST ELEVATIONS, (4) PROPOSED ELEVATIONS

303 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 A1A SOUTH
ST. AUGUSTINE, FL 32084
PH: (904) 824-5785

SHEET
A3



2-15-19

Lot Size 3084.68
Current Lot Coverage - 1145.7 (37.14%)
Proposed " " = 1160.42 (37.62%)

SURVEYORS CERTIFICATION TO: Bruce MaGuire; MaGuire Land Corp; Estate Title of St. Augustine, Inc.; Ameris Bank; Old Republic National Title Insurance Company;

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision and that said map does conform in context with the minimum technical standards

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records Book	ORB
Length	L
Identification Number	I.D.

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Timberline® NS Shingles

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.

★★★★★ 4.8 (443) WRITE A REVIEW

ALL COLORS | IN YOUR AREA

Color/Finish: **Pewter Gray**

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SPECS (HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-NS/SPECIFICATIONS)

DOCS

PRODUCTS/SI

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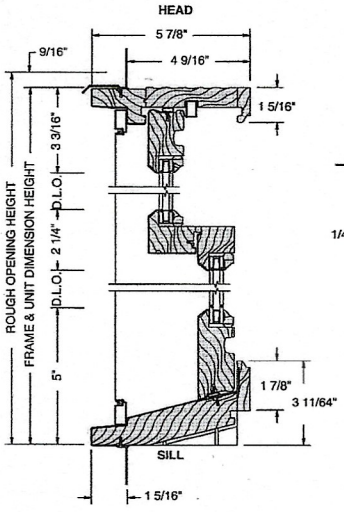
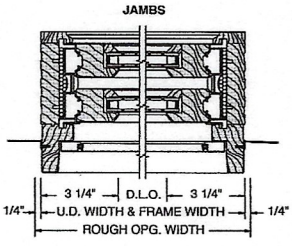
TRADITIONAL DOUBLE HUNG CROSS SECTION DRAWINGS

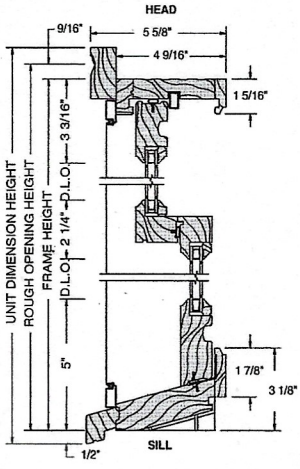
Clad Vertical Section



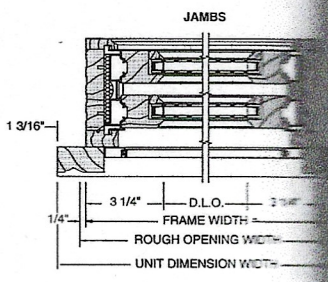
Clad Horizontal Section



Wood Vertical Section

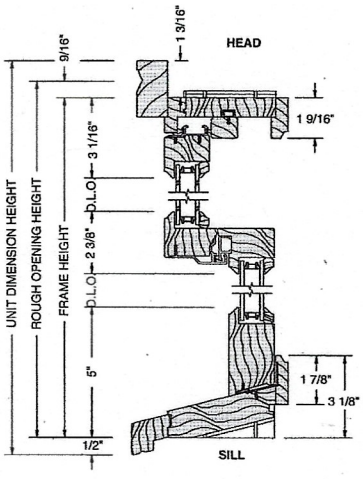


Wood Horizontal Section

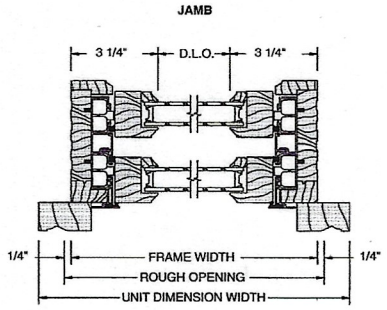


STERLING DOUBLE HUNG CROSS SECTION DRAWINGS

Wood Vertical Section



Wood Horizontal Section



Drawings are not to scale.

Application pg 10
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Instr #2017063239 BK: 4435 PG: 757, Filed & Recorded: 9/18/2017 8:52 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,960.00

IN & RET Rec: $18.50 Doc $1960.00
After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
200430-0000
File No.: 61533

WARRANTY DEED

This Warranty Deed, Made the 13 day of September, 2017, by **JOSEPH RONALD SINCLAIR, CONVEYING SEPARATE NON-HOMESTEAD PROPERTY** whose post office address is:
7111 Greenbrier Dr. Seminole FL 33777

hereinafter called the "Grantor", to **BRUCE A. MAGUIRE,** whose post office address is:
PO Box 2202, St. Augustine, FL 32085
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

A LOT IN LOT ELEVEN (11) OF BLOCK 39-A, ACCORDING TO THE OFFICIAL MAP OF ST. AUGUSTINE MADE BY ROBERT RANSON, JANUARY 1, 1905 AND PART OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LOT BEING A PART OF THE ESTATE OF MARY M. DUNHAM, DECEASED; SAID LOT COMMENCING ON ST. GEORGE AT THE NORTHWEST CORNER OF SAID LOT 11; RUNNING THENCE SOUTHERLY ALONG THE LINE OF THE EAST SIDE OF ST. GEORGE STREET 38 FEET; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH SIDE OF SAID LOT 11, 80 FEET TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID ST. GEORGE STREET 38 1/2 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 11; THENCE WESTERLY ON THE NORTH LINE OF LOT 11, 80 FEET TO A POINT OF BEGINNING ON ST. GEORGE STREET, SAID LOT BEING BOUNDED EAST AND SOUTH BY LAND FORMERLY OWNED BY D.L. DUNHAM, WEST BY ST. GEORGE STREET AND NORTH BY LAND NOW OR FORMERLY OF THE ROMAN CATHOLIC CHURCH.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: _____

2A Printed Name: Beatriz E Digenova

JOSEPH RONALD SINCLAIR

3 Witness Signature: _____

3A Printed Name: Ronald J. Terenzi

State of Florida

4 County of: Pinellas

The foregoing instrument was acknowledged before me this 13th day of September, 2017 by JOSEPH RONALD SINCLAIR, who is/are personally known to me or has/have produced driver license(s) as identification.

6 _____ My Commission Expires: 1-16-2021

Notary Public Signature (SEAL)

Printed Name: 7&8

6A

RONALD J TERENZI
MY COMMISSION # GG 062715
EXPIRES: January 16, 2021
Bonded Thru Budget Notary Services

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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Parcel ID	2004300000
Location Address	303 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 11 BLK 39-A LOT 8 (EX E22FT) OR4435/757 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.070
Homestead	N

Owner Information

Owner Name	Maguire Bruce A 100%
Mailing Address	PO BOX 2202 SAINT AUGUSTINE, FL 32085-0000

Map

Valuation Information

	2023
Building Value	$195,453
Extra Features Value	$0
Total Land Value	$237,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$433,253**
Total Deferred	$127,871
Assessed Value	**$305,382**
Total Exemptions	$0
Taxable Value	**$305,382**

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

Historical Assessment Information

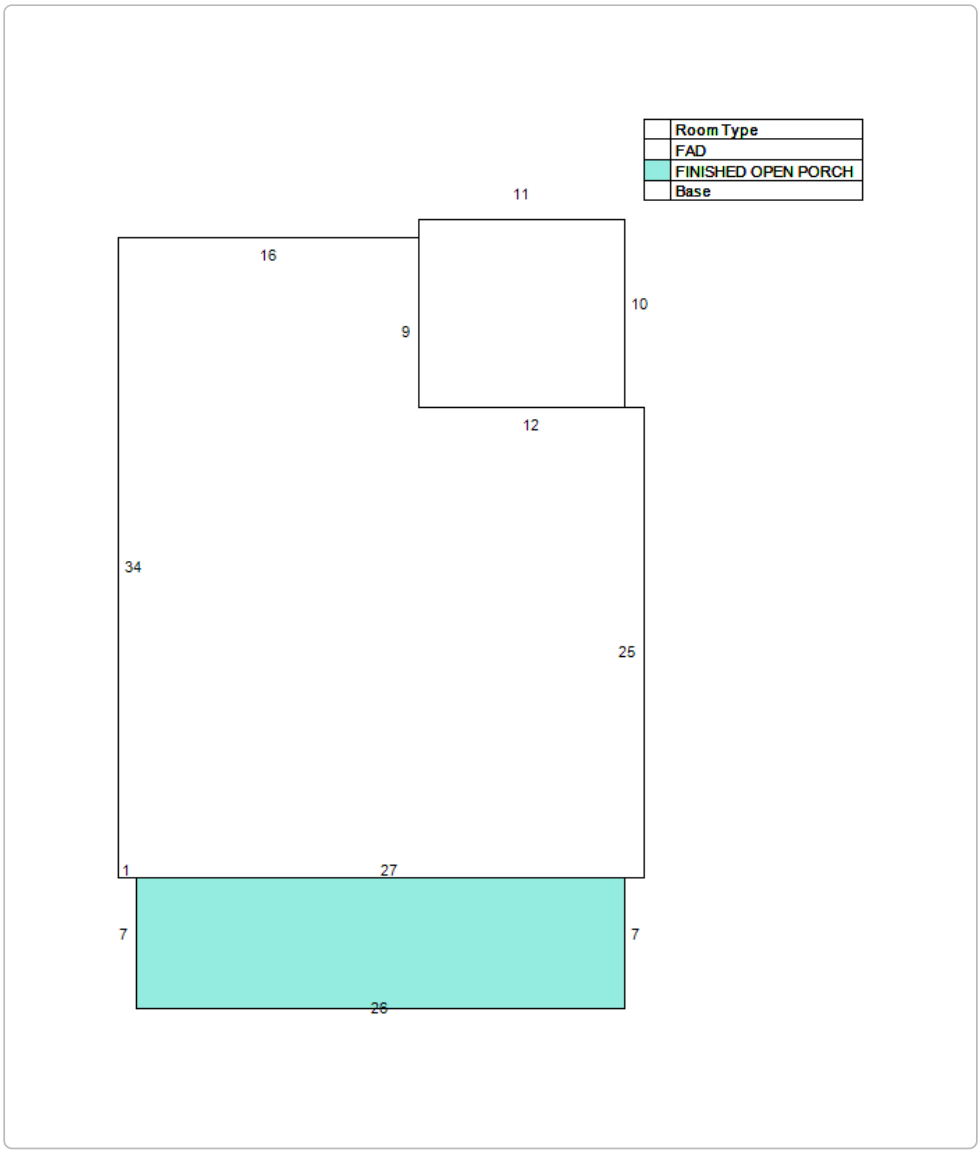
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$130,939	$0	$168,986	$0	$0	$299,925	$277,620	$22,305	$277,620
2021	$101,502	$0	$150,880	$0	$0	$252,382	$252,382	$0	$252,382
2020	$111,772	$0	$126,280	$0	$0	$238,052	$238,052	$0	$238,052
2019	$101,864	$0	$126,280	$0	$0	$228,144	$228,144	$0	$228,144
2018	$103,222	$0	$126,280	$0	$0	$229,502	$229,502	$0	$229,502
2017	$61,491	$92	$126,280	$0	$0	$187,863	$168,174	$19,689	$168,174
2016	$64,000	$92	$114,800	$0	$0	$178,892	$152,885	$26,007	$152,885
2015	$59,863	$92	$88,560	$0	$0	$148,515	$138,986	$9,529	$138,986
2014	$46,555	$92	$79,704	$0	$0	$126,351	$126,351	$0	$126,351
2013	$48,248	$92	$79,704	$0	$0	$128,044	$128,044	$0	$128,044
2012	$49,941	$92	$79,704	$0	$0	$129,737	$129,737	$0	$129,737
2011	$50,787	$92	$88,560	$0	$0	$139,439	$139,439	$0	$139,439
2010	$52,480	$92	$98,400	$0	$0	$150,972	$150,972	$0	$150,972

Building Information

Building	1
Year Built	1910
Actual Area	1136
Conditioned Area	954
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	844
FINISHED OPEN PORCH	182
ADDITION	110
Total SqFt	1136

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	40	80	40	EF	$237,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2017	9/13/2017	$280,000.00	WARRANTY DEED	4435	757	Q	I	SINCLAIR JOSEPH RONALD	MAGUIRE BRUCE A
	5/8/2007	$0.00	FINAL JUDGMENT	2915	386	U	I	SINCLAIR BEVERLY ANN & JOSEPH RONALD	SINCLAIR JOSEPH RONALD
	5/1/2007	$0.00	QUIT CLAIM DEED	2931	342	U	I	SINCLAIR BEVERLY ANN, JOSEPH RONALD	SINCLAIR JOSEPH RONALD
	3/19/2004	$210,000.00	WARRANTY DEED	2162	1626	Q	I	PACETTI HILDEGARDE	SINCLAIR BEVERLY ANN & JOSEPH RONALD

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting

Application HP2023-0048 Address: 303 St. George Street

Don Crichlow & Associates – Applicant Bruce A. Maguire – Owner

Project description: For partial demolition of a residential building, constructed c. 1910-1917 that is recorded in the Florida Master Site File and located in the Historic Preservation-One (HP-1) zoning district, including removal of a rear wing and rear addition and modifications to the fenestration including permanent enclosure of existing window openings on the south elevation and replacement of a front door with a window. (See companion Certificate of Appropriateness HP2023-0041)

Architectural Style:	Bungalow	Florida Master Site File:	SJ01944
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	HP-1
Parcel number:	2004300000		
Agenda Item:	8(a)	Previous Action(s):	COA 2001-0661

STAFF SUMMARY AND ANALYSIS:

This Bungalow style residence is located on the east side of St. George Street between St. Francis and San Salvador Streets in the HP-1 Zoning District. The building features a hipped roof with hipped covered front porch, a rear ell, and a shed-roofed addition in the rear. One-over-one vinyl replacement windows are found on all but the north elevation where 1/1 wood windows remain. Previous HARB approvals include Certificate of Appropriateness 2001-0661 to reopen the enclosed front porch and replace the concrete steps with new.

The applicant is seeking partial demolition to include removal of the rear ell and shed-roofed addition to construct a new addition which will be encompassed under an extension of the existing hipped roof. Additionally, the applicant proposes permanently removing two windows on the south elevation and covering the openings with siding to match, and replacing one of the two existing front porch doors with a window.

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, designated as a historical landmark (as defined by Sec. 28-87.10), and/or located in a Historic Preservation zoning district requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** for partial demolition at **303 St. George Street** if the HARB finds that the proposed removal and/or alteration of existing features is consistent with the AGHP and/or appropriately mitigated by proposed new construction and would not negatively impact the building's eligibility to contribute to a district in the future; and, because the building 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 to include:
    a. Removal of original rear wing
    b. Removal of shed-roofed addition
    c. Permanent removal of two south elevation window openings
    d. Replacement of existing secondary front door with a window

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The structure is in the Historic Preservation-One (HP-1) zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other single-story Bungalow Style buildings in the area, though the mass and scale of buildings along the streetscape varies. The proposed partial demolition will not affect the existing mass and scale. The proposed new addition will closely replicate the footprint of the elements indicated for demolition.

3. The impact of the loss of the structure on the streetscape. Full demolition of the building is not being proposed. The building does not have a unique typology for the area and is similar to other bungalow residences. Proposed partial demolition is on secondary elevations and will have little impact on the streetscape, though replacement of the secondary front porch door with a window will alter the appearance of the front façade/elevation.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. All replacement work proposed is required to meet the Architectural Guidelines for Historic Preservation (AGHP) and will be reviewed under companion Certificate of Appropriateness (COA) application HP2023-0041. The Staff Summary and Analysis section of that staff report reviews those changes that are not consistent with AGHP recommendations.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a National Register Historic District (NRHD). No known historic or cultural associations are known that would qualify the building for listing individually although it could contribute to a district if one were created or expanded.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation but could contribute to a NRHD if one were created or expanded. The HARB should determine whether the proposed partial demolition could negatively impact the structure's eligibility to contribute to a 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 one-story bungalow style that has seen alterations 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 Old City South, North City, Fullerwood Park, and Nelmar Terrace 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. The new construction, while primarily on secondary elevations will be significantly different in appearance, and replacement of the secondary front door with a window will change the look of the front façade/elevation. Existing wood windows on the north elevation are proposed to remain and proposed replacements for the existing vinyl windows appear to be wood which is more consistent with AGHP requirements in HP-1. Enclosure of the window openings along the south elevation, which is proposed due to the new interior layout, will permanently alter the window pattern of that elevation, and create a large area of exterior siding not typical of the building's architectural style.

10. ***The justification for the proposed demolition.*** The applicant seeks to alter the interior layout and mitigate what they described as a "poorly constructed" addition which, according to Sanborn Maps, is likely to have previously been a covered rear porch.

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 1917 and is thus more than 50 years old. The building is in the Historic Preservation-One (HP-1) zoning district and recorded in the Florida Master Site File but is not within a National Register Historic District, or individually listed on the National Register of Historic Places.

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)

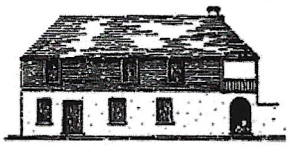
- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after 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:

ATTACHMENTS INCLUDED WITH COA STAFF REPORT:

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



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. HP2023-0048

Receipt No. 2660135 Meeting Date JULY 20, 2023 July 18, 2023

Advertising Costs $_____ 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 32084
   Daytime telephone 904 377--013 E-mail address _____

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

2. NAME OF PROPERTY OWNER Bruce Maguire
   Business (if applicable) _____
   Address 297 St. George St.
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 904 669-3059 E-mail address _____

3. PROJECT STREET ADDRESS 303 St. George St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number _____

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 Donald Crichlow DATE 6/27/23

SIGNATURE OF APPLICANT Donald A. Crichlow

PRINT 1st OWNER'S NAME Bruce Maguire DATE 6/27/23

SIGNATURE OF 1st PROPERTY OWNER Bruce Maguire

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received 06/28/2023
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Donald Crichlow is/are hereby authorized TO ACT ON BEHALF OF Bruce Maguire, 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: 303 St. George St.

BY: _____
Signature of Owner

Bruce A. Maguire
Print Name of Owner

904 669-3059
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

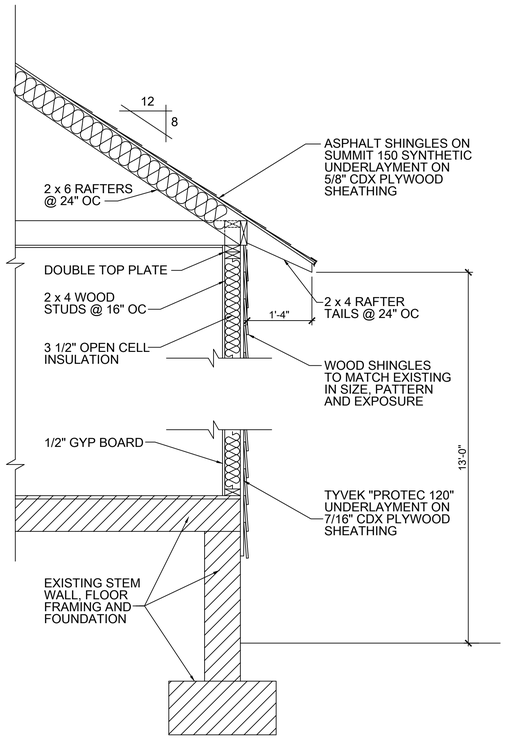
Oath sworn: _____Yes____ No

Notary Signature: _____

My Commission expires: _____

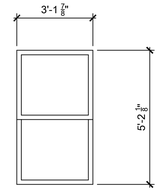
Rev:022117

Received 06/27/2023
Planning and Building Department



TYPICAL SECTION

SCALE: 3/4" = 1'-0

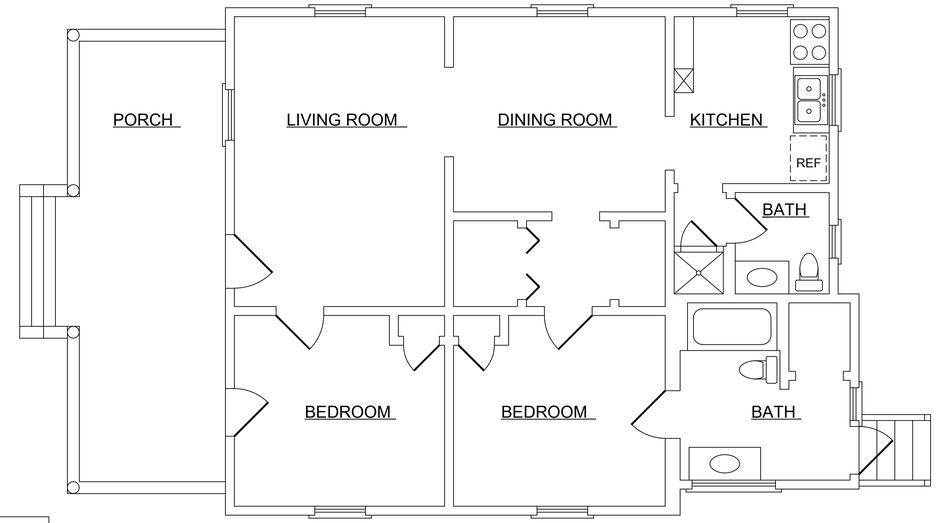


WINDOW ELEVATION (A)

SCALE: 3/8" = 1'-0

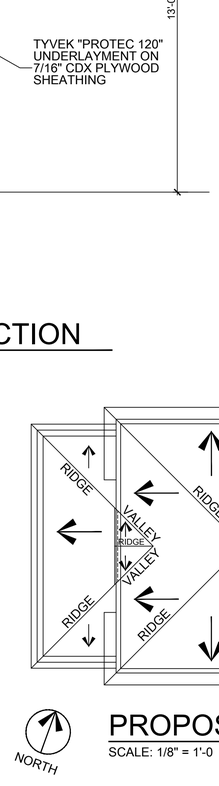
WINDOW SCHEDULE

MARK	QTY	PROD #	RO	SILL HT	GLAZING	MFG
A	3	DH 3026	3'-0" x 5'-1"		INSUL	KOLBE, WOOD, HERITAGE SERIES
* MEETS REQUIREMENTS FOR EMERGENCY EGRESS						



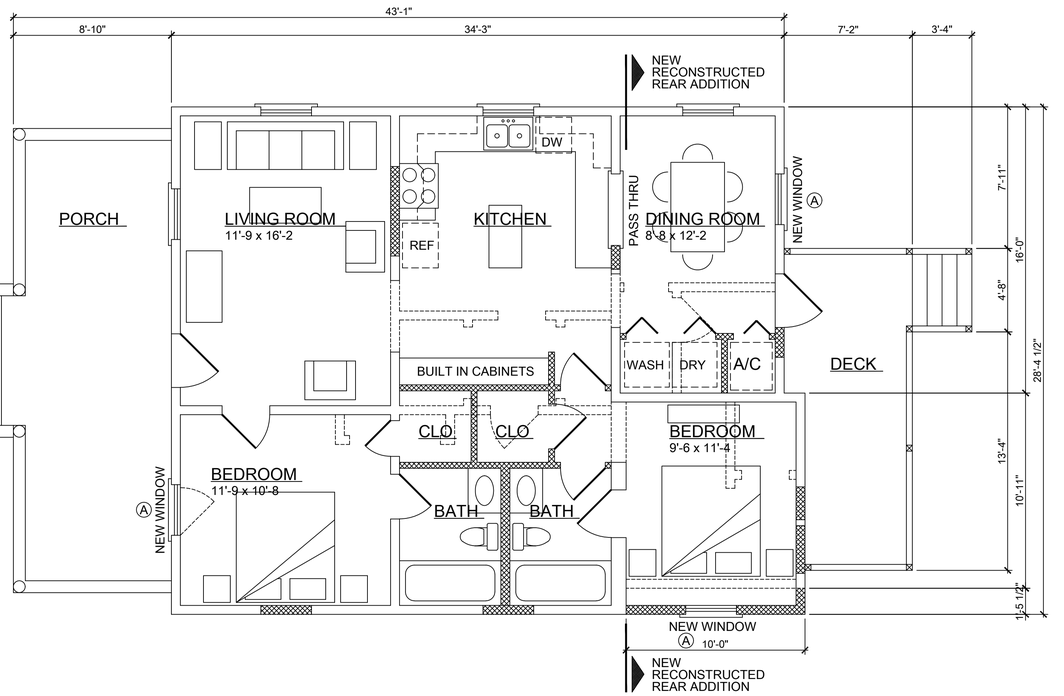
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0



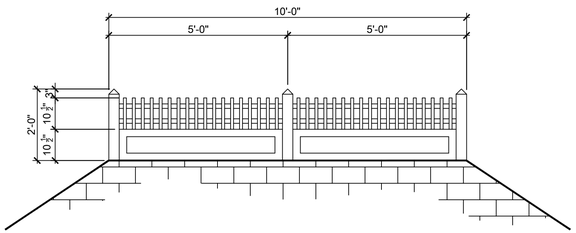
PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0



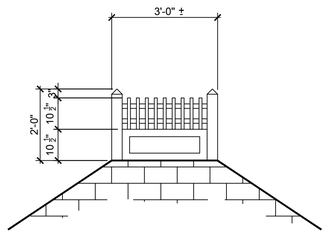
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0



SIDE VIEW

SCALE: 1/2" = 1'-0



FRONT VIEW

SCALE: 1/2" = 1'-0

WALL LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- DEMOLITION WALL TO BE REMOVED

REGISTRATION SEAL

DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 27 JUNE 2023

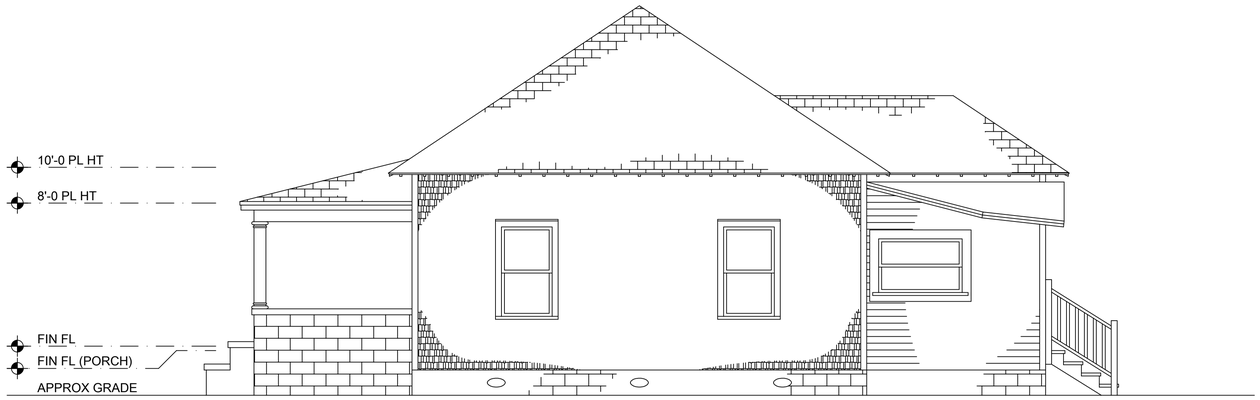
EXISTING & PROPOSED FLOOR PLANS, TYPICAL SECTION, WINDOW SCHEDULE, ROOF PLAN, DETAILS

303 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-5785

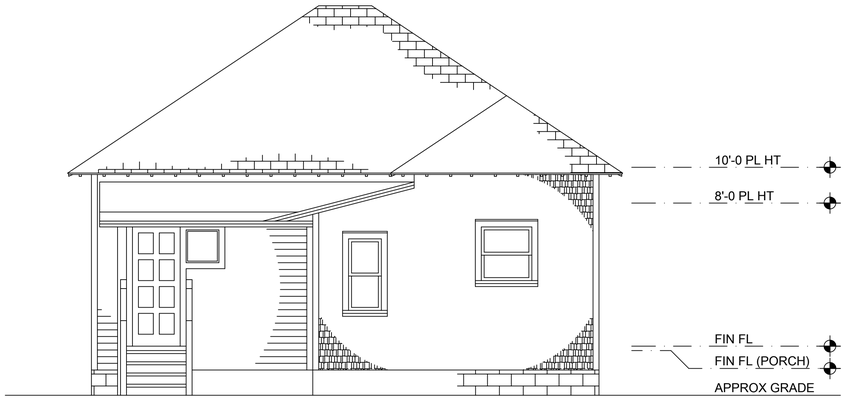
SHEET
A2

Received 06/27/2023
Planning and Building Department



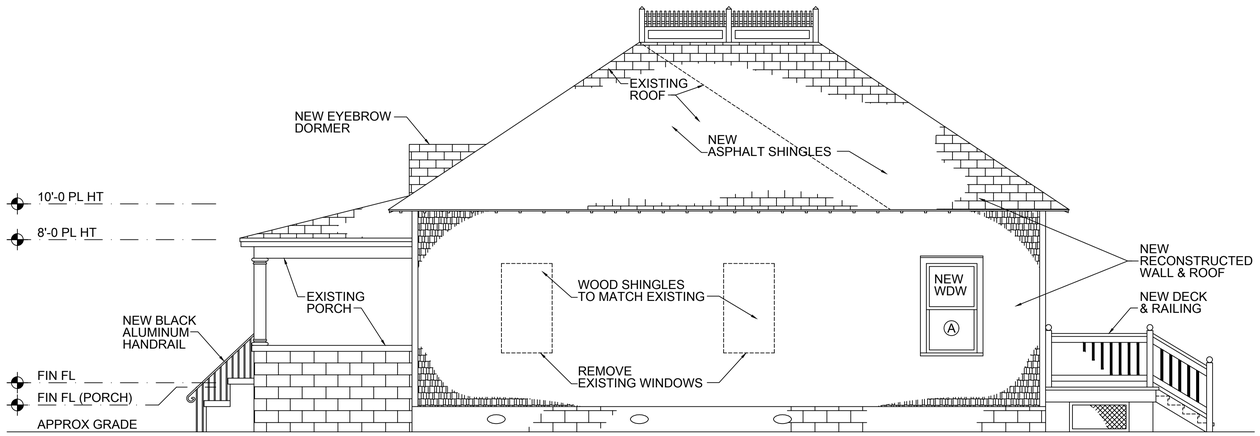
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0



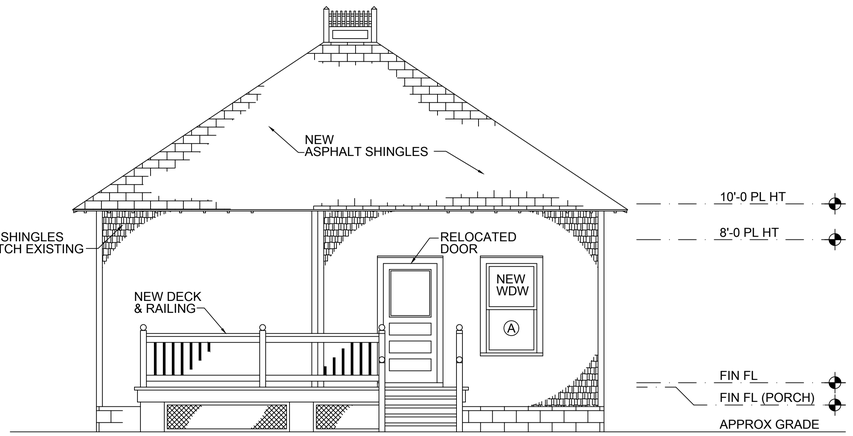
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0



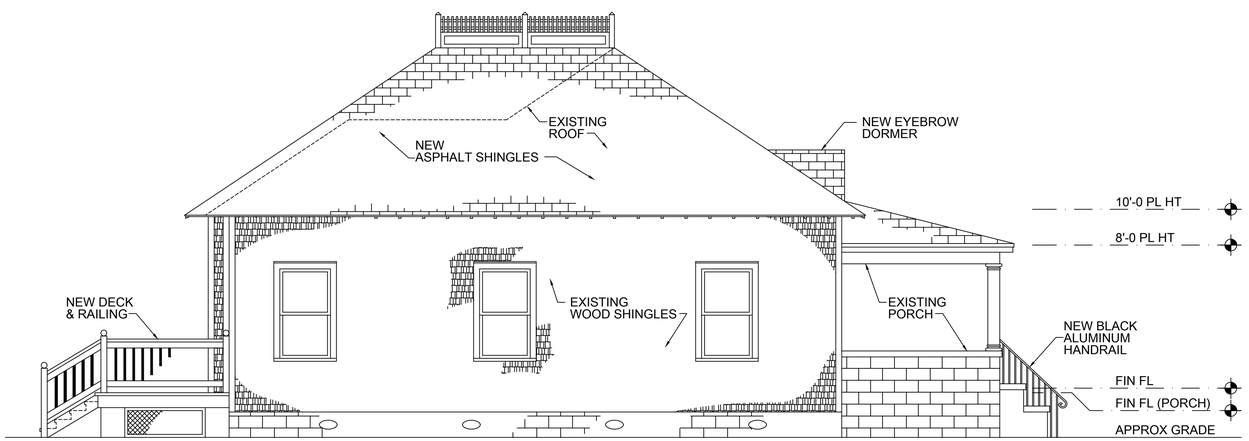
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0



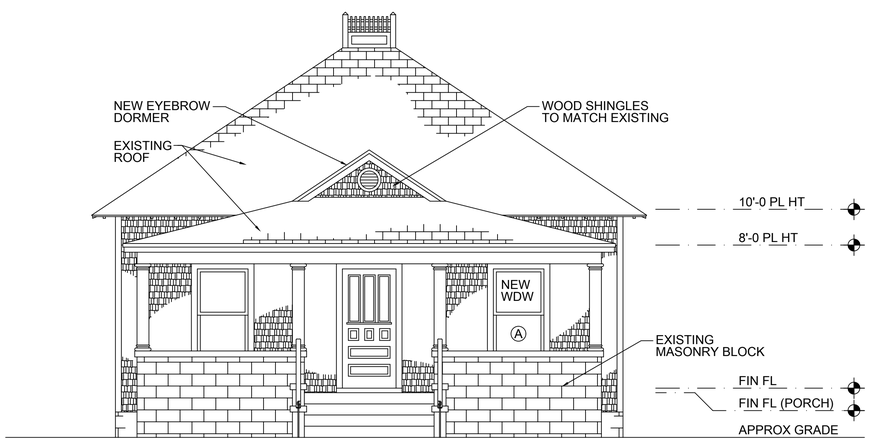
PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0

REGISTRATION SEAL

DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 27 JUNE 2023

EXISTING SOUTH & EAST ELEVATIONS, (4) PROPOSED ELEVATIONS

303 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 A1A SOUTH
ST. AUGUSTINE, FL 32084
PH: (904) 824-5785

SHEET
A3

Instr #2017063239 BK: 4435 PG: 757, Filed & Recorded: 9/18/2017 8:52 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,960.00

IN & RET Rec: $18.50 Doc $1960.00
After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
200430-0000
File No.: 61533

WARRANTY DEED

This Warranty Deed, Made the 13 day of September, 2017, by **JOSEPH RONALD SINCLAIR,** **CONVEYING SEPARATE NON-HOMESTEAD PROPERTY** whose post office address is:
7111 Greenbrier Dr. Seminole FL 33777

hereinafter called the "Grantor", to **BRUCE A. MAGUIRE,** whose post office address is:
PO Box 2202, St. Augustine, FL 32085
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

A LOT IN LOT ELEVEN (11) OF BLOCK 39-A, ACCORDING TO THE OFFICIAL MAP OF ST. AUGUSTINE MADE BY ROBERT RANSON, JANUARY 1, 1905 AND PART OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LOT BEING A PART OF THE ESTATE OF MARY M. DUNHAM, DECEASED; SAID LOT COMMENCING ON ST. GEORGE AT THE NORTHWEST CORNER OF SAID LOT 11; RUNNING THENCE SOUTHERLY ALONG THE LINE OF THE EAST SIDE OF ST. GEORGE STREET 38 FEET; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH SIDE OF SAID LOT 11, 80 FEET TO A POINT; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID ST. GEORGE STREET 38 1/2 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 11; THENCE WESTERLY ON THE NORTH LINE OF LOT 11, 80 FEET TO A POINT OF BEGINNING ON ST. GEORGE STREET, SAID LOT BEING BOUNDED EAST AND SOUTH BY LAND FORMERLY OWNED BY D.L. DUNHAM, WEST BY ST. GEORGE STREET AND NORTH BY LAND NOW OR FORMERLY OF THE ROMAN CATHOLIC CHURCH.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: _____

2A Printed Name: Beatriz E Digenova

1 _____
JOSEPH RONALD SINCLAIR

3 Witness Signature: _____

3A Printed Name: Ronald J. Terenzi

State of Florida

4 County of: Pinellas

The foregoing instrument was acknowledged before me this 13th day of September, 2017 by JOSEPH RONALD SINCLAIR, who is/are personally known to me or has/have produced driver license(s) as identification.

6 _____
Notary Public Signature
Printed Name: 7&8
6A

My Commission Expires: 1-16-2021
(SEAL)

RONALD J TERENZI
MY COMMISSION # GG 062715
EXPIRES: January 16, 2021
Bonded Thru Budget Notary Services

File No.: 61533

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	2004300000
Location Address	303 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 11 BLK 39-A LOT 8 (EX E22FT) OR4435/757 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.070
Homestead	N

Owner Information

Owner Name	Maguire Bruce A 100%
Mailing Address	PO BOX 2202 SAINT AUGUSTINE, FL 32085-0000

Map

Valuation Information

	2023
Building Value	$195,453
Extra Features Value	$0
Total Land Value	$237,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$433,253**
Total Deferred	$127,871
Assessed Value	**$305,382**
Total Exemptions	$0
Taxable Value	**$305,382**

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

Historical Assessment Information

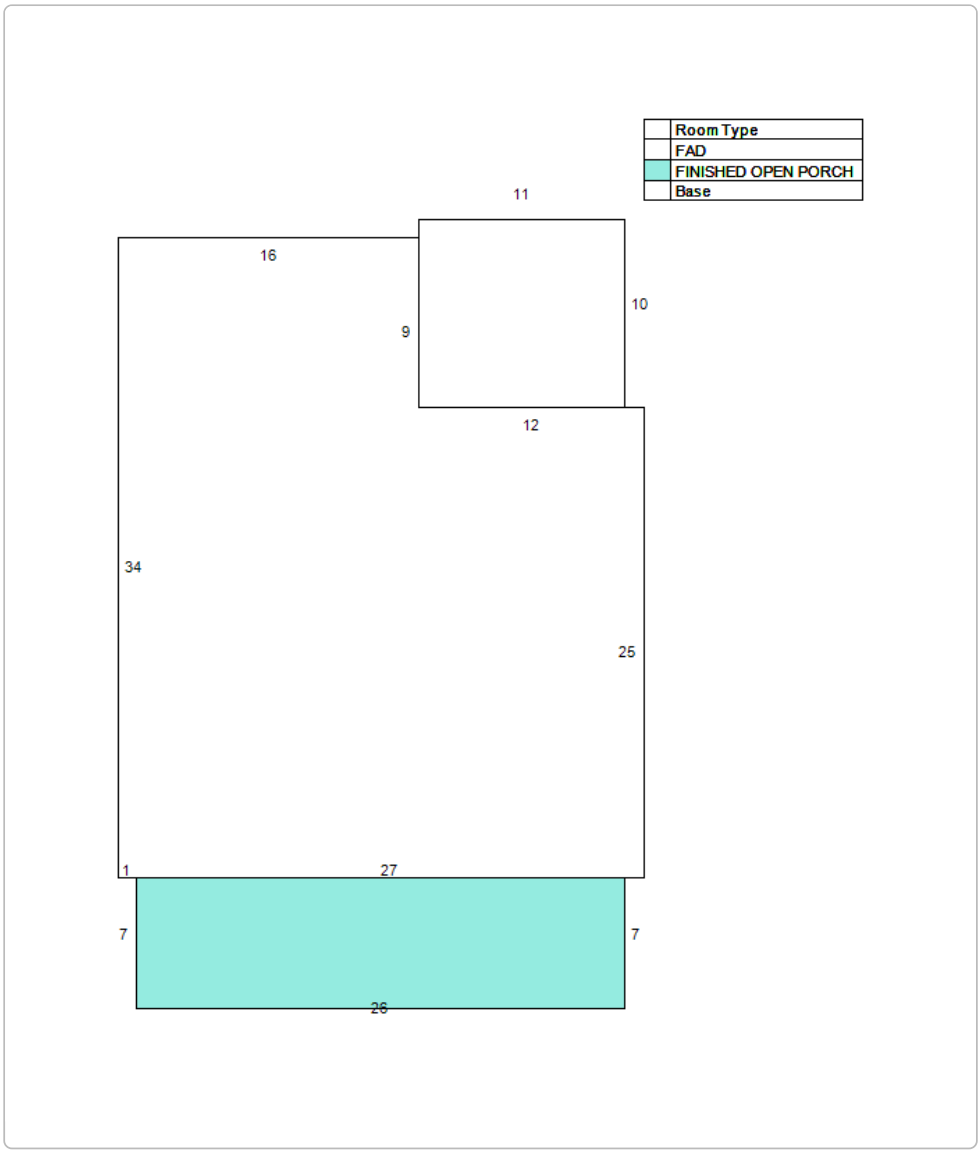
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$130,939	$0	$168,986	$0	$0	$299,925	$277,620	$22,305	$277,620
2021	$101,502	$0	$150,880	$0	$0	$252,382	$252,382	$0	$252,382
2020	$111,772	$0	$126,280	$0	$0	$238,052	$238,052	$0	$238,052
2019	$101,864	$0	$126,280	$0	$0	$228,144	$228,144	$0	$228,144
2018	$103,222	$0	$126,280	$0	$0	$229,502	$229,502	$0	$229,502
2017	$61,491	$92	$126,280	$0	$0	$187,863	$168,174	$19,689	$168,174
2016	$64,000	$92	$114,800	$0	$0	$178,892	$152,885	$26,007	$152,885
2015	$59,863	$92	$88,560	$0	$0	$148,515	$138,986	$9,529	$138,986
2014	$46,555	$92	$79,704	$0	$0	$126,351	$126,351	$0	$126,351
2013	$48,248	$92	$79,704	$0	$0	$128,044	$128,044	$0	$128,044
2012	$49,941	$92	$79,704	$0	$0	$129,737	$129,737	$0	$129,737
2011	$50,787	$92	$88,560	$0	$0	$139,439	$139,439	$0	$139,439
2010	$52,480	$92	$98,400	$0	$0	$150,972	$150,972	$0	$150,972

Building Information

Building	1
Year Built	1910
Actual Area	1136
Conditioned Area	954
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	844
FINISHED OPEN PORCH	182
ADDITION	110
Total SqFt	1136

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	40	80	40	EF	$237,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2017	9/13/2017	$280,000.00	WARRANTY DEED	4435	757	Q	I	SINCLAIR JOSEPH RONALD	MAGUIRE BRUCE A
	5/8/2007	$0.00	FINAL JUDGMENT	2915	386	U	I	SINCLAIR BEVERLY ANN & JOSEPH RONALD	SINCLAIR JOSEPH RONALD
	5/1/2007	$0.00	QUIT CLAIM DEED	2931	342	U	I	SINCLAIR BEVERLY ANN, JOSEPH RONALD	SINCLAIR JOSEPH RONALD
	3/19/2004	$210,000.00	WARRANTY DEED	2162	1626	Q	I	PACETTI HILDEGARDE	SINCLAIR BEVERLY ANN & JOSEPH RONALD

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

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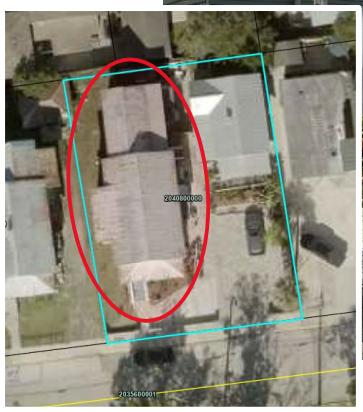
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2023 Meeting



Application HP2023-0042 Address: 54-1/2 Carrera Street

16 Paws Realty Management LLC – Applicant and Owner

Project description: For after-the-fact partial demolition of a building constructed c.1912-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, including replacement of original wood windows with windows of new material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00347
National Register:	Model Land Company NRHD: Altered but Contributing	Construction date:	c. 1912-1914
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2040800000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the north side of Carrera Street between Riberia Street and N. Ponce de Leon Boulevard (US Hwy 1). The Frame Vernacular residence, constructed between 1912 and 1914, shares a lot with 54 Carrera Street to the east and both buildings are altered but contributing to the Model Land Company National Register Historic District.

The applicant is requesting after-the-fact partial demolition approval for removal of original wood windows. Thirty-two out of 33 windows were removed and inappropriately replaced without a building permit which would have routed the project to Historic Preservation staff for review. A Code Enforcement case is ongoing for both work without a permit and violation of historic preservation ordinances and both are set to be heard at the August Code Enforcement, Adjustments, and Appeals Board (CEAAB) hearing. The applicant was informed that a building permit for after-the-fact wholesale replacement of wood windows cannot be issued until HARB approval is granted. Based upon Google Street View photographs and the Florida Master Site File, the original windows were 2/2 and 1/1 wood sash windows. Replacements are 2/2, 6/6, and 1/1 vinyl sash windows with interior simulated muntin patterns.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may **APPROVE** a **Certificate of Demolition** at **54-1/2 Carrera Street** if the HARB finds that the permanent removal and replacement of the original wood windows does not negatively impact the architectural integrity of the already altered building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already completed replacement of 32 out of 33 wood windows with vinyl 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 to other Frame Vernacular structures of the same 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 architecturally contributes to the streetscape and National Register District in which it is located. The wood windows which have been removed were a character-defining architectural feature of the structure.

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 within the Secretary of the Interior's Standards for Rehabilitation to replace original architectural features with the same or compatible materials and designs.

5. The historical or cultural merit of the structure. The building is designated as an altered but contributing building to the Model Land Company National Register Historic District and is recorded in the Florida Master Site File. No historic or cultural associations with the building are known that would qualify it for listing individually but it.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While the structure as a whole is not proposed for demolition, partial demolition, via removal of the character-defining wood windows, has negatively altered the historic architecture of the building as evidenced when comparing earlier Google Streetview photographs of the building with current photographs. The wood 1/1 and 2/2 (likely true divided lite sashes with exterior muntins/raised profiles) were replaced with incompatible vinyl windows with interior muntins in various lite patterns including 1/1, 2/2, and 6/6. Since the Board does not have purview over new design the HARB should determine whether permanent removal of the wood windows jeopardizes the building's contributing status within the district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular 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 Model Land Company, Lincolnville, and North City 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 are difficult to reproduce. Although fenestration patterns do not seem to have been changed, the replacement windows are significantly different in appearance and some are awkwardly cased to fit into the existing window openings.

10. ***The justification for the proposed demolition.*** The applicant has provided a statement and photographs detailing damage to the windows which, they state, prompted the already-completed replacement. The HARB may also take into consideration whether these submittals provide sufficient evidence of deterioration to justify removal and replacement of the windows.

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

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

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

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

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

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

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

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

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

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

The building was built by 1914 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 is designated as contributing to the Model Land Company 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. Code Enforcement Letter

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Front and East Elevations

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing Front and West Elevations

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing West Elevation

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing West Elevation

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STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing West Elevation

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing East Elevation

STAFF PHOTOGRAPHS
54-1/2 Carrera Street

Existing East and North Elevations

1980

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85S347 1009==

Site Name: BAKER APARTMENTS 830== Survey Date: 7807 820==

Address: 54½ Carrera Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) E (block) pt. 8 (lot) 868==

868==

Owner of Site: Name: Baker, Robert;

Address: 54½ Carrera Street, Apt. #1

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) 469160 (easting) 3306936 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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: Apartments 850==

Date: +1914 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Aluminum siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, 2/2, attic louver 942==

Foundation: Concrete block piers, stuccoed 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, shed on L 942==

Porches & Balconies: 2 story porch on front, screened first floor, enclosed on second 942==

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Set back on street 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

1980

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 54½ Carrera Street was constructed as a private residence between 1912 and 1914. It has since been converted into apartments.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

Staff Report pg 17

HISTORIC PRESERVATION COMMENTS

Planning and Building Department – Historic Preservation Division

July 6, 2023

RE: 54 Carrera Street (Case No. CE2023-0314)

The St. Augustine Municipal Code provides for Historic Architectural Review Board (HARB) Responsibilities as detailed in Section 28-87. Paragraph 3 of this section says that the HARB is responsible for "The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. Also, review of all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark."

Additionally, The Architectural Guidelines for Historic Preservation (AGHP), which are adopted as code under Sec 28-89 paragraph 1, states that "Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts" (pg. 7, AGHP); and, "The Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts." (pg. 133, AGHP)

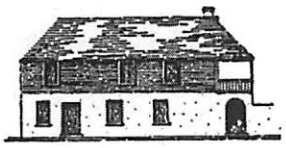
The subject building at 54 Carrera Street (54-1/2 Carrera Street) is over 50 years of age, is recorded in the Florida Master Site File (SJ00347), is listed as a contributing building in the Model Land Company National Register Historic District, and thus falls under the purview of HARB for partial demolition per the ordinance and guidelines referenced above. Per Sec. 28-90(a) of the Municipal Code, any necessary building or demolition permit shall not be issued until a Certificate of Demolition for the proposed work has been approved by the HARB.

Under the Definitions section of Chapter 28 (The City's Zoning Code), "demolition" is defined as "the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition." Page 133 of the AGHP further discusses Demolition and Relocation, stating, "Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features." Original windows are considered a character-defining architectural feature of a building.

The intent of partial demolition review in National Register Historic Districts is to ensure maintenance of the original material/fabric of historic buildings and encourage repair over replacement of architectural features to maintain the historic architectural character of each building and protect the historic integrity of the district as a whole.

Thank you,

Candice Seymour
Historic Preservation Planner
E cseymour@citystaug.com | P 904.209.4326| W www.CityStAug.com



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. HP2023-0042

Receipt No. 2655136 Meeting Date July 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Susan L Valzovano
   Business (if applicable) 16 Paws Realty Mgmt LLC
   Address 425 Escalante Court
   City Saint Augustine State FL Zip 32086
   Daytime telephone 516-319-5635 E-mail address Slvalzovano@gmail.com

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

2. NAME OF PROPERTY OWNER Susan L Valzovano
   Business (if applicable) 16 Paws Realty Mgmt LLC
   Address 425 Escalante Court
   City St. Augustine State FL Zip 32086
   Daytime telephone (required) 516-319-5635 E-mail address Slvalzovano@gmail.com

3. PROJECT STREET ADDRESS 54 1/2 Carrera Street, St. Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8 Block E Subdivision 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E Parcel Number 204080-0000

5. DATE OF CONSTRUCTION 1917 Source: St. Johns County 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: Replacement of non-functioning, rotted, termite/water damage windows

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:

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

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 Susan Valzovano DATE 6/08/2023

SIGNATURE OF APPLICANT Susan Valzovano

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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: 54 ½ Carrera Street, St. Augustine, FL 32084

Applicant's Name: Susan Valzovano Applicant's Signature: Susan Valzovano

Owner's Name: Susan Valzovano Owner's Signature: Susan Valzovano
16 Paws Realty Mgmt LLC

JUNE 9, 2023

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
ST. AUGUSTINE, FL 32084

RE: 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E OR4517/1487

TO WHOM IT MAY CONCERN:

I AM ATTACHING THIS LETTER TO MY HARB APPLICATION FOR CERTIFICATE OF PARTIAL DEMOLITION SO THAT IT MIGHT ALSO EXPLAIN THE SITUATION AT HAND A LITTLE CLEARER, WITH THE HOPES THAT THIS CAN BE RECTIFIED SO THAT ALL PARTIES INVOLVED ARE SATISFIED REGARDING THE REPLACEMENT OF THE WINDOWS AT 54 ½ CARRERA STREET.

FIRST, I WOULD LIKE TO EXPLAIN THAT THE ABOVE PROPERTY WAS FIRST PURCHASED BY MYSELF AND MY EX-HUSBAND BACK IN EARLY 2018. AT THE TIME, WE STILL LIVED IN NEW YORK, AND WERE PLANNING A MOVE TO SAINT AUGUSTINE, AFTER RENOVATING ANOTHER PROPERTY WHERE WE PLANNED TO LIVE. WHILE THAT PROPERTY WAS BEING RENOVATED, THE PROPERTY AT 54/54 ½ CARRERA STREET ALSO WAS UNDERGOING RENOVATIONS SO THAT WE COULD MOVE INTO THE COTTAGE (54 CARRERA ST), WHICH WAS UNINHABITABLE AT THE TIME WE BOUGHT IT. THE OTHER BUILDING ON THE PROPERTY (54 ½), FOR THE MOST PART, WAS RENTED TO LONG TERM TENANTS INITIALLY, AND THAT BUILDING HAS 4 DIFFERENT APARTMENTS. OVER THE FIRST TWO YEARS, I WAS NOT INVOLVED IN ANY OF THE CONSTRUCTION, RENOVATIONS, INSIDE OR OUT, AND MY EX-HUSBAND TOOK CARE OF MOST OF THAT, AS I WAS STILL BACK AND FORTH TO NEW YORK.

FAST FORWARD I WAS AWARDED THE ABOVE PROPERTY WITH FULL OWNERSHIP, AFTER WE WERE DIVORCED IN MARCH 2021. SOME OF THE WINDOWS HAD ALREADY BEEN REPLACED WHILE WE/HE WERE LIVING ON THE PROPERTY, AS WE HAD MADE THE TWO UNITS ON THE SECOND FLOOR AIR BNB'S. AT THAT TIME, THE FIRE DEPARTMENT INSPECTED THEM INDICATING THAT ALL THE WINDOWS WERE NOT OPERATIONAL, AND THERE WAS NO EGRESS OTHER THAN THE APARTMENT DOOR TO GET OUT OF THE BUILDING IN CASE OF A FIRE. OBVIOUSLY, THIS WAS A HUGE CONCERN AND IN ORDER TO MOVE FORWARD WITH THE AIR BNB, WE FIXED THE PROBLEM FOR SAFETY, AND IN DOING SO FOUND THAT MOST OF THE WINDOWS WERE ROTTED THROUGH, EITHER FROM TERMITE AND/OR WATER DAMAGE, SO THE REPLACEMENT OF THESE WINDOWS WERE FELT TO BE NOTHING LESS THAN A NECESSITY. AFTER I BECAME THE SOLE OWNER, I FELT THAT ALL THE WINDOWS THAT HADN'T BEEN DONE WERE IN THE SAME CONDITION AS THE OTHERS, SO FELT THAT REPLACING ALL OF THEM WAS THE ONLY SOLUTION. AESTHETICALLY, THEY WERE THE SAME SIZES AS THE WINDOWS THAT WERE THERE, BUT THE NEW ONES WERE FUNCTIONING, NOT ROTTED AND HAD FULL GLASS PANES, NOT ALLOWING AIR TO COME THROUGH LIKE THE ONES BEING REPLACED.

UNFORTUNATELY, WE WERE NOT AWARE, (OR I CERTAINLY WAS NOT AWARE) THAT WE NEEDED ANY APPROVAL FROM HARB, NOT TO MENTION A BUILDING PERMIT, OTHERWISE, THOSE STEPS WOULD HAVE DEFINITELY BEEN TAKEN AT THE TIME. TO FIND OUT NOW, AFTER THE FACT, IS VERY UPSETTING FOR ME AS WELL.

I REALIZE NEGLIGENCE ISN'T AN EXCUSE, HOWEVER, IT WAS MORE OF AN OVERSIGHT AND ACTING ON IMPULSE FOR WHAT NEEDED TO BE DONE SOMEWHAT URGENTLY AT THE TIME, AT THE ADVICE OF THE FIRE DEPARTMENT AND THE CONCERN OF MY TENANTS THEMSELVES. EVERYTHING THAT WAS DONE WAS TO CORRECT THE UNHEALTHY AND UNSAFE CONDITIONS FOR MY TENANTS AND INSURE THAT THEY WERE LIVING IN THE BEST OF CIRCUMSTANCES, AND AT THE SAME TIME PRESERVING THE BUILDING TO PREVENT IT FROM FURTHER DETERIORATION.

I GUESS, AT THIS POINT, I AM ASKING SOMEWHAT FOR FORGIVENESS, AS WELL AS UNDERSTANDING AND APPROVAL FOR ALL THE WORK THAT HAS BEEN DONE. THE WINDOWS HAVE IN NO WAY CHANGED THE LOOK OF THE BUILDING OR THE PROPERTY IN QUESTION. IF ANYTHING, HAVE ENHANCED IT. I WILL BE HAPPY TO PAY FOR WHATEVER PERMITS NEED TO BE OBTAINED, AND HOPE THIS CAN BE RECTIFIED IN A SHORT PERIOD OF TIME.

THANK YOU FOR YOUR CONSIDERATION AND I APPRECIATE YOU TAKING THE TIME TO LOOK AT AND READ MY LETTER AS WELL AS ANY OTHER DOCUMENTS I HAVE ATTACHED.

SINCERELY,

Susan Valzovano

SUSAN VALZOVANO
425 ESCALANTE COURT
ST. AUGUSTINE, FL 32086
516-319-5635

Received 06/09/2023
Planning and Building Department

June 8, 2023

City of St. Augustine

Attn: Historic Architectural Review Board

St. Augustine, FL 32084

To Whom It May Concern:

I am a long-term tenant at 54 ½ Carrera Street, in Unit B, St. Augustine. Upon moving into my apartment in November 2021 and living there a few weeks, I noticed that the windows, especially the ones in my bedroom, were not at all in good condition. The glass was missing in one of them and the frames were completely rotted through, and I could actually feel the cold air coming through them.

Since, the weather was getting colder, I asked my landlord, Susan Valzovano, if there was any way this could be repaired or replaced. Due to the horrific condition of the windows, I was happy that she decided to replace them, which made a huge difference in the insulation in my apartment, not needing to turn up the heat more, which was a waste of costly electricity, and I felt much more comfortable having windows that operated normally as another method of escape, should there be a fire or any other reason to have to leave, without using the door.

I understand that now there is a problem or question as to why these windows were replaced, but I can assure you that replacing these windows was more than a necessity, and due to the urgency needed for their replacement, getting approval to do so was most likely an oversight, which I hope can be easily rectified.

If you have any questions, please feel free to contact me at L.stork@yahoo.com or 574-238-7366.

Sincerely,

Lindsay Stork

54 ½ Carrera Street, Unit B

St. Augustine, FL 32084

Lindsay N. Stork

Received 06/09/2023
Planning and Building Department

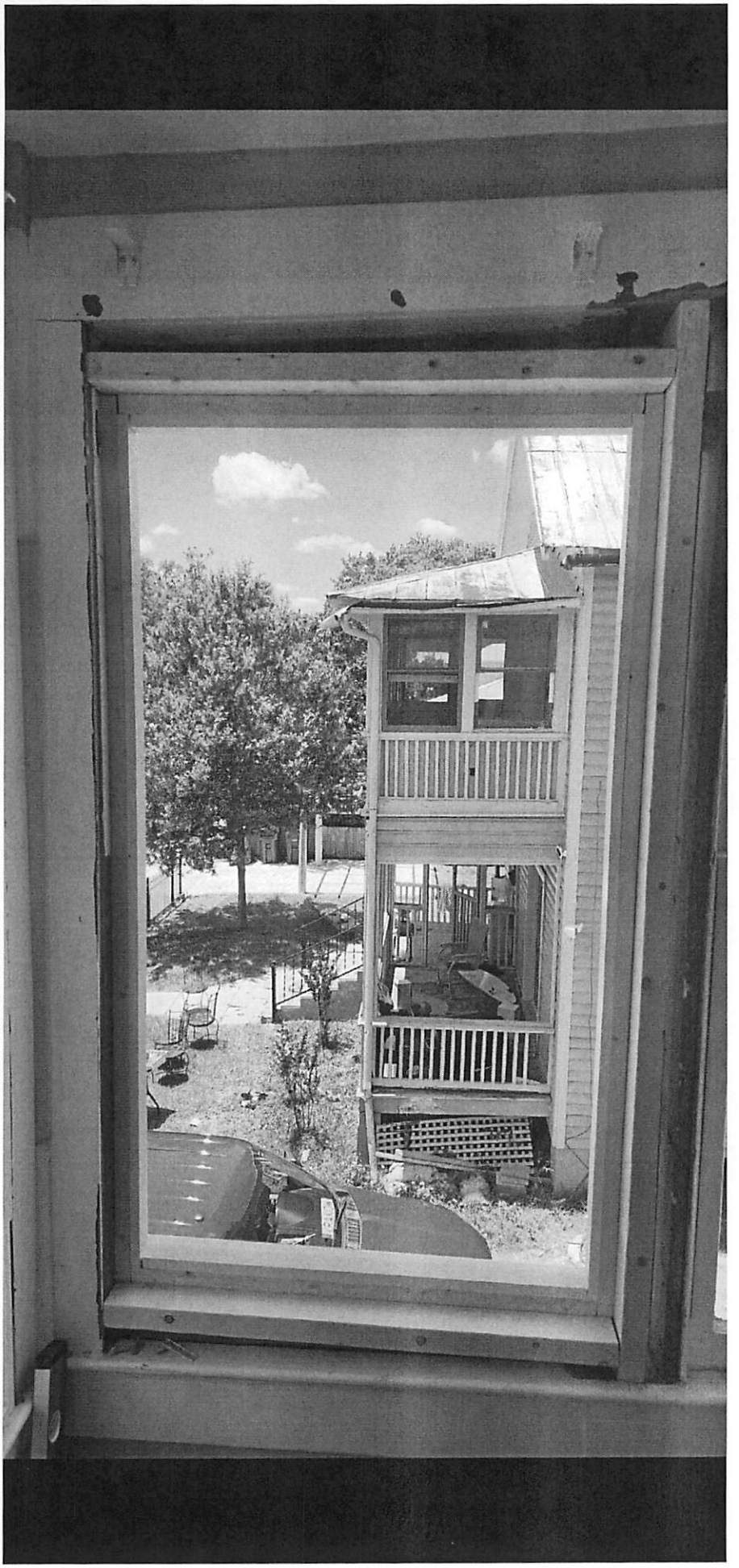
Rotted window
with glass missing

Application pg 8

Received 06/09/2023
Planning and Building Department

Received 06/09/2023
Planning and Building Department

Received 06/09/2023
Planning and Building Department



rebuild of rotted windows

Received 06/09/2023
Planning and Building Department

Received 06/09/2023
Planning and Building Department

New Windows

Meredith H. Randolph

From: Susan Valzovano <slvalzovano@gmail.com>
Sent: Thursday, June 29, 2023 1:50 PM
To: Harb; Candice Seymour
Subject: 54 1/2 Carrera Street-Certificate of Demolition Application for July 18, 2023 HARB meeting

To Whom It May Concern,

Regarding the above mentioned property, there were a total of 32 windows replaced. Every one of them were replaced due to the fact that there was either termite or water damage to the wood around the windows, with no insulation or the ability to open or close them, due to many years of either being painted shut or just completely rotted through. Some of the windows had the glass disconnected from the wood, which allowed the outside air and/or rain to come in. The fact is we did not pass inspection from the fire marshall until the windows were replaced on the second floor, as it was unsafe due to no other form of egress from the apartments.

There is one window on the second floor that has not been replaced. It is in Apartment D above the kitchen sink.

Unfortunately, I only have a few pictures probably of the worst window(s) that were replaced, which I submitted with the application. I also have a before and after picture of the outside of the building, and those pictures were submitted as well, and you will see that it did not change the look of the building. Due to the age of the building, the windows that were replaced were either exact size or very close to the same size, if the original sizes were no longer made.

I hope this information is helpful. Please let me know if there is anything further you need from me. Thank you.

Susan Valzovano

Instr #2018017908 BK: 4517 PG: 1487, Filed & Recorded: 3/19/2018 10:28 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $4,620.00

After Recording Return to:
Rec: 18.50 Doc: 4,620.00 (660.000)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

This Instrument Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
204080-0000
File No.: 61781

WARRANTY DEED

COPY

This Warranty Deed, Made the 16th day of March, 2018, by **J & M FAITH ENTERPRISES INC., a Florida Corporation**, having its place of business at **317 St. George St., St. Augustine, FL 32084**, hereinafter called the "Grantor", to **16 PAWS REALTY MGMT. LLC., FLORIDA LIMITED LIABILITY COMPANY,** whose post office address is: 26 Bayville Park Blvd Bayville NY 11709, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT EIGHT (8) IN BLOCK "E" OF MODEL LAND COMPANY'S SUBDIVISION OF BLOCKS "E" AND "F" AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, SAID SUBDIVISION BEING MADE BY ALFRED NEWLANDER, C.E. AND FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA, APRIL 9, 1907, IN BOOK OF MAPS 1, PAGE 131, AMENDED PLAT MADE BY A.A. DOOLEY, IN AUGUST 1916 AND RECORDED IN PLAT BOOK 2, PAGE 39, ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2017, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: Marlene Lagasse

Witness Signature: _____
Printed Name: Donald Lagasse

J&M FAITH ENTERPRISES INC.

_____
James R. O'Reilly
Director

_____
Martha A. O'Reilly
Director

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 16th day of March, 2018 by JAMES D. O"REILLY AND MARTHA A. O'REILLY as Directors of J & M FAITH ENTERPRISES INC., a Florida Corporation, on behalf of the Corporation. He/She is personally known to me or has produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: ~~Carol Lagasse~~

Glenda.M. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG074994
Expires 3/3/2021

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	2040800000
Location Address	54 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 8 BLK E OR4517/1487 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	16 Paws Realty Mgmt LLC 100%
Mailing Address	425 ESCALANTE CT SAINT AUGUSTINE, FL 32086-0000

Map

Valuation Information

	2023
Building Value	$354,871
Extra Features Value	$265
Total Land Value	$254,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$609,936**
Total Deferred	$20,804
Assessed Value	**$589,132**
Total Exemptions	$0
Taxable Value	**$589,132**

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	$370,621	$627	$214,032	$0	$0	$585,280	$535,575	$49,705	$535,575
2021	$304,714	$627	$181,545	$0	$0	$486,886	$486,886	$0	$486,886
2020	$329,566	$627	$181,545	$0	$0	$511,738	$511,738	$0	$511,738
2019	$319,484	$627	$181,545	$0	$0	$501,656	$501,656	$0	$501,656
2018	$267,732	$627	$181,545	$0	$0	$449,904	$449,904	$0	$449,904
2017	$273,980	$785	$181,545	$0	$0	$456,310	$446,889	$9,421	$446,889
2016	$251,569	$785	$157,658	$0	$0	$410,012	$406,263	$3,749	$406,263
2015	$229,333	$811	$143,325	$0	$0	$373,469	$369,330	$4,139	$369,330
2014	$197,476	$838	$143,325	$0	$0	$341,639	$335,755	$5,884	$335,755
2013	$201,085	$864	$143,325	$0	$0	$345,274	$305,232	$40,042	$305,232
2012	$163,306	$665	$113,513	$0	$0	$277,484	$277,484	$0	$277,484
2011	$166,459	$665	$126,126	$0	$0	$293,250	$293,250	$0	$293,250
2010	$168,924	$665	$140,140	$0	$0	$309,729	$309,729	$0	$309,729

Building Information

Building 1
Year Built 1917
Actual Area 3124
Conditioned Area 2903
Use Multi-Family less than 10 units
Style 01
Class N
Exterior Wall Aluminum Vinyl

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

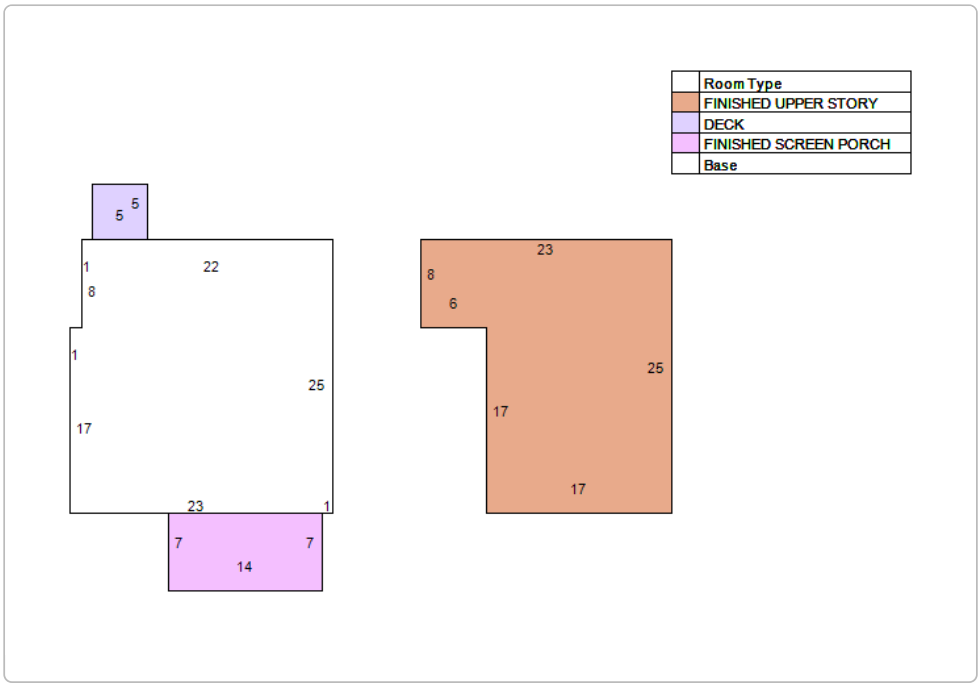
Description	Square Footage
BASE AREA	1351
FINISHED SCREEN PORCH	54
FINISHED UPPER STORY	1552
FINISHED DECK	20
FINISHED OPEN PORCH	147
Total SqFt	3124

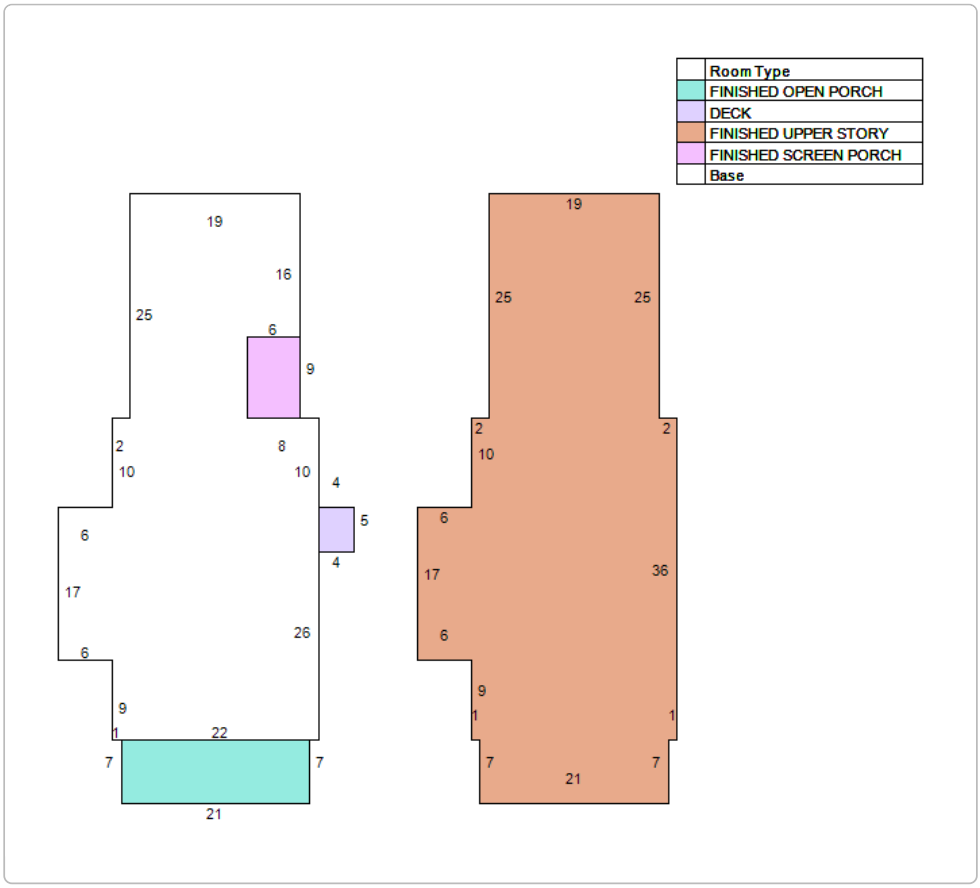
Building 2
Year Built 1917
Actual Area 1188
Conditioned Area 1065
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood Shingle, Aluminum Vinyl

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	592
FINISHED SCREEN PORCH	98
FINISHED DECK	25
FINISHED UPPER STORY	473
Total SqFt	1188

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		265

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	96	70	EF	$254,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/19/2018	3/16/2018	$660,000.00	WARRANTY DEED	4517	1487	Q	I	J&M FAITH ENTERPRISES INC	16 PAWS REALTY MGMT LLC
	4/28/1998	$0.00	CORRECTIVE DEED	1319	1788	U	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	4/28/1998	$202,000.00	WARRANTY DEED	1316	926	Q	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	11/15/1995	$100.00	TRUST AGREEMENT	1139	1663	U	I	BAKER ROBERT SR (DECEASED 3/22/84),FLORENCE	BAKER FLORENCE M TRUSTEE
	1/1/1977	$45,800.00		329	102	U	I		BAKER ROBERT SR (DECEASED 3/22/84),FLORENCE

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

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Detail by Entity Name

Florida Limited Liability Company
16 PAWS REALTY MGMT. LLC

Filing Information

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Principal Address

425 Escalante Court
SAINT AUGUSTINE, FL 32086

Changed: 05/21/2021

Mailing Address

425 Escalante Court
SAINT AUGUSTINE, FL 32086

Changed: 05/21/2021

Registered Agent Name & Address

Valzovano, Susan
425 Escalante Court
SAINT AUGUSTINE, FL 32086

Name Changed: 05/21/2021

Address Changed: 05/21/2021

Authorized Person(s) Detail

Name & Address

Title Manager, Authorized Member

Valzovano, Susan
425 Escalante Court
SAINT AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	04/29/2021
2022	01/26/2022
2023	04/21/2023

Document Images

04/21/2023 -- ANNUAL REPORT	View image in PDF format
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05/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
04/25/2020 -- ANNUAL REPORT	View image in PDF format
01/26/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: July 18, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of June 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

111 Avenida Menendez (Repairs to floating dock)

168 Avenida Menendez (Construct a cement wall in front of the house to mitigate flood damage from hurricanes)

12 Cathedral Place (Changeout Installation of 3.5 Ton Condenser & 3.5 Ton Air Handler. Exact same location and not visible from the street)

36 Charlotte Street (There is a sag in the exterior wall and floor. We are going to expose and explore exterior wall, floor and floor joists to discover damage and repair like for like. Once damage is exposed, we may need to revise the permit when full scope of work is determined)

39 Cordova Street (Replace water service)

95 Cordova Street (Interior Renovation of 1st Floor & Exterior Renovation of Pool Bar & Restrooms)

161 Cordova Street (Build a Roof Cricket)

12 Cuna Street (AC change out - new unit to remain in same location as old unit)

23 Cuna Street (Replace rusted metal panels FL# 24397 R6, Color is Galvalume - Repair Only Not Full Re-Roof)

74 King Street (Upgrade Fire Alarm System on Ponce Hall East Wing)

75 King Street (Interior Renovation of the Lightner Museum Staff Offices. No exterior work. Interior work includes removal of existing shelving and installation of new shelving, leveling of existing concrete floor to create level workable surface, update office spaces with new wall coverings and trim, minor electrical work to relocate existing outlets and bring all to current code requirements, painting, etc.)

22 Marine Street (Installation of 5 Ton Condenser and 5 Ton Air Handler, new unit to remain in same spot as old unit)

234 St George Street (Roof Flashing Repairs)

282 St George Street (Replace HVAC system - no change in location of unit)

287 St George Street (Exterior repairs to existing shingle siding, brick foundation piers, wood sill beams and miscellaneous rotten wood framing members. Replace with like for like materials as originally constructed)

308 St George Street (New 2 Story Detached Garage / Apt)

DEMOLITION

NONE

SIGNS

62 Cuna Street (1 New Hanging Bracket sign on existing bracket 36"x24" = 6sf. Using Serif Font, White and Rookwood Medium Brown colors, and is 1/2" wood material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk