CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, AUGUST 17, 2023 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) June 15, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	Certificate of Appropriateness HP2023-0039 Continued from July 18, 2023	Southern Construction - Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street To install new ventilation systems on the south and west elevations.
b)	Certificate of Demolition HP2023-0043	NIALVI LLC. - Applicant Zhou Zhenxing - Owner 168 Marine Street To demolish a building, constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

6. Continued Items from the previous HARB meetings

a)	Opinion of Appropriateness HP2023-0030 Continued from May 18, 2023	Sarah Ryan Architect - Applicant Lions Beach Capital LLC - Owner 171 Cordova Street To construct a new two-story multi-family residence.
b)	Certificate of Demolition HP2023-0029 Continued from May 18, 2023	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.

c) Certificate of Appropriateness for Ad Valorem Tax Exemption
HP2023-0034
Continued from June 15, 2023

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.

d) 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 existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

7. Certificate of Appropriateness

a) HP2023-0050

Michael & Sandra Weiber - Applicant and Owner
228 Charlotte Street
To construct a new in-ground pool with associated pavers, fountain, and gate.

b) HP2023-0049

DJ's Clam Shack - Applicant
Mikma Properties LLC - Owner
21 Hypolita Street
For after-the-fact approval of signage with colors and graphics that are not pre-approved.

8. Certificate of Demolition and Partial Demolition

a) HP2023-0051

Adcap Construction LLC - Applicant
Caleb J. King - Owner
2 Tremerton Place
To demolish a detached garage apartment building on a property that is recorded in the Florida Master Site File and designated a Local Historical Landmark.

b) HP2023-0053

Lance Gunther - Applicant
Jeffrey Gunther - Owner
18 Locust Street
For after-the-fact partial demolition of a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic district including replacement of original windows with windows of a different design.

*c) HP2023-0052 Alexandra & William Daughtery - Applicant and Owner
15 Lovett Street
To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

9. Planning and Building Staff Communications
   a) Staff Approved Permits Report
10. Other Business
11. Next Scheduled Meeting Date(s):
   a) Thursday, September 21, 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
June 15, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 15,2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

MOVED to APPROVE the April 20, 2023 minutes as presented. The motion was SECONDED by.

VOTE ON MOTION:
AYES:
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Seymour advised that 317 St. George Street requested a continuance to August HARB meeting.

Ms. Duncan announced there were three expedited hearing items.

MOTION

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

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

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness
HP2023-0032– Meehan's Irish Pub - Applicant
Nofal-Smith, Inc. - Owner
51 Charlotte Street

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

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 51 Charlotte Street with the finding that extension of the existing masonry wall meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Reggie Maggs waived his right to a public presentation.

DRAFT

The Board provided their ex parte communication.

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

MOTION

Mr. MacDonald MOVED to APPROVE application 2023-0032. The motion was SECONDED by Mr. Beach.

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

5. (b) Certificate of Demolition HP2023-0036– Renewal by Anderson of Florida - Applicant
Kenneth G. and Cynthia R. Langley - Owner
6 Bay View Drive

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

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 6 Bay View Drive if the HARB finds that the proposed window removal and replacement will not negatively impact the building's contributing status in the Fullerwood Park National Register Historic District with the following condition:

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

Kenneth Langley waived his right to a public presentation.

Ex Parte Communication:

(None)

16 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.

Mr. Weaver asked if the applicant would agree to the condition of adding a raised muntin.

Mr. Langley agreed to the condition and the window would simulate what was there.

MOTION

Mr. Weaver MOVED to APPROVE application 2023-0036, 6 Bay View Drive. The motion was SECONDED by Mr. Beach.

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

5. (c) Certificate of Demolition HP2023-0037– Tri State Building & Remodeling, LLC – Applicant
Jamie Pantling - Owner
81 Coquina Avenue

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

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There was Board consensus to hear the application further in the meeting since the applicant was not present.

Heard after item 7(b)

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

John Boback waived his right to a public hearing.

The Board provided their ex parte communication.

11 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.

Mr. MacDonald noted no issues with the demolition but encouraged the applicant to be cautious of the elevations on the front.

Mr. Boback advised they were moving the living space to the second floor to avoid flooding.

MOTION

Mr. MacDonald MOVED to APPROVE the Partial Demolition HP2023-0037, 81 Coquina Avenue. The motion was SECONDED by Mr. Weaver.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING
Alan J. Frez Construction, Inc. - Applicant
Maria F. Gandarez - Owner
317 St. George Street

To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding. (Garage apartment approved at March 16, 2023 meeting).

Applicant requested a continuance. See modifications to the agenda.

7. Certificates of Appropriateness

7. (a) HP2023-0002– Don Crichlow & Associates - Applicant
Diocese of St. Augustine, Inc. - Owner
38 Cathedral Place

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

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 38 Cathedral Place if the HARB finds that the proposed shrine structure and associated site alterations, including outstanding details as clarified by the applicant, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

DRAFT

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

The Board discussed:

- Beautiful project and a great addition to the Cathedral
- Suggested adding scallop shells since it was associated with the Santiago de Compostella
- Asked if applicant agreed with the watts recommended for lighting by staff
- Thought the scale fit with the side yard
- Did not compete with the main church but tied in with well with the materials
- Scale was correct and was a good location for it and liked the connection and relationship between the Diocese and Spain
- Thought the back of the statue would be visible from the adjacent property
- Suggested brining the pediment from the columns across front the front to the back
- Questioned the location of the plexiglass and where it would be attached
- Pedestal projected out in front of the columns and suggested making the inside a little deeper

Applicant response:

- Agreed to the lighting requirements; however, did not specific which bulb
- On the 25th of July the statue would be officially dedicated
- Back would be a stucco wall with a gable roof
- Willing to bring the columns around to the back
- Final construction drawings were not complete, but the plexiglass would be flush along the edge
- Wanted the statue to be sealed with weather stripping
- Could modify the pedestal to be a little deeper to have the plexiglass set in

MOTION

Mr. MacDonald MOVED to APPROVE with the bases that the pediment be taken around the back and make the entire assembly deeper to incorporate the plexiglass behind the columns. The motion was SECONDED by Mr. Weaver.

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

7. (b) HP2023-0035– Cathedral Parish School - Applicant
Diocese of St. Augustine, Inc. - Owner
267 St. George Street

To replace existing wood casement windows and transoms on the east elevation of the gymnasium building with new fixed-lite windows.

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 267 St. George Street:

1. APPROVE if the HARB finds that the proposed window design meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement for the existing windows with a more appropriate material as specified by the HARB; OR,

2. CONTINUE the application to allow the applicant time to provide additional information such as the muntin configuration and/or consider a more appropriate replacement material as directed by the HARB.

Ryan Ott, Chris Hale, Scout Smith, and Chris Rutherford reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Had an issue with the vinyl window material even though the windows were non-historic
- Vinyl material was not in the guidelines for approval
- Thought these were a multilight casement window previously
- Not opposed to a fixed window but suggested using metal as a replacement material as that would meet the guidelines and fit the architecture of the building
- Unsure of the proposed window as there were two provided in the packet; however, would prefer the Marvin Ultimate window which was metal clad
- Wood was encouraged; however, these were replacement windows and metal was on the building
- Marvin window would be wood on the interior with an aluminum clad exterior
- Asked if the window configuration would have a transom on top
- Could eliminate the functionality of the casement but would want the install to resemble the same fenestration
- Concerned with how the windows would look when installed without the details
- Asked if three windows would be installed in every opening or one window mulled together
- Felt the one window would change the configuration
- Thought the first and second floor windows matched and should be maintained
- Cut sheets provided were contradictory to what was being proposed
- New windows should resemble what was currently there and it did not need to be operable
- Horizonal transom was essential and should emulate the pattern of what was present
- Needed to provided details drawings to staff to avoid having to return to the Board
- Asked if the casements over the transom were one over one with a mullion
- Should provide whole order prior to placing the order to staff for approval
- Color that would be used for the exterior would be bronze

Applicant response:

- Unsure why the Board felt vinyl windows were inferior
- Wanted to have a two-piece fixed window
- Transom and glazing beads over the years could deteriorate
- Wanted to have the least amount of metal to help avoid deterioration quickly
- Would have the three mulled together at the factory
- Concerned with the silicone failing on the mullion bars
- Waterproofing in the block wall would not leak
- Willing to do an aluminum window that had the horizonal transom with the vertical mullion to replicate the look that was present
- Window would be fabricated by Marvin and everything discussed could be provided to staff in a drawing
- Agreed with the coloring

MOTION

Mr. Benoit MOVED to APPROVE HP 2023-0035 with the following conditions: have a metal clad exterior with transom to match the height of the existing transom, mullions to match the existing scale mullions being bars between the window units, muntin to match the existing muntin, and bronze color to match the existing windows. The motion was SECONDED by Mr. Weaver.

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

8. Certificates of Appropriateness for Ad Valorem Tax Exemption

8. (a) HP2023-0034– Historic Property Associates, Inc. - Applicant
Sanford Cedar LLC - Owner
30 Sanford Street

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

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.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 30 Sanford Street if the HARB finds:

1. This is a qualifying property since it is listed as contributing to the Lincolnville National Register Historic District

2. The proposed scope of work to the exterior and interior of the existing building has been clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation

3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

With the condition: If the extent of damage to the existing elements is too extensive for repair and more replacement is needed than is indicated or any alteration or new work is proposed, an amended project scope should be submitted for this ad valorem tax exemption application.

Steve Porter and Shankar Thayver reviewed the application.

Ex Parte Communication:

(None)

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

Mr. Benoit noted some work on the outside had been completed but more in terms of restoration would take place.

Ms. Courtney said a small portion of siding was replaced and the applicant provided a photo indicating the material was wood and matched the existing siding. She advised the Board did not hear that portion of the application up front.

Mr. Porter said the outside was finished; however, the inside was being worked on. He said the siding was approved through the computer system with photo documentation.

Ms. Courtney advised they were not informed upfront about the siding being fixed and thought it was appropriate to know how much was replaced. She said the applicant should have identified clearly if the work had already occurred. She said there were three steps to the Ad Valorem Tax Exemption and by step three documentation was needed in detail for both interior and exterior items that had been replaced, restored, or rehabilitated.

[1] Recusal form attached to original minutes

The Board discussed:

- Primarily the house was lap siding and novelty was used on the addition
- Felt this was a successful case as it was not demoed
- Questioned if the Ad Valorem Tax Exemption was for the interior and exterior
- If wanted to have both, all work would have to meet the Secretary of the Interior Standards (SOIS)
- Liked that the integrity of the house was being maintained with minor spot repairs
- Trying to salvage the windows and keep as much as possible
- Felt there was more documentation needed than provided

Applicant response:

- Was applying for both interior and exterior

Ms. Courtney said the applicant needed to provide what had been replaced or repaired and suggested documenting the work while it was ongoing before it was complete. She said if it was completed the applicant would have to clearly identify what had been replaced. She said for federal tax credits to be approved, documentation was needed.

Mr. MacDonald clarified the applicant would work with staff to make sure all documentation and information was supplied. He said then the applicant would return to the Board for approval and then it would move onto the state.

Ms. Courtney replied HARB reviewed the tax exemption for the City and the County determined their decision based off HARB and the City Commission. She said then it would be an 'active' project; however, the state did not have a program, but it would be reviewed by the National Park Service (NPS). She continued when the home was reviewed in July, a structural report noted major foundation work was required. She said the scope of work outlined did not cover any of that. She felt more details were needed for part three as it was basic.

Mr. Porter said nothing else on the outside needed to be replaced. He said the siding that needed to be replaced was and the foundation was not in bad shape besides other tuck pointing.

Board discussion:

- Advised if any other work needed to take place should bring it to the staff's attention
- Liked the wood left on the third floor as it looked to be original material
- Questioned if that had been covered up with drywall
- Asked if the red floor color were an original paint color and if the rest would be the same
- Felt that could help make the interior authentic
- Asked if casing was around the windows and if it was replicated where the new dry wall was installed
- Questioned if the exterior was finished including paint
- Thought more work on the outside would have been done
- Concerned with the original report completed on the foundation
- Questioned the hardy lap siding and if it would be removed and the original be added
- Suggested documenting each stage of the project
- Asked if the flooring would remain and be refinished
- Questioned if there were issues with the porch as it looked to be sagging
- Questioned the ceiling materials

Applicant response:

- Most everything inside besides some floor joists were in good condition
- Wood was there and not covered

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- Would paint the rest the same color if it would help the application
- Drywall was installed in patches only where it was needed, and significant drywall was where the new air condition system was installed
- Window trim was exactly the same as they were
- No missing trim around the windows
- Exterior had not been painted but woodwork was finished
- Foundation was examined and there were no issues
- All the hardy that was on the building had been removed and replaced with wood cedar lap and novelty wood siding
- Flooring upstairs would be refinished but the downstairs had existing plywood and new wood would be added on top
- Ceilings were tongue and groove and in good condition

Mr. Benoit stated based on the age and history of the building it should qualify; however, the inside had been gutted but that would be reviewed.
Ms. Courtney said a building permit was filed in January mainly for interior work. She said Ms. Seymour requested exterior photos which were obtained, and they also had one or two of the work after.

Ms. Duncan asked what the permit was for in January

Ms. Courtney replied it was mostly interior work: to remove and replace toilet, inset showers, vanity's and replace with new, remove and replace kitchen cabins, sink, appliances and replace, remove old flooring and replace with new, replace interior doors paint interior, remove damaged siding and replace with new, repair step boards, paint exterior of the house, and noted siding was limited to areas in the attached photographs.

Ms. Duncan asked if they did the work on the property.

Mr. Porter replied all that had been completed before they were the builders. He said the doors had been removed and base boards were taken off.

Mr. Benoit stated the application would have issues as the point was to keep as much as possible original.

Mr. Thayver said the property was bought as it was and when demolition was denied by HARB, he contacted John Valdes for assistance.

Ms. Courtney advised the permit was issued February 3, 2023 and the demolition applicant was July 2022.

Mr. MacDonald confirmed the floors and doors were removed while Mr. Thayver owned the building.

Mr. Thayver said the building was purchased in 2021. He said the pictures provided was how it had been purchased.

Mr. Benoit said the photos from 2022 application had a red floor which was original and in the new photos it was no longer there. He said the third floor was now drywall and not wood.

Mr. Porter said on the third floor there were two bedrooms, one was wood and the other had been covered in drywall.

Ms. Duncan suggested providing a room by room layout with photos to know the original materials in each.

Mr. Thayver said the tile was on the second floor and the next picture was the third floor.

The Board continued to discuss the elements of the home and noted the process was extremely cumbersome for an investment. They advised there was an ad valorem tax exemption for inside and outside or just either one, which could be considered.

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Ms. Duncan asked if Mr. Thayver owned the home when the first foundation report was provided.

Mr. Thayver said the report stated the foundation needed stabilization.

Mr. MacDonald noted the report stated the building was unsafe and needed to be demolished. He said the Board was hearing two different stories and felt the truth was trying to be avoided.

Mr. Porter said when he started the work, the doors, windows, base boards, and flooring were not there. He noted the red floor was still in the home but covered since it had been damaged.

Mr. MacDonald suggested coming back to the Board and apply for the exterior as the damage to the interior had been done. He asked if the Board could approve the application for exterior only or would the applicant need to reapply.

Ms. Lopez advised it had been done in the past and it could qualify to some percentage, unless the applicant felt the interior could be salvaged to obtain both.

Mr. Benoit asked if the applicant wanted a continuance.

Mr. Thayver thought this was for the exterior and not the interior. He said it was about how the exterior looked and had invested a lot of money on the plumbing and electric work and felt the Board did not want to provide a benefit.

Mr. MacDonald said they could evaluate the exterior and the inside could be however the applicant wanted. He said the values would have to be reset as it was not the whole building as it had been applied for.

Mr. Thayver asked where plumbing and electrical work fell either interior or exterior.

Mr. MacDonald replied the mechanics were interior; whereas, exterior was the shell and structure.

Ms. Duncan said this was not guaranteed. She said the project had to be completed before moving forward.

Ms. Courtney pointed out items to consider in the application. She said damaged floors would be repaired and some materials were changing which was noted. She said rehabilitation for the Ad Valorem Tax Exemption was the most lenient ways to preserve a building as new materials could be used, which was different from a restoration.

Ms. Duncan said it needed to be documented; however, most of the historic materials had been removed without any and what had been done did not respect the original materials that could have been retained.

Mr. MacDonald said the wood floors had bug damage according to the owner but if it were removed it should be replaced with a wood floor and not vinyl. He said that was his interpretation, as it should be replaced ‘in kind’.

Ms. Lopez asked if this subset of the Ad Valorem Program allowed for non-replication in terms of material.

Ms. Courtney said this was rehabilitation, which spoke about compatible substitute material. She noted “repairing also included the limited replacement with in kind or with compatible substitute material of extensively deteriorated or missing parts of features when there were surviving prototypes. Although using the same kind of material was always the preferred option; substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish”. She said this was outlined from the SOIS for rehabilitation.

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Ms. Duncan pointed out the guidelines noted the preferred option was to be replaced with the same material.

Ms. Lopez asked if the applicant wanted to continue the application to July to add more information to potentially have the interior cost included or would they only want the exterior and update the financial information.

Ms. Courtney said the program did not have extensive detailed guidelines regarding plumbing and electrical work and perhaps a percentage could be given to the interior but that would have to be confirmed with the state. She said that work was a significant investment.

Mr. Porter said the entire house had to be rewired and replumed.

Mr. Benoit asked if the walls were insulated. Mr. Porter said what could be insulated was completed. He said the attic was sprayed with insulation as well.

Mr. Benoit said insulation was an exterior improvement as it helped retain paint and create building efficiency to the building envelope.

Ms. Duncan reiterated any additional work would need to be approved by staff before taking place and documenting the work.

Mr. Thayver said he did not feel the second and third floor were historic and asked for the Board to view the home if they were able. He said the first-floor interior was not touched and exactly the same.

Mr. Porter reiterated the first floor had the original floors, doors, and plaster; however, the second floor was in disarray.

Ms. Courtney added if there were any photos of the second and third floor prior to any changes those would be beneficial to the application.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0034 to July 18, 2023 HARB meeting. The motion was SECONDED by Mr. MacDonald.

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

9.Certificate of Demolition and Partial Demolition

9. (a) HP2023-0038– Kroll Construction - Applicant
Michele A. Fouts & Jeffrey E. Clark - Owner
129 Washington Street

For partial demolition of a residential building constructed between 1917 and 1924 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include removal of the front porch and a rear addition related to elevation and renovation of the structure.

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 129 Washington Street for partial demolition of the front porch and rear addition because these features are not original to the building, with the following condition:

1. Original coquina concrete block foundations be salvaged during the building elevation for use in other projects as feasible.

Albert Kroll reviewed the application.

[2] Break from 3:02p.m.-3:16p.m.

Ex Parte Communication:

(None)

15 certified notices were sent, 2 were returned in favor, 1 was returned opposed and 1 had comments.

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

The Board discussed:

- Challenge was raising the home eight feet and what to do with the space between, which looked unclear
- Not an original feature and did not have an issue with it
- Questioned what the elevation would be
- No issue with lifting out the flood zone and the additions fit the fit the building
- Thought the height could be an issue as there would be a lot of space in between and was concerned with how it would be screened
- Building was quite small and would look like it was on stilts

Applicant response:

- Home was elevated twenty-four inches already and wanted to raise it an additional six feet for a total of eight feet
- Elevation now was right under nine feet and new homes were required to be at ten feet to obtain flood insurance and be permitted
- Would be adding on top of the existing piers

Ms. Lopez asked for clarification regarding the elevation.

Ms. Seymour clarified the Board was discussing the finished floor elevation, and from the base flood elevation, it would be a total of fourteen and half feet.

Board discussion:

- Board did not have purview over the elevation; however, wanted to provide guidance since it was a historic property
- Suggested if it were lowered one or two feet, it could be better

MOTION

Mr. Benoit MOVED to APPROVE the partial demolition as proposed for application HP2023-0038, at 129 Washington Street finding that the proposed additions to be removed were not original to the structure. The motion was SECONDED by Mr. Weaver.

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

Mr. MacDonald asked about 320 Charlotte Street.

Ms. Courtney said it was a code enforcement issue and there were some items that were permitted but others that were not.

11. Other Business

11. (a) Information related to City initiatives regarding Resiliency and Sustainability, including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects. (Presentation by Jessica Beach, Chief Resilience Officer)

DRAFT

Ms. Beach provided information regarding resiliency and sustainability and discussed projects taking place throughout the City.

Ms. Beach and the Board discussed:

- Thought the program was great and was glad the City was working on it
- Flood Mitigation Assistance (FMA) was a yearly program
- Was one of the few programs that offered to help elevate on an annual basis
- There were other programs that could possibly help homeowners, but current programs had long lead times
- Wondered if homeowners could obtain monies retroactive if they had already lifted their homes
- Should have more of the hard discussions about fixing the neighborhood
- Should have community outreach to ensure all information possible was available
- People needed to have more access to information, but a lot of time was spent collecting data
- Back Bay Study would review each neighborhood to show the flooding scenarios
- Should be aware of the social equity

Ms. Beach provided an update about the Resilient Heritage Study and noted the money had not yet been acquired.

Mr. Weaver asked if there had been push back on the FEMA designation for Historic Structures.

Ms. Beach replied flood proofing would be allowed; however, she was not as familiar with that specific program. She said historic structures could apply for assistance under the FMA program.

Mr. Benoit asked if there was a Coastal A zone in the City.

Ms. Beach said it was mainly AE; the building inspector, Richard Schauland, would have that information.

Ms. Courtney replied that information could be found on a map provided by GIS. She said the map detailed the flood zones for the City.

Ms. Beach said they had discussed holding a Flood Expo with St. Johns County and noted hurricane guides and flood mitigation newsletters were available.

12. Next Scheduled Meeting Date(s):

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

Ms. Courtney said the Main Street Conference was the same week as the July HARB meeting and encouraged the Board to submit their documents if they wanted to receive any assistance for attending.

Ms. Courtney mentioned the Planning and Zoning Board Special meeting would take place on June 27, 2023 and partial demolition would be discussed. She encouraged the Board to attend.

13. Adjournment

There being no further business, the meeting was adjourned at 4:31 P.M.[3]

Catherine Duncan, Chairperson

[3] Transcribed by Elyse Wiemann

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 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:	5(a)	Previous Action(s):	COA 1993-0687 COA F2007-0310 COA HP2023-0025

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 18, 2023 meeting to allow the applicant time to consider an alternate location for the make-up air on the south elevation which was proposed to extend from an existing window opening.
2. The Board recommended that the make-up air be installed on the south side of the rear addition which is inset from the original building and would better screen the equipment and ensure that it does not encroach on the adjacent property line.
3. The applicant has submitted a new site plan and elevations showing the make-up air proposed for installation as recommended by the HARB on the south elevation of the rear addition, though still at a height where it may be visible when approaching the building from the south. In the newly proposed location, the make-up air appears to break the plane of the south elevation by less than a foot, though the applicant should clarify measurements because they were not clearly noted on the plans submitted. While this modification to the previous plans greatly reduces the visual impact of the make-up air from the street, the HARB may still recommend appropriate screening measures if deemed necessary.

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. Any additional screening as proposed 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 of the rear addition.

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 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

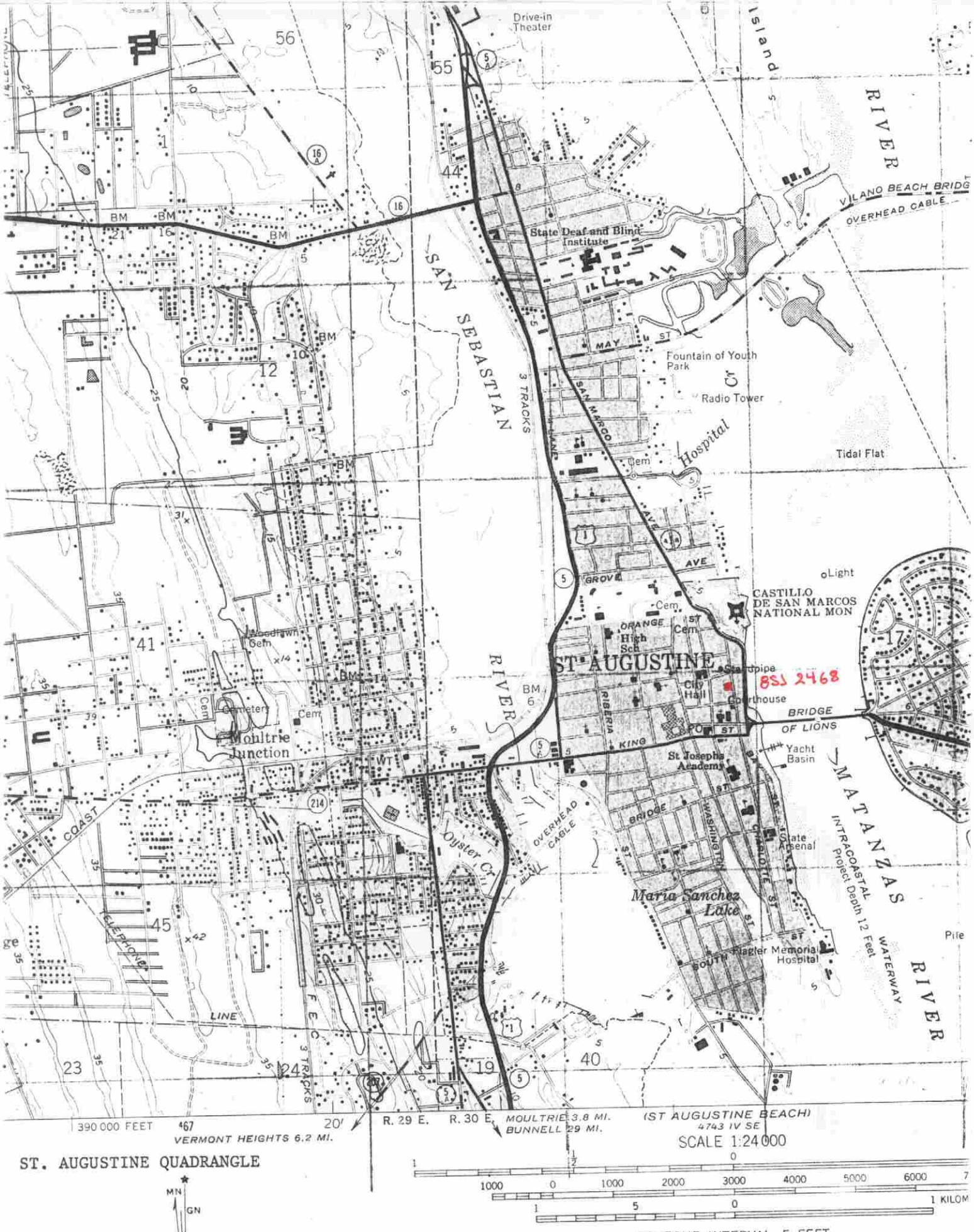
"shooting gallery" in 1884 and as a private residence in 1888. The south end of the building served as a "fruit stand" in 1893 and disappeared by 1899. A two-story frame dwelling replacing the former structure was destroyed by fire in 1914.

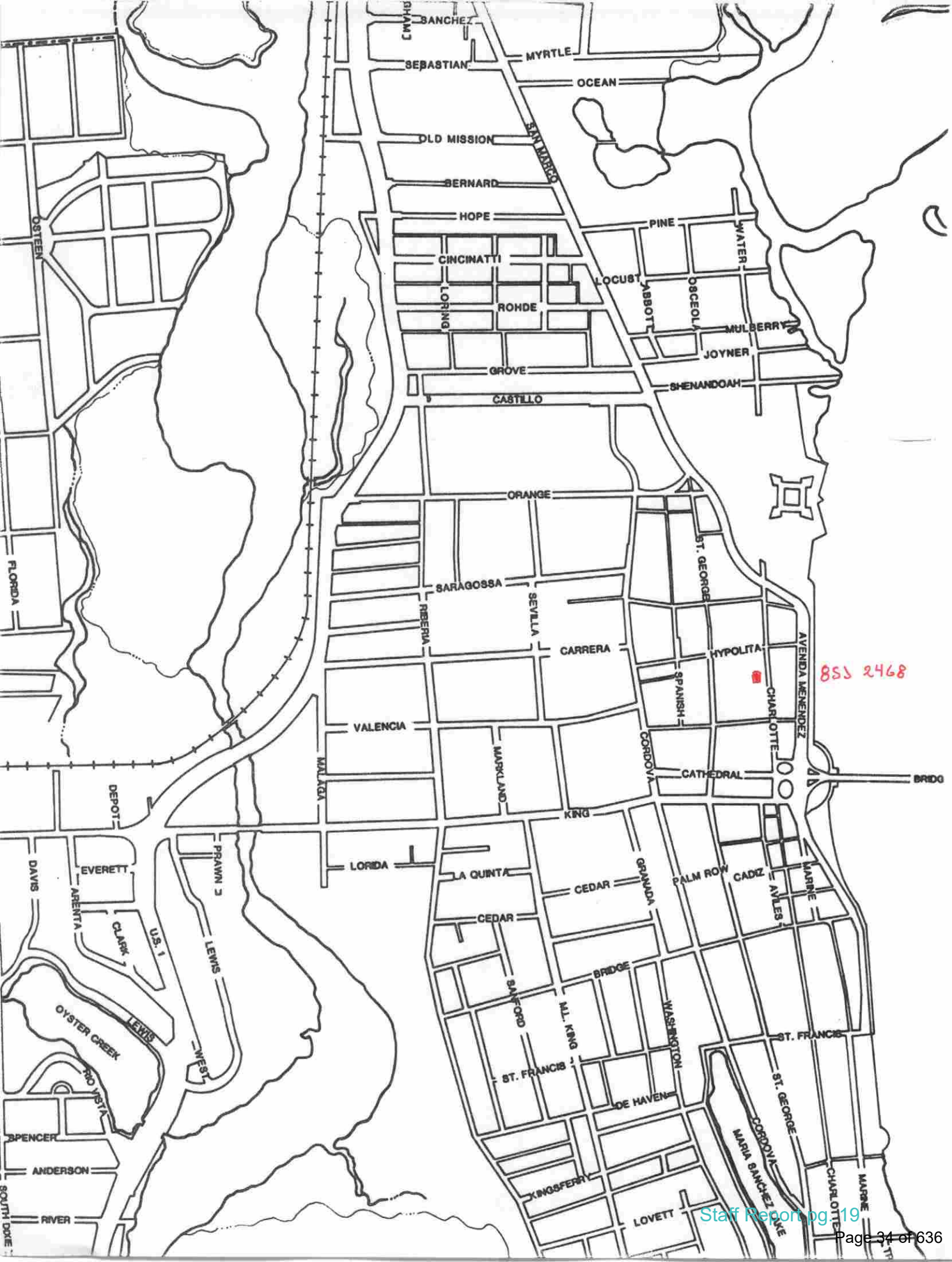
ARCHAEOLOGY

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
Island
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
ST AUGUSTINE
Standpipe
BSJ 2468
City Hall
Courthouse
RIBERIA
KING
BRIDGE OF LIONS
Yacht Basin
St Joseph's Academy
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
Woodlawn Cem
Cemetery
Moultrie Junction
COAST
LINE
TELEPHONE
F E C
3 TRACKS
Oyster Ct
OVERHEAD CABLE
WASHINGTON
CHARLOTTE
ST
BRIDGE
State Arsenal
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH
Pile
BM
WT
390 000 FEET
467
20'
VERMONT HEIGHTS 6.2 MI.
R. 29 E.
R. 30 E.
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 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
ABBOT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
FLORIDA
SARAGOSSA
RIBERIA
SEVILLA
ST. GEORGE
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
WEST
RIO VISTA
DE HAVEN
ST. GEORGE
MARIA SANCHEZ
CORDOVA
SPENCER
ANDERSON
KINGSFERRY
CHARLOTTE
MARINE
SOUTH DIXIE
RIVER
LOVETT

BSJ 2468

Page 1

☐ 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 _____

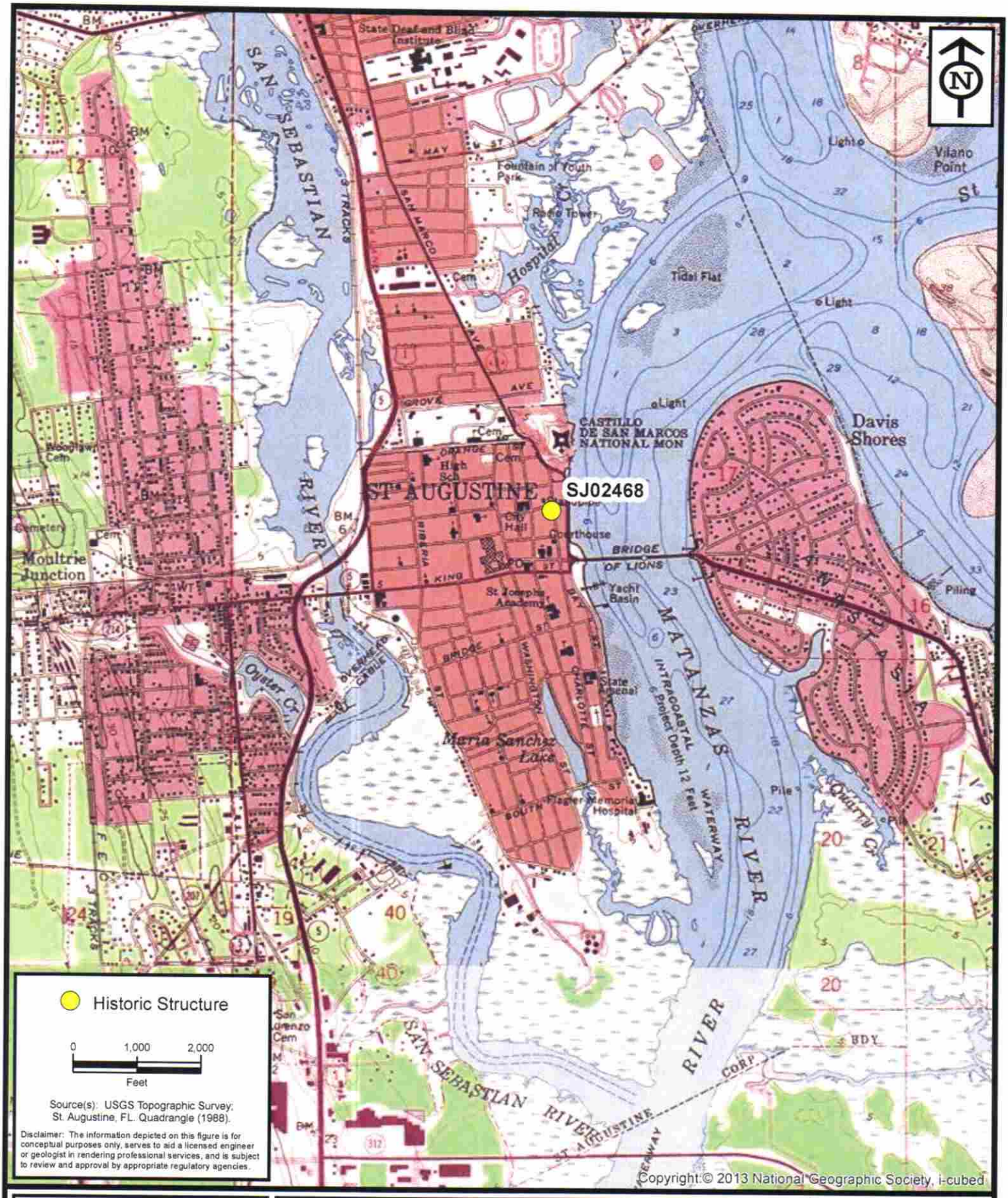
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ02468

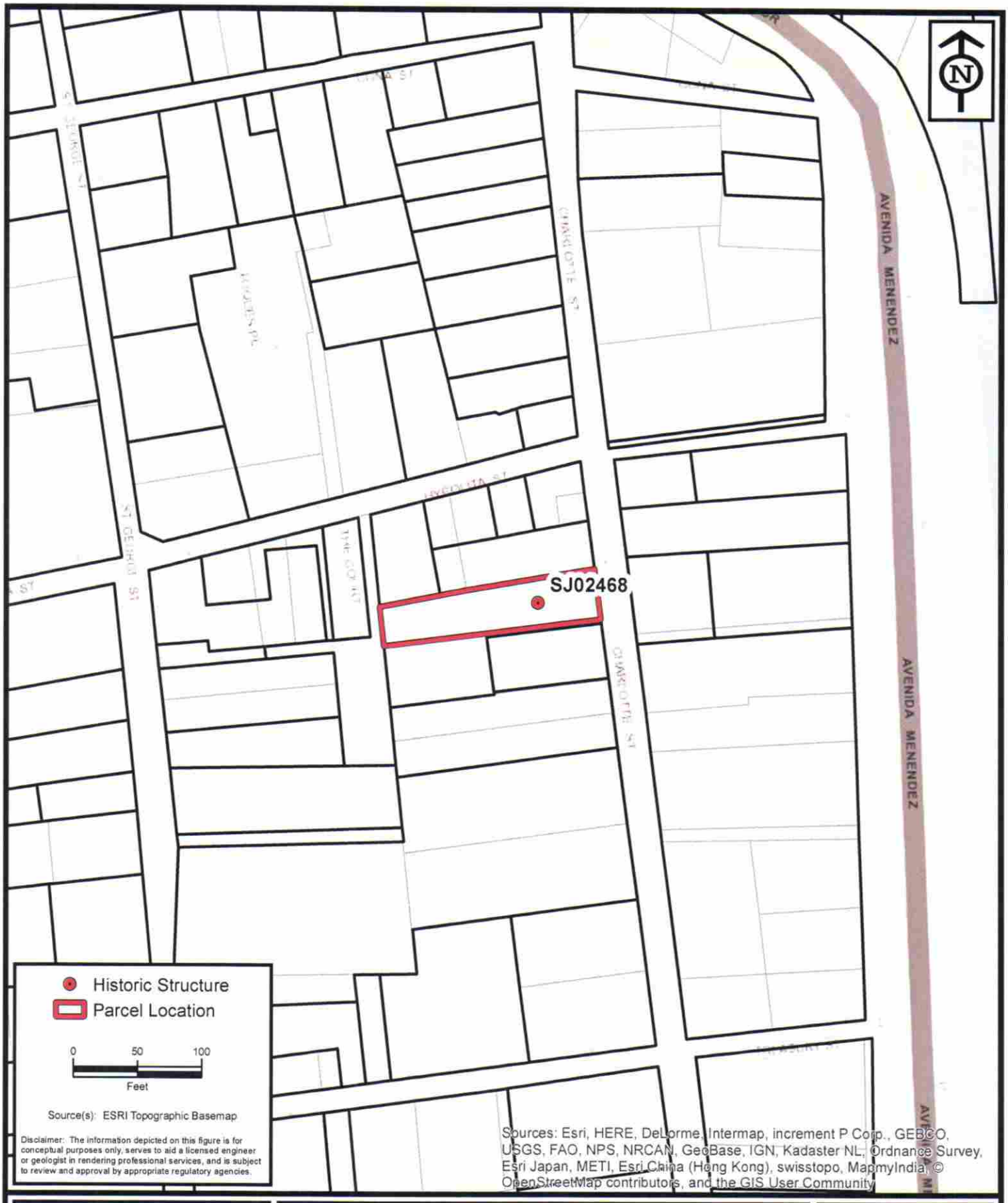
City of St. Augustine Historic Structure Survey

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



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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02468\Parcel.mxd Date: 4/27/2016 1:43:20 PM

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

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 _____

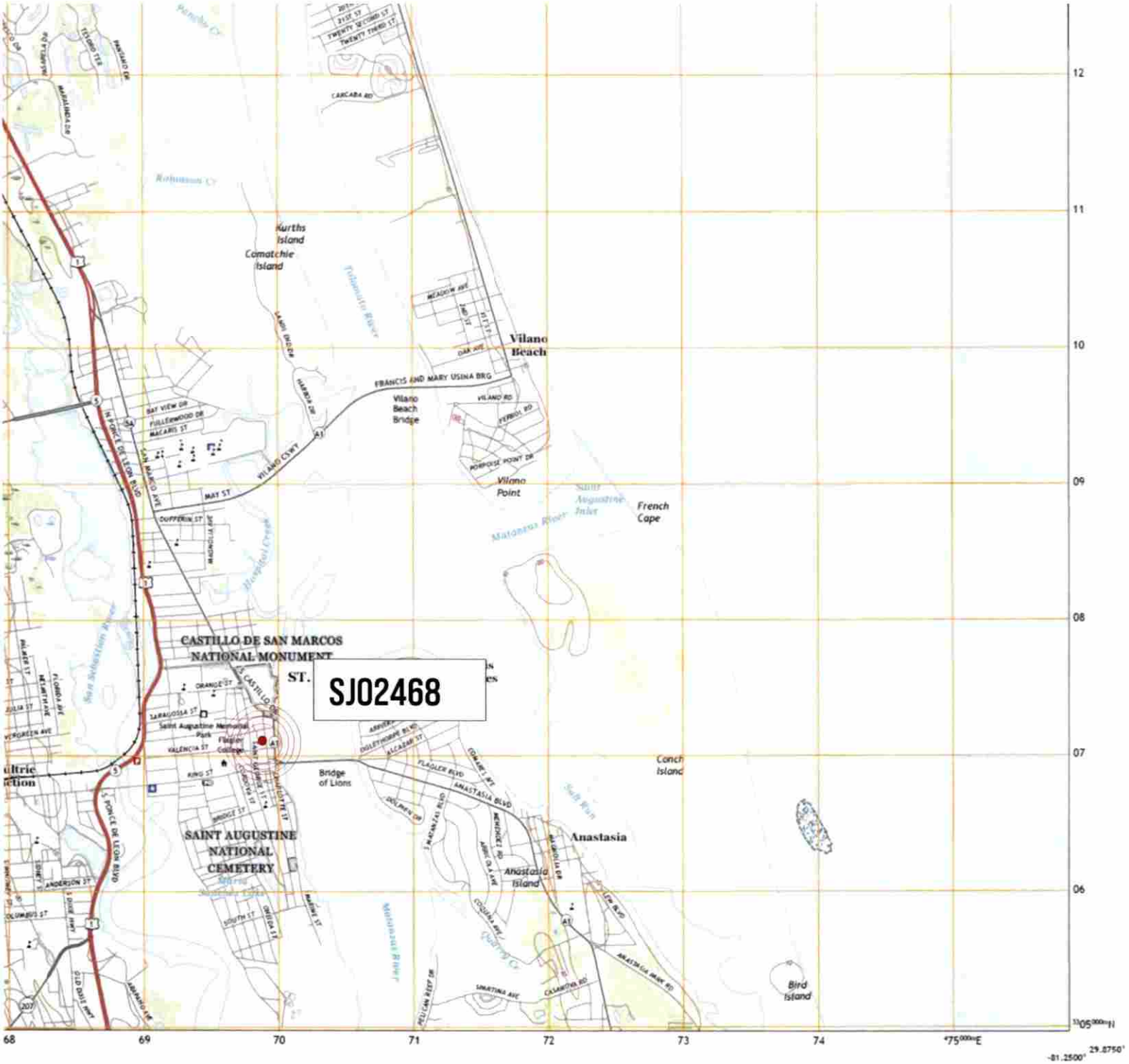
RECORDER INFORMATION

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.

Staff Report pg. 25



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 QE 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


GUESTS
Only
Quiet



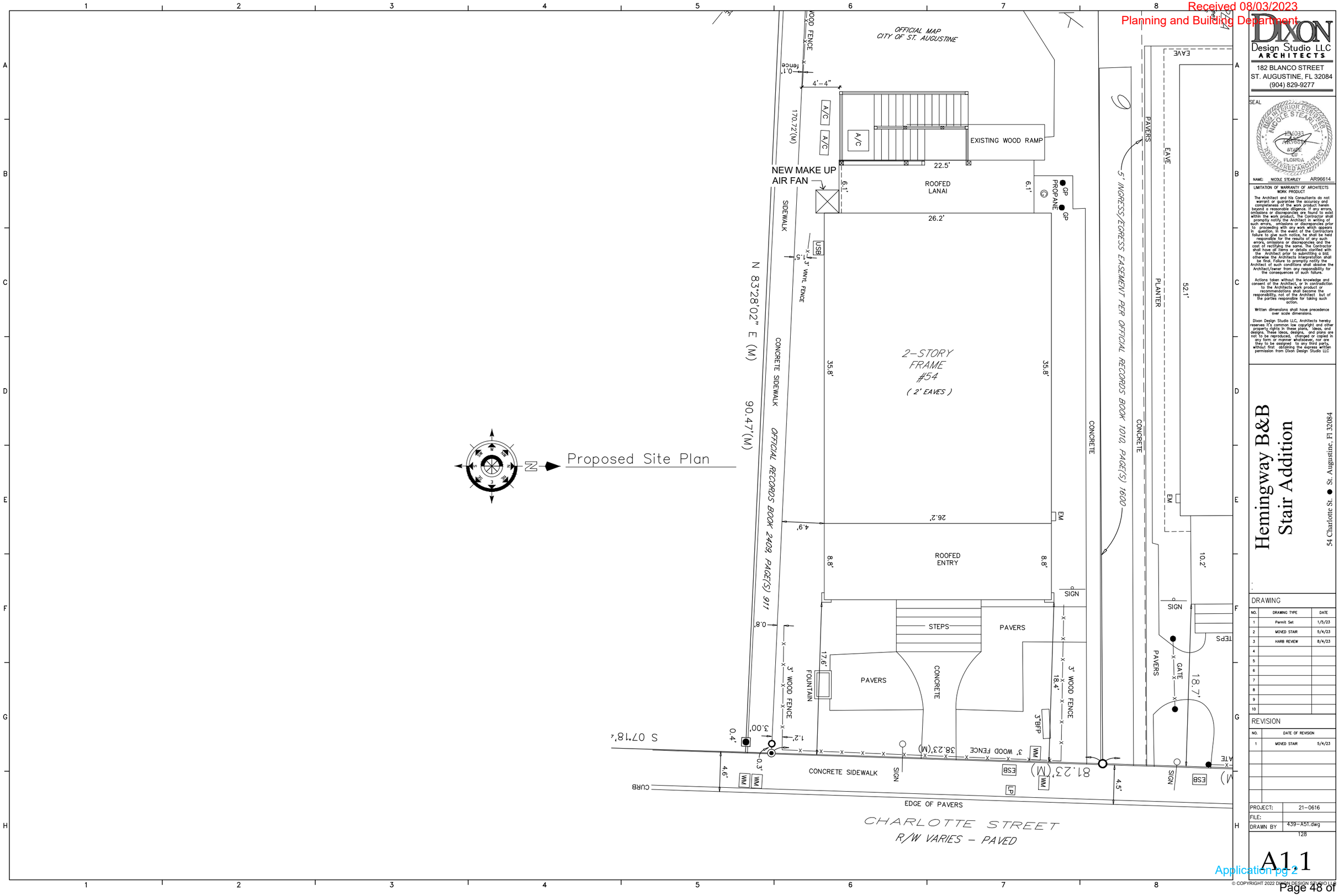

Hemingway House
INN
BED & BREAKFAST

FOR AUGUST 17, 2023 HARB MEETING

HP2023-0039
54 Charlotte Street

NEW INFORMATION SUBMITTED BY APPLICANT

Received 08/03/2023
Planning and Building Department



Proposed Site Plan

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

SEAL

NAME: NICOLE STEARLEY AR96614

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 beyond a reasonable diligence. If any errors, omissions 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 any work which appears 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 cost of rectifying the same. The Contractor shall have all items or details clarified with the Architect prior to submitting a bid, otherwise the Architects interpretation shall be final. Failure to promptly notify the Architect of such conditions shall absolve 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, not of the Architect 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	1/5/23
2	MOVED STAIR	5/4/23
3	HARB REVIEW	8/4/23
4		
5		
6		
7		
8		
9		
10		

REVISION

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

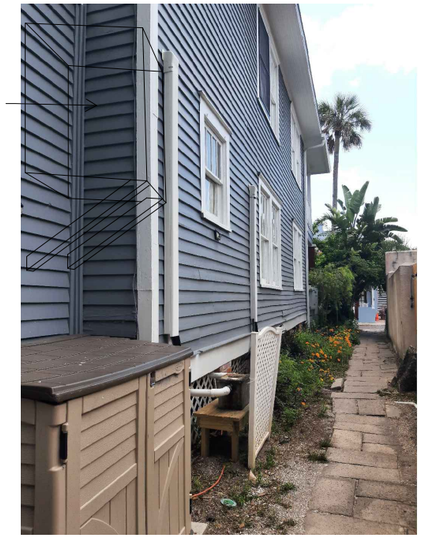
PROJECT: 21-0616
FILE:
DRAWN BY 439-A51.dwg
128

A1.1

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Received 08/03/2023
Planning and Building Department

HARB 8-4-23



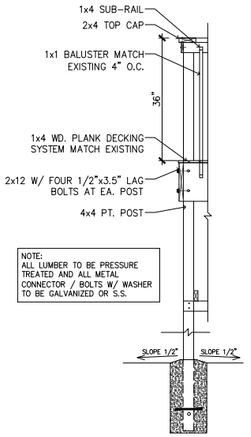
Elevation South–Existing
SCALE: 1/4" = 1'-0"



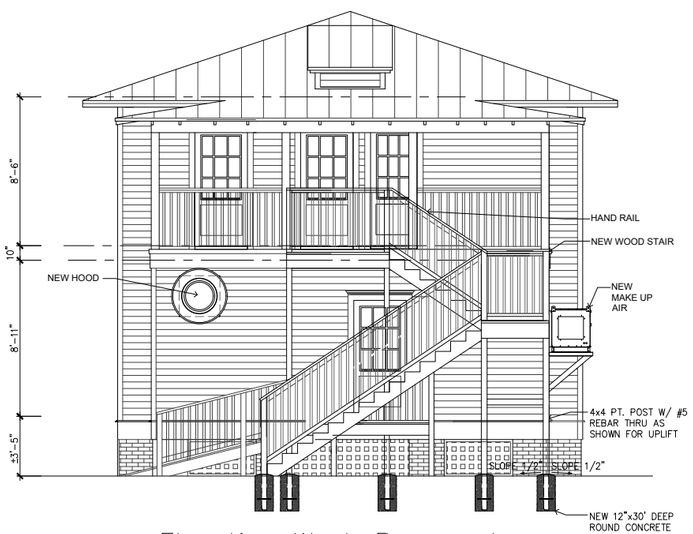
Elevation West–Existing
SCALE: 1/4" = 1'-0"



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
REGISTERED INTERIOR DESIGNER NICOLE STEARLEY 19033 ARCHITECT STATE OF FLORIDA REGISTERED ARCHITECT
NAME: NICOLE STEARLEY AR96614

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 beyond a reasonable diligence. If any errors, omissions 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 any work which appears 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 cost of rectifying the same. The Contractor shall have all items or details clarified with the Architect prior to submitting a bid, otherwise the Architects interpretation shall be final. Failure to promptly notify the Architect of such conditions shall absolve the Architect/owner from any responsibility for the consequences of such failure.

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Hemingway B&B Stair Addition

54 Charlotte St. ● St. Augustine, Fl 32084

DRAWING

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

REVISION

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

PROJECT:	21-0616
FILE:	
DRAWN BY	439-A51.dwg

128

A3.2

Application pg 3

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CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 18, 2023

Southern Construction
4 Remington Road
Ormond Beach, FL 32137

cc: Baijanti Estates, LLC

Re: Certificate of Appropriateness – 54 Charlotte Street – HP2023-0039

Dear Mr. Grande,

On July 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to install new ventilation systems on the south and west elevations.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0039
Applicant:	Southern Construction
Owner:	Baijanti Estates, LLC
Address:	54 Charlotte Street
Parcel Number:	1970400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install new ventilation systems on the south and west elevations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the July 18, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to install new ventilation systems on the south and west elevations.

Subject to the following conditions:

- Continued to the August 17, 2023 HARB meeting so the
- applicant can bring back a site plan showing the
- existing and proposed project with an alternative placement
- Conditions for the return air
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18 day of July, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0039

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE Wiemann
Commission # HH 217621
Expires May 19, 2025

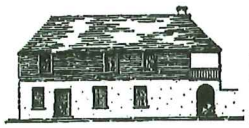
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

RECEIVED

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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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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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.

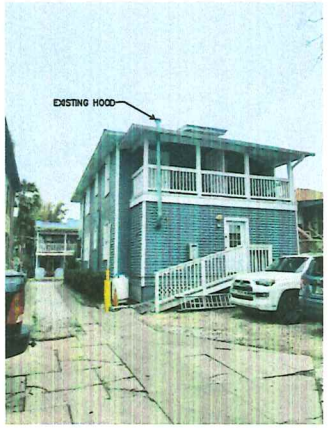
Project Address: 54 Charlotte St Saint Augustine FL. 32084

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

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

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HARB 5-17-23



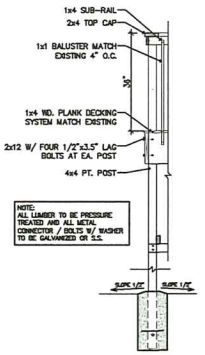
Elevation West—Existing
SCALE: 1/4" = 1'-0"



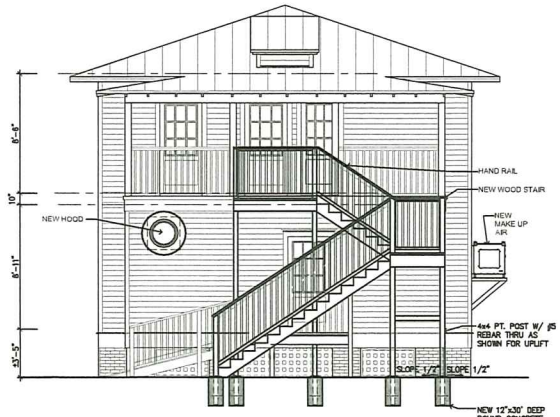
Elevation South—Existing
SCALE: 1/4" = 1'-0"



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: NICOLE STANLEY 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 commencing work. Failure to notify the Architect, 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 details identified with the Architect prior to submitting a bid. Contractor shall be responsible for all work on the site. Failure to promptly 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.

Dixon Design Studio LLC. Architects hereby reserves it's common law copyright and other property rights in these plans, sketches, ideas, designs, arrangements and plans shown, represented, or implied in any form or concept embodied by our firm. Unauthorized use of these plans without the express written permission from Dixon Design Studio LLC.

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

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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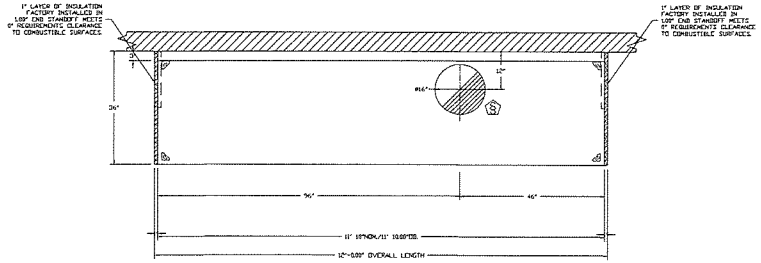
Application pg 12

HOOD INFORMATION - JOB#6006660

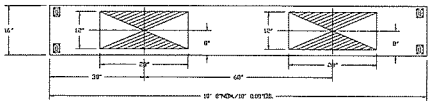
HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	HOOD CONFIG ROW
1		3642 AH-BD-2-6	ADVANCED HOOD	11' 10"	450 DEG	I	MEDIUM	200	2367			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

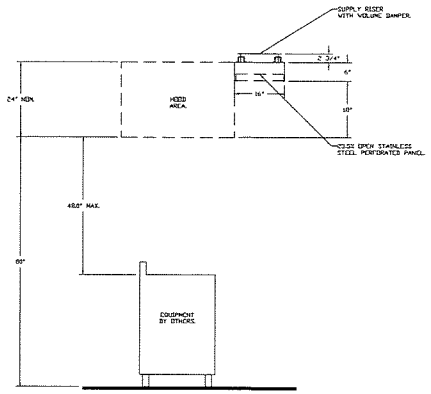
HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		CAPTRATE SOLID FILTER	8	16"	16"	85% SEE FILTER SPEC	0				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



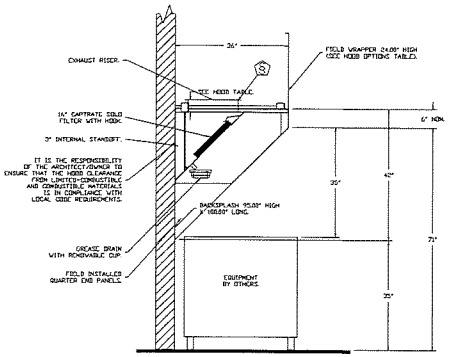
PLAN VIEW - HOOD #1
11' 10.00" LONG 3642AH-BD-2-6



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

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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

Application pg 13

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

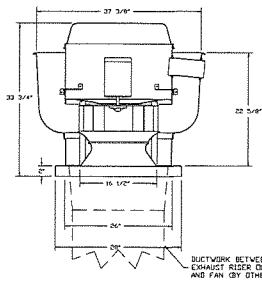
FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DCSIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
2		1	AH-INLINE.1-15D	15HF-1-MOD	INLINE.1	-	2130	0.600	2154	ODP,PREMIUM	2.000	1.5366	3	208	6.1	7.7A	15A	235	16.2

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FAN #1 AH-DU180HFA - EXHAUST FAN



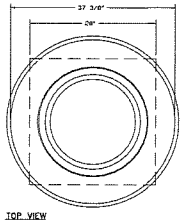
FEATURES:

- DIRECT DRIVE CONSTRUCTION AND BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705
- 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

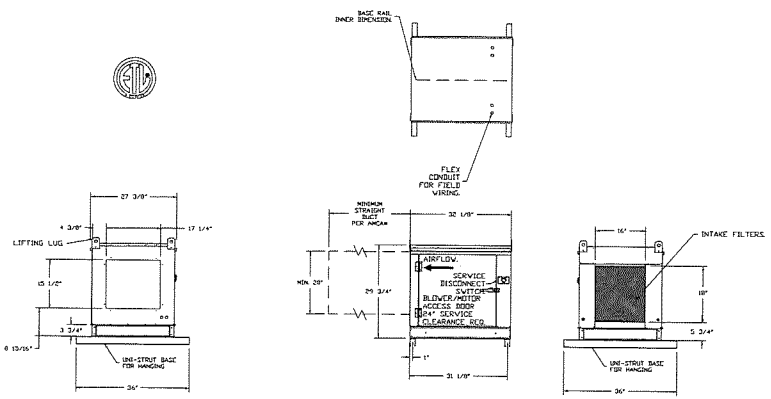
- THROUGH WALL CURB MOUNT INSTALLATION. CURB HEIGHT MUST BE MINIMUM 12" TALLER THAN WALL THICKNESS FOR USE WITH A HINGE KIT.
- CURB MOUNT CONSTRUCTION 18/20 GAGE 1 1/4 LB/SQ. FT. 76.9 MOTOR MAX FOR WALL MOUNTING.
- HINGE KIT LOCKING CAM-SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.
- SHIP LOOSE DISCONNECT FOR REMOTE MOUNT.
- 2 YEAR PARTS WARRANTY.



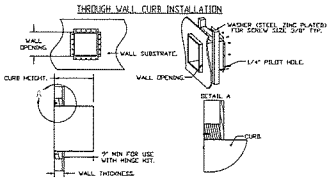
FAN #2 AH-INLINE.1-15D – SUPPLY FAN

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 HEAVED 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 28" x 28".



THROUGH WALL CURB INSTALLATION



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

RECEIVED

JUN 02 2023

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	2G 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: | DATE: 5/17/2023 | SCHEMATIC NO: INSTALL | 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: 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 1PH 120 V 15 A — CONTROL POWER. DO NOT WIRE TO GFCI OR SHUNT TRIP BREAKER. 1/2 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

Loop Wiring SM-1 — WIRE TO VFD QUICK CONNECTOR — FAN #1 — EXH-1 — MUST HAVE ITS OWN CONDUIT DO NOT SHARE CONDUIT! — WIRE TO DISCONNECT

Loop 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 — J4 — ALL SWITCHES FACTORY WIRED CAT-5 CONNECTION — COMPONENT

CONTROL PANEL TO SWITCHES

CONTROL PANEL TO HOOD LIGHTS 1400 W MAX — BLACK WHITE GREEN — HOOD LIGHTS

CONTROL PANEL TO KITCHEN TEMP SENSOR — WIRE TO CONTROL SIGNALS 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 SIGNALS 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 — ST TERMINAL IS ENERGIZED IN FIRE CONDITION. — SHUNT COIL

CONTROL PANEL SIGNAL FOR EXTERNAL CONTACTOR COIL — HOT_TO_CONTACTOR_COIL — NEUTRAL_TO_CONTACTOR_COIL — K1 TERMINAL IS DE-ENERGIZED IN FIRE CONDITION. — CONTACTOR_COIL

CONTROL PANEL TO EXTERNAL SWITCH — DRY CONTACT ON/OFF WITH SUPPLY FAN GROUP 1 — COMMON — NORMALLY OPEN — COMMON — NORMALLY OPEN — POWER CONTACTS WILL MAKE SIGNAL WHEN SUPPLY FAN IS ON — SIGNAL SWITCH THROUGH EMS WILL ACTIVATE ZONES FANS AND LIGHTS — EMS SWITCH

CONTROL PANEL TO GAS VALVE 24V DC ONLY — POSITIVE TO GAS VALVE — NEGATIVE — ONLY ENERGIZED THROUGH LCD AND WHEN FIRE SYSTEM ARMED. DNOT NECESSARY 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 — ALI2 — WIRE DIRECTLY TO FIRE CIRCUIT — WHEN ALI WILL MAKE ALI IN FIRE CONDITION — BUILDING ALARM PANEL FIRE INPUT

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

CONTROL PANEL TO FIRE SYSTEM
Responsibility: CERTIFIED INSTALLER

CONTROL PANEL — COMPONENT

CONTROL PANEL TO DUCT MOUNTED FIRE DETECTION STATION — FIRE EXIT SUPERVISED LOOP — May be used factory and field wiring. See Installation Schematic. Multiple fire sensors possible. HIGH TEMP WIRE (B42 F), PN SLPDSM-WT required for all interconnect loop wiring in contact with hood. All other wiring shall be PN 63801, Belden or similar — FIRE STATS — FS-01 — FS-02

CONTROL PANEL TO FIRE SYSTEM PULL STATION — MANUAL ACTUATION LOOP / REMOTE FIRE SYSTEM LOOP — Multiple manual actuation possible per loop. Pull stations must have a Key pocket with wires from pull to Key and from Key to next S. Maximum 20 pull stations per loop. Termination MUST be optional for end station. — PULL STATION — MS-01 — MS-02 — AUX-01 — AUX-02 — Manual Actuation Device

CONTROL PANEL TO REMOTE FS MASTER PANEL — J3 — CAT-5 CONNECTION — WIRE DIRECTLY TO CONTROL BOARD ADDITIONAL DEVICES MAY BE INLINE — PLACE END OF LINE PLUG IN UNIT JACK IN COLLINS UNLESS WTB, POL OR OTHER COMPONENT IN SERIES. — CORE PCB — J5 — J6 — EOL120A

INTERLOCK NETWORK CONTROL PANEL TO MASTER FS PANEL — SHIELDED TWISTED PAIR — J13 — SHIELD — WIRE TO LOOP TERMINATE IN ALL CORE PANELS THAT MUST ACTIVATE SUPPLY FAN. SET MASTER & SLAVE DIP SWITCHES PER FIRE SYSTEM MANUAL — BLACK — MASTER CORE — CA1 — CA2 — CA3

JOB NO: 6006660 | MODEL NUMBER: SC-311110MA | JOB NAME: 54 Charlotte | DRAWN BY: | DATE: 5/17/2023 | SCHEMATIC NO: INSTALL | DWG NO: COP #1-2

DESCRIPTION OF OPERATION:
Fire System W/ TANK FS – MSTR

TANK PROTECTION ELECTRICAL DETAIL

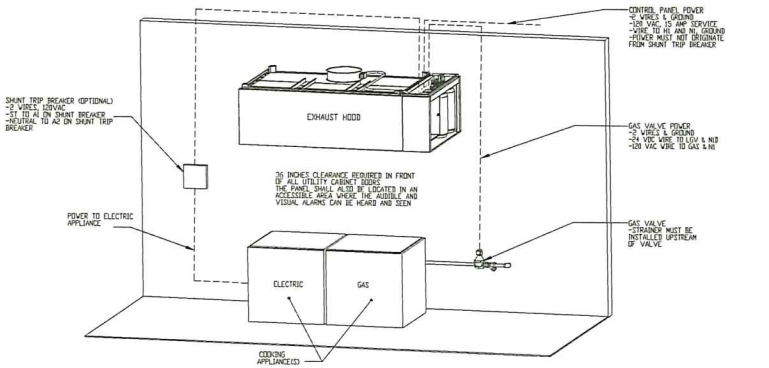
02/10/2021 Rev. 2

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 OR 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 VDC) (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

TANK PROTECTION LOW-VOLTAGE DETAIL

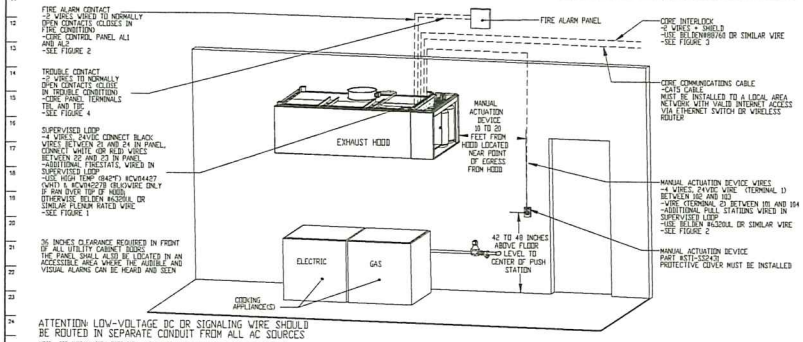
02/10/2021 Rev. 2

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 5TT-45308
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 (842°F) #CW04477 (WHT) & #CW04478 (BLK)WIRE OR SIMILAR ONLY IF RUN OVER TOP OF HOOD, OTHERWISE USE BELDEN #4302UL OR SIMILAR PLENUM RATED WIRE. SEE FIGURE 1
FIRE ALARM CONTACT	ALI, AL2	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	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

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. 3

Application pg 15

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

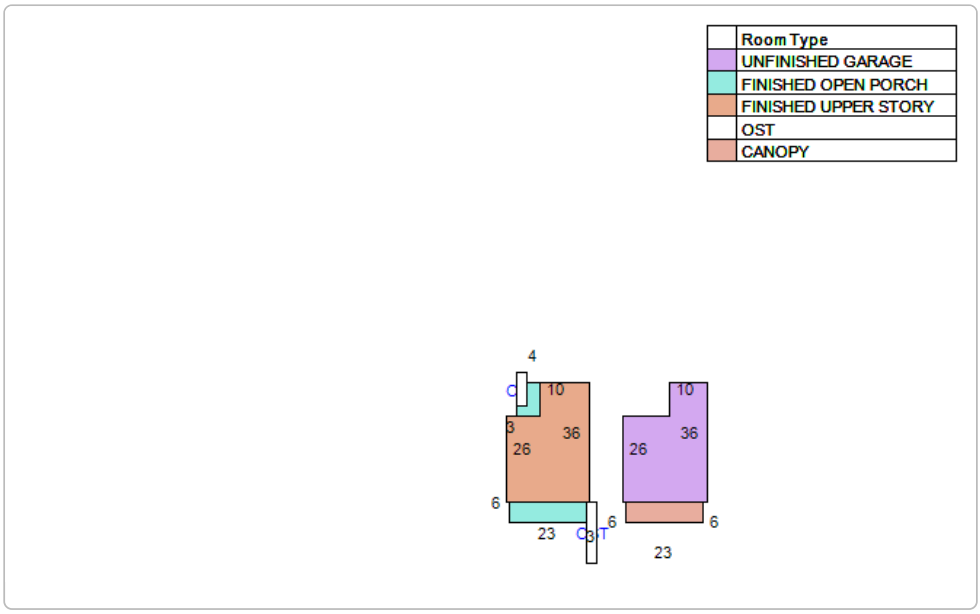
Description	Square Footage
FINISHED UPPER STORY	936
FINISHED OPEN PORCH	234
BASE AREA	936
ADDITION	132
FINISHED OPEN PORCH	234
FINISHED OPEN PORCH	132
Total SqFt	2604

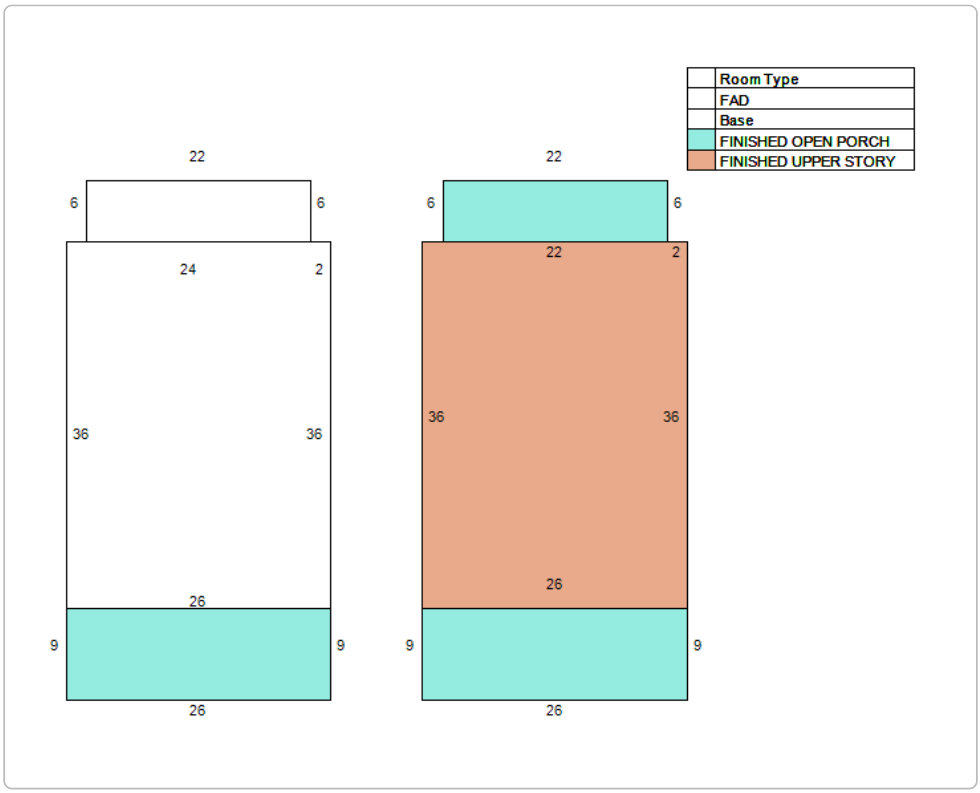
Building 2
Year Built 1925
Actual Area 1969
Conditioned Area 800
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Wood

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 August 17, 2023 Meeting



Application: HP2023-0043 Address: 168 Marine Street

NIALVI LLC. – Applicant Zhou Zhenxing – Owner

Project description: To demolish a building, constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01304
National Register:	N/A	Construction date:	c. 1924-1930
Archaeology Zone:	IC	Zoning District:	RL-1
Parcel number:	2011700000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northwest corner of Marine and Hedrick Streets, this Mediterranean Revival style building was constructed between 1924 and 1930. The building features a hipped asphalt shingle roof, stucco exterior, vinyl windows in several styles, and a rear second story deck with exterior access stair and aluminum railings. The 1930 Sanborn Map, updated to 1964, indicates that the building is constructed with tile. The building experienced ground-floor flooding during hurricanes Matthew and Irma and has been vacant at least since that time. The building has been used for residential purposes, medical offices, and most recently as a nursing home facility.

The applicant is seeking full demolition of the structure due to excessive damage to the existing building.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **168 Marine Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to surrounding two-story residences in along the streetscape.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area which features a varying number of architectural style including Mediterranean Revival.

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

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 district. It was briefly the residence of Alfred H. Tebault, publisher of the St. Augustine Record; however, it does not appear he resided there for an extended period. Later, the building's uses and residents reflect its location at the time, adjacent to Flagler Hospital until the late the early 1990s. No other cultural or historical associations are known that would qualify the building for individual listing, and heavy alteration over time may impact the building's ability to 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 does not appear to be eligible for individual designation or to be considered contributing to a historic district, though more research may be necessary to determine potential eligibility.

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 Mediterranean Revival building of its period that has seen alterations over time. The building is not unusual or particularly unique.

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

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

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a single-family home.

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 1930 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
168 Marine Street



Front (east) Elevation

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STAFF PHOTOGRAPHS
168 Marine Street



Northeast Elevation



Southest Elevation

STAFF PHOTOGRAPHS
168 Marine Street



Damage Detail

South Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
168 Marine Street



South Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
168 Marine Street

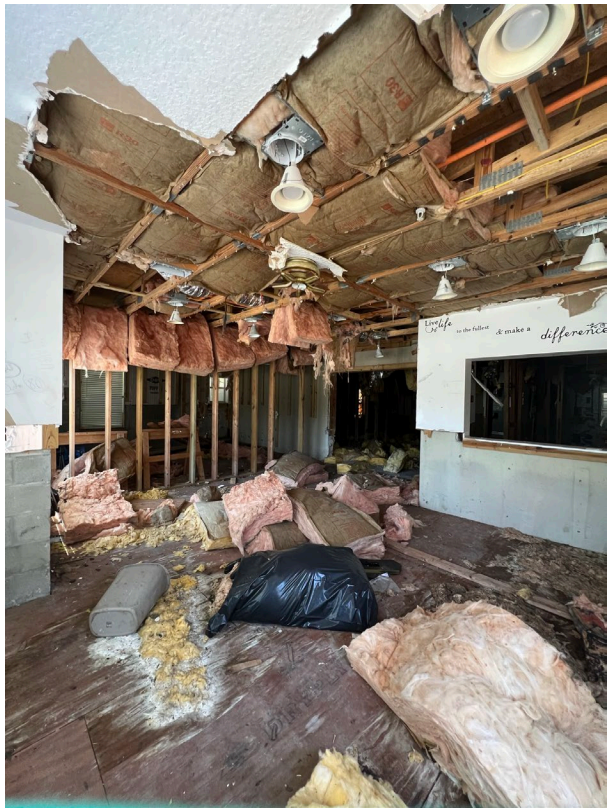


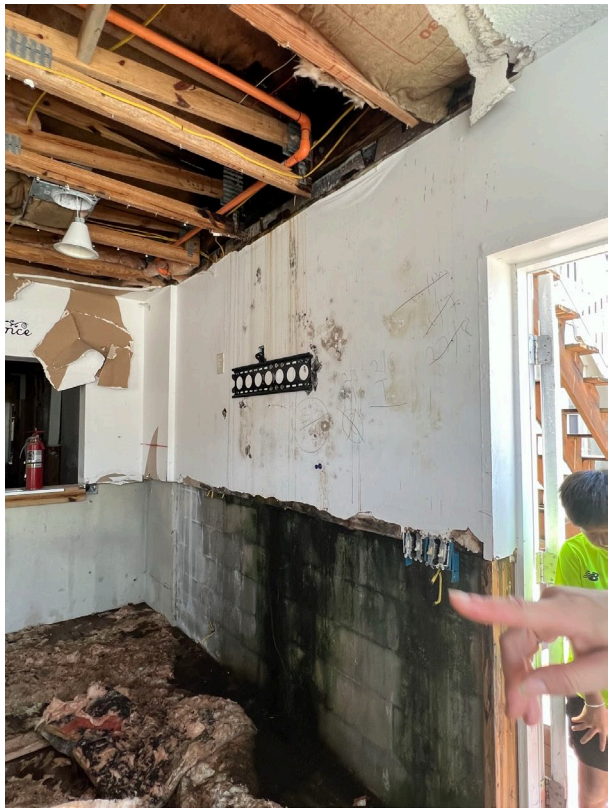
West Elevation

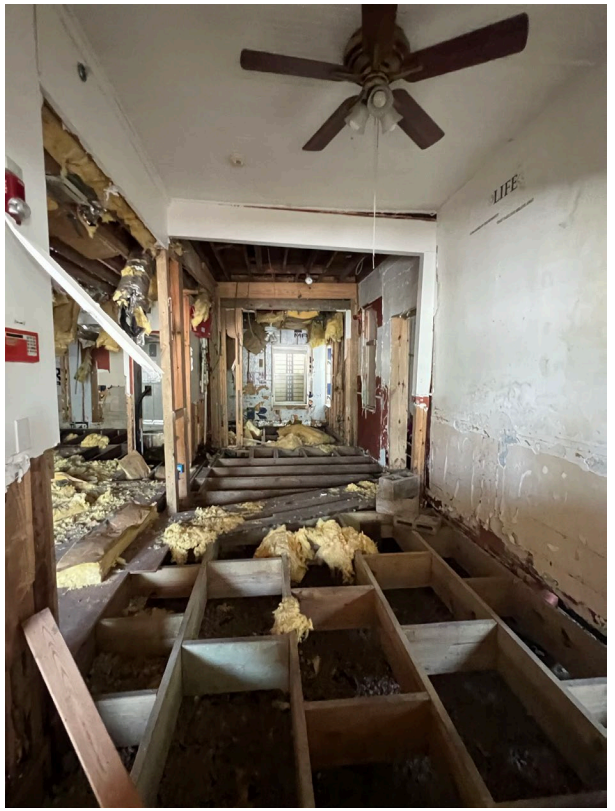


South Elevation

STAFF PHOTOGRAPHS
168 Marine Street







Interior Photographs

STAFF PHOTOGRAPHS
168 Marine Street







Interior Photographs

STAFF PHOTOGRAPHS
168 Marine Street





Interior Photographs

STAFF PHOTOGRAPHS
168 Marine Street





Interior Photographs

STAFF PHOTOGRAPHS
168 Marine Street



Interior Photographs

STAFF PHOTOGRAPHS
168 Marine Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1304 1009==

Site Name: 168 Marine Street 830== Survey Date: 7808 820==

Address: 168 Marine Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 43B (block) 3 (lot) 868==

868==

Owner of Site: Name: Gibson, William J. and Dorothy K.;

Address: 51 Avista Circle

St. Augustine, Fla. 32084 902==

Occupant or Manager: Fitzpatrick, Andy; Feinberg, Mildred (tenants) 904==

Type of Ownership: Private 848== Zoning: RG1D

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

UTM: 17 (zone) 470260 (easting) 3305570 (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: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, BEC ceilingboards 854==

Structural Systems: Masonry, clay tile 856==

Features of Structure: (942)

Window Type: DHS, 4/1, 3/1, casement multi-pane 942==

Foundation: Clay tile wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porches, shed hood 942==

Porches & Balconies: 2 story enclosed porch on rear 942==

Chimney Location: Offset, lateral slope, offset, rear slope 942==

Materials: (882)

Chimney: Brick, with metal capitals 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Arched entry, double door 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Women, Communications, Law, Real Estate, Politics/Government, Railroads, Literature, Commerce, Hotels 920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Mediterranean Revival apartment house structure at 168 Marine Street was constructed between 1924 and 1930 and is one of the later buildings in this area. It is located on the corner of Marine and Kedrick Streets and faces Flagler Hospital and parking lot to the east, with the marshlands visible on the west. The house is similar in floor plan to 166 Marine Street next door to the north, also constructed in the Mediterranean Revival style. The building is stuccoed over masonry and hollow clay tile and has a hipped roof with composition shingles rather than the hollow clay tiles popular on other Mediterranean Revival buildings in the city. It also has casement multipane windows on the one-story bay on the south side of the house and there is a shed roof over the double door arched entry on the front facing the Hospital. Once a private residence, the building is now used for apartments.

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.

(over)

V. BIBLIOGRAPHY

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

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

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HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In 1905 all the land encompassing Block 43-B in the City of St. Augustine Subdivision, including the property at 168 Marine Street, belonged to W. W. Dewhurst. One of the most enterprising men in the southeast, Dewhurst's major contributions to St. Augustine's history were as general counsel to Model Land Company, local counsel for the Florida East Coast Railway Company, in addition to being the attorney for the St. Augustine Improvement Company and the St. Augustine Gas and Electric Light Company. He was a former postmaster, author of a book concerning the history of St. Augustine in 1881, mayor of St. Augustine from November 1888 to June 1889, president of the Board of Trade (1892) and organizer and president of the Business Men's League.(3)

From 1927 to 1934 the building was the residence of Iva M. Canova, a stenographer for the Florida East Coast Railway Caompany; Mellie M. Canova, clerk for many years at the Surprise Store; and Rosa J. Mickler.(4) In the late 1940's it became the residence of Alfred H. Tebault, publisher of the St. Augustine Record. The building is currently used for apartments.(5)

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3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 34; St. Augustine City Directory, 1885, 1899, 1904, 1907, 1911-12, 1927-28; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), p. 268; E. J. Elliot, ed., Elliot's Florida Encyclopedia (Jacksonville, 1889); Tatler, January 23, 1892, p. 11; January 21, 1893, p. 6; January 21, 1899, p. 11.

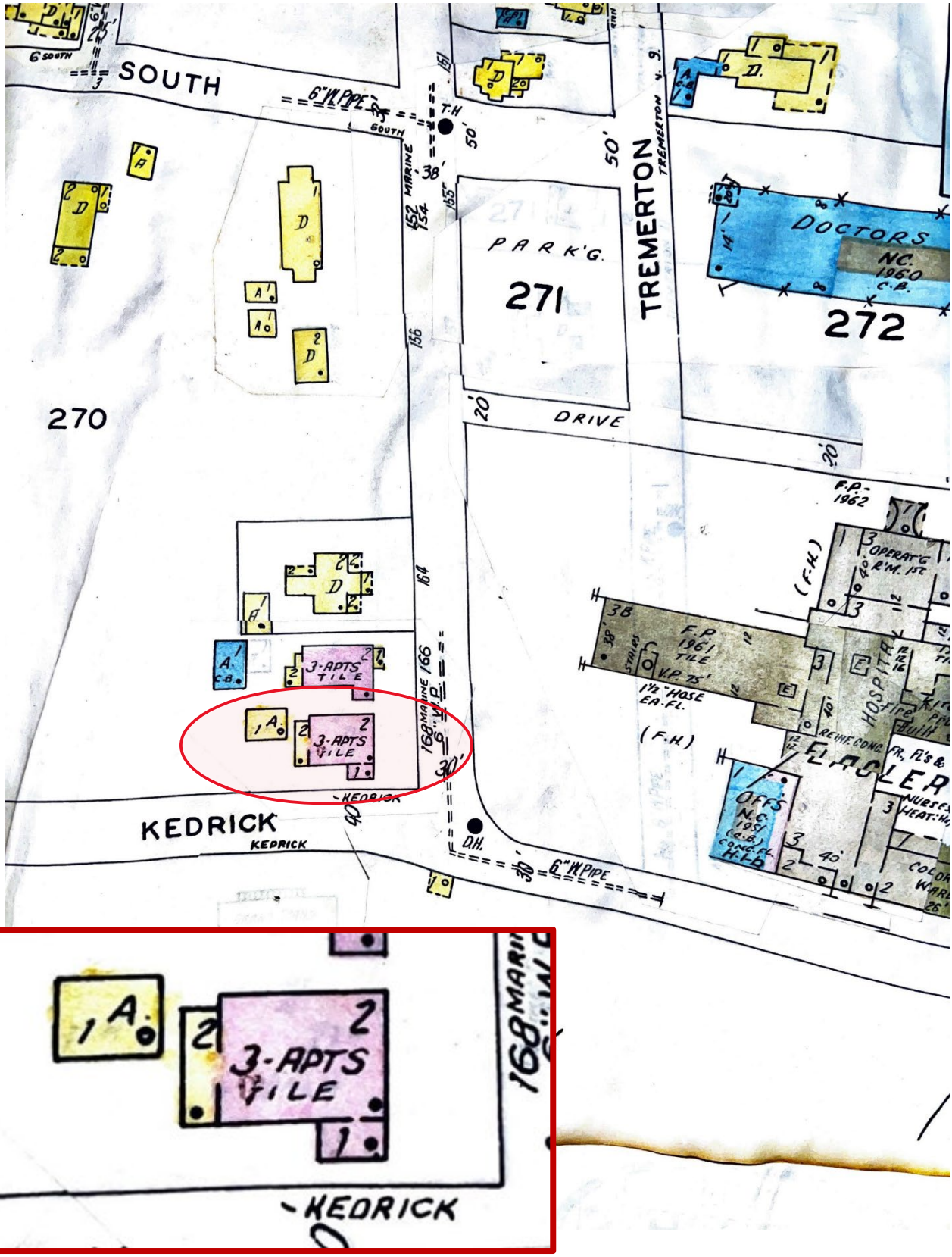
4. City Directory, 1927-28, 1930, 1934, 1947; Historic Properties Inventory Research File.


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→16



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1930 SANBORN MAP UPDATED TO 1965
168 Marine Street

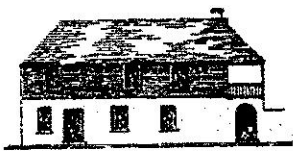


168 Marine Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1927	Mrs. N. M. Canova (wid. Matthew J.)		Saleslady at Surprise Store
	Iva M. Canova		Stenographer, Florida East Coast Railway
1930	Nellie M. Canova		Saleslady at Surprise Store
	Iva M. Canova		Stenographer, Florida East Coast Railway
1934	Nellie M. Canova		Saleslady at Surprise Store
	Iva M. Canova		Stenographer, Florida East Coast Railway
1940	T. Dwight Sloan (wife: Margaret B.		Superintendent, Flagler Hospital
	J. Richard West		Physician, Flagler Hospital
1945	Alfred H. Tebault		Publisher, St. Augustine Record
	(wife: Elizabeth B.)		Circulating Manager, St. Augustine Record
1951	Henry G. Isaacs (wife: Ruth M.)	(o)	Slave Market Gift Shop
	Terry R. Nance (wife: C. Alrene)		U.S. Navy Nurses Aide
	J. Edward Cox (wife: Angela M.)		Recreational Director, City Civic Center
1955	Henry G. Isaacs (wife: Ruth M.)	(o)	Slave Market Gift Shop
	Charles R. Hooks (wife: Allena S.)		Emp Si Mar Ct
	Mrs. Alanola Blackaby		Nurse, Flagler Hospital
1960	Henry G. Isaacs (wife: Ruth M.)	(o)	Slave Market Gift Shop Teacher, Evelyn Hamblen
	Charles Hooks		Not listed
1965	William J. Gibson, physician (wife: Dorothy K.)		Practicing at 168 Marine, residing at 51 Avista Circle
1970	William J. Gibson, physician (wife: Dorothy K.)		Practicing at 168 Marine, residing at 51 Avista Circle
	Lena C. Hadley		Registered Nurse, Flagler Hospital
1975	William J. Gibson, physician (wife: Dorothy K.)		Practicing at 168 Marine, residing at 51 Avista Circle
	Mildred Feinberg		Nurse, Flagler Hospital
	Pamela Campbell		Clerk/typist, State Arsenal

\+ First entry found for this address
(o) Owner

Received 05/23/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0043

Receipt No. 2674433 Meeting Date August 17, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT JAMIL ZARAZEL
   Business (if applicable) NIAWI LLC.
   Address 6760 EDGEWORTH DR;
   City ORLANDO. State FL. Zip 32819.
   Daytime telephone 407.970 1046 E-mail address JAYZ 10462@Gmail .com

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

2. NAME OF PROPERTY OWNER Zhen XING Zhou.
   Business (if applicable) _____
   Address 233. S. HAMILTON SPRINGS RD.
   City ST AUGUSTINE State FL Zip 32084
   Daytime telephone (required)_____ E-mail address _____

3. PROJECT STREET ADDRESS 168 MARINE ST;

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 20 Block 117 Subdivision 0000 Parcel Number 00

5. DATE OF CONSTRUCTION ASAP. 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: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price N/A.
- 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 JAMIL ZARAZEL (JAY) DATE _____

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME ZHEN XING ZHOU 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.

Received 05/23/2023
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: 168 Marine St; St Augustine FL. 32084

Applicant's Name: JAMIL ZAKHAL Applicant's Signature: J Zakhal

Owner's Name: Zhenxing Zhou Owner's Signature: Zhenxing Zhou

Received 05/23/2023
Planning and Building Department

ST. AUGUSTINE
HISTORICAL SOCIETY

Owner's Authorization For Agent

JAMIL ZAKAZEL (JAY) is/are hereby authorized TO ACT ON BEHALF OF Zhenxing Zhou, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: Zhenxing Zhou
Signature of Owner

Zhenxing Zhou
Print Name of Owner

904-887-6881
Telephone Number

State of Florida

County of Orange

Signed and sworn before me on this 05 day of 22, 2023

By ZHENXING ZHOU

Identification verified:

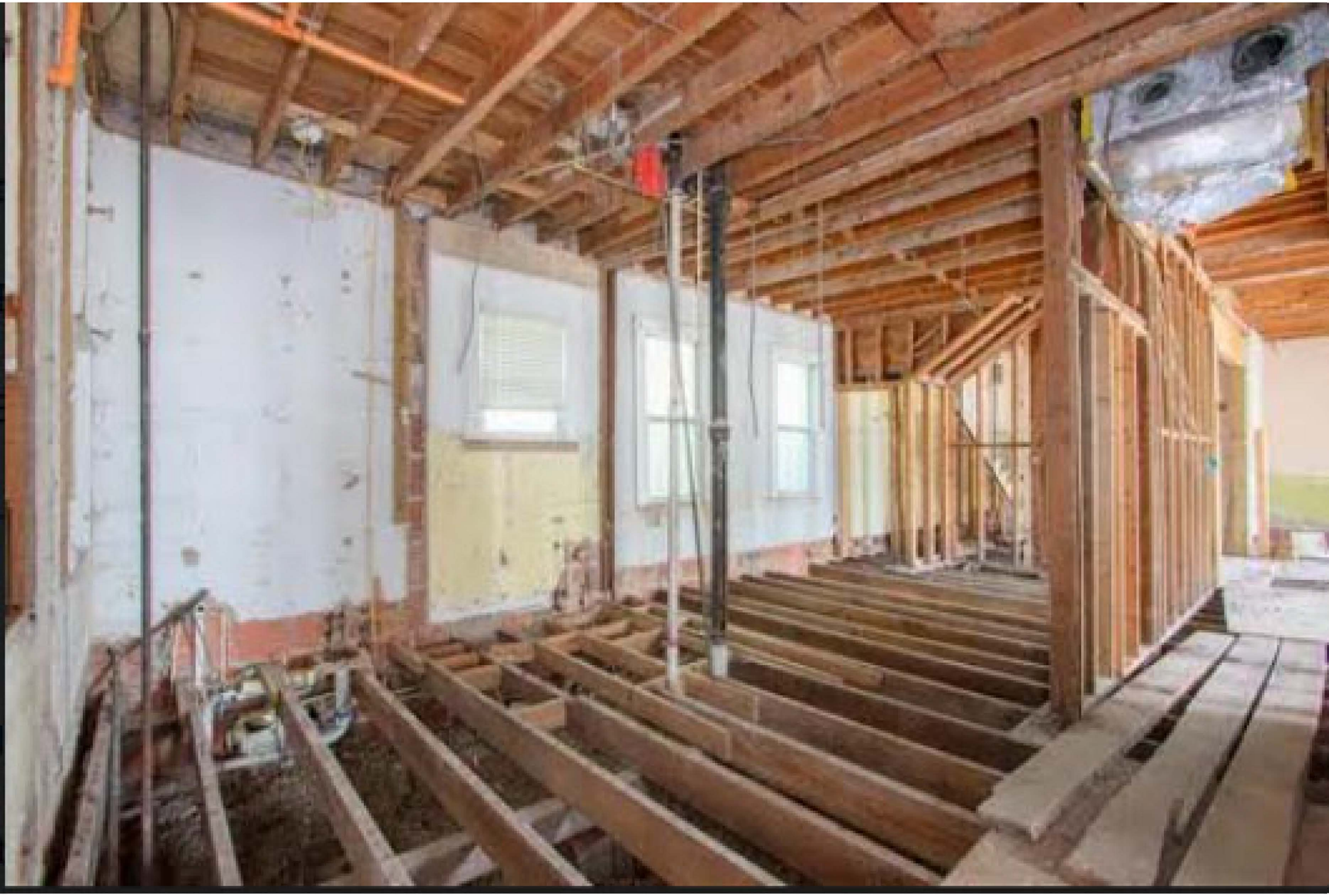
Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: _____

XINFENG YAO
MY COMMISSION # GG 311426
EXPIRES: July 4, 2023
Bonded Thru Notary Public Underwriters

Rev:022117





Received 05/23/2023
Planning and Building Department



Received 05/23/2023
Planning and Building Department

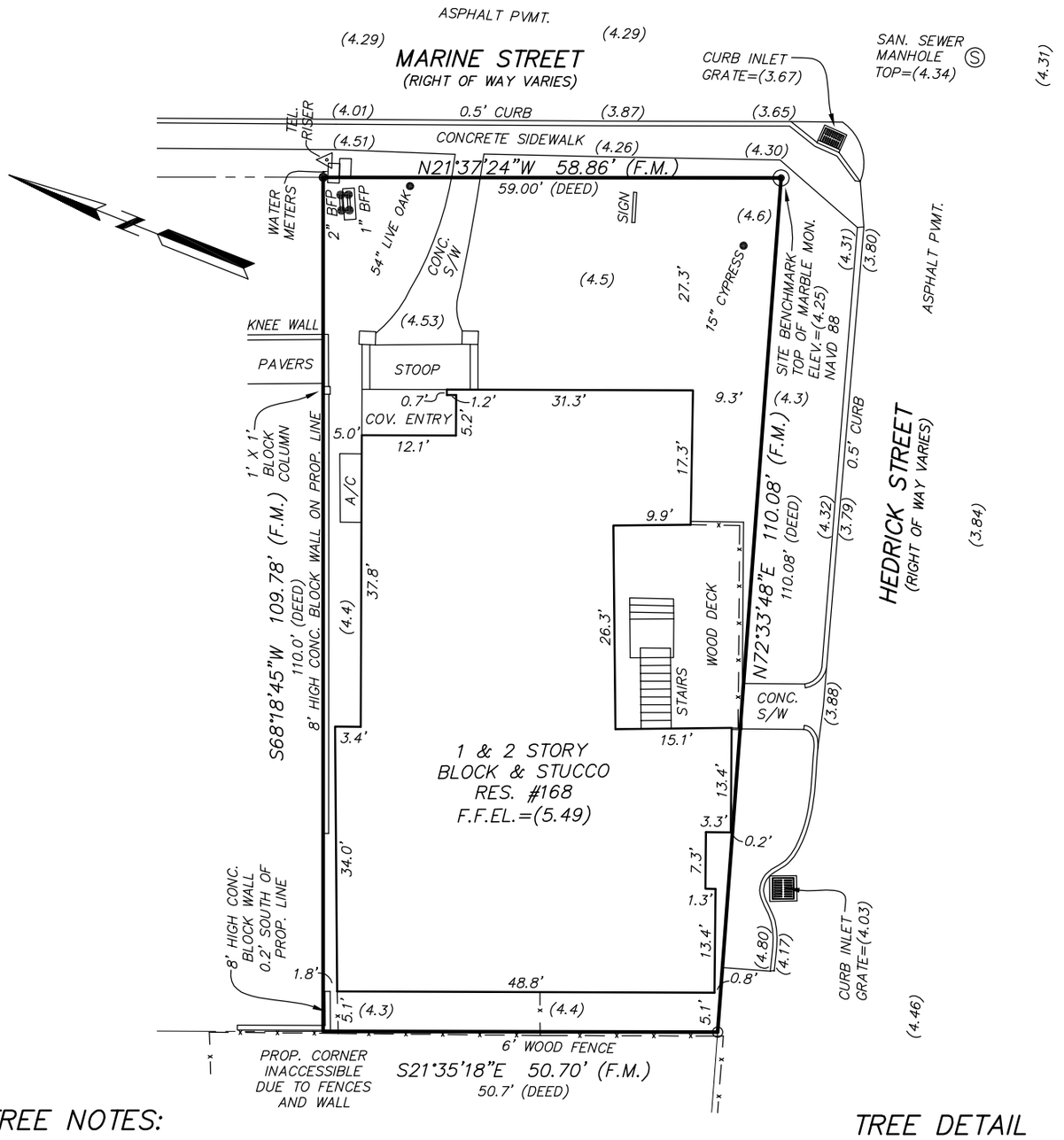


Received 05/23/2023
Planning and Building Department

MAP SHOWING SURVEY OF

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATED, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

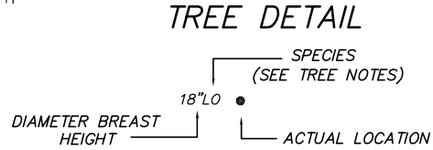
IN THE CITY OF ST. AUGUSTINE, FLORIDA, LOT ON THE SOUTHEAST CORNER OF BLOCK 43 B, ACCORDING TO OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE MARBLE MONUMENT SET TO MARK THE UNITED STATES MILITARY RESERVATION AT THE SOUTHEAST CORNER OF SAID BLOCK 43–B, RUN THENCE NORTHERLY ALONG THE WEST LINE OF MARINE STREET, 59 FEET TO THE SOUTHEAST CORNER OF LOT NOW OR FORMERLY OF JOHN T. CAMPBELL, THENCE WESTERLY AT RIGHT ANGLES TO MARINE STREET, 110 FEET; THENCE SOUTHERLY PARALLEL TO MARINE STREET, 50.7 FEET TO THE NORTH LINE OF HENDRICK STREET; THENCE EASTERLY ALONG THE NORTH LINE OF HENDRICK STREET, 110.08 FEET TO PLACE OF BEGINNING.



TREE NOTES:

THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

TREE DETAIL



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on STATE PLANE GRID (NAD 83)
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY.
3. Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, North American Vertical Datum of 1988, (N.A.V.D. of 1988).
4. By Graphic plotting only, the property shown hereon lies within Zone: "AE" (EL 7) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community–Panel Number 12109C–0318J. Map Revised date : 12/7/18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

◉	DENOTES CONCRETE MONUMENT
x—x	DENOTES 4' METAL FENCE
○	DENOTES 1/2" IRON REBAR SET WITH CAP, L.B. No. 8295
●	DENOTES IRON PIPE FOUND AS NOTED
X	DENOTES CROSS CUT

Date: 1–3–23
Scale: 1"=20'
Job No. 2022–367
F.B. –
Page: –
Comp. File: 22–367.dwg
Drawn By: DEW

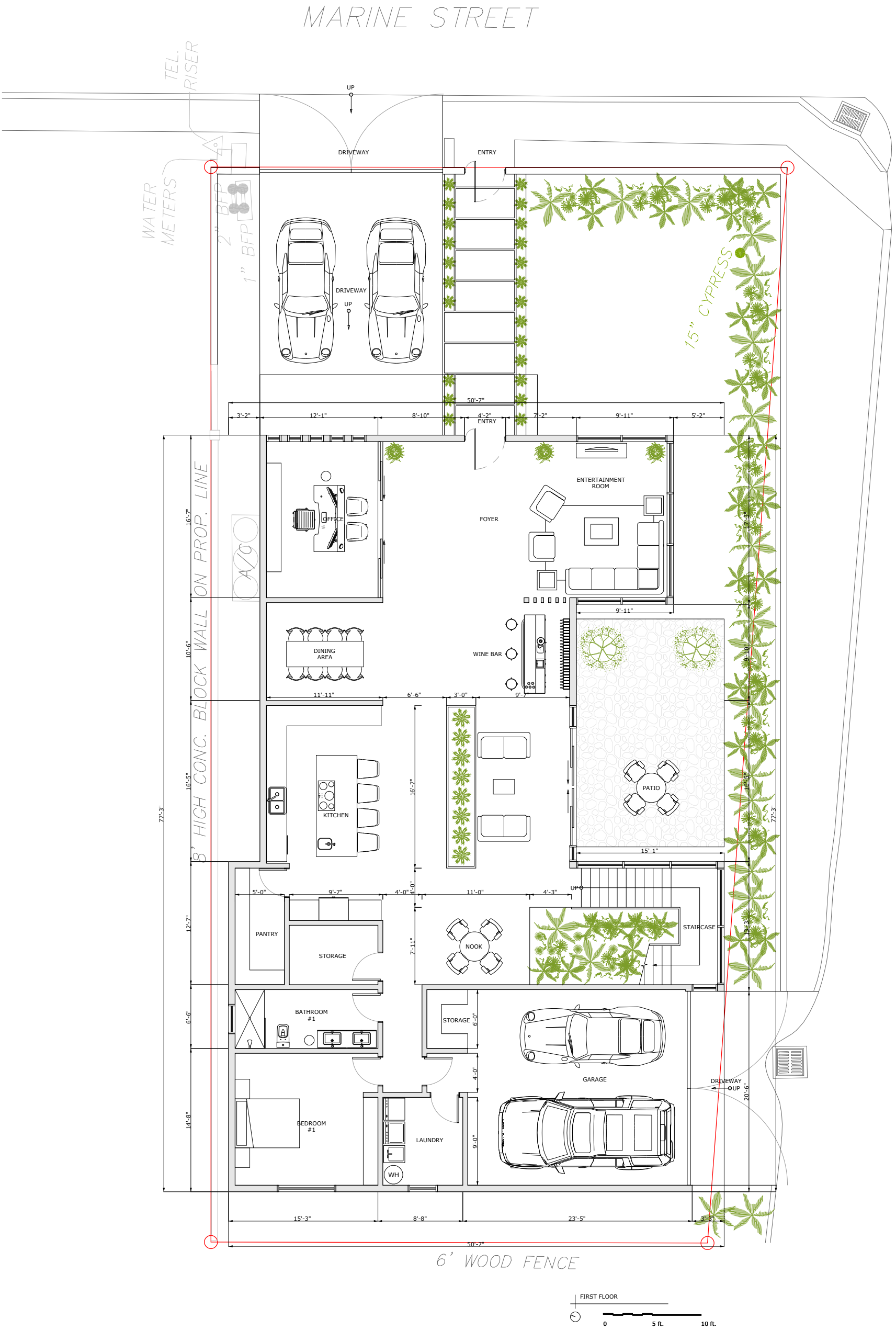
ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
PCP	Permanent Control Point	LB	Licensed Business
PRM	Permanent Reference Monument	RLS	Registered Land Surveyor
POB	Point of Beginning	JEA	Jacksonville Electric Authority
PC	Point of Curvature	EQUIP	Equipment
PT	Point of Tangency	A/C	Air Conditioner
PRC	Point of Reverse Curvature	CATV	Cable Television
PCC	Point of Compound Curvature	(R)	Record Plat
R/W	Right of Way	(F.M.)	Field Measured
OR	Official Records Book or Volume	R=	Radius equals
P.B.	Plat Book	L=	Arc Lenth equals
PG	Page	Ch.=	Chord Bearing & Distance equals
BRL	Building Restriction Line	△ =	Delta or Central Angle equals
ESMT	Easement	IP	Iron Pipe
(R)	Radial	CONC	Concrete

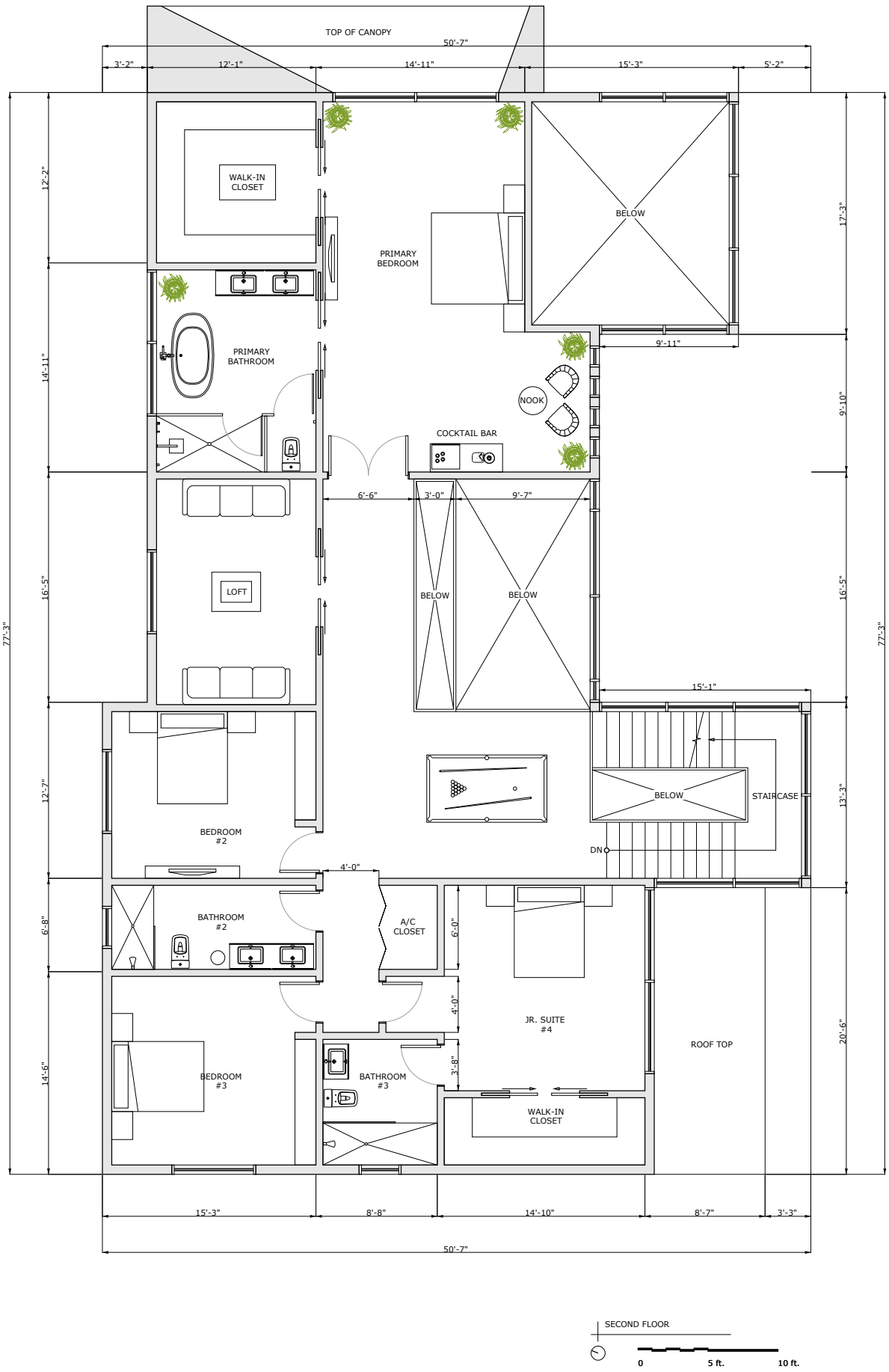
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PKWY., SUITE #107 L.B. No. 8295
JACKSONVILLE, FLORIDA 32224 Tele. (904) 721–1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, (formerly CHAPTER 61G17–6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843


MARINE STREET
TEL. RISER
UP
DRIVEWAY
ENTRY
WATER METERS
2" BFP
1" BFP
DRIVEWAY
UP
15" CYPRESS
50'-7"
3'-2"
12'-1"
8'-10"
4'-2"
ENTRY
7'-2"
9'-11"
5'-2"
8' HIGH CONC. BLOCK WALL ON PROP. LINE
OFFICE
FOYER
ENTERTAINMENT ROOM
DINING AREA
WINE BAR
9'-11"
11'-11"
6'-6"
3'-0"
9'-7"
KITCHEN
PATIO
15'-1"
5'-0"
9'-7"
4'-0"
4'-0"
11'-0"
4'-3"
UP
PANTRY
STORAGE
NOOK
STAIRCASE
BATHROOM #1
STORAGE
6'-0"
4'-0"
GARAGE
DRIVEWAY
UP
20'-6"
BEDROOM #1
LAUNDRY
9'-0"
WH
15'-3"
8'-8"
23'-5"
3'-8"
50'-7"
77'-3"
16'-7"
10'-6"
16'-5"
12'-7"
6'-6"
14'-8"
16'-7"
9'-10"
16'-5"
7'-11"
17'-3"
12'-3"
HEDRICK STREET
6' WOOD FENCE
FIRST FLOOR
0
5 ft.
10 ft.

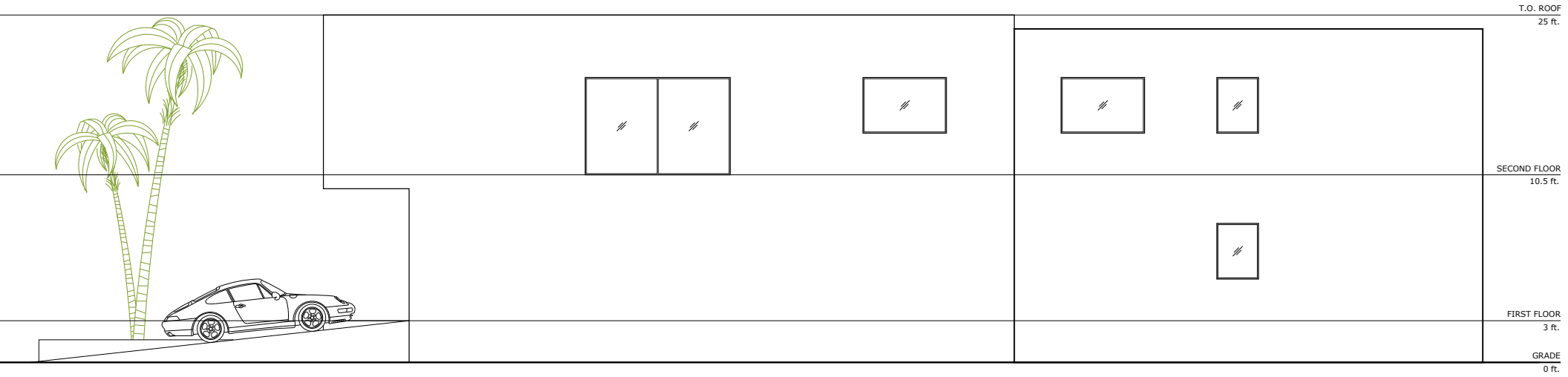
Received 05/23/2023
Planning and Building Department



SECOND FLOOR

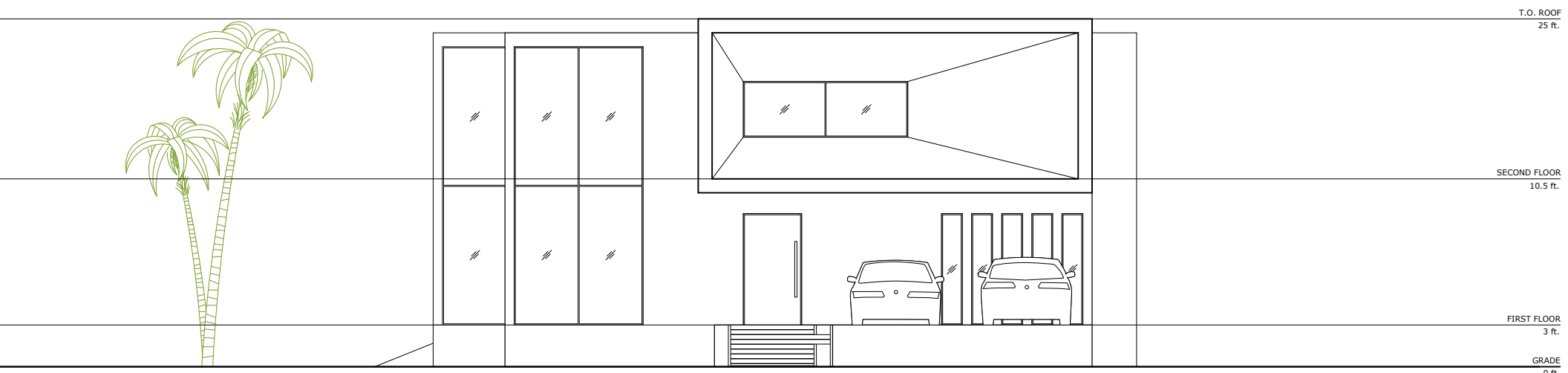
0 5 ft. 10 ft.

Received 05/23/2023
Planning and Building Department



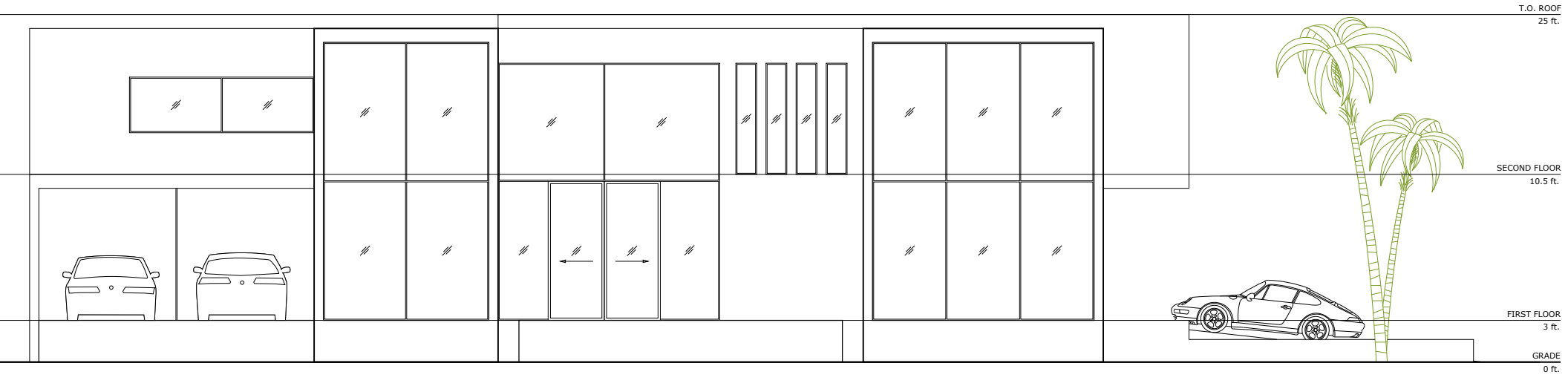
LEFT ELEVATION

0 5 ft. 10 ft.



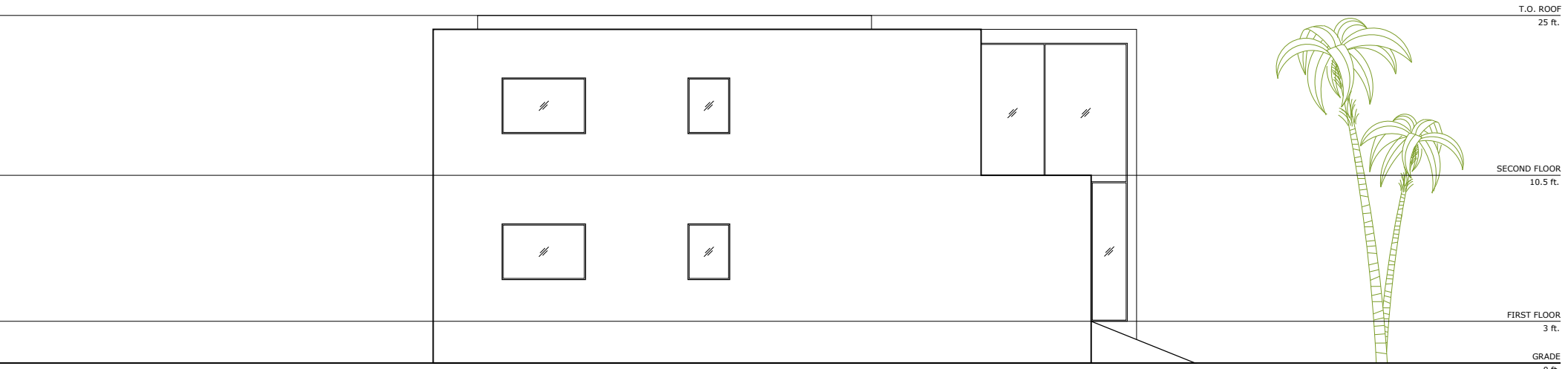
FRONT ELEVATION

0 5 ft. 10 ft.



RIGHT ELEVATION

0 5 ft. 10 ft.



BACK ELEVATION

0 5 ft. 10 ft.

Instr #2021118371 BK: 5407 PG: 1720, Filed & Recorded: 11/1/2021 11:28 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,500.00

Prepared by and return to:
Pamella Gesell
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2021-6759

Parcel Identification No 201170-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **25th day of October, 2021** between **Robert Ashton Carmines and Michele Carmines, husband and wife Individually and as Trustees of Carmines Living Trust dated February 2, 1997**, whose post office address is **305 Oglethorpe Boulevard, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Zhenxing Zhou, a single person**, whose post office address is **233 South Hamilton Springs Road, St. Augustine, FL 32084,** of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 (500,000.00) 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, Florida, to-wit:

That certain piece, parcel or tract of land, situated, lying and being in the County of St. Johns and State of Florida, known and described as:
In the City of St. Augustine, Florida, Lot on the Southeast corner of Block 43 B, according to Official Map of said City dated January 1, 1905, bounded and described as follows:
Begin at the marble monument set to mark the United States Military reservation at the Southeast Corner of said Block 43-B, run thence Northerly along the West line of Marine Street, 59 feet to the Southeast corner of Lot now or formerly of John T. Campbell, thence Westerly at right angles to Marine Street, 110 feet; thence Southerly parallel to Marine Street, 50.7 feet to the North line of Hendrick Street; thence Easterly along the North line of Hendrick Street, 110.08 feet to place of beginning.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

Robert Ashton Carmines, individually and as Trustee

Michele Carmines, individually and as Trustee

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 25th day of October, 2021, by Robert Ashton Carmines and Michele Carmines, individually and as Trustees of Carmines Living Trust dated February 2, 1997.

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

KAYLA BEAVER
Notary Public - State of Florida
Commission # HH 162505
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification:____x_____
Type of Identification
Produced: valid driver licenses

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab



Parcel ID	2011700000
Location Address	168 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	(Older) Assisted living (2006.14)
Tax Description*	(3) CITY OF ST AUG PART OF BLK 43-B OR5407/1720 *The Description above is not to be used on legal documents.
Property Use Code	Assisted Living Facilities (7410)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Zhou Zhenxing 100%
Mailing Address	233 SOUTH HAMILTON SPRINGS RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$202,399
Extra Features Value	$1,877
Total Land Value	$259,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$463,876**
Total Deferred	$14,270
Assessed Value	**$449,606**
Total Exemptions	$0
Taxable Value	**$449,606**

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

Historical Assessment Information

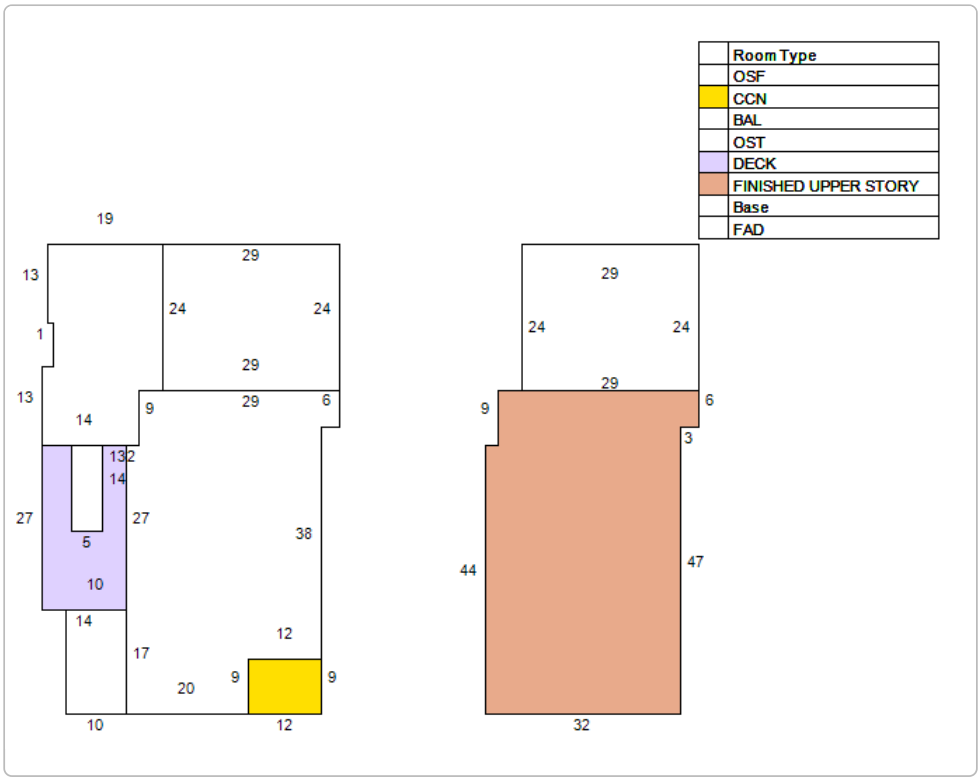
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$144,397	$4,736	$259,600	$0	$0	$408,733	$408,733	$0	$408,733
2021	$15,719	$4,736	$181,720	$0	$0	$202,175	$177,436	$24,739	$177,436
2020	$15,719	$4,736	$181,720	$0	$0	$202,175	$161,305	$40,870	$161,305
2019	$25,085	$4,736	$116,820	$0	$0	$146,641	$146,641	$0	$146,641
2018	$0	$4,736	$118,442	$0	$0	$123,178	$123,178	$0	$123,178
2017	$0	$4,736	$118,442	$0	$0	$123,178	$123,178	$0	$123,178
2016	$180,483	$7,024	$118,442	$0	$0	$305,949	$305,949	$0	$305,949
2015	$185,296	$7,024	$118,442	$0	$0	$310,762	$310,762	$0	$310,762
2014	$178,926	$7,024	$118,442	$0	$0	$304,392	$304,392	$0	$304,392
2013	$183,456	$7,024	$118,442	$0	$0	$308,922	$308,922	$0	$308,922
2012	$186,439	$7,024	$118,442	$0	$0	$311,905	$311,905	$0	$311,905
2011	$174,366	$5,410	$131,422	$0	$0	$311,198	$311,198	$0	$311,198
2010	$176,371	$5,410	$146,025	$0	$0	$327,806	$327,806	$0	$327,806

Building Information

Building	1	**Roof Cover**	Composite Shingle
Year Built	1925	**Roof Structure**	Wood Truss
Actual Area	6123	**Interior Flooring**	Hardwood
Conditioned Area	4747	**Interior Wall**	Drywall
Use	Assisted Living Facilities with memory (older)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
ADDITION	597
BASE AREA	1588
FINISHED UPPER STORY	1696
FINISHED DECK	378
OUTSIDE STAIRS	70
BASE AREA	696
BALCONY	696
FINISHED CANOPY	108
BASE AREA	170
OUTSIDE STAIRS - FORCED	124
Total SqFt	6123

Sketch Information



Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		1695
Wood Fence - 6' and Above (COM)		74
Concrete Paving - Under 8" (COM)		90
Wood Fence - 6' and Above (COM)		18

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Assisted Living Facilities	59	110	6490	SF	$259,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/1/2021	10/25/2021	$500,000.00	WARRANTY DEED	5407	1720	Q	I	CARMINES ROBERT ASHTON & MICHELE TRUSTEE	ZHOU ZHENXING
	2/26/1997	$100.00	WARRANTY DEED	1238	1203	U	I	CARMINES ROBERT A & MICHELE	CARMINES ROBERT ASHTON & MICHELE TRUSTEE
	7/1/1994	$278,500.00	WARRANTY DEED	1062	1067	Q	I	UNGER RONALD R & BETTE J 2212 COMMODORES CLUB	CARMINES ROBERT A,MICHELE
	1/27/1993	$280,000.00	WARRANTY DEED	977	980	Q	I	GROSS EVELYN	UNGER RONALD R & BETTE J 2212 COMMODORES CLUB
	1/1/1987	$99,000.00		736	190	Q	I		GROSS EVELYN
	7/1/1982	$0.00		545	91	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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/13/2023, 11:48:22 PM

Version 3.1.14

Detail by Entity Name

Florida Limited Liability Company
NIALVI LLC.

Filing Information

Document Number	L08000025298
FEI/EIN Number	90-0472660
Date Filed	03/10/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/05/2013

Principal Address

6760 EDGEWORTH RD
ORLANDO, FL 32819 UN

Changed: 11/05/2013

Mailing Address

6760 EDGEWORTH RD
ORLANDO, FL 32819

Registered Agent Name & Address

ZARAZEL, JAMIL
6760 EDGEWORTH RD
ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGRM

ZARAZEL, JAMIL
6760 EDGEWORTH RD
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2022	01/18/2022
2023	01/27/2023

Document Images

01/27/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
06/12/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/12/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
05/06/2010 -- ANNUAL REPORT	View image in PDF format
10/08/2009 -- REINSTATEMENT	View image in PDF format
03/10/2008 -- 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 August 17, 2023 Meeting



Application HP2023-0030 Address: 171 Cordova Street

Applicant: Sarah Ryan Architect

Property Owner: Lions Beach Capital LLC

Project description: To construct a new two-story multi-family residence. (See companion Certificate of Demolition application HP2023-0029)

Architectural Style:	Other/Masonry Modern: Existing Frame Vernacular Proposed	Florida Master Site File:	SJ06471
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	c. 1950
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996700000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the May 18, 2023 meeting to allow the applicant time to respond to Board recommendations—specifically those relating to the site plan, massing, and ways to tie the new development into the existing streetscape.
2. The applicant is seeking an Opinion of Appropriateness for construction of a new two-story duplex to replace the existing structure which is proposed to be demolished and will be heard under companion Certificate of Demolition Application HP2023-0029 which was also continued in July.
3. Staff has made the following observations regarding the plans submitted:
    a. The proposed new residence remains a Frame Vernacular structure with design elements inspired by similar structures along the streetscape. The applicant provided photographs of surrounding properties for reference.
    b. The newly proposed site plan responds to previous board comments by pushing the residence towards the north property line without encroaching on the existing 10' easement which better simulates the site plan pattern of structures along the streetscape as illustrated in the site plan comparison provided in the application packet.
    c. A new conceptual streetscape view was not provided by the applicant; however, renderings and evidence that the proposed structure has been reduced in height approximately 4 feet are included in the application packet. While the low scale of the existing building is consistent with adjacent Bungalow style structures to the south, the new two-story structure will still be closer in height to those neighboring on the north as well as others along the streetscape. The new proposed design mitigates this impact by continuing the horizontal patterns visible along the streetscape.
    d. The roof form, window and door fenestration on the front and rear elevations, and exterior cladding design and material are consistent with the Frame Vernacular Style. Fenestration patterns on the side elevations have been improved, though the alternating large and small windows on the south elevation, likely configured to accommodate interior uses, are not generally consistent with historic Frame Vernacular buildings.
    e. Brick piers and squared lattice are an appropriate foundation finish for the proposed architectural style.
4. The property is within Archaeology Zone IB, and any ground disturbing activities including demolition and new construction will require Archaeological review prior to commencing.
5. Approval of an Opinion of Appropriateness is not sufficient for issuance of a building permit and a Certificate of Appropriateness must be approved before permits for the new construction can be issued. The HARB may provide feedback for the applicant to utilize when developing the plans for a Certificate of Appropriateness.
6. The applicant should reference the checklist provided at the end of the Certificate of Appropriateness application to determine the documentation necessary for complete 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** 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.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new two-story multi-family residence:
    a. Hipped standing seam metal roof
    b. 2/2 windows (material not specified)
    c. Wood lap siding
    d. Two-story front porch with double staircase landing to front stair.
    e. Brick-veneered piers with square wood lattice infill

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Opinion of Appropriateness

An Opinion of Appropriateness is the determination by HARB that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of these guidelines, but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit. Plan requirements for an Opinion of Appropriateness are the same as for a Certificate of Appropriateness - the more detail the better.

The applicant may request an Opinion of Appropriateness before completing final detailed drawings. If a variance to the requirements of the zoning code is required, the applicant may request an Opinion of Appropriateness prior to applying to the Planning and Zoning Board for the zoning variance.

Vernacular (1821-1940)

Vernacular refers to common buildings that do not display a formal or distinctive style. These buildings do, however, generally display at least some of the design elements and features commonly used in styled buildings constructed during the same era. They may also reflect minor influences such as Chippendale, Arts and Crafts, Pennsylvania Dutch, and Minorcan Cracker. Construction may be frame, masonry or both. Vernacular buildings make up the bulk of St. Augustine's historic building resources. These buildings dominate the streetscape, establish the scale of neighborhoods, create a sense of place, and record the change of construction technology and materials over time. Vernacular buildings represent the history, influence and culture of the middle and lower classes.

Frame Vernacular

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

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

Buildings are not constructed directly on the street, although the size of yards varies greatly. The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete

block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

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

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

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

St. Augustine Code of Ordinances:

Sec. 28-183.- Historic preservation district: HP-1

Intent: This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other [excepting colonial] architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*

a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.

1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.

2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.

b. Rear:

1. Five (5) foot minimum for one-story structures.

2. Ten (10) foot minimum for structures exceeding one story.

c. Side:

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.

2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11; Ord. No. 21-26, § 3, 10-11-21)

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map

STAFF PHOTOGRAPHS
171 Cordova Street



West (front) Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
171 Cordova Street



South Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



North Elevation



STAFF PHOTOGRAPHS
171 Cordova Street



East Elevation



STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs

Staff Report pg. 14

STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs



STAFF PHOTOGRAPHS
171 Cordova Street

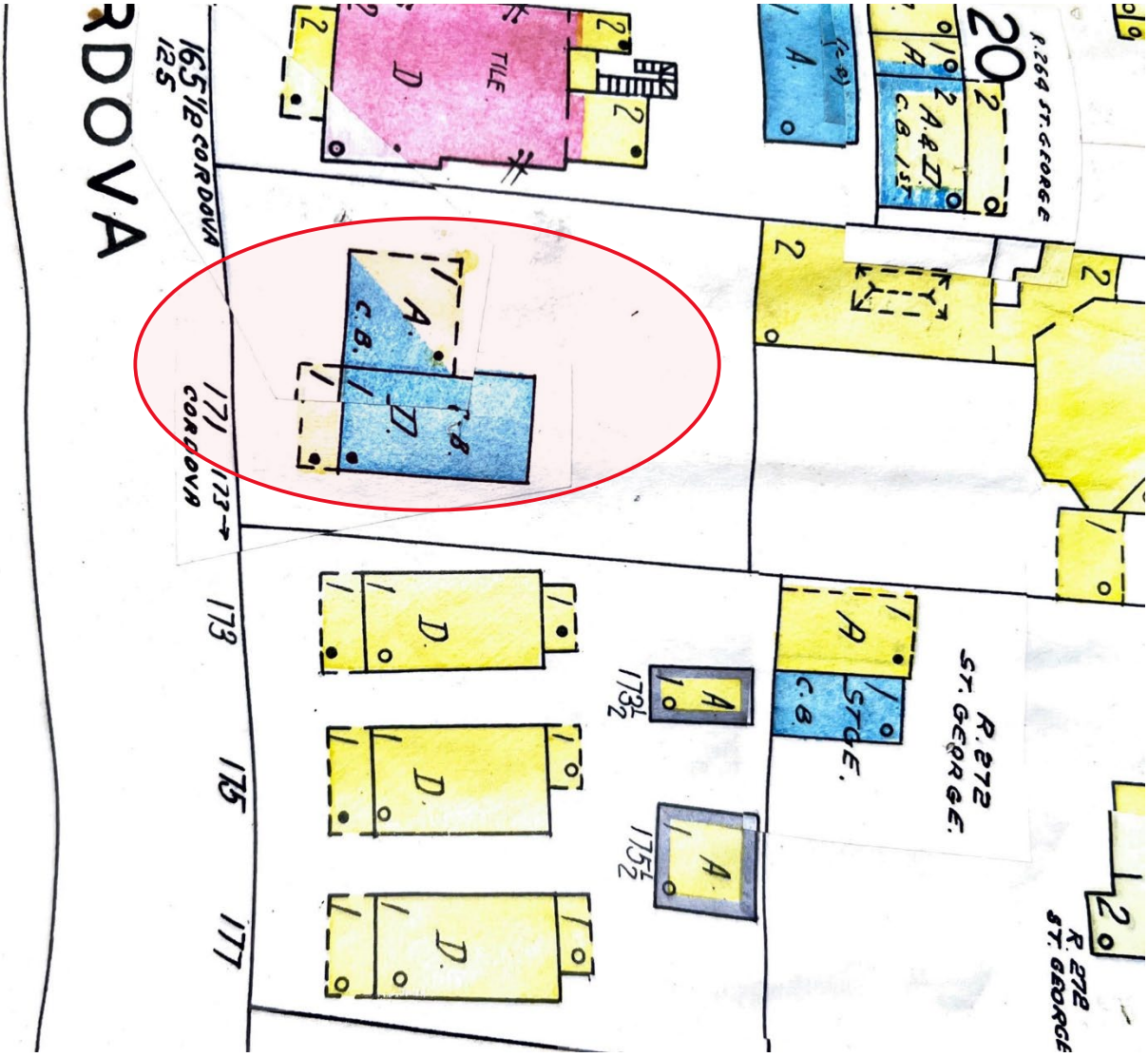




Context Photographs

Staff Report pg. 16

SANBORN MAP: 1930 UPDATED TO 1965
171 Cordova Street



FOR AUGUST 17, 2023 HARB MEETING

HP2023-0030
171 Cordova Street

NEW INFORMATION SUBMITTED BY APPLICANT

Received 08/07/2023
Planning and Building Department

SARAH RYAN
ARCHITECT

August 7th, 2023

To: HARB August 2023 meeting
Attn: Julie Courtney, Historic preservation officer and HARB members
Re: 171 Cordova new home, continued from May 2023 meeting

Dear HARB,

We listened carefully to you and the neighbors at the May 2023 meeting and have made the following updates and improvements:

1) The new home is moved to the North side of the property and the height is reduced. This was accomplished with 9'-0" ceiling heights and a hip versus gable roof form. The scale and size of the building has also reduced to conform with the neighbor's proportions. The 10'-0" easement is maintained along the north edge.

2) New home design is more horizontal than vertical in keeping with surrounding neighbors. The massing responds to the street and neighbors by lowering the front porch roof and stepping the southside elevation building form to break down the scale along this side which faces the 1-story homes. Please see the comparative drawing that shows the May 2023 design to the new design and how the height is reduced.

3) Fenestration openings are consistent along front and south side of home and compatible with neighbors. The stair base is a brick masonry to compliment the neighbors. The home is pier construction with brick piers and square lattice.

Please see updated drawings including:

1) Neighborhood site plan to show scale of surrounding buildings.
2) Site Plan with home on the North property line
3) First and Second Floor plans
4) (4) Elevations
5) Comparative Front elevation from May to August meeting
6) (2) Renderings
7) New Survey (large and small scale)

Sincerely,

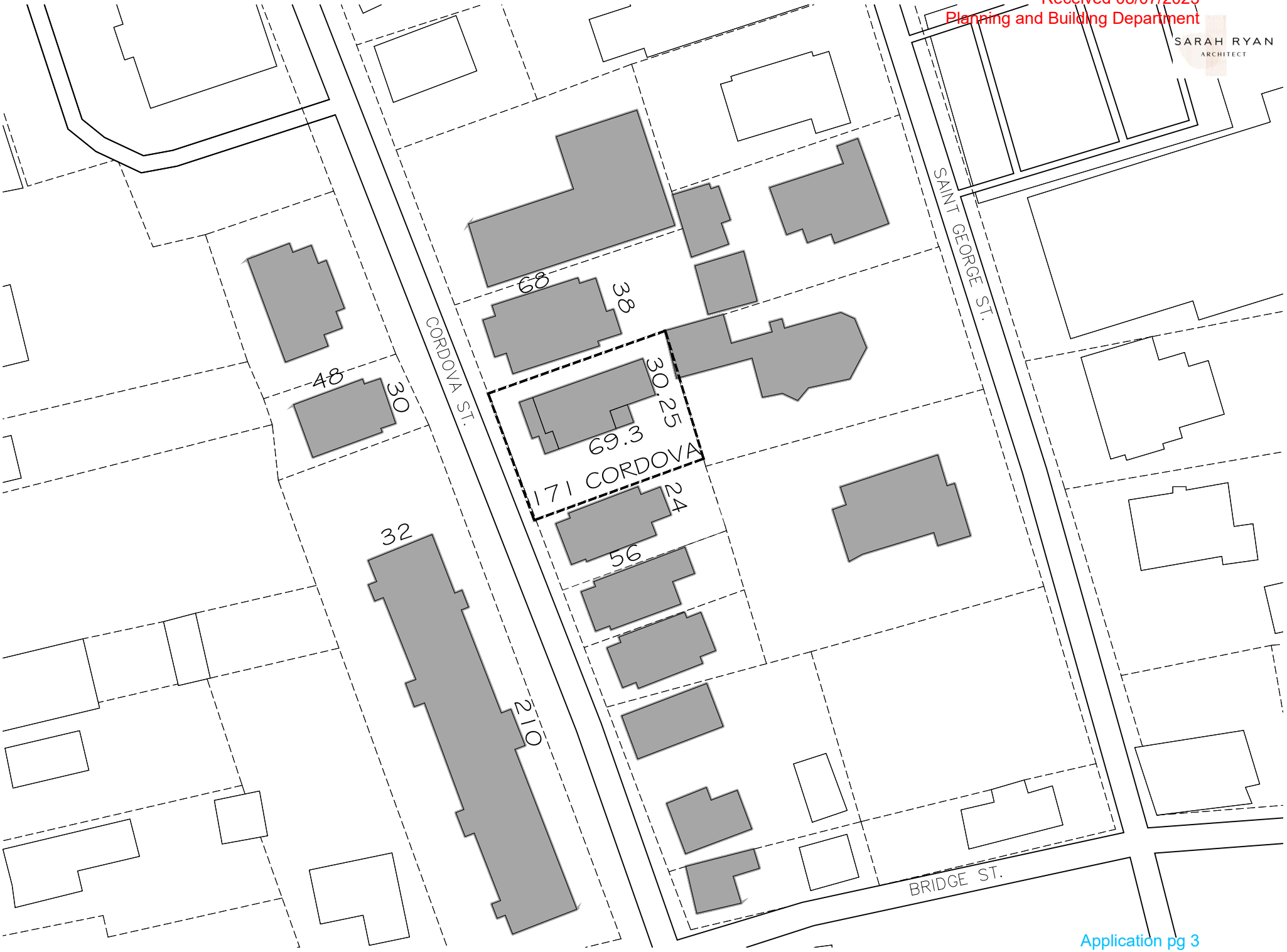
Sarah Ryan

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

Received 08/07/2023
Planning and Building Department

SARAH RYAN
ARCHITECT



SITE PLAN (PROPOSED)

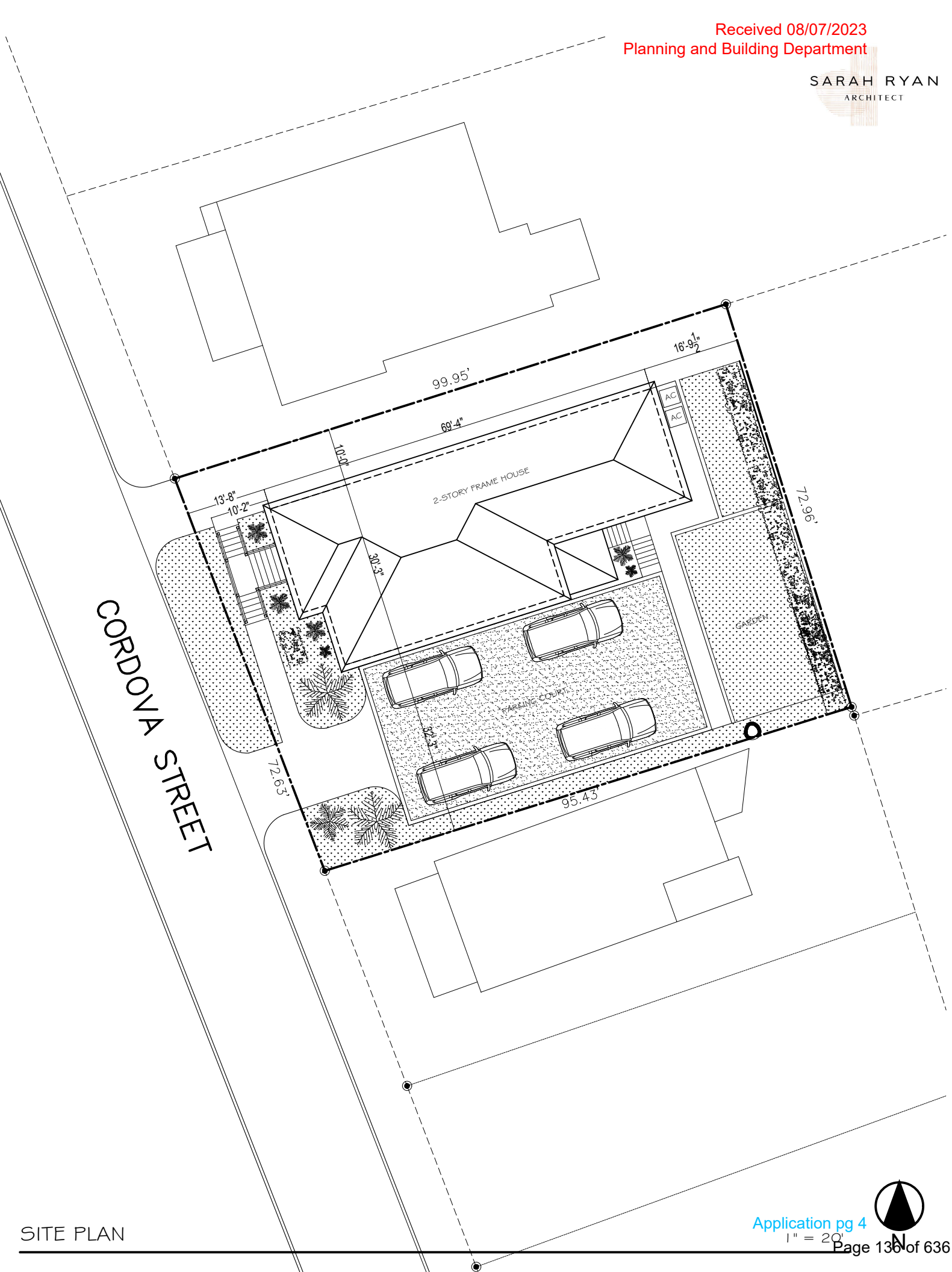
1/64" = 1'

*measurements collected from st. johns county property appraiser (qpublic.schneidercorp.com)

Application pg 3

Received 08/07/2023
Planning and Building Department

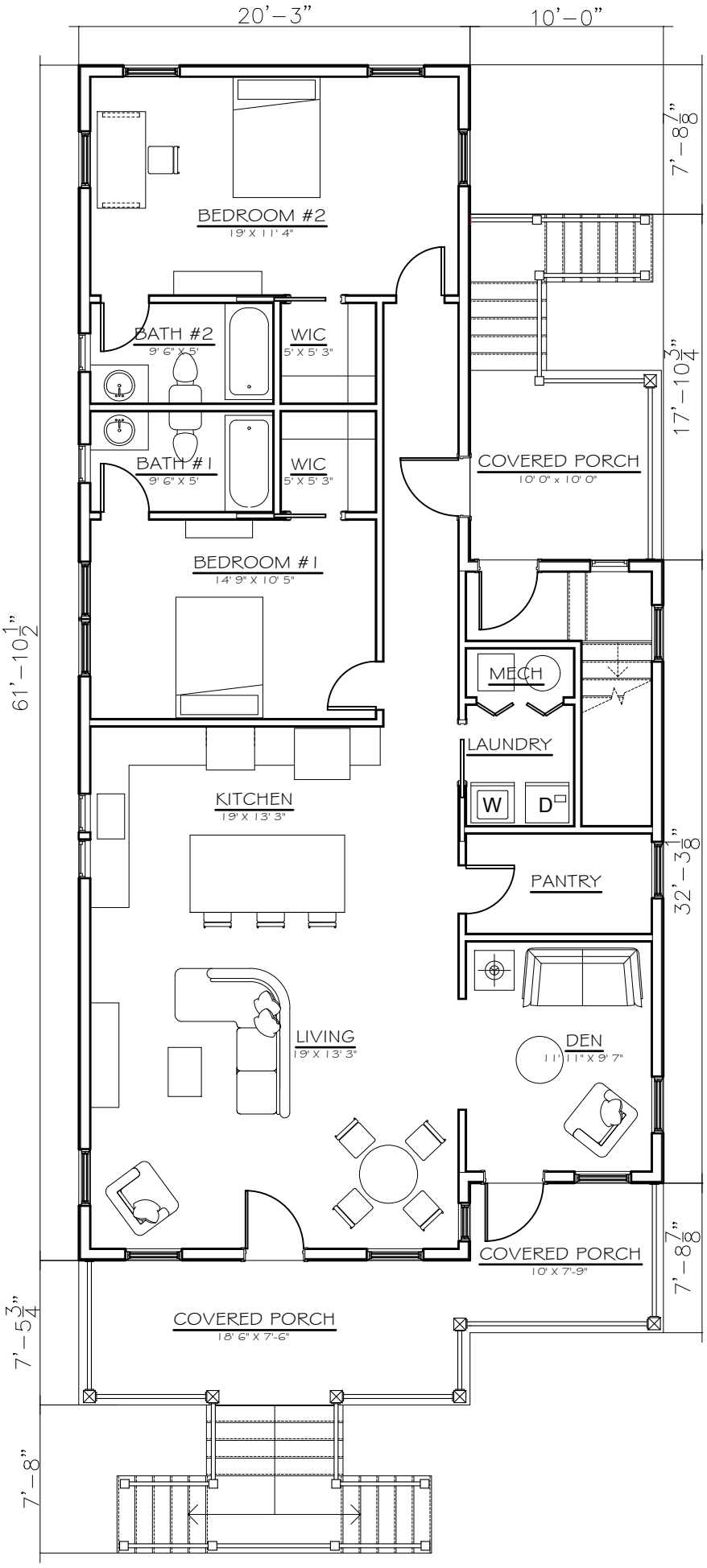
SARAH RYAN
ARCHITECT



SITE PLAN

Application pg 4
1" = 20'

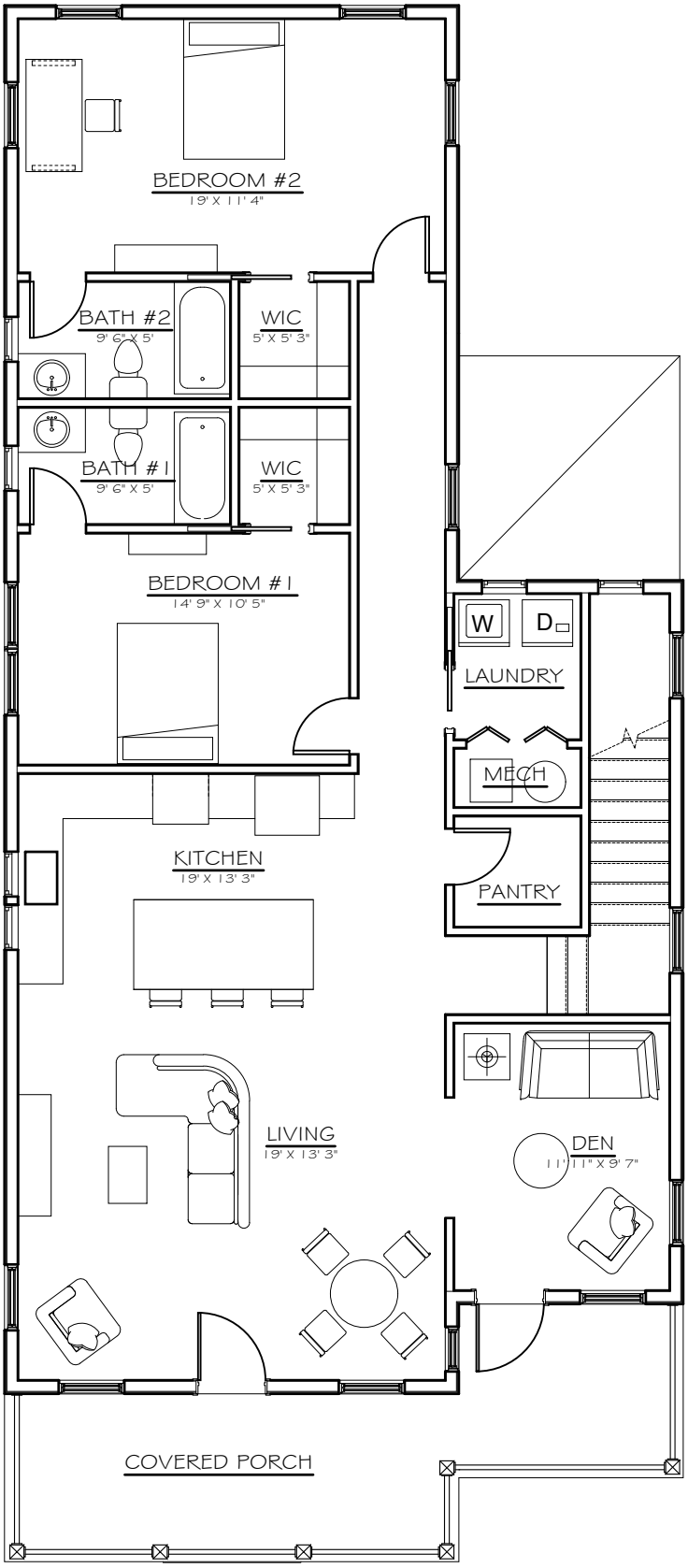
Received 08/07/2023
Planning and Building Department



FIRST FLOOR PLAN
171 Cordova St.
17 August 2023

LEVEL 1 PLAN	1/8" = 1'
LEVEL 1 AC	1345 SQ.FT.
LEVEL 1 PORCH	352 SQ.FT.

SARAH RYAN ARCHITECT



SECOND FLOOR PLAN
171 Cordova St.
17 August 2023

LEVEL 2 PLAN	1/8" = 1'
LEVEL 2 AC	1435 SQ.FT.
LEVEL 2 PORCH	252 SQ.FT.

SARAH RYAN ARCHITECT

Received 08/07/2023
Planning and Building Department



WEST ELEVATION . FRONT

1/8" = 1'



EAST ELEVATION . REAR

1/8" = 1'

171 Cordova St.
17 August 2023

SARAH RYAN
ARCHITECT

Received 08/07/2023
Planning and Building Department



SOUTH ELEVATION . SIDE

1/8" = 1'

171 Cordova St.
17 August 2023

SARAH RYAN
ARCHITECT

Received 08/07/2023
Planning and Building Department



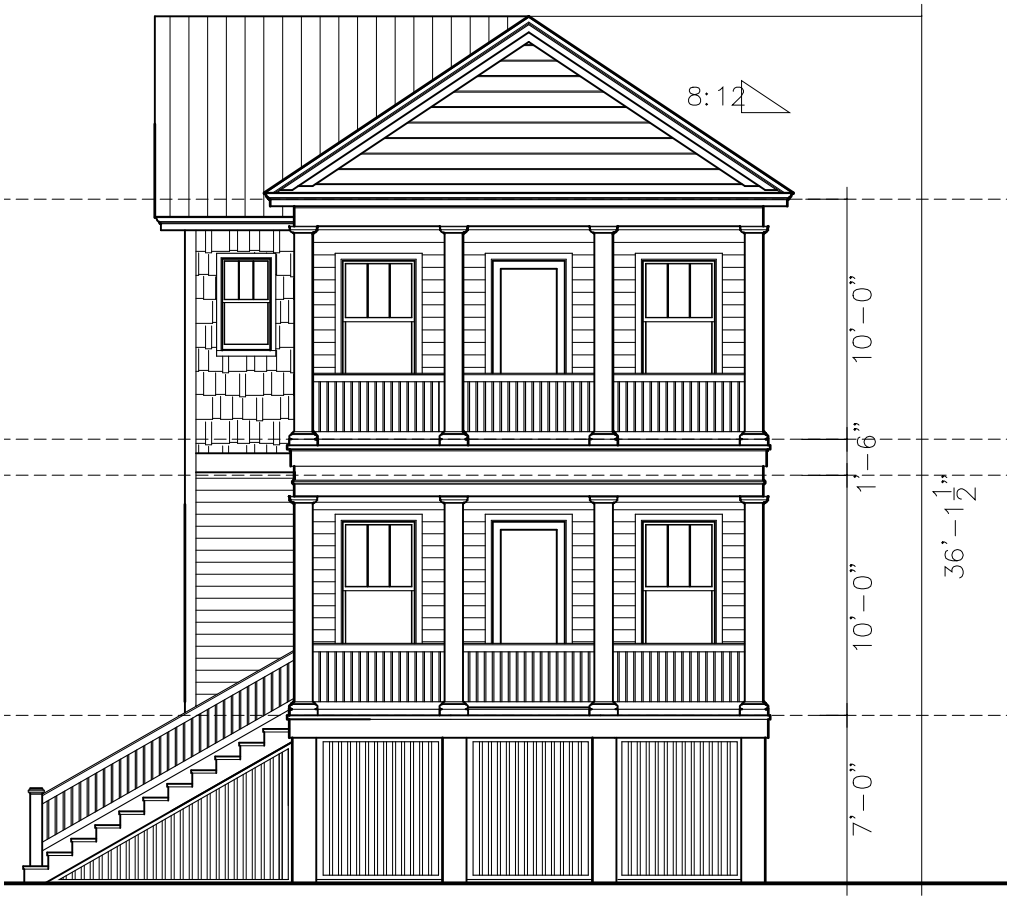
SOUTH ELEVATION . SIDE

3/8" = 1'

171 Cordova St.
17 August 2023

SARAH RYAN
ARCHITECT

Received 08/07/2023
Planning and Building Department



WEST ELEVATION . FRONT (5.18.23) 1/8" = 1'



WEST ELEVATION . FRONT (8.17.23) 1/8" = 1'

171 Cordova St.
17 August 2023

SARAH RYAN
ARCHITECT

Received 08/07/2023
Planning and Building Department



Received 08/07/2023
Planning and Building Department



Received 08/07/2023
Planning and Building Department

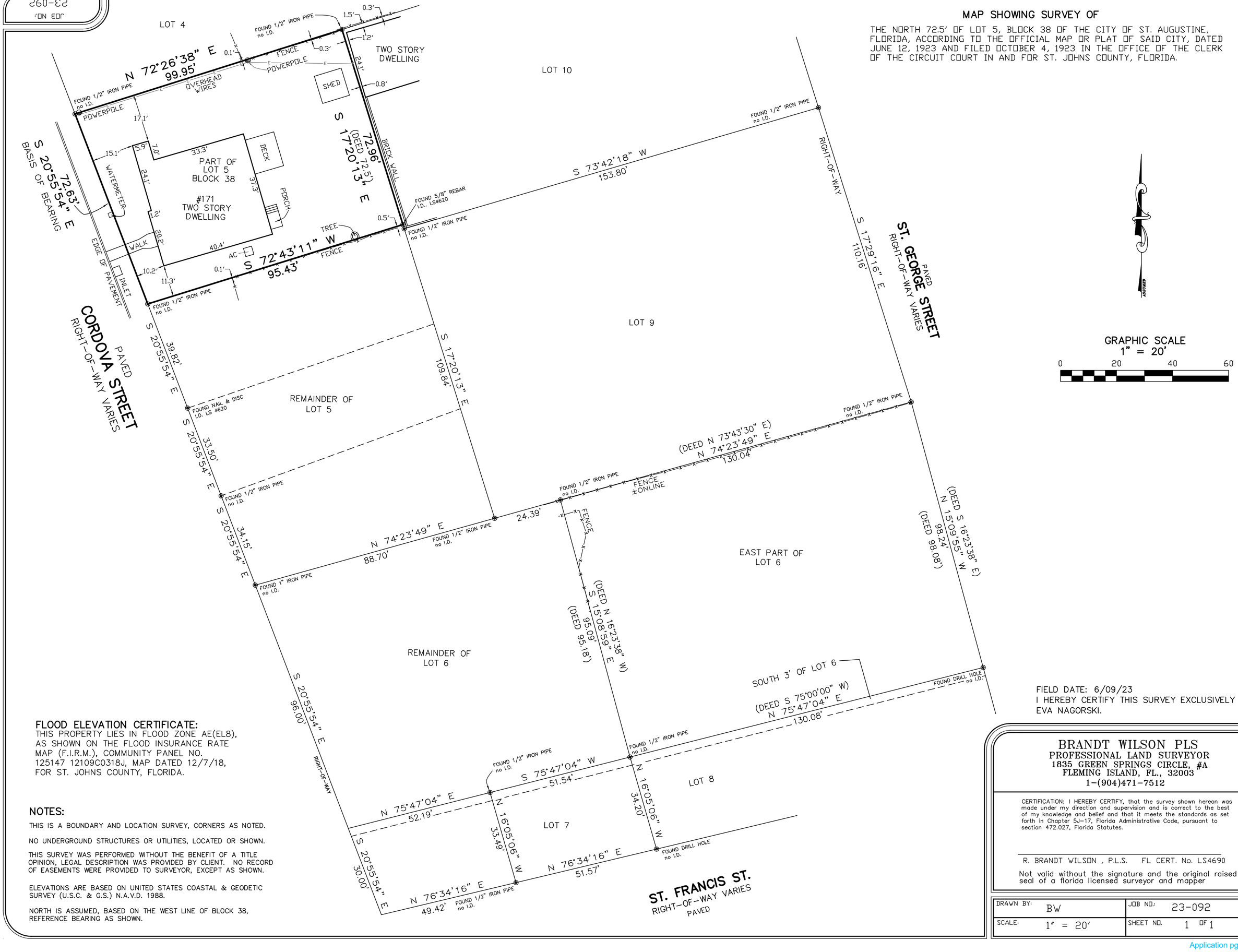


Received 08/07/2023
Planning and Building Department

JOB NO.: 23-092

MAP SHOWING SURVEY OF

THE NORTH 72.5' OF LOT 5, BLOCK 38 OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY, DATED JUNE 12, 1923 AND FILED OCTOBER 4, 1923 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA.



GRAPHIC SCALE
1" = 20'
0 20 40 60

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE AE(EL8), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 125147 12109C0318J, MAP DATED 12/7/18, FOR ST. JOHNS COUNTY, FLORIDA.

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.

NORTH IS ASSUMED, BASED ON THE WEST LINE OF BLOCK 38, REFERENCE BEARING AS SHOWN.

FIELD DATE: 6/09/23
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
EVA NAGORSKI.

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL., 32003
1-(904)471-7512

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

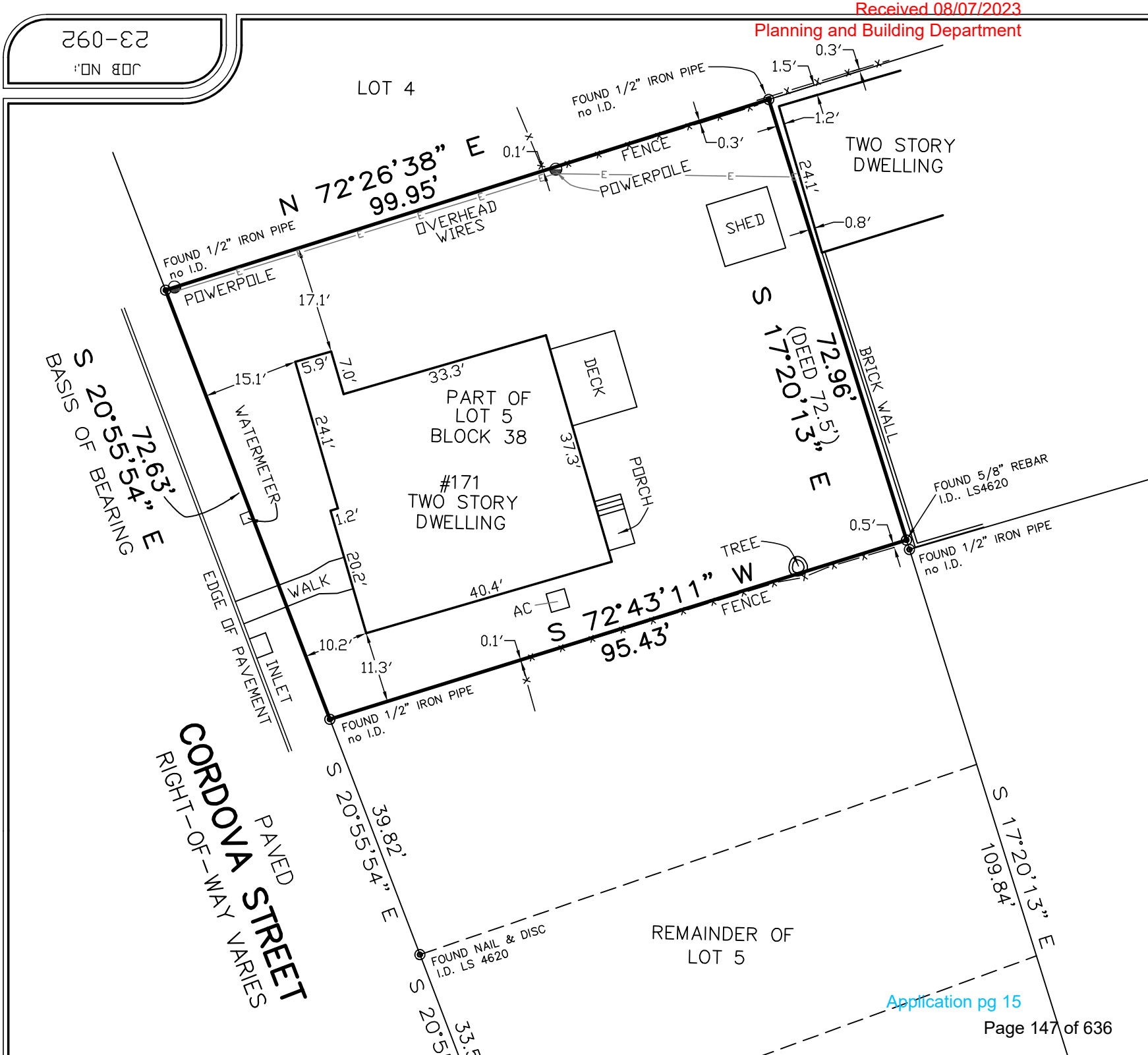
R. BRANDT WILSON , P.L.S. FL CERT. No. LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

DRAWN BY: BW	JOB NO.: 23-092
SCALE: 1" = 20'	SHEET NO. 1 OF 1

Received 08/07/2023
Planning and Building Department

JOB NO.: 23-092



Application pg 15

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 18, 2023

Sarah Ryan Architect
201 Owens Ave
St. Augustine, FL 32080

cc: Lions Beach Capital LLC

Re: Opinion of Appropriateness – 171 Cordova Street – HP2023-0030

Dear Ms. Ryan,

On July 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story multi-family residence.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0030
Applicant:	Sarah Ryan Architect
Owner:	Lions Beach Capital LLC
Address:	171 Cordova Street
Parcel Number:	1996700000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story multi-family residence.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 18, 2023 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new two-story multi-family residence.

Subject to the following conditions:

- Continued to the August 17, 2023 HARB meeting, as requested by the applicant.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18 day of July, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0030

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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

May 18, 2023

Sarah Ryan Architect
201 Owens Ave
St. Augustine, FL 32080

cc: Lions Beach Capital LLC

Re: Opinion of Appropriateness – 171 Cordova Street – HP2023-0030

Dear Ms. Ryan,

On May 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story multi-family residence.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 18, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by July 8, 2023. (This date is a Saturday, so please plan accordingly. Anything submitted after that date will be considered late.)

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0030
Applicant:	Sarah Ryan Architect
Owner:	Lions Beach Capital LLC
Address:	171 Cordova Street
Parcel Number:	1996700000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story multi-family residence.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the May 18, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new two-story multi-family residence.

Subject to the following conditions:

- _____
- To July 18th meeting
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 18th day of May, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0030

REQUEST APPROVED / DENIED / CONTINUED

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of May, A.D., 2023.

Elyse Wiemann
Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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. HP2023-0030

Receipt No. 2614067

Meeting Date: May 2023 May 18, 2023

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

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St. Augustine State FL Zip Code 32080
   Daytime telephone 904.547.9430 E-mail Address sr@sarahryanarchitect.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Eva Nagorski + Carl Spadero
   Business (if applicable) Lions Beach Capital
   Address 6899 Phillips Industrial Blvd.
   City Jacksonville State FL Zip Code 32256
   Daytime telephone (required)_____ E-mail address _____
3. PROJECT STREET ADDRESS 171 Cordova St.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE residential PROPOSED USE residential. multi family
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)

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

D. PAINT COLORS (check one)

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

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

- new 2-story multi family residence w/ front porch
- see drawings + streetscape

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 Sarah Ryan

SIGNATURE OF APPLICANT S Ryan DATE 4.18.23

PRINT OWNER'S NAME EVA NAGORSKI + CARY SPADARO

SIGNATURE OF OWNER [signature] DATE 4.18.23

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.

HP2023-0030
171 Cordova Street - OOA

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.

KSR 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 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 center column of checklist above.

See E-mail for additional comments.

Project number: HP2023-0030 Project Address: 171 Cordova Street - OOA

Reviewed by: Candice Seymour Date: 04/25/2023

Received 04/18/2023
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: 171 Cordova St.

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: EVA NAGORSKI CARL SPADARO Owner's Signature: Eva [signature]

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

EVA NAGORSKI
CARL SPADARO

Sarah Ryan
Mark McConnel is/are hereby authorized TO ACT ON BEHALF OF Lions Beach Capital, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

Carl Spadaro
Print Name of Owner

904 607 1463
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of 2023, ~~20~~.

By Carl Spadaro

Identification verified: Drivers License

Oath sworn: ✓ Yes____ No

KETO L. BURNS
Commission # HH 306347
Expires December 27, 2026

Notary Signature: _____

My Commission expires: 12/27/2026

Rev:120219 jw

Candice Seymour

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Monday, May 8, 2023 3:19 PM
To: Candice Seymour; Harb
Subject: 171 Cordova St - Additional HARB materials
Attachments: 171 Cordova_Site Plan.pdf; 171 Cordova_FPL easement survey.png; 171 Cordova_existing survey old.jpeg; 171 Cordova_floor plans updated.pdf; 171 Cordova_elevations_updates.pdf; 171 Cordova_streescape_updated.pdf

Hello Candice,

Please see attached updates and additional info for 171 Cordova St. This includes:

- Site Plan
- Existing Site surveys with 10'-0" eastment on North property line
- Floor plans with overall dimensions
- Elevations of all 4 sides
- updated streetscape with side porch stairs

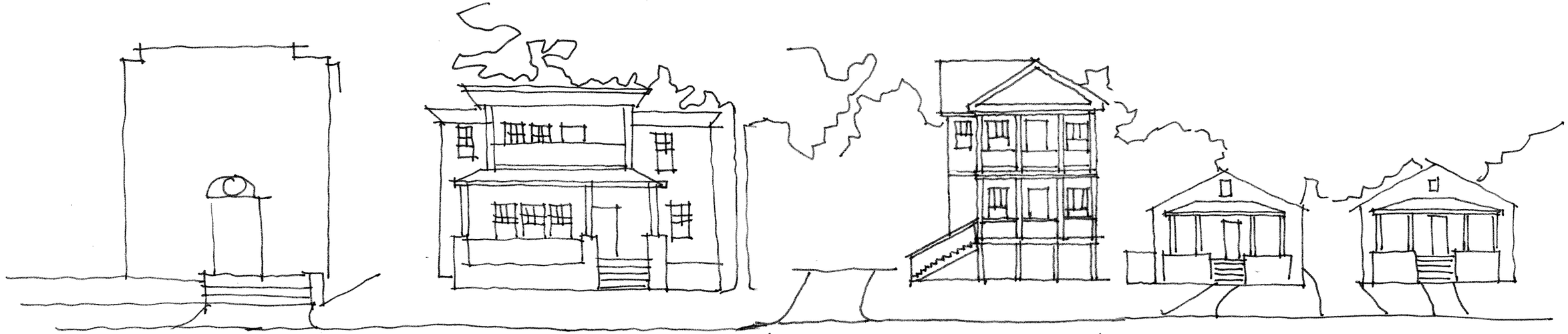
Thank you!

Sarah Ryan, Architect
904-547-9430

Received 05/08/2023
Planning and Building Department

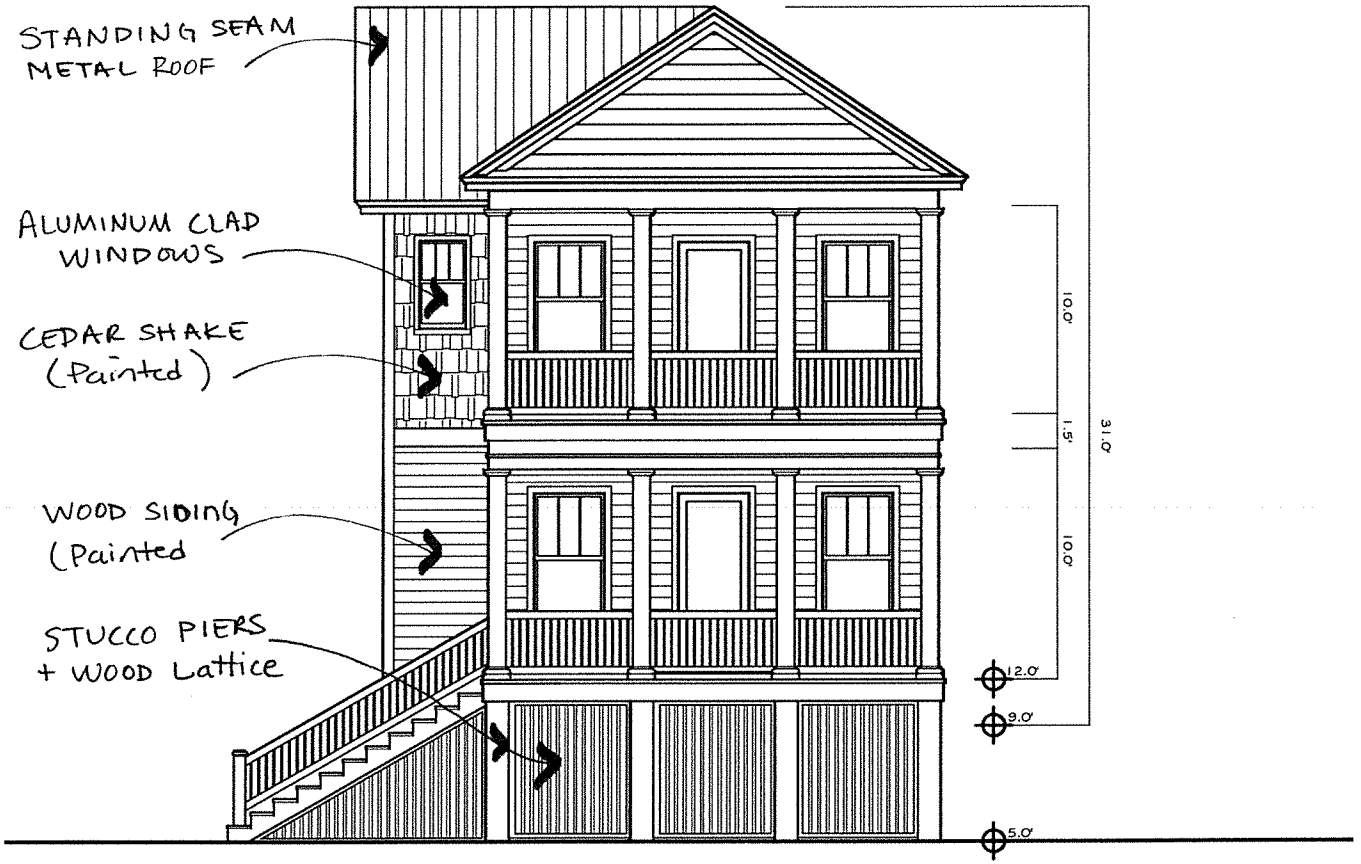


Streetscape
171 CORDOVA
EXISTING



Streetscape
171 CORDOVA
PROPOSED

Received 05/08/2023
Planning and Building Department



WEST ELEVATION . FRONT

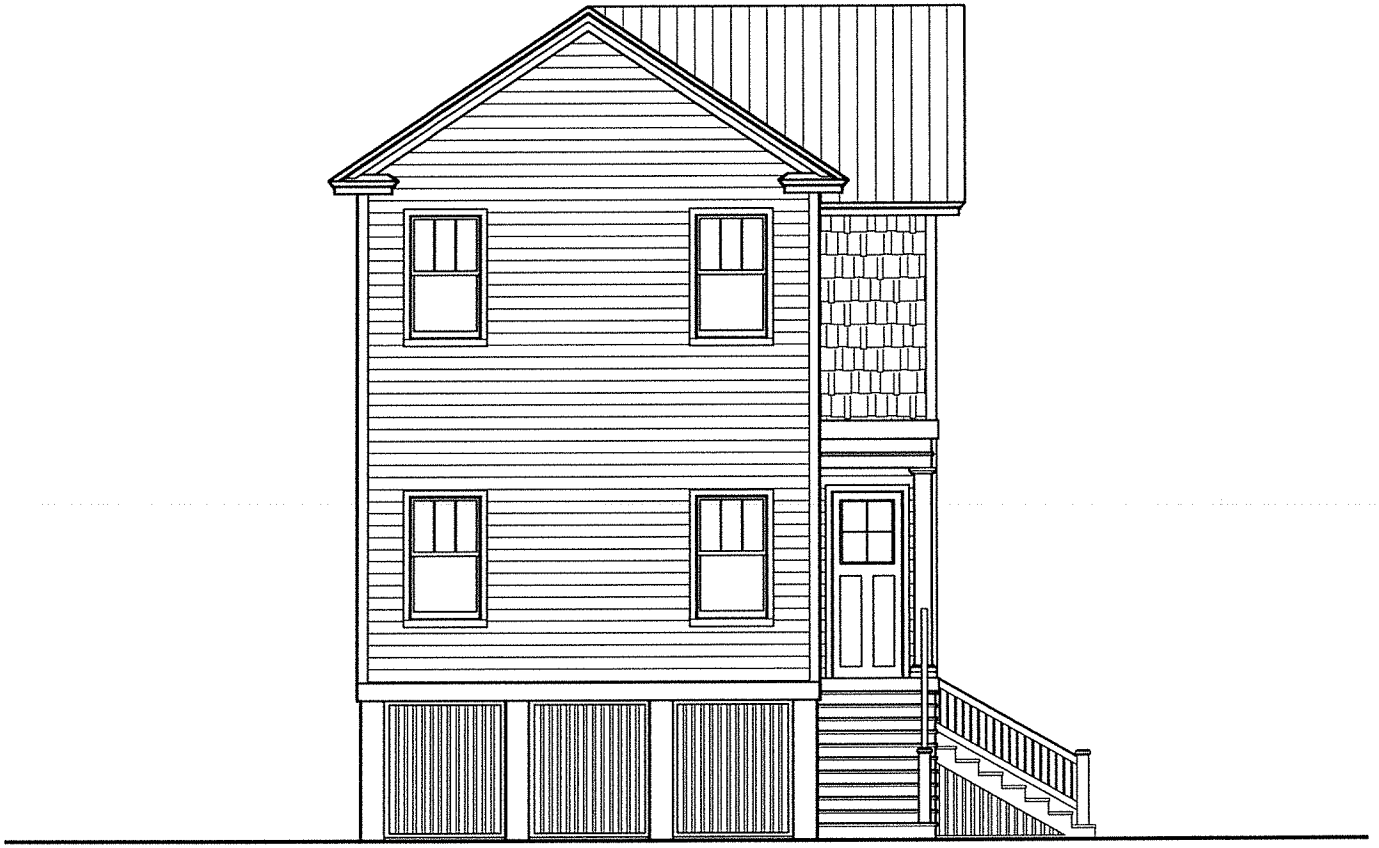
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

Received 05/08/2023
Planning and Building Department



EAST ELEVATION . BACK

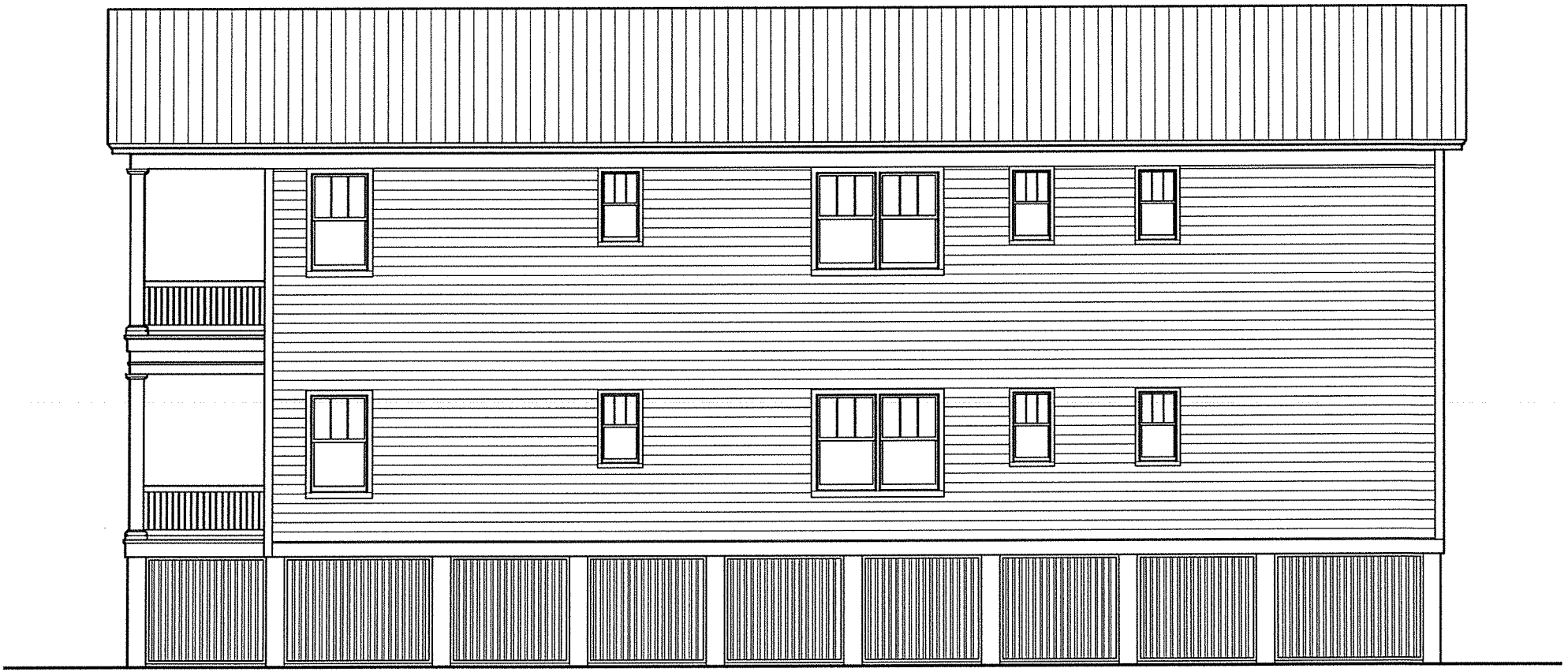
3/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

Received 05/08/2023
Planning and Building Department



SOUTH ELEVATION

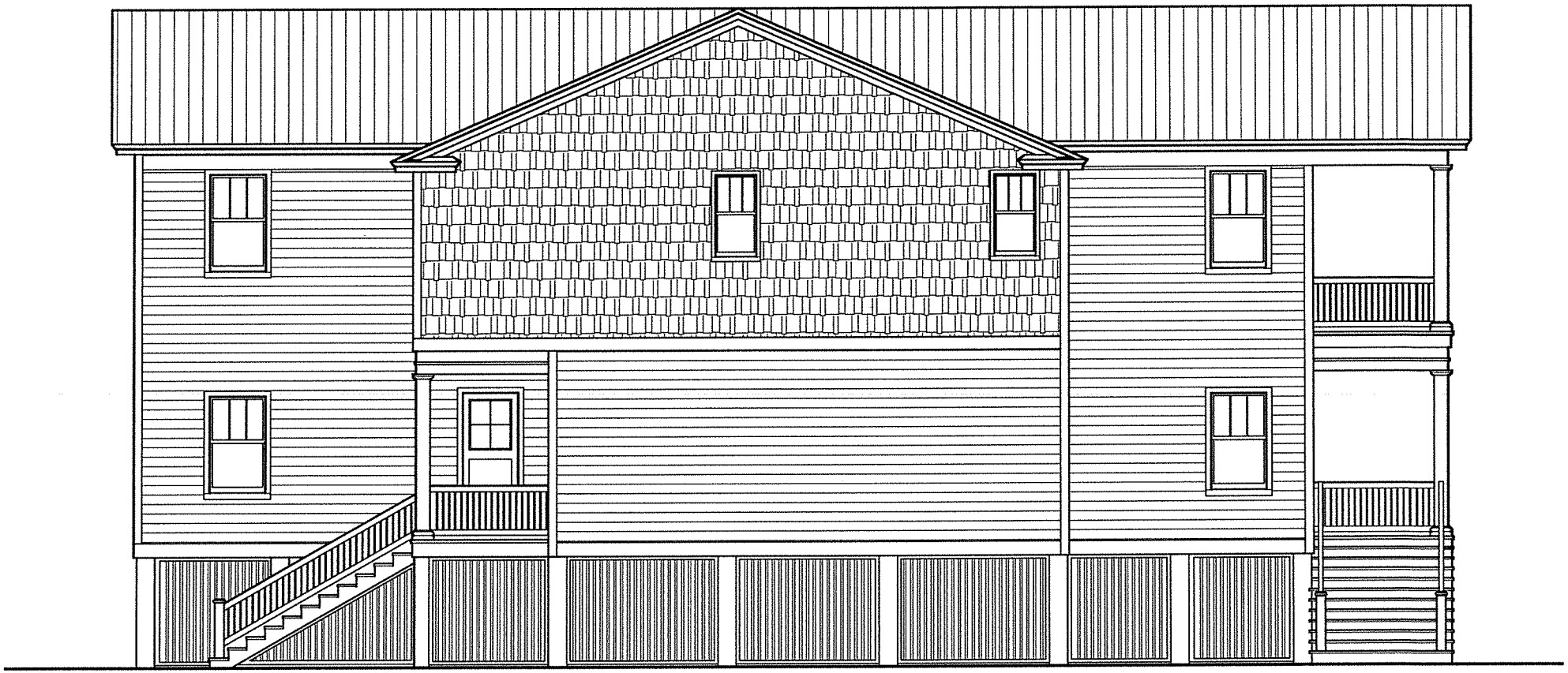
1/8" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

Received 05/08/2023
Planning and Building Department



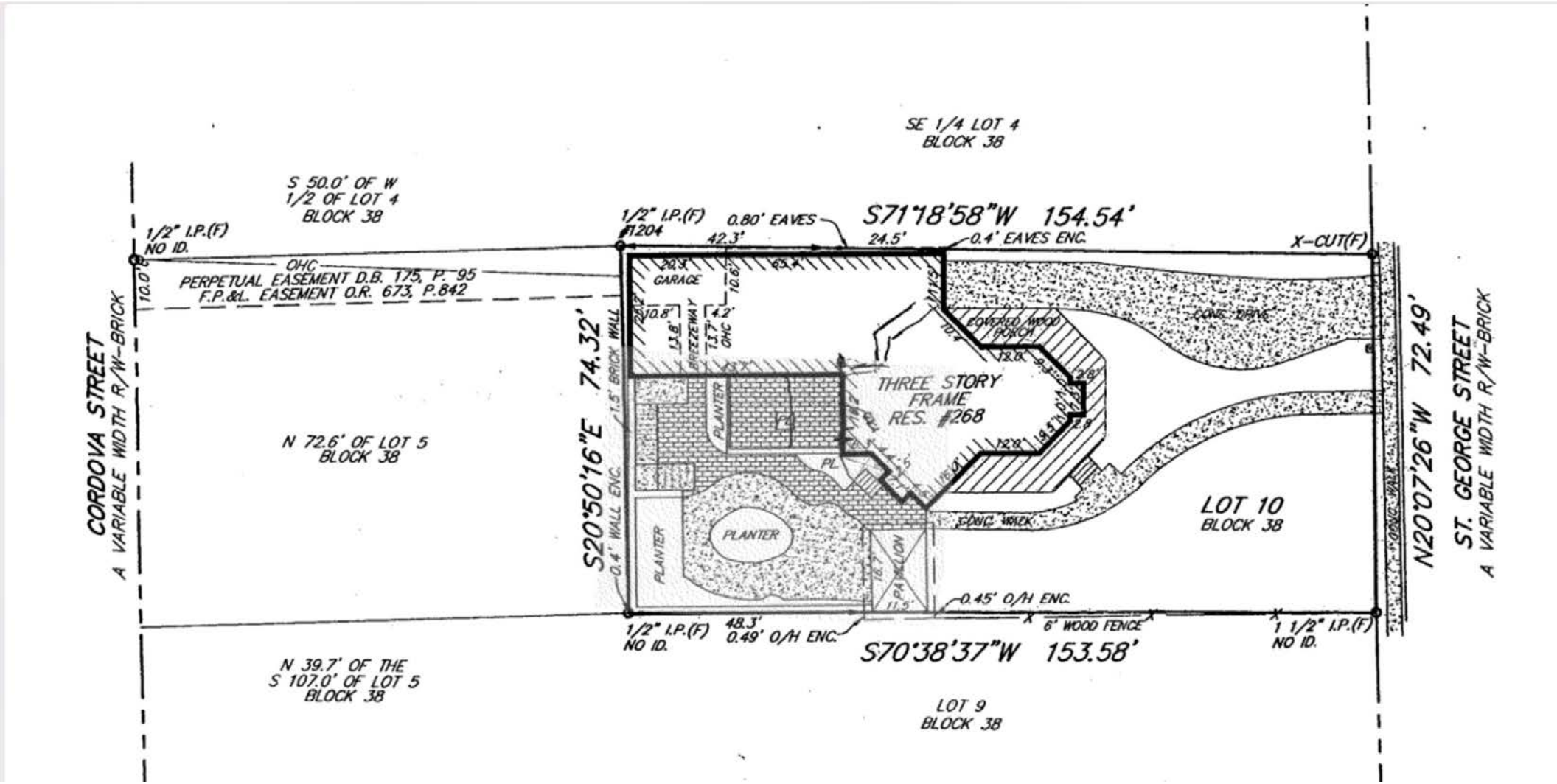
NORTH ELEVATION

1/8" = 1'

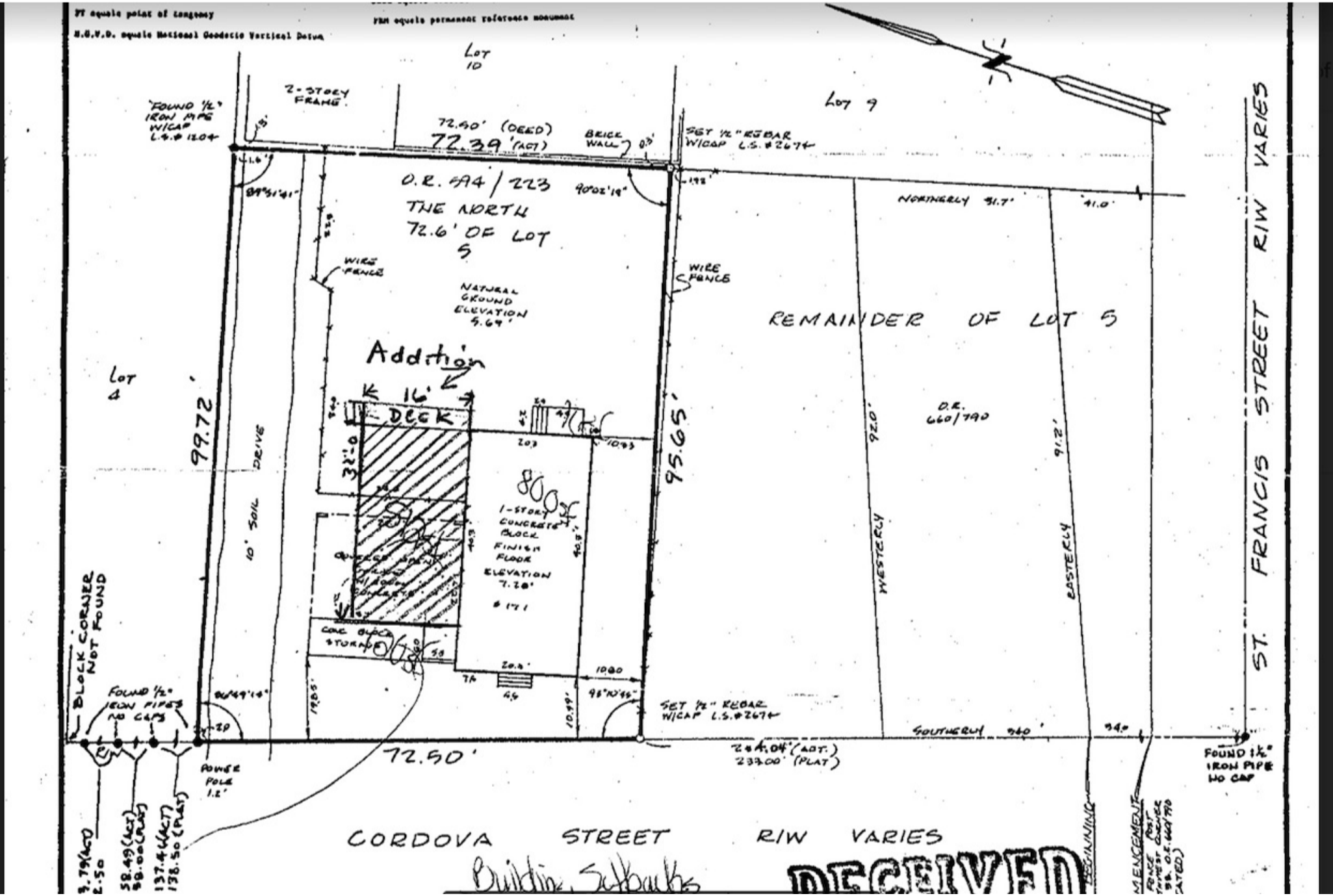
171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

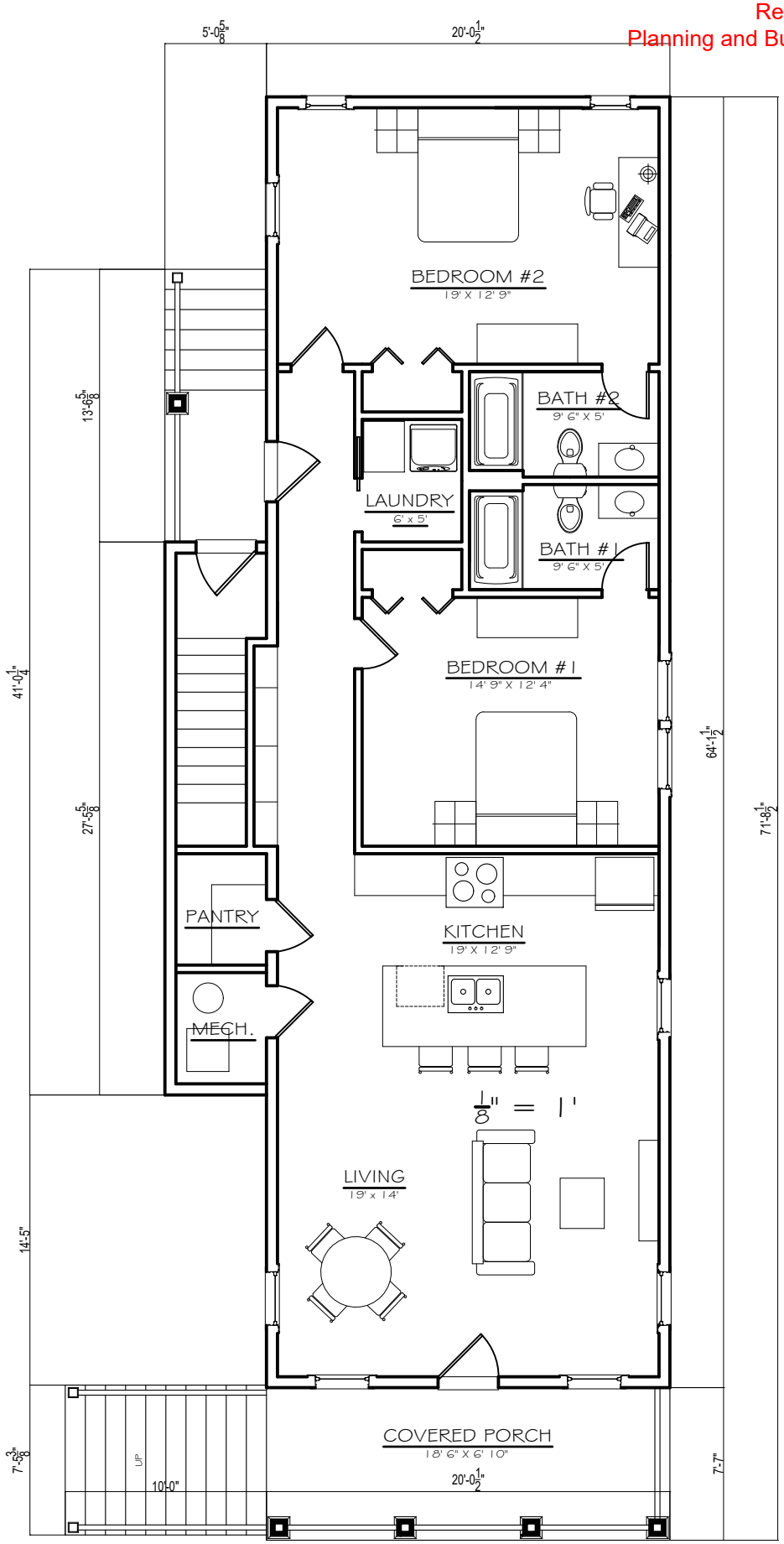
SARAH RYAN ARCHITECT LLC


SE 1/4 LOT 4
BLOCK 38
S 50.0' OF W
1/2 OF LOT 4
BLOCK 38
1/2" I.P.(F)
NO ID.
1/2" I.P.(F)
#1204
0.80' EAVES
42.3'
S71°18'58"W 154.54'
24.5'
0.4' EAVES ENC.
X-CUT(F)
OHC
PERPETUAL EASEMENT D.B. 175, P. 95
F.P.&L. EASEMENT O.R. 673, P.842
10.0'
CORDOVA STREET
A VARIABLE WIDTH R/W-BRICK
GARAGE
20.3'
10.8'
BREEZEWAY
4.2'
10.8'
1.5' BRICK WALL
0.4' WALL ENC.
S20°50'16"E 74.32'
CONC. DRIVE
LOUVRED WOOD PORCH
THREE STORY
FRAME
RES. #268
PLANTER
PL
PLANTER
PLANTER
CONC. WALK
PATIO
LOT 10
BLOCK 38
N20°07'26"W 72.49'
ST. GEORGE STREET
A VARIABLE WIDTH R/W-BRICK
N 72.6' OF LOT 5
BLOCK 38
0.45' O/H ENC.
6' WOOD FENCE
1 1/2" I.P.(F)
NO ID.
1/2" I.P.(F)
NO ID.
48.3'
0.49' O/H ENC.
S70°38'37"W 153.58'
N 39.7' OF THE
S 107.0' OF LOT 5
BLOCK 38
LOT 9
BLOCK 38

Received 05/08/2023
Planning and Building Department



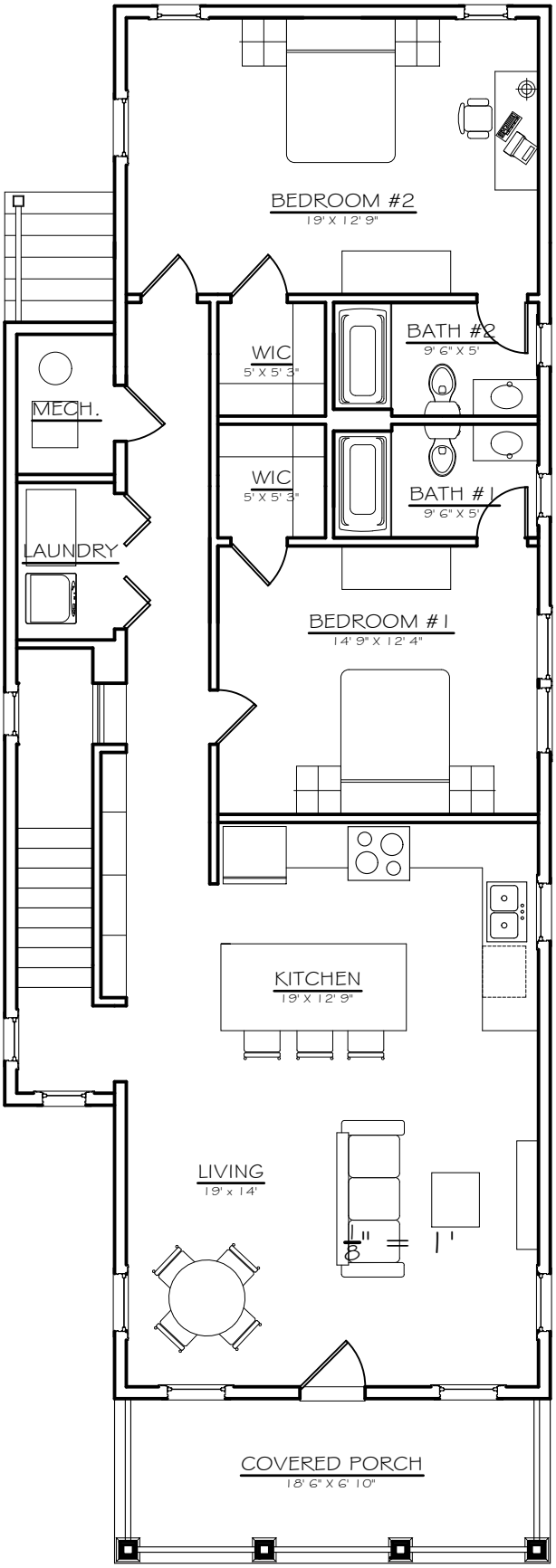
Received 05/08/2023
Planning and Building Department



FIRST FLOOR PLAN

171 CORDOVA ST. ST AUGUSTINE, FL 32084
SARAH RYAN ARCHITECT LLC
5.8.2023
FIRST FLOOR A/C | 1220 SQ.FT
FIRST FLOOR PORCH | 183 SQ.FT

Received 05/08/2023
Planning and Building Department

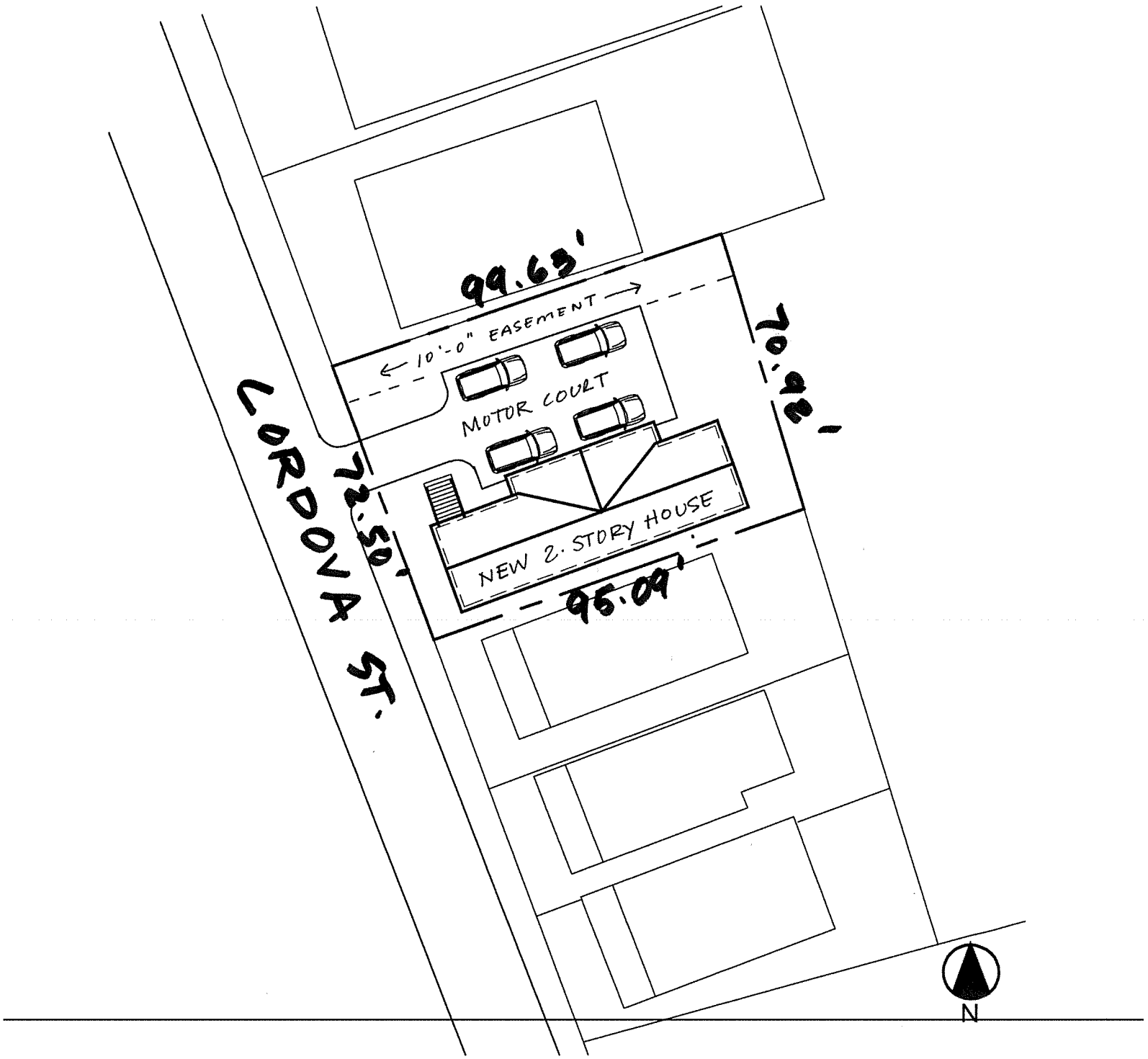


SECOND FLOOR PLAN

171 CORDOVA ST. ST AUGUSTINE, FL 32084
SARAH RYAN ARCHITECT LLC
5.8.2023 1/8" = 1'-0"
SECOND FLOOR A/C | 1316 SQ.FT
SECOND FLOOR PORCH | 152 SQ.FT

Application pg 38

Received 05/08/2023
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SITE PLAN 1/32" = 1'

171 CORDOVA ST. SAINT AUGUSTINE, FL 32084

5.8.2023

SARAH RYAN ARCHITECT LLC

Received 04/18/2023
Planning and Building Department

Document Received
Records Center Division Department



Received 08/19/25
Planning and Building Department



Received 04/18/2023
Planning and Building Department

Received 04/18/2023
Planning and Building Department



Instr #2022103776 BK: 5662 PG: 1912, Filed & Recorded: 11/14/2022 8:38 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,010.00

Prepared by and return to:
Amanda Viney
Ginn & Patrou, PA
460 A1A Beach Boulevard
St. Augustine Beach, FL 32080
(904) 461-3000
File No 22-231

Parcel Identification No 199670-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **9th day of November, 2022** between **Nand Sethi, an unmarried man**, whose post office address is **1166 San Jose Forest Drive, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Lions Beach Capital LLC, a Florida Limited Liability Company**, whose post office address is **6899 Philips Industrial Boulevard, Jacksonville, FL 32256,** of the County of Duval, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

The North Seventy-Two (72) feet Six (6) inches of Lot 5, Block 38 of the City of St. Augustine, Florida, according to the Official Map or Plat of said City, dated June 12, 1923 and filed October 4, 1923 in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1166 San Jose Forest Drive, St. Augustine, FL 32080.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Scott Patrou

Nand Sethi

WITNESS
PRINT NAME: Gretchen Edmondson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9th day of November, 2022, by Nand Sethi.

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

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

SCOTT MICHAEL PATROU
Notary Public - State of Florida
Commission # HH 243288
My Comm. Expires Apr 15, 2026
Bonded through National Notary Assn.

COPY

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1996700000
Location Address	171 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N72.6FT OF LOT 5 BLK 38 OR5662/1912 *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	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Lions Beach Capital LLC 100%
Mailing Address	6899 PHILIPS INDUSTRIAL BLVD JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2023
Building Value	$126,139
Extra Features Value	$0
Total Land Value	$291,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$417,227**
Total Deferred	$0
Assessed Value	**$417,227**
Total Exemptions	$0
Taxable Value	**$417,227**

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	$171,839	$0	$342,247	$0	$0	$514,086	$316,040	$198,046	$316,040
2021	$132,841	$0	$154,468	$0	$0	$287,309	$287,309	$0	$287,309
2020	$144,418	$0	$129,283	$0	$0	$273,701	$273,701	$0	$273,701
2019	$132,056	$0	$129,283	$0	$0	$261,339	$261,339	$0	$261,339
2018	$133,916	$0	$129,283	$0	$0	$263,199	$261,096	$2,103	$261,096
2017	$137,636	$88	$129,283	$0	$0	$267,007	$237,360	$29,647	$237,360
2016	$139,496	$110	$117,530	$0	$0	$257,136	$215,782	$41,354	$215,782
2015	$127,221	$132	$90,666	$0	$0	$218,019	$196,165	$21,854	$196,165
2014	$96,601	$132	$81,599	$0	$0	$178,332	$178,332	$0	$178,332
2013	$99,110	$154	$81,599	$0	$0	$180,863	$180,863	$0	$180,863
2012	$50,182	$176	$161,425	$0	$0	$211,783	$211,783	$0	$211,783
2011	$49,637	$198	$179,361	$0	$0	$229,196	$229,196	$0	$229,196
2010	$87,268	$176	$199,290	$0	$0	$286,734	$286,734	$0	$286,734

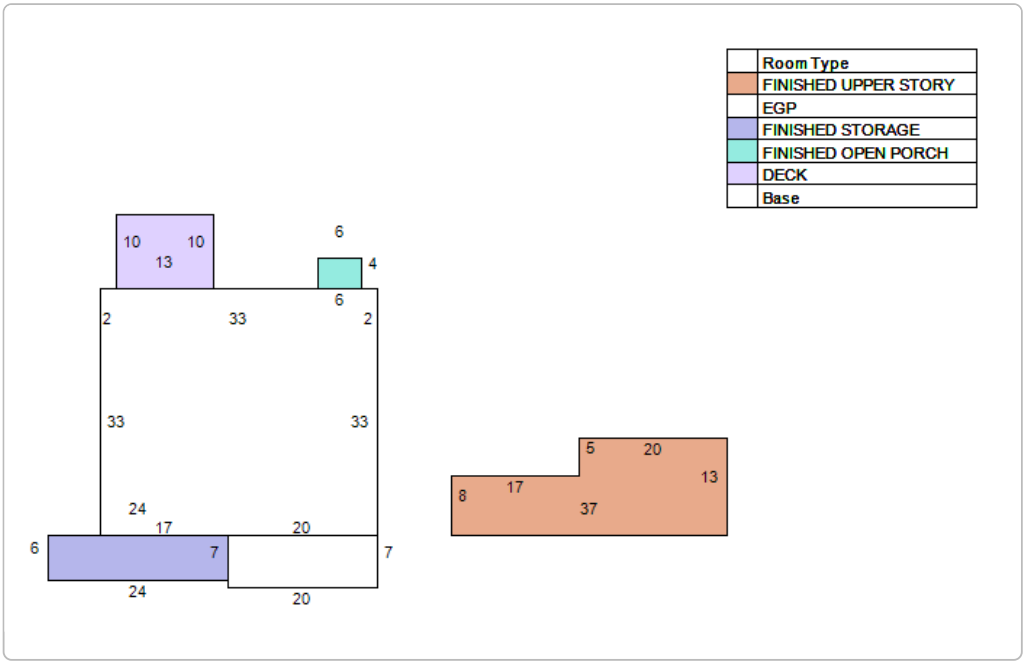
Building Information

Building 1
Year Built 1950
Actual Area 2055
Conditioned Area 1617
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
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	1221
FINISHED DECK	130
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	144
UNFINISHED ENCLOSED PORCH	140
FINISHED UPPER STORY	396
Total SqFt	2055

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	73	100	73	EF	$291,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2022	11/9/2022	$430,000.00	WARRANTY DEED	5662	1912	Q	I	SETHI NAND	LIONS BEACH CAPITAL LLC
6/19/2012	6/6/2012	$0.00	CORRECTIVE DEED	3575	1472	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI NAND
2/24/2012	1/30/2012	$121,100.00	WARRANTY DEED	3529	644	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI ANDY
1/25/2012	1/5/2012	$100.00	WARRANTY DEED	3518	1220	U	I	PNC BANK NATIONAL ASSOCIATION	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE
	4/12/2010	$100.00	CERTIFICATE OF TITLE	3303	1803	U	I	MOELLER JILL ANN ETAL/BY SJC COCC	NATIONAL CITY BANK OF INDIANA
5/27/2008	1/8/2008	$0.00	CORRECTIVE DEED	3085	727	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	1/8/2008	$0.00	QUIT CLAIM DEED	3030	773	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	11/19/2005	$0.00	MARRIAGE CERTIFICATE	2588	1497	U	I	MOELLER JILL	SAVAGE DAVID B
	2/22/2005	$0.00	CORRECTIVE DEED	2396	699	U	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B (JTRS)
	2/22/2005	$312,500.00	WARRANTY DEED	2384	316	Q	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B
	9/30/1998	$131,400.00	WARRANTY DEED	1354	1231	Q	I	HANNAY GERALD W JOINED BY LOIS	LUTZ JAMES W & JACQUELINE
	11/1/1990	$61,500.00		875	259	Q	I		HANNAY GERALD W
	7/1/1989	$52,700.00		825	515	Q	I		
	7/1/1983	$45,000.00		594	223	Q	I		

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

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Detail by Entity Name

Florida Limited Liability Company
LIONS BEACH CAPITAL, LLC

Filing Information

Document Number	L22000223469
FEI/EIN Number	92-0927405
Date Filed	05/12/2022
State	FL
Status	ACTIVE

Principal Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Mailing Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Registered Agent Name & Address

STONEBURNER BERRY PURCELL & CAMPBELL, PA
1031 LASALLE STREET
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

SPADARO, CARL
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Title MGR

NAGORSKI, EVA
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Annual Reports

Report Year	Filed Date
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting



Application HP2023-0029 Address: 171 Cordova Street

Sarah Ryan Architect – Applicant Lions Beach Capital LLC – Owner

Project description: 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. (See companion Opinion of Appropriateness application HP2023-0030)

Architectural Style:	Other/Masonry (Mid-Century Era)	Florida Master Site File:	SJ06471
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	c. 1950
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996700000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Cordova Street on the block between Bridge and St. Francis Streets, this residential building was constructed c. 1950 according to the Florida Master Site File. It is located in the Historic Preservation-One (HP-1) zoning district and is a non-contributing building in the St. Augustine National Register Historic District.

The building features a side gable roof of composition shingles with a low-sloping shed roof over an enclosed front porch and front façade extension north. Windows include single pane 1/1 and casement windows as well as some fixed windows and one jalousie window on the south elevation gable. The exterior is a textured stucco with a decorative horizontal band along the façade extension and an off-center front entry door reached by concrete steps.

No changes have been made to staff analysis since the May 18, 2023 HARB meeting. HARB continued this application to maintain consistency with companion OOA application HP2023-0030. 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), or within a Historic Preservation Zoning District or National Register District (according to the Architectural Guidelines for Historic Preservation (AGHP)) requires review and approval by the HARB. Additionally, within HP-1 through HP-3, the AGHP states that a Certificate of Appropriateness for replacement development may be approved prior to approval of the Certificate of Demolition, which can be heard concurrently, and that the demolition permit will only be issued with issuance of the building permit for the replacement structure unless the HARB approves otherwise. (See page 4 of this report for Code and AGHP language)

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 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 Apprioriateness.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a two-story multi-family residence (to be heard under OOA HP2023-0030)

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 within the HP-1 zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. While the building's height is consistent with adjacent one-story structures, the buildings mass is altered by its façade extension.

3. The impact of the loss of the structure on the streetscape. The building's typology is not common along the streetscape and alterations over time have diminished the buildings architectural integrity according to the 2016 Florida Master Site File (FMSF) survey.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. A replacement design has been provided by the applicant. The property is within the HP-1 zoning district and is thus required to adhere to the Architectural Guidelines for Historic Preservation (AGHP). New construction design requires review by the HARB via the Certificate of Appropriateness (COA) process which can be heard in conjunction with this COD application. The applicant has submitted an Opinion of Appropriateness OOA application for preliminary review of the design. The HARB may choose, as allowed in the AGHP, to approve the COA prior to approving the COD.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not contributing to the district in which it is located. No known historic or cultural association are associated with the building individually and, according to the FMSF, the buildings does not appear to contribute to the district.

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

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple masonry residence 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 mid-century era building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhood.

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

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a two-story frame vernacular style duplex which will be heard under the companion OOA application.

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.*

Architectural Guidelines for Historic Preservation – Certificates of Demolition and Relocation (pg. 7, paragraphs 4 & 5)

Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts. All structures 50 years old or older, or listed on the Florida Master Site File, or which have been designated an historic landmark anywhere in the city also require a Certificate of Demolition.

Within Historic Preservation-One, -Two and -Three (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. The demolition permit will be issued at the same time as the building permit, unless HARB approves otherwise. Issuing the demolition permit concurrently with the building permit limits speculative demolition. Speculative demolition not only eliminates historical resources but weakens the streetscape and the integrity of the neighborhood.

The building was built by 1950 and is thus more than 50 years old. The building is in the HP-1 zoning district, is located in but does not contribute to the St. Augustine National Register Historic District and is not individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

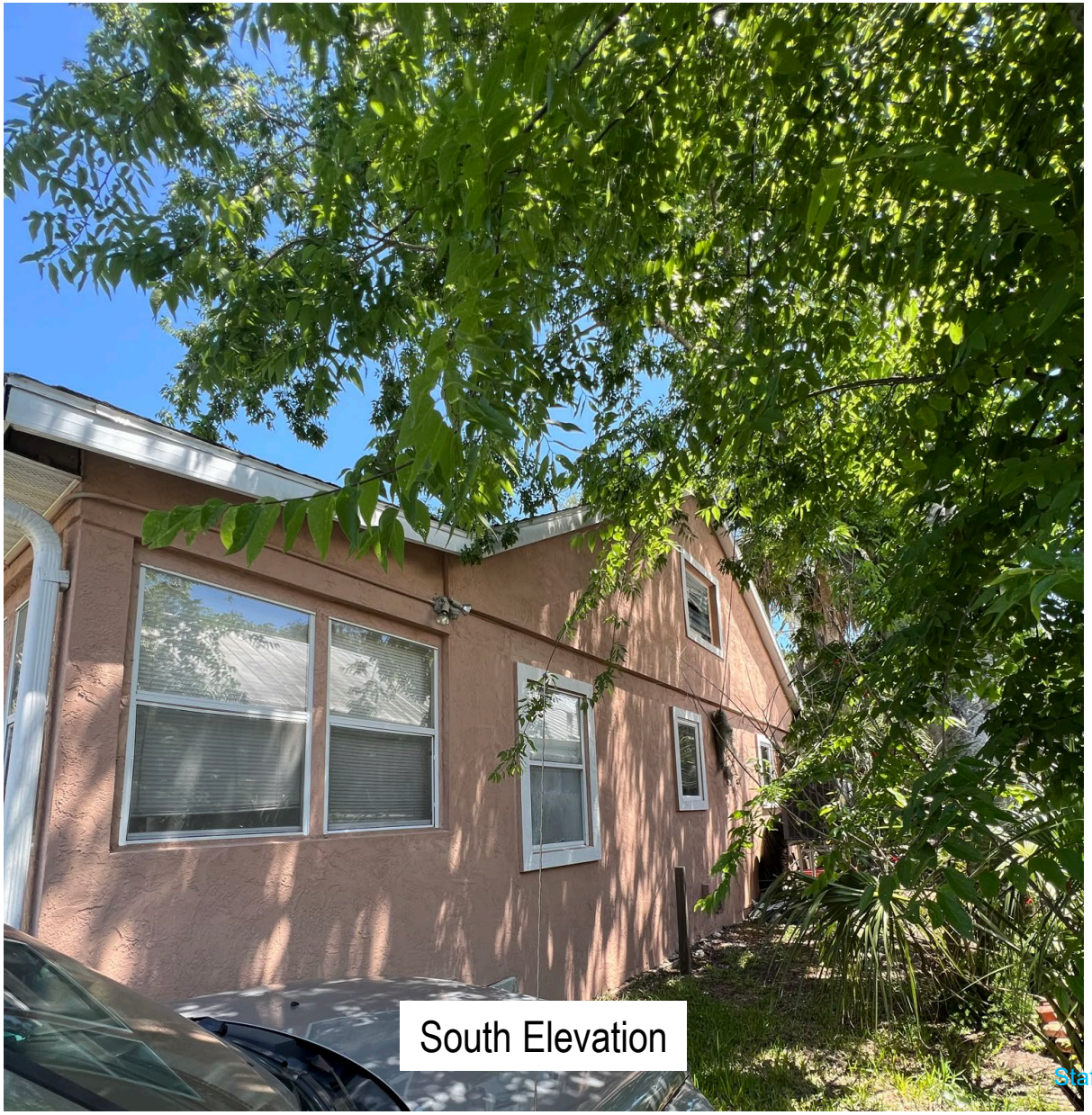
1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
171 Cordova Street



West (front) Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



South Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



North Elevation



STAFF PHOTOGRAPHS
171 Cordova Street

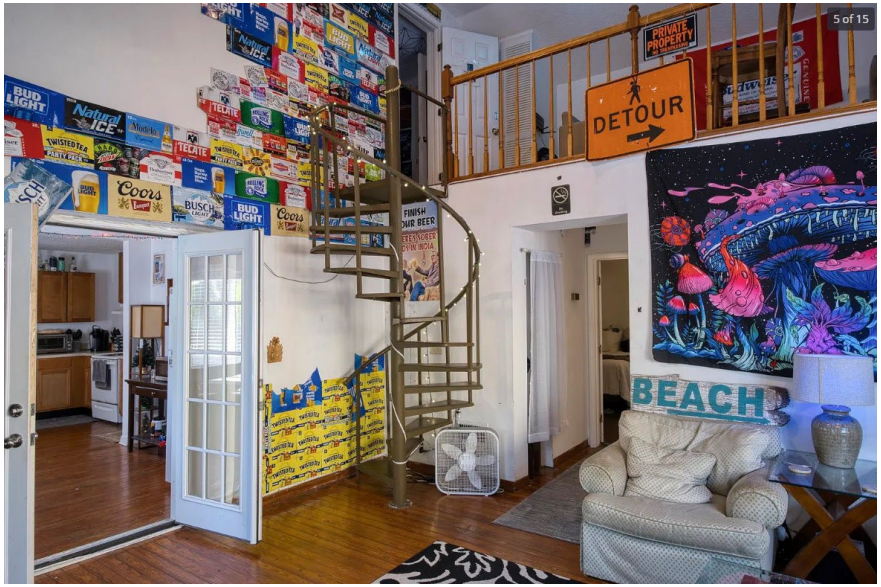


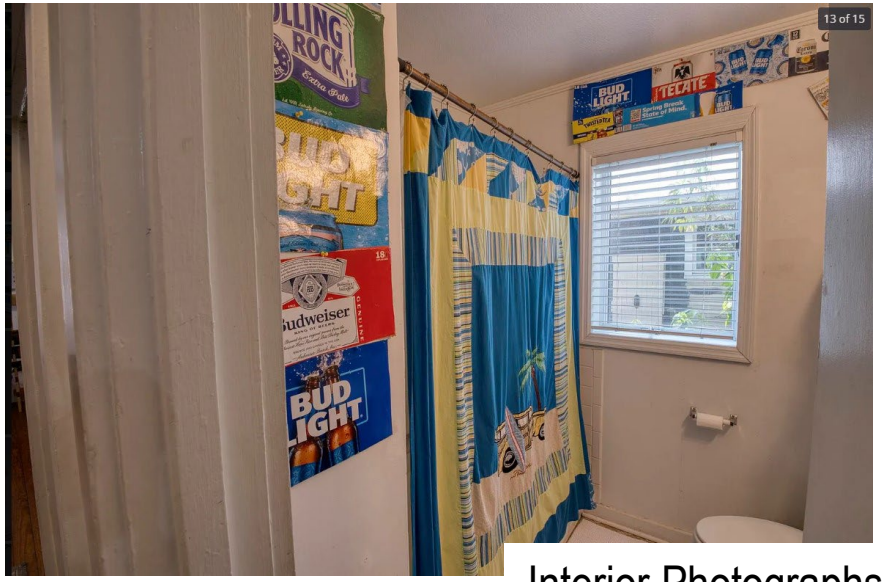
East Elevation

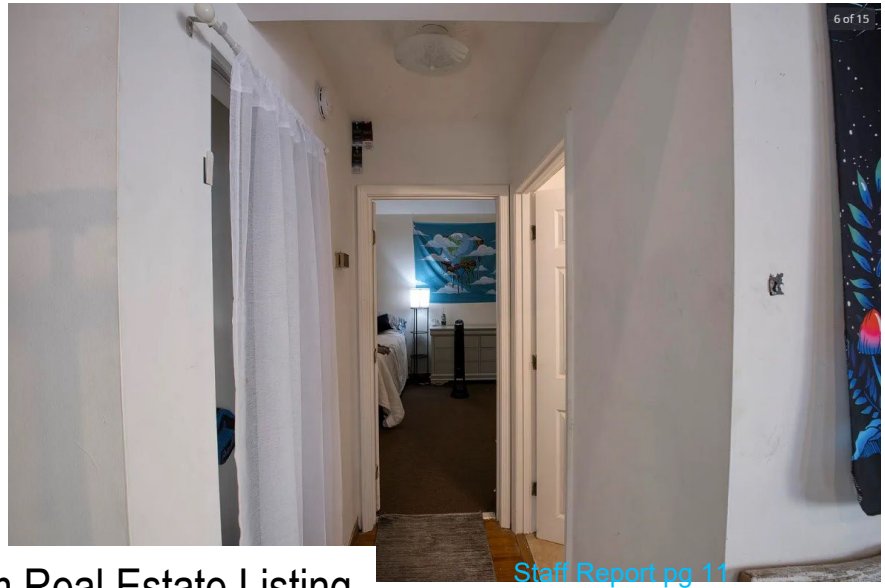


STAFF PHOTOGRAPHS
171 Cordova Street





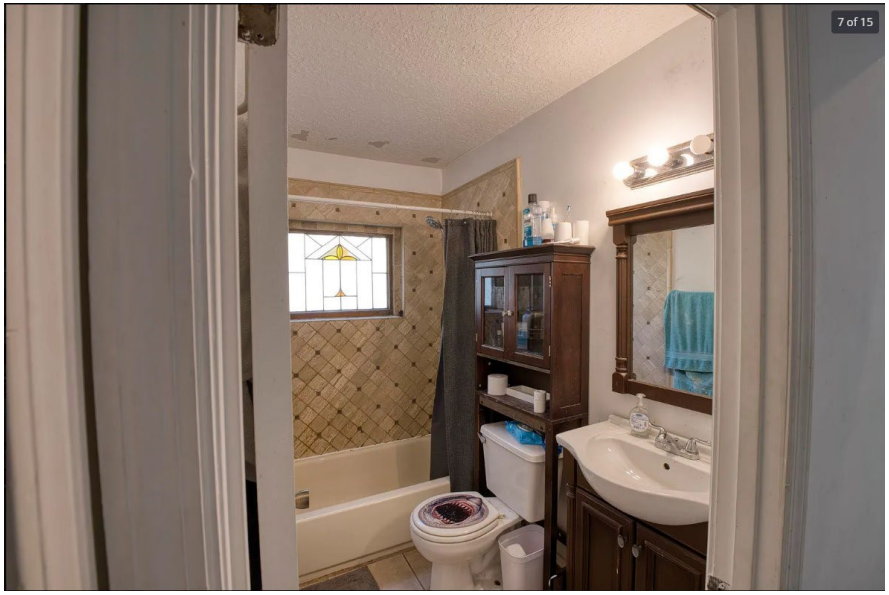




Interior Photographs from Real Estate Listing

Staff Report pg 11

STAFF PHOTOGRAPHS
171 Cordova Street





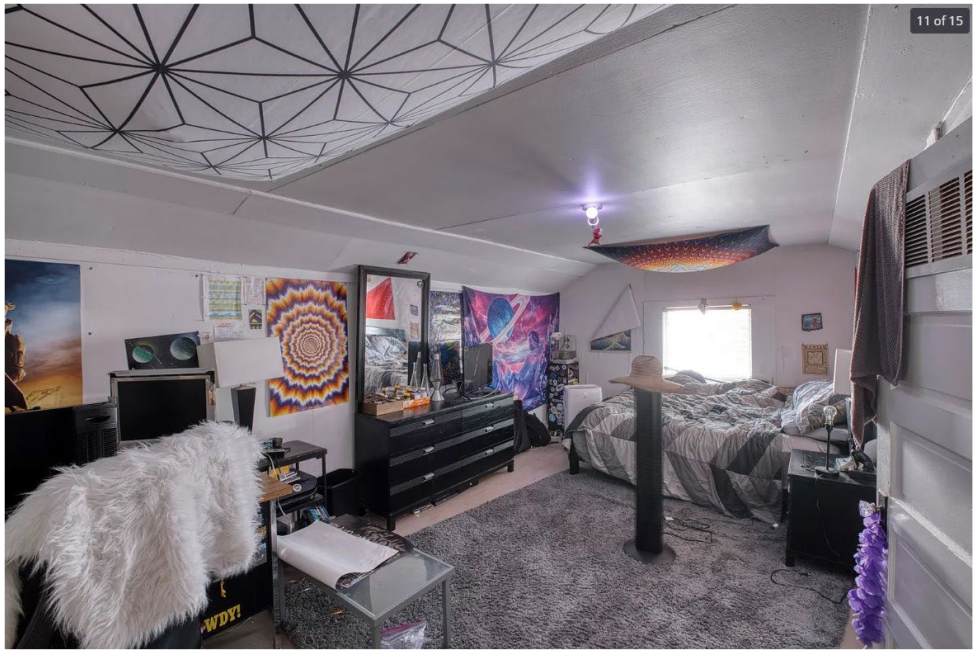




Interior Photographs from Real Estate Listing

Staff Report pg 12

STAFF PHOTOGRAPHS
171 Cordova Street



Interior Photographs from Real Estate Listing



STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs

Staff Report pg 14

STAFF PHOTOGRAPHS
171 Cordova Street



Context Photographs



STAFF PHOTOGRAPHS
171 Cordova Street





Context Photographs

Page 1

☒ Original
☐ Update

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

Site #8 SJ06471
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) 171 Cordova 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
171		Cordova	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 17 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 1996700000 — **Landgrant**
Subdivision Name City of St. Augustine — **Block** 38 — **Lot** 5
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1950 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature ext fabric, windows, entry/porch enclose
Additions: ☒ yes ☐ no ☐ unknown — Date: — Nature front entrance
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 Other — **Exterior Plan** Irregular — **Number of Stories** 1-2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Gable — 2. Flat — 3.
Roof Material(s) 1. Composition shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single 1/1 metal; single pane casement

Distinguishing Architectural Features (exterior or interior ornaments) side-gable roof with enclosed front porch and extended front facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback; side driveway and parking in rear

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 SJ06471

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) single hollow core panel door

Porch Descriptions (types, locations, roof types, etc.) enclosed front porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Replacement windows, enclosed porch and extended facade diminish the architectural integrity and does not appear to 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

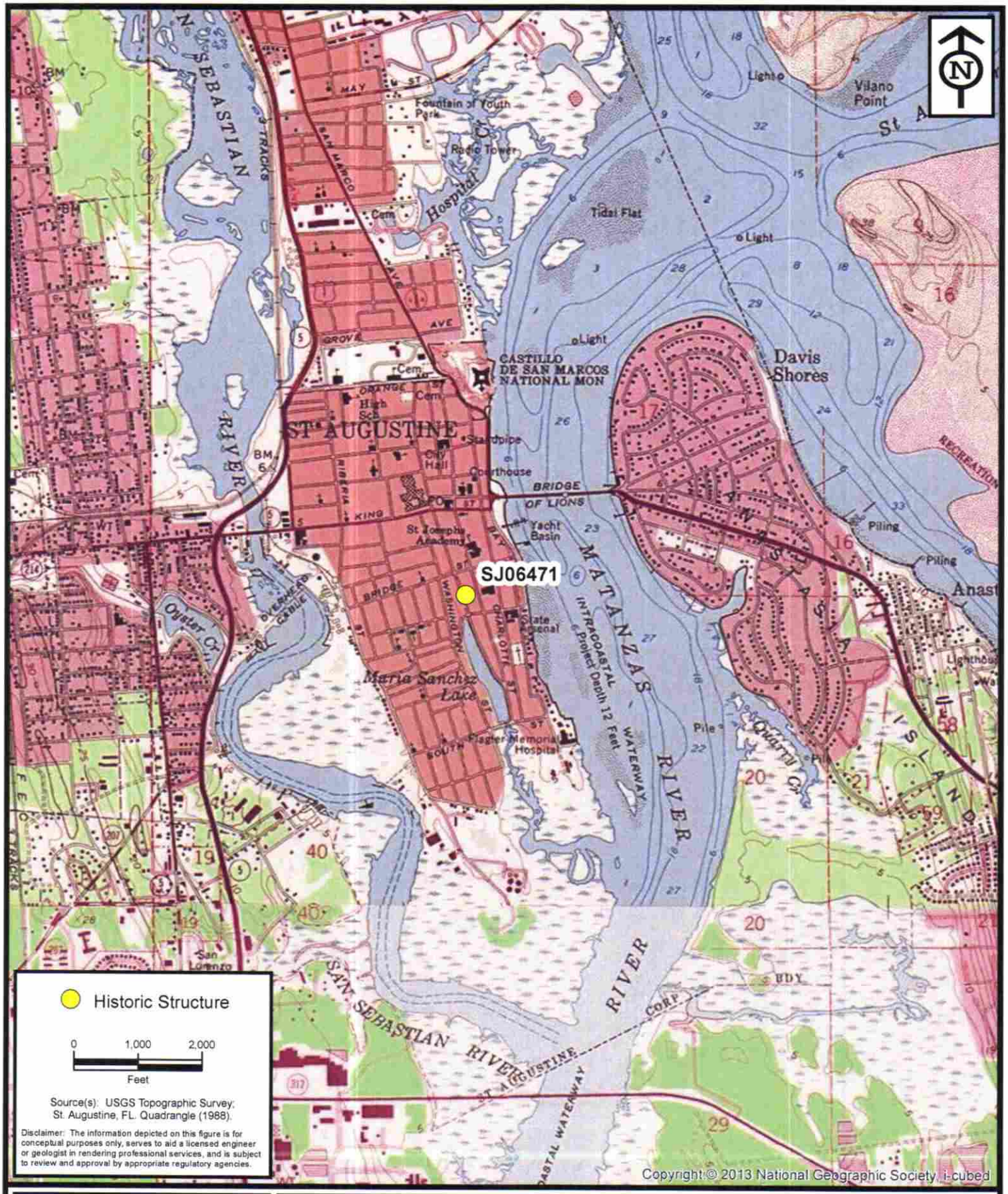
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

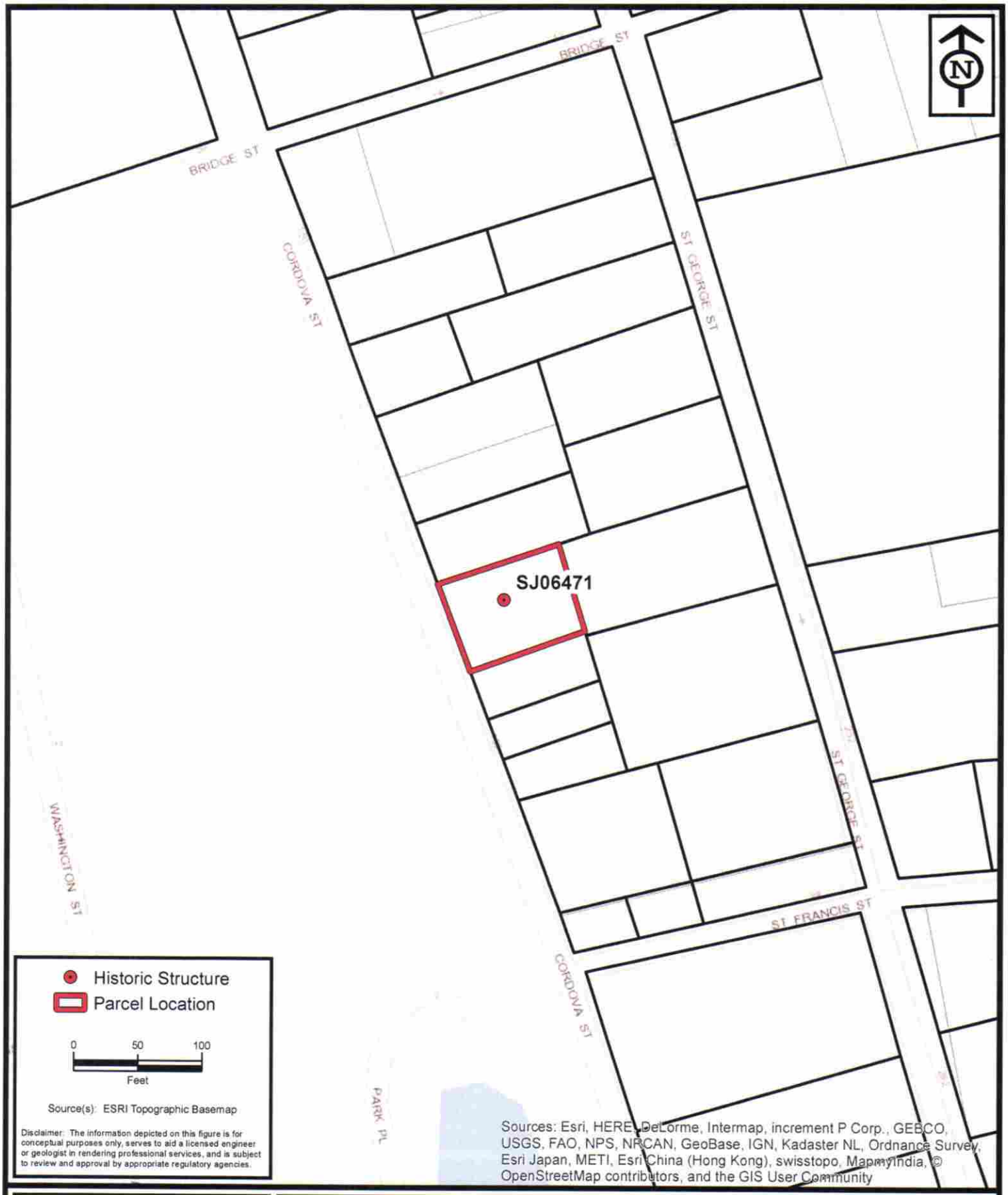
Project Location - SJ06471

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\SJ06471\Location.mxd Date: 6/28/2016 1:14:12 PM



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

Parcel Location - SJ06471

City of St. Augustine Historic Structure Survey

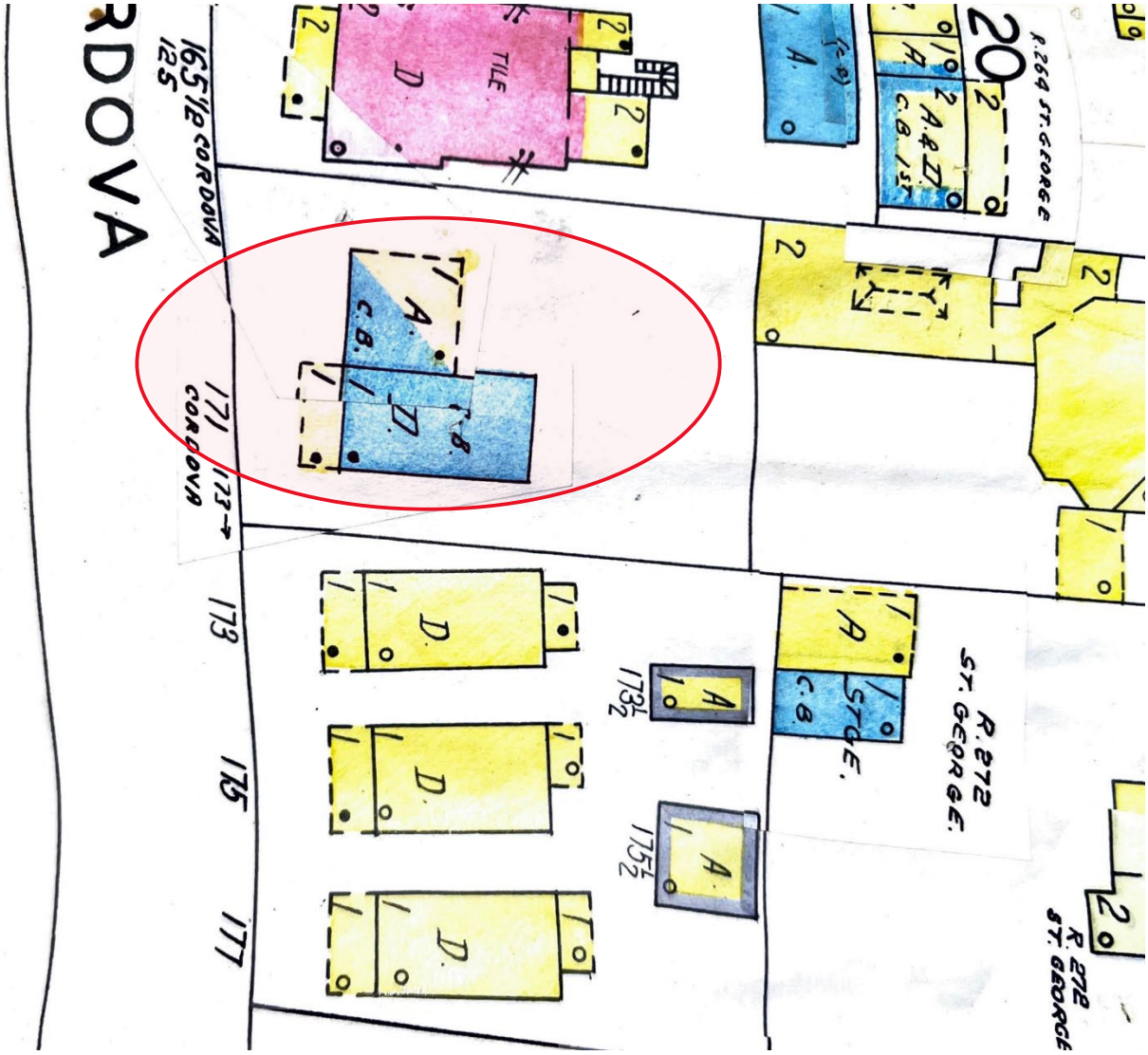
St. Johns County, Florida

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\SJ06471\Parcel.mxd Date: 6/28/2016 1:15:29 PM



SANBORN MAP: 1930 UPDATED TO 1965
171 Cordova Street



171 Cordova Street (c. 1950)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1957	Mrs. Mary L. Wimer	(o)	Secretary, Florida East Coast Railway
1960	Robert W. Maginnis	(o)	Agent, Occidental Life Insurance of California
1965	Lester P. Hudson (wife: Elizabeth A)		Salesman, Meadowbrook Farms
1970	James R. Sloan (wife: Patricia W.)	(o)	Credit Manager, Sherwin Williams (Teacher, Webster Elementary)
1975	"No Return"		
1979-80	"No Return"		
1984-85	Sylvia W. Meeks		Teacher, Beasly Middle School

\+ First entry found for this address
(o) Owner

FOR AUGUST 17, 2023 HARB MEETING

HP2023-0029
171 Cordova Street

NO NEW INFORMATION REQUIRED

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 18, 2023

Sarah Ryan Architect
201 Owens Ave
St Augustine, FL 32080

cc: Lions Beach Capital LLC

Re: Certificate of Demolition – 171 Cordova Street – HP2023-0029

Dear Ms. Ryan,

On July 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0029
Applicant:	Sarah Ryan Architect
Owner:	Lions Beach Capital LLC
Address:	171 Cordova Street
Parcel Number:	1996700000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 18, 2023, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Continued to the August 17, 2023 HARB meeting
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 18 day of July, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0029

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2023.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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
EST. 1565
NATION'S OLDEST CITY

May 18, 2023

Sarah Ryan Architect
201 Owens Ave
St Augustine, FL 32080

cc: Lions Beach Capital LLC

Re: Certificate of Demolition – 171 Cordova Street – HP2023-0029

Dear Ms. Ryan,

On May 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 18, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by July 8, 2023. (This date is a Saturday, so please plan accordingly. Anything submitted after that date will be considered late.)

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0029
Applicant:	Sarah Ryan Architect
Owner:	Lions Beach Capital LLC
Address:	171 Cordova Street
Parcel Number:	1996700000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the May 18, 2023, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- _____
- July 18th Meeting
- _____
- _____

DONE AND ORDERED, at a public hearing on the 18th day of May, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0029

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of May, A.D., 2023.

NOTARY PUBLIC STATE OF FLORIDA
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Application pg 8



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. HP2023-0029

Receipt No. 2614066 Meeting Date May 2023 May 18, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St Augustine State FL Zip 32080
   Daytime telephone 904-547-9430 E-mail address sr@sarahryanarchitect.

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

2. NAME OF PROPERTY OWNER Eva Nagorski and Carl Spadaro
   Business (if applicable) Lions Beach Capital
   Address 6899 PHILLIPS INDUSTRIAL BLVD.
   City JACKSONVILLE State FL Zip 32256
   Daytime telephone (required)_____ E-mail address _____

3. PROJECT STREET ADDRESS 171 Cordova Street, St Augustine FL 32080

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

5. DATE OF CONSTRUCTION 1950 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: New building
   See streetscape

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 SARAH RYAN 4.18.23

SIGNATURE OF APPLICANT S Ryan

PRINT OWNER'S NAME EVA NAGORSKI + CARY SPADARO 4.18.23

SIGNATURE OF 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: 171 Cordova St.

Applicant's Name: Sarah Ryan Applicant's Signature: S Ryan

Owner's Name: EVA NAGORSKI CARL SPADARO Owner's Signature: Eva

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

EVA NAGORSKI
CARL SPADARO

Sarah Ryan
Mark McConnel is/are hereby authorized TO ACT ON BEHALF OF Lions Beach Capital, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

Carl Spadaro
Print Name of Owner

904 607 1463
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of 2023, ~~20~~.

By Carl Spadaro

Identification verified: Drivers License

Oath sworn: ✓ Yes____ No

KETO L. BURNS
Commission # HH 306347
Expires December 27, 2026

Notary Signature: _____

My Commission expires: 12/27/2026

Rev:120219 jw

Received 04/18/2023
Planning and Building Department

Received 04/18/2023
Planning and Building Department



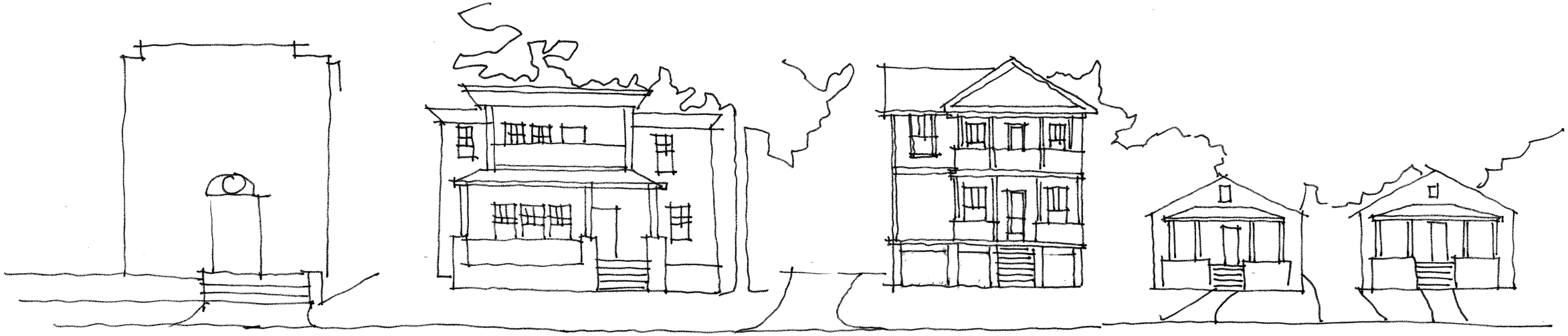
Received 04/18/2023
Planning and Building Department



Received 04/18/2023
Planning and Building Department



Streetscape
171 CORDOVA
EXISTING



Streetscape
171 CORDOVA
PROPOSED

Innovative Designs
By
John Shakib
Registered Florida Engineer # 24175

February 11, 2023

Reference: House at 171 Cordova St., St. Augustine, Florida

On February 10, 2023 I visited the referenced house to evaluate the extent of changes necessary in order to make this house a livable residence without the threat of it being flooded, to eliminate dangerous conditions due to the poor design of the house and finally, to eliminate current code problems. Based on my investigation I have come to the conclusion that it would be more beneficial to tear down this house and build a new house in its place. Following are the issues that I found with this house:

1. There are two major problems with this house. Firstly, the house needs to be raised to solve the problem with flooding. Every time there is a storm in town the water level rises above the flood level. It is prohibitively expensive to raise this house because the house is built with concrete blocks. Secondly, the stairs are only 25" wide and very steep. The tread depth is less than 8" which makes navigating these stairs very dangerous. To bring the stairs into compliance with code would require a redesign of the house and thereby affecting most of the inside of this structure.
2. I also found the following problems
    a. The ceiling height on the second floor is less than 7', which does not meet current code and is not desirable.
    b. There is mold on the bottom of the walls on first floor due to flooding.
    c. There are doorways with the top of the door way measuring less than 6'8".
    d. The floor level in some areas of the house is sloping because of flooding
    e. Currently, only window air conditioners are in this house. Because of shallow joists between the first and second floor there is no way to add duct work to supply air conditioning on the first floor.
    f. The plumbing pipes are old and need to be replaced
    g. The entire house has to be brought up to meet today's building codes because the extent of rework would exceed more than ½ of the price of the house.

In my professional opinion there are too many changes necessary in order to make this house livable and to meet current building codes. To spend any amount of money to upgrade this house would be a waste. This is why, in my professional opinion, it is better to tear down this house and start fresh with a new house. There are new houses on the street where this house is located and a new house in place of this existing house would also serve to improve the appearance of this neighborhood.

Jahangir Shakib

Florida Professional Engineer # 24175

Instr #2022103776 BK: 5662 PG: 1912, Filed & Recorded: 11/14/2022 8:38 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,010.00

Prepared by and return to:
Amanda Viney
Ginn & Patrou, PA
460 A1A Beach Boulevard
St. Augustine Beach, FL 32080
(904) 461-3000
File No 22-231

Parcel Identification No 199670-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **9th day of November, 2022** between **Nand Sethi, an unmarried man**, whose post office address is **1166 San Jose Forest Drive, St. Augustine, FL 32080**, of the County of St. Johns, State of Florida, Grantor, to **Lions Beach Capital LLC, a Florida Limited Liability Company**, whose post office address is **6899 Philips Industrial Boulevard, Jacksonville, FL 32256,** of the County of Duval, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

The North Seventy-Two (72) feet Six (6) inches of Lot 5, Block 38 of the City of St. Augustine, Florida, according to the Official Map or Plat of said City, dated June 12, 1923 and filed October 4, 1923 in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1166 San Jose Forest Drive, St. Augustine, FL 32080.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Scott Patrou

Nand Sethi

WITNESS
PRINT NAME: Gretchen Edmondson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9th day of November, 2022, by Nand Sethi.

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

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

SCOTT MICHAEL PATROU
Notary Public - State of Florida
Commission # HH 243288
My Comm. Expires Apr 15, 2026
Bonded through National Notary Assn.

COPY

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1996700000
Location Address	171 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N72.6FT OF LOT 5 BLK 38 OR5662/1912 *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	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Lions Beach Capital LLC 100%
Mailing Address	6899 PHILIPS INDUSTRIAL BLVD JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2023
Building Value	$126,139
Extra Features Value	$0
Total Land Value	$291,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$417,227**
Total Deferred	$0
Assessed Value	**$417,227**
Total Exemptions	$0
Taxable Value	**$417,227**

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	$171,839	$0	$342,247	$0	$0	$514,086	$316,040	$198,046	$316,040
2021	$132,841	$0	$154,468	$0	$0	$287,309	$287,309	$0	$287,309
2020	$144,418	$0	$129,283	$0	$0	$273,701	$273,701	$0	$273,701
2019	$132,056	$0	$129,283	$0	$0	$261,339	$261,339	$0	$261,339
2018	$133,916	$0	$129,283	$0	$0	$263,199	$261,096	$2,103	$261,096
2017	$137,636	$88	$129,283	$0	$0	$267,007	$237,360	$29,647	$237,360
2016	$139,496	$110	$117,530	$0	$0	$257,136	$215,782	$41,354	$215,782
2015	$127,221	$132	$90,666	$0	$0	$218,019	$196,165	$21,854	$196,165
2014	$96,601	$132	$81,599	$0	$0	$178,332	$178,332	$0	$178,332
2013	$99,110	$154	$81,599	$0	$0	$180,863	$180,863	$0	$180,863
2012	$50,182	$176	$161,425	$0	$0	$211,783	$211,783	$0	$211,783
2011	$49,637	$198	$179,361	$0	$0	$229,196	$229,196	$0	$229,196
2010	$87,268	$176	$199,290	$0	$0	$286,734	$286,734	$0	$286,734

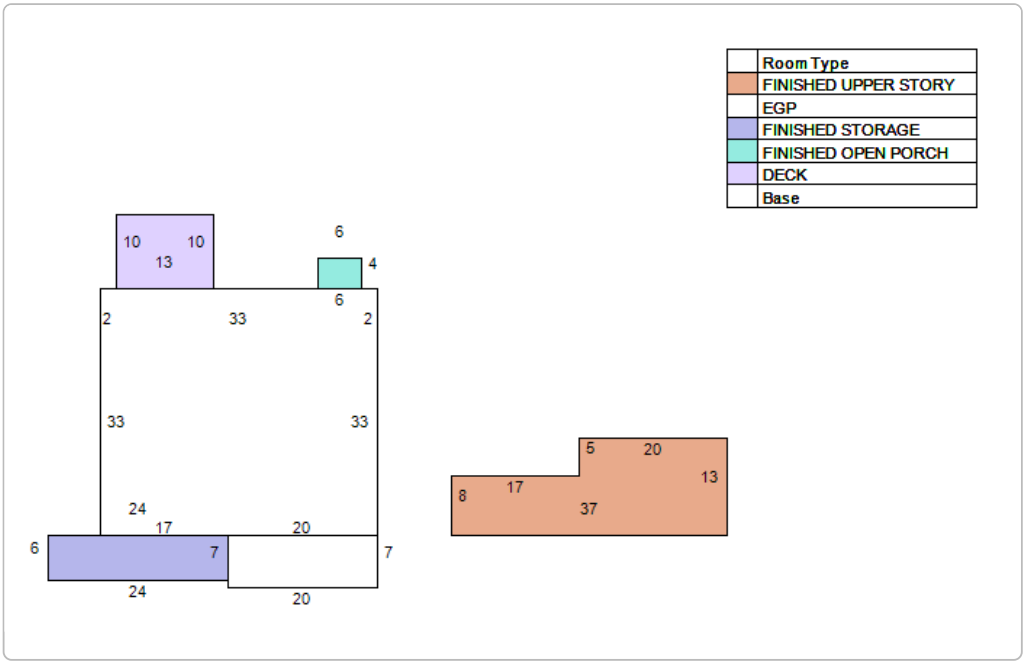
Building Information

Building 1
Year Built 1950
Actual Area 2055
Conditioned Area 1617
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
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	1221
FINISHED DECK	130
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	144
UNFINISHED ENCLOSED PORCH	140
FINISHED UPPER STORY	396
Total SqFt	2055

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	73	100	73	EF	$291,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2022	11/9/2022	$430,000.00	WARRANTY DEED	5662	1912	Q	I	SETHI NAND	LIONS BEACH CAPITAL LLC
6/19/2012	6/6/2012	$0.00	CORRECTIVE DEED	3575	1472	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI NAND
2/24/2012	1/30/2012	$121,100.00	WARRANTY DEED	3529	644	U	I	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE	SETHI ANDY
1/25/2012	1/5/2012	$100.00	WARRANTY DEED	3518	1220	U	I	PNC BANK NATIONAL ASSOCIATION	DEUTSCHE BANK TRUST COMPANY AMERICAS TRUSTEE
	4/12/2010	$100.00	CERTIFICATE OF TITLE	3303	1803	U	I	MOELLER JILL ANN ETAL/BY SJC COCC	NATIONAL CITY BANK OF INDIANA
5/27/2008	1/8/2008	$0.00	CORRECTIVE DEED	3085	727	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	1/8/2008	$0.00	QUIT CLAIM DEED	3030	773	U	I	SAVAGE DAVID BRUCE	MOELLER JILL ANN
	11/19/2005	$0.00	MARRIAGE CERTIFICATE	2588	1497	U	I	MOELLER JILL	SAVAGE DAVID B
	2/22/2005	$0.00	CORRECTIVE DEED	2396	699	U	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B (JTRS)
	2/22/2005	$312,500.00	WARRANTY DEED	2384	316	Q	I	LUTZ JAMES W,JACQUELINE	MOELLER JILL A & SAVAGE DAVID B
	9/30/1998	$131,400.00	WARRANTY DEED	1354	1231	Q	I	HANNAY GERALD W JOINED BY LOIS	LUTZ JAMES W & JACQUELINE
	11/1/1990	$61,500.00		875	259	Q	I		HANNAY GERALD W
	7/1/1989	$52,700.00		825	515	Q	I		
	7/1/1983	$45,000.00		594	223	Q	I		

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

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GDPR Privacy Notice

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Schneider GEOSPATIAL

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

Detail by Entity Name

Florida Limited Liability Company
LIONS BEACH CAPITAL, LLC

Filing Information

Document Number	L22000223469
FEI/EIN Number	92-0927405
Date Filed	05/12/2022
State	FL
Status	ACTIVE

Principal Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Mailing Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Registered Agent Name & Address

STONEBURNER BERRY PURCELL & CAMPBELL, PA
1031 LASALLE STREET
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

SPADARO, CARL
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Title MGR

NAGORSKI, EVA
6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256 UN

Annual Reports

Report Year	Filed Date
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- Florida Limited Liability	View image in PDF format

Meredith H. Randolph

From: Candice Seymour
Sent: Wednesday, August 9, 2023 9:53 AM
To: Paul Weaver
Cc: Meredith H. Randolph
Subject: RE: 30 Sanford Street review

Thank you for letting us know! I will notify the Board.

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

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

From: Paul Weaver <hpa007@aol.com>
Sent: Wednesday, August 9, 2023 9:02 AM
To: Shankar Thayver <sthayver@thayvergroup.com>; Julie Courtney <jcourtney@citystaug.com>
Cc: steve@johnvaldes.com; Candice Seymour <cseymour@citystaug.com>
Subject: Re: 30 Sanford Street review

Candice:

Good morning. I know Julie is out this week, but I wanted to let you know that Mr. Thayver has a health issue and will not be able to attend the HARB meeting next week so we are asking for a continuance until September.

We wanted to advise you so you can inform the HARB members prior to the meeting.

Thanks for your attention to this matter and please let us know if you have any questions.

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0011 Address: 317 St. George Street

Applicant: Alan J. Frez Construction, Inc

Property Owner: Maria F. Gandarez

Project description: To replace existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

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

STAFF SUMMARY AND ANALYSIS:

1. This application was heard at the March 16, 2023 meeting where siding replacement for the garage apartment was approved and the main residence was continued to allow the applicant time to evaluate the condition of existing siding and determine whether full replacement of siding on the house necessary. A continuance was requested and granted at the April 20, 2023 HARB meeting to allow additional time to complete the evaluation. An inspection summary completed by Eagle Eye inspections was submitted at the May 18, 2023 meeting where the board requested that the applicant return with clear details of the work proposed including where siding would be fully replaced and where salvaged original siding would be used, photographs of existing windows and trim dimensions, and review of materials approved for the application so far.
2. The applicant submitted a list of exterior opening measurements completed by Eagle Eye Inspections which includes photos of each façade and drawings with trim dimensions for each window. The HARB should determine whether this documentation satisfies the Board's requirements.
3. A detailed scope of work is provided below. Please note the inclusion of after-the-fact review for a replacement fence that was installed without a permit or prior Historic Preservation approvals.
4. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair rather than replacement of exterior siding and discourages full replacement of siding to obtain a more uniform or "improved" appearance. The AGHP does indicate that repair may also include limited replacement of siding in-kind or with a compatible substitute material that closely matches the board width, length, and exposure if deterioration of existing siding is extensive.
5. At previous meetings, the Board determined that replacement siding for the main residence is required to be wood and that as much existing siding as possible should be salvaged for use on, at minimum, the visible front (west) and south elevations. The applicant should clearly state their intent to meet these requirements and provide the source and/or specifications for any replacement siding material. Board discussion at the March 16, 2023, meeting did not clearly specify HARB's expectation of the material to be used for the garage apartment, which has come into question at subsequent hearings. The application was originally advertised for wood replacement siding, though the applicant presented a wood composite siding for HARB's consideration. The motion approving the garage apartment siding replacement does not clearly state an approved material.
6. It is recommended that architectural features such as the corner boards and the vertical divider on the north elevation between the original structure and the later addition be retained.
7. If new paint is proposed, the new color(s) should match existing, be chosen from the pre-approved color palette for the appropriate architectural style and time-period or be approved by the HARB.
8. According to the AGHP, fences must match the architectural style of the building. Based upon the Frame Vernacular style of the building, the most appropriate fence would be a vertical picket fence or, based upon the location at the rear of the property, a vertical board wood privacy fence as was previously existing. The composite material of the new fence is not consistent with the AGHP. A new vertical board wood privacy fence may be administratively approvable since there is evidence of one previously existing.

STAFF RECOMMENDATION: s

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

1. **APPROVE** replacement of wood siding with the following conditions:
    a. Replacement material is wood (not composite) and matches in design and dimension the existing wood novelty siding.
    b. Siding on, at minimum, the front (west) and south elevations be repaired and any replacement be done with existing wood siding salvaged from other elevations of the building as feasible.
    c. Window trim, corner boards, and other architectural features are retained and reinstalled or recreated match existing in dimensions and material.
2. **CONTINUE** the application for after-the-fact installation of the fence to allow the applicant time to consider an appropriate fence material and design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing wood novelty siding on the main residence with new wood novelty siding.
2. After-the-fact approval of a new fence:
    a. 8’ tall, 72’long
    b. ABS composite boards horizontally installed
    c. Scope submitted by the applicant suggests the fence will be finished on both sides, though photographs show the fence is finished on the side facing the property.

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.

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
317 St. George Street



Front (west) Elevation

STAFF PHOTOGRAPHS
317 St. George Street



Front (west) Elevation Residence

Staff Report pg. 8

STAFF PHOTOGRAPHS
317 St. George Street



South Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street



South Elevation Addition on Residence

Staff Report pg. 10

STAFF PHOTOGRAPHS
317 St. George Street





East Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street



East and North Elevation Residence

Staff Report pg. 12

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317 St. George Street

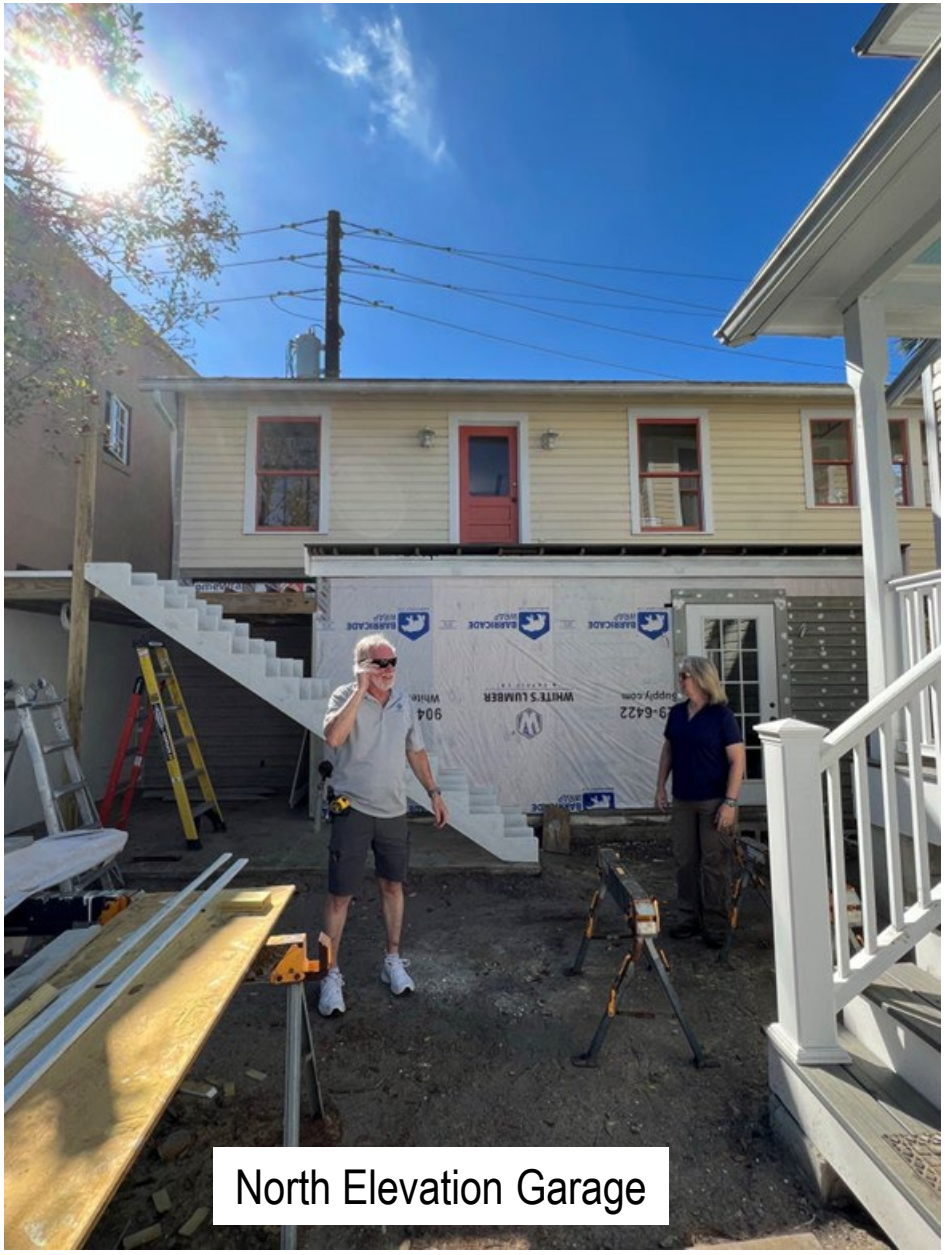


West/South Elevation Garage



South/East Elevation Garage

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317 St. George Street

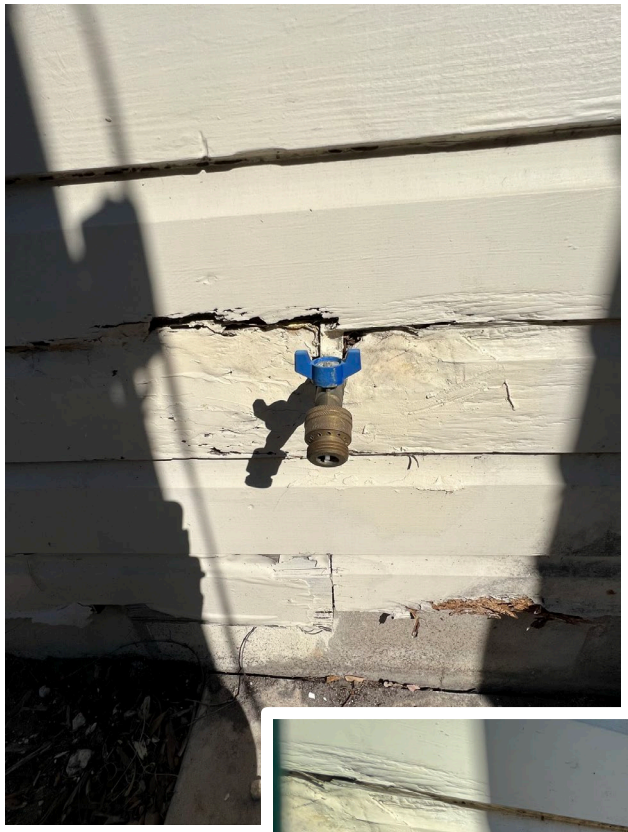


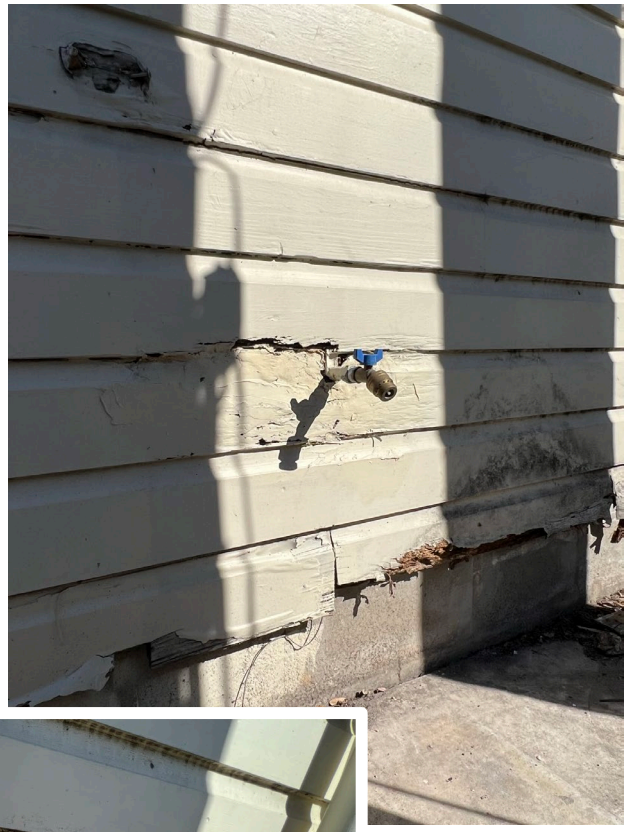
North Elevation Garage

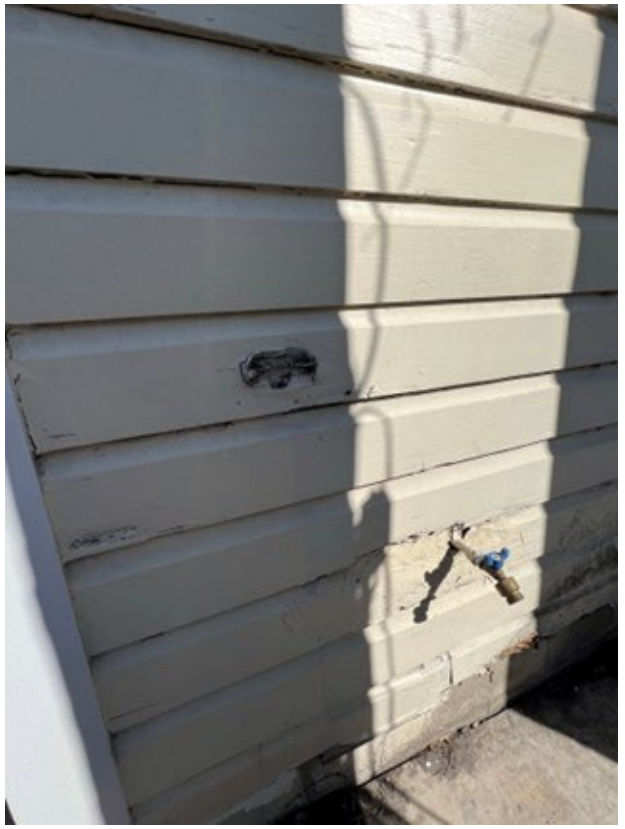


North Elevation Garage

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317 St. George Street



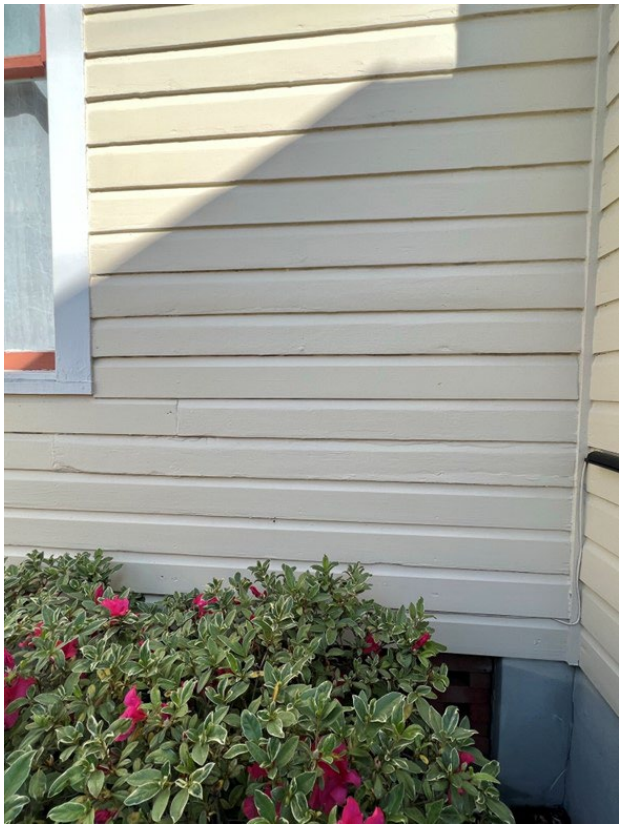






Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street







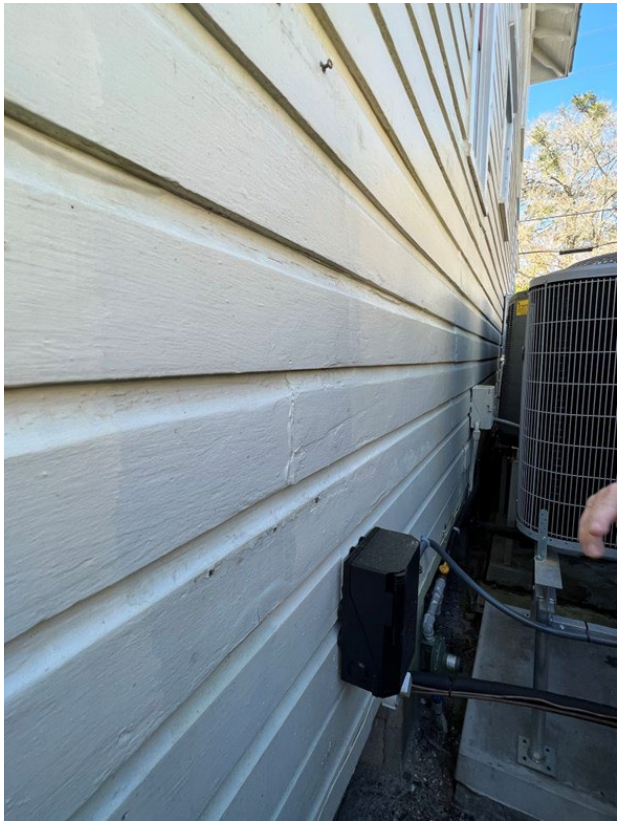
Details of Siding and Damage (House)

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STAFF PHOTOGRAPHS
317 St. George Street







Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street





Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street



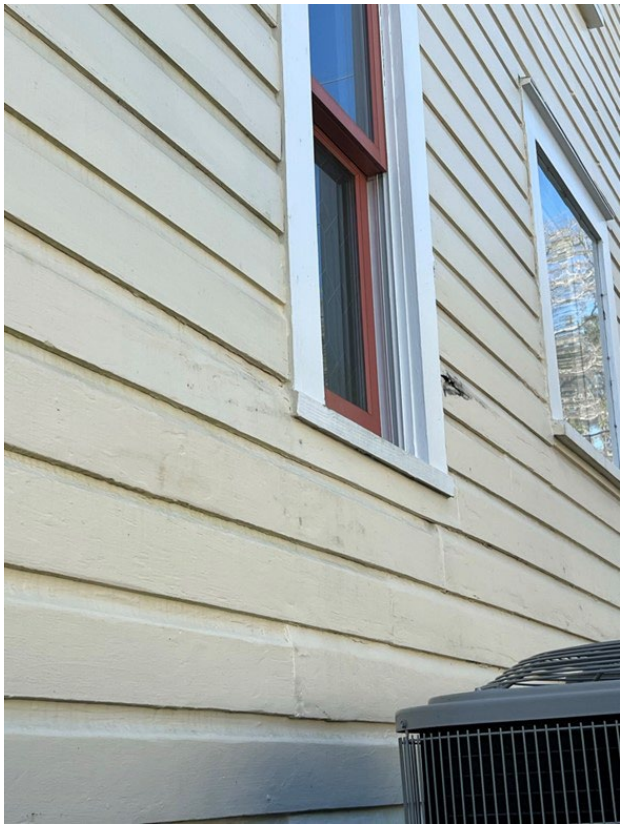




Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street







Details of Siding and Damage (House)

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317 St. George Street





Details of Siding and Damage (Garage)

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317 St. George Street





Context Photographs (St. George Street)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (San Salvador Street)





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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

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

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

Address: 317 St. George St.

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

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

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick Stuccoed 882==

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

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

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

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

Page 1

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

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

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

HISTORY

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

DESCRIPTION

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01956

DESCRIPTION (continued)

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

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

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

Archaeological Remains ____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

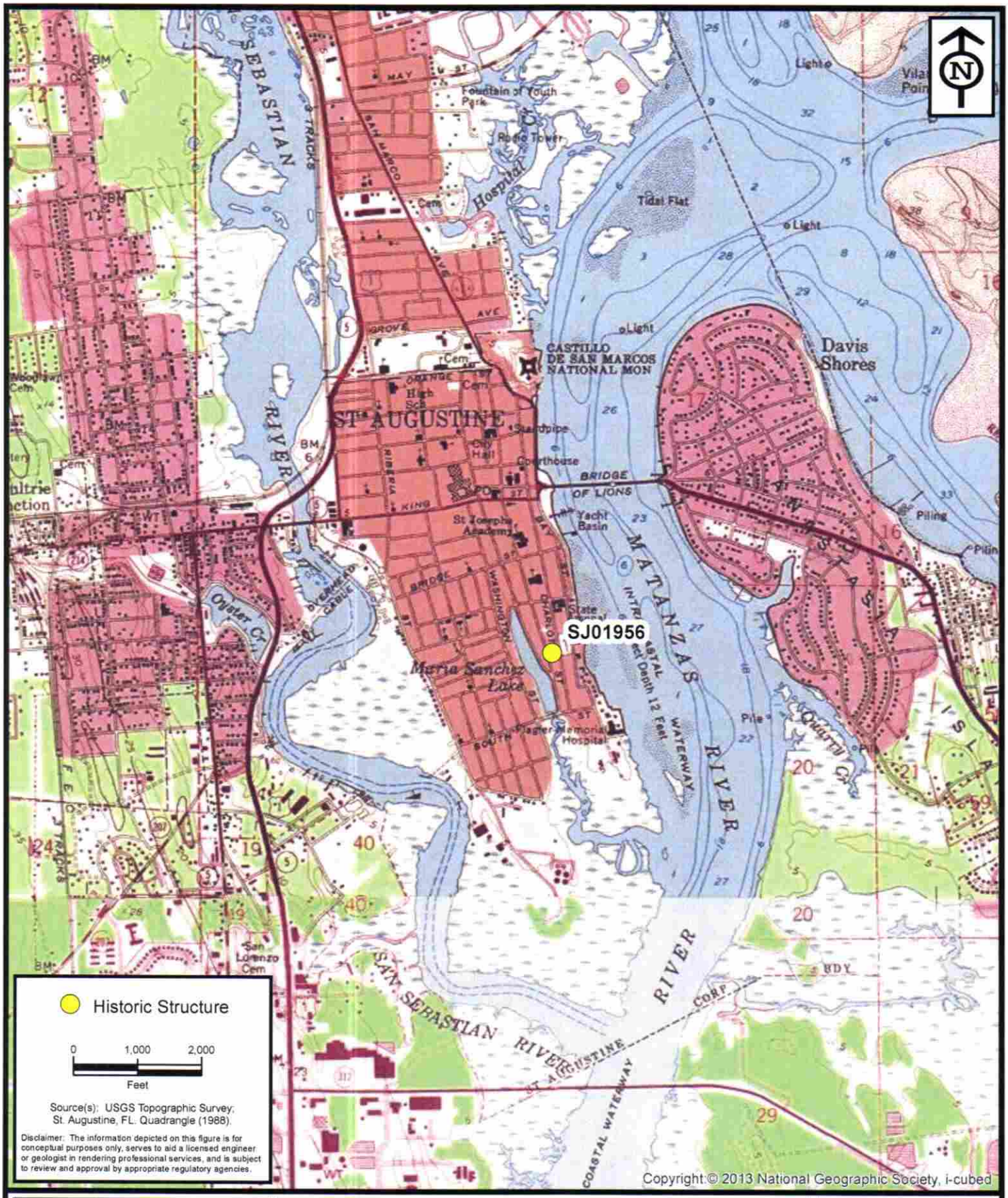
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type ____ Maintaining organization ____
Document description ____ File or accession #'s ____
2) Document type ____ Maintaining organization ____
Document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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ01956

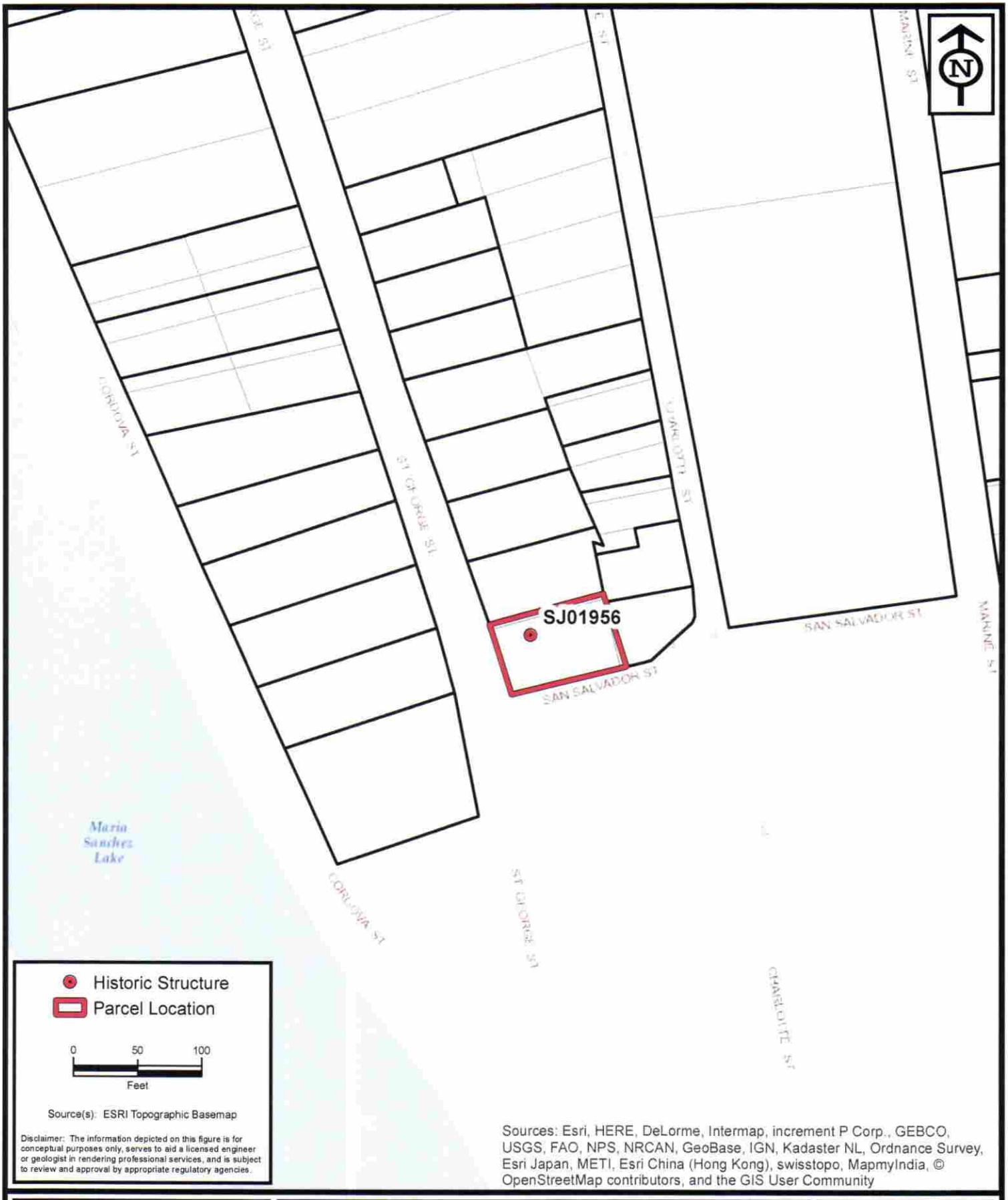
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01956



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

Parcel Location - SJ01956

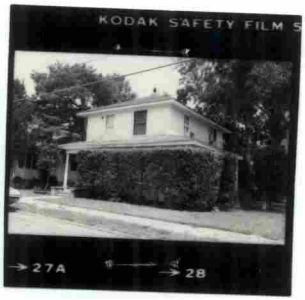
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

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SJ01956


KODAK SAFETY FILM
27A
28


ST GEORGE ST


SAN SALVADOR
ST GEORGE ST



FOR AUGUST 17, 2023 HARB MEETING

HP2023-0011
317 St George Street

New Documents Submitted by the applicant

Received 07/12/2023
Planning and Building Department

Maria Gandarez

317 Saint George St, Saint Augustine, FL 32084

Exterior Opening Measurements



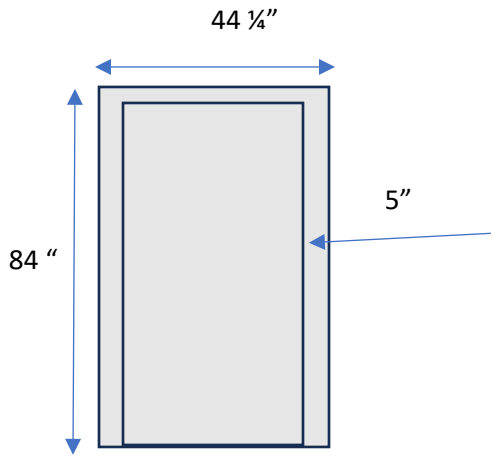
Eagle Eye Inspections LLC
License #HI8970
Phone: 386-276-2294
Email: EEInspectionsFL@gmail.com

http://www.TrustTheEagle.com

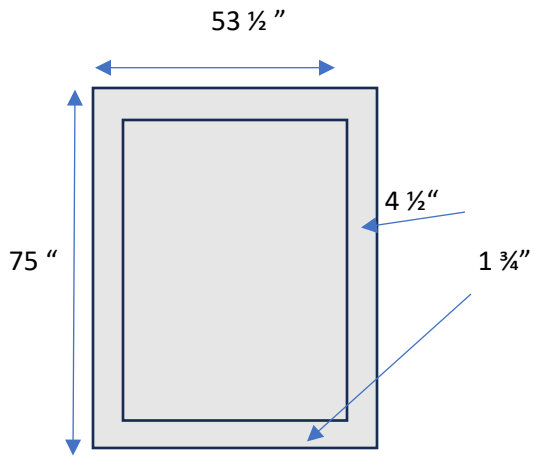
Front



2nd Floor Door – 44 ¼” X 84”



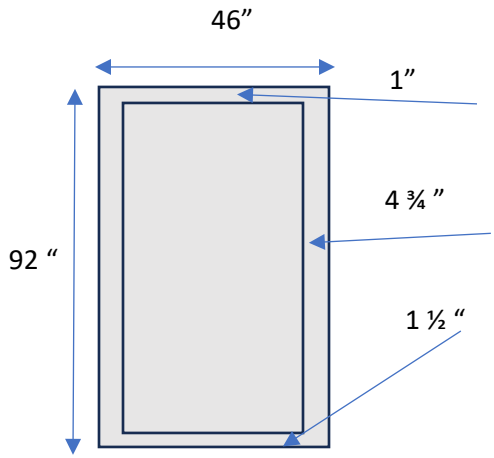
2nd Floor Window – 53 ½” X 75”



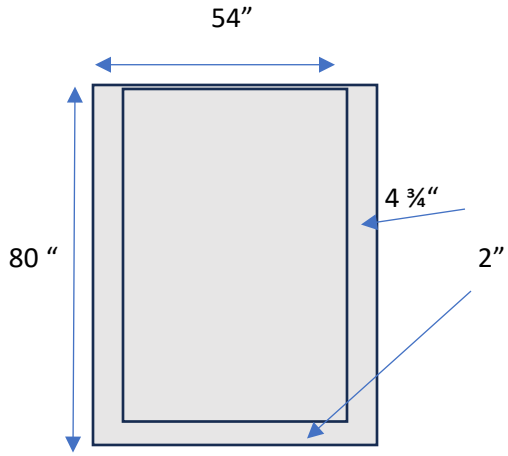
Front



1st Floor Door – 46” X 92”



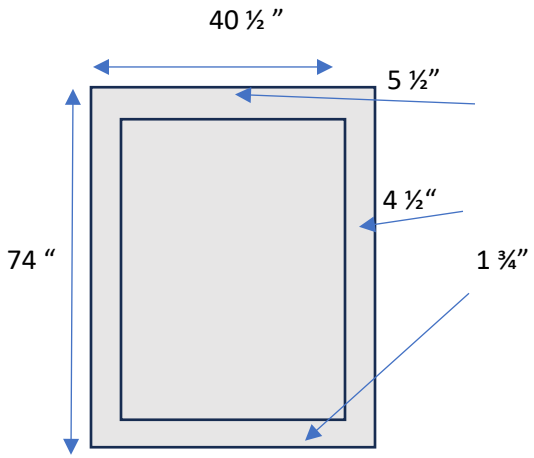
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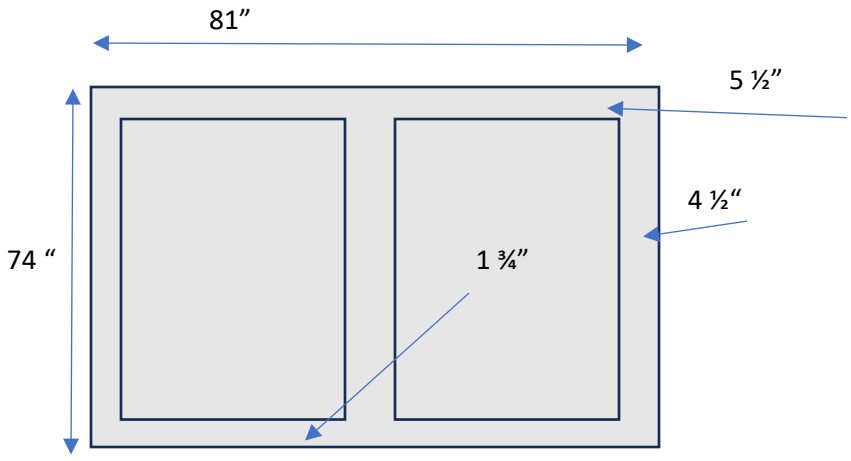
Right (South Wall)



2nd Floor Single Window x3 – 40 ½" X 74"



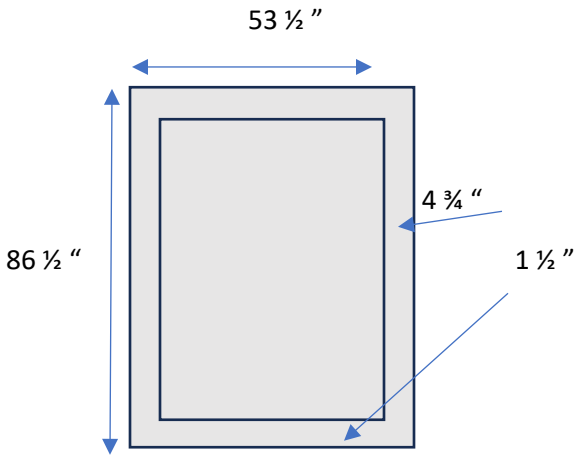
2nd Floor Double Window – 81" X 74"



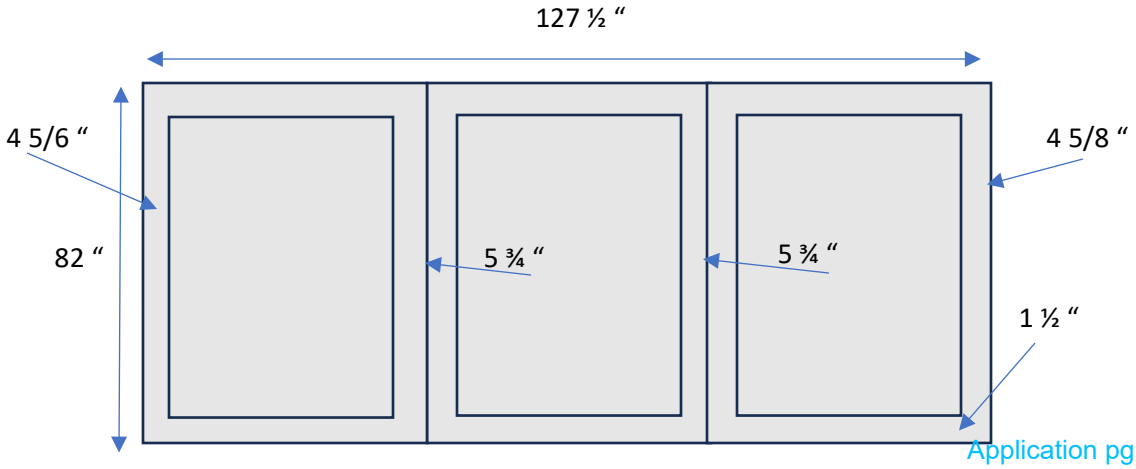
Right (South Wall)



1st Floor Single Window – 53 ½" X 86 ½ "



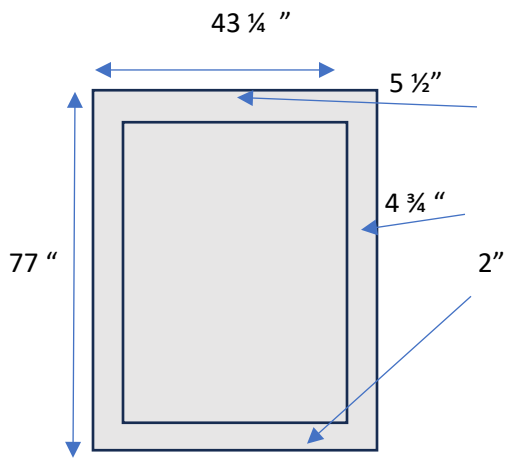
1st Floor Triple Window – 127 ½" X 82"



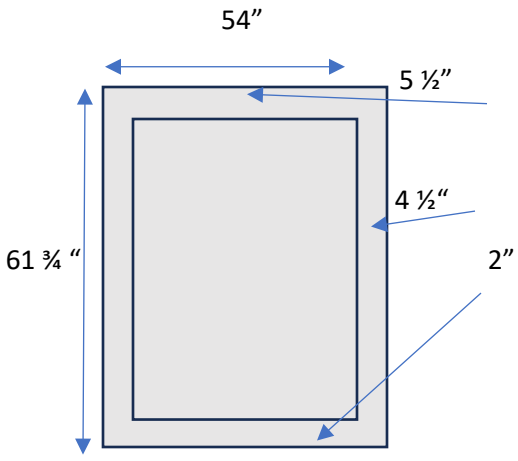
Back



2nd Floor Single Window x2 – 43 ¼ ” X 77”



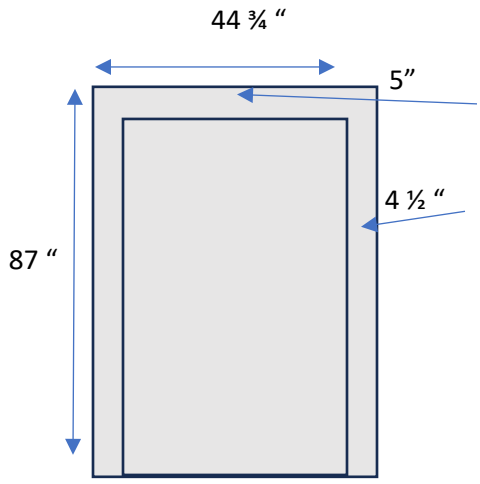
2nd Floor Double Window – 54” X 61 ¾ ”



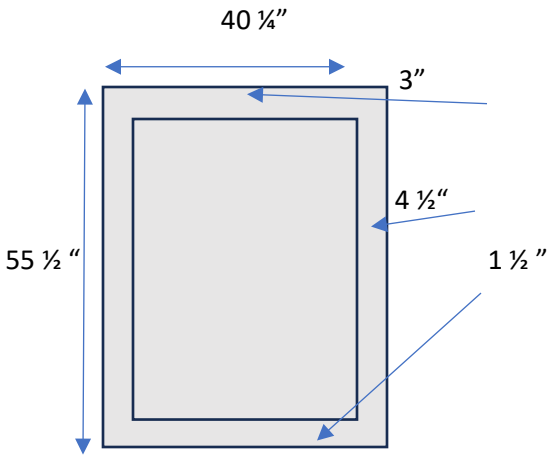
Back



1st Floor Door – 44 ¾ ” X 87”



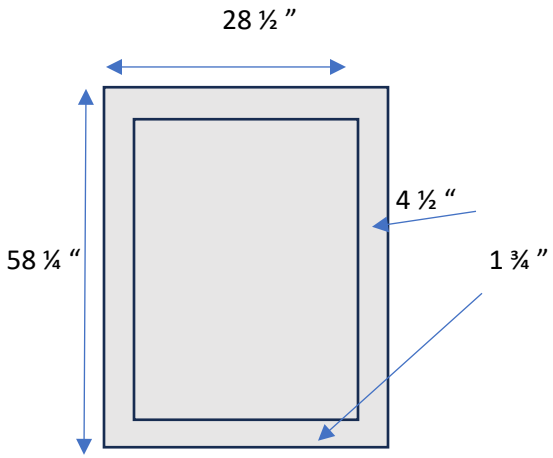
1st Floor Window – 40 ¼ ” X 55 ½ ”



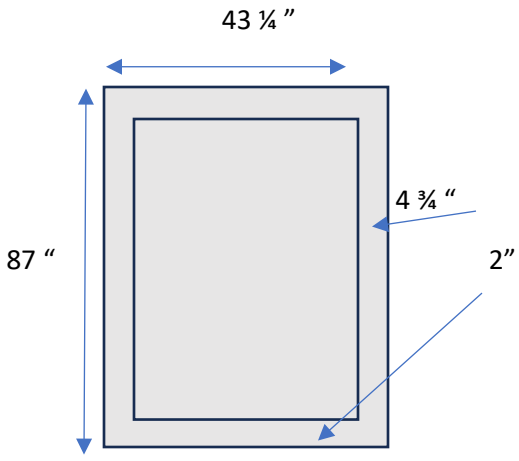
Left (North Wall)



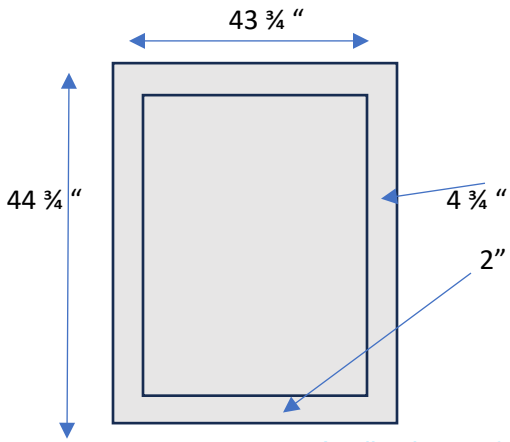
Narrow Bathroom Single Window x2 – 28 ½ ” X 58 ¼ ”



1st Floor Right Window – 43 ¼ ” X 87 ”



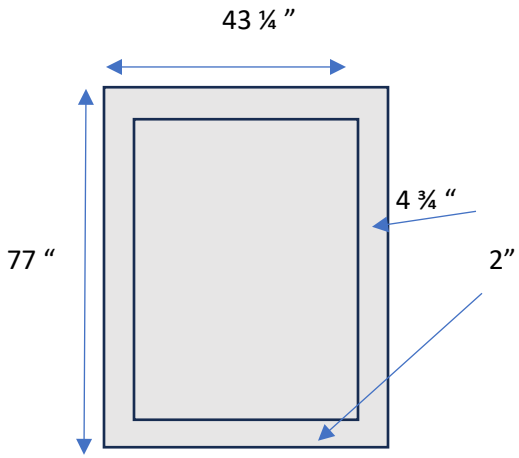
1st Floor Square Window – 43 ¾ ” X 44 ¾ ”



Left (North Wall)



Single Window x3 – 43 ¼ ” X 87 ”



Meredith H. Randolph

From: Candice Seymour
Sent: Monday, July 17, 2023 5:00 PM
To: Meredith H. Randolph
Subject: FW: 317 St George St - new fencing

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

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

From: frezconstruction@comcast.net <frezconstruction@comcast.net>
Sent: Monday, July 17, 2023 1:08 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: RE: 317 St George St - new fencing

Sorry, missed the question about original fence.
8’ tall, 72 feet long, horizontal 1 x 6 p t and vertical 5/4 x 6 decking boards.
Finished side facing into yard. Painted white.

Alan

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, July 17, 2023 11:13 AM
To: frezconstruction@comcast.net
Cc: 'Amy Wear' <amymwear@comcast.net>; Meredith H. Randolph <mrandolph@citystaug.com>
Subject: RE: 317 St George St - new fencing

Thanks Alan,

Is this being formally added to the existing application or are you planning to submit a second application?

I am asking so our staff knows how to proceed with the project scope, advertising, etc. and we need formal notification of the application change from you as applicant.

Also, if there is an existing survey of the property showing the location of the fence, that will be helpful for the Board and is required for the building permit application to prove the fence is within the property lines.

Take care,

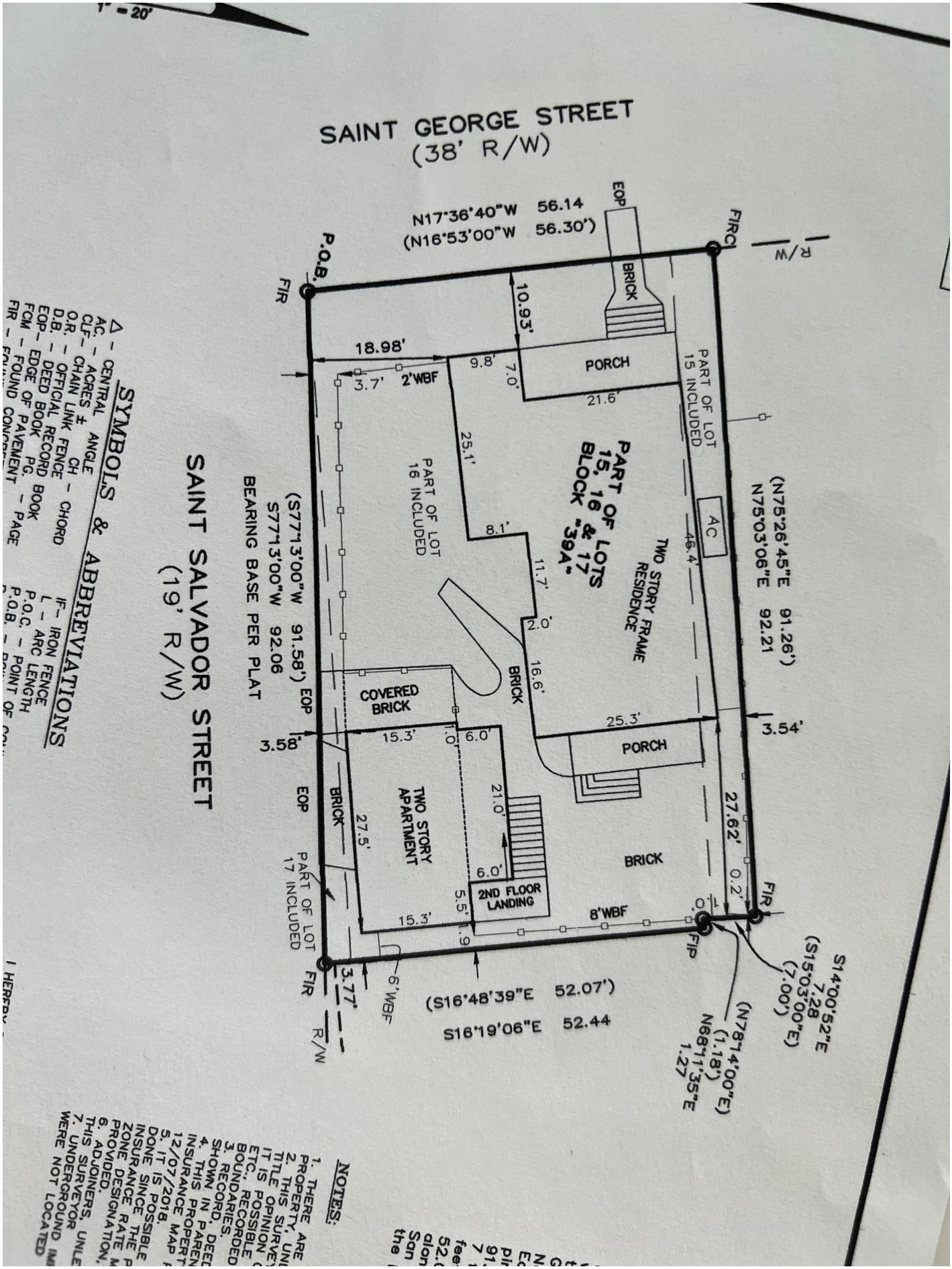
Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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

From: frezconstruction@comcast.net <frezconstruction@comcast.net>
Sent: Monday, July 17, 2023 11:06 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: 'Amy Wear' <amymwear@comcast.net>
Subject: 317 St George St - new fencing

New fence dimensions are same as original – 8" tall, covering north & east boundary in back yard (approx. 72' long). Finished surface on both sides – smooth. ABS composite fencing.
Horizontal fencing, whitewash white, to match vintage color.
Amy has sent before and after pictures, including storm damage.

Alan J. Frez
Frez Construction, Inc.
904-669-0717


SAINT GEORGE STREET
(38' R/W)
SAINT SALVADOR STREET
(19' R/W)
N17°36'40"W 56.14
(N16°53'00"W 56.30')
(N75°26'45"E 91.26')
N75°03'06"E 92.21
(S77°13'00"W 91.58')
S77°13'00"W 92.06
BEARING BASE PER PLAT
(S16°48'39"E 52.07')
S16°19'06"E 52.44
S14°00'52"E 7.28
(S15°03'00"E (7.00')
(N78°14'00"E (1.18')
N68°11'35"E 1.27
P.O.B.
FIR
FIRC
FIP
EOP
BRICK
PORCH
PART OF LOT 15 INCLUDED
PART OF LOT 16 INCLUDED
PART OF LOT 17 INCLUDED
PART OF LOTS 15, 16 & 17 BLOCK "39A"
TWO STORY FRAME RESIDENCE
AC
COVERED BRICK
TWO STORY APARTMENT
2ND FLOOR LANDING
2'WBF
8'WBF
6'WBF
18.98'
10.93'
9.8'
7.0'
3.7'
21.6'
25.1'
8.1'
11.7'
16.6'
46.4'
25.3'
15.3'
1.0'
6.0'
21.0'
27.5'
5.5'
1.9'
3.58'
3.54'
27.62'
0.2'
3.77'
R/W
SYMBOLS & ABBREVIATIONS
Δ - CENTRAL ANGLE
AC. - ACRES ±
CLF - CHAIN LINK FENCE
O.R. - OFFICIAL RECORD
D.B. - DEED BOOK
EOP - EDGE OF PAVEMENT
FCM - FOUND CONCRETE MONUMENT
FIR - FOUND IRON PIPE
CH - CHORD
BOOK
PG. - PAGE
IF - IRON FENCE
L - ARC LENGTH
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
NOTES:
1. THERE ARE
PROPERTY, UN
2. THIS SURVE
TITLE OPINION
IT IS POSSIBLE
ETC. RECORDED
BOUNDARIES.
3. RECORD.
SHOWN IN PAREN
4. THIS PROPERT
INSURANCE MAP
12/07/2018.
5. IT IS POSSIBLE
DONE SINCE THE
INSURANCE RATE M
ZONE DESIGNATION,
6. ADJOINERS, UNLE
THIS SURVEYOR
7. UNDERGROUND IM
WERE NOT LOCATED



Received 07/14/2023
Planning and Building Department





Received 07/14/2023
Planning and Building Department

Received 07/14/2023
Planning and Building Department



CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 15, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On June 15, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 15, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the June 15, 2023 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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).

Subject to the following conditions:

- _____
- August 17, 2023
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 15th day of June, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0011

REQUEST APPROVED / DENIED / CONTINUED

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 15th day of June, A.D., 2023.

Elyse Wiemann
Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

May 18, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On May 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 15, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by June 5, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the May 18, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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).

Subject to the following conditions:

- - Salvage as much existing siding as possible for use on the front and South elevations
- - Document the sill beam, corner boards, & other features dimensions for replacement to match if necessary.
- - Review previous hearing to determine material
- To June 15th
-

DONE AND ORDERED, at a public hearing on the 18th day of May, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0011

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of May, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR MAY 18, 2023 HARB MEETING

HP2023-0011
317 St George Street

New Documents Submitted by the applicant

Summary Only

Maria Gandarez

Property Address:
317 Saint George St
Saint Augustine FL
32084

Received 05/08/2023
Planning and Building Department



Front of House



Left Side of House



Back Left Side of House



Back of House



Back of House

Received 05/08/2023
Planning and Building Department



Right Side of House



Back Right Side of House

Eagle Eye Inspections, LLC
Pete Lehnertz HI8970
Palm Coast, FL 32137
386-276-2294

This is not the complete home inspection report. It is only the Summary Items.

Received 05/08/2023
Planning and Building Department

Customer
Maria Gandarez
386-276-2294

Address
317 Saint George St
Saint Augustine FL 32084

Eagle Eye Inspections, LLC
Palm Coast, FL 32137

1. EXTERIOR

1.0

FRONT OF HOUSE (WEST) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the front of the house, which is the west wall, I observed the following findings:

Wood Siding Repairs: The wood siding on the west wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Moisture Behind Layers of Paint: I observed moisture behind the layers of paint on the wood siding, which is causing cracking and wood rot in the siding. This moisture can lead to further damage if left unaddressed.

Unsealed Areas: I observed several areas of the siding that are no longer sealed and need to be recaulked or resealed. These unsealed areas can allow water to penetrate the siding and potentially cause damage to the underlying structure.

Recommendation:

Based on my observations, it is recommended that the west wall's wood siding be thoroughly inspected and any imperfections be repaired promptly. Additionally, any moisture behind the layers of paint should be addressed to prevent further damage to the siding. The unsealed areas should also be resealed to prevent water intrusion.



1.0 Item 1 (Picture)
Front of House



1.0 Item 2 (Picture)
Imperfections



1.0 Item 3 (Picture)
Imperfections

Application pg 30

Received 05/08/2023
Planning and Building Department



1.0 Item 4 (Picture)
Imperfections



1.0 Item 5 (Picture)
Imperfections



1.0 Item 6 (Picture)
Imperfections



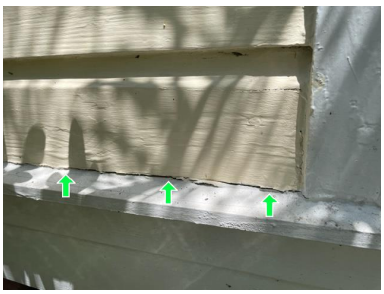
1.0 Item 7 (Picture)
Imperfections



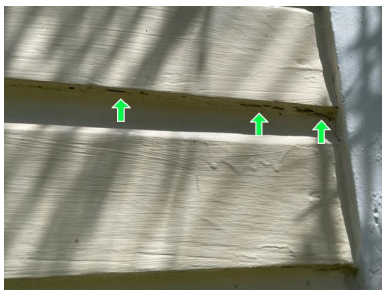
1.0 Item 8 (Picture)
Imperfections



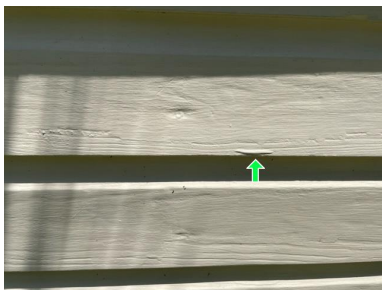
1.0 Item 9 (Picture)
Front



1.0 Item 10 (Picture)
Unsealed Areas



1.0 Item 11 (Picture)
Unsealed Areas



1.0 Item 12 (Picture)
Imperfections



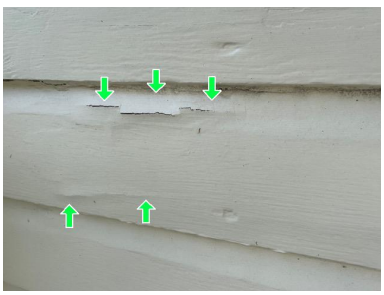
1.0 Item 13 (Picture)
Unsealed Areas



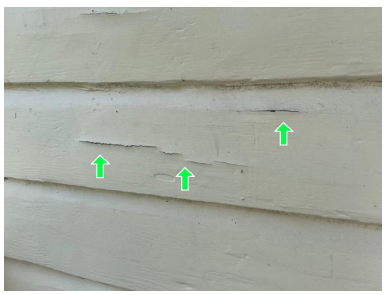
1.0 Item 14 (Picture)
Imperfections



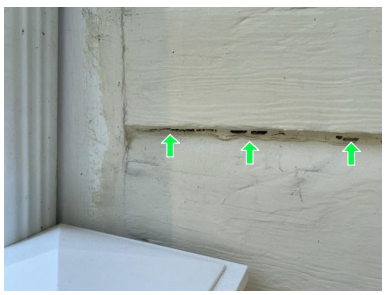
1.0 Item 15 (Picture)
Imperfections



1.0 Item 16 (Picture)
Moisture, Cracking



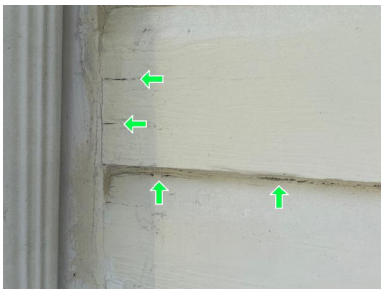
1.0 Item 17 (Picture)
Moisture, Cracking



1.0 Item 18 (Picture)
Unsealed Areas

Application pg 31

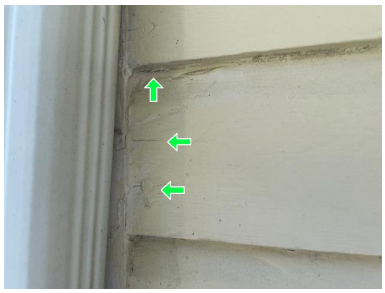
Received 05/08/2023
Planning and Building Department



1.0 Item 19 (Picture)
Unsealed Areas



1.0 Item 20 (Picture)
Unsealed Areas



1.0 Item 21 (Picture)
Unsealed Areas



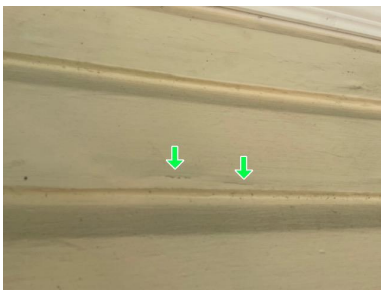
1.0 Item 22 (Picture)
Unsealed Areas



1.0 Item 23 (Picture)
Unsealed Areas



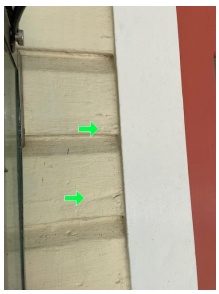
1.0 Item 24 (Picture)
Unsealed Areas



1.0 Item 25 (Picture)
Imperfections



1.0 Item 26 (Picture)
Imperfections



1.0 Item 27 (Picture)
Imperfections



1.0 Item 28 (Picture)
Imperfections



1.0 Item 29 (Picture)
Imperfections

1.1
LEFT SIDE OF HOUSE (NORTH) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the left side of the house, which is the north wall, I observed the following findings:

Large Sections of Black Wood Rot: Several areas of the wood siding on the north wall have large sections of black wood rot, which have resulted in holes in the wood and areas that are soft to the touch. These areas are indicative of water intrusion and may compromise the structural integrity of the siding and the overall structure of the home.

Peeling Paint: I observed several areas on the north wall where the paint is peeling. Peeling paint can indicate moisture or water intrusion and may lead to further damage if left unaddressed.

Wood Siding Repairs: The wood siding on the north wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Application pg 32

Received 05/08/2023
Planning and Building Department

Moisture Behind Layers of Paint: I observed moisture behind the layers of paint on the wood siding, which is causing cracking and wood rot in the siding. This moisture can lead to further damage if left unaddressed.

Unsealed Areas: I also observed several unsealed areas on the north wall where the wood siding is exposed, which can allow water to penetrate the siding and potentially cause further damage.

Recommendation:

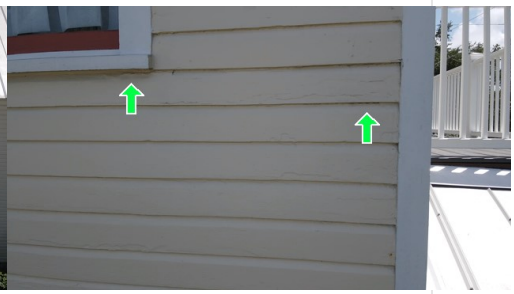
Based on my observations, it is recommended that the wood siding on the north wall be thoroughly inspected and any large sections of black wood rot be repaired or replaced promptly. Additionally, any peeling paint should be addressed to prevent moisture or water intrusion. The unsealed areas should also be resealed to prevent water intrusion.



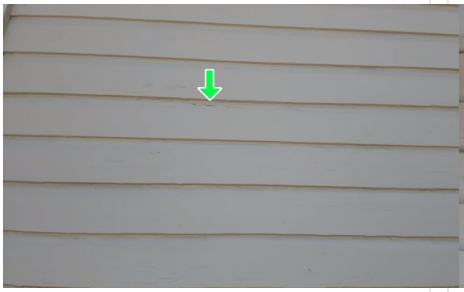
1.1 Item 1 (Picture)
Left Side of House



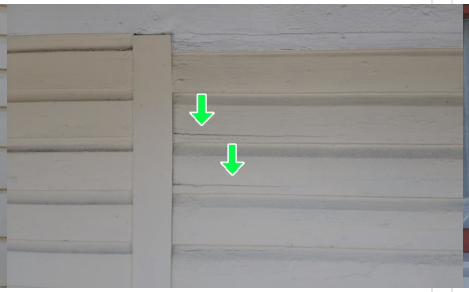
1.1 Item 2 (Picture)
Left Side of House



1.1 Item 3 (Picture)
Unsealed Areas



1.1 Item 4 (Picture)
Cracking



1.1 Item 5 (Picture)
Cracking



1.1 Item 6 (Picture)
Unsealed Areas



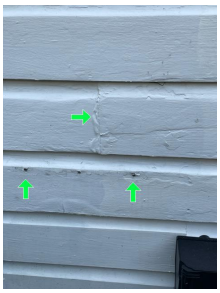
1.1 Item 7 (Picture)
Unsealed Areas



1.1 Item 8 (Picture)
Unsealed Areas



1.1 Item 9 (Picture)
Unsealed Areas



1.1 Item 10 (Picture)
Imperfections, Holes in wood

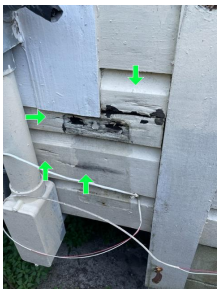


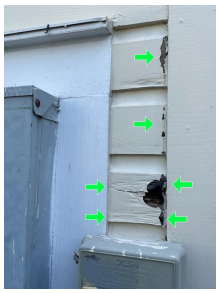
1.1 Item 11 (Picture)
Imperfections



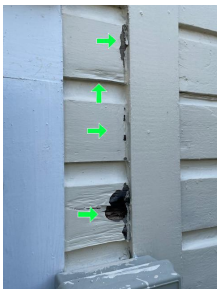
1.1 Item 12 (Picture)
Unsealed Areas

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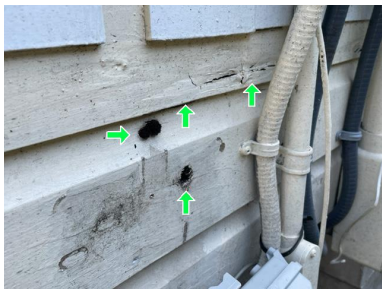

1.1 Item 13 (Picture)
Wood Rot


1.1 Item 14 (Picture)
Wood Rot


1.1 Item 15 (Picture)
Wood Rot

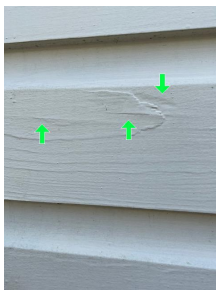

1.1 Item 16 (Picture)
Wood Rot


1.1 Item 17 (Picture)
Peeling paint


1.1 Item 18 (Picture)
Wood Rot


1.1 Item 19 (Picture)
Imperfections


1.1 Item 20 (Picture)
Wood Rot


1.1 Item 21 (Picture)
Imperfections

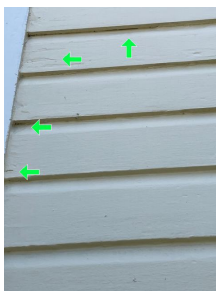

1.1 Item 22 (Picture)
Peeling Paint


1.1 Item 23 (Picture)
Peeling Paint


1.1 Item 24 (Picture)
Wood Rot

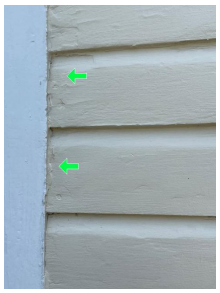

1.1 Item 25 (Picture)
Cracking, Unsealed

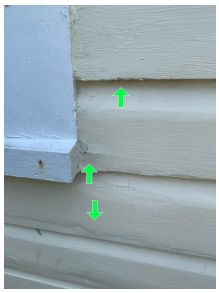

1.1 Item 26 (Picture)
Unsealed Areas

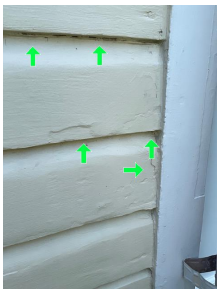

1.1 Item 27 (Picture)
Unsealed Areas

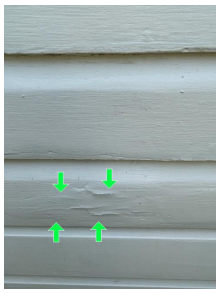
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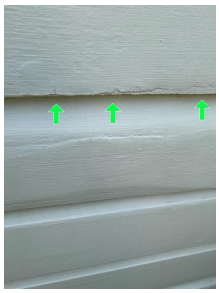

1.1 Item 28 (Picture)
Imperfections


1.1 Item 29 (Picture)
Imperfections


1.1 Item 30 (Picture)
Unsealed Areas, Imperfections


1.1 Item 31 (Picture)
Unsealed Areas, Imperfections


1.1 Item 32 (Picture)
Cracking, Peeling Paint

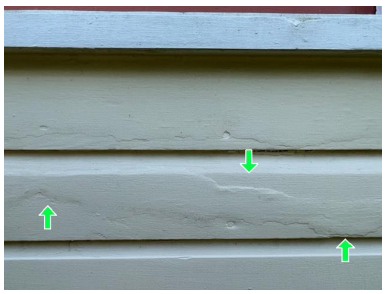

1.1 Item 33 (Picture)
Unsealed Areas, Imperfections


1.1 Item 34 (Picture)
Imperfections

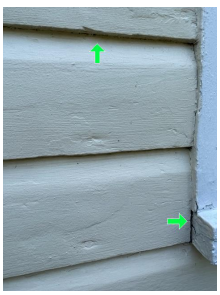

1.1 Item 35 (Picture)
Imperfections

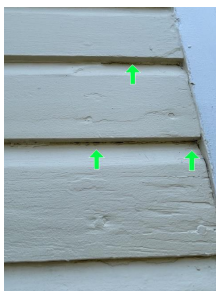

1.1 Item 36 (Picture)
Unsealed Areas, Imperfections

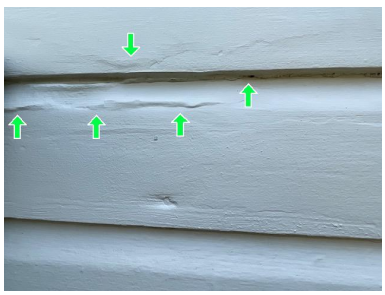

1.1 Item 37 (Picture)
Imperfections


1.1 Item 38 (Picture)
Imperfections

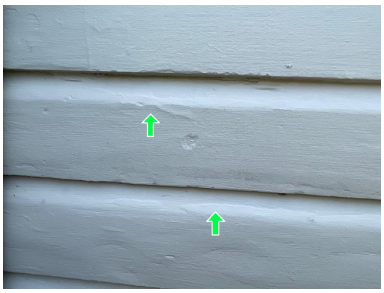

1.1 Item 39 (Picture)
Imperfections


1.1 Item 40 (Picture)
Unsealed Areas

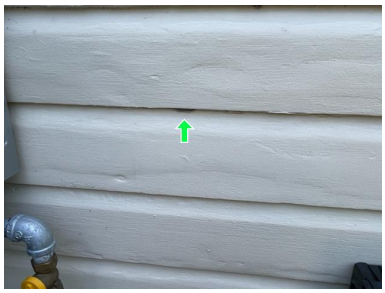

1.1 Item 41 (Picture)
Unsealed Areas


1.1 Item 42 (Picture)
Unsealed Areas

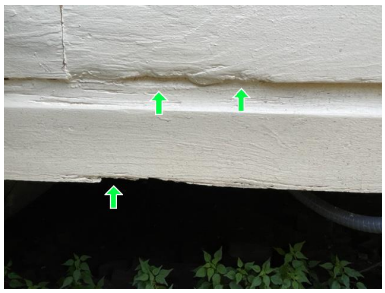
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1.1 Item 43 (Picture)
Imperfections



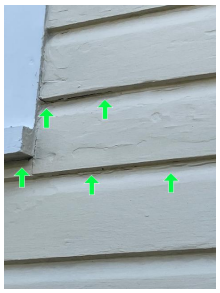
1.1 Item 44 (Picture)
Unsealed Areas



1.1 Item 45 (Picture)
Imperfections



1.1 Item 46 (Picture)
Unsealed Areas



1.1 Item 47 (Picture)
Unsealed Areas



1.1 Item 48 (Picture)
Unsealed Areas



1.1 Item 49 (Picture)
Imperfections



1.1 Item 50 (Picture)
Imperfections



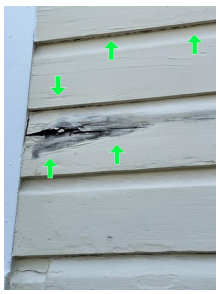
1.1 Item 51 (Picture)
Unsealed Areas, Imperfections



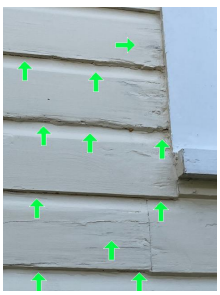
1.1 Item 52 (Picture)
Unsealed Areas



1.1 Item 53 (Picture)
Wood Rot



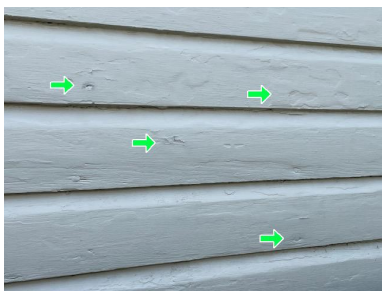
1.1 Item 54 (Picture)
Unsealed Areas, Wood Rot



1.1 Item 55 (Picture)
Unsealed Areas, Imperfections



1.1 Item 56 (Picture)
Unsealed Areas



1.1 Item 57 (Picture)
Imperfections

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1.1 Item 58 (Picture)
Imperfections



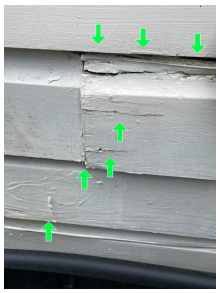
1.1 Item 59 (Picture)
Previous Repair, Imperfections



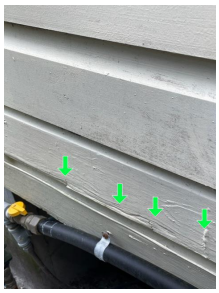
1.1 Item 60 (Picture)
Unsealed Areas



1.1 Item 61 (Picture)
Imperfections



1.1 Item 62 (Picture)
Wood Rot, Imperfections, Cracking



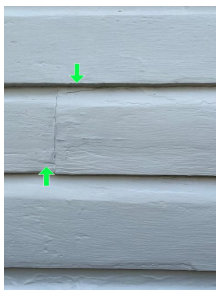
1.1 Item 63 (Picture)
Imperfections



1.1 Item 64 (Picture)
Wood Rot



1.1 Item 65 (Picture)
Imperfections



1.1 Item 66 (Picture)
Unsealed Areas



1.1 Item 67 (Picture)
Imperfections



1.1 Item 68 (Picture)
Imperfections



1.1 Item 69 (Picture)
Imperfections



1.1 Item 70 (Picture)
Wood Rot

1.2
BACK OF HOUSE (EAST) WALL CLADDING FLASHING AND TRIM

☐ INSPECTED, REPAIR OR REPLACE

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During the inspection of the back of the house, which is the east wall, I observed the following findings:

Imperfections in the Wood: The wood siding on the east wall has imperfections, including knots, splits, and cracks, which can contribute to water intrusion and potentially lead to rot and deterioration of the wood.

Moisture behind the Paint: I observed cracking in the paint on the wood siding, indicating that there may be moisture behind the paint. Moisture behind the paint can cause the paint to peel or blister, and may lead to further damage to the wood siding.

Cracking in the Wood Siding: I also observed cracking in the wood siding on the east wall, which can be indicative of water intrusion and may lead to further deterioration of the wood.

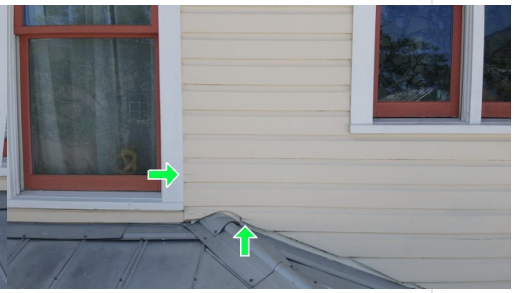
Recommendation: Based on my observations, it is recommended that the wood siding on the east wall be thoroughly inspected for any areas of damage or decay. Any imperfections should be addressed to prevent water intrusion, and any cracking or deterioration of the wood siding should be repaired promptly. Additionally, any areas of moisture behind the paint should be addressed to prevent further damage to the wood siding.



1.2 Item 1 (Picture)
Back of House



1.2 Item 2 (Picture)
Imperfections, Cracking



1.2 Item 3 (Picture)
Imperfections, Cracking



1.2 Item 4 (Picture)
Imperfections, Cracking

1.3

RIGHT SIDE OF HOUSE (SOUTH) WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

During the inspection of the right side of the house, which is the south wall, I observed the following findings:

Wood Siding Repairs: The wood siding on the south wall has been repaired before, but there are still imperfections in the wood which contribute to water intrusion. These imperfections include cracks, holes, and gaps in the wood siding, which can allow water to penetrate the siding and potentially cause further damage.

Sections of Black Wood Rot: Several areas of the wood siding on the south wall have sections of black wood rot, which have resulted in holes in the wood and areas that are soft to the touch. These areas are indicative of water intrusion and may compromise the structural integrity of the siding and the overall structure of the home.

Peeling Paint: I observed several areas on the south wall where the paint is peeling. Peeling paint can indicate moisture or water intrusion and may lead to further damage if left unaddressed.

Unsealed Areas: I observed several areas of the siding that are no longer sealed and need to be recaulked or resealed. These unsealed areas can allow water to penetrate the siding and potentially cause damage to the underlying structure.

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Recommendation:

Based on my observations, it is recommended that the south wall's wood siding be thoroughly inspected and any imperfections be repaired promptly. Additionally, any moisture behind the layers of paint should be addressed to prevent further damage to the siding. The unsealed areas should also be resealed to prevent water intrusion.



1.3 Item 1 (Picture)
Right Side of House



1.3 Item 2 (Picture)
Right Side of House



1.3 Item 3 (Picture)
Right Side of House



1.3 Item 4 (Picture)
Imperfections



1.3 Item 5 (Picture)
Imperfections



1.3 Item 6 (Picture)
Imperfections



1.3 Item 7 (Picture)
Wood Rot



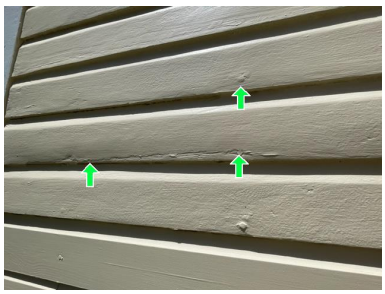
1.3 Item 8 (Picture)
Unsealed Areas, Imperfections



1.3 Item 9 (Picture)
Imperfections



1.3 Item 10 (Picture)
Imperfections



1.3 Item 11 (Picture)
Imperfections

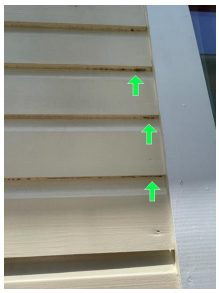


1.3 Item 12 (Picture)
Imperfections

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1.3 Item 13 (Picture)
Imperfections


1.3 Item 14 (Picture)
Imperfections


1.3 Item 15 (Picture)
Unsealed Areas


1.3 Item 16 (Picture)
Unsealed Areas


1.3 Item 17 (Picture)
Unsealed Areas, Imperfections


1.3 Item 18 (Picture)
Unsealed Areas, Imperfections

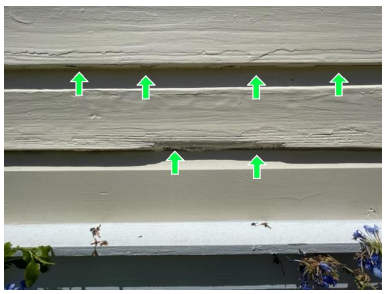

1.3 Item 19 (Picture)
Unsealed Areas, Imperfections


1.3 Item 20 (Picture)
Unsealed Areas, Imperfections


1.3 Item 21 (Picture)
Unsealed Areas, Imperfections

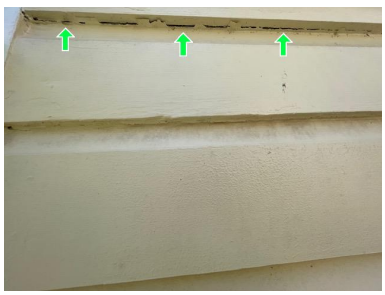

1.3 Item 22 (Picture)
Unsealed Areas


1.3 Item 23 (Picture)
Imperfections, Cracking


1.3 Item 24 (Picture)
Unsealed Areas


1.3 Item 25 (Picture)
Unsealed Areas


1.3 Item 26 (Picture)
Unsealed Areas, Wood Rot


1.3 Item 27 (Picture)
Unsealed Areas

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1.3 Item 28 (Picture)
Unsealed Areas, Imperfections



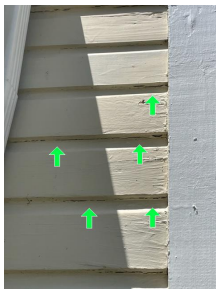
1.3 Item 29 (Picture)
Unsealed Areas, Imperfections



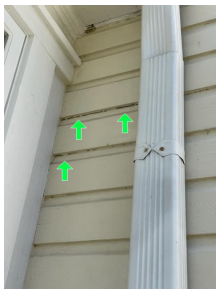
1.3 Item 30 (Picture)
Wood Rot



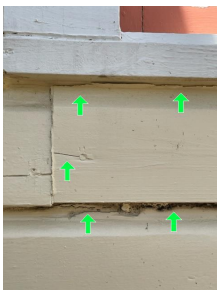
1.3 Item 31 (Picture)
Unsealed Areas, Wood Rot



1.3 Item 32 (Picture)
Unsealed Areas



1.3 Item 33 (Picture)
Unsealed Areas



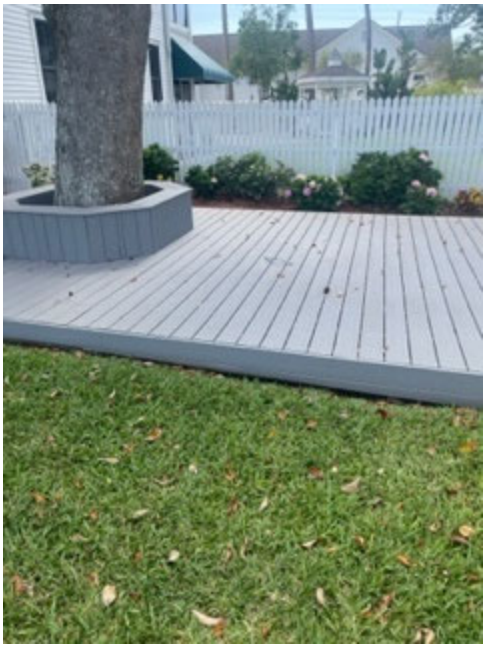
1.3 Item 34 (Picture)
Unsealed Areas, Imperfections, Cracking

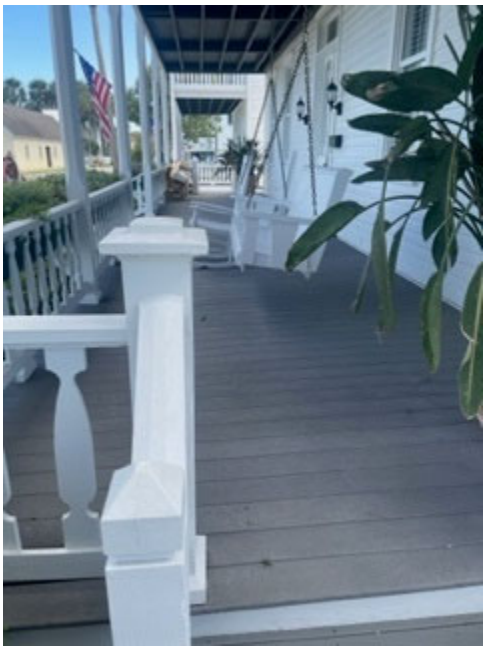

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ST FRANCIS BARRACKS






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Alan Frez
Frez Construction Inc.
904-669-0717

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, May 8, 2023 12:23 PM
To: Frez Construction
Cc: Meredith H. Randolph
Subject: RE: Existing Trex and other composite materials on St George St & neighboring streets, including National Guard Armory. As of last Thursday.

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Beyond the photographs you've provided, is there a scope of the work that has been done that you can provide to the board?

HARB will want to know whether these replacements were made as part of the project currently under review or if they were done by a previous owner/contractor.

As for the examples you provided related to the National Guard buildings: because that property is Federally owned, they do not always, and are not always required to seek approval from HARB for alterations to their buildings.

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

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

From: Frez Construction <FrezConstruction@comcast.net>
Sent: Monday, May 8, 2023 12:17 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Existing Trex and other composite materials on St George St & neighboring streets, including National Guard Armory. As of last Thursday.

For HARB meeting concerning 317 St George St.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

April 20, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On April 20, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 18, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by May 8, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 20, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the April 20, 2023 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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).

Subject to the following conditions:

- To May 18, 2023
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 26 day of April, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0011

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of April, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Meredith H. Randolph

From: Candice Seymour
Sent: Thursday, April 13, 2023 1:18 PM
To: Meredith H. Randolph
Subject: FW: 317 St. George Street

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

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

From: Maria <mfg8081@gmail.com>
Sent: Wednesday, April 12, 2023 5:10 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: amywear@comcast.net; Frez Construction <frezconstruction@comcast.net>
Subject: Re: 317 St. George Street

Hello,

Thank you kindly for the prompt response regarding our Certificate of Appropriateness and decisions to date. Now approved, we will work on the garage portion of our residence. We will submit additional photos concerning the main house, specifically the north wall to be reviewed in the near future. With that said, we the owners are not able to attend the meeting on April 20, 2023 as we will be out of town. We humbly request that we can "continue" our application at the May meeting.

With much appreciation,
Maria F Gandarez

On Apr 12, 2023, at 4:30 PM, frezconstruction@comcast.net wrote:

From: Candice Seymour <cseymour@citystaug.com>
Sent: Wednesday, April 12, 2023 3:42 PM
To: Frez Construction <frezconstruction@comcast.net>
Subject: Re: 317 St. George Street

Good afternoon,

I am touching base regarding the current Certificate of Appropriateness application for the above-referenced property regarding replacement of existing wood siding.

You said over the phone that the owners were still working on evaluating the condition of the siding and that you would request a continuance. I have yet to hear from you and just wanted to check in and confirm that was still the case.

Thank you,

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

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

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

March 16, 2023

Alan J. Frez Construction, Inc.
147 Argonaut Rd
St Augustine, FL 32086

cc: Maria F. Gandarez

Re: Certificate of Appropriateness – 317 St. George Street – HP2023-0011

Dear Mr. Frez,

On March 16, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Specifically, based upon evidence presented, the HARB **APPROVED the garage portion of your application** and **CONTINUED the main house portion your application to the April 20, 2023** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by April 10, 2023.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0011
Applicant:	Alan J. Frez Construction, Inc.
Owner:	Maria F. Gandarez
Address:	317 St. George Street
Parcel Number:	2005400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 16, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the March 16, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

Certificate of Appropriateness
317 St. George Street
HARB Case No. HP2023-0011

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Garage
Garage
Main House

Subject to the following conditions:

- Continue Main Building to April 20th, 2022
- To get a better understanding of deterioration on the main building including
- the corner boards and any other missing details.
-
- Approve Detached Garage constructed later
-
-

DONE AND ORDERED, at a public hearing on the 16th day of March, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0011

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of March, A.D., 2023.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

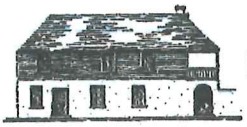
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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Planning/Bu... Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0011

Receipt No. 2572642

Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Alan J Frez

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

   Address 147 Argonaut Rd

   City St Augustine State Fl Zip Code 32086

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

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

2. NAME OF PROPERTY OWNER Maria F Gandarez

   Business (if applicable) _____

   Address 317 St George St

   City St Augustine State Fl Zip Code 32084

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

3. PROJECT STREET ADDRESS 317 St George St

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

5. EXISTING USE residence PROPOSED USE residence

6. PROPOSED PROJECT WORK

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

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

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

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

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

D. PAINT COLORS (check one)

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

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

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

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Alan J Frez

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

PRINT OWNER'S NAME Maria F Gandarez

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

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

HP2023-0011
317 St. George Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

AP INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

See E-mail for additional comments.

Project number: HP2023-0011 Project Address: 317 St. George Street

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

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FEB 09 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: 317 St George St

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

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

Candice Seymour

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

Hi Mr. Frez,

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

I can save these photos to attach to your application.

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

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

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





Alan Frez
Frez Construction Inc.
904-669-0717

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

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

Parcel Identification No. **200540-0000**

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

Parcel Identification Number: 200540-0000

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

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

COPY

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

Signed, sealed and delivered in our presence:

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

James R. O'Reilly (Seal)

Martha O'Reilly (Seal)

COPY

State of Florida
County of Saint Johns

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

[Notary Seal]

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

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



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

Owner Information

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

Map



Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$523,961	$3,500	$320,969	$0	$0	$848,430	$848,430	$0	$848,430
2021	$459,505	$3,500	$286,580	$0	$0	$749,585	$749,585	$0	$749,585
2020	$498,562	$3,500	$239,856	$0	$0	$741,918	$741,918	$0	$741,918
2019	$460,130	$1,001	$239,856	$0	$0	$700,987	$700,987	$0	$700,987
2018	$465,809	$1,334	$239,856	$0	$0	$706,999	$706,999	$0	$706,999
2017	$471,491	$1,724	$239,856	$0	$0	$713,071	$537,301	$225,770	$487,301
2016	$477,171	$2,019	$218,050	$0	$0	$697,240	$515,945	$231,295	$465,945
2015	$434,565	$2,081	$168,210	$0	$0	$604,856	$501,177	$153,679	$451,177
2014	$333,357	$2,408	$151,388	$0	$0	$487,153	$487,153	$50,000	$437,153
2013	$333,835	$2,734	$151,388	$0	$0	$487,957	$487,957	$50,000	$437,957
2012	$333,835	$3,061	$151,388	$0	$0	$488,284	$488,284	$50,000	$438,284
2011	$327,900	$3,388	$168,210	$0	$0	$499,498	$499,498	$50,000	$449,498
2010	$331,585	$3,713	$186,900	$0	$0	$522,198	$510,084	$62,114	$460,084

Building Information

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

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

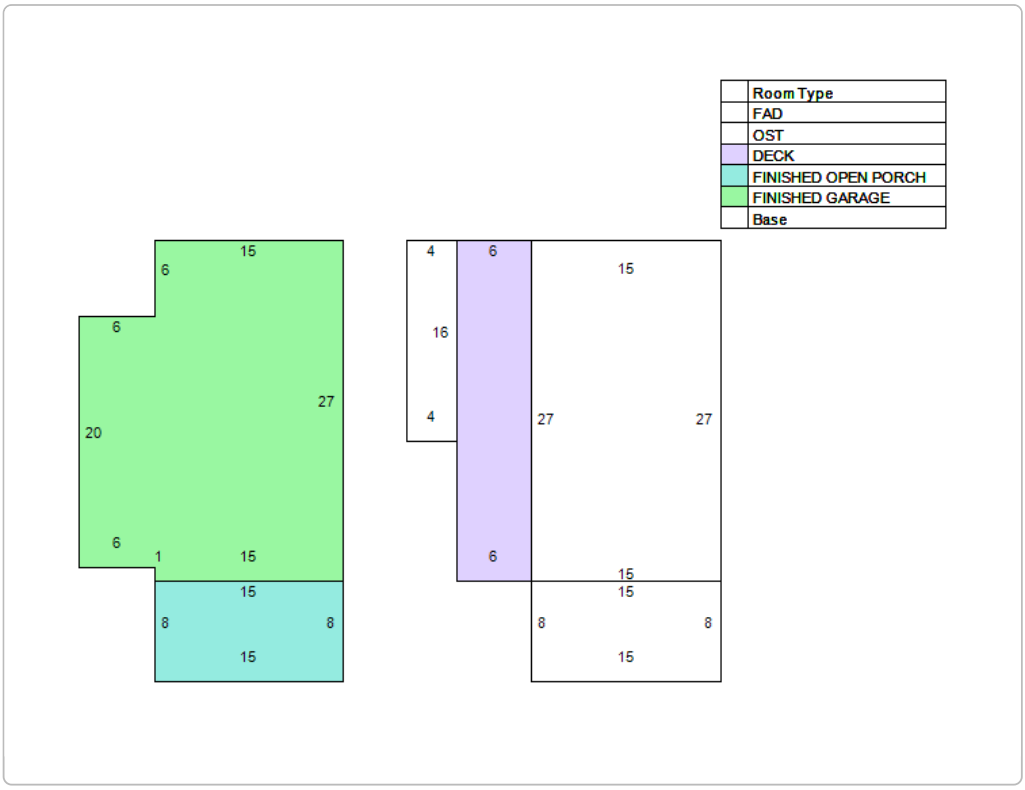
Description	Square Footage
PATIO/SLAB	468
FINISHED OPEN PORCH	90
BASE AREA	1042
FRAME ADDITION	48
FINISHED UPPER STORY	1042
UNFINISHED ENCLOSED PORCH	214
FINISHED OPEN PORCH	140
Total SqFt	3044

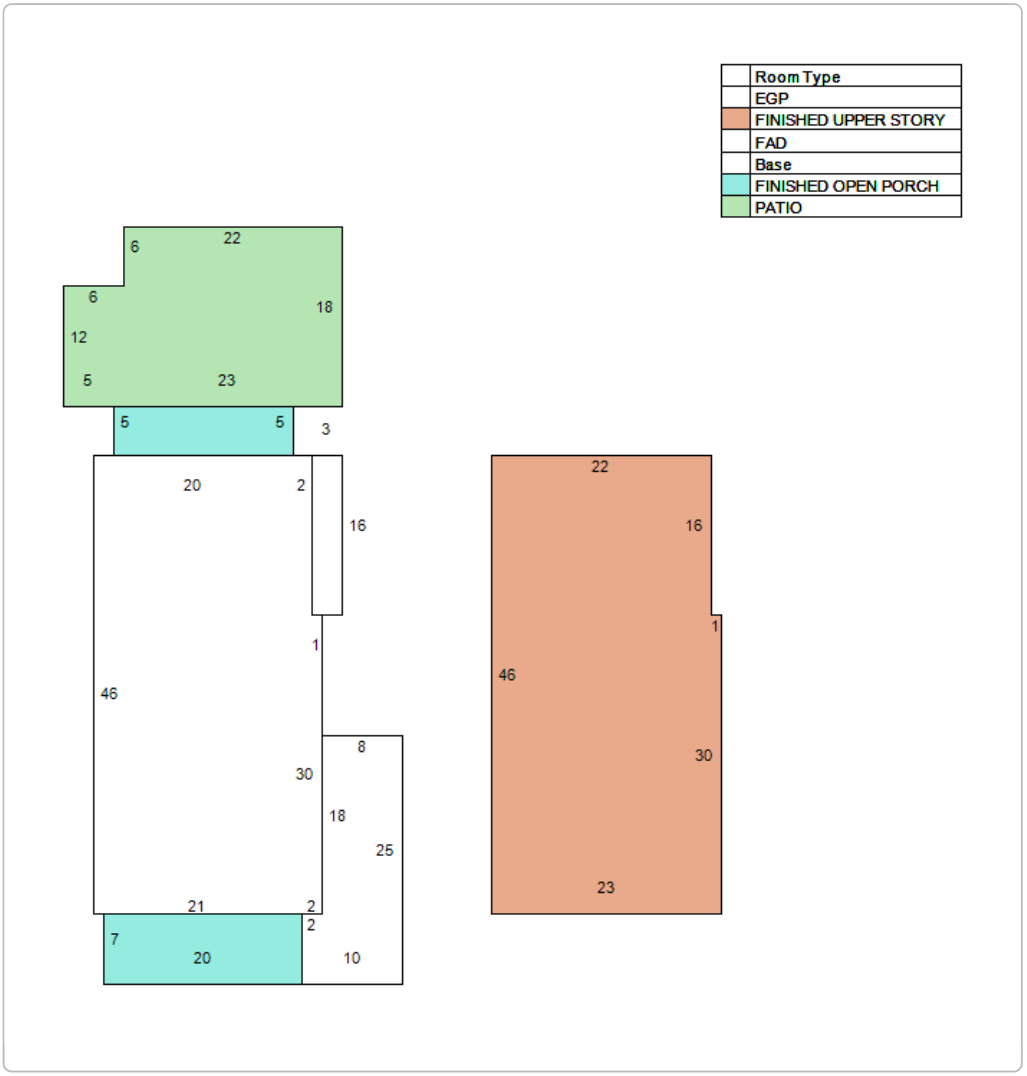
Building 2
Year Built 1910
Actual Area 1396
Conditioned Area 525
Use Duplex
Style 01
Class N
Exterior Wall Wood

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

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

Sketch Information





Extra Feature Information

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

Land Information

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

Sale Information

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

No data available for the following modules: Exemption Information.

User Privacy Policy
GDPR Privacy Notice

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

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

Detail by Entity Name

Florida Profit Corporation
ALAN J. FREZ CONSTRUCTION, INC.

Filing Information

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

Principal Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Mailing Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title DPT

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

Title S

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

Annual Reports

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

Document Images

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting



Application HP2023-0050 Address: 228 Charlotte Street

Applicant: Michael & Sandra Wieber

Property Owner: Michael & Sandra Wieber

Project description: To construct a new in-ground pool with associated pavers, fountain, and gate.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ06472
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	c. 1964
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989900000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a through lot fronting both Charlotte and Aviles Streets on the block between Cadiz Street and Bravo Lane. The Mediterranean Revival/Mission Style residence was constructed in 1964 and has seen several alterations over time.
2. The applicant is proposing installation of an in-ground swimming pool and associated site features as detailed in the scope of work below.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that in-ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Proposed work is primarily located inside the existing masonry wall on the west side of the property adjacent to Aviles Street. The proposed wooden gate assembly will be visible from Charlotte Street but appears to fully screen the proposed pool and fountain feature behind.
4. While fountains are not generally appropriate in areas accessible to the public, according to the AGHP, the proposed fountain will be screened from view, located in a walled and gated space.
5. The proposed clay brick pavers are an appropriate material that will replace existing inappropriate concrete pavers.
6. The proposed teak gate utilizes appropriate materials and meets the minimum AGHP height requirement of 4' for post-1821 fences. While no post-1821 gate width requirement is stated within the AGHP, the proposed gate width is just shy of the pre-1821 minimum (44") at 42" wide.

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 **228 Charlotte Street** if the HARB finds that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that the proposed brick pattern be specified.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct inground swimming pool:
    a. 4' deep (2' below ground, 2' above)
    b. 14' x 7'
    c. Fountain feature (example provided by applicant)
2. Install Cherokee Brick Paver in French Country Buff to replace modern brick paver (pattern not specified)
3. Construct new wooden fence from the north west corner of the residence to the perimeter wall with a gate:
    a. Approx 4.5' to highest point on gate
    b. 8.4' width total, 3.5' (42") gate width
    c. Teak wood, natural finish
    d. Cast iron hardware

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

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

Do...

- 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 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...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

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

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

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

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- 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.
- 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 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.
- 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.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
228 Charlotte Street



Front (east) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
228 Charlotte Street



Front (east) Elevation



North Elevation
(location of gate, pool behind)

STAFF PHOTOGRAPHS
228 Charlotte Street



North elevation of property wall



Northwest elevation of property wall

STAFF PHOTOGRAPHS
228 Charlotte Street



Southwest elevation of property wall



South Elevation



Southeast Elevation

STAFF PHOTOGRAPHS
228 Charlotte Street



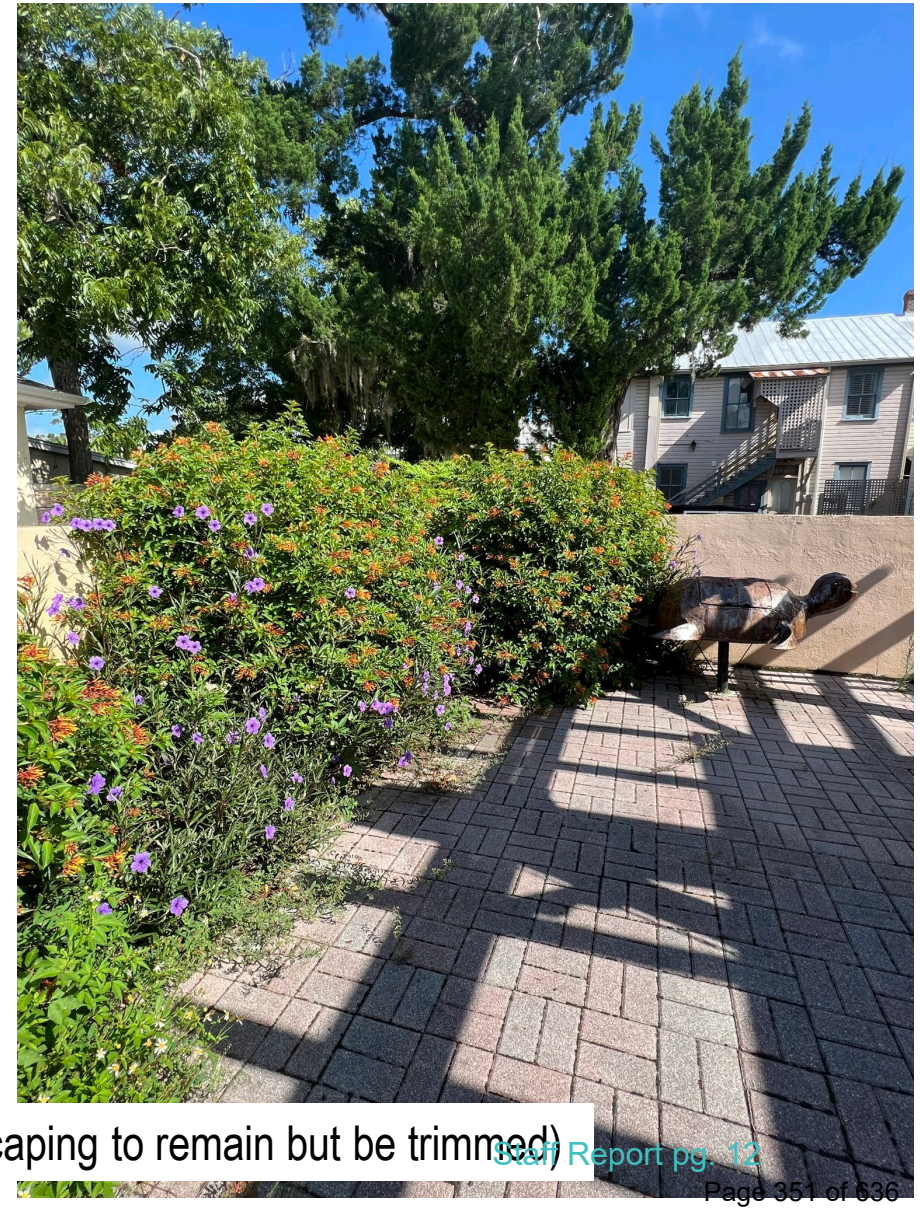
Existing wall, gate to be tied-in



Location of gate, pool behind

STAFF PHOTOGRAPHS
228 Charlotte Street





Pool and fountain location (landscaping to remain but be trimmed)

STAFF PHOTOGRAPHS
228 Charlotte Street





Pool and fountain location (landscaping to remain but be trimmed)

STAFF PHOTOGRAPHS
228 Charlotte Street





Proposed pool equipment location, screened from ROW

Staff Report pg. 14

STAFF PHOTOGRAPHS
228 Charlotte Street







Context Photographs

Page 1

☒ Original
☐ Update

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

Site #8 SJ06472
Field Date 5-2-2016
Form Date 5-2-2016
Recorder # 7

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) 228 Charlotte Street/27 Aviles — 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:	228		Charlotte	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 # 1989900000 — Landgrant _____
Subdivision Name City of St. Augustine — Block 30 — Lot 2
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1964 ☒ 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 wall enclosure and pavers
Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature rear one room
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Composition roll 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) entry behind arched loggia; flat roof with slight parapet

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

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 SJ06472

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. slab
Main Entrance (stylistic details) _____

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____
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 if period expanded

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

DOCUMENTATION

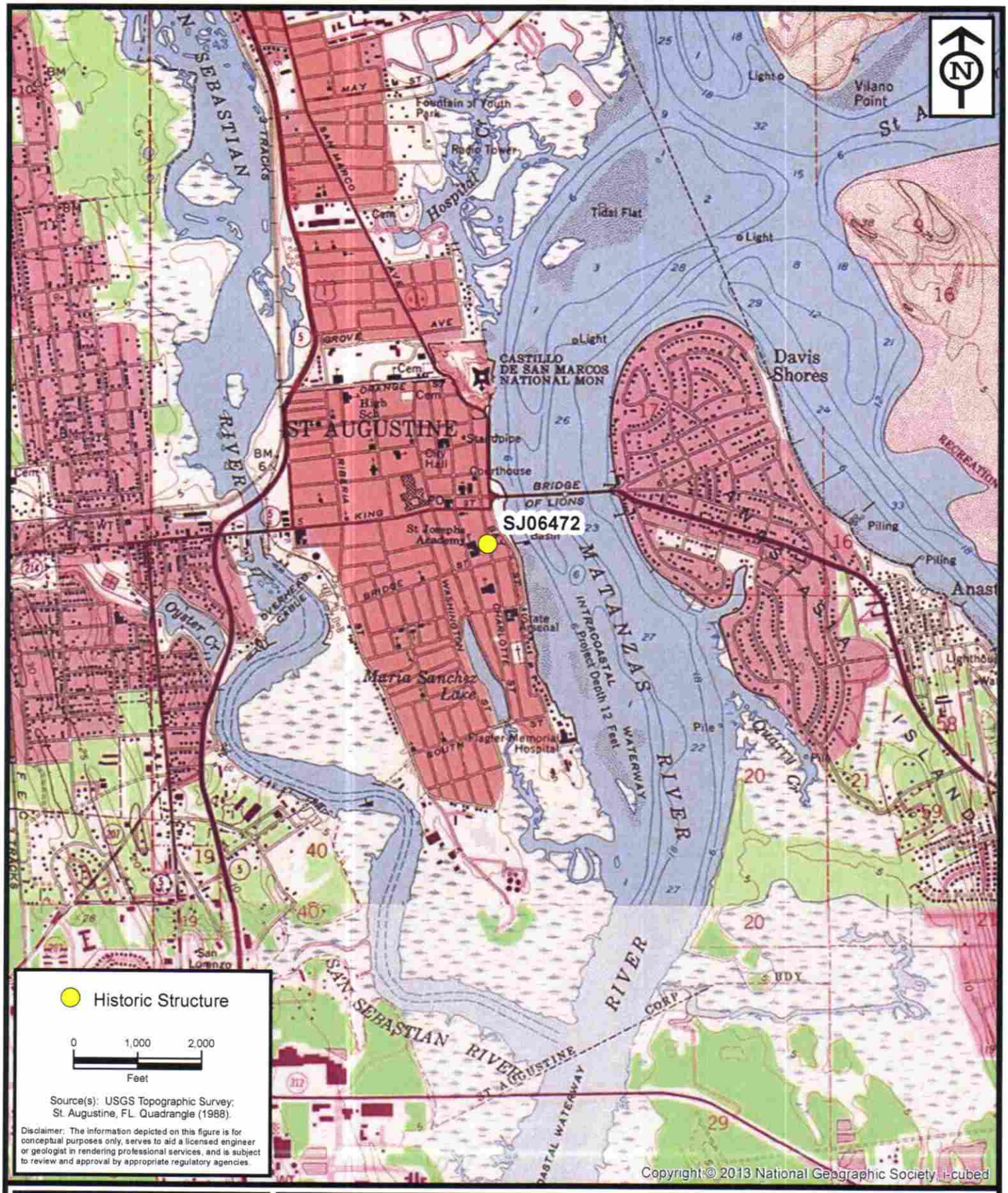
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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

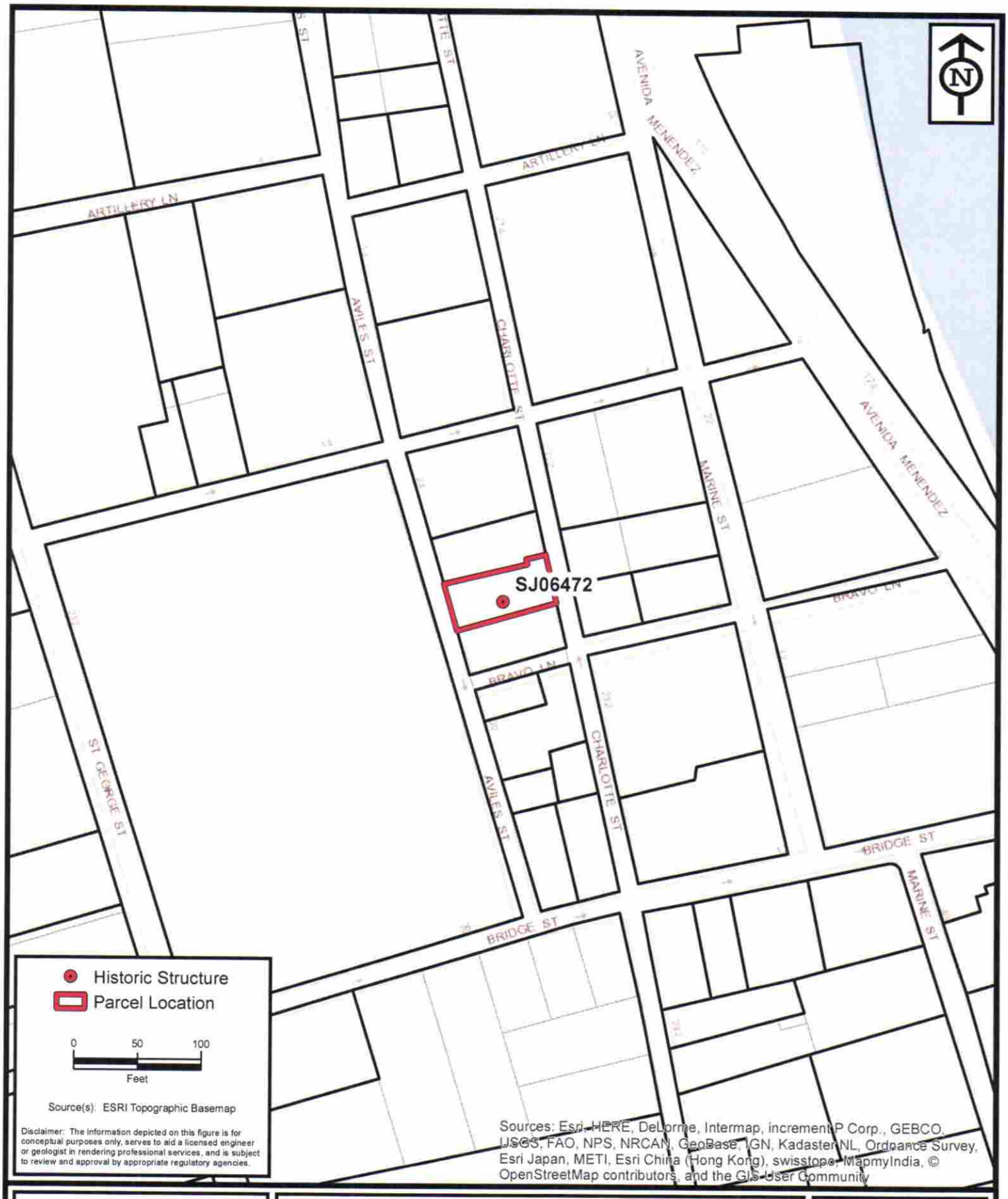
Project Location - SJ06472

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\SJ06472\Location.mxd Date: 6/28/2016 1:16:24 PM



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

Parcel Location - SJ06472

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

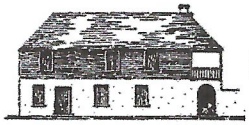
Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

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828

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. HP2023-0050

Receipt No. 2678193

Meeting Date: August 17, 2023

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

1. NAME OF APPLICANT Sandy and Mike Wieber

   Business (if applicable) _____

   Address 228 Charlotte Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904-553-0530 E-mail Address mwieber@comcast.net

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

2. NAME OF PROPERTY OWNER Sandy and Mike Wieber

   Business (if applicable) _____

   Address 15 Saragossa Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 904-553-0530 E-mail address mwieber@comcast.net

3. PROJECT STREET ADDRESS 228 Charlotte Street

4. LEGAL DESCRIPTION: Lot 2 Block 30 Subdivision _____ Parcel _____

5. EXISTING USE Single Family PROPOSED USE Single Family

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 add gate and small section of wood fence to enclose pool
- ☒ New parking/walkways/other site features add small spa pool to patio area
- ☐ 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)

Install 15' x 8' foot pool in existing patio area. Details are attached.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Sandy and Mike Wieber

SIGNATURE OF APPLICANT Sandy & Mike Wieber DATE 7-17-23

PRINT OWNER'S NAME Sandy and Mike Wieber

SIGNATURE OF OWNER Sandy & Mike Wieber DATE 7-17-23

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

Received 07/18/2023
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: 228 Charlotte Street

Applicant's Name: Sandy and Mike Wieber Applicant's Signature: Sandy and Mike Wieber

Owner's Name: Sandy and Mike Wieber Owner's Signature: Sandy and Mike Wieber

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.

SJM 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 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:

A scaled site plan with labeled dimensions including setbacks from the property line and existing building. Site plan should also detail the location of poole equipment and any proposed landscaping. Scaled section/elevation drawings of the pool

Full dimensions for the proposed fence/gate should be provided, and the location marked on the site plan. See above checklist.

Project number: HP2023-0050 Project Address: 228 Charlotte Street

Reviewed by: Candice Seymour Date: 07/19/23

Received 07/18/2023
Planning and Building Department

228 Charlotte Street
HARB Certificate of Appropriateness
Project Description Details

Replace existing modern brick paver patio with bricks. Our preferred choice would be Cherokee Brick's Georgia Handcrafted Collection, French Country Buff – a new brick handcrafted to look antique (see Image 1). Alternatively, we could use actual historic bricks from Gavin Historical Bricks. Old Chicago Brick is shown in Image 2.

Add small rectangular plunge pool 4 feet deep (2 feet above ground, 2 feet below) with a row of Spanish tile along the pool sides (see Image 3). The above ground pool sides will be stucco to match the house exterior. Pool will be designed to include a water feature against the wall, again using Spanish tile. An example of this water feature is shown in Image 4 and is shown in relation to the pool in Image 5. Image 6 shows another computer rendering of the pool from above and Image 7 shows the pool in relation to the property survey. The property survey is included as Image 8.

Add new wood fence section to connect the existing concrete wall to the house. New fence will be same height as existing fence (4 feet) and its location is shown in Image 9. Image 10 shows the style of the fence and gate to be installed. Fence and gate will be painted Rockwood Dark Brown (SW 2808) from the city preapproved list of Trim colors for Mediterranean Influence structures.

Image 11 shows the current patio. The proposed pool would be installed beyond the existing wood trellis. Images 12 and 13 show the patio area from the North and South.

Images 14 and 15 show the view of the patio from the North and South on Aviles Street.

Images 16 and 17 show the view of the patio from the North and South on Charlotte Street.

Image 1 – Cherokee Brick's Georgia Handcrafted Collection, French Country Buff



Image 2 - Old Chicago Brick from Gavin Historical Bricks



Image 3 – Example of partially above ground pool design with row of tile.

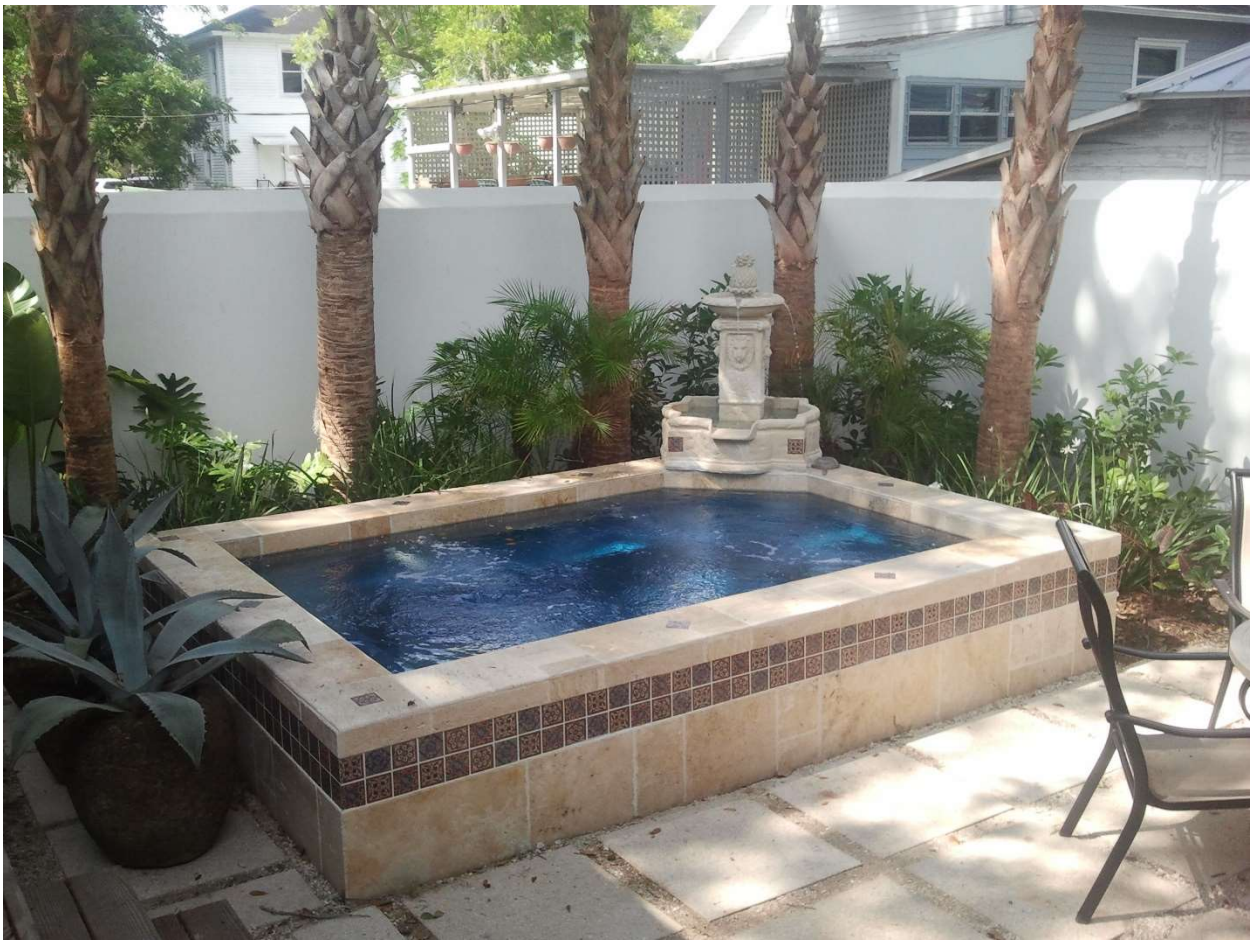


Image 4 – Design for the Back wall of the pool



Image 5 – Computer rendering of pool with hand drawn fountain to show its location.



Image 6 – Computer rendering of pool from above



Image 7 – The proposed pool in relation to the property survey

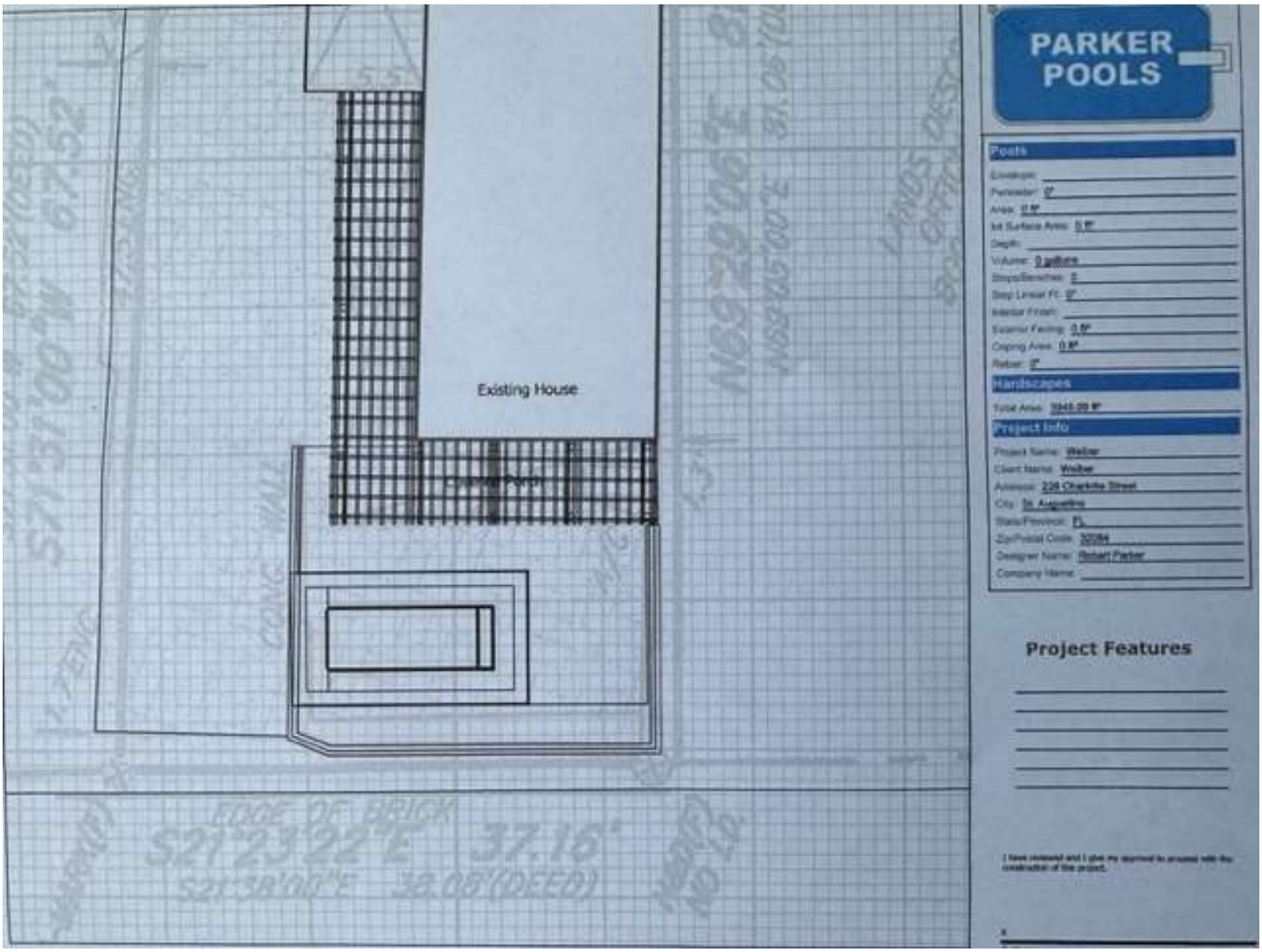


Image 8 – Property survey

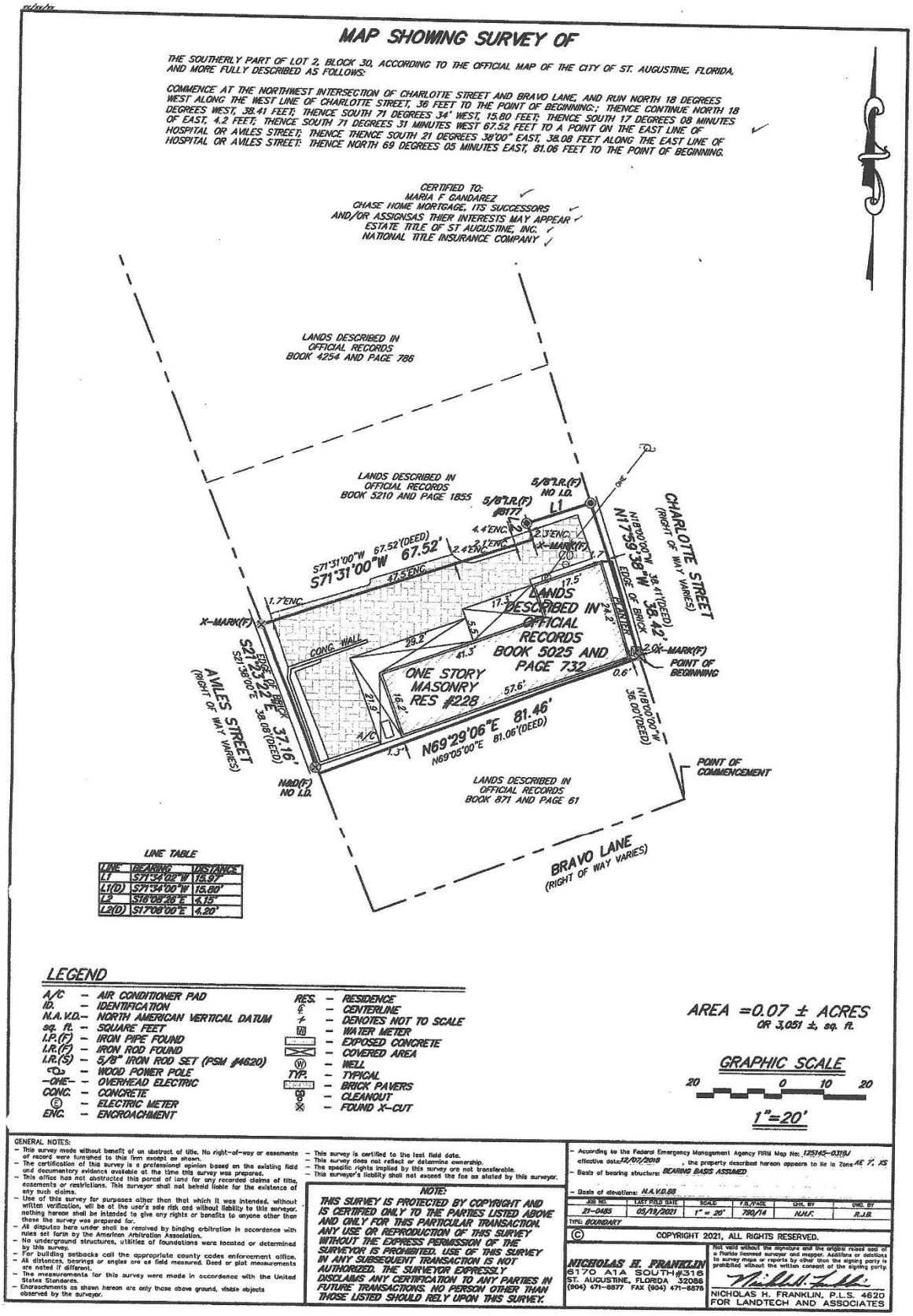


Image 9 – Location of the wood fence.



Image 10 – Fence and Gate



Image 11 – Current patio



Image 12 – Current patio from the North



Image 13 – Current patio from the South

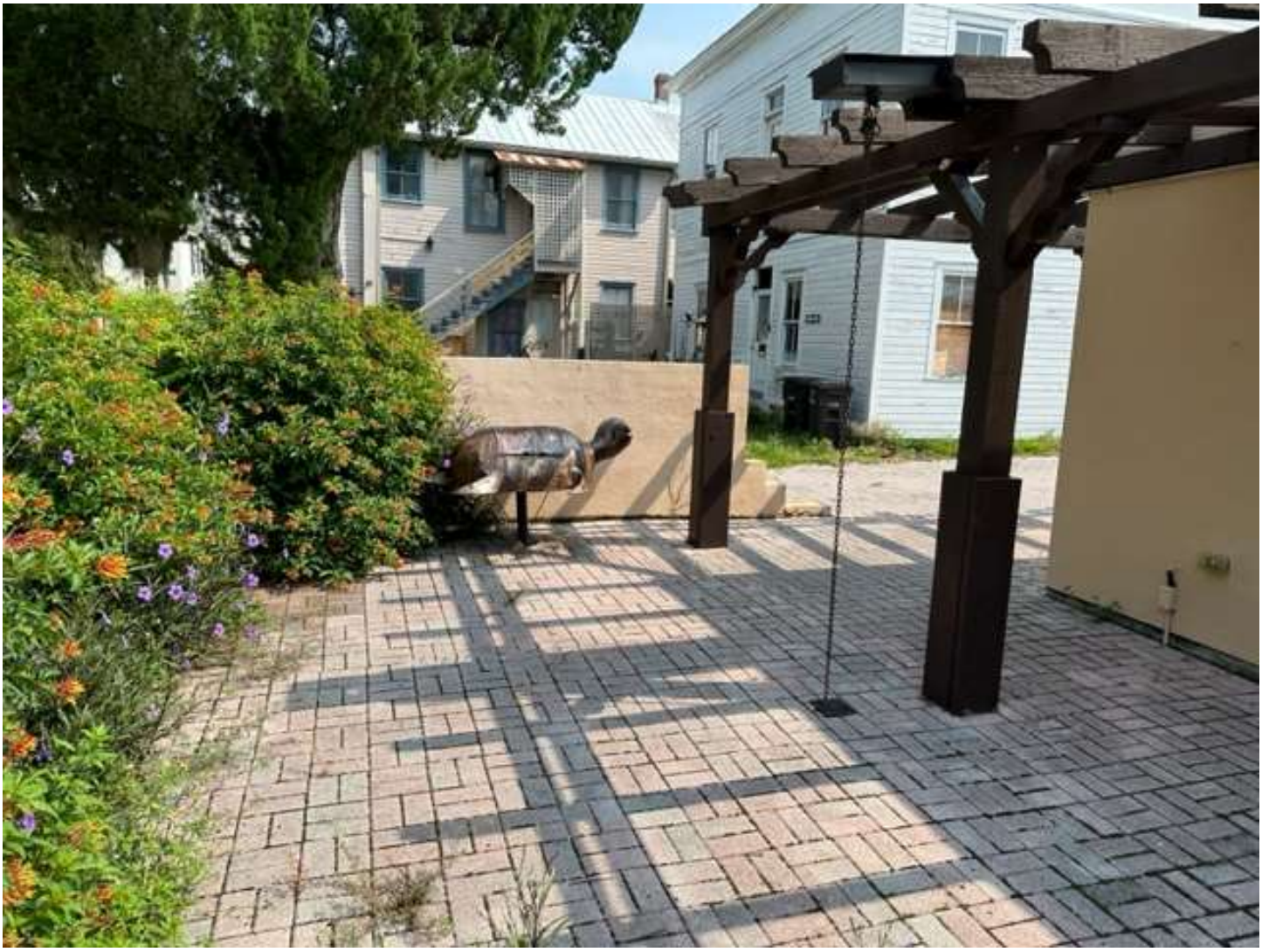


Image 14 – View of the proposed pool area from the north on Aviles Street



Image 15 – View of the proposed pool area from the south on Aviles Street



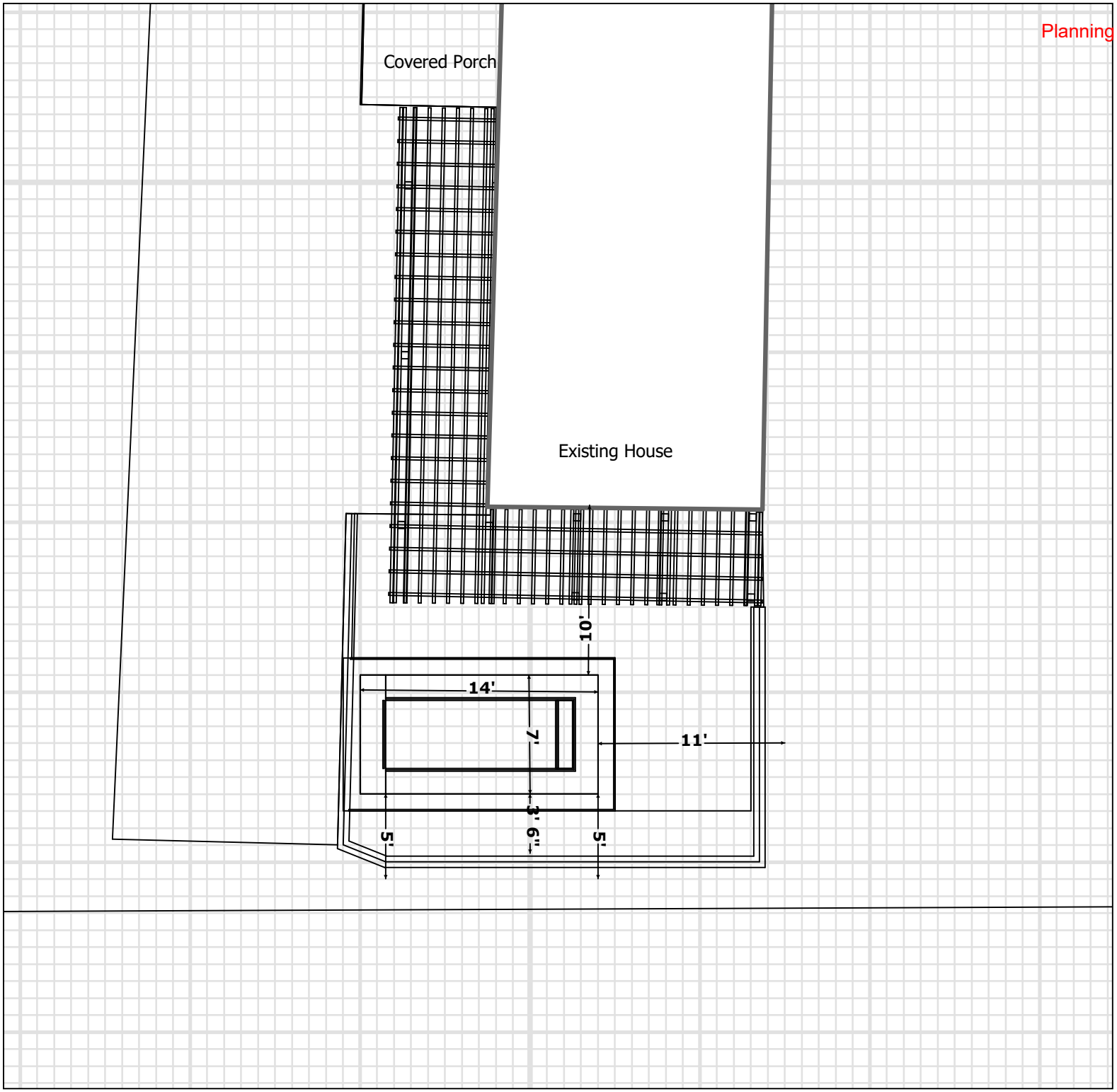
Image 16 - View of the proposed pool area from the north on Charlotte Street (patio area is in the distance, beyond the trellis)



Image 17 - View of the proposed pool area from the south on Charlotte Street (patio area is not visible)



Received 08/08/2023
Planning and Building Department



PARKER POOLS

Pools

Envelope:
Perimeter: 0"
Area: 0 ft²
Int Surface Area: 0 ft²
Depth:
Volume: 0 gallons
Steps/Benches: 0
Step Linear Ft: 0"
Interior Finish:
Exterior Facing: 0 ft²
Coping Area: 0 ft²
Rebar: 0"

Hardscapes

Total Area: 3949.99 ft²

Project Info

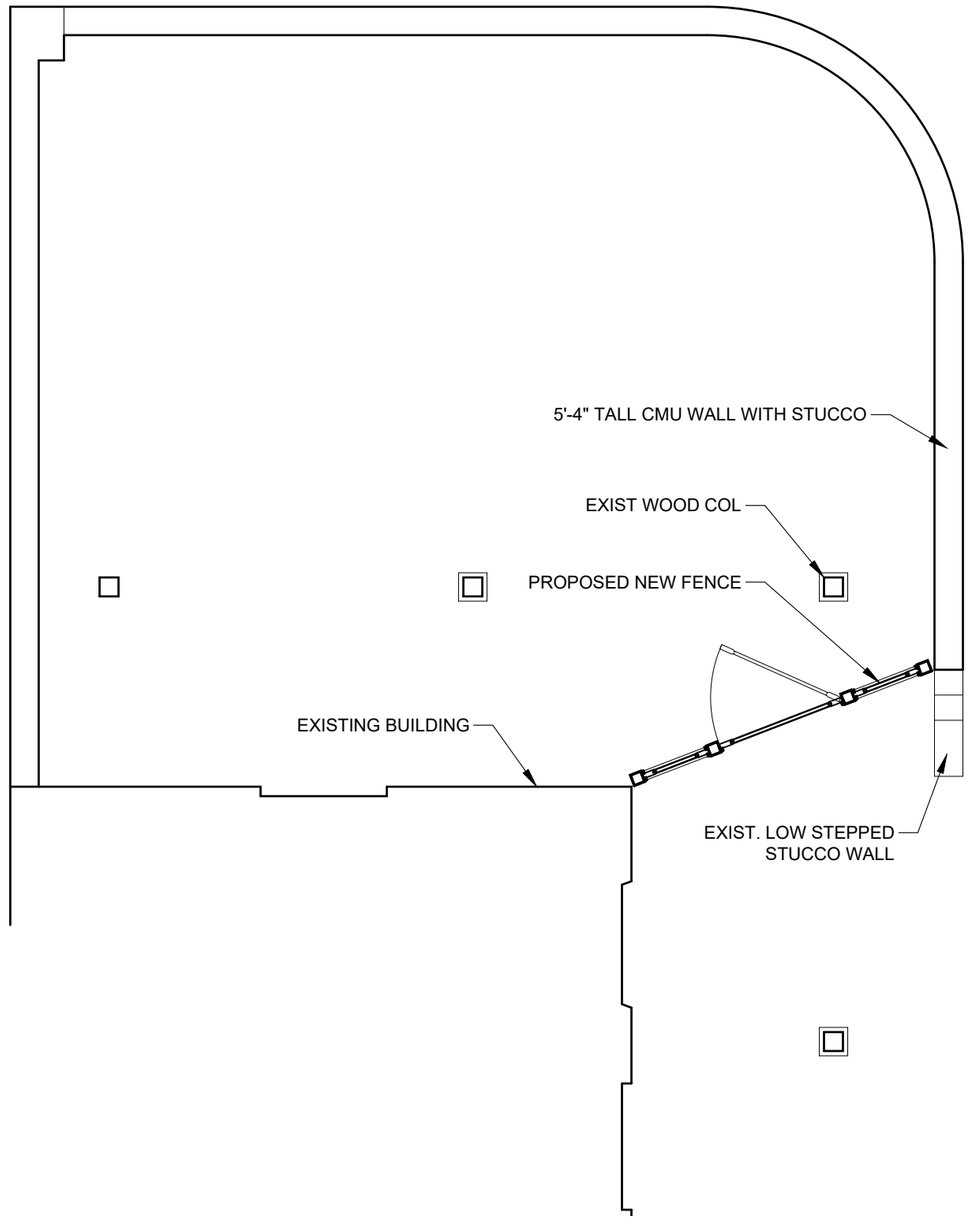
Project Name: Weiber
Client Name: Weiber
Address: 228 Charlotte Street
City: St. Augustine
State/Province: FL
Zip/Postal Code: 32084
Designer Name: Robert Parker
Company Name:

Project Features

I have reviewed and I give my approval to proceed with the construction of this project.

x Application pg 24
Customer Date

Received 08/07/2023
Planning and Building Department



PROPOSED SITE PLAN 1/4"=1'-0" | 1

PROJECT:

GATE

PROJECT CONTACT

Mike and Sandy Wieber
Owner

sandywieber@comcast.net
904.687.8781

PROJECT LOCATION

228 Charlotte Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
sr@sarahryanarchitect.com
904-547-9430

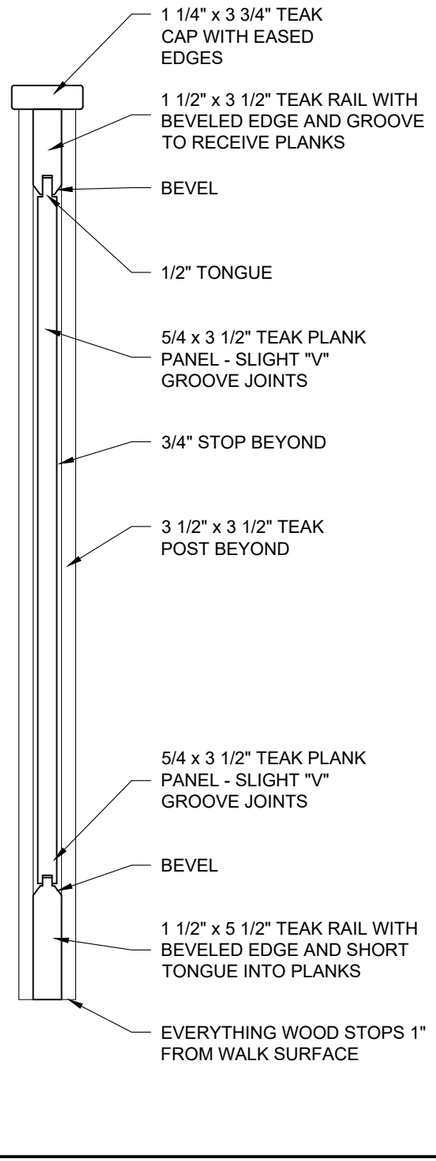
DATE

08.03.2023

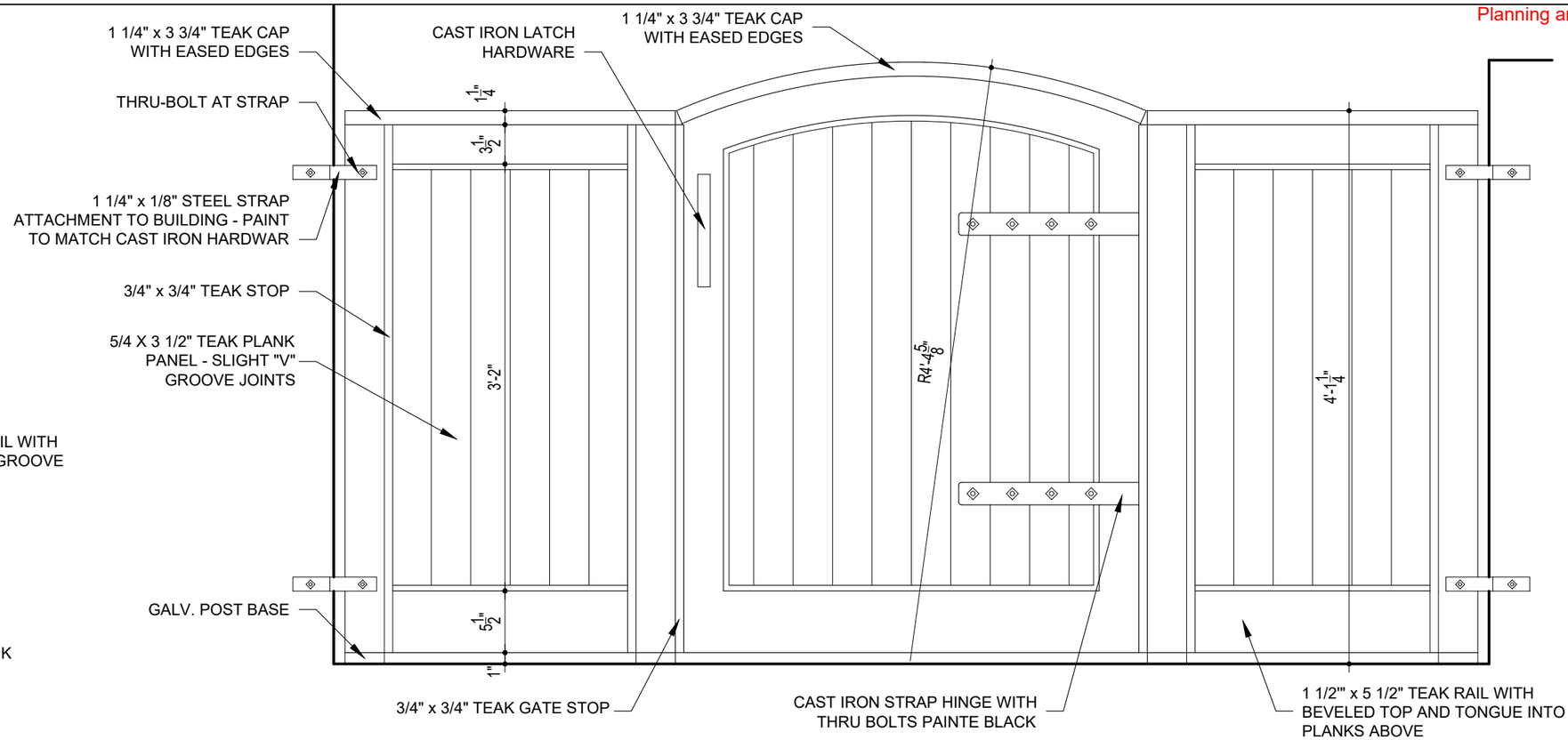
DRAWING SHEET

A1.01

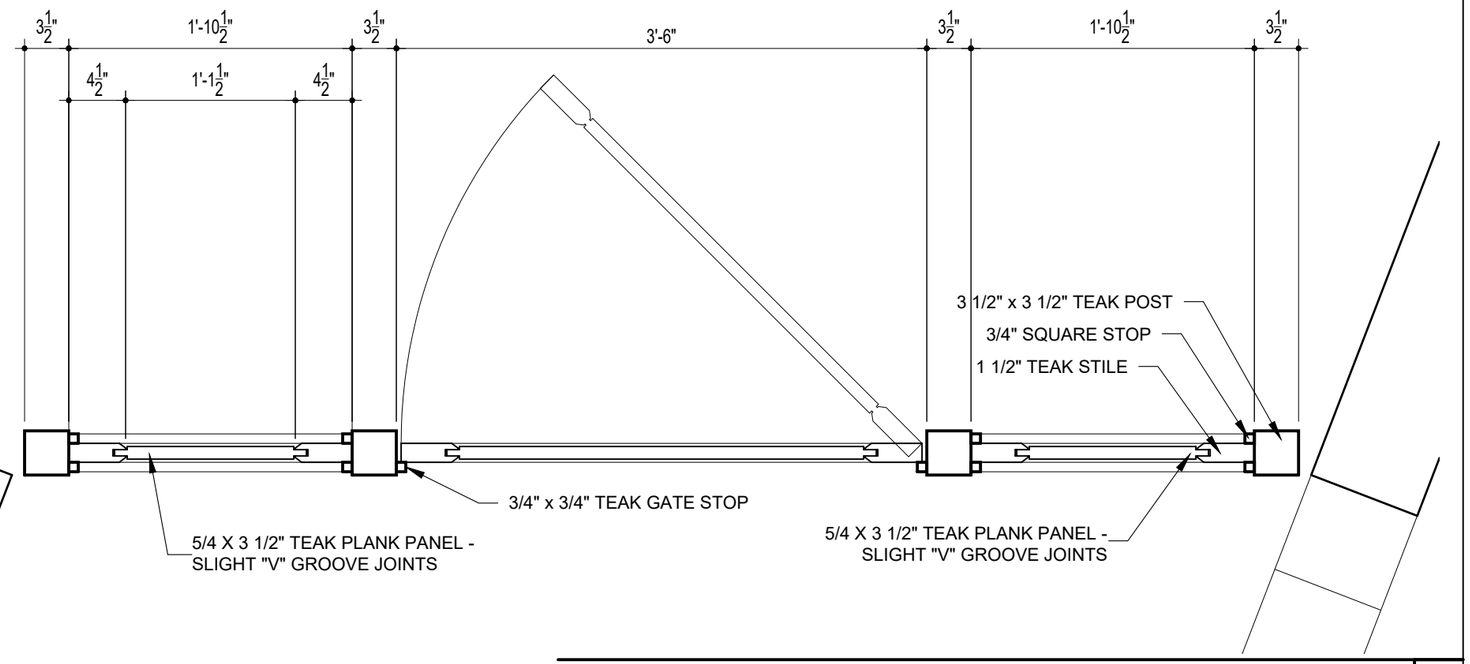
Received 08/07/2023
Planning and Building Department



SECTION 1 1/2"=1'-0" | 1



PROPOSED ELEVATION 1"=1'-0" | 2



PROPOSED PLAN 1"=1'-0" | 3

PROJECT:

GATE

PROJECT CONTACT

Mike and Sandy Wieber
Owner

sandywieber@comcast.net
904.687.8781

PROJECT LOCATION

228 Charlotte Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
sr@sarahryanarchitect.com
904-547-9430

DATE

08.03.2023

DRAWING SHEET

A1.02

Welcome to Cherokee Brick

The heritage of brick construction dates back to ancient times, forming the foundation of notable structures throughout human history. Cherokee Brick is proud to carry on the tradition laid by generations of brickmakers in delivering construction solutions that will withstand the test of time.

Founded in 1877, Cherokee Brick has sought product innovation as a professional hallmark, continually refining our production and laying processes to fit and enhance nearly any application. Back then, we only produced a single crude type of brick, but we now have the capability to manufacture over 100 different varieties from our Georgia and Mississippi plants. Our capacity has similarly expanded, allowing us to meet the demands of customers hailing from diverse industries nationwide.

The nature and history of our business is one of continuous change. There have been advancements in the materials and brick manufacturing methods which have resulted in significant improvements in quality and consistency. We haven't changed what made us a preferred brick provider for builders, and that's the quality and integrity our company was founded on and, to this day, strives to maintain.

Cherokee Brick Company supplies the highest quality brick to homebuilders, contractors, and remodeling professionals across the nation. With a little help from Cherokee, you can create a truly distinctive building project that exceeds all expectations.



Build distinctively, build with Cherokee Brick.

CHEROKEE BRICK
EST. 1877

Headquarters
3250 Waterville Road
Macon, GA 31206
Phone: 800.277.2745

Macon Showroom
1716 Forsyth Street
Macon, GA 31201
Phone: 478.742.6432

Atlanta Showroom
170 Westridge Industrial Blvd.
McDonough, GA 30253
Phone: 770.914.9280

Jackson Plant and Showroom
2050 Forest Avenue
Jackson, MS 39213
Phone: 601.981.1410

Visit us online at
www.cherokeebrick.com



Received 08/08/2023
Planning and Building Department

CHEROKEE BRICK
EST. 1877

Georgia
Handcrafted Collection

Received 03/08/2023
Planning and Building Department

Our Brick Products

When it comes to your construction project, only the finest material will do, and no other company makes higher quality products than Cherokee Brick. Our plants produce a robust product in a variety of styles, colors, and textures to fit your needs. Our product line is one of the most diverse in the industry!

Why Choose Brick?

- Better return on investment
- Virtually no maintenance for 100 years
- Lowers insurance cost and has a one-hour fire rating
- Increases home curbside appeal
- Environmentally responsible from using locally sourced materials
- Improves energy efficiency in your home

Our **Handcrafted Collection** captures the look of reclaimed (used) brick but meets the modern-day ASTM standards. We are proud to offer our **Handcrafted Collection** for builders who want their project to truly stand out from the crowd. Modern quality meets repurposed beauty.



Modern quality meets repurposed beauty

Handcrafted Collection

Antique White



Augusta



Barnsley



Charlestowne



Covington



French Country Buff



French Country Gray



Jackson Square Blend



Kennesaw



Chicago Used



Old French Quarter



Old Mississippi



Old Orleans



Old Pearl River



Old Savannah



Old St. Louis



Oxford



Pinehurst



Portsmouth



Riverstowne



Savannah Gray



Shelburne



Old Atlanta



Wellston



Windsor



Application pg 28

Instr #2023054917 BK: 5792 PG: 89, Filed & Recorded: 7/14/2023 10:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,965.00

Rec: $18.50 Doc: $6965.00

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):
198990-0000
File No.: 64628

WARRANTY DEED

This Warranty Deed, Made the 13 day of July, 2023, by **MARIA FERNANDA GANDAREZ,** unmarried whose post office address is:

PO Box 3541, St. Augustine, FL 32085,
hereinafter called the "Grantor", to

MICHAEL S. WIEBER and SANDRA L. WIEBER, husband and wife, whose post office address is:

142 Avenida Menendez St Augustine FL 32084,
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Nine Hundred Ninety Five Thousand Dollars and No Cents ($995,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

THE SOUTHERLY PART OF LOT 2, BLOCK 30, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND BRAVO LANE, AND RUN NORTH 18° WEST ALONG THE WEST LINE OF CHARLOTTE STREET, 36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18° WEST, 38.41 FEET; THENCE SOUTH 71°34' WEST, 15.80 FEET; THENCE SOUTH 17°08' EAST, 4.2 FEET; THENCE SOUTH 71°31' WEST, 67.52 FEET TO A POINT ON THE EAST LINE OF HOSPITAL OR AVILES STREET; THENCE SOUTH 21°38' EAST, 38.08 FEET ALONG THE EAST LINE OF HOSPITAL OR AVILES STREET; THENCE NORTH 69° 05' EAST, 81.06 FEET TO THE POINT OF BEGINNING.

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 2022, 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: Synnee N. Roy

Printed Name: Synnee N. Roy

Witness Signature: Toni Josette Wright

Printed Name: Toni Josette Wright

Maria Fernanda Gandarez
MARIA FERNANDA GANDAREZ

COPY

State of Florida

County of Miami Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 13 day of July, 2023 by MARIA FERNANDA GANDAREZ. He/She/They is/are ☐ Personally Known OR ☑ Produced FL DL as Identification.

Synnee N. Roy
Notary Public Signature (SEAL)

Printed Name: Synnee N. Roy
My Commission Expires: 6/12/2026
☑ Online Notary (Check Box if acknowledgment done by Online Notarization)

NOTARY PUBLIC STATE OF FLORIDA
SYNNEE N. ROY
Notary Public - State of Florida
Commission # HH 275151
My Comm. Expires Jun 12, 2026

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	1989900000
Location Address	228 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUG PT OF LOT 2 38.08FT ON AVILES ST X 81.06FT ON S X 38.41FT ON CHARLOTTE ST BLK 30 OR5792/89 *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	0.070
Homestead	N

Owner Information

Owner Name	Wieber Michael S,Sandra L 100% Wieber Sandra L 100%
Mailing Address	142 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$303,565
Extra Features Value	$4,059
Total Land Value	$231,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$538,624**
Total Deferred	$0
Assessed Value	**$538,624**
Total Exemptions	$0
Taxable Value	**$538,624**

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

Historical Assessment Information

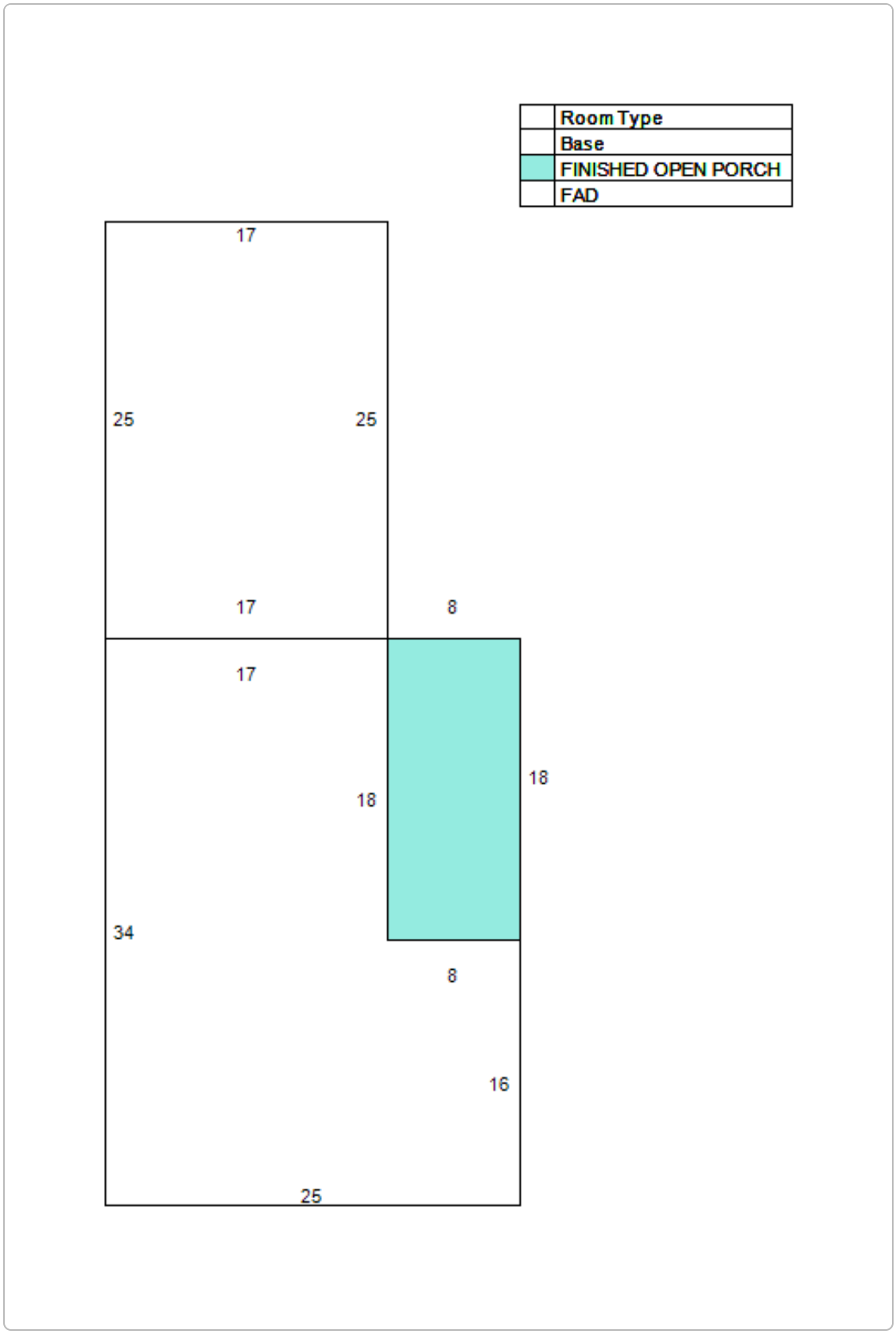
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$289,552	$11,997	$224,840	$0	$0	$526,389	$526,389	$0	$526,389
2021	$184,158	$11,997	$184,800	$0	$0	$380,955	$380,955	$0	$380,955
2020	$177,070	$11,997	$184,800	$0	$0	$373,867	$236,323	$137,544	$236,323
2019	$85,354	$6,285	$123,200	$0	$0	$214,839	$214,839	$0	$214,839
2018	$86,435	$5,942	$123,200	$0	$0	$215,577	$215,577	$0	$215,577
2017	$68,303	$6,315	$123,200	$0	$0	$197,818	$179,629	$68,189	$129,629
2016	$69,147	$6,687	$100,100	$0	$0	$175,934	$175,934	$50,000	$125,934
2015	$69,990	$7,058	$100,100	$0	$0	$177,148	$175,591	$51,557	$125,591
2014	$66,666	$7,431	$100,100	$0	$0	$174,197	$174,197	$50,000	$124,197
2013	$67,460	$7,803	$100,100	$0	$0	$175,363	$175,363	$50,000	$125,363
2012	$69,047	$8,175	$100,100	$0	$0	$177,322	$177,322	$50,000	$127,322
2011	$69,841	$8,367	$110,880	$0	$0	$189,088	$189,088	$50,000	$139,088
2010	$83,806	$8,789	$123,200	$0	$0	$215,795	$215,795	$50,000	$165,795

Building Information

Building	1
Building Value	$303,565
Year Built	1964
Actual Area	1275
Conditioned Area	1131
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Roll Composite
Roof Structure	Flat
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	706
ADDITION	425
FINISHED OPEN PORCH	144
Total SqFt	1275

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pergola (Mix)		2125
Masonry Wall (Mix)		367
Masonry Wall (Mix)		1567

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	77	40	3080	SF	$231,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/14/2023	7/13/2023	$995,000.00	WARRANTY DEED	5792	89	Q	I	GANDAREZ MARIA FERNANDA	WIEBER MICHAEL S,SANDRA L
6/29/2021	6/25/2021	$660,000.00	WARRANTY DEED	5304	329	Q	I	MASON KAREN L	GANDAREZ MARIA FERNANDA
8/25/2020	8/21/2020	$460,000.00	WARRANTY DEED	5025	732	Q	I	AKINOLA LIMITED	SHEATS GEORGE S ET AL
3/5/2020	1/30/2020	$510,000.00	WARRANTY DEED	4897	509	Q	I	LYONS NILSA	AKINOLA LIMITED
	2/10/2006	$510,000.00	WARRANTY DEED	2643	1585	Q	I	DARACK JOEL S & LAURIE CLINGAN	LYONS NILSA
	5/10/2004	$295,000.00	WARRANTY DEED	2196	1818	Q	I	LEE MILDRED L	DARACK JOEL S,LAURIE CLINGAN
	3/1/1982	$0.00		529	559	U	I		LEE ERNEST E,MILDRED L

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
Last Data Upload: 7/24/2023, 11:43:37 PM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting



Application HP2023-0049 Address: 21 Hypolita Street

Applicant: DJ's Clam Shack Property Owner: Mikma Properties, LLC

Project description: For after-the-fact approval of signage with colors and graphics that are not pre-approved.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00960
National Register:	St. Augustine NRHD: Contributing	Construction date:	1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968700000		
Agenda Item:	7(b)	Previous Action(s):	Multiple

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of Hypolita Street between St. George and Charlotte Streets. The Frame Vernacular structure is oriented towards the west and is fronted by an alley known as The Court. A fenced courtyard fronts the Hypolita Street Elevation.
2. The HARB has previously reviewed several applications for this property, most recently 2023-0006 to install a new canvas awning on the north elevation, relocate a hood vent on the south elevation, replace ADA ramp and stair railings, and construct a new pergola in the courtyard.
3. A sign permit application review, which is attached for the Board's consideration, was completed on March 6, 2023, and indicated that the false wood background, proposed colors, and cartoon clam graphic were not consistent with the Architectural Guidelines for Historic Preservation (AGHP). The applicant and business owner were notified of required HARB review as seen in the attached correspondence. These are provided since no additional information was provided by the applicant for this application as requested in the Sufficiency e-mail attached to the application packet.
4. A code enforcement case was opened on June 6, 2023 for installation of the signs without obtaining HARB approvals or a sign permit. The signs have remained installed despite a Notice of Violation from the Code Enforcement division and additional banners have been hung on the fence facing Hypolita Street which is prohibited per the Sign Code and should be removed. A-frame signage seen in some photographs is also prohibited within the sign zone.
5. For post-1821 architectural styles, the AGHP requires that colors reflect the architectural style of the building and graphics should be limited to appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.
6. The proposed sign utilizes the pre-approved font Brushwork. While white is an appropriate color for the building's architectural style, the fake wood-grain background and bright red accent color are not administratively approvable as appropriate colors. Rainstorm, a pre-approved blue shade from the Bungalow (1890-1940) palette, was suggested as an alternative to the wood-grain but was not used.
7. The Board should also advise whether the highly visible "Southernmost Point" buoy feature at the entrance to the courtyard, which was installed with no review for compliance with the AGHP and does not meet color requirements, should be considered signage under this review based upon the definition of "sign" as provided in the city's Sign Code.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **21 Hypolita Street:**

(1) **APPROVE** if the HARB can make the following findings:
   a. The background and accent colors as presented or modified at the direction of the HARB are consistent with the architectural style of the building.
   b. The 3-D graphic is appropriate for the architectural period of the building and the district; OR,

(2) **CONTINUE** to allow the applicant time to modify the sign design as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Approval for signage already installed:

1. Double-sided 2'x3' post sign:
   a. "natural wood" background with red border
   b. White font in "brush work regular" with red outline
   c. Carved cartoon clam graphic (material should be clarified)
2. 1'x6' Wall sign:
   a. "Natural wood" background with red border
   b. White font in "brush work regular" with red outline
   c. Carved cartoon clam graphic (material should be clarified)
3. "Southernmost Point" buoy feature just inside the courtyard entrance.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Signs

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

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

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

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

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

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

Generally

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

Other Post-1821 Styles

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

Appropriate sign types are bracket, pole, post, wall, facia and freestanding.

Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

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

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

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

ST. AUGUSTINE CODE OF ORDINANCES

Article II. Signs

Sec. 3-22. - Definitions.

Sign means any letter, number, emblem, logo, symbol, color, advertising display, copy, billboard, poster, panel, bulletin or placard, and all printed, painted, lettered, illuminated or figured devices, structures or attention-getting devices used to convey First Amendment speech or to convey commercial speech, attached to or painted on any building, or structure, or attached to the ground by post, footing or other contrivance, or carried by persons or affixed to vehicles or vessels and conveying commercial speech, visible from the nearest public right-of-way or private road open to public travel, and legible from a distance of ten (10) feet or more, not otherwise excluded from the definition of a sign in this code.

Sec. 3-23. - Sign regulations generally.

(a) Permits. No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.

(1) Failure to obtain a permit prior to installation or other work on a sign shall result in the permit fee being tripled. Any property owner and/or his agent who has failed to obtain a permit prior to such work shall be guilty of an offense and subject to enforcement procedures as outlined in this article.

(l) Prohibited signs. All signs not expressly permitted under this ordinance, or signs not expressly exempt from permit requirements under this ordinance, are prohibited. Such signs include but are not limited to the following:

(10) Signs attached to a tree, utility pole, fence or rock;

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File Form
3. Sign Permit Application Review
4. Staff Correspondence with applicant and business owner
5. H-1 Sign Zone regulations

STAFF PHOTOGRAPHS
21 Hypolita Street



Wide View of Courtyard and Signage

Staff Report pg. 7

STAFF PHOTOGRAPHS
21 Hypolita Street





Wide Views of Courtyard and Signage

STAFF PHOTOGRAPHS
21 Hypolita Street





Wide Views of Courtyard and Signage

STAFF PHOTOGRAPHS
21 Hypolita Street



Facing East

Sign #1 Double-sided



Facing West

STAFF PHOTOGRAPHS
21 Hypolita Street



Sign #2 Wall Sign

Staff Report pg. 11

STAFF PHOTOGRAPHS
21 Hypolita Street





Banner Signs (prohibited on fences)

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR M.P(S)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 960 1009==

Site Name: 21 Hypolita Street 830== Survey Date: 7809 820==

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

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 9 (block) Shares lot 13 and east 22 (lot) 868==

of south 36 feet, lot 16, block 9 with 52 Charlotte Street. 868==

Owner of Site: Name: Helm, Frank H.;

Address: 52 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: Trekell, John E. 904==

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

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

UTM: 17 (zone) 469850 (easting) 3306940 (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: Garage Apartment 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles; wood drop siding; concrete block (rusticated) BEC ceilingboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS (metal), attic louver 942==

Foundation: 942==

Roof Type: Jerkin head 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Cast concrete columns with capitals, porch frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Set on back of lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage Apartment at 21 Hypolita Street was constructed between 1924 and 1930. A two-story open porch consists of cast concrete columns with capitals, and a porch frieze. The house has a westerly orientation, facing the backs of buildings with a St. George Street address. It is near the restored area in a mixed commercial and residential area.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San 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;

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

In the early 1930's this house at 21 Hypolita Street functioned as the Bonito Apartments.(3) Sanborn Fire Insurance Maps from 1888 to 1917 indicate that this site was occupied by three one-story frame structures, the first used as a "grocery" and "oyster" bar disappeared by 1899. The second, used for "sign painting" shared the lot with a "carpenter" shop, the former was razed by 1917, the later disappeared by 1930.

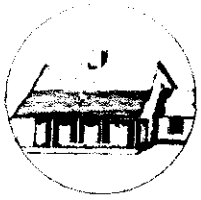
ARCHAEOLOGY

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, 1930, 1934.

☐ Original
☒ Update



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

Site #8 SJ00960
Field Date 5-3-2016
Form Date 5-3-2016
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 Hypolita 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
21		Hypolita	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1968700000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Drop siding 2. Shiplap 3. rusticated block
Roof Type(s) 1. Clipped gable 2. Hip 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. Jerkin head
Roof secondary strucs. (dormers etc.) 1. _____ 2. hip porch
Windows (types, materials, etc.) single and paired wood DHS 1/1 with wood trim and sills

Distinguishing Architectural Features (exterior or interior ornaments) wood frame with original entrance facing Toques Place;

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced brick paver courtyard on Hypolita street

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 SJ00960

DESCRIPTION (continued)

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

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

Foundation Type(s): 1. Continuous 2. piers

Foundation Material(s): 1. Poured Concrete Footing 2. masonry

Main Entrance (stylistic details) 15 light paired wood french doors face Hypolita Street and offset to left; original entrance single door on Toque Pl

Porch Descriptions (types, locations, roof types, etc.) double story porch facing Toque Place wood deck with rusticated block wall and segmented columns support 2nd floor wood deck with chamfered posts and hip roof

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

Narrative Description of Resource interior renovation during survey. 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 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

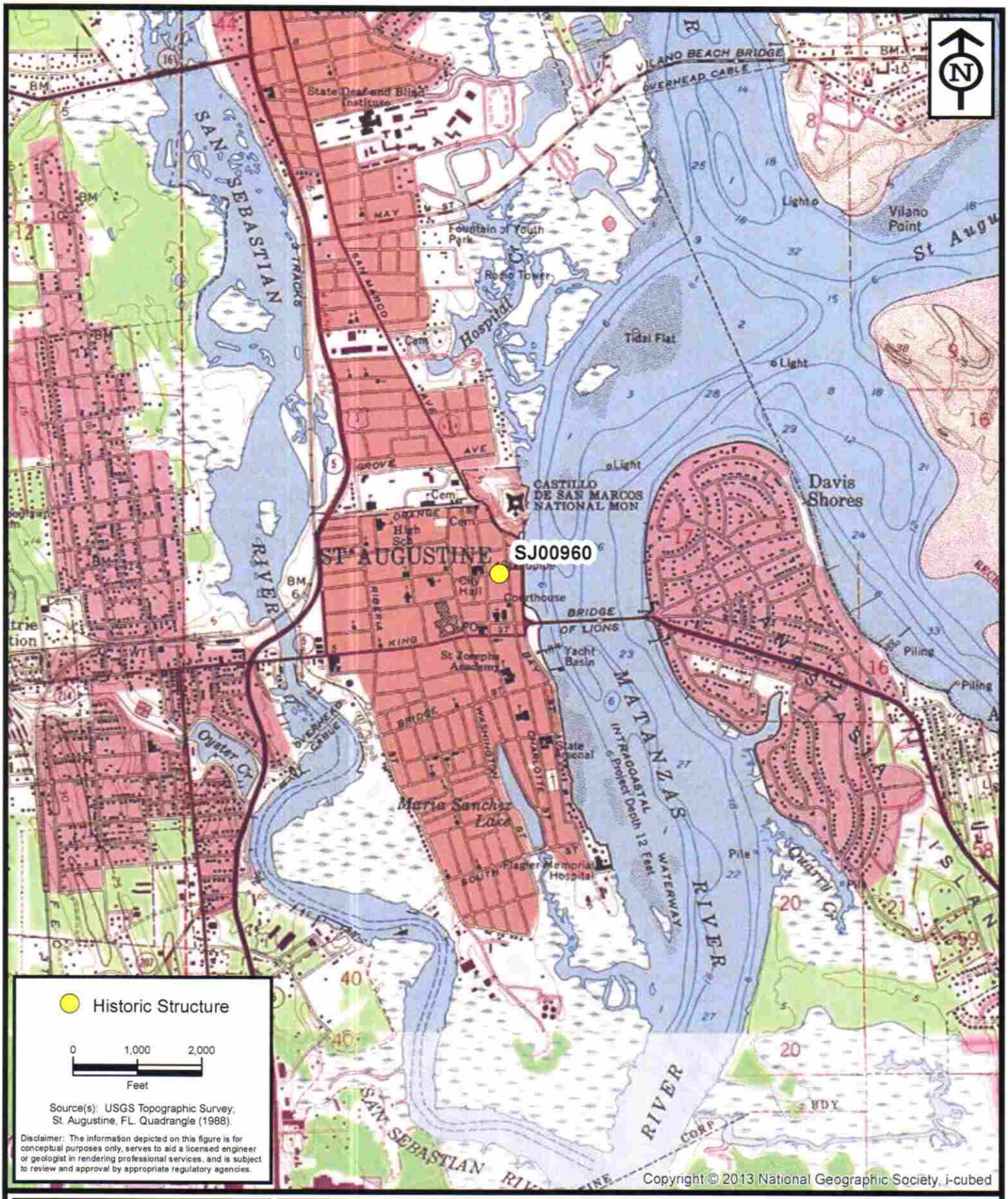
Required Attachments

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

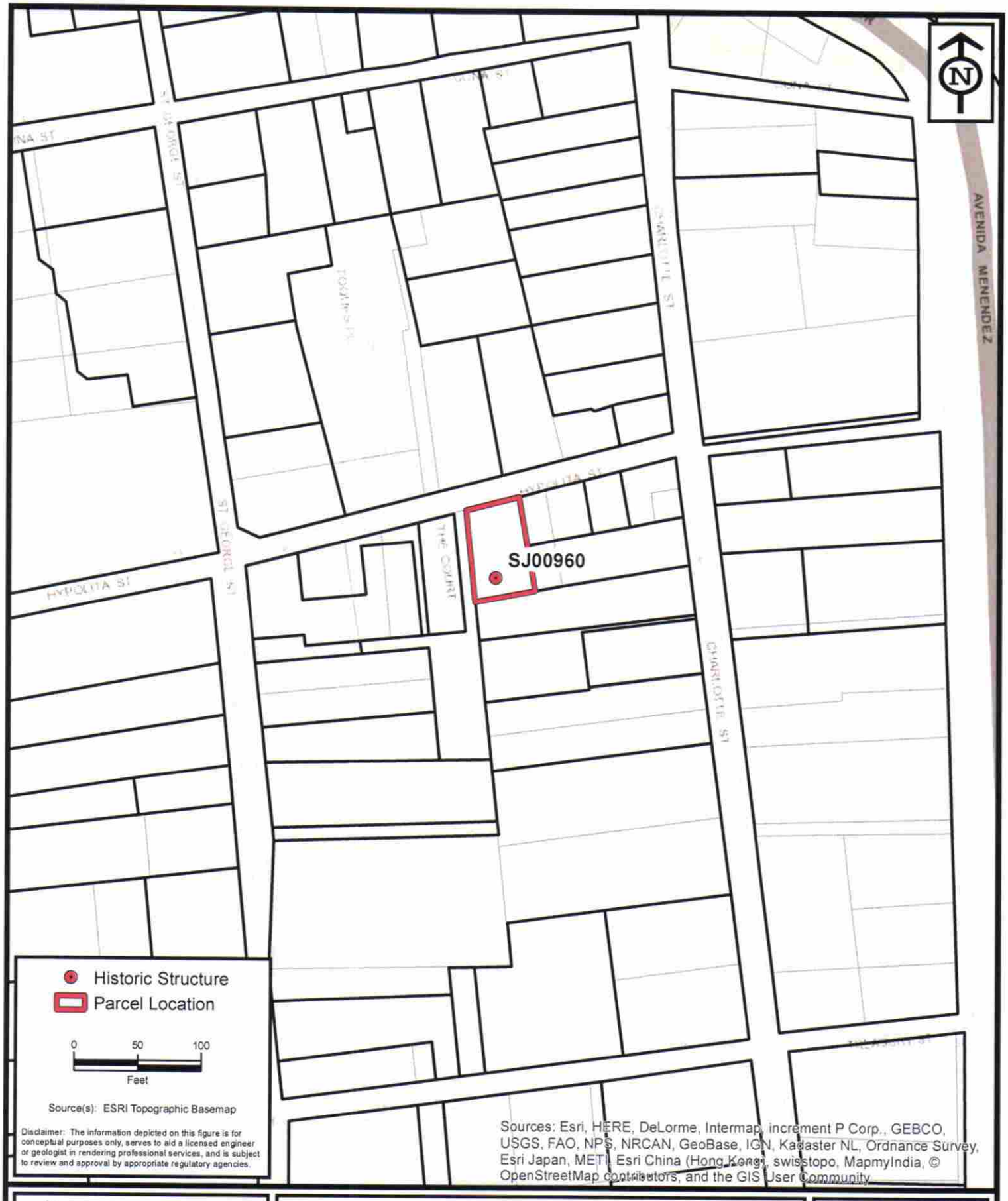
Project Location - SJ00960

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\SJ00960\Location.mxd Date: 1/28/2016 4:06:12 PM



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

Parcel Location - SJ00960

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\SJ00960\Parcel.mxd Date: 2/1/2016 1:39:03 PM


FILM 5062
KOD
9A
10


NO
PARKING
BETWEEN
SIGNS



Staff Report pg. 24

Staff Sign Permit Application Review Form

Permit #: TBA

Location Address: 21 Hypolita Street

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

# of Signs Requested: 2 # of Signs Allowed: 3

Maximum Square Footage of 1 sign: varies

Total Square Footage Allowed: varies

Staff Comments:

Proposed Signage-
DJ's Clam Shack: 1 new sign on existing post 2'x'3' 6sf, must provide 8' clearance and 1 new facia sign 1'x6' 6sf. Using pre-approved fonts and material.

*Ask where wall sign will be placed (facia signs must be placed above windows and doors)

*COLORS: natural wood may need HARB approval unless it is the actual wood grain of sign; red needs to be clarified which red from pre-approved list

*GRAPHIC: requires HARB approval

*Needs BTR

☐ Approved By: Meredith Randolph, Planning and Building Clerk
☑ Denied

Meredith H. Randolph

From: noreply@civicplus.com
Sent: Monday, February 20, 2023 1:25 PM
To: Candice Seymour; Meredith H. Randolph
Subject: Online Form Submittal: Sign Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Sign Permit Application

Step 1

READ ME!	IMPORTANT SIGN PERMITTING INFORMATION

Applicant's Information

Name	Darrel Galles
Contractor's License Number **	*Field not completed.*
Address	51 South Dixie Hwy.
City	St. Augustine
State	Florida
Zip Code	32084
Phone Number	904-824-0757
Email Address	dgsigns@bellsouth.net

(Section Break)

Property Owner Information

Are the Applicant and Property Owner the Same?	No
Name	Mikma Properties, LLC
Address	931 Oak Arbor
City	St. Augustine
State	Florida

Zip Code	32084
Phone Number	N/A
Email Address	N/A

Location of Signage

Where will your sign(s) be posted?

Site Address	21 Hypolita St.
Property's Parcel ID	1968700000
Property's Zoning District	HP-1
Property's Sign Zone Classification	Historic Zone 1
Total Business Frontage	75
Interactive GIS Map	Click here for our interactive GIS map
Sign Zone Map (PDF)	Click here for the Sign Zone Map
Secondary Frontage	75

Signage Details

Signage Details
Give us details about your sign(s). Please list all existing signs on the property as well as those proposed. Color diagrams of each new sign showing the design of the sign and its location on the building or property are required and can be uploaded on the next page.

Valuation of Proposed Sign(s)	$900
Business Name	DJ's Clam Shack
Business Phone Number	N/A
Business Email Address	N/A
Does this business have a current Business Tax Receipt?	Not Sure
How many signs total will there be?	2
Sign #1	New

Detail the type of sign. (i.e. mounted, hanging, etc.)	bracket
Is this sign illuminated?	No
Height	2'
Width	3'
Square Footage	6
Sign #2	New
Detail the type of sign (i.e. mounted, hanging, etc.)	Wall
Is this sign illuminated?	No
Height	1'
Width	6'
Square Footage	6
	(Section Break)
Please List Fonts, Colors, and Materials for the Signage	Font Brush Work Colors Natural Wood , Red & White Material Wood

Upload Additional Documents and Submit

Upload Sign Details	DJs permit.JPG
Additional Files	DJs permit_1.JPG
Additional Files	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Darrel L. Galles

Email not displaying correctly? View it in your browser.

Received 02/20/2023
Planning & Building Department

Darrel Galles SIGNS
904-824-0757
51 South Dixie Hwy.
St. Augustine, FL.
E-mail dgsigns@bellsouth.net
This drawing is the property of Darrel Galles

Signs by
Darrel Galles
51 SOUTH DIXIE HWY.
ST. AUGUSTINE, FL.
32084

Hypolita

The Court

Existing sign pole
for 2' x 3' bracket sign

Court Yard

1' x 6' wall sign

Restaurant

2' x 3' two sides with carved clam



Font: Brush Work Reg.
Colors: Natural Wood
Red & White

1' x 6' one side with carved clam



Meredith H. Randolph

Subject: RE: Online Form Submittal: Sign Permit Application

From: Darrel Galles <dgsigns@bellsouth.net>
Sent: Tuesday, March 14, 2023 11:45 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: Re: Online Form Submittal: Sign Permit Application

Fireweed Red

On Tue Mar 14 2023 11:25:06 GMT-0400 (EDT), Meredith H. Randolph <mrandolph@citystaug.com> wrote:

Hi Darrel,

What is the red that you are using?

Thank you,

Meredith Randolph

Planning & Building Clerk

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

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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

From: Darrel Galles <dgsigns@bellsouth.net>
Sent: Tuesday, March 14, 2023 11:07 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: Re: Online Form Submittal: Sign Permit Application

Can I permit the signs with a Rain Storm Blue background and no clams. We can add the clams later if HARB approves.
Darrel

On Tue Mar 14 2023 10:29:29 GMT-0400 (EDT), Meredith H. Randolph <mrandolph@citystaug.com> wrote:

Hi Darrel,

The business hasn't submitted anything for a Business Tax Receipt (BTR), so I wouldn't be able to issue a sign permit until the BTR has been issued. I would need all the colors listed out to be used from the pre-approved list since the application only states "natural wood, red and white." When the HARB application is submitted, you can submit with the clam and the different background options you have presented.

Thanks,

Meredith Randolph

Planning & Building Clerk

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

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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From: Darrel Galles <dgsigns@bellsouth.net>
Sent: Thursday, March 9, 2023 11:27 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: Re: Online Form Submittal: Sign Permit Application

Can the sign be permitted without the clam and add the clam latter if HARB approves? Does the backgrpund need to be changed to a solid color?

Thanks
Darrel

On Wed Mar 08 2023 10:18:55 GMT-0500 (EST), Meredith H. Randolph <mrandolph@citystaug.com> wrote:

I discussed the original sign design with Candice, and it is the clam graphic that would need to be approved by HARB.

Thanks,

Meredith Randolph

Planning & Building Clerk

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

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St. Augustine, FL 32085

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From: Darrel Galles <dgsigns@bellsouth.net>
Sent: Wednesday, March 8, 2023 10:06 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: Re: Online Form Submittal: Sign Permit Application

Would this still need to go before HARB?

Thanks
Darrel

On Tue Mar 07 2023 10:51:56 GMT-0500 (EST), Meredith H. Randolph <mrandolph@citystaug.com> wrote:

We sought guidance from HARB regarding the AGHP interpretations and moving forward they wanted us to follow the guidelines closer. Since your signs are already made, you could take them to the HARB meeting to show the Board members in person. The next HARB meeting is April 20, 2023, with an application deadline of March 21, 2023. Applications can be found at this link https://www.citystaug.com/195/Historic-Architectural-Review-Board-Appl

Please submit your complete HARB application, and credit card authorization form via email to harb@citystaug.com.

Thank you,

Meredith Randolph

Planning & Building Clerk

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

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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From: Darrel Galles <dgsigns@bellsouth.net>
Sent: Tuesday, March 7, 2023 10:21 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: Re: Online Form Submittal: Sign Permit Application

See attached

Thanks
Darrel

On Mon Mar 06 2023 14:32:09 GMT-0500 (EST), Meredith H. Randolph <mrandolph@citystaug.com> wrote:

Good afternoon,

I wouldn't be able to administratively approve this sign as submitted. The Historic Architectural Review Board (HARB) would need to approve the graphic, and possibly the "natural wood" color. Is the natural wood a stick-on or is it the wood grain for the sign material?

If you have any questions about the HARB approval, I can send you the application and information.

Thank you!

Meredith Randolph

Planning & Building Clerk

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

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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Meredith H. Randolph

From: Julie Courtney
Sent: Thursday, March 23, 2023 3:35 PM
To: Kaleb Odom
Cc: DGSIGNS@BELLSOUTH.NET; Harb
Subject: DJ's Clam Shack Signage

Hello Kaleb,
When we spoke a couple times on Friday of last week, you said you would definitely submit the HARB application for your sign. While we were going to try to give you a few days to submit the application, we are coming at the end of when we can for the April 20th meeting. Occasionally emails with certain size or types of attachments are blocked by the City's firewall, so please let us know if you have already submitted an application by email.

Thank you,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Meredith H. Randolph <mrandolph@citystaug.com>
Sent: Tuesday, March 21, 2023 4:10 PM
To: Julie Courtney <jcourtney@citystaug.com>; Kaleb Odom <kalebdjsclamshack@gmail.com>; Harb <harb@citystaug.com>
Cc: DGSIGNS@BELLSOUTH.NET
Subject: RE: Fonts for DJ's Clam Shack Signage

Good afternoon,
The font being used, as noted by the contractor, is Brushwork Regular, which was approved by HARB in 2013. It will require further staff research to see if this font falls under the Victorian or Flagler lettering styles.

In the meantime, a HARB application should be submitted for the proposed signage mainly due to the clam graphic. Please see the email communication below regarding the HARB application link and Certificate of Appropriateness application information. **The application deadline for our April 20, 2023 meeting is today, March 21, 2023.**

Your application and supporting materials can be emailed to harb@citystaug.com.

Thank you,

Meredith Randolph
Planning & Building Clerk

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Friday, March 17, 2023 4:02 PM
To: Kaleb Odom <kalebdjsclamshack@gmail.com>; Harb <harb@citystaug.com>
Subject: Fonts for DJ's Clam Shack Signage

See the attached fonts that are in our administratively approvable lists. To find the fonts that are administratively approvable for your building, our Architectural Guidelines on page 139 states: **Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.**
Our sign permits staff, who are copied, may have sent the sign company specific comments about the proposed font, and could help you with the font that is used in your logo. However, they will be out of the office until Tuesday.

As I stated today, I would submit the graphic for the sign you really want to have approved, and then you can also send in alternative options based on if another font is required.

Thanks,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Julie Courtney
Sent: Friday, March 17, 2023 1:25 PM
To: Kaleb Odom <kalebdjsclamshack@gmail.com>; Harb <harb@citystaug.com>
Subject: RE: DJ's Clam Shack Signage

Hello Kaleb,
You can call me or email to harb@citystaug.com with your questions today or Monday. Thank you for following up with an email regarding what we discussed yesterday. As I mentioned yesterday, the HARB was hearing at the March 16 meeting an application for a sign that proposed colors that were not from the pre-approved color palette. There was a lot of discussion by the board related to what colors were appropriate, and they wanted to relate the any sign colors to the building style/time period. Looking at the attached signs you are proposing, the red and navy blue colors are not in the pre-approved colors. I sent a lot of information about what colors we would consider as pre-approved for the building at 21 Hypolita Street, in relation to the awning discussion. The colors can be found at this link: https://www.citystaug.com/DocumentCenter/View/181/Preapproved-Colors-PDF and the colors specific for the building style/period are on page 19 of the PDF document. As a sidenote, we can not approve the permit application for the awning without being provided the proposed colors for that.

I was looking at the attached graphics for the proposed signs and also looked up signs you have at your other locations. It appears that many of the signs have a solid white background, black letters with a golden yellow highlight – like your logo? It appears that the navy blue and red are not part of your logo colors. We could administratively approve a sign with white background or a blue background that matched Colonial Revival Blue / Meditative (Sherwin Williams 6227), black or white letters and a gold highlight that matched the Classical Gold (Sherwin Williams 2831), but I believe you were already told that the clam motif and possibly the font is not administratively approvable? I do not believe I was copied on the email that was sent informing you or the sign maker that HARB approval was needed.

For the Certificate of Appropriateness application:

For properties within the local HP zoning districts, any exterior alterations, including signs, are subject to the Architectural Guidelines for Historic Preservation which may include required approvals by the Historic Architectural Review Board (HARB) through a public hearing before a building permit can be applied for. HARB meets once a month, typically on the third Thursday, with a deadline for applications a month before the meeting date. The application deadline and meeting schedule for HARB can be found at this link: https://www.citystaug.com/DocumentCenter/View/192/2022-Board-Meeting-Schedule-PDF?bidId=

A fillable PDF of the Certificate of Appropriateness application is at this link: https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF

Your application and supporting materials can be emailed to harb@citystaug.com.

Payment for the application fee can be made by submitting a check, or by credit card (a $5 convenience fee is added to all credit card payments) by calling in your information, or emailing a completed credit card authorization form to:

Meredith Randolph
Planning & Building Clerk
E: mrandolph@citystaug.com | P: 904.209.4325

Please find the link to the **Architectural Guidelines for Historic Preservation** at: https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF This is the document that provides guidelines and requirements for all alterations to buildings within the Historic Preservation zoning districts. A section on signs is found on pages 136-139, with more detailed recommendations for they style/era of the building on page 139 (post 1821 styles).

Thanks,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Kaleb Odom <kalebdjsclamshack@gmail.com>
Sent: Thursday, March 16, 2023 6:11 PM
To: Harb <harb@citystaug.com>
Subject: DJ's Clam Shack Signage

Good evening,

Thank you for your time today Julie. I have attached the latest version of our proposed DJ's Clam Shack signage, as mentioned at your office earlier today. There are two seperate signs pictured in the first attachment, both of which we are seeking approval for. The clam in the first sign sample is a part of our logo (our logo is also attached for reference), and is a cornerstone of the DJ's Clam Shack brand. This will be our 7th existing DJ's Clam Shack location nationwide, and all locations utilize the clam branding. However, it is my understanding that this portion of the sign will need to be reviewed by HARB for approval. We would be willing to remove the clam logo on the sign temporarily, and seek approval of the sign without the clam if necessary to expedite the process for our opening. We would then elect to take the preferred version of the sign, which includes our clam logo, before HARB at the next meeting in April for review.

I have the Historic Architectural Review Board Application in hand, and will be working on getting it submitted to your office; however, I would like the opportunity to speak with someone in order to accurately fill it out by the 03/21/2023 cutoff date given the feedback and information you all provide prior.

Any additional feedback relating to the sign would be greatly appreciated, as we are trying to do our part to abide by criteria set forth within the historic district. Generally, I also want to make sure that I am completing all necessary steps in order to have this sign approved before we open. I look forward to hearing back from you all.

Best regards,
Kaleb Odom
DJ's Clam Shack
21 Hypolita Street,
St. Augustine, FL 32084
Personal Cell: 850-227-6893

rights-of-way prior to the start of the event. All signage must be removed from the public roads or public rights-of-way not later than one (1) hour after conclusion of the event or at such time as directed by the St. Augustine Police Department and/or Public Works Department in order to timely reopen the public road or public rights-of-way.

(1) *Historic Zone 1.*

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

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

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

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.
11. Sidewalk/sandwich.
12. Portable.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Disfiguring.
16. Flashing.

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

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d. *Specific requirements:*

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

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

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

(2) *Historic Zone 2.*

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

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

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

1. Animated.
2. Awning.
3. Billboard.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED
JUN 30 2023
Planning/Building Dept.

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0049

Receipt No. 2678194
Advertising Costs $_____ Postage $_____ Paid on _____

Meeting Date: August 17, 2023
Receipt No. _____

1. NAME OF APPLICANT Edrey Frias
   Business (if applicable) DJ's Clam Shack
   Address 21 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 321-370-1140 Other phone/email 850-227-6893
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Michael Mounir
   Business (if applicable) DJ's Clam Shack
   Address 21 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-377-5896 Other phone N/A
3. PROJECT STREET ADDRESS 21 Hypolita Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE Restaurant (Vacant) PROPOSED USE Restaurant
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	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 Street Sign / Building Sign

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

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

D. PAINT COLORS (check one)

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

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

New street and building sign. To include our DJ's Clam Shack, Clam logo, on the street sign. Signs will feature a wood-grain background, pre-approved font style, and dimensions. Sign has been created by Darrel Gales.

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 Edrey Erias

SIGNATURE OF APPLICANT _____ DATE [redacted] 6/30/23

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE [redacted] 6/30/23

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 Checklist not used by staff, see e-mail attached

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.

EF INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:
The proposed sign includes our signature Clam, which is included on all branding and signage at all six locations.

Project number: HP2023-0049 Project Address: 21 Hypolita Street

Reviewed by: Candice Seymour Date: 07/19/2023

Candice Seymour

From: Candice Seymour
Sent: Wednesday, July 19, 2023 3:09 PM
To: kalebdjsclamshack@gmail.com
Subject: 21 Hypolita Street- Certificate of Appropriateness application for the August 17, 2023, Historic Architectural Review Board meeting
Attachments: Owner auth 2019 fillable.pdf

RE: 21 Hypolita Street

Greetings!

This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on [date] as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 7 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the following items are still required to complete your application:
    - Rendering(s) and photograph(s) of the proposed sign(s) including dimensions and materials
    - List of fonts utilized on the sign(s)
    - List of colors utilized on the sign(s)
    - Site Plan and photographs showing propose location(s) of the signage.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be emailed to harb@citystaug.com**. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by August 7,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the

scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

Instr #2021048952 BK: 5253 PG: 1619, Filed & Recorded: 4/30/2021 3:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $9,940.00

Prepared by and return to:
Tiffany Pellicer
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 21-264

Parcel Identification No 196870-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **30th day of April, 2021** between **Susan Talpalar, individually and as Trustee of Susan G. Talpalar Living Trust**, whose post office address is **778 Onyx Parkway, DeLand, FL 32724**, of the County of Volusia, Florida, Grantor, to **Mikma Properties LLC, a Florida Limited Liability Company, as tenants by the entirety**, whose post office address is **931 Oak Arbor Circle, St. Augustine, FL 32084,** of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

Lot 7 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Florida, according to the map or plat thereof as recorded in Map Book 3, Page 40, Public Records of St. Johns County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: John Gina

WITNESS
PRINT NAME: Amanda Viney

Susan Talpalar, individually and as Trustee of Susan G. Talpalar Living Trust

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 30th day of April, 2021, by Susan Talpalar.

AMANDA VINEY
MY COMMISSION # HH 102754
EXPIRES: March 10, 2025
Bonded Thru Notary Public Underwriters

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

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

COPY

Instr #2021048953 BK: 5253 PG: 1621, Filed & Recorded: 4/30/2021 3:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50

Prepared by and return to:
Tiffany Pellicer
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 21-264

Parcel Identification No 196870-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **30th day of April, 2021** between **St. Augustine Courtyard Inc., a dissolved Florida Corporation**, whose post office address is **778 Onyx Parkway, DeLand, FL 32724**, of the County of Volusia, Florida, Grantor, to **Mikma Properties LLC, a Florida Limited Liability Company, as tenants by the entirety**, whose post office address is **931 Oak Arbor Circle, St. Augustine, FL 32084**, of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

Lot 7 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Florida, according to the map or plat thereof as recorded in Map Book 3, Page 40, Public Records of St. Johns County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: John Ginn

WITNESS
PRINT NAME: Amanda Viney

Susan Talpalar, an authorized agent for St. Augustine Courtyard Inc., a dissolved Florida Corporation

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 30th day of April, 2021, by Susan Talpalar.

AMANDA VINEY
MY COMMISSION # HH 102754
EXPIRES: March 10, 2025
Bonded Thru Notary Public Underwriters

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

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

COPY

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	1968700000
Location Address	21 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	3-40 DAY SUBD CITY LOT 7 OR5251/1619 & 5253/1621 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	Day, Property of A.B.
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.080
Homestead	N

Owner Information

Owner Name	Mikma Properties LLC 100%
Mailing Address	931 OAK ARBOR CIR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	$378,554
Extra Features Value	$6,900
Total Land Value	$513,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$898,454**
Total Deferred	$197,246
Assessed Value	**$701,208**
Total Exemptions	$0
Taxable Value	**$701,208**

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	$288,267	$7,195	$342,000	$0	$0	$637,462	$637,462	$0	$637,462
2021	$237,757	$7,195	$342,000	$0	$0	$586,952	$342,998	$243,954	$342,998
2020	$117,250	$6,220	$262,480	$0	$0	$385,950	$311,816	$74,134	$311,816
2019	$83,619	$6,220	$262,480	$0	$0	$352,319	$283,469	$68,850	$283,469
2018	$135,464	$6,220	$131,240	$0	$0	$272,924	$257,699	$15,225	$257,699
2017	$96,812	$6,220	$131,240	$0	$0	$234,272	$234,272	$0	$234,272
2016	$102,191	$6,220	$118,116	$0	$0	$226,527	$216,950	$9,577	$216,950
2015	$107,569	$6,220	$106,632	$0	$0	$220,421	$197,227	$23,194	$197,227
2014	$66,445	$6,220	$106,632	$0	$0	$179,297	$179,297	$0	$179,297
2013	$69,609	$6,220	$106,632	$0	$0	$182,461	$182,461	$0	$182,461
2012	$73,406	$6,220	$106,632	$0	$0	$186,258	$186,258	$0	$186,258
2011	$75,937	$6,220	$118,116	$0	$0	$200,273	$200,273	$0	$200,273
2010	$69,035	$4,671	$117,600	$0	$0	$191,306	$191,306	$0	$191,306

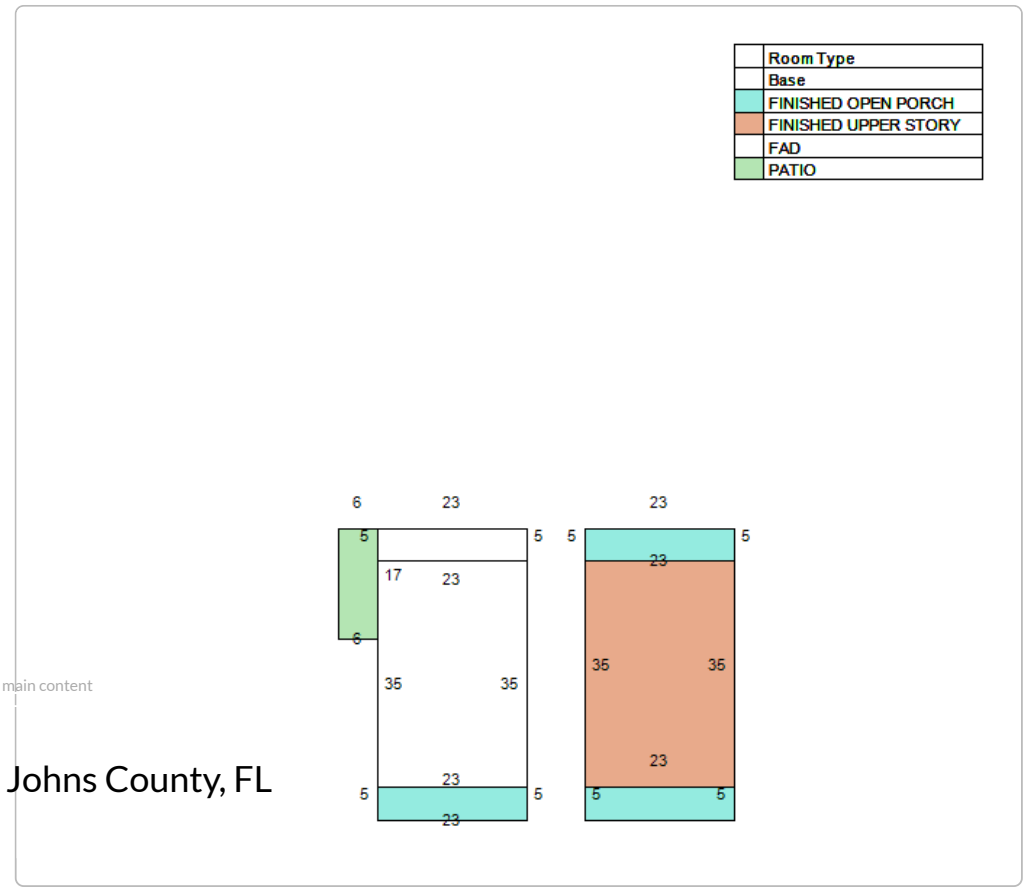
Building Information

Building 1
Year Built 1920
Actual Area 2172
Conditioned Area 1725
Use Restaurants & Cafeterias
Style 04
Class N
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
PATIO/SLAB	102
ADDITION	115
FINISHED UPPER STORY	805
FINISHED OPEN PORCH	115
FINISHED OPEN PORCH	115
FINISHED OPEN PORCH	115
BASE AREA	805
Total SqFt	2172

Sketch Information



Skip to main content

St. Johns County, FL

Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		1455
Handicap Ramp (COM)		518
Brick Pavers (COM)		4927

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	42	70	3420	SF	$513,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/30/2021	4/30/2021	$1,420,000.00	WARRANTY DEED	5253	1619	U	I	TALPALAR SUSAN G LIVING TRUST	MIKMA PROPERTIES LLC
4/30/2021	4/3/2021	$0.00	WARRANTY DEED	5253	1621	U	I	ST AUGUSTINE COURTYARD INC	MIKMA PROPERTIES LLC
	12/5/2003	$100.00	QUIT CLAIM DEED	2187	657	U	I	TALPALAR SUSAN G	TALPALAR SUSAN G LIVING TRUST
	10/1/1988	$0.00		822	1046	U	I		ST AUG COURTYARD INC
	6/1/1986	$0.00		709	4	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
Last Data Upload: 7/6/2023, 11:45:00 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
MIKMA PROPERTIES LLC

Filing Information

Document Number	L18000037743
FEI/EIN Number	82-4379353
Date Filed	02/12/2018
Effective Date	02/10/2018
State	FL
Status	ACTIVE

Principal Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Mailing Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Title MGR

HORNYAK, MARTA
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date

2021	03/08/2021
2022	04/27/2022
2023	04/27/2023

Document Images

04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
06/12/2020 -- ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
02/12/2018 -- 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 August 17, 2023 Meeting









File #: HP2023-0051 Address: 2 Tremerton Place

Applicant: Adcap Construction LLC

Property Owner: Caleb J. King (Dr. Caleb King III)

To demolish a detached garage apartment building on a property that is recorded in the Florida Master Site File and designated a Local Historical Landmark.

Architectural Style:	Craftsman Bungalow	Florida Master Site File:	SJ02286
National Register:	N/A	Construction date:	c. 1917 - 1924
Archaeology Zone:	IC	Zoning District:	RS-1
Parcel number:	2012900000		
Agenda Item:	9(a)	Previous Action(s):	LL HP2022-0017

STAFF SUMMARY AND ANALYSIS:

Located on the north side of the street that is currently named Tremerton Place where Tremerton Street intersects only from the south, this large property is bounded by the Matanzas River to the east, is one house east of Marine Street to the west, and was formerly listed as 3 Hernandez Street, according to the early Sanborn Maps. In March of 2022, the HARB approved designation of the main residence as a Local Historical Landmark because it is a quintessential example of the bungalow style which incorporates material s unique to the St. Augustine area.

The applicant is proposing demolition of a detached garage apartment located on the property which does not contribute to the main building's Local Landmark designation. This wood-frame secondary structure, with a ground-floor carport and enclosed storage and residential space above, sits immediately along the north property line and features a low-sloped metal roof with hipped ends and exposed rafter tails in an irregular pattern which seems to indicate alterations over time, a brick chimney on the north elevation, painted concrete block exterior on the ground floor with wood lap siding above, 1/1, 6-lite fixed pane, and jalousie windows, and a screened second story porch on the east elevation.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition for the detached garage apartment at **2 Tremerton Place** because it is not individually designated a historic structure and its loss will not impact the ability of the main residence to retain its status as a Local Historical Landmark.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a detached garage apartment structure.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The garage apartment proposed for demolition is set back from the property line behind the main residence and does not appear to contribute to the streetscape.

3. The impact of the loss of the structure on the streetscape. N/A. See above comment.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant proposes removal of the garage apartment, which encroaches into the northern setback, to facilitate construction of a new addition to the main structure as detailed in the application packet. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible addition with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance, required Archaeological Review, and meet zoning requirements.

5. The historical or cultural merit of the structure. While the property was designated a Local Landmark, the detached garage apartment was not a contributing factor in that designation and no cultural or historical associations are known that would qualify the building for individual designation or listing as part of a district should one be 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 or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a wood frame accessory cottage that has seen changes over time. The 1965 Sanborn Map update notes the two-story structure as 2-1/2 and 3-1/3 Temerton (Hernandez).

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 Neighborhood.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The combination concrete block and wood frame structure does not feature design, craftmanship or materials that would be difficult to reproduce, though proposed new construction will look different and will alter the existing site layout of the property.

10. *The justification for the proposed demolition.* The applicant seeks to construct a new addition to the east of the main residence to be connected with a covered walkway and courtyard space with swimming pool.

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 1965 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District, National Register Historic District, individually listed on the National Register of Historic Places, or individually recorded on the Florida Master Site File but is on a property designated a Local Landmark.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps

STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place







STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place



STAFF PHOTOS
2 Tremerton Place Property





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





Staff Report pg. 14

STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





Staff Report pg. 17

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2286 1009==
Site Name: 3 Tremerton Place 830== Survey Date: 7808 820==
Address: 3 Tremerton Place, St. Augustine, Fla. 32084 905==
Instructions for Locating:

813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 44A (block) 10 (lot) 868==

868==
Owner of Site: Name: Barnett Bank of St. Augustine NA Trustees;
Address: 60 Cathedral Place
St. Augustine, Fla. 32084 902==
Occupant or Manager: 904==
Type of Ownership: Private 848== Zoning: RSE
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 470200 (easting) 3305820 (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: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, wood, weatherb ard with cornerboard 854==

Structural Systems: Masonry, brick; wood frame 856==

Features of Structure: (942)

Window Type: DHS, casement 942==

Foundation: 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: One story open porch on sough side (front) 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Massive brick posts on rusticated walls 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces bay 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Theatre, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 3 Tremerton Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There is a one-story open porch on the front with massive brick posts on top of rusticated walls. The house is located behind 137 Marine Street and faces the Matanzas River to the east. The porch on this house is built of very rare coquina brick, one of only three known examples in St. Augustine (all of them, interestingly, being on waterfront property--one at Lighthouse Park overlooking Salt Run, and the other on St. Francis Street overlooking Maria Sanchez Lake). The 1927-28 City Directory lists the St. Augustine Stone Works at 12 Loreida Street as selling "Coquina Bricks". They may have supplied the ones used in this building.

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.

(over)

V. BIBLIOGRAPHY

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

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

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In the 1920's the house at 3 Tremerton Place)also referred to as 3 Hernandez) was the residence of Jason B. Heaney, a real estate broker and his wife Nellie. In 1934 it was the home of C. Locke Crumley, manager of the Jefferson Theatre.(3)

---

ance Maps, 1893-1930.

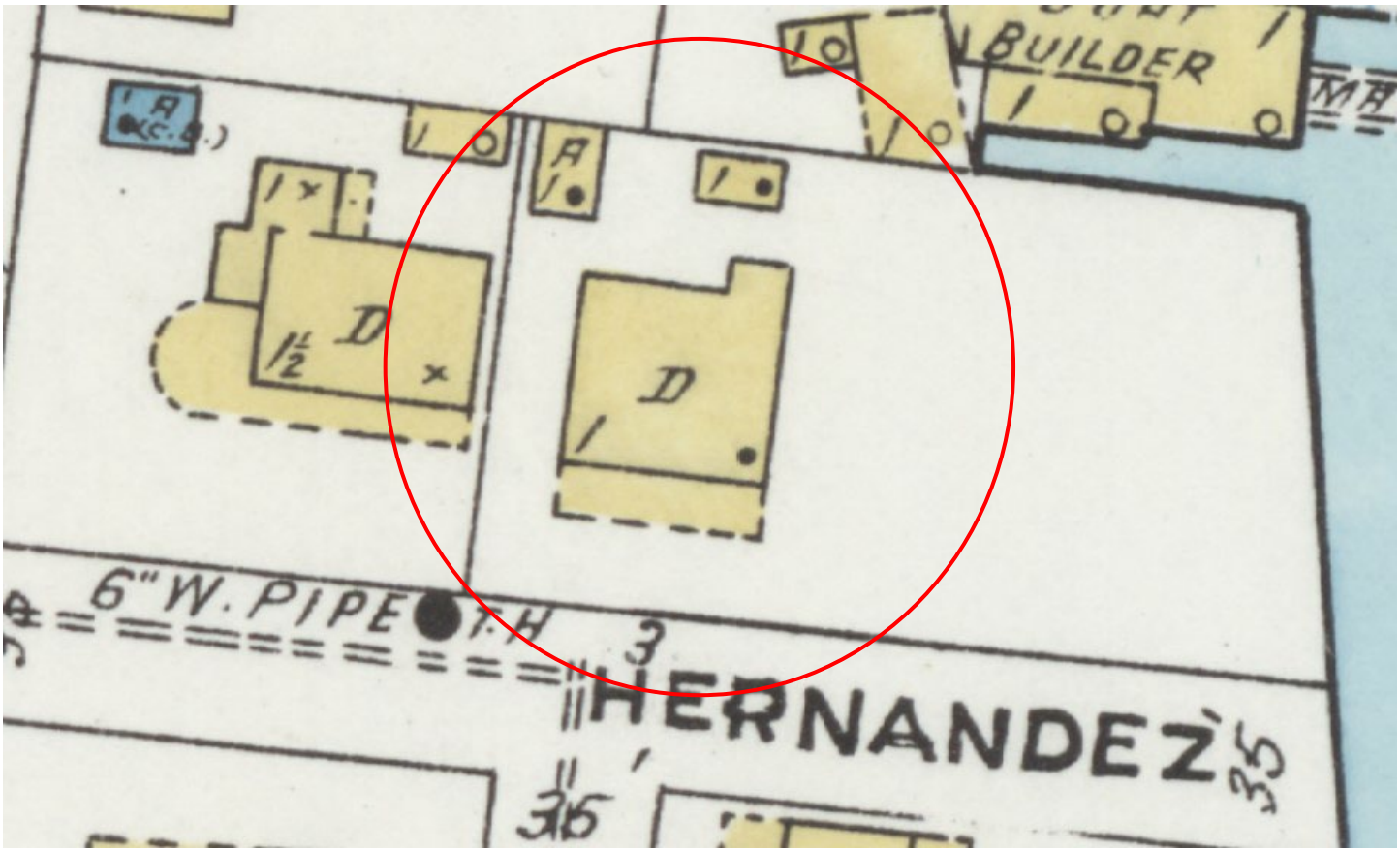
3. St. Augustine City Directory, 1924-25, 1927-28, 1934.

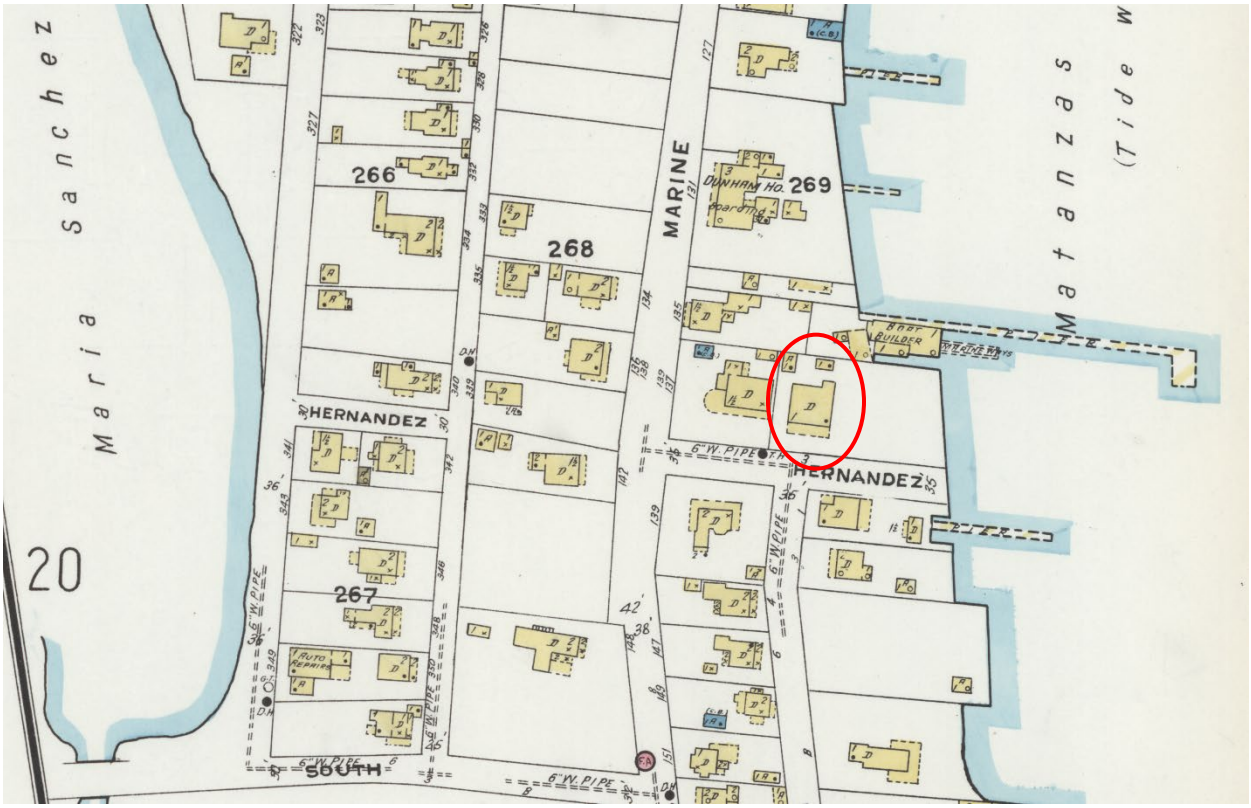




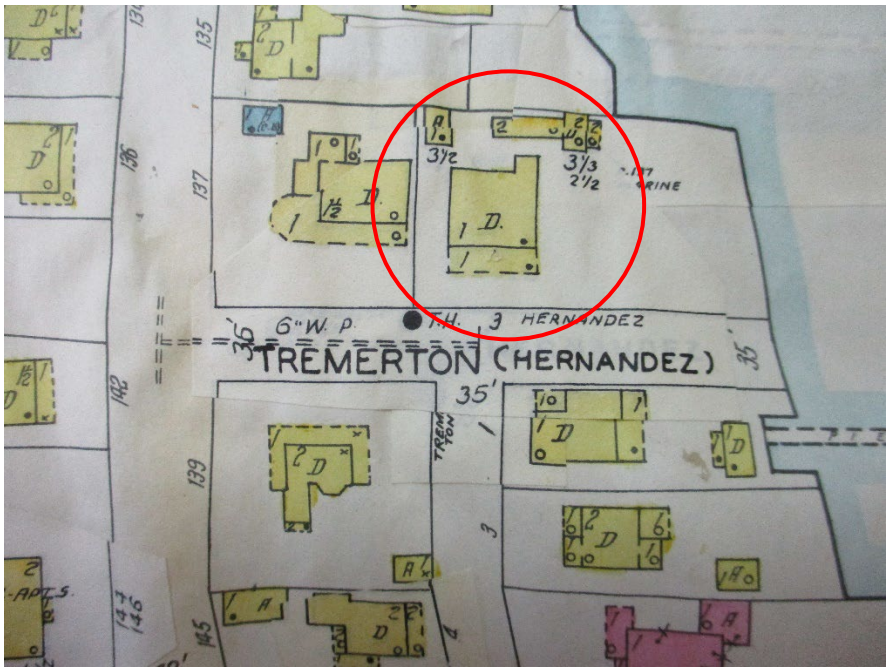
Staff Report pg. 23

1924 SANBORN MAP





1930 SANBORN MAP updated to 1965





Received 07/18/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0051

Receipt No. 2678190 Meeting Date August 17, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Adcap Construction LLC
   Business (if applicable) _____
   Address 2675 Dobbs Rd. Unit B
   City Saint Augustine State FL Zip 32086
   Daytime telephone 305-951-0194 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Caleb King
   Business (if applicable) _____
   Address 2 Tremerton PL
   City Saint Augustine State FL Zip 32084
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 2 Tremerton PL

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10 Block 44 Subdivision City of St. Augustine Parcel Number 2012900000

5. DATE OF CONSTRUCTION 1935 Source: Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: See plans

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

dotloop signature verification: dtlp.us/sIS3-Pej4-b0Tp

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11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ☐ Photographs of existing conditions including façade of the building.
        - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Eugene R Marietta DATE 2/13/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Caleb King DATE 07/18/2023

SIGNATURE OF 1st PROPERTY OWNER Caleb J King dotloop verified 07/18/23 11:29 AM EDT SLBX-MTTE-SQKB-FAWL

PRINT 2nd OWNER'S NAME Andy Hall DATE 2/13/23

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.

Candice Seymour

From: Candice Seymour
Sent: Thursday, July 20, 2023 10:06 AM
To: gmariutto@gmail.com
Subject: 2 Tremerton Place - Certificate of Demolition Application for August 17, 2023 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: 2 Tremerton Place

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on August 17, 2023 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 7 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and staff has the following comments:
    - The setbacks are incorrectly labeled on your site plan—the front setback should be from the south property line along the street. It doesn't appear that this will change your proposed plans at all.
    - Full sized photographs of the guest cottage will be easier for the Board to view. Staff will also take photographs of the property
    - Dimensions and measurements should be noted in a size that is legible when the plans are printed on 11x17 paper. The site plan measurements are so small I have to zoom in many times to see them and they will likely not be readable when printed.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this application must be emailed to harb@citystaug.com**. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by August 7, 2023,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized. It does not have to be completed again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

Received 07/17/2023
Planning and Building Department

PROPOSAL FOR
DEMOLITION AND ADDITION



2 TREMERTON PLACE
ST. AUGUSTINE, FLORIDA

ADCAP Construction, LLC

DRAWING INDEX	
A-1	EXISTING
A-2	DEMO & DOCUMENTATION
A-3	PROPOSAL FOR NEW BUILDING

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2 TREMERTON PLACE

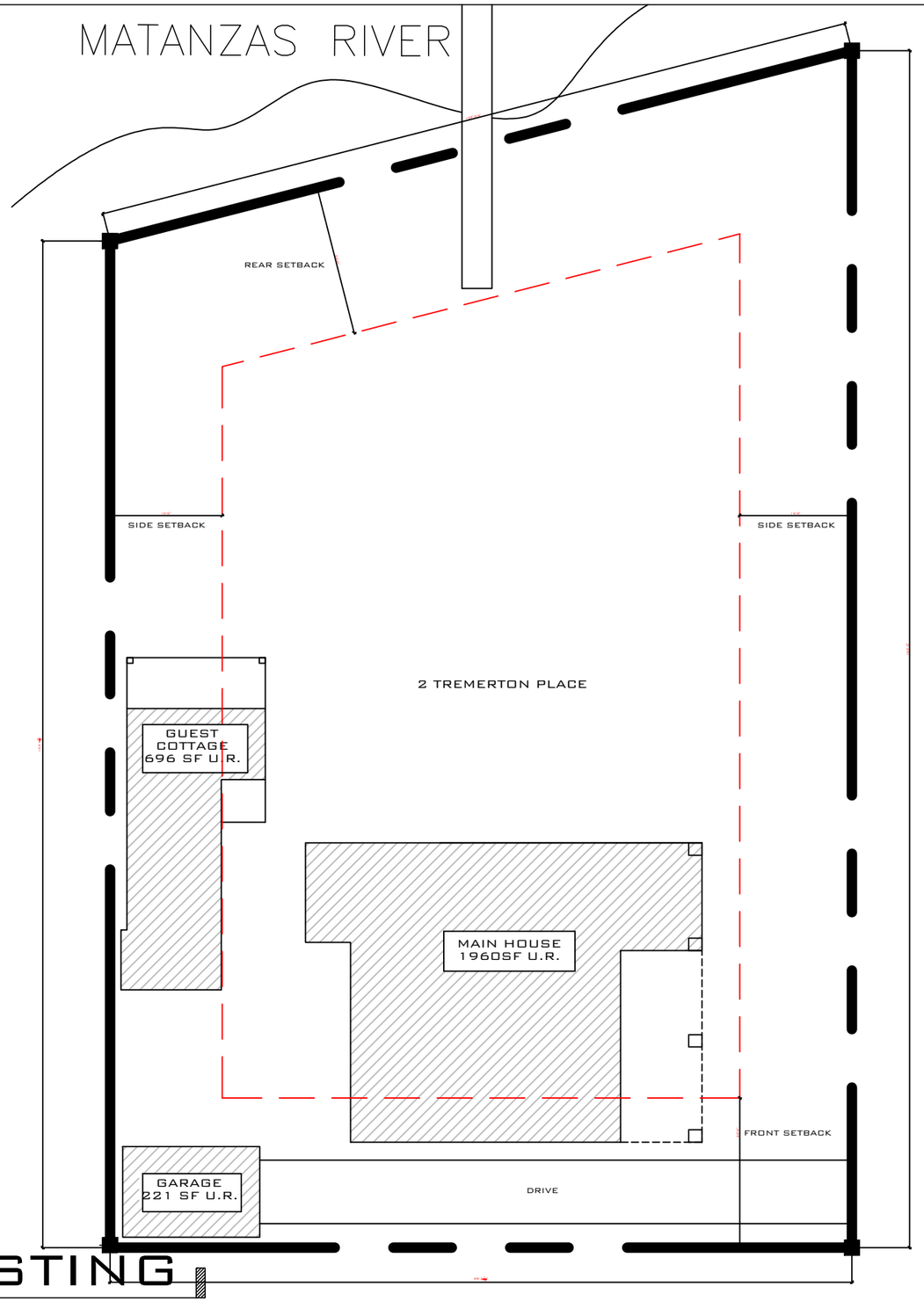
-FLOOD ZONE: AE

ZONING: RS-1
SETBACKS: F-20
R-20
S-15
LOT COVERAGE: 25%
MIN. LOT WIDTH: 75'
MIN. LOT AREA: 10,890

LOT SPECS
LOT AREA: 14,606 SF
BLDG. AREAS
MAIN HOUSE: 1,960 SF
GARAGE: 221SF
GUEST CTG: 696 SF
TOTAL SF: 2,877 SF
LOT COVERAGE: 19.7%

AVAILABLE: 5.3% / 774 SF

ADCAP Construction, LLC



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REVISIONS

DATE:	NO.:	BY:

HOUSE REMODEL
FOR
ANDY HILL
2 TREMERTON PLACE
ST. AUGUSTINE, FL 32080

ADCAP Construction, LLC

DESIGN
BLACK BOX DESIGN (904) 217-9977
SUSTAINABLE BUILDING DESIGN+PROJECT PLANNING
BLACKBOXDESIGNING@GMAIL.COM
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE:	1/19/2023
DRN BY:	RKB
CHECKED BY:	RKB
PROJ. NO.	00001

SHEET NUMBER
A-1

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A1 SITE PLAN EXISTING

SCALE:NTS

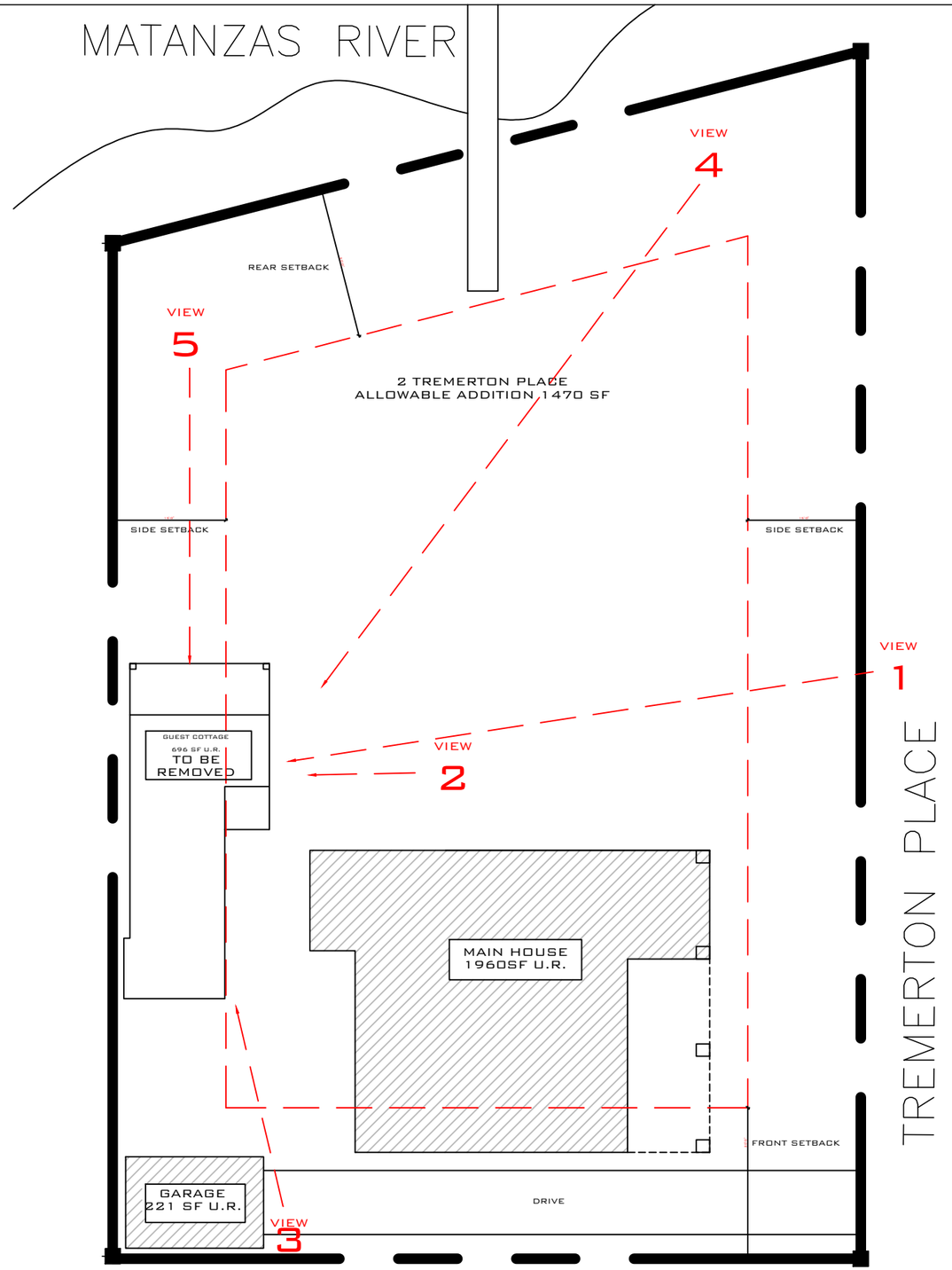
Application pg 7

Received 07/17/2023
Planning and Building Department

2 TREMERTON PLACE

PROPOSED DEMOLITION:
1)REMOVE EXISTING NON-CONFORMING GUEST COTTAGE. COTTAGE IS:
- OVER SETBACKS.
- OVER SF ALLOWANCE FOR ADU.
- INSIDE OF REQD. SEPARATION OF MAIN BUILDING AND ADU.
- BELOW FEMA FLOOD (HAS FLOODED ON HIGH WATER EVENTS).

ADCAP Construction, LLC





1) FROM TREMERTON PLACE



2) FROM SOUTH SIDE (BELOW GRADE CONSTRUCTION)



3) FROM WEST SIDE SHOWING PROXIMITY TO ADJACENT NEIGHBOR



4) FROM SOUTHEAST



5) FROM EAST

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FOR
ANDY HILL
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ADCAP Construction, LLC

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1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

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SHEET NUMBER
A-2

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A2 SITE PLAN ANALYSIS: PHOTO DOCUMENTATION

SCALE:NTS

Application pg 8

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Planning and Building Department

2 TREMERTON PLACE

-FLOOD ZONE: AE
-ZONING: RS-1
SETBACKS: F-20
R-20
S-15
LOT COVERAGE: 25%
MIN. LOT WIDTH: 75'
MIN. LOT AREA: 10,890

LOT SPECS
LOT AREA: 14,606 SF
BLDG. AREAS
MAIN HOUSE: 1,960 SF
GARAGE: 221SF
GUEST CTG: 696 SF
TOTAL SF: 2,877 SF
LOT COVERAGE: 19.7%

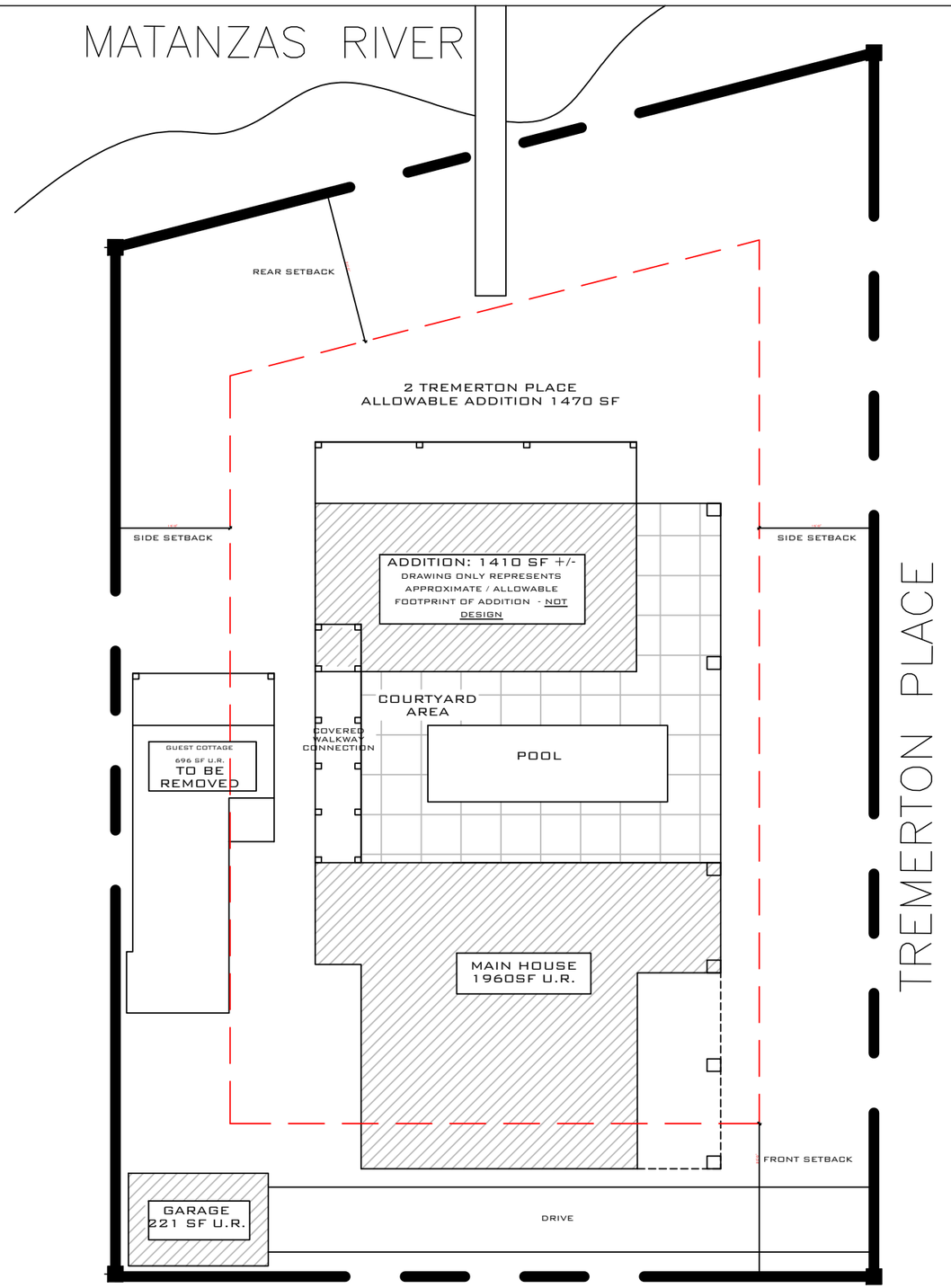
AVAILABLE: 5.3% / 774 SF

PROPOSED PROGRAM:
1)REMOVE EXISTING NON-CONFORMING GUEST COTTAGE. COTTAGE IS:
- OVER SETBACKS.
- OVER SF ALLOWANCE FOR ADU.
- INSIDE OF REQD. SEPARATION OF MAIN BUILDING AND ADU.
- BELOW FEMA FLOOD (HAS FLOODED ON HIGH WATER EVENTS).

ALLOWABLE BUILDING AREA AFTER REMOVAL
1470 SF

2)ADD NEW ADDITION TOWARDS WATER WITH COVERED CONNECTOR. CREATING COURTYARD W/ POOL AREA.

ADCAP Construction, LLC



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A-3 SITE PLAN PROPOSAL
SCALE:NTS

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REVISIONS

DATE:	NO.:	BY:

HOUSE REMODEL
FOR
ANDY HILL
2 TREMERTON PLACE
ST. AUGUSTINE, FL 32080

ADCAP Construction, LLC

DESIGN
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SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING
(904) 217-9977
BLACKBOXDESIGNINC@GMAIL.COM
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE:	1/19/2023
DRN BY:	RKB
CHECKED BY:	RKB
PROJ. NO.	00001

SHEET NUMBER
A-3

Application pg 9

Public Records of St. Johns County, FL Clerk # 2012013008, O.R. 3533 PG 1923,
03/09/2012 at 08:45 AM REC. $13.00 SUR. $14.00 Doc. D $.70

This Document Prepared by and Return to:

Thomas G. Christmann, Esq.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel Nos. 201290-0000

$27.00
$ .70
$27.70

SPECIAL WARRANTY DEED

This Indenture, made this 6th day of March, 2012, between Caleb J. King, an unmarried person, of the County of Alachua, State of Florida, Grantor, and **Caleb J. King, as Trustee of the Caleb J. King Revocable Trust dated February 24, 1998,** (hereinafter referred to as the "Trust Agreement"), whose address is 5014 NW 27th Court, Gainesville, Florida 32606, Grantee,

Witnesseth,

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration 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, successors and assigns forever, as a tenant in common in and to the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

COPY

> In the City of St. Augustine, Lot 10 of Block 44-A, according to the official map of the City of St. Augustine, made by Robert Renson, C.E., dated January 1, 1905, and on fuile in the Office of the Clerk of Court of St. Johns County, Florida. This Lot is bounded on the North by Lot formerly of Joseph Sanchez, on the South by Hernandex Street, on the West by Lot of Howatt, and on the East by the Matanzas River, measuring on East and West sides 100 feet more or less and with all Riparian Rights. As described in the Public Records of St. Johns County, Florida, in Official Records Book 306, Page 718, "Parcel I".
>
> Subject to Convenants, Restrictions, Easements, and Reservations of record, if any; however, this reference does not operate to reimpose same: Subject to Zoning Ordinances that may affect subject property.
>
> Subject to taxes for 2012, and subsequent years.

TO HAVE AND TO HOLD the said Property in fee simple upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth, with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunder appertaining.

Full power and authority is hereby granted by this Deed to the Trustee or her successors to protect, conserve, sell, lease, encumber and otherwise manage and dispose of said Property or any part thereof.

Note to property Appraiser. Homestead Property. The Trust grants to the Grantor of said trust and the Grantor's spouse the right to possess and a beneficial interest for life in any property described

herein in which the Grantor or the Grantor's spouse resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes, for all homestead exemptions for which the Grantor and the Grantor's spouse are otherwise eligible

In no case shall any party dealing with said Trustee in relation to said Property, or to whom said Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

COPY

The Trustee shall have no obligation whatsoever with respect to any matter in any way related to the Property, whether in contract, tort or otherwise, except to the extent of property held by the Trustee pursuant to the Trust Agreement, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said Property, and such interest is hereby declared to be personal property, and no beneficiary under the Trust Agreement shall have any title or interest, legal or equitable, in or to said Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described Property and therefore express no opinion as to condition of title.

This deed was prepared without the benefit of a survey.

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

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

COPY

Signed, sealed and delivered in our presence:

Witness
Printed Name: Thomas G Christmann

Caleb J. King, Grantor

Witness
Printed Name: Lois S. MARINO

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared to me **Caleb J. King**, an unmarried person, known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March, 2012.

Notary Public in and for the State of Florida

THOMAS G. CHRISTMANN
MY COMMISSION # DD 978303
EXPIRES: April 19, 2014
Bonded Thru Budget Notary Services

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	2012900000
Location Address	2 TREMERTON PL SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923 *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	0.380
Homestead	Y

Owner Information

Owner Name	Kng Caleb J Revocable Trust D:02/24/98 100% King Caleb J Trustee 100%
Mailing Address	2 TREMERTON PL SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2023
Building Value	$399,609
Extra Features Value	$43,563
Total Land Value	$1,100,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,543,172**
Total Deferred	$863,670
Assessed Value	**$679,502**
Total Exemptions	$50,000
Taxable Value	**$629,502**

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	$273,514	$29,987	$784,000	$0	$0	$1,087,501	$659,711	$477,790	$609,711
2021	$149,030	$29,987	$700,000	$0	$0	$879,017	$640,496	$288,521	$590,496
2020	$161,802	$29,987	$600,000	$0	$0	$791,789	$631,653	$210,136	$581,653
2019	$162,471	$3,622	$600,000	$0	$0	$766,093	$617,452	$198,641	$567,452
2018	$165,918	$3,719	$600,000	$0	$0	$769,637	$605,939	$213,698	$555,939
2017	$170,642	$4,215	$600,000	$0	$0	$774,857	$593,476	$231,381	$543,476
2016	$174,098	$14,105	$600,000	$0	$0	$788,203	$588,597	$249,606	$538,597
2015	$161,455	$15,226	$600,000	$0	$0	$776,681	$584,505	$242,176	$534,505
2014	$123,340	$16,347	$542,500	$0	$0	$682,187	$579,866	$152,321	$529,866
2013	$125,672	$9,745	$542,500	$0	$0	$677,917	$564,565	$163,352	$514,565
2012	$128,003	$9,975	$417,150	$0	$0	$555,128	$555,128	$50,000	$505,128
2011	$127,850	$11,013	$463,500	$0	$0	$602,363	$602,363	$50,000	$552,363
2010	$130,076	$11,194	$515,000	$0	$0	$656,270	$656,270	$50,000	$606,270

Building Information

Building 1
Building Value $282,320
Year Built 1900
Actual Area 1994
Conditioned Area 1650
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

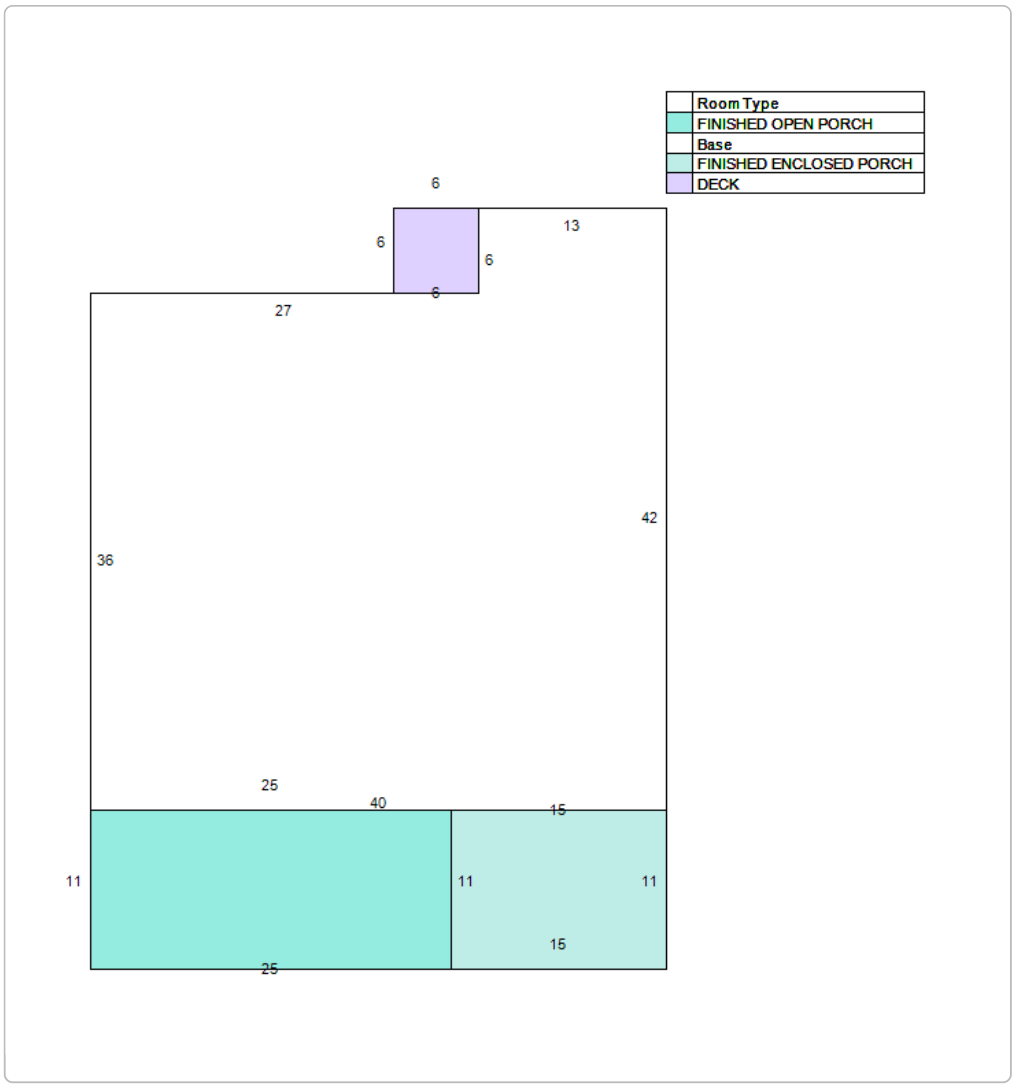
Description	Square Footage
BASE AREA	1518
FINISHED DECK	36
FINISHED ENCLOSED PORCH	165
FINISHED OPEN PORCH	275
Total SqFt	1994

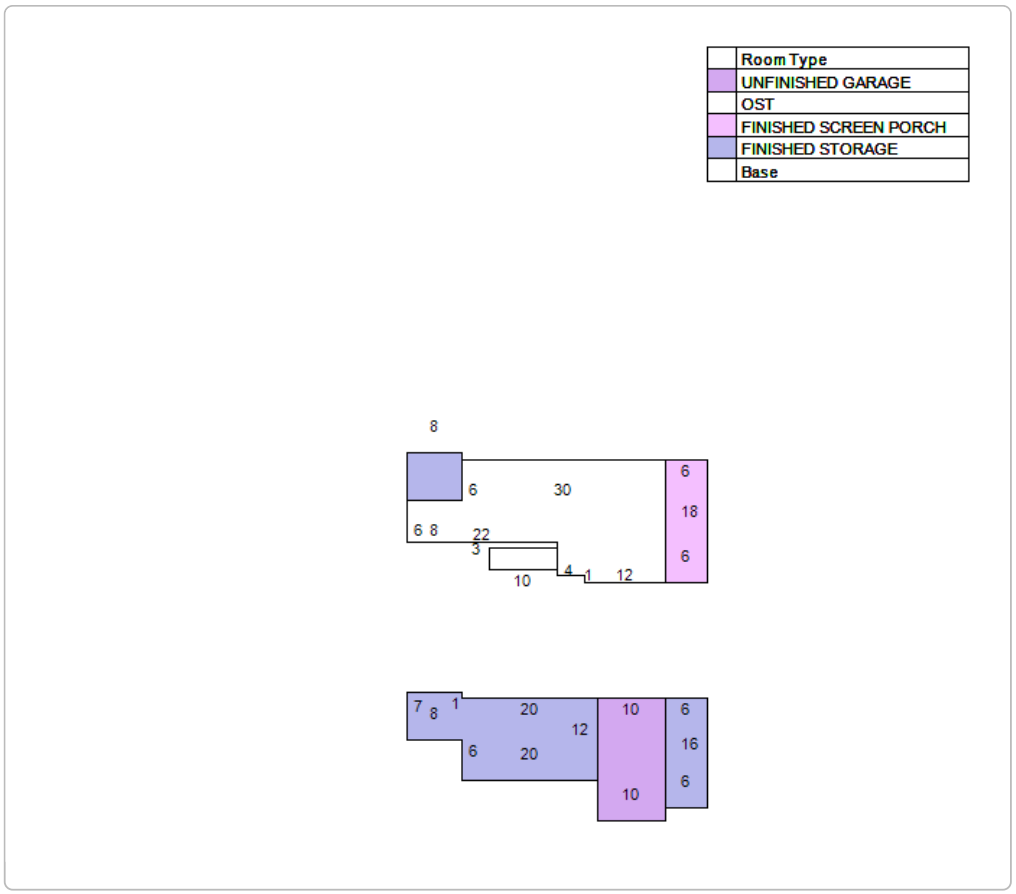
Building 2
Building Value $117,289
Year Built 1935
Actual Area 1266
Conditioned Area 500
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	500
FINISHED STORAGE/UTILITY	56
FINISHED SCREEN PORCH	108
OUTSIDE STAIRS	30
FINISHED STORAGE/UTILITY	296
UNFINISHED GARAGE	180
FINISHED STORAGE/UTILITY	96
Total SqFt	1266

Sketch Information


Room Type
FINISHED OPEN PORCH
Base
FINISHED ENCLOSED PORCH
DECK
6
6
13
6
6
27
42
36
25
40
15
11
11
11
15
25



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		3591
Bulkhead - Low (Mix)		900
Boat Dock - Average (Mix)		39072

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	100	150	100	FF	$1,100,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/9/2012	3/6/2012	$100.00	WARRANTY DEED	3533	1923	U	I	KING CALEB J	KING CALEB J REVOCABLE TRUST D:02/24/98
	1/20/2004	$1,130,000.00	WARRANTY DEED	2126	817	Q	I	DUVALL DONNA L	KING CALEB J
	1/7/1992	$219,000.00	TRUSTEES DEED	921	1076	U	I	BARNETT BANK OF ST JOHNS CO TRUSTEE	DUVALL DONNA L

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/24/2023, 11:43:37 PM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
ADCAP CONSTRUCTION LLC

Filing Information

Document Number	L10000052235
FEI/EIN Number	27-2667199
Date Filed	05/14/2010
State	FL
Status	ACTIVE

Principal Address

2675 Dobbs Rd
Unit B
ST. AUGUSTINE, FL 32086

Changed: 04/30/2021

Mailing Address

503 E STREET
ST. AUGUSTINE, FL 32080

Changed: 04/30/2011

Registered Agent Name & Address

Mariutto, Eugene R
503 E STREET
ST. AUGUSTINE, FL 32080

Name Changed: 03/09/2014

Address Changed: 03/09/2014

Authorized Person(s) Detail

Name & Address

Title MGR

MARIUTTO, EUGENE R
503 E STREET
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/05/2022
2023	04/29/2023

Document Images

04/29/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/24/2020 -- ANNUAL REPORT	View image in PDF format
04/13/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
04/14/2015 -- ANNUAL REPORT	View image in PDF format
03/09/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
05/02/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
05/14/2010 -- 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 August 17, 2023 Meeting



Application HP2023-0053 Address: 18 Locust Street

Lance Gunther – Applicant Jeffrey Gunther – Owner

Project description: For after-the-fact partial demolition of a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic district including replacement of original windows with windows of a different material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01176
National Register:	Abbott Tract NRHD: Contributing	Construction date:	c. 1894-1899
Archaeology Zone:	IIA	Zoning District:	RS-2
Parcel number:	1951800000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Locust Street on the block between Abbott and Osceola Streets in the Abbot Tract National Register Historic District, this Frame Vernacular residence was constructed between 1894 and 1899. Based upon Google Streetview photographs and the Florida Master Site File (FMSF) form, original windows were single and paired 2/2 double-hung sash wood windows.

The applicant is seeking after-the-fact partial demolition approval for removal of original wood windows and replacement with new wood windows of a different design.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or located within a National Register Historic District (as defined by Sec. 28-87.10) requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **18 Locust Street** if the HARB can make the following findings:

1. That the applicant has provided sufficient evidence to justify replacement of the previously existing windows: and/or,
2. Removal of the original windows is mitigated by the replacement windows which match the original in size and material; and,
3. The partial demolition and replacement of original wood windows will not negatively impact the building's ability to contribute to the district in a future update.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of 12 original 2/2 double-hung-sash wood windows
    a. Replacement with Jeld-wen 1/1 double-hung sash wood windows

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to Victorian-era Frame Vernacular buildings in this and other St. Augustine neighborhoods. The original 2/2 window style helped emphasize the vertical orientation of the windows and replacement with a different style does alter the look of the building.

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 to replace original windows with those of a similar material and design to maintain the architectural integrity of the contributing building. The Architectural Guidelines for Historic Preservation (AGHP) lists 1/1 DHS windows as an appropriate window stye for Frame Vernacular buildings.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and is a contributing building in the Abbot Tract National Register Historic District. No known historic or cultural associations are known that would qualify the building for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The HARB should determine whether the removal of wood windows and subsequent replacement could negatively impact the building's contributing status within the Abbot Tract National Register Historic District.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple Frame Vernacular buildings with Victorian elements constructed around the turn-of-the-century. Removal of original windows and replacement with a different design does alter the visual impact of the windows on the structure.

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 Abbott Tract, 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 would be difficult to reproduce. While fenestration patterns on the building do not appear to have been changed, and new windows are of the same material as the original, the change from 2/2 to 1/1 lite windows changes the visual impact oof the windows on the building.

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 1899 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and designated a contributing building to the Abbott Tract National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

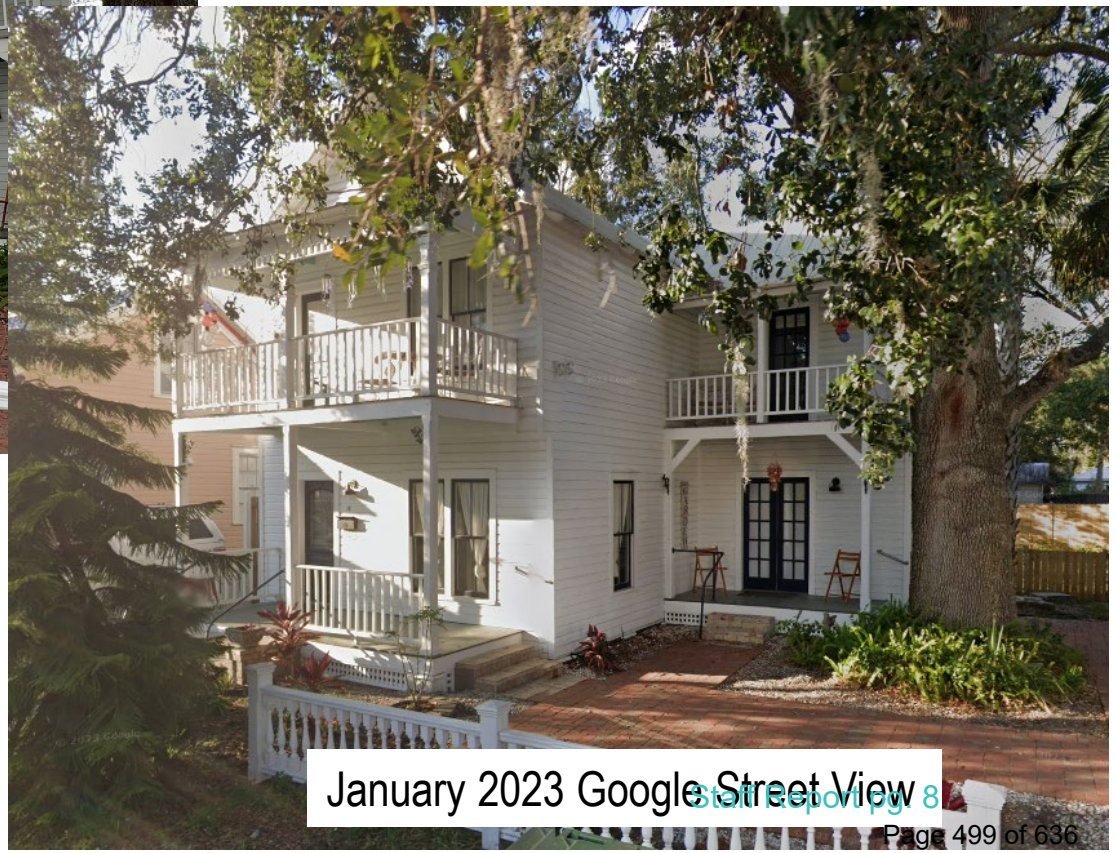
STAFF PHOTOGRAPHS
18 Locust Street



STAFF PHOTOGRAPHS
18 Locust Street



Current View



January 2023 Google Street View

STAFF PHOTOGRAPHS
18 Locust Street



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STAFF PHOTOGRAPHS
18 Locust Street





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18 Locust Street





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18 Locust Street





STAFF PHOTOGRAPHS
18 Locust Street



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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. 8SJ 1176 1009==

Site Name: 18 Locust Street 830== Survey Date: 7808 820==

Address: 18 Locust Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) F (block) 9 (lot) 868==

868==

Owner of Site: Name: Becker, John;

Address: 96 Riverside Avenue

Jacksonville, Fla. 32202 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469650 (easting) 3307750 (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: Harper, Robert W. (Assistnat Curator);

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==
(X) 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: +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 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, aluminum 2/2 942==

Foundation: Brick piers 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Hip porch, gable on L 942==

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

Chimney Location: 942==

Materials: (882)

Chimney: 882==

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

Ornament Exterior: Chamfered wood posts, spindle frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 18 Locust Street was constructed between 1894 and 1899. Victorian elements on the two-story open porch are chamfered wood posts and a spindle frieze. An outdoor staircase rises to the second floor of the porch. The original wood exterior harmonizes with the character of the Abbott Tract neighborhood. although more recent additions clash.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3)

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

North of Smith's property was Davis' Range, land comprised of the three remaining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

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p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."

☐ Original
☒ Update



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

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

Site#8 SJ01176
Field Date 10-1-2020
Form Date 10-22-2020
Recorder # MAS

Site Name(s) (address if none) 18 Locust Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
18		Locust	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1951800000 — Landgrant _____
Subdivision Name Abbott Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1899 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Schirmacher Andrew P Sr Etal

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Cross-gabled 2. Shed 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
Windows (types, materials, etc.)

single & paired wood 2/2, wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

simple Folk Victorian features, cross gable w overhang, exposed rafters, two 2 story porches, vent in gable end, corner boards, horizontal wood siding

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

detached garage, wood picket fence, mature tree & other vegetation, walkway from entry to street

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01176

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

off center entry under 2nd story porch on projecting facade, 2 panels w single pane light w decorative head, wood frame

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

2 two-story porches: front under shed, decorative edge, square piers & railings, simple spindlework; under shed ext in recessed facade, wood piers w brackets & wood railing, single & paired French doors

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

This 1899 Frame Vernacular resource is in good condition. It has a Cross-gabled roof, Drop siding siding, and is 2 stories.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

DOCUMENTATION

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

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

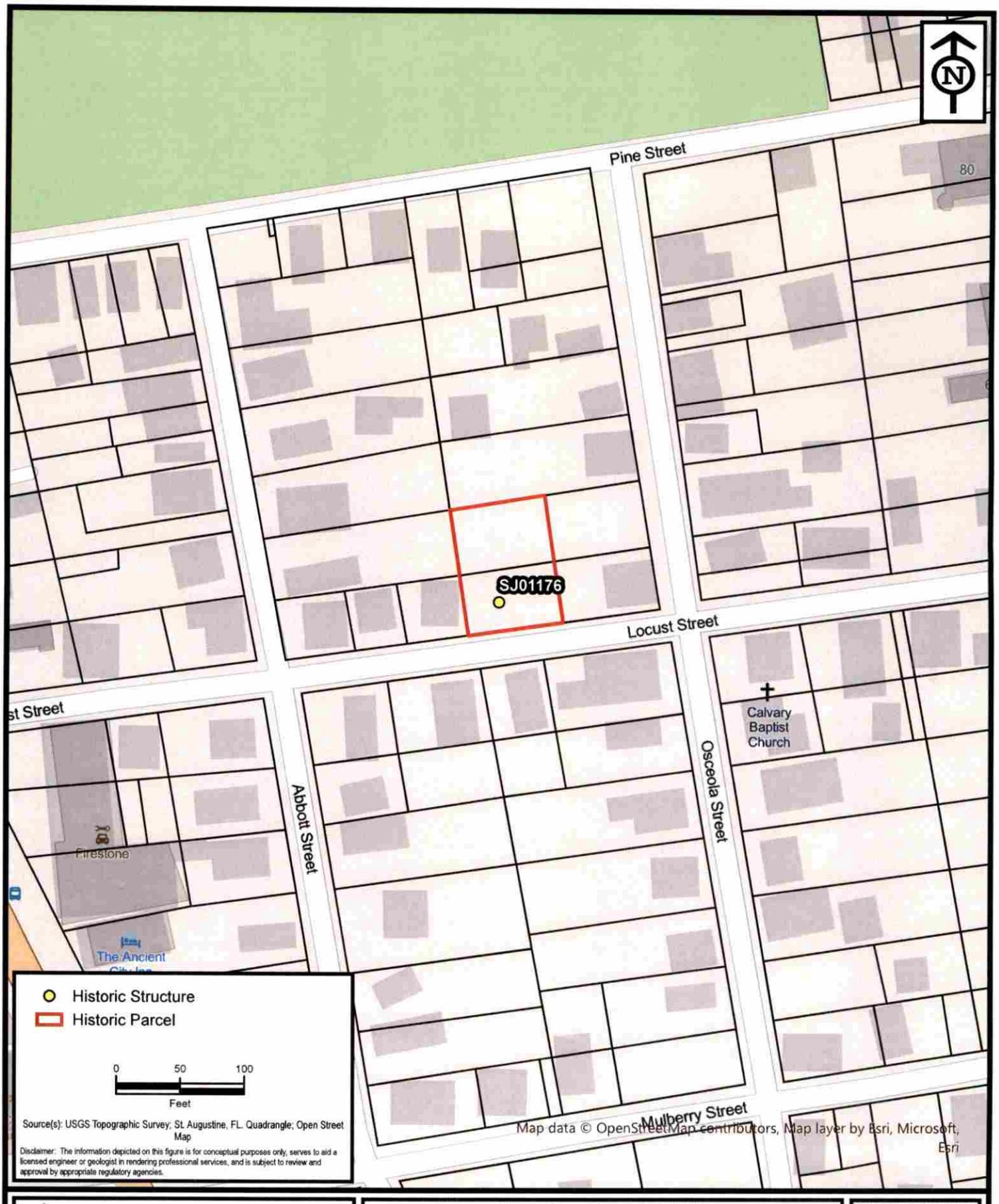
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

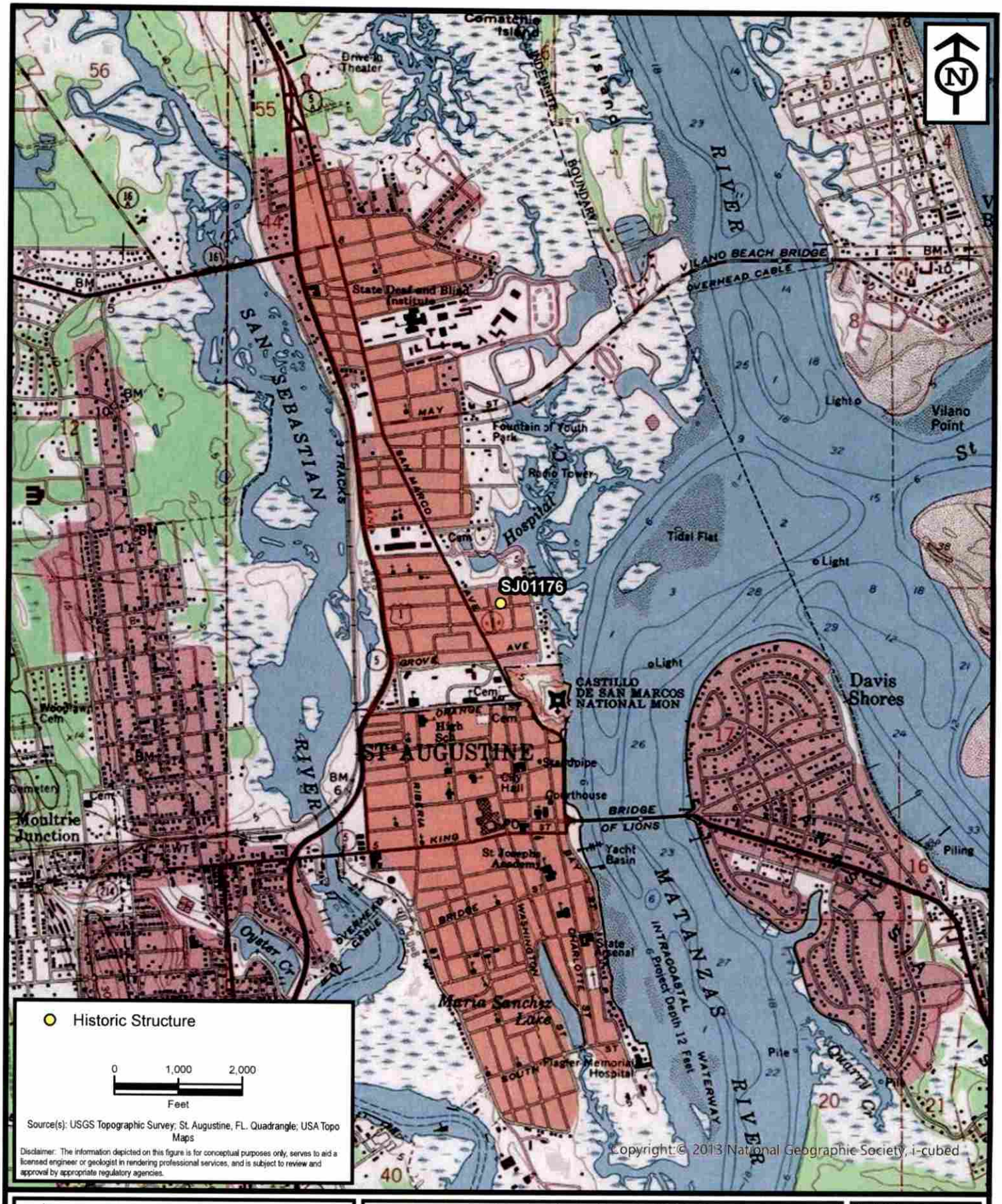
Parcel Location - SJ01176

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 2:58 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01176

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 12:58 PM











Received 07/05/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

☐ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0053

Receipt No. 2675299 Meeting Date August 17, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LANCE GUNTHER
   Business (if applicable) _____
   Address 112 RURITAN RD
   City STERLING State VA Zip 20164
   Daytime telephone 7034506726 E-mail address ADMIN@GREATFALLSLANDSCAPES.com

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

2. NAME OF PROPERTY OWNER JEFF GUNTHER
   Business (if applicable) _____
   Address 112 RURITAN RD
   City STERLING State VA Zip 20164
   Daytime telephone (required) 7034506726 E-mail address _____

3. PROJECT STREET ADDRESS 18 LOCUST ST

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 9 Block F Subdivision ABBOTT TRACT Parcel Number 195180-0000

5. DATE OF CONSTRUCTION 1900 Source: 1900 ZILLOW

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

N/A ☐ *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.

NA

PRINT APPLICANT'S NAME LANCE GUNTHER DATE 6/28/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME _____ DATE 6/28/23

SIGNATURE OF 1st PROPERTY OWNER JEFFREY H. GUNTHER

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.

06/29/23

To whom it may concern:

My name is Jeff Gunther I purchased the house on 18th Locust St. on March 12, 2021. The previous owner and electrician by trade assured me that the house was in pristine condition, emphasizing to me that he religiously tended to the problems related to termites, electrical, plumbing and soundness of the building. Please understand this was my first purchase of a Florida historic home.

After acquiring the building, I began to see evidence of termite infestation around all of the existing windows and various areas on the walls. Wing sheds were accumulating at the base of each windowsill and sawdust accumulations were found along floor areas. We contacted Bug Away and employed this company to treat the entire home. Shortly after their treatment process termite remnants began to reappear once again accumulating on each windowsill, we contacted Bug Away again to address our issue and once again the termites endured and continued with their detrimental activity to the windows. I concluded that this was “unquestionably” a long-term issue that was obviously ignored for many years. The historical properties I presently own do not have termite related issues.

My background is in landscaping and construction, I have a B.S. from the University of Delaware in Landscape Horticulture with a minor in Landscape Architecture and have taught Landscape Architecture at Northern Virginia Community College. I have maintained a class A Virginia builders license for 40 years. My company Great Falls Landscapes Inc. has been in operation for 40 years. We specialize in high end hardscapes, all ranges of structural elements and plantings. My passion is acquiring and renovating historical properties. I presently own 7 historical properties. I have renovated each property seamlessly, replicating all aspects of each building to the proper period without compromise. I visited St. Augustine in January of 2020 and fell in love with your city, its history and its spirit. I felt 18 Locust was a genuinely exceptional and unique house with its Juliette balconies and 80 year old live oak tree. My motivation was to make it perfect. The termite infestation had to be rectified and I knew that the only way I would get there was to replace the windows. My impulsive nature has unfortunately got me into trouble as I did not go through the proper channels and I am very sorry for that. My intentions were pure, as my biggest concern was for the well being of 18 Locust st. Please see photos revealing the extent of the termite damage to the window framing lumber, window frame, sills and jambs. All of the existing windows were non operable, sealed shut. I learned that the previous owner was living on the first floor, the HVAC system on the second floor was not operational. During the hot summer months excessive condensation occurred, due to stagnant hot and humid air. A perfect environment for termite activity. I learned we were dealing with both drywood and subterranean termites.

We replaced 10 windows, each window was measured and manufactured to fit the existing opening by Charlie Wilde from Mastercraft Windows. Mr. Wilde explained that the windows he was encouraging me to use were also used in many of the other historical structures in the town. The window dimensions as follows (2) – 27 1/2 x 61 3/4 (6) – 27 1/2 x 65 3/4 (2) – 30 ½ x 47 3/4 . I have also provided you a plan view of the first and second floor noting the windows that were replaced and dimensions.

Please understand window framing lumber, jambs, sashes, stops, rails and sills were severely compromised, it was necessary to rebuild several sills matching existing sill profiles, trims and siding were matched to house profile. In some cased rotted framing wood was replaced.

In summary it was my feeling that the original windows were structurally ruined and replacing them was best for the health and well being of the house. My neighbors were doing similar window replacements so I never imagined this would be a problem. I sincerely apologize for my impulsive actions as I totally support the preservation of historical properties. I meant no disrespect to your administration and as we move on I assure you I will always go through the proper channels. Thankyou for your time and understanding in the matter.

Respectfully,

Jeff Gunther

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: 18 LOCUST ST ST AUGUSTINE, FL 32084

Applicant's Name: LANCE GUNTHER Applicant's Signature: [signature]

Owner's Name: [signature] Owner's Signature: JEFFREY H GUNTHER

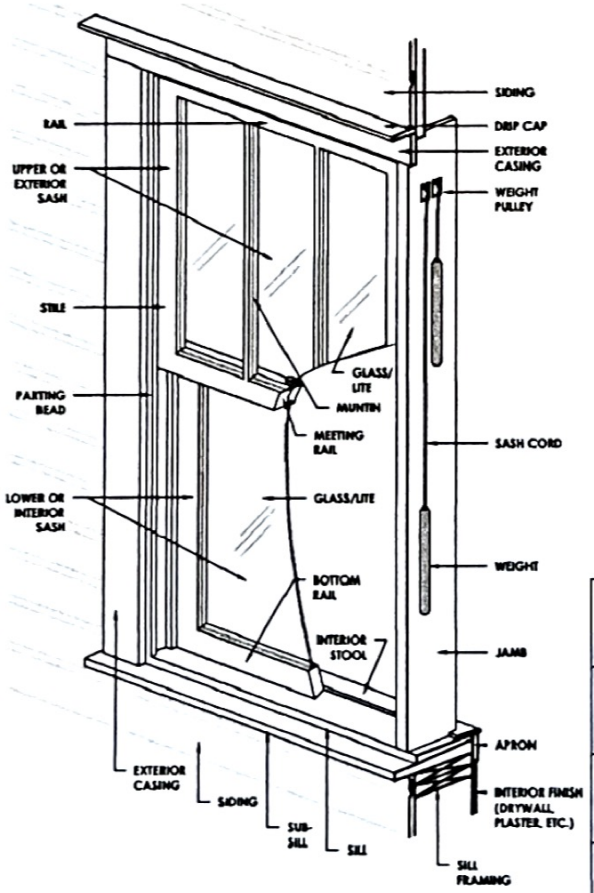
Received 07/05/2023
Planning and Building Department

COA—
Applicant Name: LANCE GUNTHER
Date Received: 6/27/23
Received by: LANCE GUNTHER

Window Survey Form

Have	Basic Requirements
☐	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to the photographs or drawings from #1.
☐	3. Condition Evaluation of each window (see reverse).
☐	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

ALL window openings on the structure should be assigned a ***number*** and ***described*** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	14
Number of Historic Windows on the Structure	14
Number of Existing Replacement/Non-Historic Windows	–
Number of Windows Completely Missing	–
Total Number of Windows to be Replaced	14

Received 07/05/2023
Planning and Building Department

COA— _____ Date Received: _____

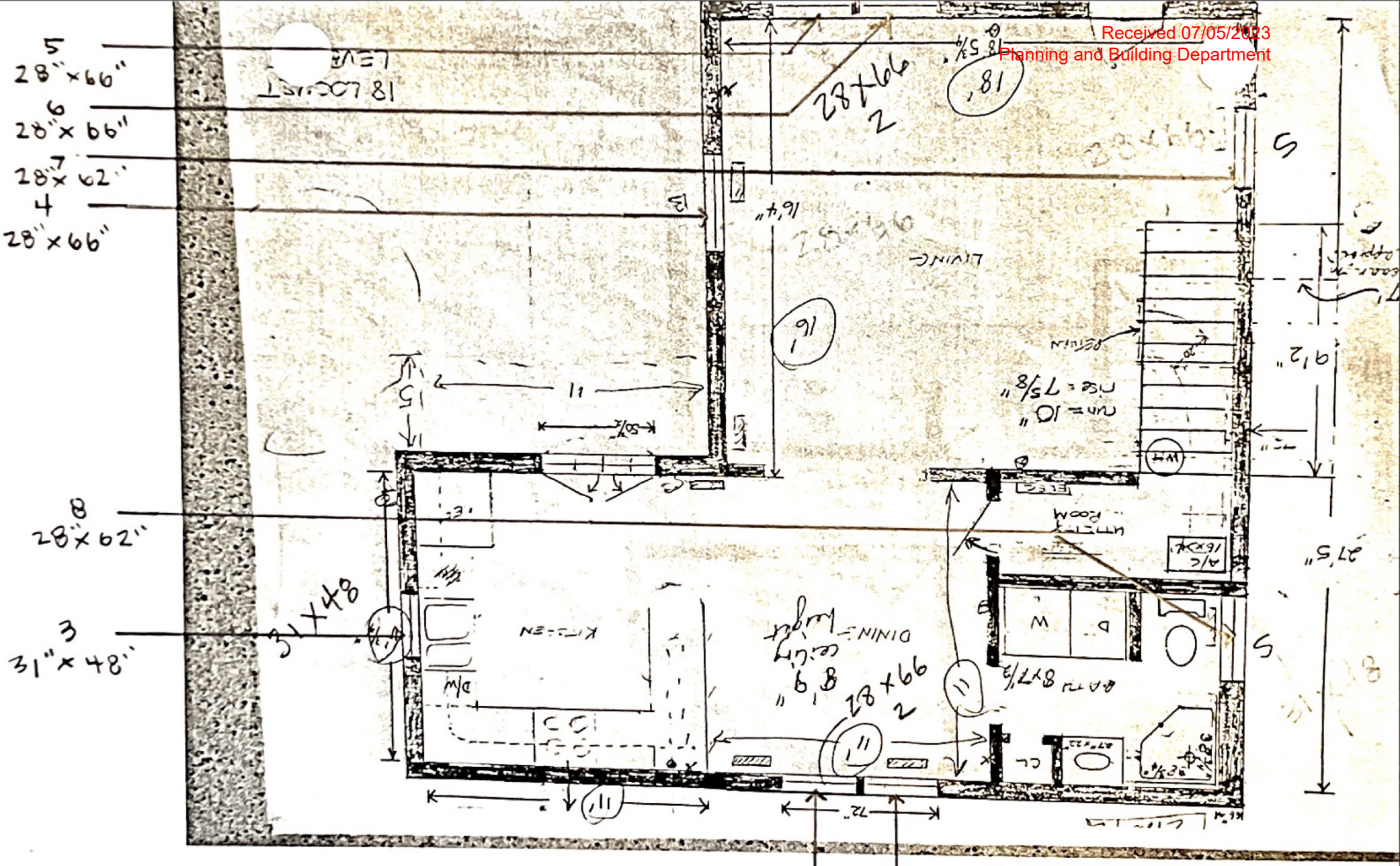
Applicant Name: Lance Gunther Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Damage beyond repair due to termite infestation.
2	Damage beyond repair due to termite infestation.
3	Damage beyond repair due to termite infestation.
4	Damage beyond repair due to termite infestation.
5	Damage beyond repair due to termite infestation.
6	Damage beyond repair due to termite infestation.
7	Damage beyond repair due to termite infestation.
8	Damage beyond repair due to termite infestation.
9	Damage beyond repair due to termite infestation.
10	Damage beyond repair due to termite infestation.
11	Damage beyond repair due to termite infestation.
12	Damage beyond repair due to termite infestation.
13	Damage beyond repair due to termite infestation.
14	Damage beyond repair due to termite infestation.
15	
16	
17	
18	
19	
20	

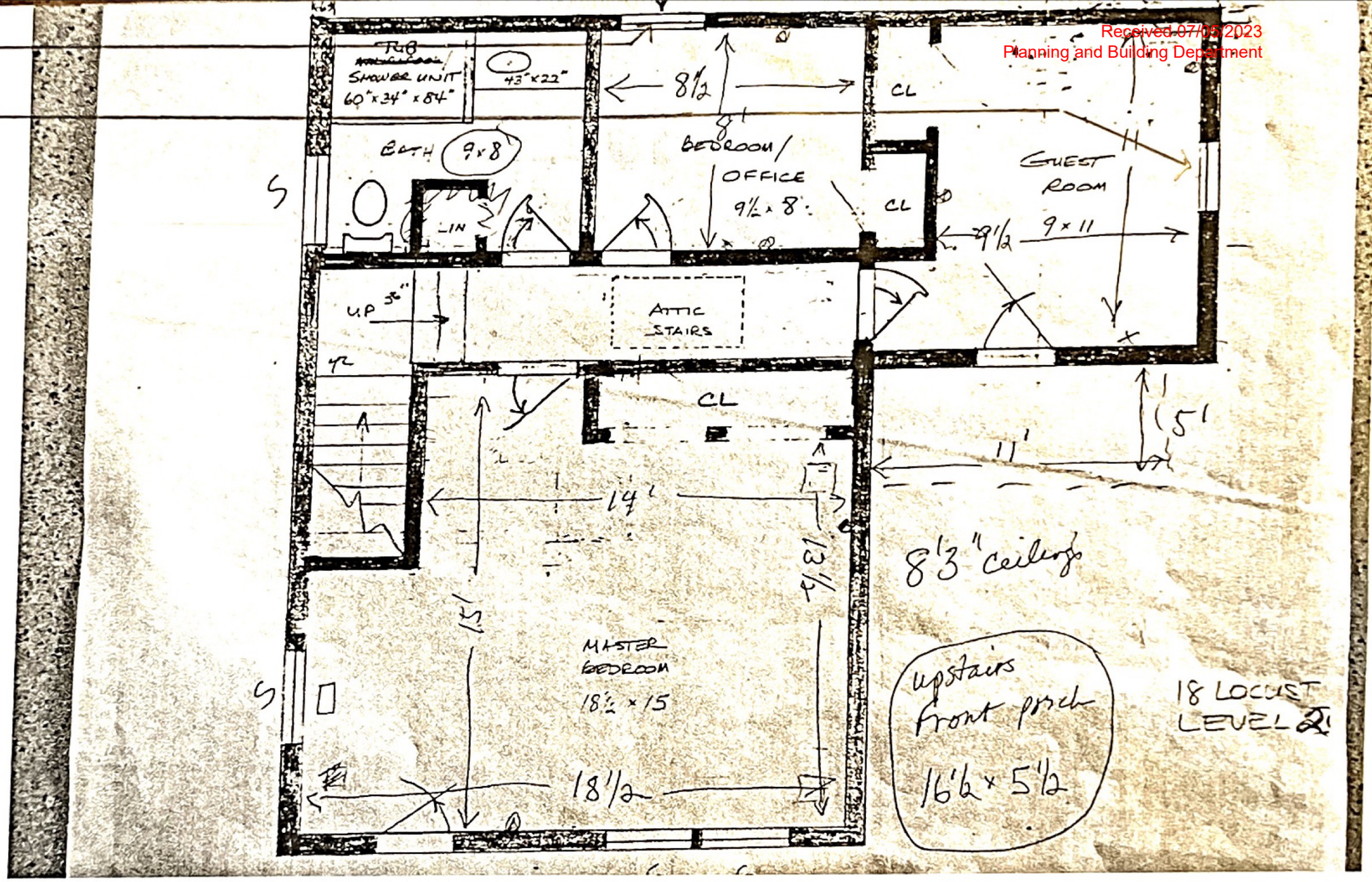
Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
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35	
36	
37	
38	
39	
40	

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9
28"x62"
10
31"x48"



18 LOCUST ST.
UPPER LEVEL

HISTORIC WINDOW CONDITION ASSESSMENT

SUBMITTED WITH A CERTIFICATE OF APPROPRIATENESS APPLICATION TO
THE CITY OF ST. AUGUSITNE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property Address	Date of Condition Assessment
18 LOCUST ST. ST AUGUSTINE	

Assessment Preformed By:
JEFF GUNTHER
LANCE GUNTHER

A condition assessment should be completed for full window replacement. The assessment must provide evidence for why the existing windows have to be replaced (ex. termites, water damage, and general deterioration) and why they cannot be repaired.

The following items should be provided as part of the assessment:

- A completed assessment table
- Photographs that are keyed to the table
- Photographs or drawings that provide an overview of what windows are being replaced
- Elevation drawings that show alterations to window openings (if applicable)

This form is a reference template only. Feel free to use your own form and/or use separate sheets as needed for your report.

Note: Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

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JELD-WEN

2018 ENERGY STAR Most Efficient Most Improved Manufacturer of the Year

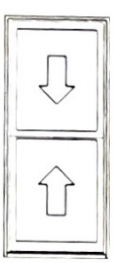
MASTER CRAFT WINDOW AND DOOR
7 SAN BARTOLA
ST AUGUSTINE, FL 32086

QUOTE BY : Charlie Wilde
SOLD TO : JEFF GUNTHER
JEFF
18 LOCUST
ST AUGUSTINE FL
PO# :
Ship Via : Ground

QUOTE # : JW210801GQW - Version 0
SHIP TO : JEFF GUNTHER
JEFF GUNTHER
18 LOCUST
ST AUGUSTINE FL
PROJECT NAME :
REFERENCE :

U-Factor Weighted Average: 0.29 **SHGC Weighted Average:** 0.2

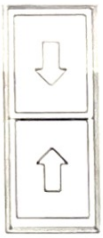
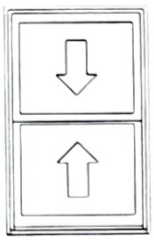
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 27 1/2 X 61 3/4			
Pocket Opening : 28 X 62		Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 28 X 62 Primed Exterior, Primed Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 deg White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 27520.4 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.698(3/32 / 3/32), Clear Opening:23.7w, 27.7h, 4.5 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CR: 61.00, CPD: JEL-N-908-00012-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW	$1,023.09	2	$2,046.18



Viewed from Exterior. Scale: 1/2" =1'

FLORIDABUILDING.ORG

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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2 Pocket Opening : 28 X 66  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 27 1/2 X 65 3/4 Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 28 X 66 Primed Exterior, Natural Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 deg Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Florida - FBC, PG 35, FL# 27520.4 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.698(3/32 / 3/32), Clear Opening:23.7w, 29.7h, 4.9 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CR: 61.00, CPD: JEL-N-908-00012-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW	$1,074.68	6	$6,448.08
Line 3 Pocket Opening : 31 X 48  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 30 1/2 X 47 3/4 Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 31 X 48 Primed Exterior, Natural Interior, No Trim/No Nail Fin, 3 1/4 Jamb, 14 deg Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Florida - FBC, PG 35, FL# 27520.4 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.698(3/32 / 3/32), Clear Opening:26.7w, 20.7h, 3.8 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CR: 61.00, CPD: JEL-N-908-00012-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW	$979.59	2	$1,959.18

Total:	$10,453.44
SALES TAX (6.5000%):	$679.47
Net Total:	$11,132.91
Total Units:	10

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

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Date Submitted	07/06/2020
Date Validated	07/06/2020
Date Pending FBC Approval	
Date Approved	07/13/2020

Summary of Products

FL #	Model, Number or Name	Description
27520.1	Siteline Clad or W-5500 Clad	Pocket Double Hung 46x92 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No
Design Pressure: +35/-35
Other:

Certification Agency Certificate
FL27520_R2_C_CAC_130-H-784.00.pdf
Quality Assurance Contract Expiration Date
01/24/2028
Installation Instructions
FL27520_R2_II_Siteline Clad Pocket DH_Install_46x92.pdf
Verified By: Window and Door Manufacturer Association
Created by Independent Third Party:
Evaluation Reports
Created by Independent Third Party:

27520.2	Siteline Clad or W-5500 Clad	Pocket Double Hung 45x72 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No
Design Pressure: +50/-50
Other:

Certification Agency Certificate
FL27520_R2_C_CAC_130-H-784.01.pdf
Quality Assurance Contract Expiration Date
01/24/2028
Installation Instructions
FL27520_R2_II_Siteline Clad Pocket DH Install_45x72.pdf
Verified By: Window and Door Manufacturer Association
Created by Independent Third Party:
Evaluation Reports
Created by Independent Third Party:

27520.3	Siteline Clad or W-5500 Clad	Pocket Double Hung 33x72 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No
Design Pressure: +50/-55
Other:

Certification Agency Certificate
FL27520_R2_C_CAC_130-H-784.02.pdf
Quality Assurance Contract Expiration Date
01/24/2028
Installation Instructions
FL27520_R2_II_Siteline Clad Pocket DH Install_33x72.pdf
Verified By: Window and Door Manufacturer Association
Created by Independent Third Party:
Evaluation Reports
Created by Independent Third Party:

27520.4	Siteline Wood or W-5500 Wood	Pocket Double Hung 45x92 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No
Design Pressure: +35/-35
Other:

Certification Agency Certificate
FL27520_R2_C_CAC_130-H-787.00.pdf
Quality Assurance Contract Expiration Date
01/25/2028
Installation Instructions
FL27520_R2_II_Siteline Wood Pocket DH Install_45x92.pdf
Verified By: Window and Door Manufacturer Association
Created by Independent Third Party:
Evaluation Reports
Created by Independent Third Party:

27520.5	Siteline Wood or W-5500 Wood	Pocket Double Hung 33x72 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No
Design Pressure: +50/-55
Other:

Certification Agency Certificate
FL27520_R2_C_CAC_130-H-787.01.pdf
Quality Assurance Contract Expiration Date
01/25/2028
Installation Instructions
FL27520_R2_II_Siteline Wood Pocket DH Install_33x72.pdf
Verified By: Window and Door Manufacturer Association
Created by Independent Third Party:
Evaluation Reports
Created by Independent Third Party:

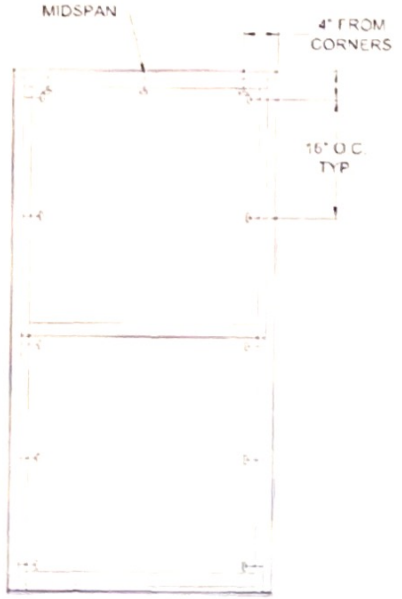
27520.6	Siteline Wood or W-5500 Wood	Pocket Double Hung 45x60 - Insulating Glass

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: No

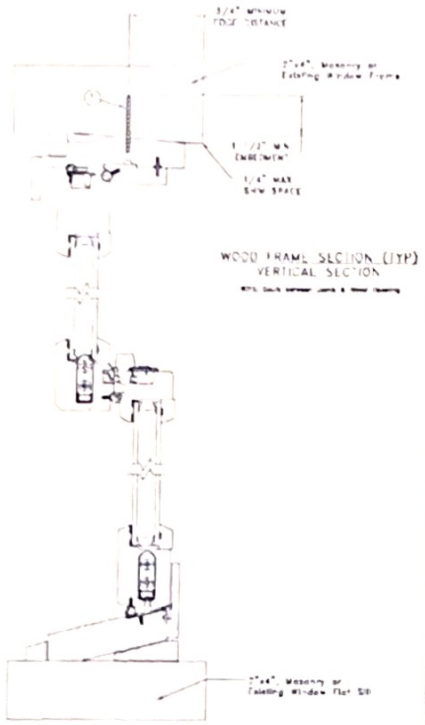
Certification Agency Certificate
FL27520_R2_C_CAC_130-H-787.02.pdf
Quality Assurance Contract Expiration Date
04/24/2028

Application pg 14
Page 532 of 636

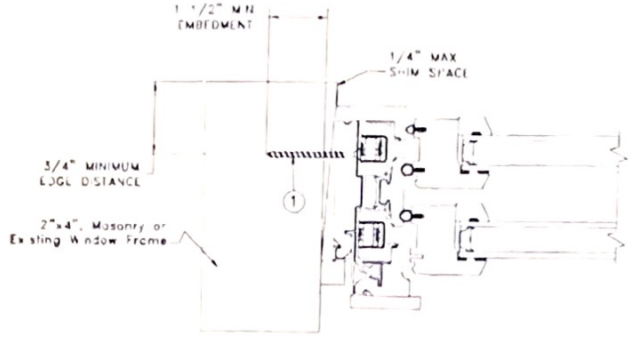
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TYPICAL ELEVATION WITH FASTENER SPACING



THROUGH FRAME INSTALLATION



WOOD FRAME SECTION (TYP)
HORIZONTAL SECTION

Max Frame	DP	IMPACT
45 3/8 x 91 7/32	+35/-35	NO

Installed Fastener Schedule:

1. All windows install corrosion resistant #8 fasteners no more than 4" from each corner and 16" o.c. through pre-drilled holes in the head and side jambs of the window.
2. Fasteners must be long enough to penetrate at least 1-1/2" into framing members.

General Notes:

1. The product shown herein is designed and manufactured to comply with the current edition of the Florica building code.
2. Buck, framing and masonry by others and is responsibility of architect or engineer of record
3. All glazing shall conform to ASTM E1300.
4. At minimum, glazing shall be single strength annealed insulating glass.

This schedule addresses only the fasteners required to anchor the unit to achieve the rated design pressure and impact performance (where applicable) up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the unit or go to www.jeld-wen.com.

DISCLAIMER
This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

DRAWN BY: J.HAWKINS
CHECKED BY: R.HAMILTON
APPROVED BY: D.STOKES
PART/PROJECT No.: D015188
IDENTIFIER No.: -
DATE: 05/17/2018
SCALE: NTS

JELD-WEN
3737 LAKEPORT BLVD.
KLAMATH FALLS OR, 97601
PHONE: (800) 535-3936

TITLE: Siteline Wood Pocket Double Hung

CAD DWG. No.: SitelineWDPKTDH Cert
REV: A
SHEET

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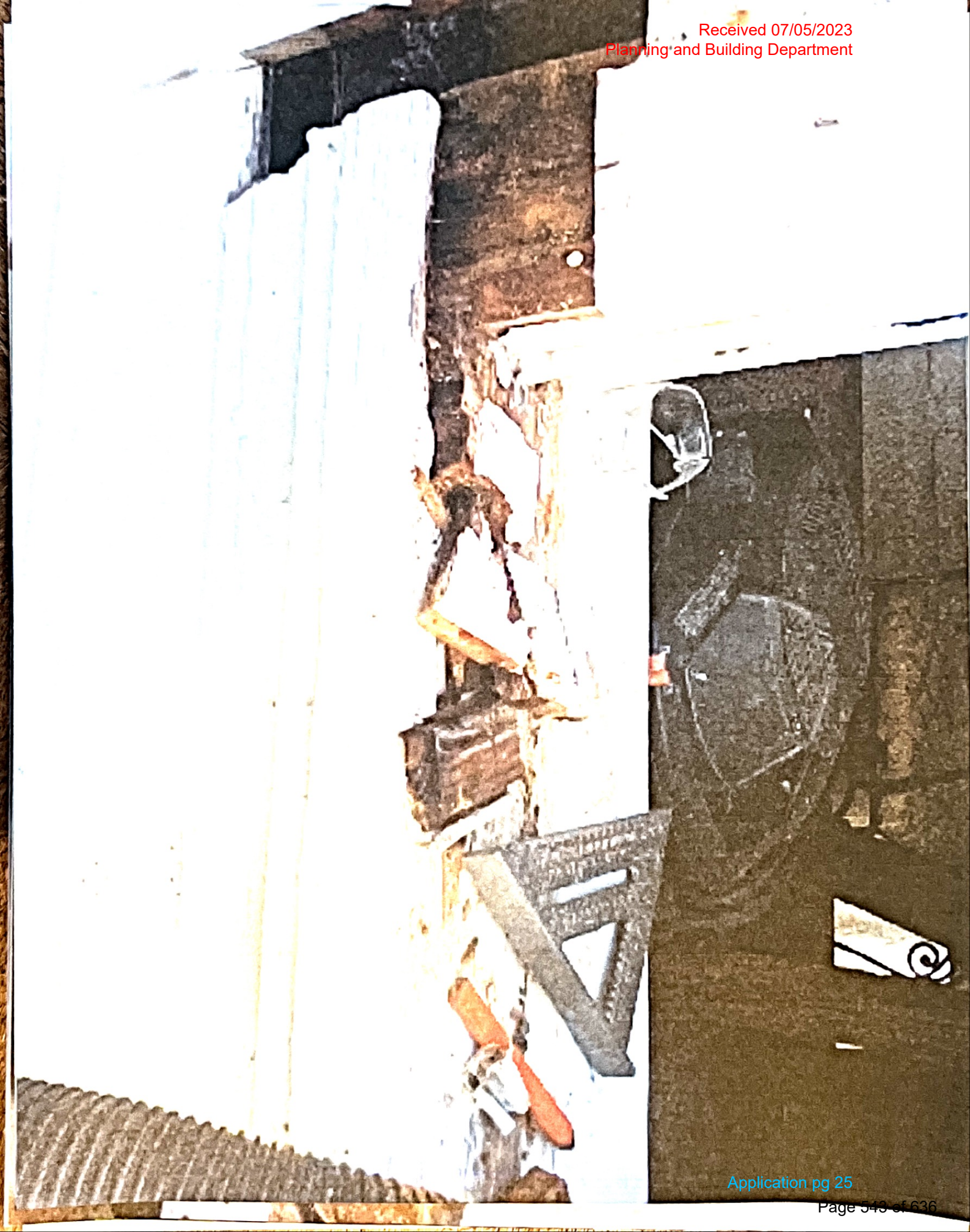


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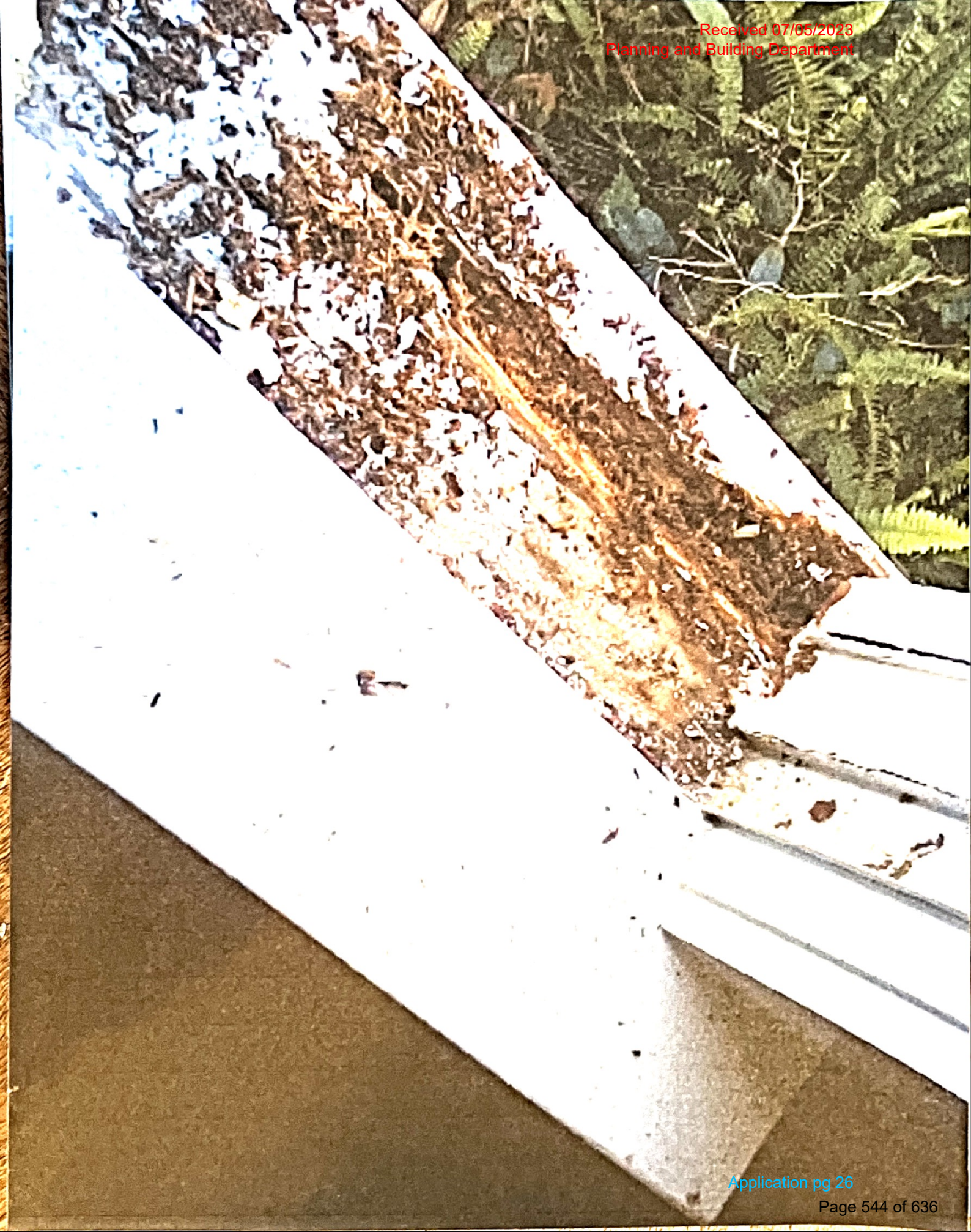




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18 LOCUST ST. ST. AUGUSTINE, FL 332084

WINDOW 1 (LEFT SIDE OF GROUP)



WINDOW 2 (RIGHT SIDE OF GROUP)



WINDOW 2

WINDOW 3 (KITCHEN WINDOW)



WINDOW 3 (RIGHT SIDE OF KITCHEN)



WINDOW 4 (CENTER OF ROOM)



WINDOW 4 (LEFT SIDE OF ROOM)



WINDOW 5 (LEFT SIDE OF GROUPED WINDOWS)



WINDOW 6 (RIGHT SIDE OF GROUPED WINDOWS)



WINDOW 7 (FAR RIGHT WINDOW)



WINDOW 8 (GROUND FLOOR BATHROOM)



WINDOW 9 (UPSTAIRS GUEST ROOM BACK OF HOUSE)



WINDOW 10 (UPSTAIRS GUEST BEDROOM)



WINDOW 11 (THIS WINDOW HAS NOT BEEN CHANGED,

UPSTAIRS BATHROOM)



WINDOW 12 (THIS WINDOW HAS NOT BEEN CHANGED, LEFT OF GROUP)



WINDOW 13 (THIS WINDOW HAS NOT BEEN CHANGED, RIGHT OF GROUP)



WINDOW 14 (THIS WINDOW HAS NOT BEEN CHANGED, FAR RIGHT OF PHOTO)



Instr #2021040666 BK: 5235 PG: 1364, Filed & Recorded: 4/13/2021 10:07 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,325.00

Rec: $18.50 Doc: $3325.00 ($475,000.00)

In, Return and 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):
195180-0000
File No.: 63570

WARRANTY DEED

COPY

This Warranty Deed, Made the 8 day of April, 2021, by **ANDREW P. SCHIRMACHER SR and KATHRYN A. SCHIRMACHER, husband and wife**, whose post office address is:

27 Locust ST ST Augustine FL 32084,

hereinafter called the "Grantor", to

JEFFREY GUNTHER, whose post office address is:

112 Puritan Road Sterling VA 20164,

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, 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:

LOT 9 AND THE WEST 1/2 OF LOT 11, BLOCK "F" OF THE ABBOTT TRACT, ACCORDING TO MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905, ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

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 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: _____ _____
ANDREW P. SCHIRMACHER SR

Printed Name: Carol A Lagasse

Witness Signature: _____ _____
KATHRYN A SCHIRMACHER

Printed Name: Teresa Merritt

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of April, 2021 by ANDREW P. SCHIRMACHER SR and KATHRYN A. SCHIRMACHER. 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

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

Skip to main content

2022 TRIM Notice

2022 TRIM Notice (PDF)

St. Johns County, FL

Summary

Click Here to Open Cyclomedia Viewer in a New Tab



Parcel ID	1951800000
Location Address	18 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Gunther Jeffrey 100%
Mailing Address	112 RURITAN RD STERLING, VA 20164-0000

Map



Valuation Information

	2023
Building Value	$189,362
Extra Features Value	$4,366
Total Land Value	$324,188
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$517,916**
Total Deferred	$0
Assessed Value	**$517,916**
Total Exemptions	$0
Taxable Value	**$517,916**

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

Historical Assessment Information

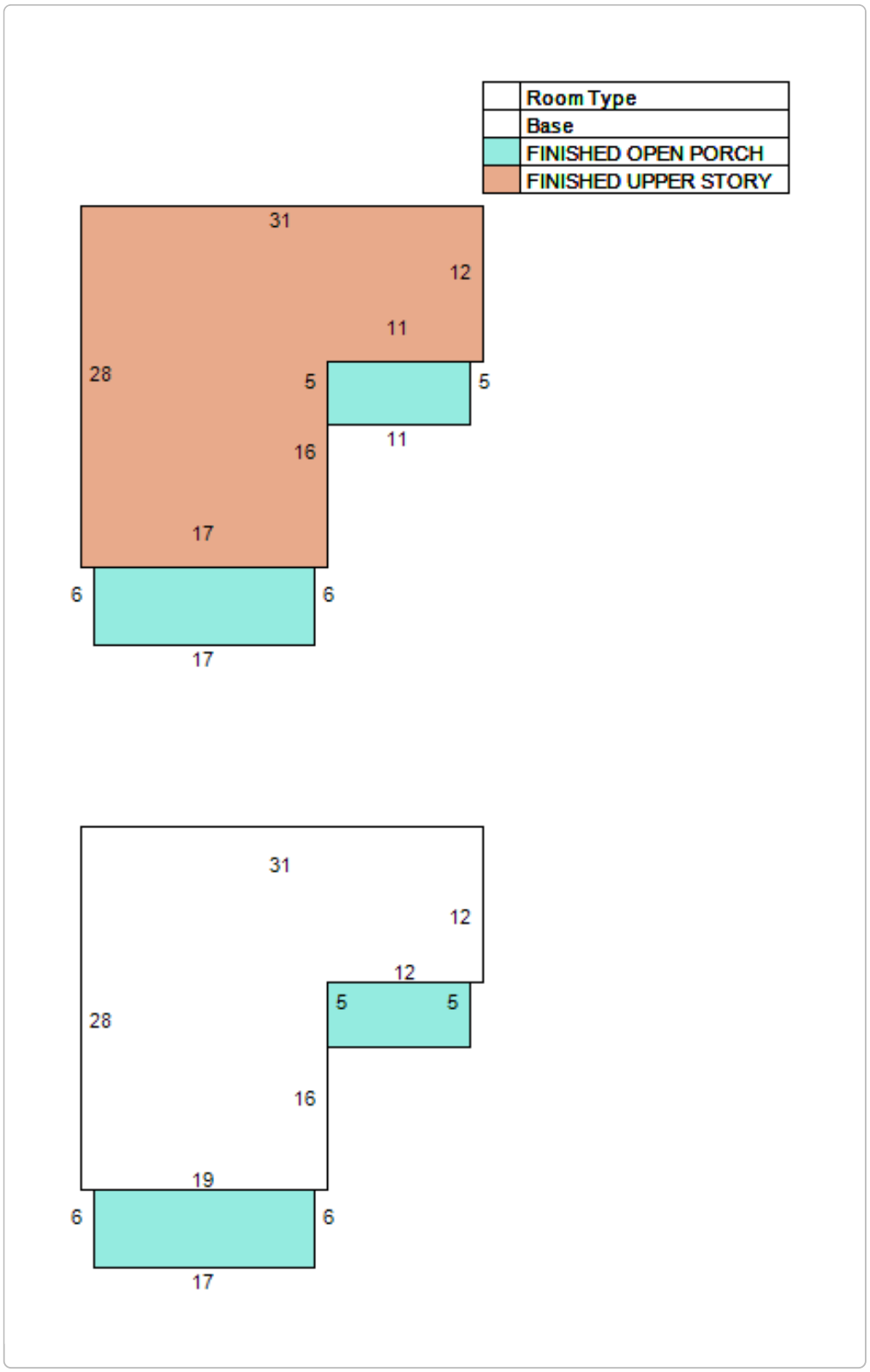
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$144,152	$3,810	$324,870	$0	$0	$472,832	$472,832	$0	$472,832
2021	$99,800	$3,810	$255,938	$0	$0	$359,548	$359,548	$0	$359,548
2020	$103,302	$3,810	$290,062	$0	$0	$397,174	$397,174	$0	$397,174
2019	$92,556	$3,810	$290,062	$0	$0	$386,428	$369,073	$17,355	$369,073
2018	$95,642	$3,239	$290,062	$0	$0	$388,943	$335,521	$53,422	$335,521
2017	$92,626	$3,911	$232,050	$0	$0	$328,587	$305,019	$23,568	$305,019
2016	$95,566	$4,102	$211,575	$0	$0	$311,243	$277,290	$33,953	$277,290
2015	$81,130	$4,373	$168,919	$0	$0	$254,422	$252,082	$2,340	$252,082
2014	$70,959	$4,644	$153,562	$0	$0	$229,165	$229,165	$0	$229,165
2013	$68,867	$4,914	$153,562	$0	$0	$227,343	$227,343	$0	$227,343
2012	$69,314	$5,185	$138,206	$0	$0	$212,705	$212,705	$0	$212,705
2011	$70,290	$5,455	$153,562	$0	$0	$229,307	$229,307	$0	$229,307
2010	$64,154	$5,753	$153,562	$0	$0	$223,469	$223,469	$0	$223,469

Building Information

Building	1
Building Value	$189,362
Year Built	1900
Actual Area	1666
Conditioned Area	1352
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
FINISHED UPPER STORY	676
FINISHED OPEN PORCH	102
BASE AREA	676
FINISHED OPEN PORCH	102
FINISHED OPEN PORCH	55
FINISHED OPEN PORCH	55
Total SqFt	1666

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		4366

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	96	75	EF	$324,188

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2021	4/8/2021	$475,000.00	WARRANTY DEED	5235	1364	Q	I	SCHIRMACHER KATHRYN A,ANDREW P SR	GUNTHER JEFFREY
	1/9/2001	$100.00	WARRANTY DEED	1558	734	U	I	MAUTNER ROBERT F III & JILL P ETAL	SCHIRMACHER KATHRYN A & ANDREW P SR
	12/6/1995	$0.00	DEATH CERTIFICATE	1143	252	U	I	BROCK JAMES E,MARY R (DECEASED 4/2/93)	SCHIRMACHER ANDREW P SR
	11/16/1995	$60,000.00	WARRANTY DEED	1143	254	U	I	BROCK JAMES E,MARY R (DECEASED 4/2/93)	SCHIRMACHER, ANDREW P SR & KATHRYN A
	1/1/1977	$0.00		373	571	U	I		BROCK JAMES E,MARY R (DECEASED 4/2/93)
	1/1/1977	$8,000.00		356	82	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
Last Data Upload: 7/25/2023, 11:46:35 PM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting





Application HP2023-0052 Address: 15 Lovett Street

Alexandra & William Daughtery – Applicant & Owner

Project description: To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01203
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2110800000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residence, located on the south side of Lovett Street on the block between Oneida Street and Martin Luther King Avenue, was constructed between 1904 and 1910 and features a front gable metal roof, two-story hip-roofed front porch with decorative brackets and spindles, decorative shingles and a vent in the gable, wood novelty siding, 3/1 wood, 2/2 metal with horizontal muntin, and vinyl replacement windows, decorative stone around the foundation, and brick porch steps. Sanborn Fire Insurance Maps and the Florida Master Site File mark the original address as 81 Lovett Street.

The applicant is proposing full demolition of the building.

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 within a National Register Historic 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 that the following actions for a **Certificate of Demolition** at **15 Lovett Street:**

1. **APPROVE** if the HARB finds that the applicant has provided sufficienct evidence of deteriorated strcutura integrity and/or undue economic hardship; OR,
2. **CONTINUE** to allow the applicant time to consider demolition alternatives and/or provide additional information as requested by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building is larger in mass and scale than immediately adjacent buildings along the streetscape but is consistent with other two-story Frame Vernacular buildings, constructed around the same time, found throughout the neighborhood.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is prominently situated along the streetscape. Demolition and new development will alter the visual character along 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 design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance and meet all archaeological review and zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and designated a contributing building to the Lincolnville National Register Historic District. No historic or cultural associations are known that would qualify the building for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building contributes to the Lincolnville National Register Historic District and; though altered, appears to be in good condition. A required condition assessment report completed by Sabo Structural Engineering indicated that the structure would not withstand the applicant's previously planned relocation and renovation. It is important to note that loss of contributing buildings continues to degrade the integrity of the entire Lincolnville NRHD.

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 seen some 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 Lincolnville, West Augustine, 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 would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a single-family home. Documentation for undue economic hardship has been provided concluding that renovation would cost approximately $200,00 more than demolition and new construction. The applicant had verbally stated a willingness to consider financial incentives towards renovation including the city and county Ad Valorem Tax Exemption for Historic Preservation programs, and possible state and federal tax incentives; however, no estimates for potential cost mitigation were submitted by the drafting of this staff report. The applicant may present this information during the hearing.

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 1910 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 designated a contributing building to the LincoInville National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Lincolnville National Register List
5. Polk City Directory Research

STAFF PHOTOGRAPHS
15 Lovett Street



Front (North) Elevation

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STAFF PHOTOGRAPHS
15 Lovett Street



Front Gable Detail



Northeast Elevation

STAFF PHOTOGRAPHS
15 Lovett Street





Porch and Siding details

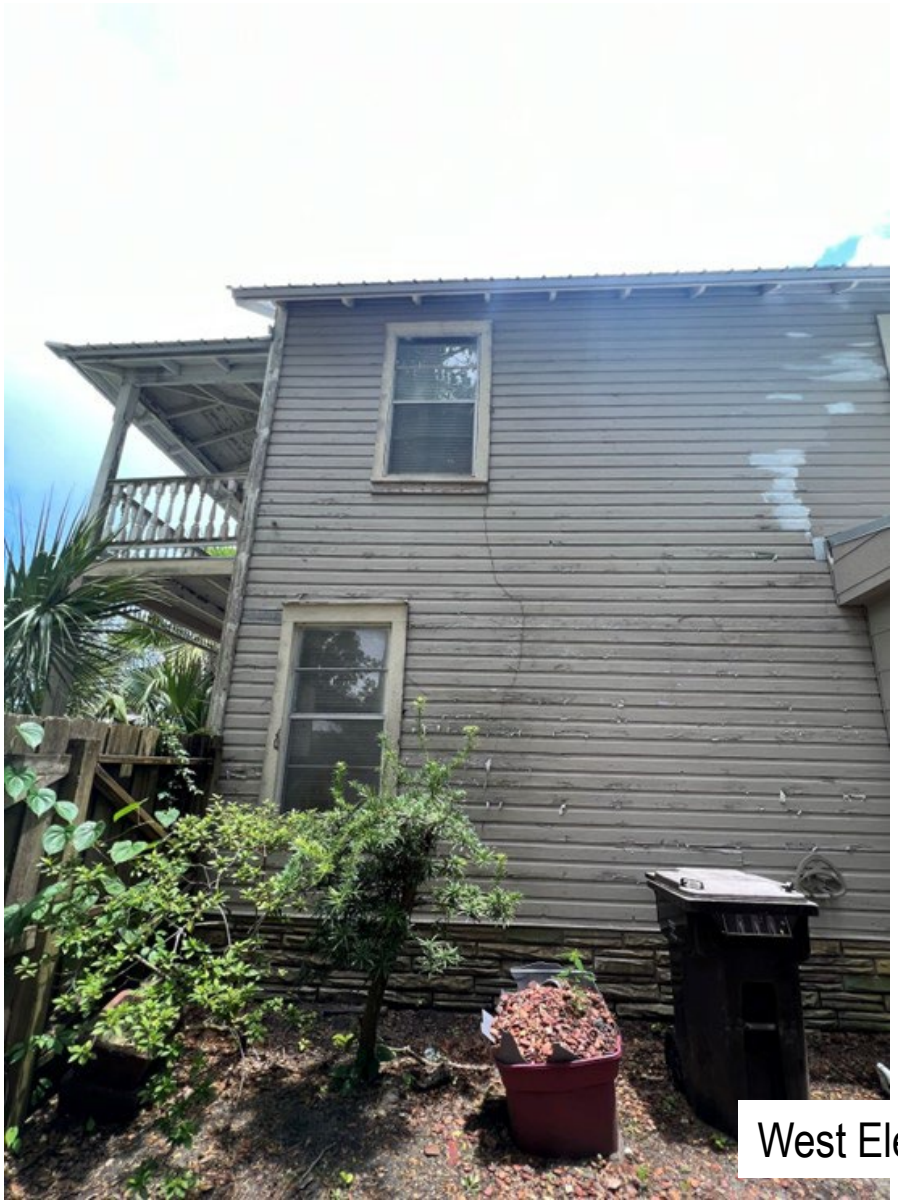
STAFF PHOTOGRAPHS
15 Lovett Street



East Elevation



STAFF PHOTOGRAPHS
15 Lovett Street



West Elevation



STAFF PHOTOGRAPHS
15 Lovett Street



West Elevation



Southwest Elevation

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South Elevation

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STAFF PHOTOGRAPHS
15 Lovett Street



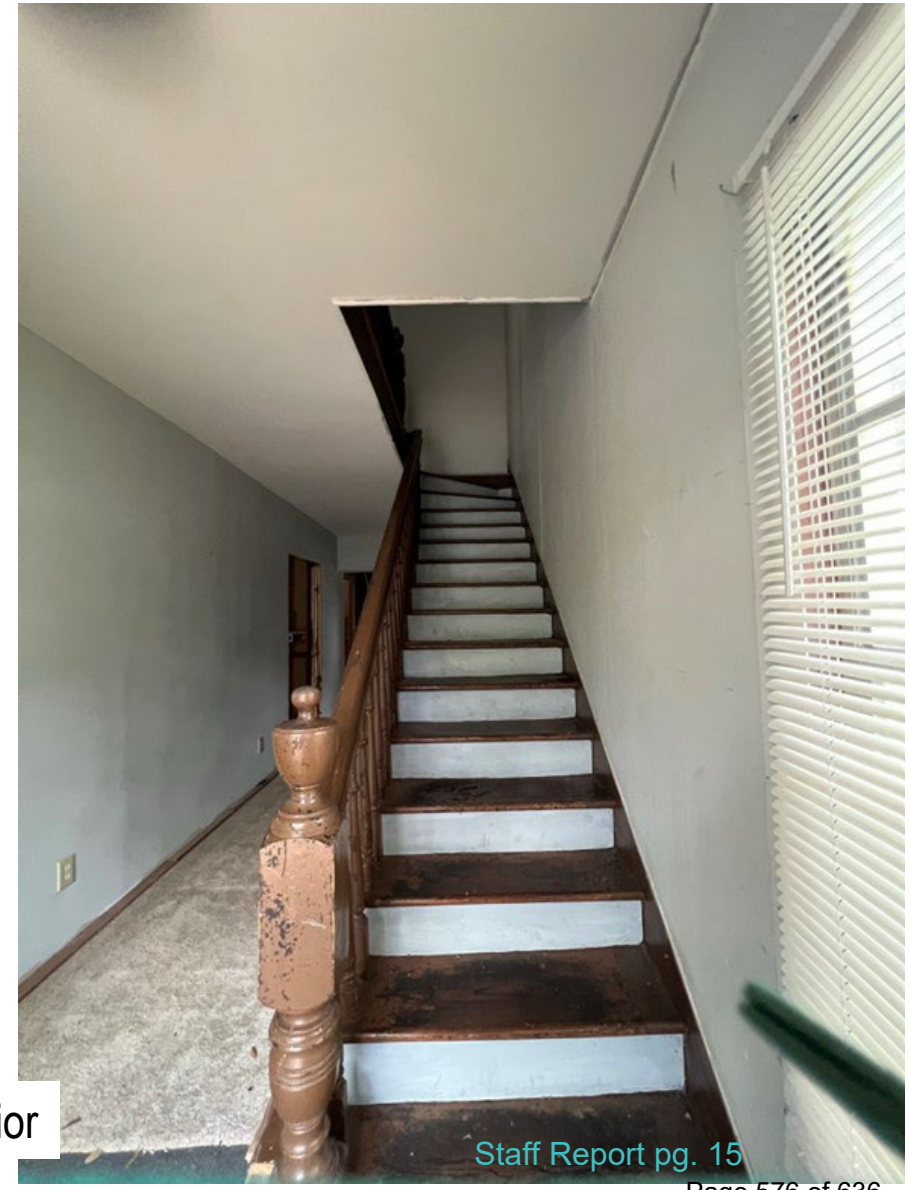
Southeast Elevation



STAFF PHOTOGRAPHS
15 Lovett Street



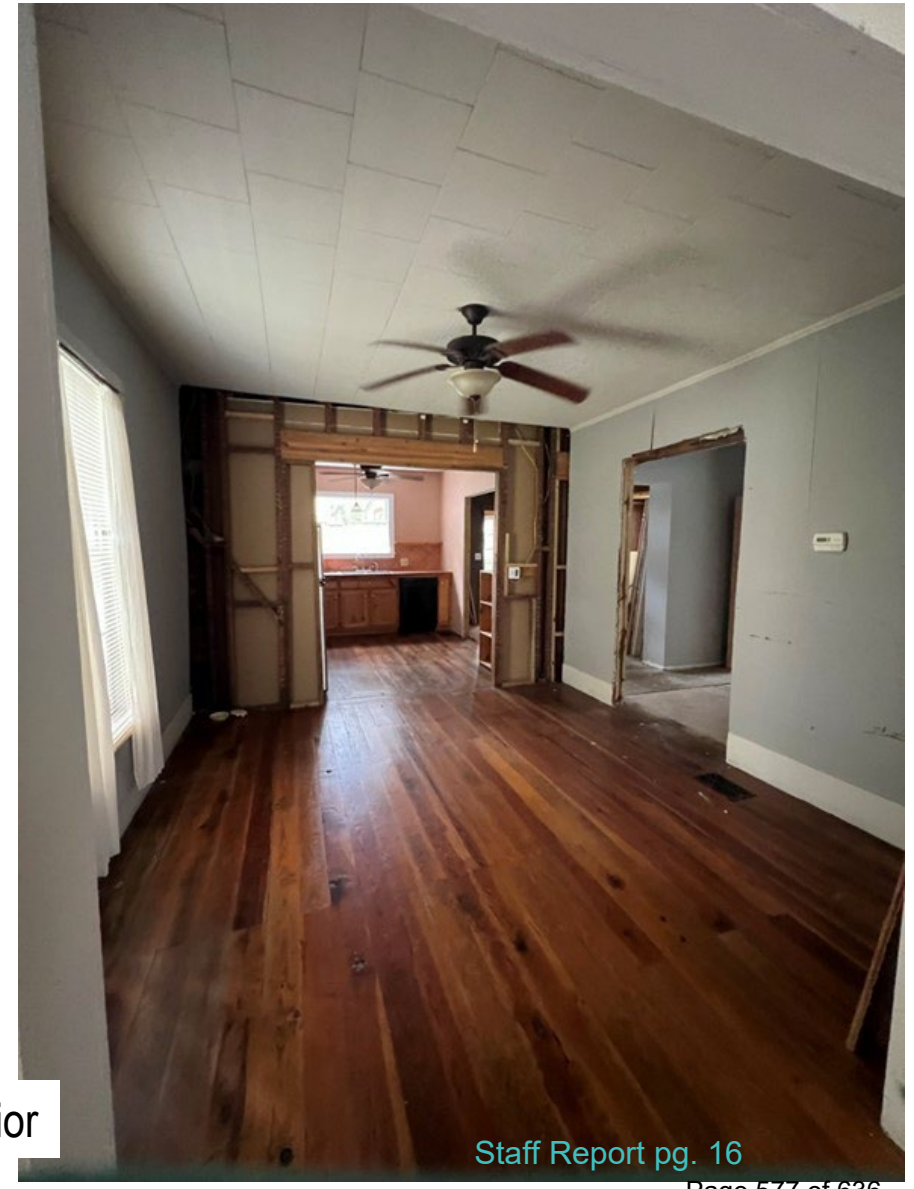
Interior



STAFF PHOTOGRAPHS
15 Lovett Street

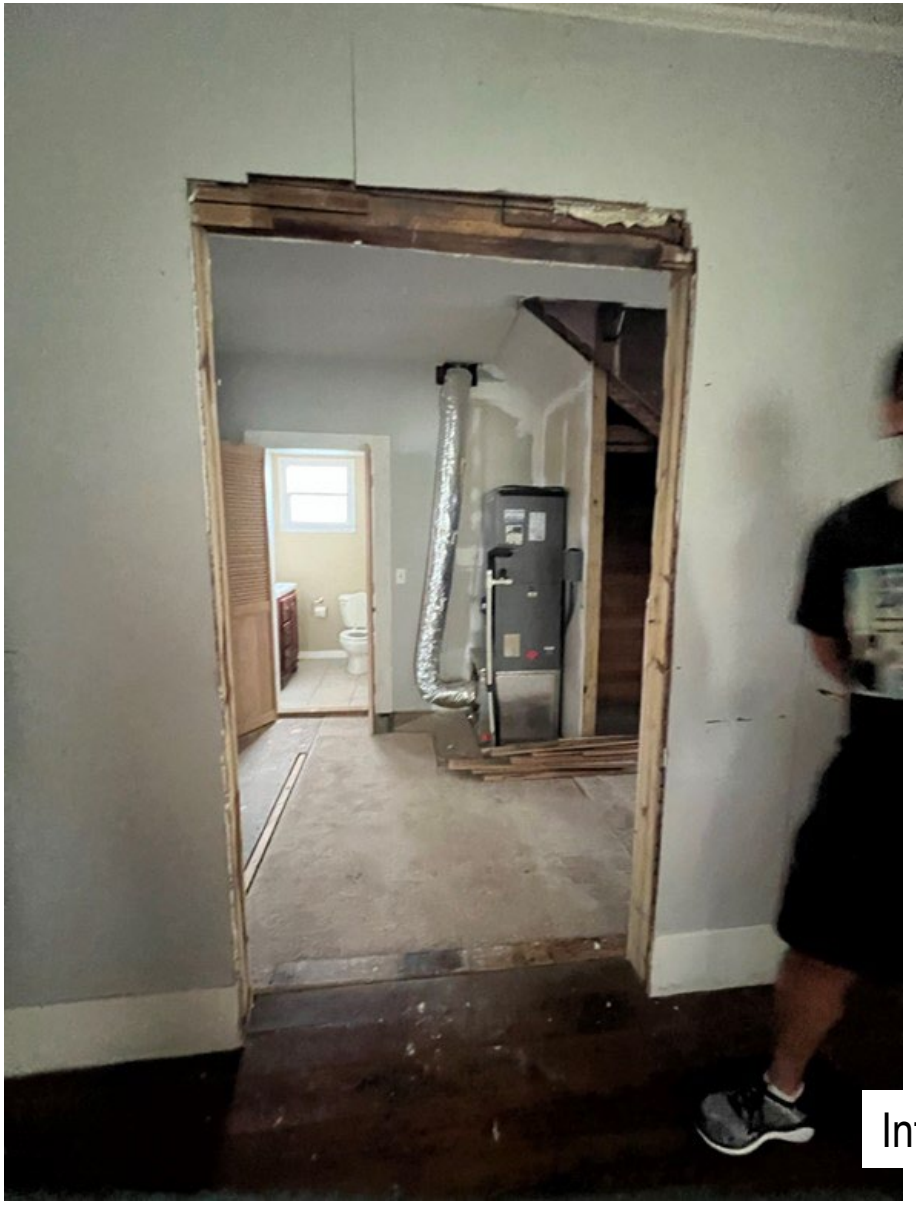


Interior

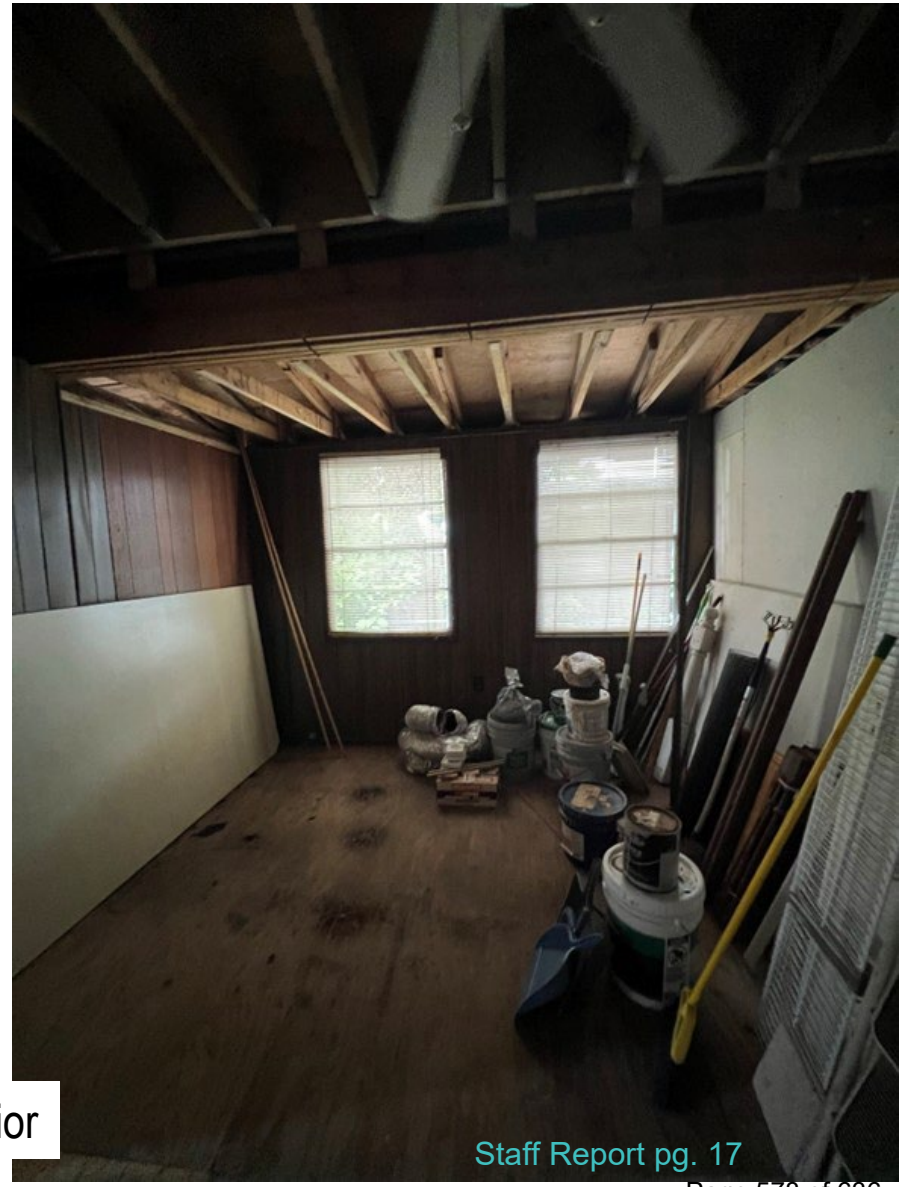


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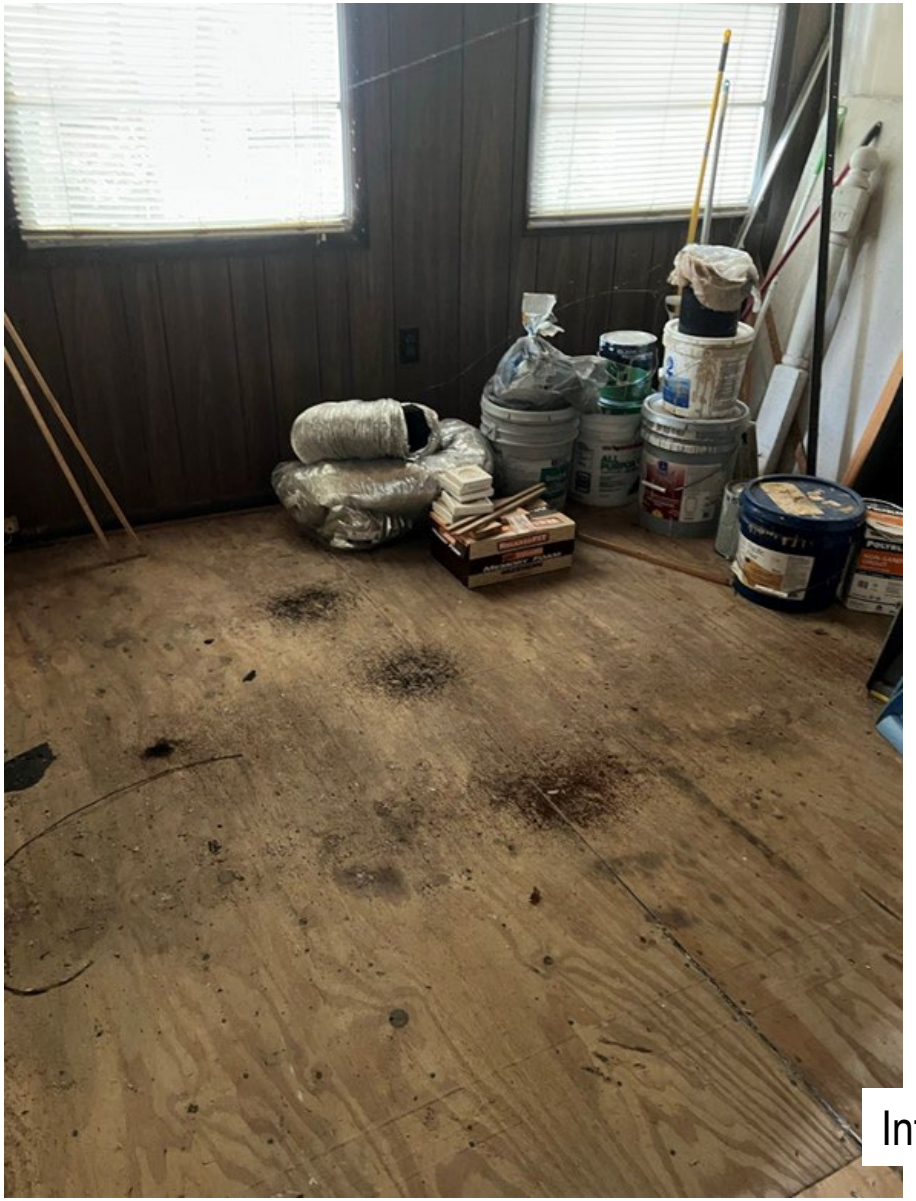
STAFF PHOTOGRAPHS
15 Lovett Street



Interior



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15 Lovett Street





Interior

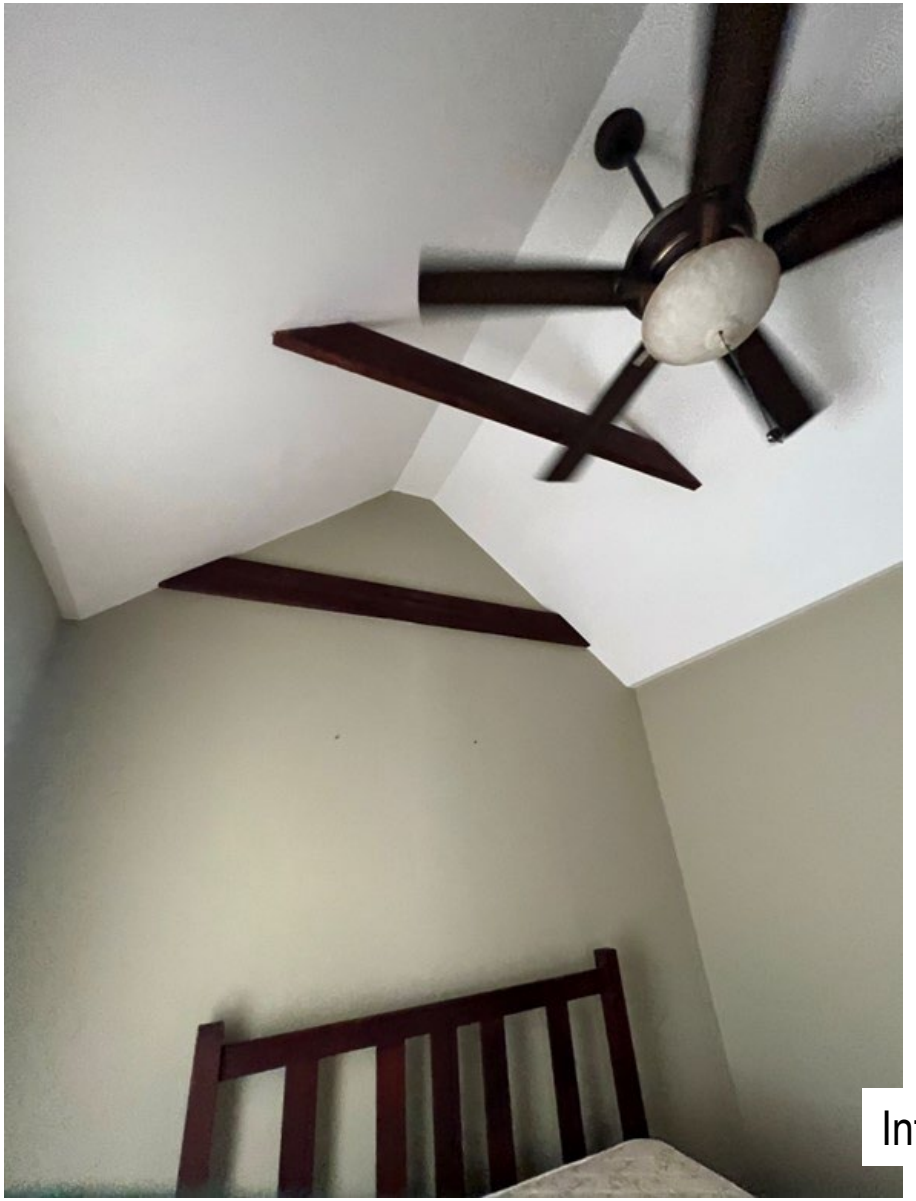
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15 Lovett Street



Interior



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15 Lovett Street





Interior

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15 Lovett Street



Context Photograph

STAFF PHOTOGRAPHS
15 Lovett Street



Context Photograph

SEE SITE FILE STAFF FO.
ORIGINAL PHOTO(S) OR MAP

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1203 1009==

Site Name: 81 Lovett Street 830== Survey Date: 7901 820==

Address: 81 Lovett Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Keith Subdivision (subdivision) F (block) 9 (lot) 868==

Methodist SJ 3748 868==

Owner of Site: Name: Kearse, Sadie ;

Address: 81 Lovett Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Kearse, Edward 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469765 (easting) 3305798 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

SEE S... ...TAFF FOR
ORIGINA... ...) OR MAP(S)



II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles, artificial stone 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, metal 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence was constructed between 1904 and 1910.

Keith Subdivision is a later development than the areas surrounding it. The 1885 and 1894 Birdeye maps of St. Augustine show it as an orange grove with an old plantation house and few other buildings. Over the years the orange grove was subdivided and developed, and most buildings there date from the first third of the twentieth century. One wing of the old plantation house survives today at 55 Keith Street. Aside from churches, the development is mostly residential. Most of the homes are modest woodframe structures, though there are also some houses built of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. Threats to the area include traffic along South and Riberia Streets and Central Avenue. There is also a problem of housing deterioration in the area.

HISTORY

The southwestern end of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promotor, attempted but failed to promote residential construction on the northern fringes of the estate. In the 1870's, William Keith of Boston, Massachusetts, president of the St. Augustine City Council, purchased this northern section where he established his residence and cultivated citrus. His widow, Harriet, and son, Benjamin, began subdividing the estate in 1901. The east-west streets, Lovett [originally Cyprian after the Episcopal Church of the same name] and Keith, were cut through by 1910 and 1917 respectively. The area north of Keith Street was developed primarily by Blacks as an early 20th century expansion of Lincolnville while the section to the south was developed generally as a White neighborhood, contiguous to the racially similar neighborhood in the Buena Esperanza Subdivision.[2]

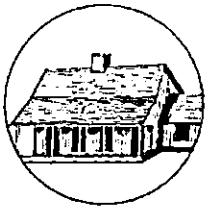
V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book R, p. 46; Book X, p. 233; Map Book Q, pp. 20 and 27; Sanborn Fire Insurance Map, 1910, 1917; St. Augustine City Directory, 1904, 1910, 1917.

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☐ Original
☒ Update



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

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

Site#8 SJ01203
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # AWS

Site Name(s) (address if none) 15 Lovett Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
15		Lovett	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2110800000 — Landgrant _____
Subdivision Name Keith Subdivision — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address 81 Lovett Street
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature windows
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature rear, side
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Lavallee Joseph W,Janet S

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Drop siding — 2. Shingles-wood — 3. asbestos shingles
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. shed extension
Windows (types, materials, etc.)

3/1 wood sash single, 1/1 aluminum sash single, 2/2 aluminum sash single

Distinguishing Architectural Features (exterior or interior ornaments)

front gable roof w/ decorative shingles in gable end & vent, shallow eaves, 2 story hip roof porch, spindle railings, corner boards

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

wood fence, large corner lot, dense vegetation, parking to side, brick walkway

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01203

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Concrete, Generic 2. artificial brick veneer

Main Entrance (stylistic details)

off center on porch, wood panel door w/ single lite, 2 lite transom

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

2 story, hip roof, concrete steps and deck, chamfered square wood columns, decorative knee brackets and spindle work, turned railings

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

Narrative Description of Resource

This 1910 2 story Frame Vernacular style building is in good condition, and has a Gable roof and drop siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/

(address / phone / fax / e-mail)

Required Attachments

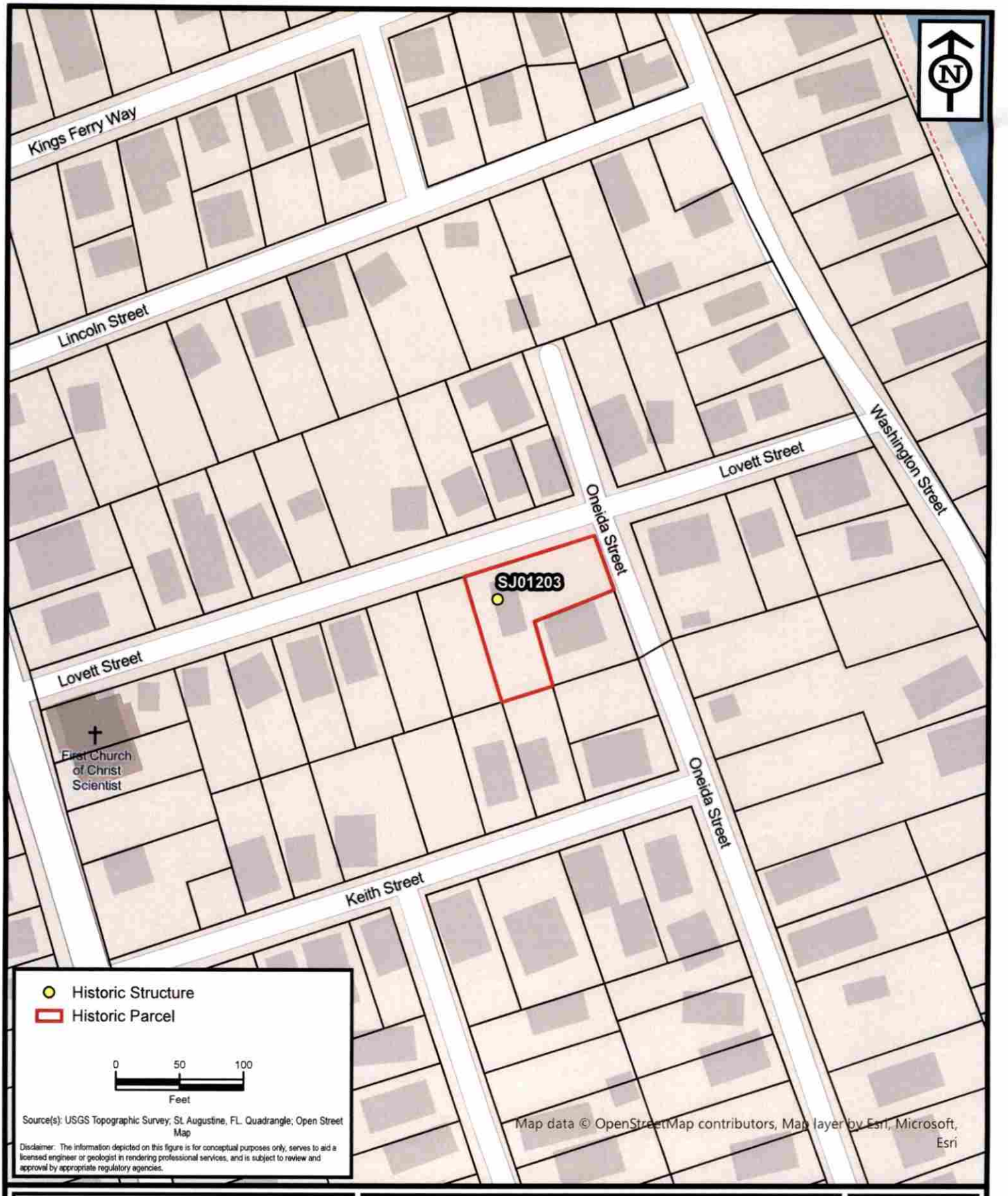
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

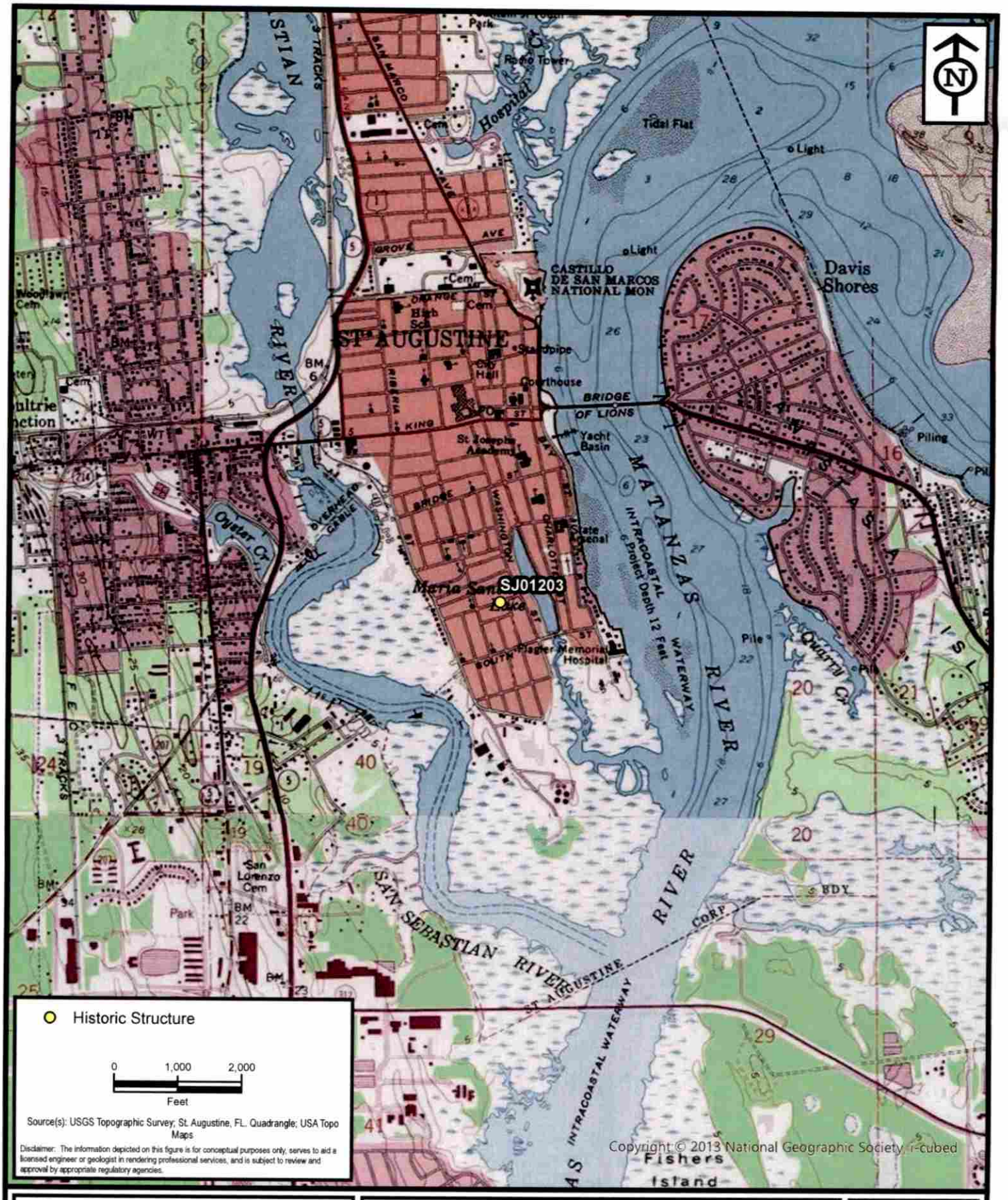
Parcel Location - SJ01203

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01203

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

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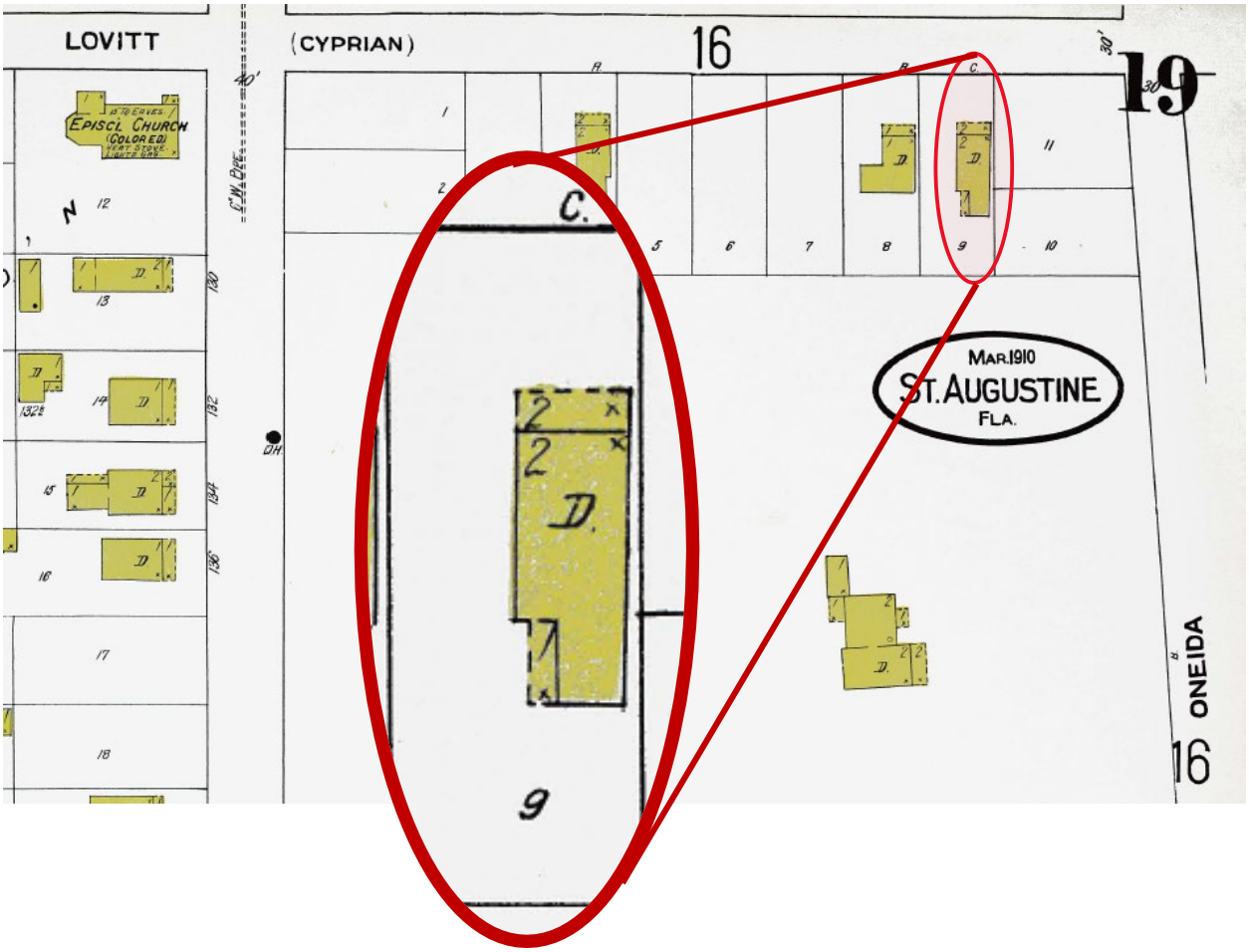

SAFETY FILM



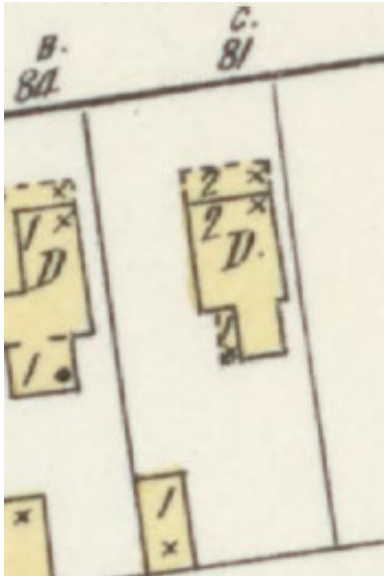


SANBORN MAPS
15 Lovett Street

1910

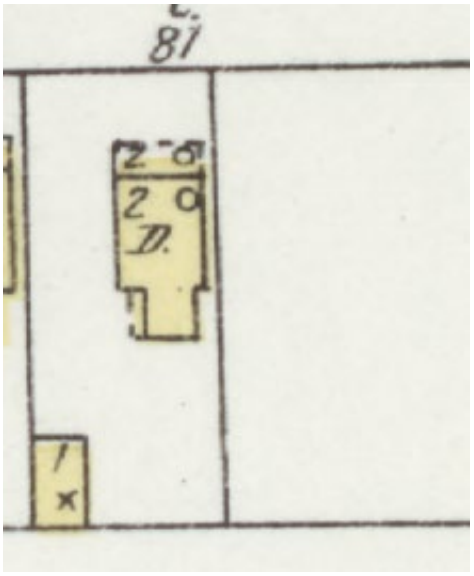


1917

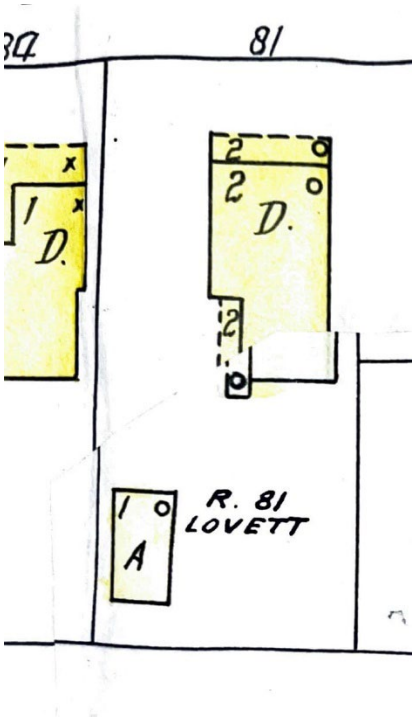


SANBORN MAPS
15 Lovett Street

1924



1930 updated to 1965



Building List

Lovett Street

48	1924-1930	Frame Vernacular
50	1917-1924	Frame Vernacular
51	1904-1910	Frame Vernacular
52	1904-1910	Frame Vernacular
53	1917-1924	Frame Vernacular
54	1910-1917	Frame Vernacular
56	1917-1924	Frame Vernacular
76	1904-1910	Frame Vernacular
78	1904-1910	Frame Vernacular
79	1904-1910	Frame Vernacular
80	1917-1924	Frame Vernacular
80 1/2	1924-1930	Frame Vernacular
81	1904-1910	Frame Vernacular
82	1910-1917	Frame Vernacular
83	1904-1910	Frame Vernacular
88	c.1899	Gothic Revival
120	1894-1899	Frame Vernacular
123	1910-1917	Frame Vernacular
125	1904-1910	Frame Vernacular
225	1901-1904	Frame Vernacular
279	1924-1930	Frame Vernacular

Martin Luther King Avenue

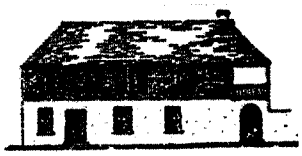
30	1917-1924	Frame Vernacular
36	1924-1930	Frame Vernacular
52	1885-1894	Frame Vernacular
55	1924-1930	Frame Vernacular
58	1900	Frame Vernacular
59	1904-1910	Frame Vernacular
60	1885-1894	Frame Vernacular
61	1885-1894	Frame Vernacular
62	1917-1924	Frame Vernacular
65	1885-1894	Frame Vernacular
68	1885-1894	Frame Vernacular
69	1885-1894	Frame Vernacular
71	1885-1894	Frame Vernacular
75	1885-1894	Frame Vernacular
78	1905-1917	Frame Vernacular
79	1885-1894	Frame Vernacular
80	1924-1930	Frame Vernacular
82	1909	Mediterranean Revival
85	1904-1910	Gothic Revival

15 Lovett Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1911-12	P.C. Coleman	*	Porter
1916-17	Sarah Haines	*	Domestic
1922-23	Mitchell Curley (wife: Ida)	*	Cook
1927	Lilla Irvin	(c)	Laundress
1930	Lewis Hart	(c)	Not Listed
1934	Glen A. Lovelace (wife: Lavada)	(c)	Fireman
1940	Grace Harley	(c), (o)	Maid
1945	Norris Brown (wife: Ruby)	(c)	Shoe repair, 116 Central
1951	Edward N. Kearse (wife: Marie G.)	(c), (o)	Janitor, County Courthouse
1955	Edward N. Kearse (wife: Marie G.)	(o)	Janitor, County Courthouse
	Marie G. Kearse Beauty Shop		
1960	Edward N. Kearse (wife: Marie G.)	(o)	Janitor, County Courthouse
	Marie G. Kearse Beauty Shop		
1965	Edward N. Kearse	(o)	Janitor, County Courthouse
1970	Edward N. Kearse (wife: Sadie W.)	(o)	Janitor, County Courthouse
1975	Edward N. Kearse (wife: Sadie W.)	(o)	Janitor, County Courthouse

\+ First entry found for this address
(o) Owner
* or (c) Person of Color

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Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0052

Receipt No. 2678189 Meeting Date August 17, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William & Alexandra Daugherty

   Business (if applicable) _____

   Address 814 A1A North, Suite 101

   City Ponte Vedra Beach State FL Zip 32082

   Daytime telephone 805-452-3787 E-mail address amd@wmdaugherty.com

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

2. NAME OF PROPERTY OWNER William & Alexandra Daugherty

   Business (if applicable) _____

   Address same as above

   City _____ State _____ Zip _____

   Daytime telephone (required) _____ E-mail address _____

3. PROJECT STREET ADDRESS 15 Lovett Street, St. Augustine FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 9 Block F Subdivision Keith Parcel Number 211080-0000

5. DATE OF CONSTRUCTION 1910 Source: FL Master Site File, Historic St. Augustine Preservation Board dated 1/11/2021

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: Please see attached construction documents for replacing existing structure with new house in same architectural style, with preservation of architectural details as much as possible

Please see attached Design Proposal for reconstruction of building in same architectural style of original – appropriate for time period.

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ☐ Photographs of existing conditions including façade of the building.
        - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME William & Alexandra Daugherty DATE 7/12/2023

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME William Daugherty DATE 7/12/2023

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Alexandra Daugherty DATE 7/12/2023

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 07/17/2023
Planning and Building Department

Sabo Structural Engineering
235 9th Ave N, Jacksonville Beach, FL | 904 712 5750
www.sabostructuraleng.com | chris@saboeng.com

05.12.23
Coastal Craftsmen Co.
134 Riberia St. Unit 102
St. Augustine, FL 32084

Re: Structural Assessment and Feasibility of movement of the structure
Project: 15 Lovett St. St. Augustine, FL 32084

To whom it may concern**:**

At the request of Coastal Craftsmen, this letter is being provided as a structural feasibility assessment of moving the structure at the address listed above.

This letter is based on a site inspection by Austin Barton EI, an authorized representative of Sabo Structural Engineering, LLC. Please note that our assessment is based on visual observations and is meant to be a general overview and should not be considered an exhaustive assessment.

The structure inspected at 15 Lovett St. is a 2 story, 1,973 square foot wood frame house built in 1918. The roof is hand framed with wood rafters. The walls are wood framed with potential asbestos siding and wood siding. The foundation consists of wood joist supported by masonry piers.

Observations
Our observations are listed on sheet 2,3, and 4 of this report.

Conclusion
My overall assessment of the house is that the structural framework of the house cannot withstand the additional load that movement of the structure would provide. The water and dry rot damage to the floor supports render them unable to support the structure during the move. In my opinion the undersized framing of the roof would not be able to withstand the move and would thus need to be fully reframed prior to that activity. In addition to the roof, framing repairs will be required for the front porch supports. Additionally, plumbing, electrical, and mechanical elements all run underneath the first level floor framing. These elements would be exposed to potentially extensive damage during the shoring and movement of the structure.

In my opinion, when you factor in the cost of reframing the roof and second floor ceiling, potential asbestos removal, reframing the floor supports, additional miscellaneous structural repairs, and potential damage to mechanical, electrical, and plumbing, in addition to the cost of lifting and moving the structure it renders renovating the existing structure not financially practical. It is our recommendation that the existing structure be demolished, and a new structure be built at the proposed new location.

Chris Sabourin, PE
Sabo Structural Engineering, LLC

Sabo Structural Engineering
235 9th Ave N, Jacksonville Beach, FL | 904 712 5750
www.sabostructuraleng.com | chris@saboeng.com



Photo 1 REAR Elevation
Note - potential asbestos siting



Photo 2 REAR LEFT Elevation
Note - potential asbestos siting



Photo 3 Foundation
Note - dry rot in floor framing



Photo 4 Foundation
Note - water intrusion in floor framing



Photo 5 Foundation
Note - water intrusion in floor framing



Photo 6 Foundation
Note - brick and wood shims

Sabo Structural Engineering
235 9th Ave N, Jacksonville Beach, FL | 904 712 5750
www.sabostructuraleng.com | chris@saboeng.com



Photo 7 Foundation
Note - existing wiring



Photo 8 Foundation
Note - existing duct work



Photo 9 Foundation
Note - existing plumbing



Photo 10 Roof
Note - deflection in roof rafter

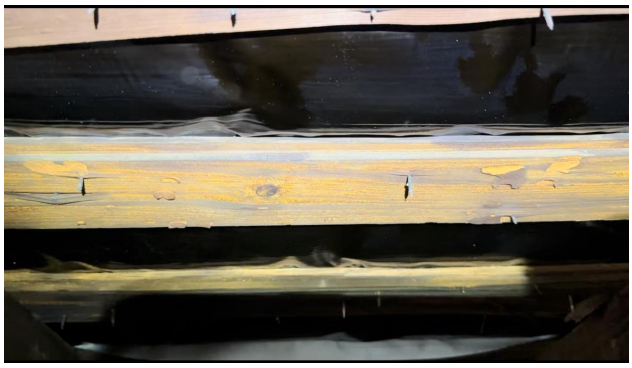


Photo 11 Roof
Note - dry rot in purlins



Photo 12 Roof
Note - dry rot in purlins

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Photo 13 2nd Level Ceiling Framing
Note - holes in ceiling



Photo 14 Porch Framing
Note - deflection in porch post



Photo 15 Porch Framing
Note - full height 1/4" crack in porch post

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Planning and Building Department

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
15 Lovett Street, St. Augustine FL 32084	

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- ☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- ☐ 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, listed here: _____

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?

To rehabilitate the structure and create an opportunity for long term residential rental housing which is much needed in the neighborhood.

2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?

The property is in a residential district. We knew that the building had been poorly maintained, but had hoped that the original structure was salvageable. We hired an architectural designer to draft plans for a complete renovation of the structure in keeping with the original style of the house. In developing construction plans, the structural engineers determined that the building is unsafe and much of the structure is unsalvageable.

3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.

We own several residential properties in Lincolnville, some historic homes and some newer. We did not intend to change the use of this property and our interest in rebuilding a new structure to replace the old house is not for the purpose of changing the zoning.

4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.

The intention is to build a new structure that looks like it has always been there. We plan to make the house available for a long term residential rental residence or to keep it for personal, family use.

5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

Please see construction estimates and structural engineer's report

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QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

Response to HARB Demo Application

#10B submittals

- The estimate for a proposed ground up renovation versus replicating the structure new are detailed below. The renovation would take significantly more time, cost at least $200,000 more and involve much greater unforeseen risks to the owner than replicating the existing structure in a new build. The new build estimates are on the upper end of market values for new construction and the all-in renovation costs are more than $200 per square foot higher than the average market price for renovated properties in the area. This project cannot be completed safely and economically as a ground up renovation.

New Construction	9 months
Land Cost	$ 325,000
Construction Cost	$ 742,465
Taxes/Insurance Cost	$ 18,000
Interest Cost	$ 52,500
Total Costs	**$ 1,137,965**
Cost per Sq. Ft.	**$ 572**

Ground up Renovation	15 months
Land Cost	$ 325,000
Construction Cost	$ 889,788
Taxes/Insurance Cost	$ 30,000
Interest Cost	$ 96,875
Total Costs	**$ 1,341,663**
Cost per Sq. Ft.	**$ 674**

Difference	6 month longer
Land Cost	$ -
Construction Cost	$ 147,323
Taxes/Insurance Cost	$ 12,000
Interest Cost	$ 44,375
Total Costs	**$ 203,698**
Cost per Sq. Ft.	**$ 102**

- Sabo Structural Engineering performed the Structural Assessment and recommended the structure be demolished and a new structure be built.
- Construction costs for both renovation and new build were provided by Coastal Construction who has extensive experience in Lincolnville and St Augustine.
- The annual gross income from the property for the previous two years is zero.
- Operating expenses and maintenance expenses for the previous two years has been approximately $15,000 per year.
- Depreciation deduction and annual negative cash flow before and after debt service has been ($15,000) per year.
- The remaining balance of the mortgage and debt service is zero.
- There have been no appraisals in the past two years of which we are aware.

- The property was purchased in conjunction with another property. The allocated value for 15 Lovett was $325,000.

- The assessed value of the property according to the two most recent assessments is approximately $146,000.

- The real estate taxes for the previous two years were $1,953 and $2,136.

- The property was purchased in the spring off 2022 and is owned by William and Alexandra Daugherty

- The property has not been maintained in a sufficient manner for many years. Because the building lacks a stable foundation combined with undersized framing, extensive termite, and dry rot damage, it is estimated that over 75% of the building is structurally compromised, it would be prohibitively expensive and extremely slow to reconstruct, disrupting the peaceful enjoyment of owners of neighboring homes for an extended period of time. It is unfortunate that we find ourselves in this situation, but the cost to rehabilitate makes it economically unsound to proceed with the renovation.

Received 07/17/2023
Planning and Building Department

COASTAL CRAFTSMEN CO.

New Construction Budget - 15 Lovett St

Daugherty - 7/14/23

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
0000 - Project Preparation												
0000 Project Preparation												
Dumpster	10	each	$450.00	$4,500.00	Subcontract	0004 - Dumpster	5.00 %	$225.00	15.00 %	$833.82	$5,558.82	
Temp Toilet	10	months	$133.00	$1,330.00	Subcontract	0005 - Temporary Toilet	5.00 %	$66.50	15.00 %	$246.44	$1,642.94	
Silt Fence	150	l.f.	$3.00	$450.00	Subcontract	0200 - Silt Fence SUB	5.00 %	$22.50	15.00 %	$83.38	$555.88	
1000 Preliminaries												
1000 Permit, Fees, Certifications, Surveys												
Building Permits/NOC	1	each	$2,500.00	$2,500.00	Subcontract	1000 - Permitting	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Permit Filing Fee	1	each	$1,000.00	$1,000.00	Labor	1001 - Permit Filing Fee	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Archaeology Permit	1	each	$2,500.00	$2,500.00	Other	1003 - Builder's Risk Insurance Fee	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Compaction Test & Proctor Test	1	each	$300.00	$300.00	Subcontract	1005 - Soil Sample	5.00 %	$15.00	15.00 %	$55.59	$370.59	
Survey - House Stakes & Elevation	1	each	$750.00	$750.00	Subcontract	1013 - Good Pins	5.00 %	$37.50	15.00 %	$138.97	$926.47	
Preconstruction FEMA Survey	1	each	$350.00	$350.00	Subcontract	1011 - Pre-Construction FEMA Survey	5.00 %	$17.50	15.00 %	$64.85	$432.35	
FEMA A or B Certification	1	each	$300.00	$300.00	Subcontract	1006 - FEMA Certification	5.00 %	$15.00	15.00 %	$55.59	$370.59	
1100 Architectural and Engineering												
Architectural Design	0	each	$0.00	$0.00	Subcontract	1100 - Architectural Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Structural Engineering	0	each	$0.00	$0.00	Subcontract	1101 - Structural Engineering	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Site Design	0	each	$0.00	$0.00	Subcontract	1102 - Site Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Landscape Design	0	each	$0.00	$0.00	Subcontract	1103 - Landscape Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Interior Design	0	each	$0.00	$0.00	Subcontract	1104 - Interior Design Fee	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Energy Calculations	0	each	$0.00	$0.00	Subcontract	1105 - Energy Calculations	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Blueprints	1	each	$200.00	$200.00	Materials	1199 - Blueprints	5.00 %	$10.00	15.00 %	$37.06	$247.06	
1200 Site Work												
Rough Grading - New Building Footprint	1	each	$750.00	$750.00	Subcontract	1230 - Rough Grading SUB	5.00 %	$37.50	15.00 %	$138.97	$926.47	
Final Grading	1	each	$1,500.00	$1,500.00	Subcontract	1270 - Final Grading SUB	5.00 %	$75.00	15.00 %	$277.94	$1,852.94	
1300 Demolition												
Disconnect Utilities - Electrical Feed, Plumbing Water & Sewer, HVAC Condensor	1	each	$150.00	$150.00	Subcontract	1300 - Demolition SUB	5.00 %	$7.50	15.00 %	$27.79	$185.29	
Reclaim Wood Floor and Stair Parts From Existing Home & Store in Conditioned Space	5	days	$1,200.00	$6,000.00	Labor	3102 - Framing Labor	5.00 %	$300.00	15.00 %	$1,111.76	$7,411.76	
Demo Existing Structure & Haul Off Debris	1	each	$20,000.00	$20,000.00	Subcontract	1300 - Demolition SUB	5.00 %	$1,000.00	15.00 %	$3,705.88	$24,705.88	
1400 Utility Connections												
Temporary Electric per month	10	months	$40.00	$400.00	Subcontract	0006 - Temporary Electric	5.00 %	$20.00	15.00 %	$74.12	$494.12	
Temp Water Service per month	10	months	$40.00	$400.00	--	1415 - Water Usuage	5.00 %	$20.00	15.00 %	$74.12	$494.12	
2000 Foundation												
2100 Footings, Foundations, Concrete, Masonry												
Concrete Pump	4	hours	$150.00	$600.00	Subcontract	2100 - Concrete SUB	5.00 %	$30.00	15.00 %	$111.18	$741.18	
Piers	37	each	$750.00	$27,750.00	Subcontract	2100 - Concrete SUB	5.00 %	$1,387.50	15.00 %	$5,141.91	$34,279.41	
2300 Termite Protection												
Wood Borate Treatment 5yr - Including Underside of First Floor Framing	1,430	s.f.	$0.75	$1,072.50	Subcontract	2400 - Termite Protection SUB	5.00 %	$53.63	15.00 %	$198.73	$1,324.86	
3000 Rough Structure												
3100 Framing												
Materials - Framing	2,600	s.f.	$17.00	$44,200.00	Materials	3101 - Framing Material	5.00 %	$2,210.00	15.00 %	$8,190.00	$54,600.00	
Materials - Roof Trusses	2,600	s.f.	$3.00	$7,800.00	Materials	3120 - Truss Material	5.00 %	$390.00	15.00 %	$1,445.29	$9,635.29	
Framing Labor	2,600	s.f.	$18.00	$46,800.00	Labor	3102 - Framing Labor	5.00 %	$2,340.00	15.00 %	$8,671.76	$57,811.76	
Hurricane Tiedowns	2,600	s.f.	$0.85	$2,210.00	Subcontract	3110 - Tiedown SUB	5.00 %	$110.50	15.00 %	$409.50	$2,730.00	
3600 Rough Plumbing												
Rough Plumbing Labor per fixture	1	each	$7,800.00	$7,800.00	Subcontract	3600 - Rough Plumbing SUB	5.00 %	$390.00	15.00 %	$1,445.29	$9,635.29	
3700 Rough Electrical and Low Voltage												
Rough Electrical Material and Labor	1	each	$8,000.00	$8,000.00	Subcontract	3700 - Rough Electrical SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
3800 Rough HVAC												
Rough HVAC	1	each	$8,000.00	$8,000.00	Subcontract	3800 - Rough HVAC SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
3900 Rough Gas												
Rough Gas Install	1	each	$1,400.00	$1,400.00	Subcontract	3900 - Rough Gas SUB	5.00 %	$70.00	15.00 %	$259.41	$1,729.41	

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Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
4000 Roofing												
4001 Roofing												
Standing Seam	35	square	$600.00	$21,000.00	Subcontract	4000 - Roofing SUB	5.00 %	$1,050.00	15.00 %	$3,891.18	$25,941.18	
4100 Waterproofing												
4101 Zip System Waterproofing												
zip system tape material	40	each	$55.00	$2,200.00	Materials	4101 - Waterproofing Material	5.00 %	$110.00	15.00 %	$407.65	$2,717.65	
zip system tape labor	2	days	$800.00	$1,600.00	Labor	4102 - Waterproofing Labor	5.00 %	$80.00	15.00 %	$296.47	$1,976.47	
4200 Masonry and Stucco												
4260 Stucco/Foundation texture												
Foundation Pier - Stucco Sand Smooth	1	each	$2,500.00	$2,500.00	Subcontract	4250 - Stucco / Foundation Texture SUB	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
4500 Windows and Doors												
4510 Windows												
Windows	25	each	$700.00	$17,500.00	Materials	4510 - Window Material	5.00 %	$875.00	15.00 %	$3,242.65	$21,617.65	
Window Labor	25	each	$100.00	$2,500.00	Subcontract	4502 - Window and Door Install Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Window Zip tape 90'	25	each	$30.00	$750.00	Materials	4503 - Window and Door Accessories	5.00 %	$37.50	15.00 %	$138.97	$926.47	
Window flex tape inside corners. 1 Roll per house typical	25	each	$50.00	$1,250.00	Labor	4502 - Window and Door Install Labor	5.00 %	$62.50	15.00 %	$231.62	$1,544.12	
Window Sealant Vulkem tube per window 2 windows 3x5	25	each	$14.00	$350.00	Materials	4503 - Window and Door Accessories	5.00 %	$17.50	15.00 %	$64.85	$432.35	
Window screws	25	each	$20.00	$500.00	Materials	4503 - Window and Door Accessories	5.00 %	$25.00	15.00 %	$92.65	$617.65	
4540 Front Door												
Front Door	1	each	$1,000.00	$1,000.00	--	4540 - Front Door Material	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Labor	1	each	$200.00	$200.00	Labor	4502 - Window and Door Install Labor	5.00 %	$10.00	15.00 %	$37.06	$247.06	
4541-Front Door Hardware												
Front Door Hardware	1	each	$275.00	$275.00	Materials	4545 - Front Door Hardware Material	5.00 %	$13.75	15.00 %	$50.96	$339.71	
Hardware Install Labor	1	each	$50.00	$50.00	Labor	4545 - Front Door Hardware Material	5.00 %	$2.50	15.00 %	$9.26	$61.76	
4545 Other Exterior Doors												
Other Exterior Doors	9	each	$800.00	$7,200.00	--	4550 - Other Exterior Door Material	5.00 %	$360.00	15.00 %	$1,334.12	$8,894.12	
Labor	9	each	$200.00	$1,800.00	--	4502 - Window and Door Install Labor	5.00 %	$90.00	15.00 %	$333.53	$2,223.53	
4546-Other Exterior Door Hardware												
Other Exterior Door Hardware	9	each	$150.00	$1,350.00	Materials	4555 - Other Exterior Door Hardware Material	5.00 %	$67.50	15.00 %	$250.15	$1,667.65	
Hardware Labor	9	each	$50.00	$450.00	Labor	4556 - Other Exterior Door Hardware Labor	5.00 %	$22.50	15.00 %	$83.38	$555.88	
4560 Sliding Glass Doors												
Sliding Glass Doors	10	each	$0.00	$0.00	Materials	4560 - Sliding Glass Door Material	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Sliding Glass Door Install	10	each	$400.00	$4,000.00	Labor	4502 - Window and Door Install Labor	5.00 %	$200.00	15.00 %	$741.18	$4,941.18	
4580 Window and Door Flashings												
Door Pans	10	each	$250.00	$2,500.00	Other	4580 - Window and Door Flashing Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Window and Door Z Flashing	35	each	$50.00	$1,750.00	Other	4581 - Window and Door Flashing Labor	5.00 %	$87.50	15.00 %	$324.26	$2,161.76	
4700 Insulation												
4700 Insulation												
Insulation Labor and Material - Closed Cell at Craw Space, Batt Walls, Open Cell Roof Deck	1	each	$7,810.00	$7,810.00	Subcontract	4700 - Insulation SUB	5.00 %	$390.50	15.00 %	$1,447.15	$9,647.65	Lovelace
Insulation for soundproofing	1	each	$2,000.00	$2,000.00	Subcontract	4700 - Insulation SUB	5.00 %	$100.00	15.00 %	$370.59	$2,470.59	
4800 Exterior Finishes												
4800 Exterior Siding/Trim and Soffit/Fascia												
Siding Material & Labor	1	each	$42,000.00	$42,000.00	Materials	4800 - Exterior Siding and Trim SUB	5.00 %	$2,100.00	15.00 %	$7,782.35	$51,882.35	
Corbels and Brackets Material	25	each	$125.00	$3,125.00	Materials	4801 - Exterior Siding and Trim Material	5.00 %	$156.25	15.00 %	$579.04	$3,860.29	
Exterior Trim Stainless Fasteners	1	each	$2,800.00	$2,800.00	Materials	4801 - Exterior Siding and Trim Material	5.00 %	$140.00	15.00 %	$518.82	$3,458.82	

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Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
Soffit and Fascia Material	1	each	$5,800.00	$5,800.00	Labor	4851 - Soffit and Fascia Material	5.00 %	$290.00	15.00 %	$1,074.71	$7,164.71	
Porch Ceilings Material	740	s.f.	$8.00	$5,920.00	Materials	4820 - Porch Ceiling Material	5.00 %	$296.00	15.00 %	$1,096.94	$7,312.94	
Porch Ceilings Labor	740	s.f.	$8.00	$5,920.00	Labor	4802 - Exterior Siding and Trim Labor	5.00 %	$296.00	15.00 %	$1,096.94	$7,312.94	
4900 Exterior Painting												
Exterior Painting	1	each	$9,200.00	$9,200.00	Materials	4900 - Exterior Paint SUB	5.00 %	$460.00	15.00 %	$1,704.71	$11,364.71	
5000 Drywall												
5000 Drywall												
Drywall Material and Labor (sq.ft./10)	1	each	$12,000.00	$12,000.00	Subcontract	5000 - Drywall SUB	5.00 %	$600.00	15.00 %	$2,223.53	$14,823.53	
Durock Waterproofed	2	each	$450.00	$900.00	Subcontract	5300 - Bathroom Tile SUB	5.00 %	$45.00	15.00 %	$166.76	$1,111.76	
5100 Flooring												
5100 Flooring Specifications												
Hardwood Flooring Installed	1,994	each	$9.00	$17,946.00	Subcontract	5110 - Hardwood Flooring SUB	5.00 %	$897.30	15.00 %	$3,325.29	$22,168.59	Out for bid
5200 Interior Trim and Doors												
5200 Interior Trim												
Moulding - Material & Labor	1	each	$8,000.00	$8,000.00	Materials	5201 - Interior Trim Material	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
5201 Interior Doors												
Interior Doors - Material & Labor	1	each	$13,200.00	$13,200.00	Materials	5200 - Interior Trim SUB	5.00 %	$660.00	15.00 %	$2,445.88	$16,305.88	
5202 Interior Door Hardware												
Interior Door Hardware	19	each	$65.00	$1,235.00	Subcontract	5235 - Interior Door Hardware Material	5.00 %	$61.75	15.00 %	$228.84	$1,525.59	
Interior Swing Door Hardware Labor	8	hours	$50.00	$400.00	Labor	5235 - Interior Door Hardware Material	5.00 %	$20.00	15.00 %	$74.12	$494.12	
5260 Interior Stairs and Railings												
Stair Riser, Tread, Landing Materials	1	each	$2,500.00	$2,500.00	Materials	5251 - Interior Stair Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Stair Riser, Tread, Landing Labor	1	each	$2,500.00	$2,500.00	Labor	5252 - Interior Stair Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Railing Material	1	each	$2,500.00	$2,500.00	Materials	5253 - Interior Railing Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Railing Labor	1	each	$2,500.00	$2,500.00	Labor	5254 - Interior Railing Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
5261 Pull Down Stairs												
Pull Down Stairs	1	each	$200.00	$200.00	Subcontract	5260 - Pull Down Stair Material	5.00 %	$10.00	15.00 %	$37.06	$247.06	
Pull Down Stair Install	1	each	$100.00	$100.00	Labor	5261 - Pull Down Stair Labor	5.00 %	$5.00	15.00 %	$18.53	$123.53	
5300 Tile												
5310 Bathroom Tile : Original Budget												
Tile - Material & Labor (Allowance)	1	each	$15,000.00	$15,000.00	Other	5300 - Bathroom Tile SUB	5.00 %	$750.00	15.00 %	$2,779.41	$18,529.41	
5320 Backsplash : Original Budget												
Kitchen Backsplash	1	each	$1,600.00	$1,600.00	Subcontract	5350 - Backsplash Tile SUB	5.00 %	$80.00	15.00 %	$296.47	$1,976.47	
5400 Cabinets												
5400 Cabinets												
Kitchen, Vanity, Mudroom Cabinets	1	each	$28,500.00	$28,500.00	Other	5400 - Cabinet SUB	5.00 %	$1,425.00	15.00 %	$5,280.88	$35,205.88	Out for bid
Hardware	1	each	$1,200.00	$1,200.00	Materials	5405 - Cabinet Hardware Material	5.00 %	$60.00	15.00 %	$222.35	$1,482.35	
5420 Countertops												
Countertops	1	each	$12,500.00	$12,500.00	Other	5440 - Countertops SUB	5.00 %	$625.00	15.00 %	$2,316.18	$15,441.18	
5500 Appliances												
5500 Appliance Specifications : Original Budget												
Appliance Installation	8	hours	$50.00	$400.00	Materials	5500 - Appliance SUB	5.00 %	$20.00	15.00 %	$74.12	$494.12	
5510 Range : Original Budget												
Range	1	each	$2,500.00	$2,500.00	Other	5500 - Appliance SUB	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
5520 Range Hood : Original Budget												
Range Hood	1	each	$750.00	$750.00	Other	5500 - Appliance SUB	5.00 %	$37.50	15.00 %	$138.97	$926.47	
5530 Disposal : Original Budget												
Disposal	1	each	$300.00	$300.00	Other	5500 - Appliance SUB	5.00 %	$15.00	15.00 %	$55.59	$370.59	
5540 Dishwasher : Original Budget												
Dishwasher	1	each	$700.00	$700.00	Other	5500 - Appliance SUB	5.00 %	$35.00	15.00 %	$129.71	$864.71	
5550 Refrigerator : Original Budget												
Refrigerator	1	each	$3,200.00	$3,200.00	Other	5500 - Appliance SUB	5.00 %	$160.00	15.00 %	$592.94	$3,952.94	

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
5560 Washer and Dryer : Original Budget												
Washer and Dryer	1	each	$2,000.00	$2,000.00	Other	5500 - Appliance SUB	5.00 %	$100.00	15.00 %	$370.59	$2,470.59	
5570 Microwave : Original Budget												
Microwave	0	each	$500.00	$0.00	Other	5500 - Appliance SUB	5.00 %	$0.00	15.00 %	$0.00	$0.00	
5600 Finish Plumbing												
5600 Finish Plumbing Specifications												
Finish Plumbing Install per fixture	1	each	$7,800.00	$7,800.00	Subcontract	5600 - Finish Plumbing SUB	5.00 %	$390.00	15.00 %	$1,445.29	$9,635.29	
5610 Plumbing Fixtures : Original Budget												
Plumbing Fixture (Allowance)	1	each	$9,000.00	$9,000.00	Materials	5601 - Plumbing Fixture Material	5.00 %	$450.00	15.00 %	$1,667.65	$11,117.65	
Water Heater	1	each	$800.00	$800.00	Materials	5601 - Plumbing Fixture Material	5.00 %	$40.00	15.00 %	$148.24	$988.24	
5700 Finish Electrical												
5700 Finish Electrical Specifications												
Install Finish Electrical	1	each	$8,000.00	$8,000.00	Labor	5700 - Finish Electrical SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
5710 Electrical Fixtures : Original Budget												
Electrical Fixture (Allowance) - Vanity Lights, Exterior Lights, Fans, Dinning RM & Kit Fixtures, Stairs Fixture	1	each	$3,800.00	$3,800.00	Other	5701 - Electrical Fixture Material	5.00 %	$190.00	15.00 %	$704.12	$4,694.12	
5701 Finish Low Voltage												
5701 Low Voltage Finish												
Cat5/Cable	1	each	$1,000.00	$1,000.00	Subcontract	5730 - Low Voltage SUB	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
5800 Finish HVAC												
5800 FInish HVAC												
HVAC System - Trim	1	each	$8,000.00	$8,000.00	Subcontract	5800 - Finish HVAC SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
Blower Door Test	1	each	$250.00	$250.00	Subcontract	3810 - Blower Door Test SUB	5.00 %	$12.50	15.00 %	$46.32	$308.82	
5900 Interior Wall Coverings												
5900 Interior Paint												
Interior Painting	1	each	$8,000.00	$8,000.00	Materials	5900 - Interior Paint SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
6000 Completion												
6000 Building Clean-Up												
Rough Interiror Clean	1	each	$350.00	$350.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$17.50	15.00 %	$64.85	$432.35	
Final Interior Clean	1	each	$1,200.00	$1,200.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$60.00	15.00 %	$222.35	$1,482.35	
Pressure Wash & Window Clean	1	each	$850.00	$850.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$42.50	15.00 %	$157.50	$1,050.00	
6100 Landscaping												
6100 Landscaping Specifications : Original Budget												
Landscaping Subcontract	1	each	$5,000.00	$5,000.00	Subcontract	6100 - Landscaping SUB	5.00 %	$250.00	15.00 %	$926.47	$6,176.47	
6200 Driveway												
6200 Driveway : Original Budget												
Driveway/Walkway - Pavers	1	each	$3,500.00	$3,500.00	Subcontract	6200 - Driveway SUB	5.00 %	$175.00	15.00 %	$648.53	$4,323.53	
6300 Exterior Structures												
6320 Decks, Stairs, Railings												
Deck Boards Material	1	each	$15,000.00	$15,000.00	Materials	6331 - Deck Board Material	5.00 %	$750.00	15.00 %	$2,779.41	$18,529.41	
Deck Boards Labor	12	days	$1,200.00	$14,400.00	Labor	6332 - Deck Board Labor	5.00 %	$720.00	15.00 %	$2,668.24	$17,788.24	
Wood Frame Stair Per Rise Labor	2	each	$750.00	$1,500.00	Labor	6322 - Deck Framing Labor	5.00 %	$75.00	15.00 %	$277.94	$1,852.94	
Stainless Railing Material and Labor	50	l.f.	$120.00	$6,000.00	Materials	6342 - Deck Railing Labor	5.00 %	$300.00	15.00 %	$1,111.76	$7,411.76	
6390 Screen Enclosure												
Screen Enclosure	1	each	$3,500.00	$3,500.00	Subcontract	6390 - Screen Enclosure SUB	5.00 %	$175.00	15.00 %	$648.53	$4,323.53	
6400 Gutters and Downspouts												
6400 Gutters and Downspouts												
Gutters and Downspouts 6"K 1st Floor	150	l.f.	$6.00	$900.00	Subcontract	6400 - Gutters and Downspouts SUB	5.00 %	$45.00	15.00 %	$166.76	$1,111.76	
6500 Specialties												
6502 Closet Shelving : Original Budget												
Closet Shelving - Labor & Material	1	each	$4,000.00	$4,000.00	Subcontract	6542 - Owners Bedroom Closet Shelving Material	5.00 %	$200.00	15.00 %	$741.18	$4,941.18	
6503 Built Ins : Original Budget												
Built ins	1	each	$4,500.00	$4,500.00	Subcontract	6540 - Built-ins SUB	5.00 %	$225.00	15.00 %	$833.82	$5,558.82	
6505 TP Holders, Towel Bars, Medicine Cabs												

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
TP Holders, Towel Bars, Medicine Cabs	1	each	$500.00	$500.00	Subcontract	6501 - Bathroom Accessories (TP Holders, Towel Bars, Medicine Cabs, etc.) Material	5.00 %	$25.00	15.00 %	$92.65	$617.65	
6506 Shower Enclosures and Mirrors												
Shower Enclosures and Mirrors	1	each	$3,000.00	$3,000.00	Subcontract	6510 - Shower Enclosure and Mirror SUB	5.00 %	$150.00	15.00 %	$555.88	$3,705.88	
6507 Mailbox and Address plack												
Mailbox and Address Plack	1	each	$250.00	$250.00	Subcontract	6520 - Mailbox and Address Plack Material	5.00 %	$12.50	15.00 %	$46.32	$308.82	
9000 Miscellaneous Build Costs												
Punch Out												
Punch Out Material	1	each	$1,000.00	$1,000.00	Materials	9201 - Punch Out Material	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Punch Out Labor	1	each	$1,000.00	$1,000.00	Labor	9202 - Punch Out Labor	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Warranty Work												
Warranty	1	each	$1,000.00	$1,000.00	Labor	9000 - Warranty Fees	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Totals				$601,043.50				$30,052.18		$111,369.81	$742,465.49	
Price/sq. ft.				$371.05								

Received 07/17/2023
Planning and Building Department

COASTAL CRAFTSMEN CO.

REMODEL BUDGET - 15 Lovett St

Daugherty - 7/14/23

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
0000 - Project Preparation												
0000 Project Preparation												
Dumpster	15	each	$450.00	$6,750.00	Subcontract	0004 - Dumpster	5.00 %	$337.50	15.00 %	$1,250.74	$8,338.24	
Temp Toilet	18	months	$133.00	$2,394.00	Subcontract	0005 - Temporary Toilet	5.00 %	$119.70	15.00 %	$443.59	$2,957.29	
Silt Fence	150	l.f.	$3.00	$450.00	Subcontract	0200 - Silt Fence SUB	5.00 %	$22.50	15.00 %	$83.38	$555.88	
1000 Preliminaries												
1000 Permit, Fees, Certifications, Surveys												
Building Permits/NOC	1	each	$2,500.00	$2,500.00	Subcontract	1000 - Permitting	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Permit Filing Fee	1	each	$1,000.00	$1,000.00	Labor	1001 - Permit Filing Fee	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Archaeology Permit	1	each	$2,500.00	$2,500.00	Subcontract	1000 - Permitting	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Compaction Test & Proctor Test	1	each	$300.00	$300.00	Subcontract	1005 - Soil Sample	5.00 %	$15.00	15.00 %	$55.59	$370.59	
Survey - Existing Home for Pier Layout & New House Stakes & Elevation	1	each	$3,200.00	$3,200.00	Subcontract	1013 - Good Pins	5.00 %	$160.00	15.00 %	$592.94	$3,952.94	
Preconstruction FEMA Survey	1	each	$350.00	$350.00	Subcontract	1011 - Pre-Construction FEMA Survey	5.00 %	$17.50	15.00 %	$64.85	$432.35	
FEMA A or B Certification	1	each	$300.00	$300.00	Subcontract	1006 - FEMA Certification	5.00 %	$15.00	15.00 %	$55.59	$370.59	
1100 Architectural and Engineering												
Architectural Design	1	each	$0.00	$0.00	Subcontract	1100 - Architectural Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Structural Engineering	1	each	$0.00	$0.00	Subcontract	1101 - Structural Engineering	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Site Design	1	each	$0.00	$0.00	Subcontract	1102 - Site Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Landscape Design	1	each	$0.00	$0.00	Subcontract	1103 - Landscape Design	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Interior Design	1	each	$0.00	$0.00	Subcontract	1104 - Interior Design Fee	5.00 %	$0.00	15.00 %	$0.00	$0.00	
Energy Calculations	1	each	$250.00	$250.00	Subcontract	1105 - Energy Calculations	5.00 %	$12.50	15.00 %	$46.32	$308.82	
Blueprints	1	each	$200.00	$200.00	Materials	1199 - Blueprints	5.00 %	$10.00	15.00 %	$37.06	$247.06	
1200 Site Work												
Rough Grading - New Building Footprint	1	each	$750.00	$750.00	Subcontract	1230 - Rough Grading SUB	5.00 %	$37.50	15.00 %	$138.97	$926.47	
Final Grading	1	each	$1,500.00	$1,500.00	Subcontract	1270 - Final Grading SUB	5.00 %	$75.00	15.00 %	$277.94	$1,852.94	
1300 Demolition & House Raise/Relocation												
Disconnect Utilities - Electrical Feed, Plumbing Water & Sewer, HVAC Condensor	1	each	$1,900.00	$1,900.00	Subcontract	1300 - Demolition SUB	5.00 %	$95.00	15.00 %	$352.06	$2,347.06	
Home Protection - Materials - Resheet Back Wall and Temp Waterproofing	1	each	$3,700.00	$3,700.00	Materials	1301 - Demolition Material	5.00 %	$185.00	15.00 %	$685.59	$4,570.59	
Home Protection - Labor	1	each	$3,700.00	$3,700.00	Labor	1302 - Demolition Labor	5.00 %	$185.00	15.00 %	$685.59	$4,570.59	
Demolition - Framing Labor - Remove Plaster/Siding to expose framing - Cut Framing - Brace Off Existing Home	1	each	$6,800.00	$6,800.00	Labor	1302 - Demolition Labor	5.00 %	$340.00	15.00 %	$1,260.00	$8,400.00	
Demolition of 500sf of Existing Structure & Haul Off Debris - Includes Existing Piers	1	each	$11,000.00	$11,000.00	Subcontract	1302 - Demolition Labor	5.00 %	$550.00	15.00 %	$2,038.24	$13,588.24	
Move/Raise/Relocate Home to New Piers - Per Site Plan	1	each	$50,000.00	$50,000.00	Subcontract	1300 - Demolition SUB	5.00 %	$2,500.00	15.00 %	$9,264.71	$61,764.71	
1400 Utility Connections												
Temporary Electric per month	18	months	$40.00	$720.00	Subcontract	0006 - Temporary Electric	5.00 %	$36.00	15.00 %	$133.41	$889.41	
Temp Water Service per month	18	months	$40.00	$720.00	--	1415 - Water Usuage	5.00 %	$36.00	15.00 %	$133.41	$889.41	
2000 Foundation												
2100 Footings, Foundations, Concrete, Masonry												
Concrete Pump	4	hours	$150.00	$600.00	Subcontract	2100 - Concrete SUB	5.00 %	$30.00	15.00 %	$111.18	$741.18	
Piers - New Piers to Match Existing Pier Layout - Add additional cost to Reno - Piers need to match existing structure (baloon Framed) & Working under lifted home	37	each	$900.00	$33,300.00	Subcontract	2100 - Concrete SUB	5.00 %	$1,665.00	15.00 %	$6,170.29	$41,135.29	
2300 Termite Protection												
Wood Borate Treatment 5yr - Including Underside of 1st Floor Framing	1,430	s.f.	$0.75	$1,072.50	Subcontract	2400 - Termite Protection SUB	5.00 %	$53.63	15.00 %	$198.73	$1,324.86	
3000 Rough Structure												
3100 Framing												

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Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
Reclaim Existing T&G Heartpine Flooring - Labor	5	days	$1,200.00	$6,000.00	Labor	3102 - Framing Labor	5.00 %	$300.00	15.00 %	$1,111.76	$7,411.76	
Temp Bracing to remove 1st FL Bearing Wall - Per Proposed Layout - Remove Plaster to expose ceiling framing - Labor	2	days	$1,200.00	$2,400.00	Labor	3102 - Framing Labor	5.00 %	$120.00	15.00 %	$444.71	$2,964.71	
Add 2 ply 14" LVL at 1st FL Living Room & Rear of Existing Home to New Addition - Labor	8	days	$1,200.00	$9,600.00	Labor	3102 - Framing Labor	5.00 %	$480.00	15.00 %	$1,778.82	$11,858.82	
Repair and Brace off Existing Home Trusses per Eng Letter - Labor	6	days	$1,200.00	$7,200.00	Labor	3102 - Framing Labor	5.00 %	$360.00	15.00 %	$1,334.12	$8,894.12	
Existing Home - Remove Existing Windows and Reframe Openings to New Window Specs - Add Tie Downs - Labor	16	days	$1,200.00	$19,200.00	Labor	3102 - Framing Labor	5.00 %	$960.00	15.00 %	$3,557.65	$23,717.65	
Existing Home - Remove Siding - Sheet Existing Studs with Zip Board - Labor	20	days	$1,200.00	$24,000.00	Labor	3102 - Framing Labor	5.00 %	$1,200.00	15.00 %	$4,447.06	$29,647.06	
Framing Materials for Existing Home Portion Only	480	s.f.	$17.00	$8,160.00	Materials	3101 - Framing Material	5.00 %	$408.00	15.00 %	$1,512.00	$10,080.00	
Framing Materials - Additions Only	950	s.f.	$17.00	$16,150.00	Materials	3101 - Framing Material	5.00 %	$807.50	15.00 %	$2,992.50	$19,950.00	
Materials - Roof Trusses	950	s.f.	$3.00	$2,850.00	Materials	3120 - Truss Material	5.00 %	$142.50	15.00 %	$528.09	$3,520.59	
Framing Labor - Additions	950	s.f.	$18.00	$17,100.00	Labor	3102 - Framing Labor	5.00 %	$855.00	15.00 %	$3,168.53	$21,123.53	
Hurricane Tiedowns - Additions	950	s.f.	$0.85	$807.50	Subcontract	3110 - Tiedown SUB	5.00 %	$40.38	15.00 %	$149.63	$997.51	
3600 Rough Plumbing												
Rough Plumbing Labor per fixture	1	each	$7,800.00	$7,800.00	Subcontract	3600 - Rough Plumbing SUB	5.00 %	$390.00	15.00 %	$1,445.29	$9,635.29	
3700 Rough Electrical and Low Voltage												
Rough Electrical Material and Labor	1	each	$8,000.00	$8,000.00	Subcontract	3700 - Rough Electrical SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
3800 Rough HVAC												
Rough HVAC	1	each	$8,000.00	$8,000.00	Subcontract	3800 - Rough HVAC SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
3900 Rough Gas												
Rough Gas Install	1	each	$1,400.00	$1,400.00	Subcontract	3900 - Rough Gas SUB	5.00 %	$70.00	15.00 %	$259.41	$1,729.41	
4000 Roofing												
4001 Roofing												
Standing Seam	25	square	$600.00	$15,000.00	Subcontract	4000 - Roofing SUB	5.00 %	$750.00	15.00 %	$2,779.41	$18,529.41	
4100 Waterproofing												
4101 Zip System Waterproofing												
zip system tape material	40	each	$55.00	$2,200.00	Materials	4101 - Waterproofing Material	5.00 %	$110.00	15.00 %	$407.65	$2,717.65	
zip system tape labor	2	days	$800.00	$1,600.00	Labor	4102 - Waterproofing Labor	5.00 %	$80.00	15.00 %	$296.47	$1,976.47	
4200 Masonry and Stucco												
4260 Stucco/Foundation texture												
Foundation Piers Stucco - Sand Smooth	1	each	$2,500.00	$2,500.00	Subcontract	4250 - Stucco / Foundation Texture SUB	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
4500 Windows and Doors												
4510 Windows												
Windows - Anderson 400	25	each	$700.00	$17,500.00	Materials	4510 - Window Material	5.00 %	$875.00	15.00 %	$3,242.65	$21,617.65	
Window Labor	25	each	$100.00	$2,500.00	Subcontract	4502 - Window and Door Install Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Window Zip tape 90'	25	each	$30.00	$750.00	Materials	4503 - Window and Door Accessories	5.00 %	$37.50	15.00 %	$138.97	$926.47	
Window flex tape inside corners. 1 Roll per house typical	25	each	$50.00	$1,250.00	Labor	4502 - Window and Door Install Labor	5.00 %	$62.50	15.00 %	$231.62	$1,544.12	
Window Sealant Vulkem tube per window 2 windows 3x5	25	each	$14.00	$350.00	Materials	4503 - Window and Door Accessories	5.00 %	$17.50	15.00 %	$64.85	$432.35	
Window screws	25	each	$20.00	$500.00	Materials	4503 - Window and Door Accessories	5.00 %	$25.00	15.00 %	$92.65	$617.65	
4540 Front Door												
Front Door	1	each	$1,000.00	$1,000.00	--	4540 - Front Door Material	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Labor	1	each	$200.00	$200.00	Labor	4502 - Window and Door Install Labor	5.00 %	$10.00	15.00 %	$37.06	$247.06	
4541-Front Door Hardware												
Front Door Hardware	1	each	$275.00	$275.00	Materials	4545 - Front Door Hardware Material	5.00 %	$13.75	15.00 %	$50.96	$339.71	
Hardware Install Labor	1	each	$50.00	$50.00	Labor	4545 - Front Door Hardware Material	5.00 %	$2.50	15.00 %	$9.26	$61.76	

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
4545 Other Exterior Doors												
Other Exterior Doors	9	each	$800.00	$7,200.00	--	4550 - Other Exterior Door Material	5.00 %	$360.00	15.00 %	$1,334.12	$8,894.12	
Labor	9	each	$200.00	$1,800.00	--	4502 - Window and Door Install Labor	5.00 %	$90.00	15.00 %	$333.53	$2,223.53	
4546-Other Exterior Door Hardware												
Other Exterior Door Hardware	9	each	$150.00	$1,350.00	Materials	4555 - Other Exterior Door Hardware Material	5.00 %	$67.50	15.00 %	$250.15	$1,667.65	
Hardware Labor	9	each	$50.00	$450.00	Labor	4556 - Other Exterior Door Hardware Labor	5.00 %	$22.50	15.00 %	$83.38	$555.88	
4580 Window and Door Flashings												
Door Pans	10	each	$250.00	$2,500.00	Other	4580 - Window and Door Flashing Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Window and Door Z Flashing	10	each	$50.00	$500.00	Other	4581 - Window and Door Flashing Labor	5.00 %	$25.00	15.00 %	$92.65	$617.65	
4700 Insulation												
4700 Insulation												
Insulation Labor and Material - Closed Cell at Craw Space, Batt Walls, Open Cell Roof Deck	1	each	$7,810.00	$7,810.00	Subcontract	4700 - Insulation SUB	5.00 %	$390.50	15.00 %	$1,447.15	$9,647.65	Lovelace
Insulation for soundproofing - Interior Walls	1	each	$2,000.00	$2,000.00	Subcontract	4700 - Insulation SUB	5.00 %	$100.00	15.00 %	$370.59	$2,470.59	
4800 Exterior Finishes												
4800 Exterior Siding/Trim and Soffit/Fascia												
Siding Material & Labor	1	each	$42,000.00	$42,000.00	Subcontract	4800 - Exterior Siding and Trim SUB	5.00 %	$2,100.00	15.00 %	$7,782.35	$51,882.35	
Corbels and Brackets Material	25	each	$125.00	$3,125.00	Materials	4801 - Exterior Siding and Trim Material	5.00 %	$156.25	15.00 %	$579.04	$3,860.29	
Exterior Trim Stainless Fasteners	1	each	$2,800.00	$2,800.00	Materials	4801 - Exterior Siding and Trim Material	5.00 %	$140.00	15.00 %	$518.82	$3,458.82	
Soffit and Fascia Material & Labor	1	each	$5,800.00	$5,800.00	Subcontract	4850 - Soffit and Fascia SUB	5.00 %	$290.00	15.00 %	$1,074.71	$7,164.71	
Porch Ceilings Material	740	s.f.	$8.00	$5,920.00	Materials	4820 - Porch Ceiling Material	5.00 %	$296.00	15.00 %	$1,096.94	$7,312.94	
Porch Ceilings Labor	740	s.f.	$8.00	$5,920.00	Labor	4802 - Exterior Siding and Trim Labor	5.00 %	$296.00	15.00 %	$1,096.94	$7,312.94	
4900 Exterior Painting												
Exterior Painting	1	each	$9,200.00	$9,200.00	Materials	4900 - Exterior Paint SUB	5.00 %	$460.00	15.00 %	$1,704.71	$11,364.71	
5000 Drywall												
5000 Drywall												
Drywall Material and Labor (sq.ft./10)	1	each	$12,200.00	$12,200.00	Subcontract	5000 - Drywall SUB	5.00 %	$610.00	15.00 %	$2,260.59	$15,070.59	
Durock Waterproofed	2	each	$450.00	$900.00	Subcontract	5300 - Bathroom Tile SUB	5.00 %	$45.00	15.00 %	$166.76	$1,111.76	
5100 Flooring												
5100 Flooring Specifications												
Hardwood Flooring Installed	1,994	s.f.	$9.00	$17,946.00	Subcontract	5110 - Hardwood Flooring SUB	5.00 %	$897.30	15.00 %	$3,325.29	$22,168.59	Out for bid
5200 Interior Trim and Doors												
5200 Interior Trim												
Moulding - Labor & Material	1	each	$8,000.00	$8,000.00	Subcontract	5200 - Interior Trim SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
5201 Interior Doors												
Interior Doors Material & Labor	1	each	$13,200.00	$13,200.00	Subcontract	5200 - Interior Trim SUB	5.00 %	$660.00	15.00 %	$2,445.88	$16,305.88	
5202 Interior Door Hardware												
Interior Door Hardware	19	each	$65.00	$1,235.00	Subcontract	5235 - Interior Door Hardware Material	5.00 %	$61.75	15.00 %	$228.84	$1,525.59	
Interior Swing Door Hardware Labor	8	hours	$50.00	$400.00	Labor	5235 - Interior Door Hardware Material	5.00 %	$20.00	15.00 %	$74.12	$494.12	
5260 Interior Stairs and Railings												
Stair Riser, Tread, Landing Materials	1	each	$2,500.00	$2,500.00	Materials	5251 - Interior Stair Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Stair Riser, Tread, Landing Labor	1	each	$2,500.00	$2,500.00	Labor	5252 - Interior Stair Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Railing Material	1	each	$2,500.00	$2,500.00	Materials	5253 - Interior Railing Material	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
Railing Labor	1	each	$2,500.00	$2,500.00	Labor	5254 - Interior Railing Labor	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
5261 Pull Down Stairs												

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
Pull Down Stairs	1	each	$200.00	$200.00	Subcontract	5260 - Pull Down Stair Material	5.00 %	$10.00	15.00 %	$37.06	$247.06	
Pull Down Stair Install	1	each	$100.00	$100.00	Labor	5261 - Pull Down Stair Labor	5.00 %	$5.00	15.00 %	$18.53	$123.53	
5300 Tile												
5310 Bathroom Tile : Original Budget												
Tile Material & Labor (Allowance)	1	each	$15,000.00	$15,000.00	Other	5300 - Bathroom Tile SUB	5.00 %	$750.00	15.00 %	$2,779.41	$18,529.41	
5320 Backsplash : Original Budget												
Kitchen Backsplash	1	each	$1,600.00	$1,600.00	Subcontract	5350 - Backsplash Tile SUB	5.00 %	$80.00	15.00 %	$296.47	$1,976.47	
5400 Cabinets												
5400 Cabinets												
Kitchen, Vanity, Mudroom Cabinets	1	each	$28,500.00	$28,500.00	Other	5400 - Cabinet SUB	5.00 %	$1,425.00	15.00 %	$5,280.88	$35,205.88	Out for bid
Hardware	1	each	$1,200.00	$1,200.00	Materials	5405 - Cabinet Hardware Material	5.00 %	$60.00	15.00 %	$222.35	$1,482.35	
5420 Countertops												
Countertops	1	each	$12,500.00	$12,500.00	Other	5440 - Countertops SUB	5.00 %	$625.00	15.00 %	$2,316.18	$15,441.18	
5500 Appliances												
5500 Appliance Specifications : Original Budget												
Appliance Installation	8	hours	$50.00	$400.00	Materials	5500 - Appliance SUB	5.00 %	$20.00	15.00 %	$74.12	$494.12	
5510 Range : Original Budget												
Range	1	each	$2,500.00	$2,500.00	Other	5500 - Appliance SUB	5.00 %	$125.00	15.00 %	$463.24	$3,088.24	
5520 Range Hood : Original Budget												
Range Hood	1	each	$750.00	$750.00	Other	5500 - Appliance SUB	5.00 %	$37.50	15.00 %	$138.97	$926.47	
5530 Disposal : Original Budget												
Disposal	1	each	$300.00	$300.00	Other	5500 - Appliance SUB	5.00 %	$15.00	15.00 %	$55.59	$370.59	
5540 Dishwasher : Original Budget												
Dishwasher	1	each	$700.00	$700.00	Other	5500 - Appliance SUB	5.00 %	$35.00	15.00 %	$129.71	$864.71	
5550 Refrigerator : Original Budget												
Refrigerator	1	each	$3,200.00	$3,200.00	Other	5500 - Appliance SUB	5.00 %	$160.00	15.00 %	$592.94	$3,952.94	
5560 Washer and Dryer : Original Budget												
Washer and Dryer	1	each	$2,000.00	$2,000.00	Other	5500 - Appliance SUB	5.00 %	$100.00	15.00 %	$370.59	$2,470.59	
5570 Microwave : Original Budget												
Microwave	0	each	$500.00	$0.00	Other	5500 - Appliance SUB	5.00 %	$0.00	15.00 %	$0.00	$0.00	
5600 Finish Plumbing												
5600 Finish Plumbing Specifications												
Finish Plumbing Install per fixture	1	each	$7,800.00	$7,800.00	Subcontract	5600 - Finish Plumbing SUB	5.00 %	$390.00	15.00 %	$1,445.29	$9,635.29	
5610 Plumbing Fixtures : Original Budget												
Plumbing Fixture (Allowance)	1	each	$9,000.00	$9,000.00	Materials	5601 - Plumbing Fixture Material	5.00 %	$450.00	15.00 %	$1,667.65	$11,117.65	
Water Heater	1	each	$800.00	$800.00	Materials	5601 - Plumbing Fixture Material	5.00 %	$40.00	15.00 %	$148.24	$988.24	
5700 Finish Electrical												
5700 Finish Electrical Specifications												
Install Finish Electrical	1	each	$8,000.00	$8,000.00	Labor	5700 - Finish Electrical SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
5710 Electrical Fixtures : Original Budget												
Electrical Fixture Allowance - Vanity Lights, Exterior Lights, Fans, Dinning RM & Kitchen Fixtures, Stair Fixture	1	each	$3,800.00	$3,800.00	Other	5701 - Electrical Fixture Material	5.00 %	$190.00	15.00 %	$704.12	$4,694.12	
5701 Finish Low Voltage												
5701 Low Voltage Finish												
Cat5/Cable	1	each	$1,000.00	$1,000.00	Subcontract	5730 - Low Voltage SUB	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
5800 Finish HVAC												
5800 FInish HVAC												
HVAC System	1	each	$8,000.00	$8,000.00	Subcontract	5800 - Finish HVAC SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	
Blower Door Test	1	each	$250.00	$250.00	Subcontract	3810 - Blower Door Test SUB	5.00 %	$12.50	15.00 %	$46.32	$308.82	
5900 Interior Wall Coverings												
5900 Interior Paint												
Interior Painting	1	each	$8,000.00	$8,000.00	Materials	5900 - Interior Paint SUB	5.00 %	$400.00	15.00 %	$1,482.35	$9,882.35	

Item Description	Qty.	Units	Unit Cost	Ext. Cost	Cost Type	Acct. Code	Overhead		Profit		Line Item Total Price	Notes
5930 Wall Paper												
6000 Completion												
6000 Building Clean-Up												
Rough Interiror Clean	3	each	$350.00	$1,050.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$52.50	15.00 %	$194.56	$1,297.06	
Final Interior Clean	1	each	$1,200.00	$1,200.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$60.00	15.00 %	$222.35	$1,482.35	
Window Clean & Pressure Wash	1	each	$850.00	$850.00	Subcontract	6000 - Building Clean-up SUB	5.00 %	$42.50	15.00 %	$157.50	$1,050.00	
6100 Landscaping												
6100 Landscaping Specifications : Original Budget												
Landscaping Subcontract	1	each	$5,000.00	$5,000.00	Subcontract	6100 - Landscaping SUB	5.00 %	$250.00	15.00 %	$926.47	$6,176.47	
6200 Driveway												
6200 Driveway : Original Budget												
Driveway/Walkway - Pavers	1	each	$3,500.00	$3,500.00	Subcontract	6200 - Driveway SUB	5.00 %	$175.00	15.00 %	$648.53	$4,323.53	
6300 Exterior Structures												
6320 Decks, Stairs, Railings												
Deck Board - Material	1	each	$15,000.00	$15,000.00	Materials	6331 - Deck Board Material	5.00 %	$750.00	15.00 %	$2,779.41	$18,529.41	
Deck Board - Labor	12	days	$1,200.00	$14,400.00	Labor	6332 - Deck Board Labor	5.00 %	$720.00	15.00 %	$2,668.24	$17,788.24	
Wood Frame Stair Per Rise Labor	2	each	$750.00	$1,500.00	Labor	6322 - Deck Framing Labor	5.00 %	$75.00	15.00 %	$277.94	$1,852.94	
Railing Material and Labor	50	l.f.	$120.00	$6,000.00	Materials	6342 - Deck Railing Labor	5.00 %	$300.00	15.00 %	$1,111.76	$7,411.76	
6390 Screen Enclosure												
Screen Enclosure	1	each	$3,500.00	$3,500.00	Subcontract	6390 - Screen Enclosure SUB	5.00 %	$175.00	15.00 %	$648.53	$4,323.53	
6400 Gutters and Downspouts												
6400 Gutters and Downspouts												
Gutters and Downspouts 6"K 1st Floor	150	l.f.	$6.00	$900.00	Subcontract	6400 - Gutters and Downspouts SUB	5.00 %	$45.00	15.00 %	$166.76	$1,111.76	
6500 Specialties												
6502 Closet Shelving : Original Budget												
Closet Shelving Labor & Material	1	each	$4,000.00	$4,000.00	Subcontract	6542 - Owners Bedroom Closet Shelving Material	5.00 %	$200.00	15.00 %	$741.18	$4,941.18	
6503 Built Ins : Original Budget												
Built ins	1	each	$4,500.00	$4,500.00	Subcontract	6540 - Built-ins SUB	5.00 %	$225.00	15.00 %	$833.82	$5,558.82	
6505 TP Holders, Towel Bars, Medicine Cabs												
TP Holders, Towel Bars, Medicine Cabs	1	each	$500.00	$500.00	Subcontract	6501 - Bathroom Accessories (TP Holders, Towel Bars, Medicine Cabs, etc.) Material	5.00 %	$25.00	15.00 %	$92.65	$617.65	
6506 Shower Enclosures and Mirrors												
Shower Enclosures and Mirrors	1	each	$3,000.00	$3,000.00	Subcontract	6510 - Shower Enclosure and Mirror SUB	5.00 %	$150.00	15.00 %	$555.88	$3,705.88	
6507 Mailbox and Address plack												
Mailbox and Address Plack	1	each	$250.00	$250.00	Subcontract	6520 - Mailbox and Address Plack Material	5.00 %	$12.50	15.00 %	$46.32	$308.82	
9000 Miscellaneous Build Costs												
Project Management - Add for Renovations												
Renovation Project Management Fee	18	months	$3,000.00	$54,000.00	Labor	0002 - Project Management	5.00 %	$2,700.00	15.00 %	$10,005.88	$66,705.88	
Punch Out												
Punch Out Material	1	each	$1,000.00	$1,000.00	Materials	9201 - Punch Out Material	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Punch Out Labor	1	each	$1,000.00	$1,000.00	Labor	9202 - Punch Out Labor	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Warranty Work												
Warranty	1	each	$1,000.00	$1,000.00	Labor	9000 - Warranty Fees	5.00 %	$50.00	15.00 %	$185.29	$1,235.29	
Totals				$720,305.00				$36,015.26		$133,468.30	**$889,788.56**	
Price/sq. ft.												

Received 07/17/2023
Planning and Building Department



BUILDING REMODEL: 15 LOVETT ST.

No.	Description	Date

ARCHITECH DESIGN INC.
architech.julianoiseeva@gmail.com
+1 (954) 801-5705
architech.design.inc

DESIGN PROPOSAL

15 LOVETT ST.

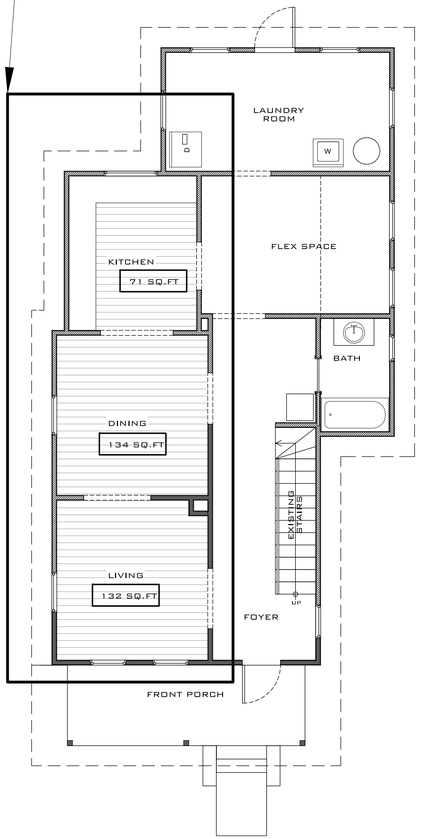
PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/8"=1'-0"

COVER PAGE

A-0

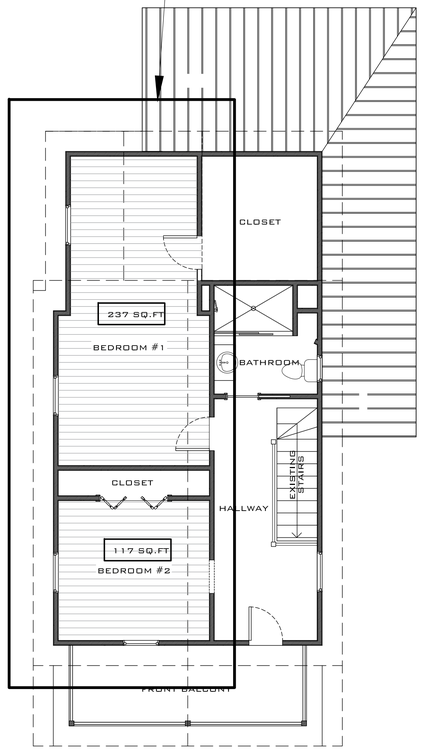
Received 07/17/2023
Planning and Building Department

AREA OF EXISTING WOOD
FLOOR MATERIALS THAT WILL
BE RE USED IN REMODELING.
≈337 SQ.FT



1 A-2 FIRST FLOOR PLAN

AREA OF EXISTING WOOD
FLOOR MATERIALS THAT WILL
BE RE USED IN REMODELING.
≈354 SQ.FT

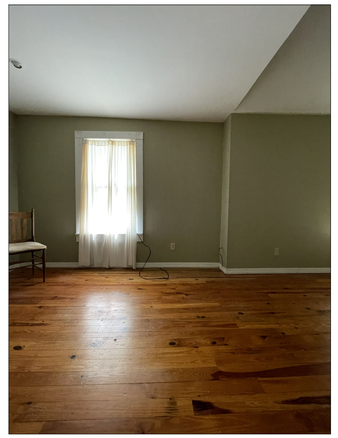


1 A-2 SECOND FLOOR PLAN

A 1 DIAGRAMS OF EXISTING FLOOR TO BE REUSED



1 A-2 FIRST FLOOR (DINING/KITCHEN)





1 A-2 SECOND FLOOR PLAN

DESIGN INC.
architech.design.inc
+1 (954) 801-5705
architech.juliamoiseeva@gmail.com

No.	Description	Date

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

DIAGRAMS OF EXISTING FLOOR TO BE REUSED

A-1

Received 07/17/2023
Planning and Building Department



1/A-2 1ST OFFICE SPACE



1/A-2 MASTER BEDROOM



1/A-2 2ND FLOOR COMMON SPACE

A/2 PROPOSED REUSE OF EXISTING WOOD MATERIAL

No.	Description	Date

ARCHTECH DESIGN INC.
architech.design.inc
+1 (954) 801-5705
architech.juliamoiseeva@gmail.com

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

PROPOSED REUSE OF EXISTING WOOD MATERIAL

A-2

Received 07/17/2023
Planning and Building Department





EXISTING STAIRCASE POST TO BE REUSED IN KITCHEN ISLAND DESIGN. SEE 2/A-3 FOR MORE INFORMATION.

1/A-3 EXISTING INTERIOR RAILING DETAILS



2/A-3 RE-USE OF EXISTING RAILING POSTS



A/3 PROPOSED REUSE OF EXISTING INTERIOR DETAILS

No.	Description	Date

ARCHTECH DESIGN INC.
+1 (954) 801-5705
architech.julamoiseeva@gmail.com
architech.design.inc

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

PROPOSED REUSE OF EXISTING INTERIOR DETAILS

A-3

Received 07/17/2023
Planning and Building Department

Universal Khaki
SW 6150



Universal Khaki
SW 6150

Classical White
SW 2829

Classical White
SW 2829

1 A-4 EXISTING EXTERIOR PAINT

2 A-4 PROPOSED EXTERIOR PAINT

3 A-4 PROPOSED EXTERIOR DETAILS PAINT

4 A-4 PROPOSED INTERIOR PAINT

A 4 EXTERIOR/INTERIOR COLOR SCHEME

No.	Description	Date

ARCHTECH DESIGN INC.
+1 (954) 801-5705
architech.julia@outlook.com
architech.design.inc

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

EXTERIOR/INTERIOR COLOR SCHEME

A-4

Received 07/17/2023
Planning and Building Department



1 A-5 FRONT



2 A-5 SIDE



3 A-5 REAR



4 A-5 SIDE

A 5 PROPOSED REMODEL RENDERINGS (EXTERIOR)

No.	Description	Date

ARCHTECH DESIGN INC.
architech.design.inc
+1 (954) 801-5705
architech.juliamoiseeva@gmail.com

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

PROPOSED REMODEL RENDERINGS (EXTERIOR)

A-5

Received 07/17/2023
Planning and Building Department



INTERIOR RAILING TO BE REBUILD AS ORIGINAL. HANDRAILS AND RAILINGS TO MEET FBC/COSA BUILDING CODE REQUIREMENTS





A 6 PROPOSED REMODEL RENDERINGS (INTERIOR 1ST FLOOR LIVING SPACE)

No.	Description	Date

ARCHTECH DESIGN INC.
architech.design.inc
+1 (954) 801-5705
architech.julamoiseeva@gmail.com

DESIGN PROPOSAL

15 LOVETT ST.

PROJECT NUMBER #	#7
DRAWN BY	YULIIA MOISEEVA
DATE	7/2/23
SCALE	3/16"=1'-0"

PROPOSED REMODEL RENDERINGS (INTERIOR 1ST FLOOR LIVING SPACE)

A-6

Instr #2022035947 BK: 5532 PG: 631, Filed & Recorded: 4/6/2022 9:20 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,725.00

Prepared by:

Ansbacher Law, P.A.
8818 Goodbys Executive Drive, Suite 100
Jacksonville, Florida 32217
Consideration: $675,000
File Number: 220142

Special Warranty Deed

COPY

THIS INDENTURE made this April 1, 2022 A.D. by **Joseph Lavallee and Janet Lavallee, a married couple,** whose address is: PO Box 203, Franklin Springs, Georgia 30639, hereinafter called the Grantor, to **Alexandra M. Daugherty and William M. Daugherty, husband and wife**, whose post office address is: 814 A1A North, #101, Ponte Vedra Beach, Florida 32082, hereinafter called the Grantee:

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

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

Lots 9 and 11, Block F, of the Keith Tract, a subdivision according to the plat thereof recorded at Map Book 1, Page 123, in the Public Records of St Johns County, Florida.



Parcel ID Number: **211080-0000**

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.

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 grantor and none other; and that said land is free of all encumbrances except covenants, conditions, easements and restrictions of record, if any, and taxes accruing subsequent to December 31, 2021.

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

***** Signatures on following page*****

Signed, sealed and delivered in our presence:

1. _____ _____ (Seal)
Joseph Lavallee

1. Witness Printed Name Amber Liezert

2. _____ _____ (Seal)
Janet Lavallee

2. Witness Printed Name Marissa Yaccarino

COPY

State of Georgia
County of Tattnall

The foregoing instrument was acknowledged before me, **by means of** ✓ **physical presence or** _____ **online notarization**, this 1 day of April, 2022, by Joseph Lavallee and Janet Lavallee, a married couple, who is/are personally known to me or who has produced FL DL [redacted] as identification.

SAMANTHA BLOCK
Notary Public - State of Georgia
Tattnall County
My Commission Expires Jul 24, 2023

_____
Notary Public
Print Name: Samantha Block
My Commission Expires: July 24, 2023

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	2110800000
Location Address	15 LOVETT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOTS 9 & 11 BLK F OR5532/631 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Map Of Subdivision Of
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Daughtery Alexandra M,William M 100% Daughtery William M 100%
Mailing Address	814 A1A N UNIT 101 PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2023
Building Value	$257,128
Extra Features Value	$0
Total Land Value	$310,520
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$567,648**
Total Deferred	$0
Assessed Value	**$567,648**
Total Exemptions	$0
Taxable Value	**$567,648**

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

Historical Assessment Information

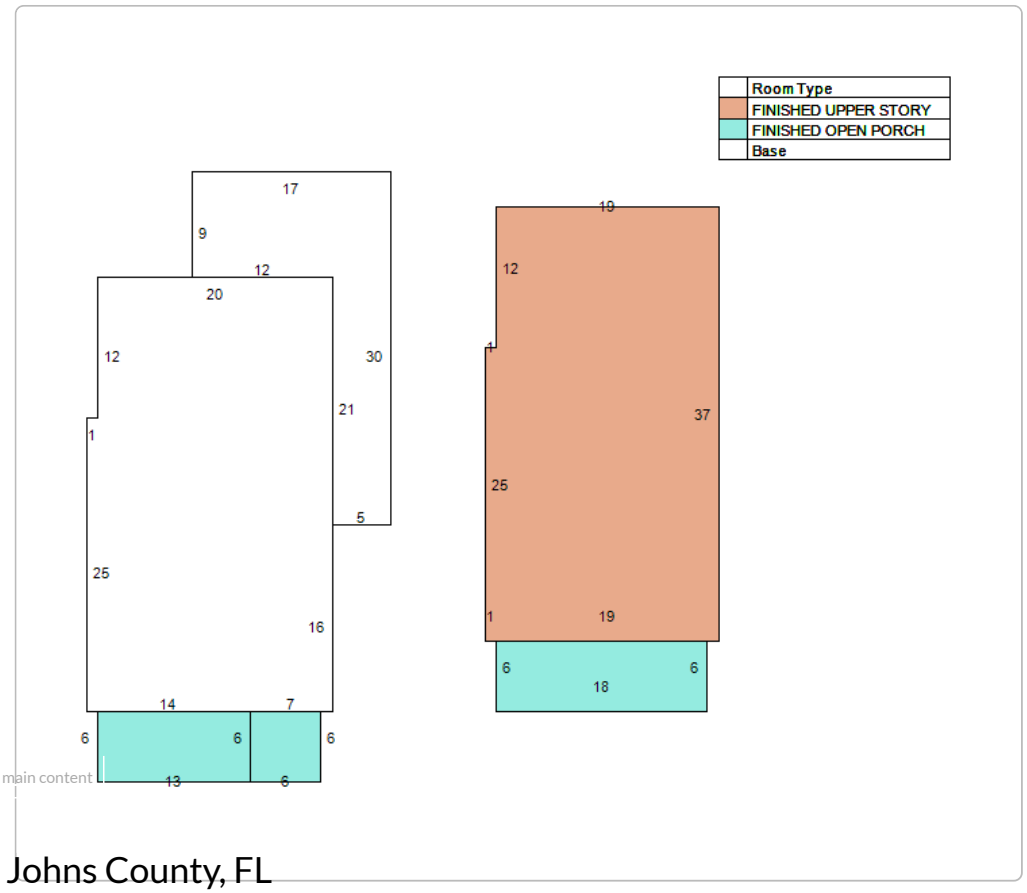
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$200,942	$0	$295,615	$0	$0	$496,557	$145,751	$400,806	$95,751
2021	$119,933	$0	$252,298	$0	$0	$372,231	$141,506	$280,725	$91,506
2020	$121,779	$0	$201,838	$0	$0	$323,617	$139,552	$234,065	$89,552
2019	$97,281	$0	$201,838	$0	$0	$299,119	$136,414	$212,705	$86,414
2018	$79,908	$0	$186,312	$0	$0	$266,220	$133,870	$182,350	$83,870
2017	$82,712	$1,128	$167,681	$0	$0	$251,521	$131,117	$170,404	$81,117
2016	$84,113	$1,261	$145,556	$0	$0	$230,930	$128,420	$152,510	$78,420
2015	$86,917	$1,395	$116,445	$0	$0	$204,757	$127,527	$127,230	$77,527
2014	$69,555	$1,529	$93,156	$0	$0	$164,240	$126,515	$87,725	$76,515
2013	$71,763	$1,663	$72,196	$0	$0	$145,622	$124,645	$70,977	$74,645
2012	$66,734	$1,159	$62,880	$0	$0	$130,773	$124,541	$56,232	$74,541
2011	$67,230	$1,179	$69,867	$0	$0	$138,276	$120,914	$67,362	$70,914
2010	$69,470	$1,197	$77,630	$0	$0	$148,297	$119,127	$79,170	$69,127

Building Information

Building	1
Building Value	$257,128
Year Built	1918
Actual Area	1973
Conditioned Area	1751
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	258
BASE AREA	765
FINISHED OPEN PORCH	78
FINISHED OPEN PORCH	36
FINISHED OPEN PORCH	108
FINISHED UPPER STORY	728
Total SqFt	1973

Sketch Information



Skip to main content

St. Johns County, FL

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	41	100	41	EF	$149,240
Single Family	64	50	64	EF	$161,280

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/6/2022	4/1/2022	$675,000.00	WARRANTY DEED	5532	631	Q	I	LAVALLEE JOSEPH W,JANET S	DAUGHTERY ALEXANDRA M,WILLIAM M
	10/6/2000	$52,500.00	PERSONAL REP	1534	709	U	I	SMITH JACQUELYN WILEY & BOULWARE SHARON P/R'S	LAVALLEE JOSEPH W,JANET S
	9/11/2000	$0.00	COURT ORDER	1534	707	U	I	WILEY MYRTIS JOAN MCCLOUD ESTATE	WILEY MYRTIS JOAN MCCLOUD EST(ORD AUTH SALE)
	9/11/2000	$0.00	COURT ORDER	1532	1140	U	I	WILEY MYRTIS JOAN MCCLOUD ESTATE	WILEY MYRTIS JOAN MCCLOUD EST(ORD AUTH SALE)
	10/20/1999	$0.00	OTHER INSTRUMENT	1451	120	U	I	WILEY MYRTIS JOAN MCCLOUD ESTATE (LETT/ADMIN)	BOULWARE SHARON D WILEY & SMITH JACQUELINE M
	10/3/1998	$0.00	WILL	1451	115	U	I	WILEY MYRTIS JOAN MCCLOUD ESTATE	
	9/16/1998	$0.00	DEATH CERTIFICATE	1534	705	U	I	KEARSE EDWARD ***	WILEY MYRTIS JOAN MCCLOUD EST
	10/8/1997	$0.00	WILL	1355	797	U	I	KEARSE EDWARD N ***	KEARSE EDWARD N *** (WILL)
	6/2/1997	$0.00	PERSONAL REP	1243	979	U	I	KEARSE SADIE ESTATE -KEARSE EDWARD PERS/REP	KEARSE EDWARD ***
	6/27/1995	$0.00	OTHER INSTRUMENT	1116	803	U	I	KEARSE SADIE ESTATE	KEARSE SADIE ESTATE
	3/11/1995	$0.00	WILL	1116	800	U	I	KEARSE SADIE ESTATE,(DIED 3/11/95)	KEARSE SADIE ESTATE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/25/2023, 11:46:35 PM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: August 17, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of July 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

24 Avenida Menendez (Replace existing grease trap)

11 Cadiz Street (Repair / Replace siding and deteriorated decorative elements such as porch rails and spindles on the main structure and detached secondary building)

28 W Castillo Drive (New Detached Garage (Lot 14))

30 W Castillo Drive (New Detached Garage (Lot 15))

26 Cordova Street (HVAC Changeout (1) System - new unit must not be visible from the street or side street)

95 Cordova Street (Install (1) Standard 44' x 13' Awning)

161 Cordova Street (Roof replacement Atlas Pinnacle Shingles FL #16305, Color - Heatherblend)

29 Grove Avenue (New Single Family Home (Lot 14))

31 Grove Avenue (New Single Family Home (Lot 15))

74 King Street (Underground Piping for New Chiller Unit)

53 Marine Street (Construct New Concrete Staircase)

259 St George Street (Classroom Renovation to separate rooms & extend existing bathrooms to accommodate two additional stalls)

DEMOLITION

151 Inlet Drive (Demo structure, HARB approved 2016)

SIGNS

54 Cuna Street (ReChic Treasures: 1 new wood sign on existing post 24"x24" (circle) 3.14sf, and 1 new wood sign on existing post 24"x24" (circle) 3.14sf. Must have at least 8' clearance below signage; Graham's Griddle: 2 new wood hanging signs on existing post 6.5"x24" 1.25sf each. Using pre-approved font, colors and material. Signs will provide 8 foot clearance)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk