CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, SEPTEMBER 21, 2023 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) July 18, 2023 Regular Meeting
   b) August 17, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a) HP2023-0068

John Valdes & Associates, Inc. - Applicant
Keith G. & Tina M Andrews - Owner
156 Avenida Menendez
To demolish the masonry wall along the east property line associated with a building constructed c. 1924-1930 that is recorded in the Florida Master Site File and a contributing building to the St. Augustine National Register Historic District.

b) HP2023-0069

John Valdes & Associates, Inc. - Applicant
Daniel Cava - Owner
160 Avenida Menendez
To demolish the masonry wall along the east and north property line associated with a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and a contributing building to the St. Augustine National Register Historic District.

6. Continued Items from the previous HARB meetings

a)	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.
b)	Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023	Alan J. Frez Construction, Inc. - Applicant Maria F. Gandarez - Owner 317 St. George Street To replace existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.
*c)	Certificate of Appropriateness HP2023-0049 Continued from August 17, 2023 ADMINISTRATIVELY WITHDRAWN	DJ's Clam Shack - Applicant Mikma Properties LLC - Owner 21 Hypolita Street For after-the-fact approval of signage with colors and graphics that are not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.
*d)	Certificate of Demolition HP2023-0052 Continued from August 17, 2023 REQUESTING CONTINUANCE TO NOVEMBER 16, 2023	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.

7. Certificate of Appropriateness

a)	HP2023-0064	Southern Construction - Applicant Baijanti & Brothers Estates Inc - Owner 52 Charlotte Street To remove the existing driveway and walkways and install pervious pavers.
b)	HP2023-0065	Southern Construction - Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street To remove the existing driveway and walkways and install pervious pavers.

c) HP2023-0067
Best Roofing & Waterproofing, LLC - Applicant
Maria Pellecer - Owner
295 St. George Street
To replace the existing asphalt shingle roof with a metal roof material.

d) HP2023-0066
Shoreland Home Builders, LLC - Applicant
Paul J. Thompson - Owner
168 Avenida Menendez
To modify the previously approved Certificate of Appropriateness application 2019-0104, including construction of a lower masonry wall than previously approved and installation of the existing wrought-iron fence on top; and, maintaining the existing aluminum rail on the second-story balcony where the wrought-iron fence was approved to be installed.

e) HP2023-0063
Gabriel Wicks - Applicant
Gabriel & Megan Wicks - Owner
155 Cordova Street
To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair.

8. Certificate of Demolition and Partial Demolition

a) HP2023-0062
R K S Construction & Design, Inc. - Applicant
BCS Acquisition Group, LLC - Owner
56 Carrera Street
For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

9. Certificate of Appropriateness – City owned property

a) HP2023-0061
REQUESTING CONTINUANCE TO JANUARY 18, 2024
St. Johns Regional Audobon - Applicant
City of St. Augustine - Owner
1 Cordova Street a.k.a. 10 S. Castillo Drive
To develop a native plant garden with informational signage and additional landscape features south of the Visitor's Information Center.

10. Planning and Building Staff Communications
    a) Staff Approved Permits Report
11. Other Business
    a) Introduction of Adopted Ordinance 2023-24 Amending HARB Section of City Code and Adding Language Related to Partial Demolition Review.
12. Next Scheduled Meeting Date(s):
    a) Thursday, October 19, 2023 Regular Meeting
13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 18, 2023

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

1. ROLL CALL: Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Brad Beach

Absent: Paul Weaver, III

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

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2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

MOVED to APPROVE the May 18, 2023, minutes with the above corrections. The motion was SECONDED by.

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

4. Modification and approval of Agenda

Ms. Duncan announced Items 6(a) HP2023-0034, 6(b) HP2023-0030, and Certificate of Demolition 6(c) HP2023-0029 had requested to be continued to the August 17, 2023, meeting.

Ms. Seymour noted item 5(a) had a companion application and the applicant asked if those could be heard back-to-back.

MOTION

Ms. Duncan MOVED to CONTINUE 30 Sanford Street HP2023-0034 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to CONTINUE 171 Cordova Street HP2023-0030 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to CONTINUE 171 Cordova Street HP2023-0029 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Mr. Benoit MOVED to APPROVE the Agenda as modified. The motion was SECONDED by Mr. MacDonald.

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

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NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0047– Les Thomas Architect - Applicant
Darrell Barhart - Owner
64 Marine Street

Les Thomas and Darrell Barnhart waived the right to public presentation and agreed to the staff conditions.

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

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 64 Marine Street because the detached secondary structures proposed for demolition are not local landmarks or otherwise individually designated as historic or contributing buildings.

The Board provided their ex parte communication.

23 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 0 had comments.

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

Mr. MacDonald MOVED to APPROVE application HP2023-0047 at 64 Marine Street for the Demolition of the two outbuildings in the back of the property. The motion was SECONDED by Mr. Beach.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness for Ad Valorem Tax Exemption HP2023-0034 Continued from June 15, 2023, REQUESTING CONTINUANCE TO AUGUST 17, 2023, MEETING
Historic Property Associates, Inc. - Applicant
Sanford Cedar LLC - Owner
30 Sanford Street

To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

6. (b) Opinion of Appropriateness HP2023-0030 Continued from May 18, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023, MEETING
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

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

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

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6. (c) Certificate of Demolition HP2023-0029 Continued from May 18, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

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

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

7. Certificates of Appropriateness

7. (a) HP2023-0039– Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street

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

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 54 Charlotte Street if the HARB finds that the proposed new ventilation systems meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary additions being installed on secondary elevations with the following conditions:

1. The equipment be painted to match the building

2. If the applicant provides clear evidence that a less conspicuous location is not feasible, the existing south elevation window sash be retained, and the window frame be protected with installation of the return air.

3. Any additional screening be applied as recommended by the HARB.

David Grandee reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- No site plan and concerned with the makeup air touching the property line
- Could be a concern to the neighbors depending on placement
- Was a modern accommodation and thought there was space for it in the back; however, could be hindered by stairs
- Questioned if there was a driveway down the side
- Questioned if the makeup air could be installed under the new stairs or the back to avoid bulkiness or being on property line
- Suggested using best efforts to move to the bump out to the south and if not could use the proposed as provided
- In favor of the application being continued to have a clear understanding of what would be done
- Should provide a site plan to show limitations

Mr. Grandee replied there was three feet to the property line, and it did not have a driveway, but a pathway with a fence to help block it from the neighbor. He said he was not opposed to finding a new location; however, he would have to speak with the HVAC installer.

MOTION

Mr. MacDonald MOVED to CONTINUE application 2023-0039 at 54 Charlotte Street for the installation of a hood system no problem with the venting side

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but have questions answered and brought back in relation to the makeup air and be heard on August 17, 2023. The motion was SECONDED by Mr. Benoit.

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

7. (b) HP2023-0046– Les Thomas Architect - Applicant
Robert M. Barnes - Owner
101 Marine Street

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

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 101 Marine Street if the HARB finds that the proposed pergola meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that all posts, beams, and rafters of the pergola are confirmed to be wood.

Les Thomas reviewed the application.

Ex Parte Communication:
(None)

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

The Board discussed:

- Tied into the existing features of the home and pergola members were a good size
- Architecturally looked fine; but thought it could hinder mobility
- Could be removed and not affect the historic building
- Should be aware of setbacks and how close they were to neighboring properties
- Questioned if a pergola was considered a structure
- Asked if a condition could be added that it would have to meet setback requirements

Ms. Courtney advised anything approved would have to meet the building code. She said the building inspector noted cross bracing would be needed. She said all members of the pergola were provided and approved.

Mr. Thomas said they did not see a reason to add cross members but could add brackets to the corners to help with the bracing. He said if this needed to be setback they would as it for the owner's vehicles.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0046 with no condition other than further review in other departments was pending. The motion was SECONDED by Mr. Beach.

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

7. (c) HP2023-0044 – Les Thomas Architect - Applicant
Mis Ventures LLC - Owner
21 Spanish Street

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

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board may APPROVE a Certificate of Appropriateness at 21 Spanish Street if the HARB finds that the proposed porch expansion and relocation of steps meets the Secretary of the Interior's

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Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified at the HARB's recommendation.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Design had an inviting entrance and kept the symmetry
- Did not obstruct the existing elevation
- Railings were low but questioned if they would have to raised
- Had a modest front and engaged the street to be more pedestrian friendly
- Had not taken away from the building and it was important the building could be seen

Mr. Thomas noted the railings were not above thirty inches and could match existing.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0044 as submitted. The motion was SECONDED by Mr. Beach.

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

7. (d) HP2023-0040– Victorian House LLC - Applicant and Owner
11 Cadiz Street

To replace exterior wood siding and deteriorated decorative elements such as porch rails and spindles on the main structure and detached secondary building.

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 CONTINUE a Certificate of Appropriateness at 11 Cadiz Street to allow the applicant time to further evaluate the overall condition of the siding and other wood elements proposed for replacement, consider repair rather than wholesale replacement and provide specifications or samples of proposed replacement material(s).

Ramos Patel reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concerned with retaining the historic character of the building instead of having wholesale new
- Paint failure could be caused by a building system issues such as insulation and water
- New material would be less durable than what was present
- Repairs had been complete before and that was where the most rot was located
- Inspection report noted specific areas that should be repaired
- Should only replace what was identified
- In favor of approving the scope as noted on the report; however, if more work were needed would have to return to the Board
- Should be replaced in kind and a sample provided to the staff

Mr. Patel stated the intent was to do more repair work instead of replacement. He said it was only the siding that would be repaired.

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Ms. Seymour advised she would need to see the existing profile to make sure it was a match.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0040 11 Cadiz Street to replace the siding based on the scope identified in the inspection report provided in the submittal and provide a sample to staff that matches the profile and exposure, and scope was for the siding only. The motion was SECONDED by Mr. MacDonald.

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

7. (e) HP2023-0045– Les Thomas Architect - Applicant
Darrell Barnhart - Owner
64 Marine Street

To construct a new rear addition and porch with an outdoor kitchen and site features including new brick paved driveways and pergolas. (See companion Certificate of Demolition HP2023-0047).

Heard after item 5(a).

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 64 Marine Street:

1. APPROVE if the HARB finds that the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified per the Board's recommendations with the condition that the new addition, porch, and site feature materials be compatible with the AGHP

2. CONTINUE the application to allow the applicant time to modify the design as recommended by the HARB to be more consistent with the AGHP and Secretary of the Interior's Standards for Rehabilitation.

Les Thomas and Darrell Barnhart reviewed the application.

The Board provided their ex parte communication.

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

The Board and applicant discussed:

- Masonry wall would be removed due to damage from tree roots; however, questioned if the materials could be reused
- Maintaining the streetscape but raising the site two feet with fill and questioned the pergola height with the fill
- Questioned the copula as it was a new architecture element and if it would become the focal point of the addition
- Scale of the addition was good and did not feel it would be seen
- Lifting the house would help with the transition
- Wall would be shorter in length to help with the driveway entry
- The copula was subservient to the rest of the building and was useful
- Pergola was below the eve but registered with the top of the windows
- Questioned the height of the wall

Mr. Thomas replied the same block would be used and would be only on the front. He said the wall would be around four feet, and the driveway would slope up from the street with no gate.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0045 at 64 Marine Street, finding that the proposed

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elevation of the existing structure and proposed additions were compatible with the Historic Preservation Guidelines with the one condition that the front wall reincorporate existing materials at the height the material would allow. The motion was SECONDED by Mr. MacDonald.

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

7. (f) HP2023-0041– Don Crichlow & Associates - Applicant
Bruce A Maguire - Owner
303 St. George Street

To construct a rear addition to replace the existing rear wing and addition, a new rear uncovered porch, gabled dormer on the front porch roof, balustrade at the top of the hipped roof, and new front porch railing. (See companion Certificate of Demolition HP2023-0048).

HP2023-0048 heard simultaneously as they were the same property

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board may APPROVE a Certificate of Appropriateness at 303 St. George Street if the HARB finds that the proposed alterations as proposed or modified by the board are consistent with the AGHP and meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Questioned why the roof had a flat spot instead of a ridge
- Suggested altering the ridge line from parallel to the street to perpendicular to the street would be more compatible
- Questioned if all the windows and doors on the front would align
- Suggested walling the window in from the inside and leaving it on the outside
- Could add transom windows on the south elevation above the tubs in the bathroom to add fenestration
- Questioned if a break board should be added to show an addition
- Thought the material should be the same as it was more compatible since the addition was small

Mr. Crichlow agreed to the suggestions made regarding the roof. He said everything would align at the top and that was shown in the front elevation. He said the window was removed as it was a smaller room and the others were bathrooms.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0041 at 303 St. George Street, as per the plans with the modifications: to run the two hips up to a ridge to connect the hips between an eight- and ten-foot ridge, leave the southwest window at the bedroom as a window visible from the outside, it can be disabled from inside, and add two transoms one over each bath in the two proposed bathrooms on the south façade, leave the shingles all the way around as shown. The motion was SECONDED by Mr. Beach.

[1] Break from 2:39p.m.-2:50p.m.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2023-0048– Don Crichlow & Associates - Applicant
Bruce A. Maguire - Owner
303 St. George Street

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition at 303 St. George Street if the HARB finds that the proposed removal and/or alteration of existing features is consistent with the AGHP and/or appropriately mitigated by proposed new construction and would not negatively impact the building's eligibility to contribute to a district in the future; and, because the building is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

16 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 3 had comments.

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

The Board discussed:

- No issue as the addition was not well built and removing would make the home livable

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0048 on 303 St. George Street, to approve the Certificate of Demolition Partial Demolition as proposed. The motion was SECONDED by Mr. MacDonald.

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

8. (b) HP2023-0042– 16 Paws Realty Management LLC - Applicant and Owner
54-1/2 Carrera Street

For after-the-fact partial demolition of a building constructed c.1912-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, including replacement of original wood windows with windows of new material and design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may APPROVE a Certificate of Demolition at 54-1/2 Carrera Street if the HARB finds that the permanent removal and replacement of the original wood windows does not negatively impact the architectural integrity of the already altered building.

Susan Valzovano reviewed the application.

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Ex Parte Communication:
(None)

20 certified notices were sent, 0 were returned in favor, 3 were returned opposed and 2 had comments.

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

The Board discussed:

- Unfortunate situation as the new materials were not compatible with the patterns, district, or the way they were installed
- Unable to have to have wooden windows as those were gone, and the ones installed would have never been approved
- Questioned if the Board should require more appropriate windows be installed
- Installed windows were not compatible with the existing building
- Questioned what the next steps were in the process

Ms. Lopez advised the violation would be sent to code enforcement regardless. She said they would review what codes had been violated. She said the applicant would have to prove if there was justification for the demolition of the original materials. She said the property was not in an HP district and the Board did not have purview over the material replacement; however, could determine if the applicant sufficiently prove their case.

Board discussion:

- Understood the Board did not have purview over the replacement
- Was in support of denying the application
- Did not understand how the work was completed without obtaining a permit
- Questioned who the contractor was that was working in St. Augustine without a permit
- Windows were not appropriate, and the home was outside the historic district; however, it was a contributing building
- Thought some of the original windows could have been saved

MOTION

Mr. MacDonald MOVED to DENY application HP2023-0042 54 ½ Carrera Street due to lack of evidence of the condition of the windows and no opportunity to rule on it because it was not ruled on by the Board nor was a permit pulled. The motion was SECONDED by Mr. Beach.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

11. Next Scheduled Meeting Date(s):

11. (a) Thursday, August 17, 2023 - Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:48 P.M.[2]

_____
Catherine Duncan, Chairperson

[2] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 17, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 17,2023, 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 Jon Benoit Paul Weaver, III Brad Beach
Absent:	Gaere MacDonald, Vice-Chairperson
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

Ms. Courtney read an email from Tara Owens, regarding the Architectural Guidelines Historic Preservation.

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the June 15, 2023, minutes with the above corrections. The motion was SECONDED by Mr. Beach.

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

4. Modification and approval of Agenda

Ms. Duncan announced Item 6(c) HP2023-0034 and 6 (d) HP 2023-0011 requested a continuance to the September meeting.

MOTION

Mr. Benoit MOVED to CONTINUE HP2023-0034 to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Beach and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Benoit MOVED to CONTIUNE HP2023-0011 at 317 St. George Street, to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Beach and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to APPROVE the modifications to the Agenda and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

5. (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.

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Dave Grande waived his right to a public presentation.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 54 Charlotte Street 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.

Ex Parte Communication:

(None)

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

MOTION

Mr. Beach MOVED to APPROVE HP2023-0039 approved the design as amended in the 5(a) expedited hearing based on the proposed conditions to have the equipment tucked around the corner and painted to match the building. The motion was SECONDED by Mr. Weaver

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

5.(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.

Zhou Zhenxing waived her right to a public presentation.

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 168 Marine Street because it is not a local landmark or otherwise designated as a historic building.

The Board provided their ex parte communication.

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

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

Board Discussion:

- Home was not in the HP-1 district or a local landmark
- Photos indicate damage from Hurricane Matthew

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0043 finding that the structure was outside the historic districts and not a local landmark architecturally or in terms of the people or events that happened there. The motion was SECONDED by Mr. Weaver.

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

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6. Continued Items from Previous Meetings

6. (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.

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

Sara Ryan reviewed the application.

The Board provided their ex parte communication.

An email was received in response to the application[1].

Public hearing was opened.

Michael Skjerning spoke in opposition to the application and said there was a 100-year-old oak tree that could be affected if the building was built. He asked the Board to consider the tree as it was the only Large Oak tree left in the area.[2]

Mr. Weaver questioned the health of the oak tree and if the tree had been surveyed by the City.

Mr. Skjerning replied he was unsure if it had been surveyed and thought an arborist could provide that information.

Public hearing was closed.

The Board discussed:

- In favor of the changes as they reflected the Boards comments from the prior meeting
- Thought the front of the home was too close to the property line
- Unsure if it would need to be pushed further back, which could be beneficial to the tree
- Renderings helped provide the context of the adjacent neighbors
- Landscaping added another layer to the building
- Changing the roof from gable to hip roof helped
- Porch had more bays than the others in the area and suggested having a one-story porch
- Having the single motor court on the south was the best solution

Ms. Ryan replied they were not opposed to pushing the home back and over to help with the setbacks and accommodate the tree and the stairs could also be reoriented. She said the foundation was on piers and a bridge foundation could be made to help the tree. She said the second story southern end porch could be removed and it could be transitioned to a one-story porch to continue to step down to the neighbor.

Ms. Seymour said the front setback had some room for this particular new construction as noted in the code.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0030 with the condition that the applicant works to shift the building design back and south and work on transitioning to the one-story format to the south. The motion was SECONDED by Mr. Weaver.

[1] Attached to original packet

[2] Attached to original packet

Mr. Weaver noted the porch design should be a transitional design between the two-story porch to the north and the one-story porches to the south.

Ms. Duncan added the parking court should be reduced and include the diameter of the tree in the site plan.

Mr. Benoit MOVED to include the AMENDMENTS to the motion. Mr. Weaver SECONDED the AMENDMENTS.

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

6. (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.

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

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

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

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

No additional certified notices were sent prior to the last hearing.

Public hearing was opened.

Lynn Scheirer spoke in favor of the application and noted she was pleased with the new plan. She noted a few weeks ago an arborist tagged trees on her property, and she did not want those removed. She asked for notification prior to tree removal.

Ms. Seymour advised trees were not in the Boards purview unless related to the landscaping of the site. She said trees were handled by Code Enforcement division and Planning and Zoning.

Public hearing was closed.

The Board discussed:

- Important to retain trees onsite
- Demolition had a one-year expiration date with an extension for six more months from administration
- Could add the condition to not demo the property without a building permit
- Questioned if all the trees were being removed from the property
- Tree on the property line could impact the neighbor and felt both parties should be supportive
- Not opposed to continuing the application until the Certificate of Appropriateness was submitted

Ms. Ryan stated she was comfortable with having a decision on the demolition as they could have a building permit within the year. She said the landscape plan was being

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worked on, but a new survey had been provided. She said if trees needed to be removed, they would submit to Planning and Zoning.

MOTION

Mr. Weaver MOVED to APPROVE Item 6(b) Certificate of Demolition HP2023-0029 171 Cordova Street, approve demolition of the building as it was not a local landmark, or otherwise designated a historic building with the condition that the demolition permit only be issues with the building permit for the replace structure that would require a Certificate of Appropriateness. The motion was SECONDED by Mr. Benoit.

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

6. (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 LincoInville National Register Historic District.

Mr. Weaver noted he would not vote on HP2023-0034 as he had to recuse himself from the application.

Applicant requested a continuance. See motion under item 4.

6. (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.

Applicant requested a continuance. See motion under item

7. Certificates of Appropriateness

7. (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.

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 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.

Mike Weaver and Sarah Weaver reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- No issue with the brick pattern as it was simple

- Use of material was compatible and most the improvements were behind walls and out of view
- Questioned if the brick would be in the back only or extended to the property line and if the gate and fence were perpendicular to the wall or at an angle
- Suggested extending the wall forward to obtain a perpendicular fence
- Instead of changing the wall could go out far enough where the wall stepped down and then build out straight from the existing wall

Ms. Weaver said the angle was to connect to the existing wall which had a step-down pattern at the end instead of extending it which would block the front door. She said they were not opposed to extending the wall and building straight. She noted the pavers would only be in the pool area.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0050 at 228 Charlotte Street to approve the design with the following conditions: brick pavers be only in the pool area with a running bond, and gate and fence runs in a perpendicular fashion and not an angle. The motion was SECONDED by Mr. Weaver.

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

7. (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.

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 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.

Kaleb Odom reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Color changes and font had been discussed and had a compromise; however, the clam was an issue under the guidelines
- Banners and buoy were not appropriate for this particular location
- Thought this could have been resolved if the procedures had been followed
- In support of changes to the color and font requirements; however, felt the clam could be used in other ways throughout the restaurant
- Did not see any justification in keeping the sign as it did not meet the qualifications
- Sign should be modified to blend with the historic district
- Suggested moving the buoy to make it less visible and back ten feet from the right-of-way

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- If able to meet the requirements would not need to return to the Board

Mr. Benoit questioned if the clam logo on umbrellas would fall into the Boards purview. He questioned if 'A' frame signs could be used.

Ms. Seymour explained any attention seeking graphics for commercial purposes within ten feet of a right-of-way was considered signage and would fall under the purview of the Board. She said 'A' frames were not allowed but they could use menu boards.

Mr. Odom stated they did use an 'A' frame sign to let patrons know about the indoor seating. He asked if the logo was one dimensional and the colors were more in line with the colonial style. He said he thought there were other options to have the clam closer to the colors that had been approved for the building.

Ms. Courtney said a simple line drawing would be appropriate; however, it could not be a cartoon-looking character.

Mr. Benoit asked if they could have multiple signs. He pointed out there was a second entrance.

Ms. Seymour advised the maximum number of signs allowed was three if there were two entrances.

MOTION

Mr. Weaver MOVED to CONTINUE Item 7(b) HP2023-0049 for an after-the-fact approval of signs with colors and graphics that were not pre-approved to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

8. Certificates of Demolition

8. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for 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.

The applicant was not present at the time of the hearing. There was Board consensus to move the item to the end of the meeting.

Ms. Courtney advised the applicant was unable to be reached at this time.

Ms. Lopez commented that typically the Board would continue the application in case there was any miscommunication.

MOTION

Mr. Weaver MOVED to CONTIUNE Item 8(a) Hp2023-0051 to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Beach.

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

[3] Break from 2:33p.m.-2:46p.m.

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8. (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.

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 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 on the building's ability to contribute to the district in a future update.

Michele Kernan reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Concerns by staff did not hinder the home from being contributing
- Building survey noted the building was in good condition
- Did not feel the documentation provided was at the level of justification
- Windows were not true divided lite; however, a muntin could be applied to resemble a two over two
- Did not need a true divided lite to be an appropriate replacement and the material used was a good product
- Had replaced only the ones that were damaged
- Felt it was a good faith effort and what had been replaced was done well with the lack of the muntin
- Was a new feature and read as a more recent addition to the building
- Did not alter the contributing status to the building
- Felt the Master Craft company should be informed about the procedures and obtaining a permit

Ms. Lopez advised a letter could be provided to the owner of the company as a friendly reminder of the processes that should be followed.

MOTION

Mr. Weaver MOVED to APPROVE HP2023-0053 18 Locust Street, to approve a Certificate of Partial Demolition to include the replacement of certain original windows with a window of a compatible contemporary design. The motion was SECONDED by Mr. Benoit.

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

8. (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

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contributing building to the Lincolnville National Register Historic District.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can that the following actions for a Certificate of Demolition at 15 Lovett Street:

1. APPROVE if the HARB finds that the applicant has provided sufficient evidence of deteriorated structural 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.

William and Alexandra Daughtery reviewed the application.

Ex Parte Communication:

(None)

35 certified notices were sent, 1 was returned in favor, 5 were returned opposed and 5 had comments.

Public hearing was opened.

Michael Southerland said his concern was about how many homes were being demolished in the area and felt some of the homes in the area were worth the investment.

Public hearing was closed.

The Board discussed:

- Only able to support the demolition if there was an economic hardship; however, some were worse off than this one
- Should maintain the historic character of the neighborhood
- Felt the Ad Valorum savings could offset the additional cost
- Was a National Register District and though it was an important contributing building to Lincolnville
- Questioned the finish floor elevation of the home and asked if the home needed to be lifted due to flooding
- Unable to justify the demolition of the building
- Building could be renovated as the details were significant
- Information provided was anecdotal, and questioned what options were available
- Insurance would increase substantially if the home was not lifted
- Intent was to save the building however not economically feasible

Ms. Seymour said in the application packet a worksheet was provided. She said it was up to the board to decide if the information provided was sufficient.

Mr. Weaver suggested continuing the application to allow the applicant to provide more information.

Mr. Benoit pointed out there was a structural engineers' report that noted the home should not be lifted.

Mr. Daughtery said the elevation was around eight feet and the insurance on the home would increase substantially if it were not lifted. He said the eleven points were followed regarding the economic hardship and as an investor and homeowner in Lincolnville, he wanted to preserve the history in the neighborhood but thought the conditions of the building were beyond repair.

Mr. Benoit clarified economic hardship was not comparing new construction versus renovation; however, it was the return on investment from renovations.

MOTION

Mr. Weaver MOVED to CONTIUNE HP2023-0052, 15 Lovett Street application

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to demolish a residential building to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Benoit.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

Ms. Courtney advised the AGHP was in the final editing stages. She said there had been many questions regarding Ipe wood. She said past applications had requested to use this type of wood; however, had been denied. She asked the Board if this type of wood could be used for decking or a balcony.

The Board had a brief discussion regarding the use of Ipe wood and how it was not a good compromise as it could not be painted and would have to stay natural or have an oil finish. They continued to discuss the AGHP and how it would have to have final approval by the City Commission.

Mr. Weaver noted it was important to have qualified Board members even though community participation was important.

Ms. Courtney reviewed the guidelines for the Board members and explained if they wanted to amend the guidelines it could be submitted to the City Commission.

Ms. Duncan suggested reading more of the public notices into the record as it was a way to include the community input.

The Board had a lengthy discussion regarding alternative materials, partial demolition, and restoration/rehibition standards.

Robert Balch said there were some species of wood that were better than others. He said some mills were able to assist with the details. He said developing a pathway on policies and relationships in the community was key to assisting the public.

Ms. Courtney advised the partial demolition ordinance would be heard on second reading by the City Commission on August 28, 2023.

11. Next Scheduled Meeting Date(s):
a) Thursday, September 21, 2023, Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 4:58 P.M.[4]

Catherine Duncan, Chairperson

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[4] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 21, 2023 Meeting

Application HP2023-0068 Address: 156 Avenida Menendez

John Valdes & Associates, Inc. – Applicant
Keith G. & Tina M Andrews – Owner

Project description: To demolish the masonry wall along the east property line associated with a building constructed c. 1924-1930 that is recorded in the Florida Master Site File and a contributing building to the St. Augustine National Register Historic District.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	8SJ0201
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	5(a)	Previous Action(s):	COD 2004-1149 (denied)

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Avenida Menendez on the block between Bridge and St. Francis Streets, this Mediterranean Revival residence was constructed c. 1924-1930 as an addition to the rear of 59 Marine Street, a Frame Vernacular residence constructed c. 1839. It is located in the Historic Preservation-One (HP-1) zoning district and is listed as a contributing building in the St. Augustine National Register Historic District.

The applicant is proposing removal of the existing masonry wall along the front (east) property line with the intent to retain the existing block and reconstruct the wall after completion of work on the property.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **156 Avenida Menendez** because it is a secondary structure to the existing historic building and proposed replacement will mitigate its temporary removal.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing property walls along the east and north property lines.
2. Replacement as existing is proposed after work on the property is complete.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The wall proposed for removal is within the Historic Preservation-One (HP-1) zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. Masonry property walls are a defining feature of the Avenida Menendez streetscape and are an important contribution to the streetscape for privacy and flood mitigation purposes.

3. The impact of the loss of the structure on the streetscape. Removal of the existing wall will interrupt an unbroken chain of property walls along Avenida Menendez from Bridge Street south to one lot north of St. Francis Street that not only add character to the streetscape but can also provide protection in incidences of flooding when gate openings are appropriately dammed.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant intends to retain the existing block for reconstruction once work on the site is complete. Measurements of the existing wall should be provided for comparison when reconstruction is complete. Any deviations of the replacement wall from the design of the existing wall may require additional HARB review via a Certificate of Appropriateness.

5. The historical or cultural merit of the structure. It is unclear when this existing wall was constructed, though it seems to appear in a 1953 aerial photograph which means it is a feature over 50 years in age.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The associated residential building is a contributing structure to the St. Augustine National Register Historic District and loss of the wall removes a character-defining feature of the site and the streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is representative of the Mediterranean Revival style common in 1920s development in St. Augustine. The masonry wall is an appropriate site feature of this architectural style.

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 primary building's typology is commonly found throughout St. Augustine in Davis Shores, Fullerwood Park, North City, and Nelmar Terrace neighborhoods. Masonry property walls are common features throughout St. Augustine, particularly along Avenida Menendez south of King Street.

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 wall is not of such craftsmanship that it cannot be reproduced, though reconstruction and/or new construction in-kind will look different.

10. *The justification for the proposed demolition.* The applicant is currently working on both this and the adjacent property at 160 Avenida Menendez. Removal of the wall will facilitate equipment for renovation of both structures and the removal of non-original shell dash siding on 160 Avenida Menendez.

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 wall was built by 1953 and is thus more than 50 years old. The structure is located in the Historic Preservation-One (HP-1) zoning district and is associated with a contributing building in the St. Augustine National Register Historic District that is also recorded in 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

STAFF PHOTOGRAPHS
156 Avenida Menendez

Staff Report pg. 7

STAFF PHOTOGRAPHS
156 Avenida Menendez

Staff Report pg. 8

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. 8SJ201 1009==

Site Name: 156 Avenida Menendez 830== Survey Date: 7808 820==

Address: 156 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) Lot pt 6 (lot) 868==

868==

Owner of Site: Name: Charles, Ann C. & Michael H. Charles;

Address: 59 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 470090 (easting) 3306350 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Awning, metal 942==

Foundation: Concrete block wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: Center 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Clay tile cornice, jigsawn rafters, iron works

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Faces the waterfront.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival apartment house at 156 Avenida Menendez was constructed between 1924 and 1930. Mediterranean elements include the claytile cornice, stucco finish, flat parapet roof, and iron work. Jigsawn rafters add another distinctive touch. The house faces the bayfront and is located in one of the oldest areas of the city.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

3. St. Augustine City Directory, 1930.

lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This apartment house at 156 Avenida Menendez, originally built as a private residence, was once occupied by Robert W. Creese, a jockey.(3)

ARCHAEOLOGY

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

☐ Original
☒ Update

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

Site #8 SJ00201
Field Date 5-18-2016
Form Date 5-18-2016
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) 156 Avenida Menendez — 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: 156		Avenida Menendez		

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 # 1984800000 — 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: 1930 ☐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 Apartment — 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 Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Flat 2. 3. parapet
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Awning, metal

Distinguishing Architectural Features (exterior or interior ornaments) Clay tile cornice, jigsawn rafters, iron works

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) landscaped front yard with masonry wall at streetfront

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 SJ00201

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. _____ 2. wall
Foundation Material(s): 1. Concrete Block 2. _____
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) 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

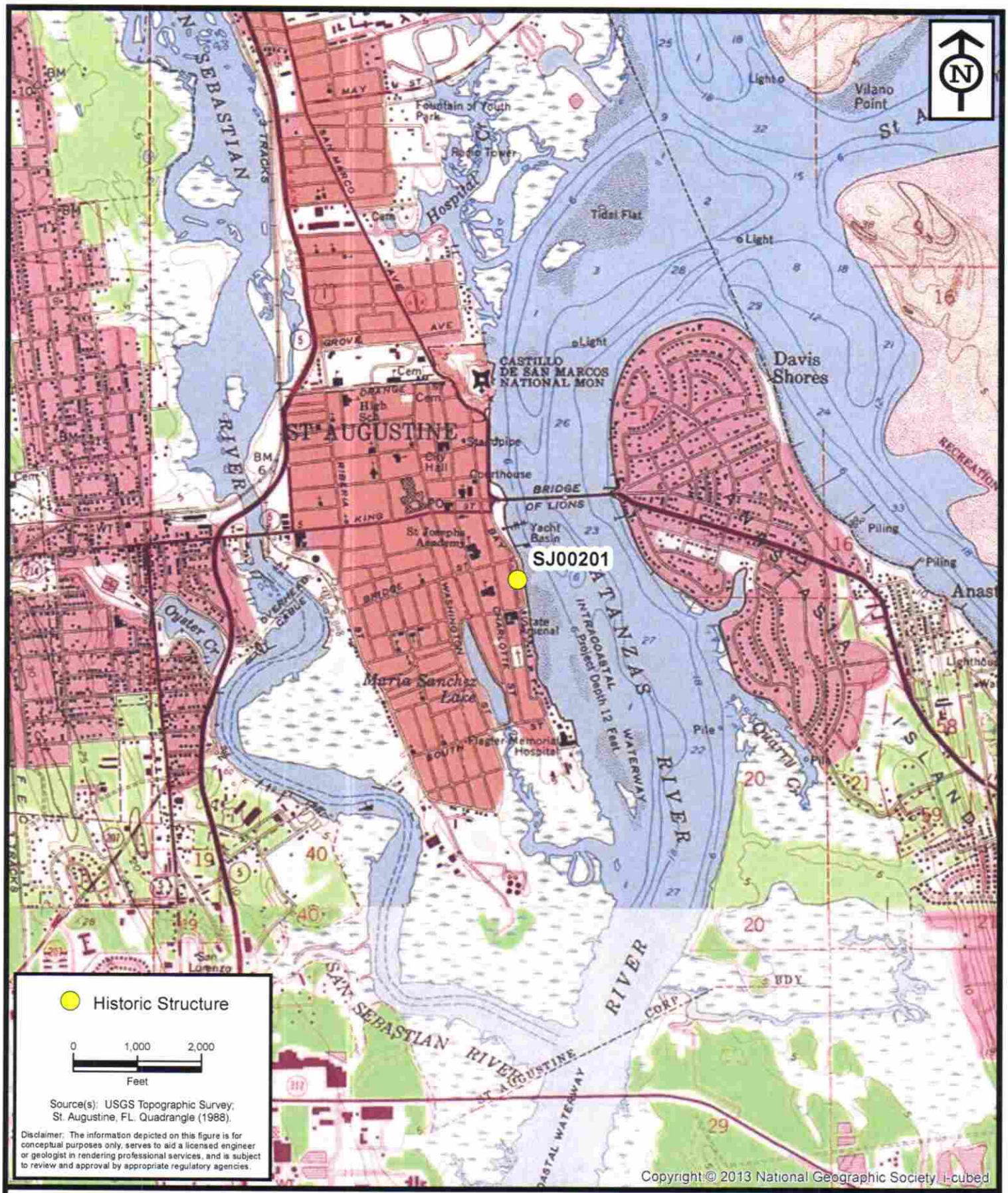
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ00201

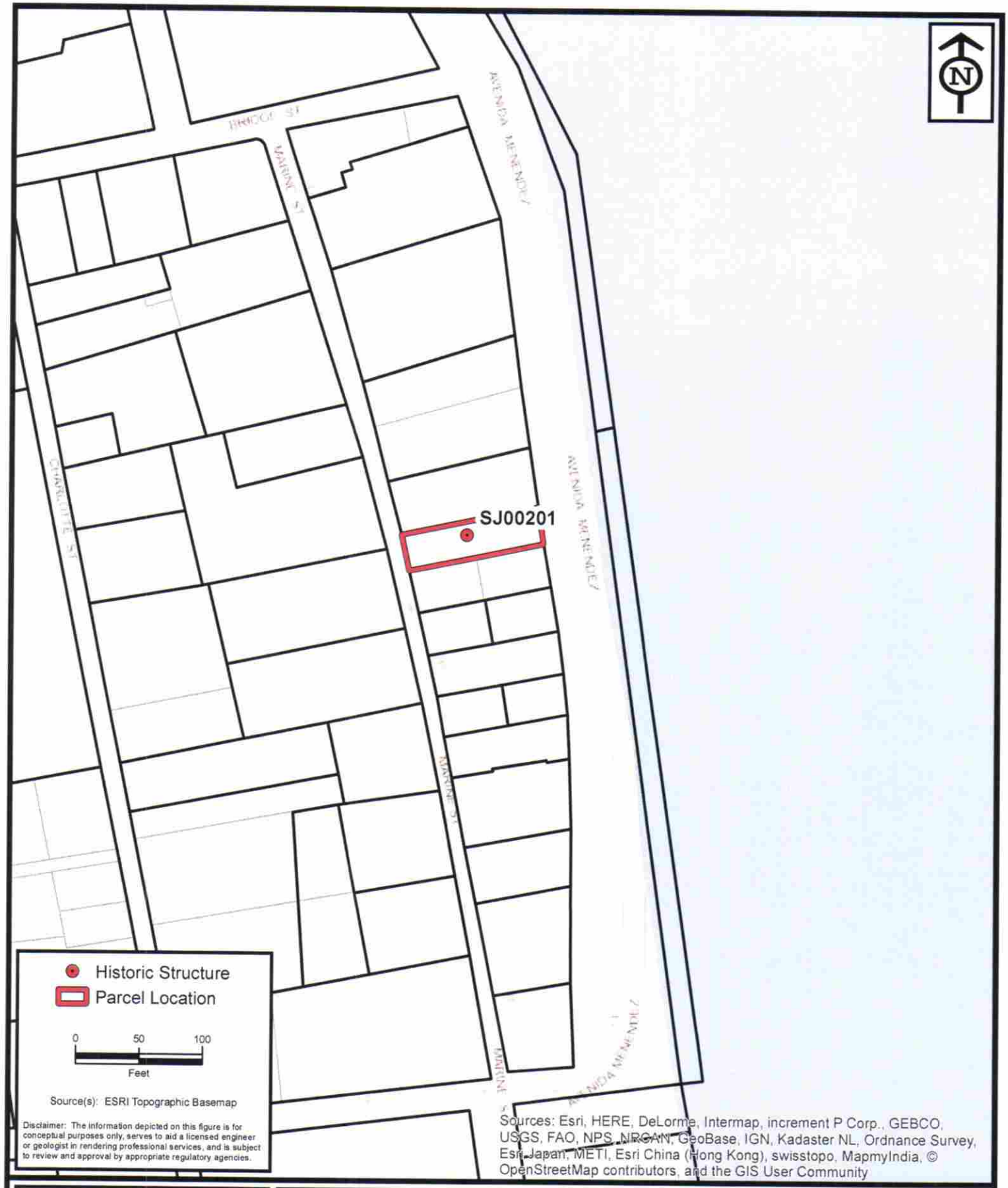
City of St. Augustine
Historic Structure Survey

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\SJ00201\Location.mxd Date: 1/28/2016 2:22:45 PM

SJ00201



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

Parcel Location - SJ00201

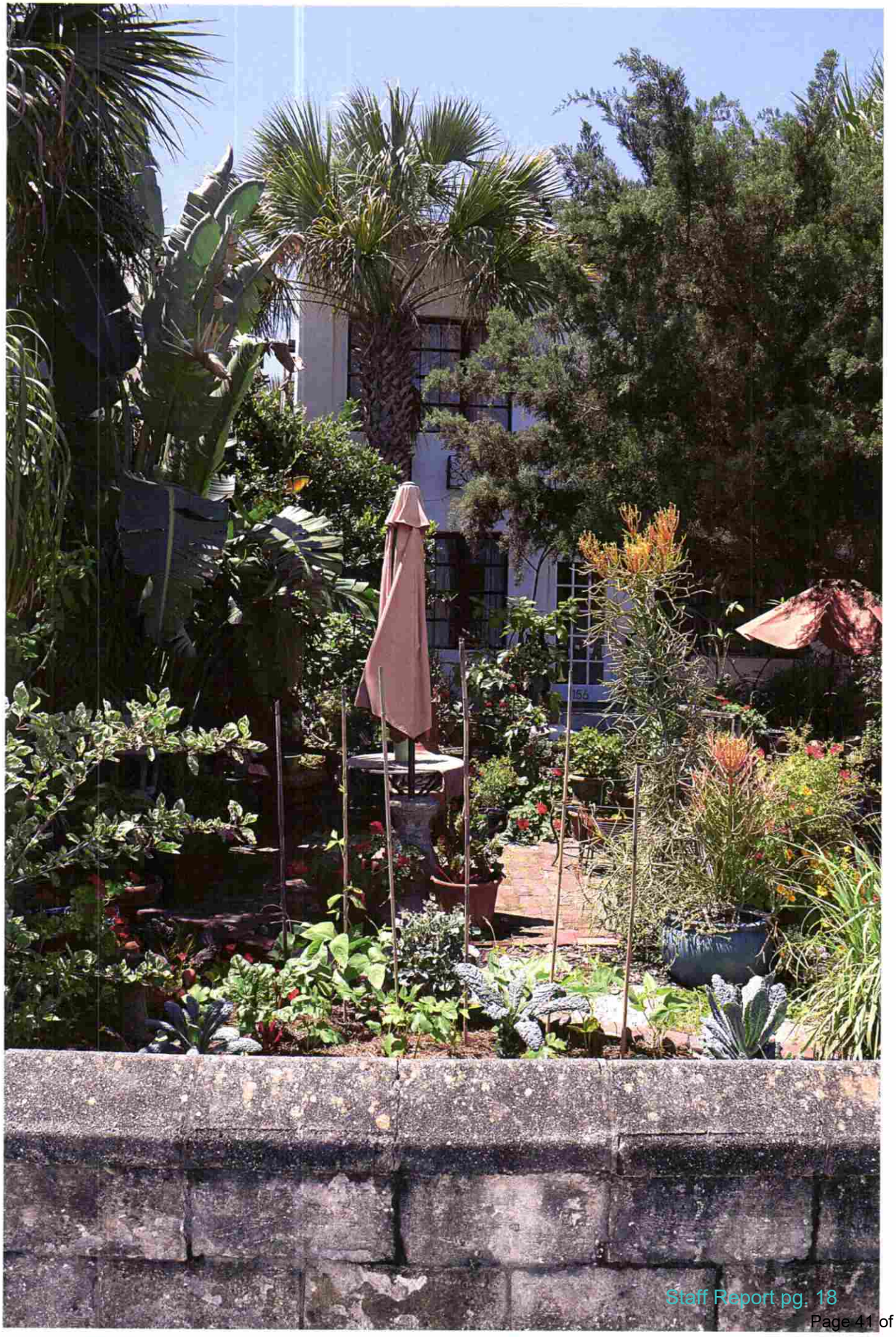
City of St. Augustine Historic Structure Survey

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\SJ00201\Parcel.mxd Date: 2/1/2016 4:19:37 PM

SJ00201



156

Received 08/21/2023
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. HP2023-0068

Receipt No. 2702968 Meeting Date September 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT JOHN VALDES
   Business (if applicable) ~~JOHN VALDES & ASSOC, INC~~
   Address ~~1395 U.S. 1 South, Suite A-1~~ ~~St. Augustine, Florida 32084~~
   City _____ State _____ Zip _____
   Daytime telephone (904) 669-1230 E-mail address john@johnvaldes.com
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER KEITH & TINA M ANDRELUS
   Business (if applicable) N/A
   Address 510 MULHOLLAND PARK
   City PALATKA State FL Zip 32177
   Daytime telephone (required) _____ E-mail address _____
3. PROJECT STREET ADDRESS 156 AVENIDA MENENDEZ
4. LEGAL DESCRIPTION OF PROPERTY
   Lot 6 Block 22 Subdivision CITY of ST AUG Parcel Number 1904800000
5. DATE OF CONSTRUCTION EST 1930→1950 Source: MATERIAL USED (WALL)
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~~ wall resulting in its ~~permanent~~ temporary 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:
   WALL TO BE REMOVED AND COMPONENTS SET ASIDE FOR RECONSTRUCTION. WALL REMOVAL NEEDED TO ALLOW ACCESS TO BUILDING, LIFTING, MOVING OR POSSIBLE PARTIAL DEMOLITION (*SEE HARB APPLICATION)

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 JOHN VALDES DATE Aug 15/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Keith Andrews DATE 8/21/23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Tina M Andrews DATE 8-21-23

SIGNATURE OF 2nd PROPERTY OWNER Tina M Andrews

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Keith Andrews
Print Name of Owner

904-349-8408
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 21st day of August, 2023

By Keith Andrews
who is personally known to me and by physical presence.

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Lucile M Long

My Commission expires: _____

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 191530
My Comm. Expires Mar 15, 2024
Bonded through National Notary Assn.

Rev:022117

Received 08/21/2023
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: 156 AVENIDA MENENDEZ

Applicant's Name: JOHN VALDES Applicant's Signature: _____

Owner's Name: _____ Owner's Signature: _____

Received 08/21/2023
Planning and Building Department

Received 08/21/2023
Planning and Building Department

Public Records of St. Johns County, FL Clerk # 2011018717, O.R. 3427 PG 613, 04/13/2011 at 11:30 AM REC. $5.00 SUR. $5.00 Doc. D $2275.00

2
1

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:10-6361
Consideration: $325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents)

This Warranty Deed

Made this **April 8, 2011 A.D.** By
Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009 hereinafter called the grantor, to **Keith G. Andrews and Tina M. Andrews, husband and wife,** whose post office address is: **3024 St. Johns Ave, Jacksonville, FL 32205**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **$325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

In the City of ST. AUGUSTINE and being bounded on the North by Property of Jackson and measuring thereon 100 feet, more or less, on the South by Property of Manucy and measuring thereon 100 feet, more or less; on the East by Bay Street and measuring thereon 29 feet 6 inches, more or less, and on the West by Marine Street and measuring thereon 19 feet 6 inches, more or less, and being known and designated as Lot 6 of Block 22 of the City of St. Augustine, according to the Official Map of said City, dated June 12, 1923, and filed October 4, 1923, in the office of The Clerk of the Circuit Court of St. Johns County, Florida.

COPY

Parcel ID Number: 198480-0000
Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

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

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

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2011.**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

[1] _____
Witness Printed Name: Craig M. Herzog

[2] _____
Witness Printed Name: Jennifer F. Brown

_____ (Seal)
Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009
Address: P.O. Box 601, Wurtsboro, NY 12790

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this April 08, 2011, by Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009, who is/are personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification.

_____
Notary Public
Print Name: Craig M. Herzog
My Commission Expires: 1/27/2014

[NOTARY SEAL]
NOTARY PUBLIC-STATE OF FLORIDA
Craig M. Herzog
Commission # DD947765
Expires: JAN. 27, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

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	1984800000
Location Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.080
Homestead	Y

Owner Information

Owner Name	Andrews Keith G,Tina M 100% Andrews Tina M 100%
Mailing Address	510 MULHOLLAND PARK PALATKA, FL 32177-3539

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2023
Building Value	$243,975
Extra Features Value	$104
Total Land Value	$487,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$731,279**
Total Deferred	$464,675
Assessed Value	**$266,604**
Total Exemptions	$50,000
Taxable Value	**$216,604**

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	$284,560	$391	$487,200	$0	$0	$772,151	$258,839	$563,312	$208,839
2021	$146,813	$391	$348,000	$0	$0	$495,204	$251,300	$293,904	$201,300
2020	$149,301	$391	$348,000	$0	$0	$497,692	$247,830	$299,862	$197,830
2019	$142,453	$391	$295,800	$0	$0	$438,644	$242,258	$246,386	$192,258
2018	$149,079	$391	$295,800	$0	$0	$445,270	$237,741	$257,529	$187,741
2017	$152,391	$391	$295,800	$0	$0	$448,582	$232,851	$265,731	$182,851
2016	$159,017	$391	$295,800	$0	$0	$455,208	$228,062	$277,146	$178,062
2015	$129,864	$391	$247,950	$0	$0	$378,205	$226,477	$201,728	$176,477
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680
2013	$77,019	$0	$225,330	$0	$0	$302,349	$189,191	$163,158	$139,191
2012	$90,294	$0	$225,330	$0	$0	$315,624	$186,029	$179,595	$136,029
2011	$117,382	$0	$250,560	$0	$0	$367,942	$367,942	$0	$367,942
2010	$117,884	$0	$278,400	$0	$0	$396,284	$396,284	$0	$396,284

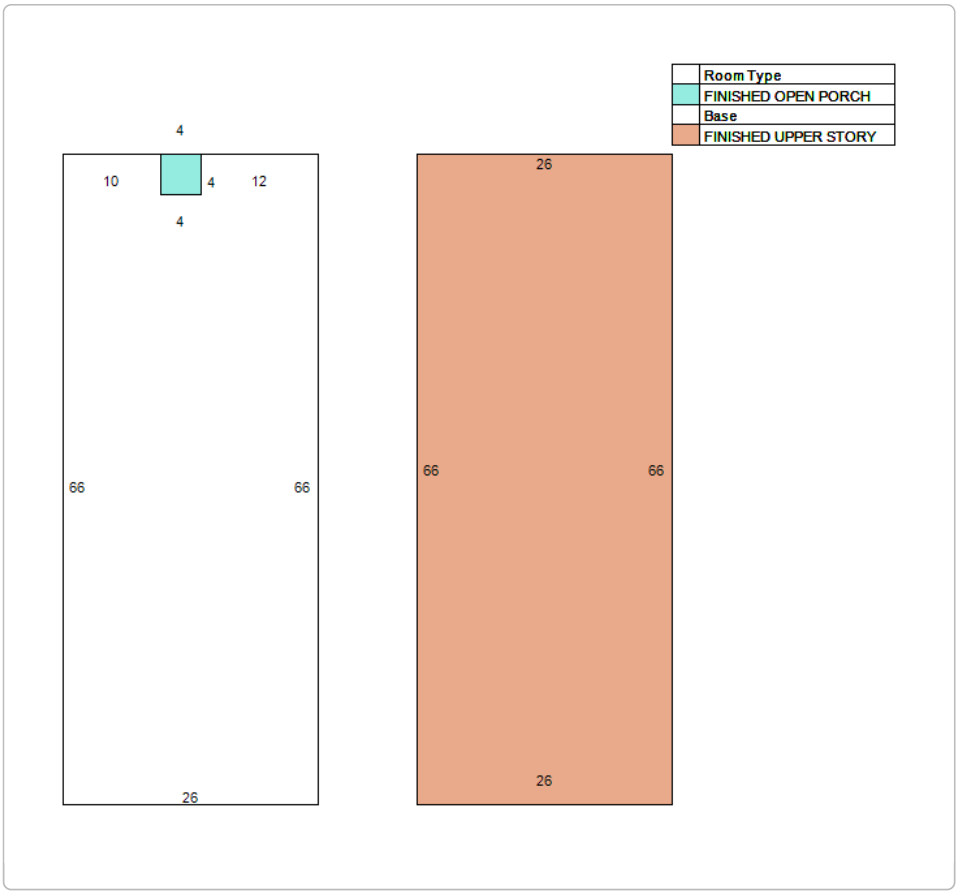
Building Information

Building 1
Building Value $243,975
Year Built 1839
Actual Area 4290
Conditioned Area 4274
Use Duplex
Style 01
Exterior Wall Wood Shingle, Stucco

Roof Cover Metal
Roof Structure Flat
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 5
Baths 4

Description	Square Footage
FINISHED UPPER STORY	1716
BASE AREA	1700
FINISHED OPEN PORCH	16
FINISHED UPPER STORY	858
Total SqFt	4290

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	120	3480	SF	$487,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2011	4/8/2011	$325,000.00	WARRANTY DEED	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WARRANTY DEED	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WARRANTY DEED	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OTHER INSTRUMENT	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QUIT CLAIM DEED	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

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: 8/28/2023, 11:45:03 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number	P93000026081
FEI/EIN Number	59-3176078
Date Filed	04/08/1993
State	FL
Status	ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	02/10/2021
2022	03/03/2022
2023	03/31/2023

Document Images

03/31/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
01/22/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
04/13/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- ANNUAL REPORT	View image in PDF format
05/07/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	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 September 21, 2023 Meeting

Application HP2023-0069 Address: 160 Avenida Menendez

John Valdes & Associates, Inc. – Applicant Daniel Cava – Owner

Project description: To demolish the masonry wall along the east and north property line associated with a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and a contributing building to the St. Augustine National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8sj00202
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984900000		
Agenda Item:	5(b)	Previous Action(s):	COA 1988-0033

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Avenida Menendez on the block between Bridge and St. Francis Streets, this Frame Vernacular residence, constructed c. 1910-1917, is located in the Historic Preservation-One (HP-1) zoning district and is listed as a contributing building in the St. Augustine National Register Historic District.

The applicant is proposing removal of the existing masonry wall along the front (east) property line with the intent to reconstruct the wall after completion of work on the property.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **160 Avenida Menendez** because it is a secondary structure to the existing historic building and proposed replacement will mitigate its temporary removal.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing property walls along the east and north property lines.
2. Replacement as existing is proposed after work on the property is complete.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The wall proposed for removal is within the Historic Preservation-One (HP-1) zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. Masonry property walls are a defining feature of the Avenida Menendez streetscape and are an important contribution to the streetscape for privacy and flood mitigation purposes.

3. The impact of the loss of the structure on the streetscape. Removal of the existing wall will interrupt an unbroken chain of property walls along Avenida Menendez from Bridge Street south to one lot north of St. Francis Street that not only add character to the streetscape but can also provide protection in incidences of flooding when gate openings are appropriately dammed.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant intends to retain the existing block for reconstruction once work on the site is complete. Measurements of the existing wall should be provided for comparison when reconstruction is complete. Any deviations of the replacement wall from the design of the existing wall may require additional HARB review via a Certificate of Appropriateness.

5. The historical or cultural merit of the structure. According to permitting records, the existing wall was constructed c. 1988; however, a property wall is also seen in a 1953 aerial photograph of the bayfront, which means a property wall has existed on at least the east side of this property for over 50 years.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The associated residential building is a contributing structure to the St. Augustine National Register Historic District and loss of the wall removes a character-defining feature of the site and the streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is representative of the Mediterranean Revival style common in 1920s development in St. Augustine. The masonry wall is an appropriate site feature of this architectural style.

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 primary building's typology is commonly found throughout St. Augustine primarily in Lincolnville, North City, and West Augustine neighborhoods. Masonry property walls are common features throughout St. Augustine, particularly along Avenida Menendez south of King Street.

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 wall is not of such craftsmanship that it cannot be reproduced, though reconstruction and/or new construction in-kind will look different.

10. *The justification for the proposed demolition.* The applicant is currently working on both this and the adjacent property at 156 Avenida Menendez. Removal of the wall will facilitate equipment for renovation of both structures and the removal of non-original shell dash siding on 160 Avenida Menendez which is being removed to facilitate elevation and restoration of the building. Original cypress lap siding has been found under portions of the shell-dash already removed.

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 wall was built by 1953 and is thus more than 50 years old. The structure is located in the Historic Preservation-One (HP-1) zoning district and is associated with a contributing building in the St. Augustine National Register Historic District that is also recorded in 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

STAFF PHOTOGRAPHS
160 Avenida Menendez

STAFF PHOTOGRAPHS
160 Avenida Menendez

Staff Report pg. 8

STAFF PHOTOGRAPHS
160 Avenida Menendez

STAFF PHOTOGRAPHS
160 Avenida Menendez

Staff Report pg. 10

STAFF PHOTOGRAPHS
160 Avenida Menendez

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. 8SJ202 1009==

Site Name: 160 Avenida Menendez 830== Survey Date: 7808 820==

Address: 160 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) 7, 7A (lot) 868==

868==

Owner of Site: Name: Manucy, William H. Jr. & Myrtle L.;

Address: 160 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 470095 (easting) 3306340 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, shell dash 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Metal jalousie, DHS 2/2 (metal), sidelights, glass door 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch, hip 942==

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

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal novelty 882==

Ornament Exterior: Square wood posts on concrete block piers (rusticated) 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 160 Avenida Menendez was constructed between 1910 and 1917. The first story of the enclosed two-story front porch consists of square wood posts on rusticated concrete block piers.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

3. St. Augustine City Directory, 1924-25, 1978.

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on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

Residents of this house at 160 Avenida Menendez include members of the Manucy family. William H. Manucy, assistant chief of police (later chief) and his wife Jennie G., occupied the house in the 1920's. William Manucy, Jr., is the current owner.(3) Members of the Manucy family descend from Italian colonists who migrated from New Smyrna to St. Augustine in 1777.

ARCHAEOLOGY

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

Staff Report pg. 16

Page 1

☐ Original
☒ Update

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

Site #8 SJ00202
Field Date 5-18-2016
Form Date 5-18-2016
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) 160 Avenida Menendez — 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: 160		Avenida Menendez		

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 # 1984900000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature ext. fabric
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature porches and rear additions
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. Shell dash
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. metal novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip
Windows (types, materials, etc.) wood DHS 9/9 with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) chamfered wood posts with wood rail, jigsaw brackets and detailing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) landscaped front courtyard with masonry knee wall at streetfront

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 SJ00202

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood and mulit-light door offset to right, under two story porch

Porch Descriptions (types, locations, roof types, etc.) Two-story open porch on facade extends length of building with exposed rafters, wood deck, posts, railing supports hip roof

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

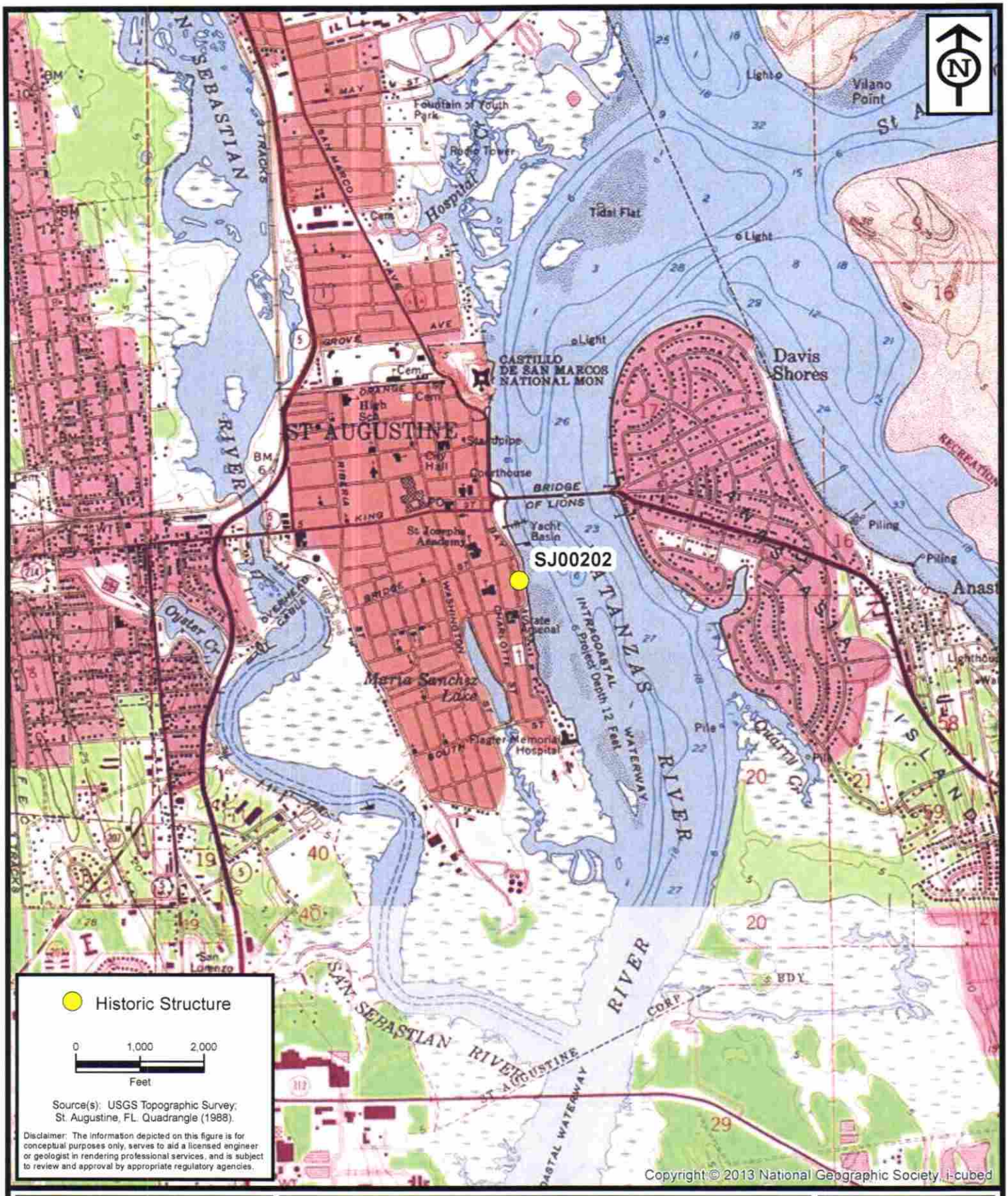
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

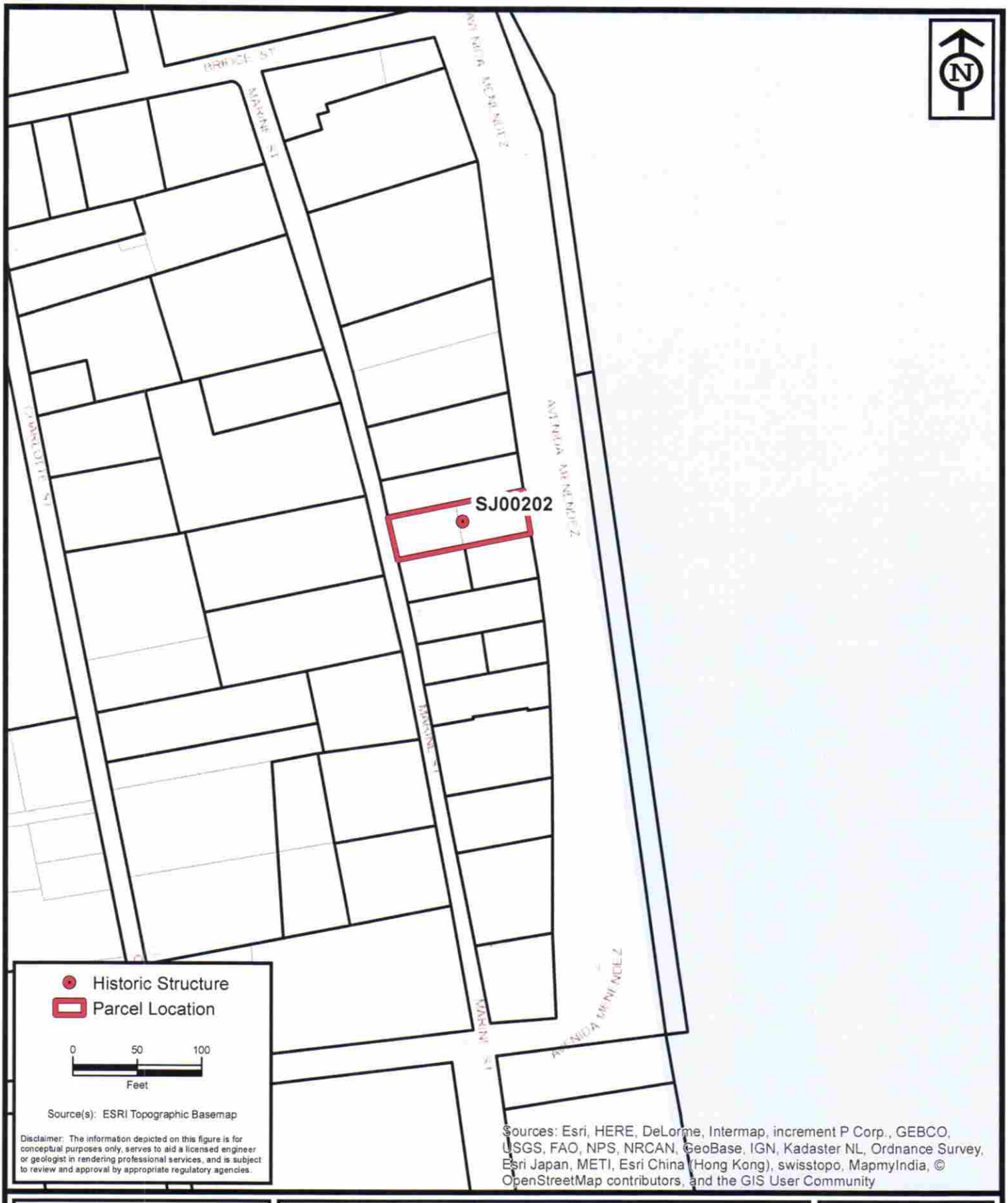
Project Location - SJ00202

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\SJ00202\Location.mxd Date: 1/28/2016 2:23:12 PM



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

Parcel Location - SJ00202

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\SJ00202\Parcel.mxd Date: 2/1/2016 4:19:06 PM

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KODAK SAFETY FILM

SV00202

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. HP2023-0069

Receipt No. 2702970 Meeting Date September 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT JOHN VALDES
   Business (if applicable) JOHN VALDES + ASSOC INC
   Address 1895 US-1 SOUTH SUITE A
   City ST AUG State FL Zip 32084
   Daytime telephone (904) 669-1230 E-mail address john@johnvaldes.com
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER DANIEL CAVA
   Business (if applicable) N/A
   Address 160 Avenida Menendez
   City ST AUG State FL Zip 32084
   Daytime telephone (required) (304) 669-3020 E-mail address dancava toyota@gmail.com
3. PROJECT STREET ADDRESS 160 AVENIDA MENENDEZ
4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block 22 Subdivision Cuna de St Aug Parcel Number 1984900000
5. DATE OF CONSTRUCTION WALL ONLY - 1995 Source: JOHN VALDES RECONST. WALL IN 1995+-
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 *NOTE: WALL LESS THAN 50y's
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~~ WALL resulting in its ~~permanent~~ temporary 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:
   * REMOVE WALL AND SAVE COMPONENTS TO REUSE TO RECONSTRUCT WALL AFTER HOME IS LIFTED AND NEW FOUNDATIONS ARE PUT IN PLACE (NOTE SEPERATE HARB APPLICATION)

Rev. 092717

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 JOHN VALDES DATE Aug 15, 2023

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Daniel Cruz DATE 8-16-2023

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received 08/17/2023
Planning and Building Department

ST AUGUSTINE
E.T. FLA

Owner's Authorization For Agent

JOHN VALDES is/are hereby authorized TO ACT ON BEHALF OF DANIEL CAVA, 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: Daniel Cava
Signature of Owner

Daniel Cava
Print Name of Owner

304-669-3020
Telephone Number

State of WV

County of Harrison

Signed and sworn before me on this 16 day of August, 2023

By Will F Julian

Identification verified:

Oath sworn: Yes No

Notary Signature: Will F Julian

My Commission expires: 11-19-2027

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
WILLIAM F JULIAN
12 Crestview Lane
Fairmont, West Virginia 26554
My Commission Expires Nov. 19, 2027

Rev:022117

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 160 AVENEDA MENENDEZ

Applicant's Name: JOHN VALDES Applicant's Signature:

Owner's Name: Daniel Cuva **Owner's** Signature:

Received 08/17/2023
Planning and Building Department

Instr #2023053369 BK: 5789 PG: 90, Filed & Recorded: 7/10/2023 12:23 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $8,435.00

Prepared by and Return to:
St Johns Blue Ocean Title
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-23-169

Parcel: 198490-0000

General Warranty Deed

Made this 29th day of June, 2023 by, **Connie Mosqueda, a widow** whose mailing address is 1011 Prince Road, St. Augustine, FL 32086, hereinafter called the grantor, to **Daniel Cava, a married man**, whose mailing address is 160 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the grantee:

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

Witnesseth, that 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:

Lot 7, Block 22, according to the Official Map of City of St. Augustine dated January 1, 1905, and also being shown as Lots 7 and 7-A, Block 22, City of St. Augustine, according to the Official Map of said City dated June 12, 1923, on file in the Office of the Clerk of the Circuit Court 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 taxes for the current year.

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

Signed, sealed, and delivered in the presence of:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

Connie Mosqueda

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this ~~29~~ 26th day of June, 2023, by **Connie Mosqueda**, who is/are ☑ personally known to me or who has/have ☐ produced _____ as identification.

Notary Public Signature

Notary Public Printed Name

JUSTIN G. CERRATO
Commission # GG 349547
Expires August 4, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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	1984900000
Location Address	160 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOTS 7 & 7-A BLK 22 OR5789/90 *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	0.090
Homestead	N

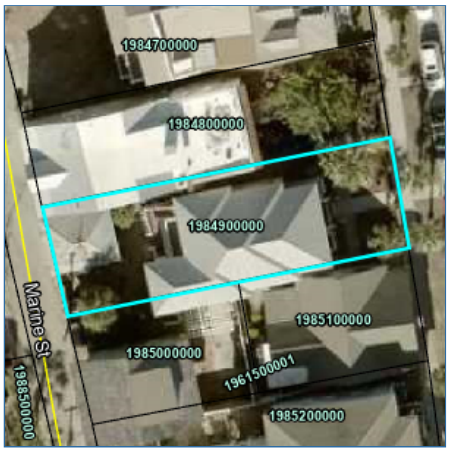
Owner Information

Owner Name	Cava Daniel 100%
Mailing Address	160 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-5049

Exemption Information

Exemption Type	Status	Amount
Widow/Widower		$5,000

Map



Valuation Information

	2023
Building Value	$221,547
Extra Features Value	$3,803
Total Land Value	$547,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$772,750**
Total Deferred	$83,347
Assessed Value	**$689,403**
Total Exemptions	$5,000
Taxable Value	**$684,403**

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

Historical Assessment Information

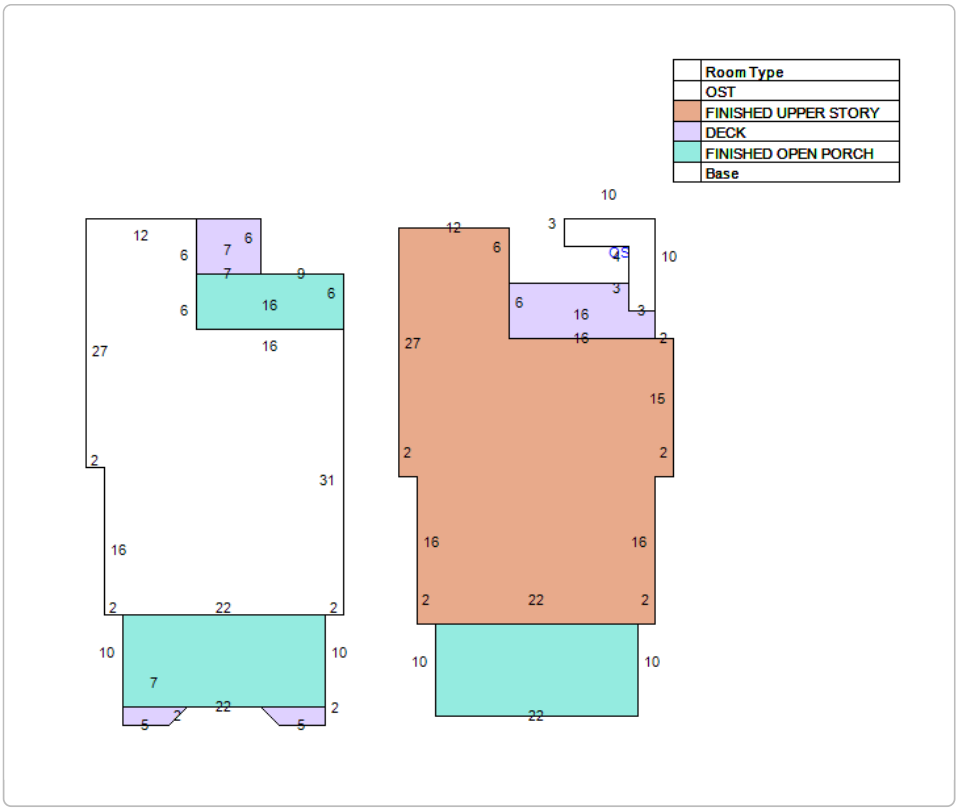
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$261,132	$4,935	$547,400	$0	$0	$813,467	$626,730	$187,237	$626,230
2021	$173,596	$5,159	$391,000	$0	$0	$569,755	$569,755	$500	$569,255
2020	$175,910	$5,384	$391,000	$0	$0	$572,294	$572,294	$0	$572,294
2019	$200,059	$5,272	$332,350	$0	$0	$537,681	$537,681	$0	$537,681
2018	$107,228	$5,497	$332,350	$0	$0	$445,075	$445,075	$0	$445,075
2017	$162,877	$5,721	$332,350	$0	$0	$500,948	$500,948	$0	$500,948
2016	$220,392	$6,953	$332,350	$0	$0	$559,695	$559,695	$0	$559,695
2015	$171,851	$6,064	$278,588	$0	$0	$456,503	$456,503	$0	$456,503
2014	$163,715	$6,064	$253,172	$0	$0	$422,951	$422,951	$50,000	$372,951
2013	$165,688	$6,064	$253,172	$0	$0	$424,924	$424,924	$50,000	$374,924
2012	$167,660	$6,064	$253,172	$0	$0	$426,896	$426,896	$50,000	$376,896
2011	$171,605	$6,064	$281,520	$0	$0	$459,189	$459,189	$50,000	$409,189
2010	$124,387	$5,353	$312,800	$0	$0	$442,540	$442,540	$0	$442,540

Building Information

Building	1
Building Value	$221,547
Year Built	1900
Actual Area	2730
Conditioned Area	1990
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	2

Description	Square Footage
BASE AREA	980
FINISHED OPEN PORCH	220
FINISHED DECK	12
FINISHED UPPER STORY	1010
FINISHED OPEN PORCH	220
FINISHED DECK	12
FINISHED OPEN PORCH	96
FINISHED DECK	42
FINISHED DECK	87
OUTSIDE STAIRS	51
Total SqFt	2730

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		960
Masonry Wall (Mix)		2843

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	34	115	3910	SF	$547,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/10/2023	6/29/2023	$1,205,000.00	WARRANTY DEED	5789	90	Q	I	MOSQUEDA CONNIE M	CAVA DANIEL
5/8/2020	5/1/2020	$100.00	QUIT CLAIM DEED	4939	847	U	I	MOSQUEDA CONNIE M	MOSQUEDA CONNIE M
4/27/2015	4/23/2015	$710,000.00	WARRANTY DEED	4018	1184	Q	I	LEWIS JANET PONTON LIVING TRUST	MOSQUEDA CARLOS F,CONNIE M
	2/22/2010	$614,700.00	WARRANTY DEED	3289	989	Q	I	PARL HENRY U MD TRUSTEE & MONICA B MORENO-	LEWIS JANET PONTON LIVING TRUST
	12/4/2008	$0.00	MARRIAGE CERTIFICATE	3149	806	U	I	PARL HENRY UWE	MARRIAGE RECORD
	4/20/2005	$100.00	WARRANTY DEED	2436	934	U	I	PARL HEINRICH U	PARL HENRY U MD TRUSTEE/HIS LIVING TRUST
	1/23/2004	$555,000.00	WARRANTY DEED	2129	1683	Q	I	STAFFORD HARRY C	PARL HEINRICH U
	10/31/2001	$452,100.00	WARRANTY DEED	1669	1360	U	I	MAKI JACK J,MAVIS	STAFFORD HARRY C
	11/2/1998	$380,000.00	WARRANTY DEED	1360	1336	U	I	HILL RAYMOND J JR,BETTIE A	MAKI JACK J, MAVIS
	1/1/1989	$0.00		820	1187	U	I		HILL RAYMOND J JR
	1/1/1989	$0.00		820	1187	U	I		
	7/1/1987	$110,000.00		752	1649	Q	I		
	7/1/1987	$130,000.00		752	1649	Q	I		
	1/1/1983	$0.00		567	661	U	I		
	10/1/1982	$0.00		564	196	U	I		

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Last Data Upload: 8/28/2023, 11:45:03 PM

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Detail by Entity Name

Florida Profit Corporation
JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number	P93000026081
FEI/EIN Number	59-3176078
Date Filed	04/08/1993
State	FL
Status	ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	02/10/2021
2022	03/03/2022
2023	03/31/2023

Document Images

03/31/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
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02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
01/22/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
04/13/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- ANNUAL REPORT	View image in PDF format
05/07/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: September 21, 2023

RE: Agenda item 6(a) – Certificate of Appropriateness for Ad Valorem Tax Exemption HP2023-0034 (Continued from June 15, 2023)

This Certificate of Appropriateness for Ad Valorem Tax Exemption application (HP2023-0034) was heard by the Historic Architectural Review Board (HARB) at the June 15, 2023 meeting to review the submitted Parts I and II and was continued to July 18. In July, the applicant requested continuance to the August 17th HARB meeting.

Since a later request was received to continue to the September 21st HARB meeting after the staff report packets were printed for the August meeting, and no further materials were submitted since that time, new staff reports were not printed for this meeting.

Additional documents submitted by the applicant before the August meeting are found at the front of the Application Packet. The original application materials start on page 49 of the Application Packet for the September 21 meeting.

If you have any questions or need additional information, please let me know.

Thank you,
Julie Courtney
Historic Preservation Officer
Planning and Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting

Application: HP2023-0034 Address: 30 Sanford Street

Applicant: Historic Property Associates, Inc.

Property Owner: Sanford Cedar LLC

Project description: To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District. *(Continued from the June 15, 2023 HARB meeting)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01988
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1880
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2031400000		
Agenda Item:	6(c)	Previous Action(s):	COD HP2022-0050 (withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application was continued after being heard by the Historic Architectural Review Board (HARB) at the June 15, 2023 meeting to review the submitted Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Lincolnville National Register Historic District, the HARB can find that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are summarized on page 8-10. Please refer to the Context section on page 4 for more general background info on the building that was included in the June staff report.
2. At the June HARB meeting, the board expressed some concern about potential alterations to the interior especially and requested additional documentation to be submitted to provide more detail on proposed scope of work and the existing state of the building prior to work being started. A supplement to the original photo presentation was submitted with exterior and interior photographs of the building before the project began, with notations on what is to remain or is being altered.
3. The building was moved at least twice from its original location and has been modified over time, with the house later remodeled and divided into apartments possibly post-WWII. Earlier alterations are most evident in the interior especially, with a noticeably modified layout and finishes.
4. Exterior: Limited changes are proposed to the building's exterior including covering one of the two exterior doors on the south elevation, a confined area of rotted siding replacement on the north elevation, and a few panes of broken glass replaced in a window sash.
5. Interior: with two 1-room apartments on the first floor, accessed by an entrance foyer from the front door. Original flooring and some plaster walls and ceilings exist in some of the rooms. A third apartment is located on the 2nd story and in what was originally attic space under the roof, which is accessed by the exterior stairs. Before the project began in the upper floor levels, different interior wall and ceiling finishes were visible, including plaster and wood plank siding, with remnants of vinyl asbestos/old linoleum square tile flooring, older painted wood flooring in at least one room, large areas of plywood subfloor, and areas of bare floor joists. Overall, the first floor arched openings, wall, floor, and trim finishes will largely remain. On the upper floors, the kitchen and bathroom had already been partially gutted during a staff review in 2022. Old doors will be kept, while walls will be covered with drywall and floors will be covered by a simulated wood vinyl flooring. The mechanical, electrical, and plumbing systems will be updated.
6. Condition: Conditions for specific areas of the building are noted in the Part II form of the application and is overall listed as fair. Used as multiple student apartments, the building suffered from deferred maintenance. Certain areas especially the upper level, with noticeable states of disrepair or damage was evident during a 2022 staff site for the COD application. A June 20, 2022 structural engineer condition report was submitted with the previous COD application, which noted termite infestation damage (past and possibly ongoing) that have caused a loss in load bearing components, and a concern with existing brick piers not being able to be brought up to current building code standards, resulting in a "dangerous" foundation system. A representative from the rehabilitation contractor testified during the June 2023 HARB hearing and stated the pier foundation system was thoroughly checked and did not need the extent of repair stated on the condition report. For this report, when staff inquired if any foundation work was proposed for this project, an estimate for foundation work was submitted by the building owner, who stated the work may be addressed at a future time.

Staff Report pg 2

STAFF SUMMARY AND ANALYSIS (continued):

7. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2022): $361,977
   Taxable Value per SJCPA (2022): $596,337
   Estimated Value of Proposed Project*: $250,000, with understanding that once full extent of work required is understood, the result could be higher overall cost
   *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
8. Federal preservation tax credits are being applied for as well through the National Park Service, after being reviewed by the FL Division of Historical Resources, with Part II of the form was provided when the project cost estimate was requested.
9. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."
10. A Certificate of Demolition (COD) application (HP2022-0050) for full demolition, based on the condition of the structure, was heard by the HARB at the July 21, 2021 meeting and continued to the September meeting, but was withdrawn by the applicant/building owner before that meeting. The building owner has attempted to save the building through rehabilitation.
11. **For Part III, thorough documentation is needed to show the full extent of the work that was completed.**
12. **During this review, the HARB will need to determine if the work that has already begun or is proposed under Part II (what is currently being reviewed) or later during the Part III review, if the overall work that was completed during the rehabilitation of the existing building, exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. ****
    ***See summary of proposed work related to SOIS on pages 4-6.*

STAFF RECOMMENDATION:

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

1. This is a qualifying property since it is listed as contributing to the Lincolnville National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building has been sufficiently 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 more replacement or alterations were performed than was indicated or new work is proposed prior to Part III of this application is heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Julie Courtney
Julie Courtney, Historic Preservation Officer

CONTEXT:

1. Located on the southwest corner of Cedar and Sanford Streets after it was relocated to this property between 1910 and 1917, the c. 1880 two-and-one-half story wood frame residential building with L-plan is part of a grouping of houses on adjacent parcels utilized as multi-family rental units. A side facing gable roof with cornice return ends and covered with asphalt shingles is over the main block of the house and extends over the two-story front porch, which has squared columns and a balustrade with turned spindles at each level, and decorative jig-sawn decorative brackets and scrolled details along the top of the second story. A triangular pediment crowns the paneled front entry door, which has a tripart transom above and is flanked by multi-lite sidelights, and the windows which have various configurations of divisions, including 2/2, 1/2, 3/3, and 6/6. Wood lap siding is primarily found on the exterior, with Hardie lap siding in areas that appear to be additions. Operable wood shutters are on the side and rear elevations, along with a later exterior wood staircase to the rear to access the second and third level, and a rear partially covered deck on the south elevation. A one-story side porch extends mid-way from the south elevation towards the rear, where the wing wraps around the main block of the house. This porch has a hip roof, simple squared post columns with squared balusters that runs in front of a deck extension. The house rests on brick piers.
2. Statement of significance (under Part II) of the application explains how David Nolan, the local historian who completed the original Florida Master Site File form for the building, has later gathered information to show that the house was built at Treasury and Cordova Street in the Colonial City Later, the building was moved to 122 Riberia Street by the Ponce and Alcazar Hotel contractors of Henry Flagler's, and is visible at that location on the 1904 Sanborn Map. Relocated again one block to the east, the building has been sitting at its existing location since at least 1917.

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Proposed to Exterior and Interior of Existing Building:
(SEE INFO UNDER APPLICATION'S PART II - FEATURES 1-8 and supplemental interior photos with notations)

Exterior:
Elements are be retained and selectively repaired as needed, with little proposed to be replaced besides some roofing material on the porch (the main roof is newer) and an area of rotten siding on the northwest corner of the building.
Not listed under Part II's Description of Improvements: An exterior door will be enclosed on the south elevation.

Interior:
Non-historic interior elements to be removed with new cabinets, and fixtures for the kitchens and bathrooms, and new electrical, plumbing, and mechanical systems. New ceiling, walls, and flooring to cover existing or replace areas where it had been previously gutted on the 2nd and 3rd floor.

Site / Site Features (SEE INFO UNDER APPLICATION'S PART II):
Applicant should confirm there were no modifications or alterations proposed to the site.

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will not be changed from a multi-unit residential building, resulting in minimal changes to the existing building. Likely already altered over time to make the home a multi-unit building, the existing interior configurations of the three apartment units will be altered in the building to create two units.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure will largely remain intact. Work on removing the unsound material like a limited area of wood siding has been replaced with a like material and design. Overall, limited repair as needed is listed for all building elevations and the interior for the project scope. On the interior, which has previously been altered by an earlier rehab, the two apartment units on the first floor will be changed to one unit, with a second unit on the 2nd and ½ floor above, keeping rooms largely similar to the existing floorplan. It is important to document how much historic material is being/was replaced and take care to not remove what can be repaired or replace more than is necessary.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:** The major exterior features are proposed to largely remain intact, except for an enclosed door, with repair proposed rather than replacement, thereby retaining areas/elements that were added over time. Part II of the application does not indicate the extent of the areas that may need to be removed and rebuilt or replaced due to deterioration, other than a reference to interior kitchen walls and ceilings to be (presumably changed to) drywall and floors to vinyl or tile. An amendment to the application should be submitted if it is found that significant replacement is needed.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house will largely remain unchanged. The previously altered interior will be modified to two apartment units from three, with little change to the floorplan.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior finishes are proposed to be retained and selectively repaired where needed, while some interiors elements especially on the upper second and half story are being covered with new material or replaced.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates elements that are being retained and selectively repaired as needed, including windows and wood detailing, with little proposed to be replaced. On the interior, non-historic interior elements are being removed and new ceiling, walls, flooring cover most of the existing. New cabinets and fixtures are being installed for the kitchens and bathrooms, along with new electrical, plumbing, and mechanical systems. A followup email to the application mentioned replacement wood siding on the northwest corner of the building, with a photo showing the new siding that matches the existing. An estimated percentage of siding or other elements already replaced or still in need of replacement should be provided if more siding was replaced beyond that limited area. New roof shingles are listed to replace existing south porch roof.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6 (continued):

7. **<u>Cleaning with the Gentlest Possible Method</u>: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments. Based on the previous 2022 structural report provided with the Certificate of Demolition application, foundation repair is necessary. Applicant clarified that foundation was not in need of extensive repair during the June 2023 hearing. The building owner has since submitted an estimate for foundation work that is not currently planned.
8. **<u>Protection and Preservation of Significant Archaeological Resources</u>: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIIA. An A14 Archaeological Review application should be submitted for any ground disturbing activity 3" or more in depth and over 100 sq ft in size.
9. **<u>Compatible Contemporary Design for New Alterations and Additions</u>: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, no additions are planned, and replacement is limited to walls/ceiling, flooring, fixtures, plumbing/electrical/mechanical systems, and limited areas of roofing. Confirmation is needed on Part III of all modifications that were actually completed.
10. **<u>Reversibility of New Alterations and Additions</u>: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained and repaired as needed. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions should be used.
    If other alterations or additions are proposed during the project, an amendment to this application should also be submitted.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page. 8-10.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

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

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

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

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

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

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

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

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. **be a contributing property to a National Register District**; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. **be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and**
2. **be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.**

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The

new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the

improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical

quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - **Minimum thresholds for application.**

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars ($20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Lincolnville National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. State Statutes for the Tax Exemption for Historic Properties

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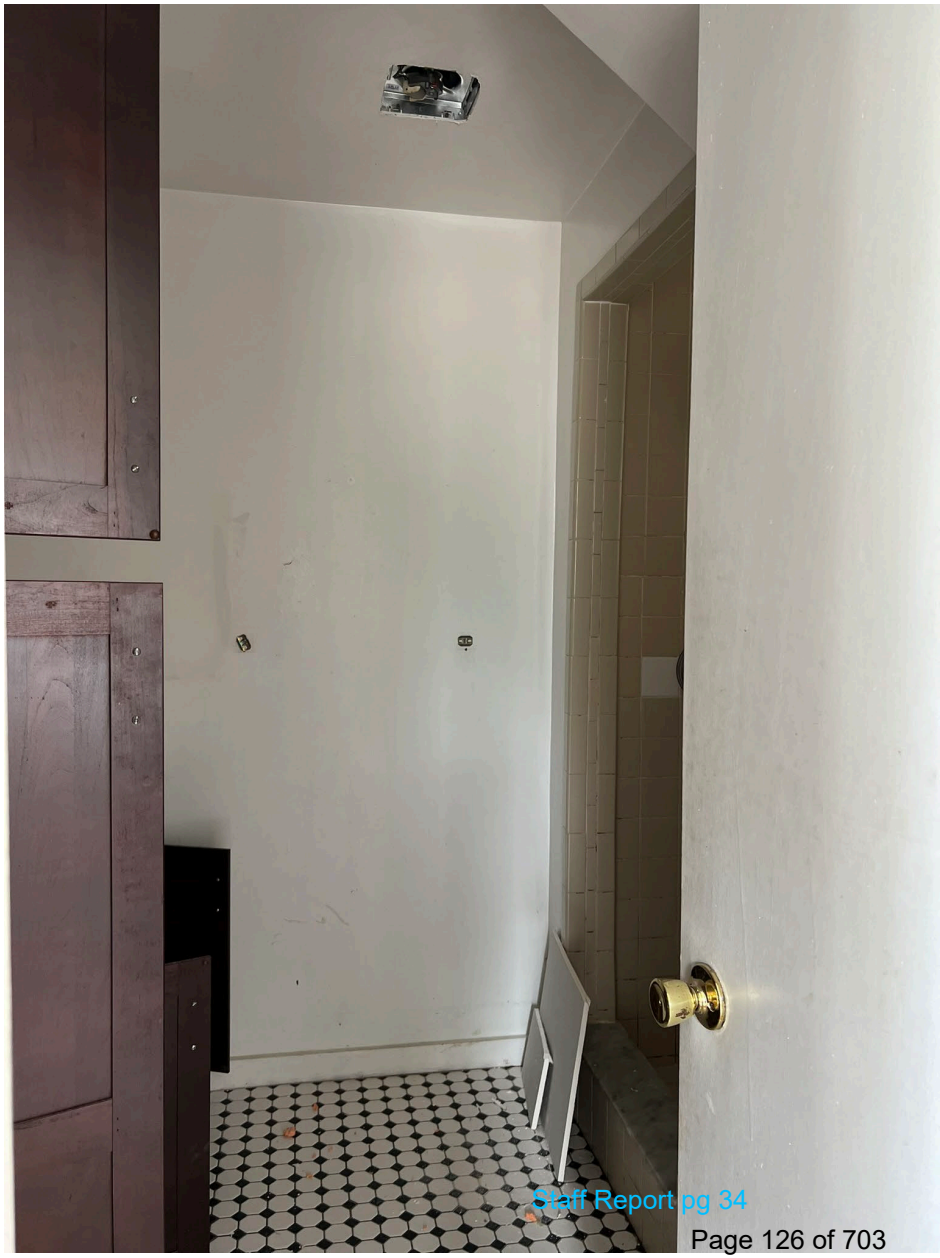

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION

Front (east) Elevation

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30 Sanford Street

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COD APPLICATION

South Elevation

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South Elevation

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West Elevation

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North Elevation

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North Elevation and Exterior Stairs

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Roof/Siding Detail

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Exterior Stair

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Related buildings to remain

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Interior Photographs

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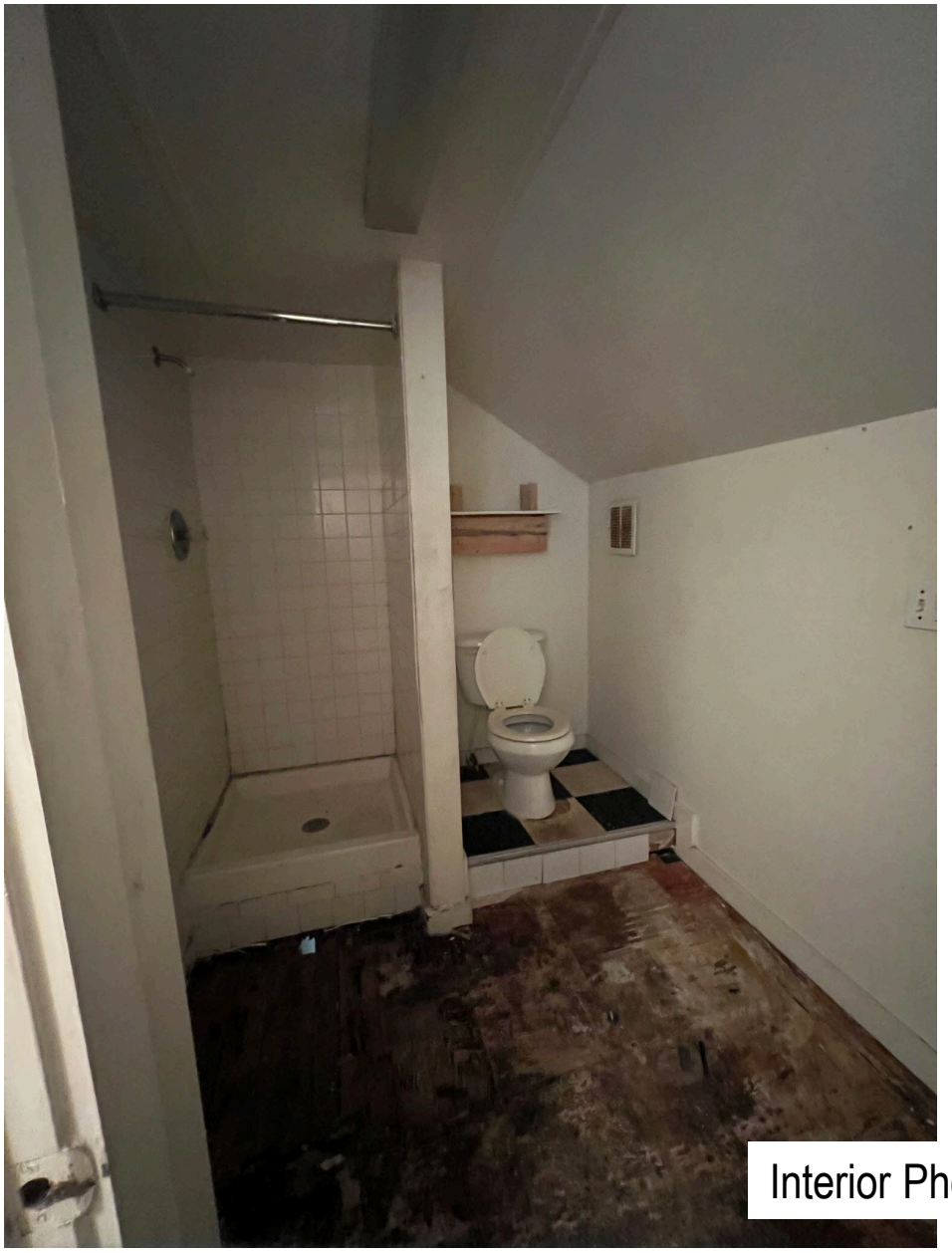

Interior Photographs

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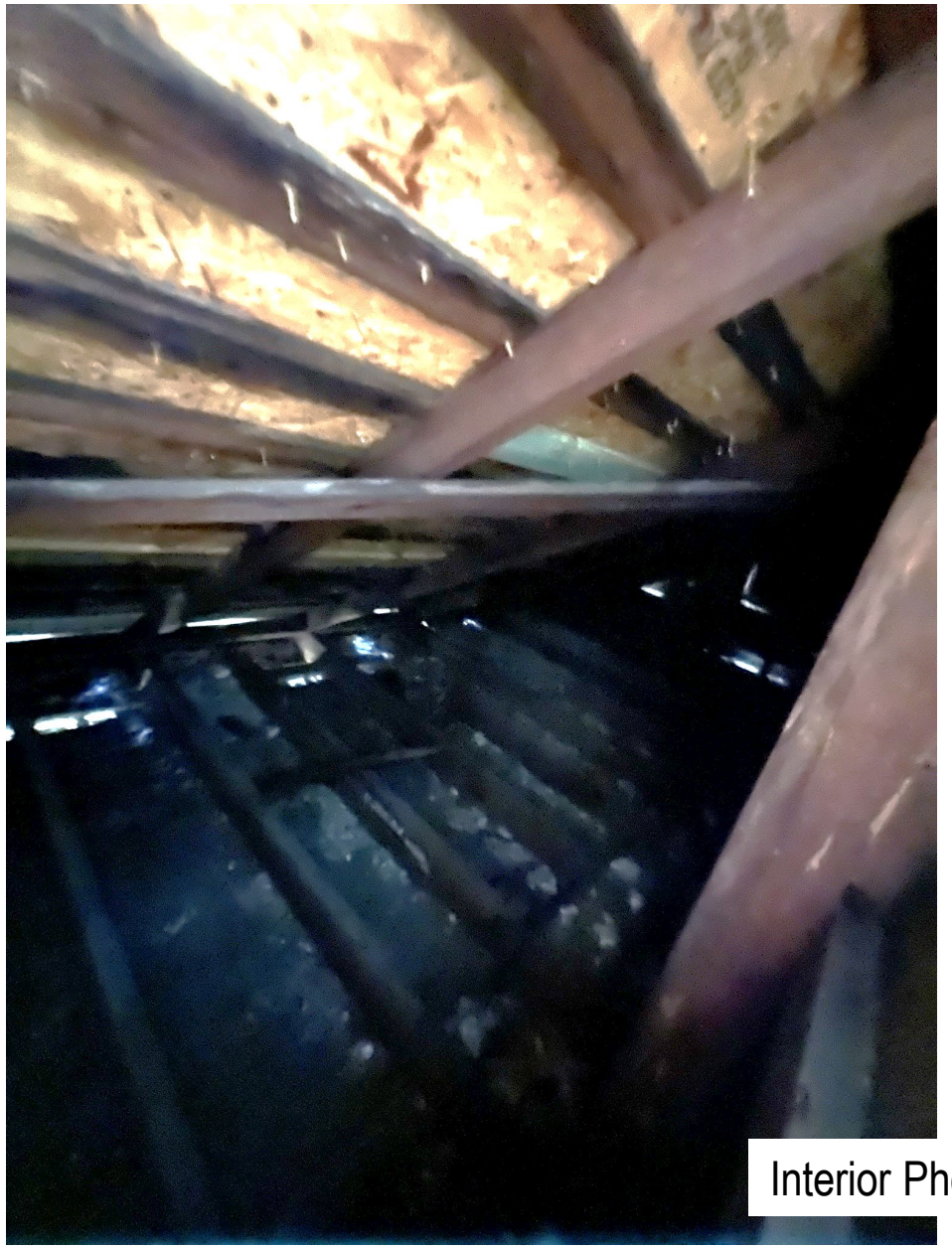

Interior Photographs

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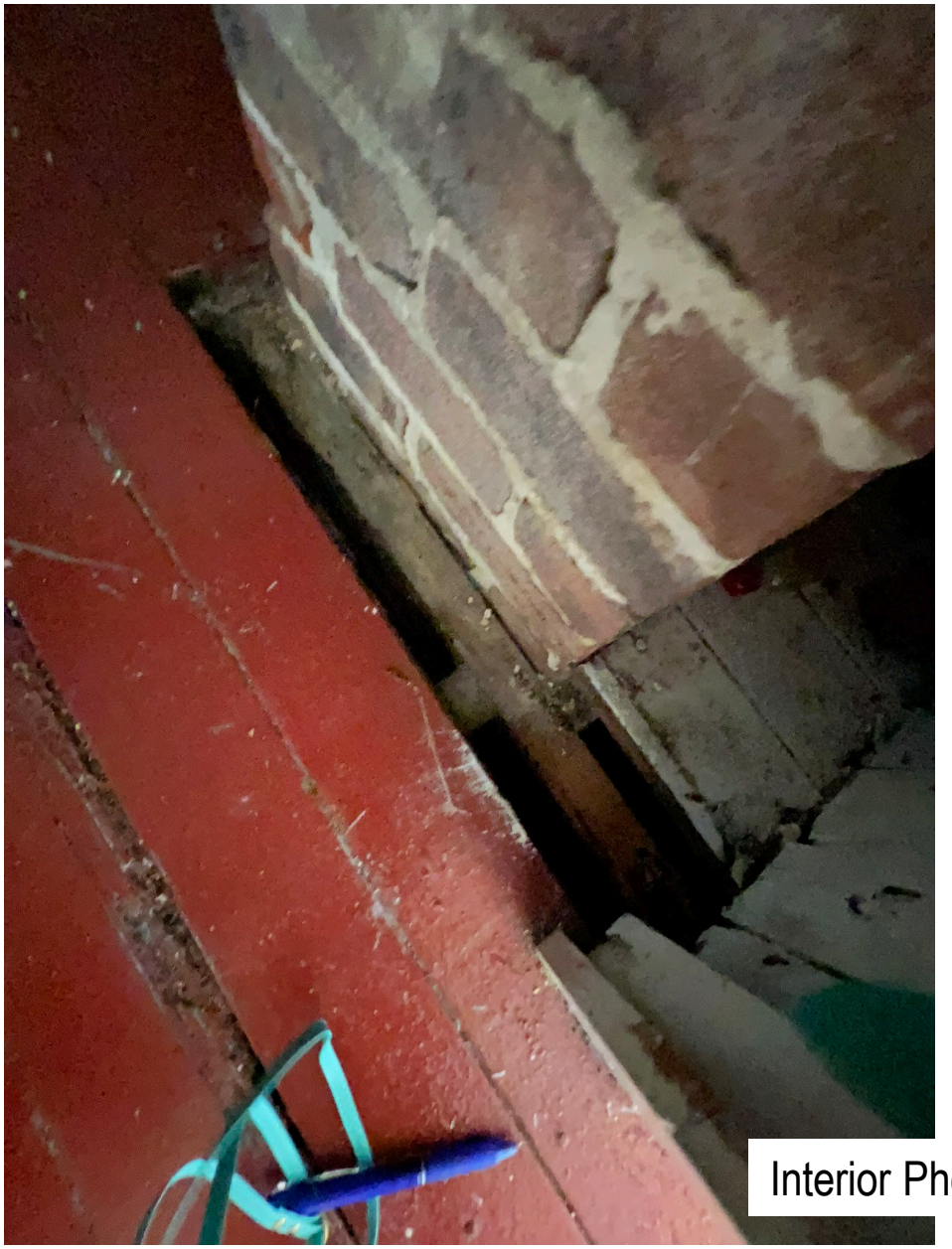

Interior Photographs

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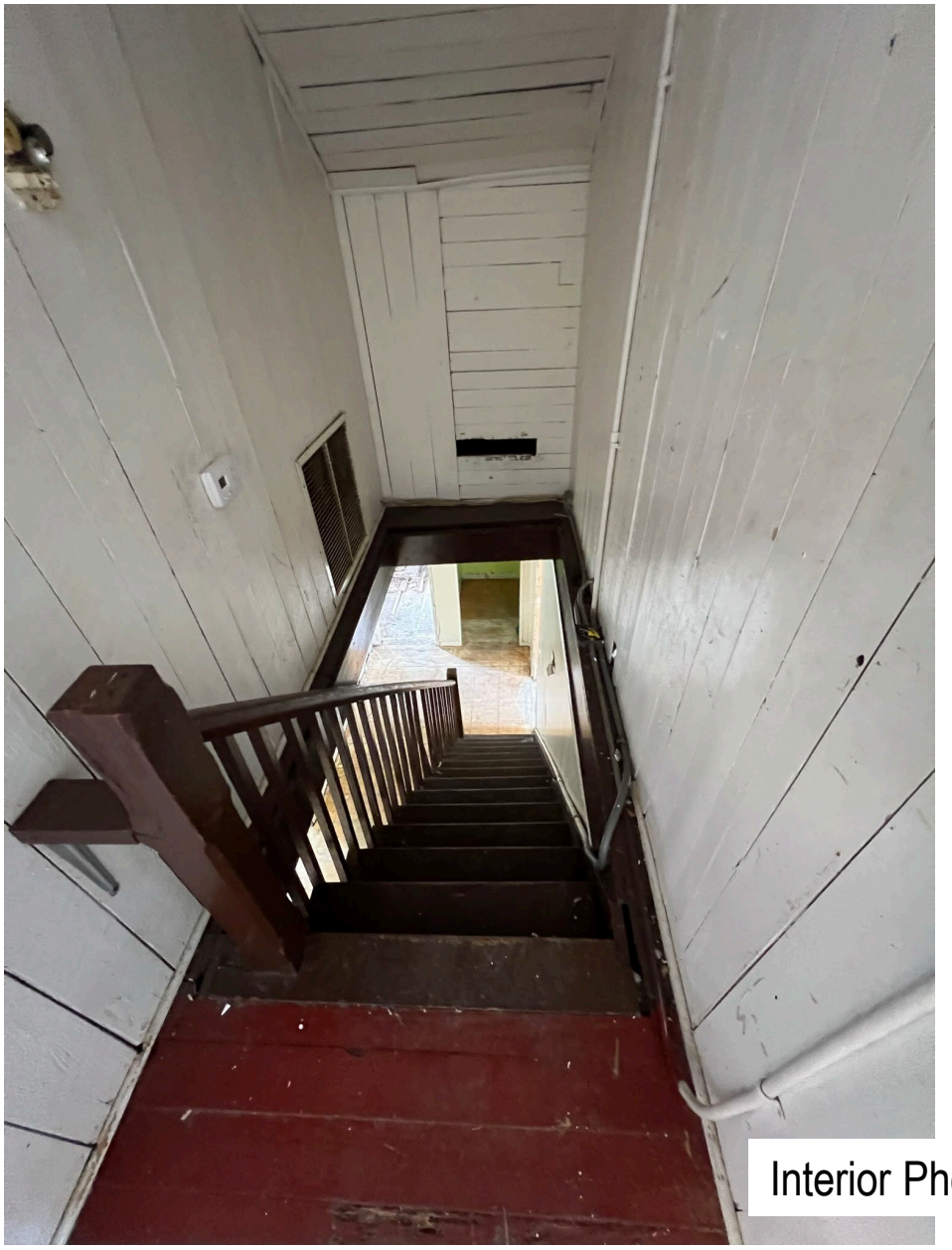

Interior Photographs

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STAFF PHOTOGRAPHS
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Context Photographs

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Context Photographs

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Context Photographs

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

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1988 1009==

Site Name: 30 Sanford Street 830== Survey Date: 7807 820==

Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 46I (block) 13, pt. 14 (lot) 868==

Methodist 8SJ3248 868==

Owner of Site: Name: Olson, Ruth Schill;

Address: 30 Sanford Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 (zone) 469360 (easting) 3306400 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards, dropsiding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story porch on front; enclosed on 1st and open on second; one story on E side 942==

Chimney Location: Offset, slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Square wood posts

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Commercial/Industrial 864==

Relationship to Surroundings: Corner lot

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistant late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River.(1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

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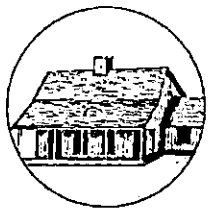
3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.

4. St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



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

Site#8 SJ01988
Field Date 11-20-2020
Form Date 1-1-2020
Recorder # AWS

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

Site Name(s) (address if none) 30 Sanford Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	30		Sanford	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 18W — Section 97 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2031400000 — Landgrant _____
Subdivision Name City of St. Augustine — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): _____
Current Use: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature: rear addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Siano Living Trust

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories 2.5
Exterior Fabric(s): 1. Wood siding — 2. _____ — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. _____
Roof Material(s): 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

2/2 wood sash, 6/6 wood sash, 2/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical

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

corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01988

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

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

This 1917 Frame Vernacular style building is 2.5 stories with Wood siding exterior and a Gable roof. It appears to be in good condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

DOCUMENTATION

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

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

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

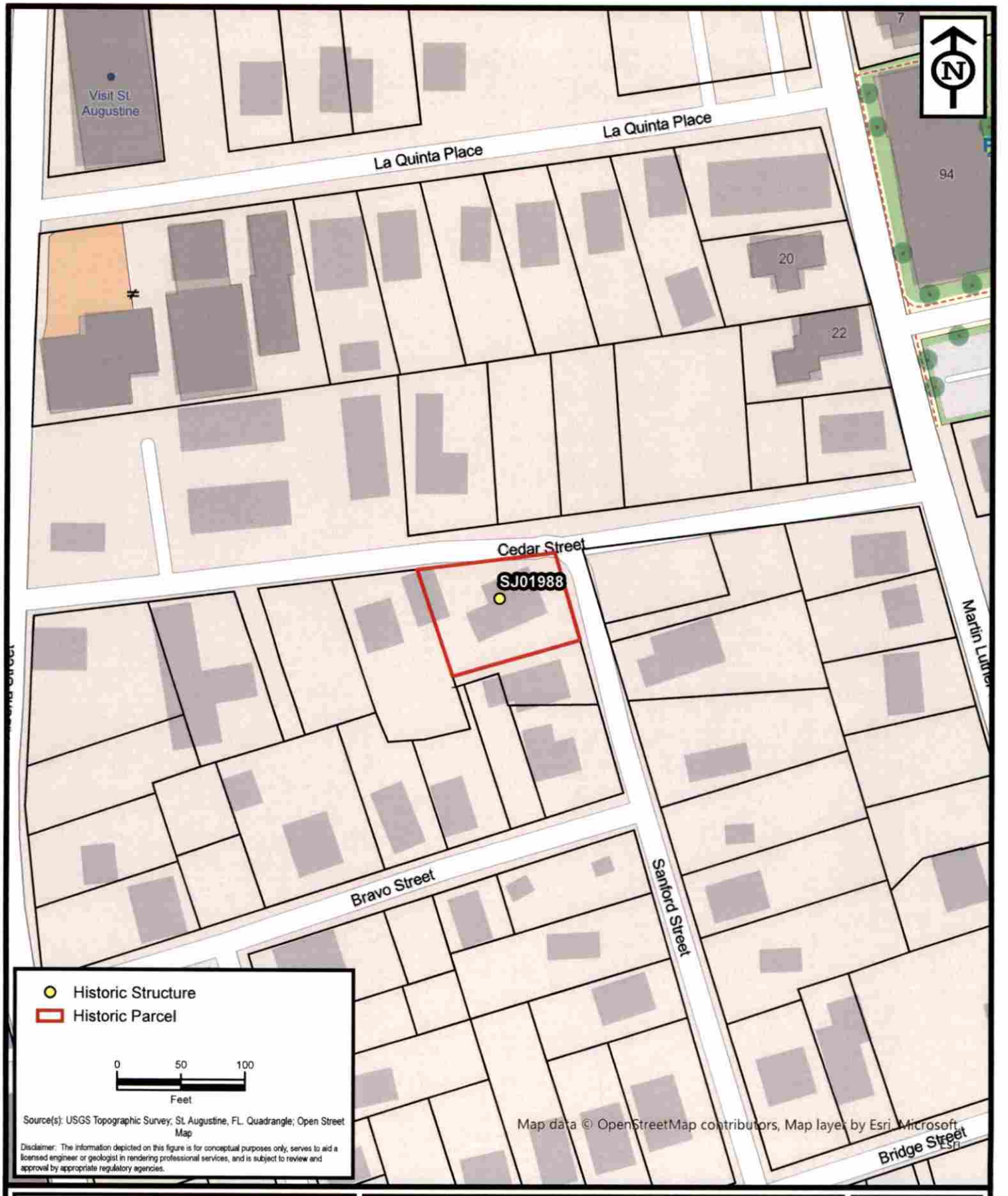
RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

Required Attachments

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

Staff Report pg 65



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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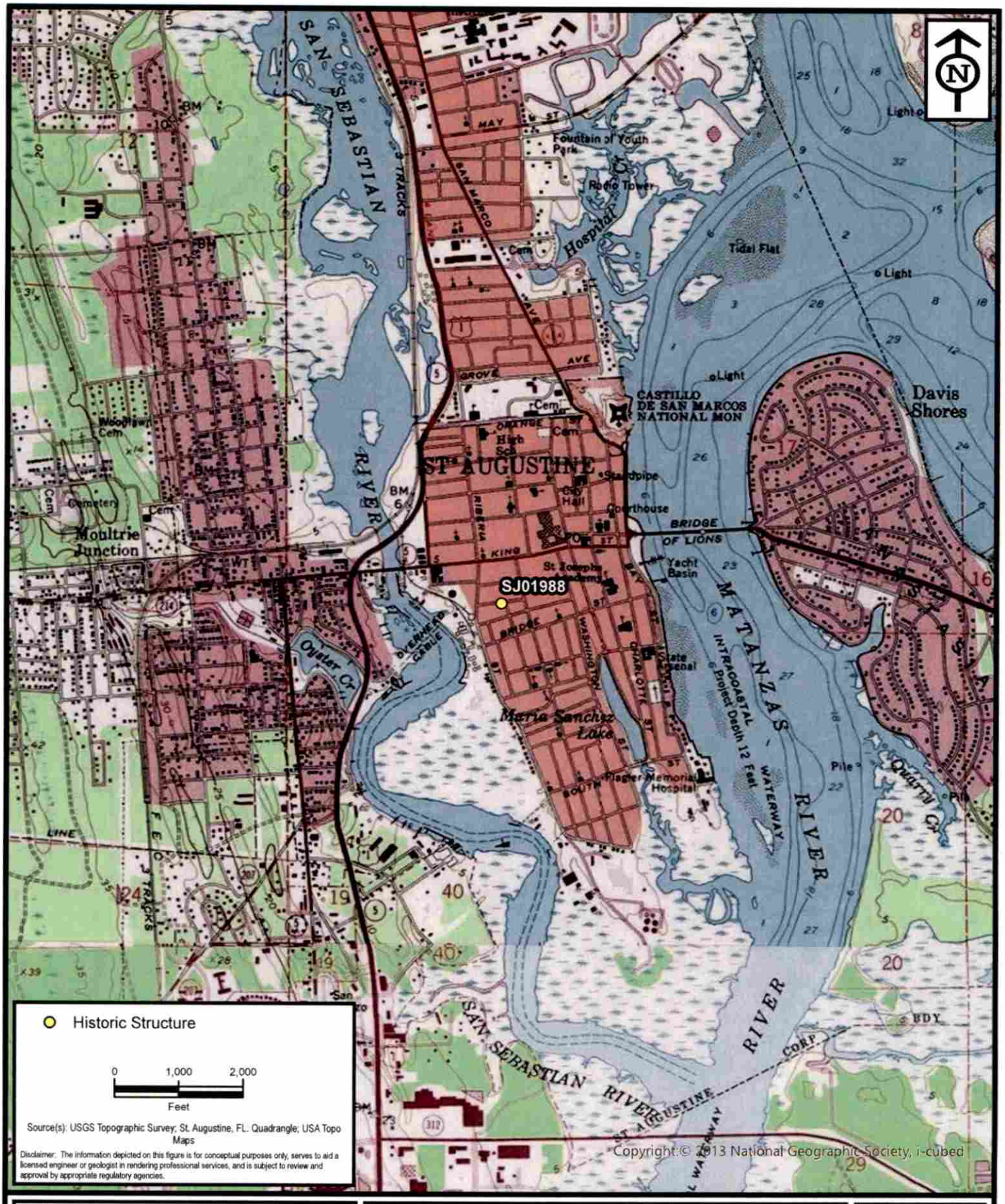

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Project Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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→4A
→5

TOYOTA

Building List

Pomar Street

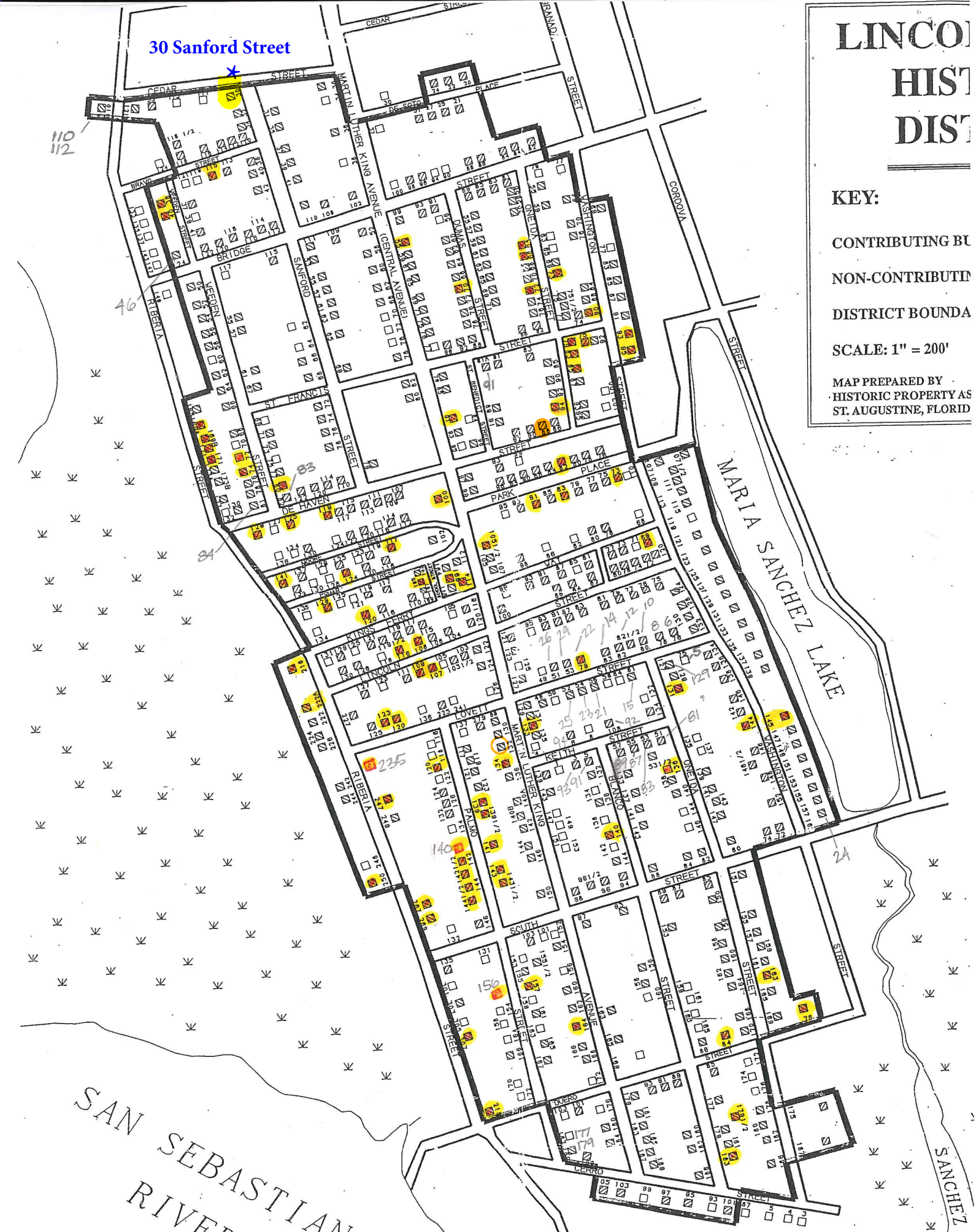
117	1888-1894	Frame Vernacular
118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular


30 Sanford Street
LINCO
HIS
DIS
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
SANCHEZ
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
CORDOVA
RIBERIA STREET
SANFORD
BRIDGE
ST. FRANCIS
DE HAVEN
PARK PLACE
KINGS
FERRY
LINCOLN
LOVELL
KEITH
PALMO
BLANCO
SCUTH
DUERO
CERRO
ONEIDA
WASHINGTON
DUMAS
BENGOCHEA
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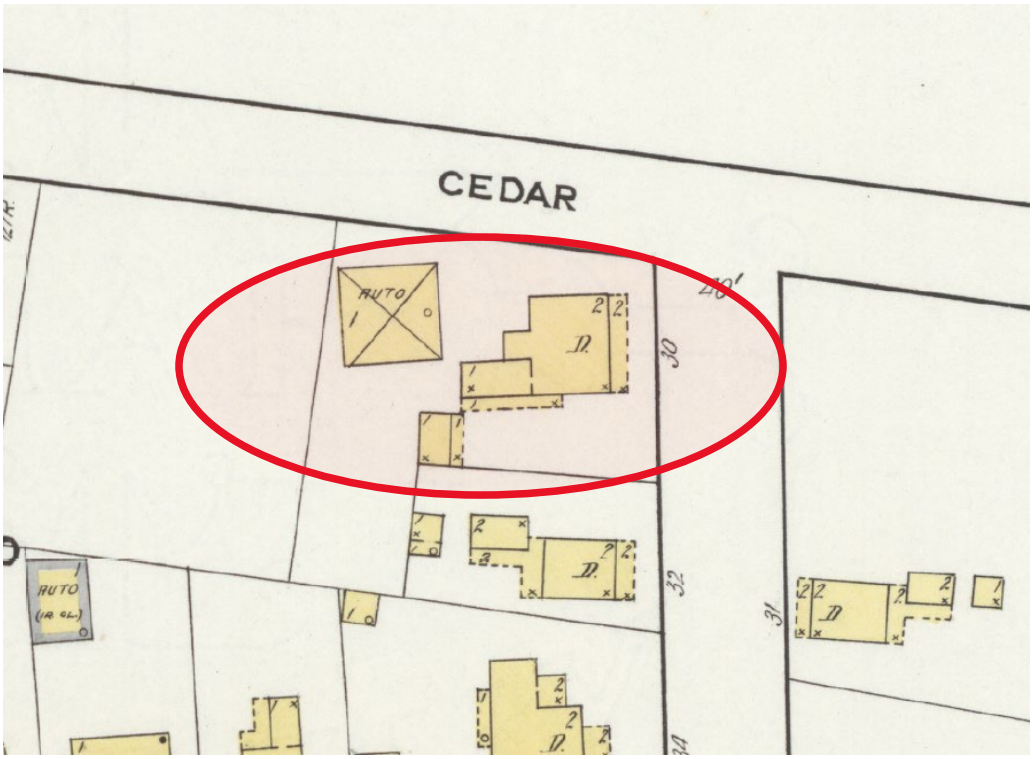
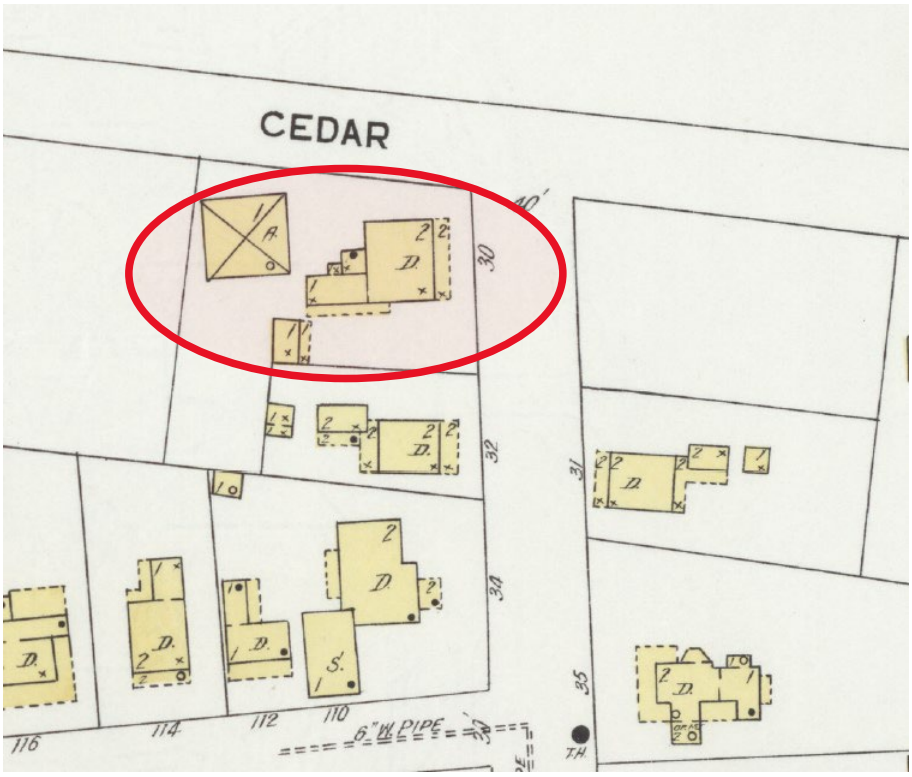
SANBORN MAPS
30 Sanford Street



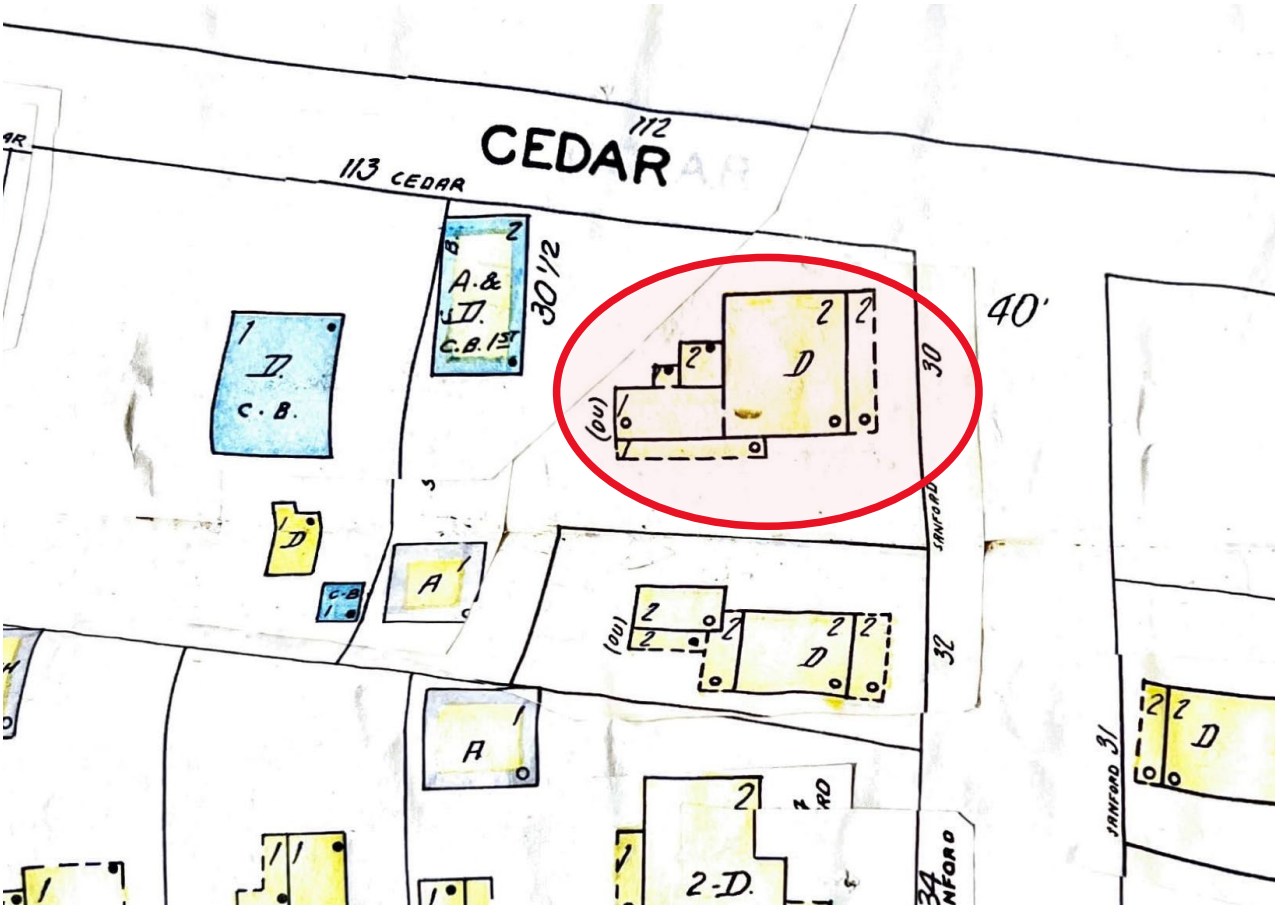
1917



1924

SANBORN MAPS

30 Sanford Street



1930 updated to 1965

30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	[1]Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	[1]Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	[1]Margo J. Celano	New Resident	Not listed

\+ First entry found for this address
(o) Owner
[1] Resident at 30-1/2 Sanford Street

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

FOR SEPTEMBER 21, 2023 HARB MEETING

HP2023-0034
30 Sanford Street

NO ADDITIONAL INFORMATION SUBMITTED

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.:	HP2023-0034
Applicant:	Historic Property Associates, Inc.
Owner:	Sanford Cedar LLC
Address:	30 Sanford Street
Parcel Number:	2031400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 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 August 17, 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 RS-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 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.

Subject to the following conditions:

- Cont. Sept. 21, 2023

DONE AND ORDERED, at a public hearing on the 17th day of August, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0034

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 [X] 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 17 day of August, 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.

FOR AUGUST 17, 2023 HARB MEETING

HP2023-0034
30 Sanford Street

NEW INFORMATION SUBMITTED BY APPLICANT

30 SANFORD STREET

1. **Site, Sanford Street, facing south**

2 **Photo 1-1**

1. **Site, Corner, Sanford/Cedar Street, facing west**

2 **Photo 1-2**

Received August 2, 2023
Planning & Building Department

30 SANFORD STREET

1. **Site, Sanford Street, facing south**

2 **Photo 1-3**

30 SANFORD STREET

1. **Main (east) facade, facing west from Sanford Street**

2 **Photo 2-1**

1. **Main (east) façade, transom, sidelights, facing west**

2 **Photo 2-2**

30 SANFORD STREET

1. Main (east) facade, shutters/siding, facing west from Sanford Street

2 Photo 2-3

1. Main (east) façade, concrete block, foundation, facing west

2 Photo 2-4

30 SANFORD STREET

1. **Main (east) façade/south facade, facing northwest from Sanford Street**
2. **Photo 3-1**

1. South facade, facing north

2 Photo 3-2

Received August 2, 2023
Planning & Building Department

30 SANFORD STREET

1. South facade, facing north, incised porch

2 Photo 3-3

1. South facade, facing north, historic windows

2 Photo 3-4

Received August 2, 2023
Planning & Building Department

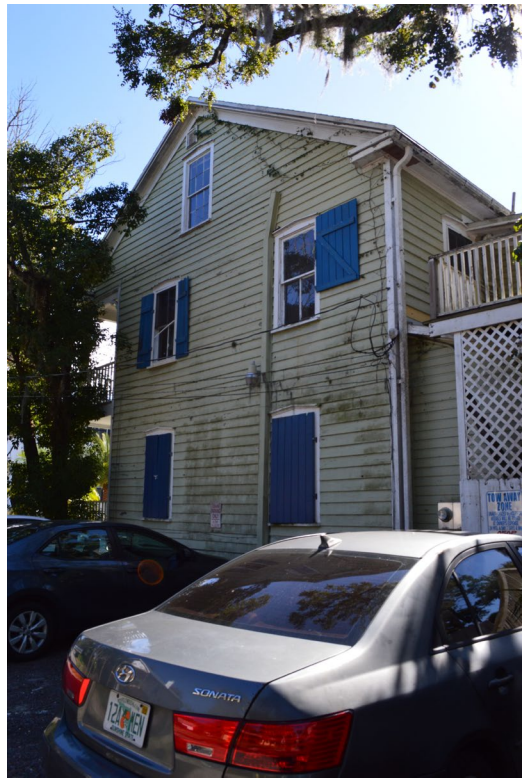
30 SANFORD STREET

1. West facade, facing east

2 Photo 4-1

1. North facade, facing south

2 Photo 4-2



Received August 2, 2023
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30 SANFORD STREET

1. West facade, facing east

2 Photo 5-1

1. North facade, facing south

2 Photo 5-2

30 SANFORD STREET

1. West facade, rear porch, facing south

2 Photo 5-3

1. West facade, rear porch, facing west

2 Photo 5-4

Received August 2, 2023
Planning & Building Department

30 SANFORD STREET

1. West facade, roof, facing south

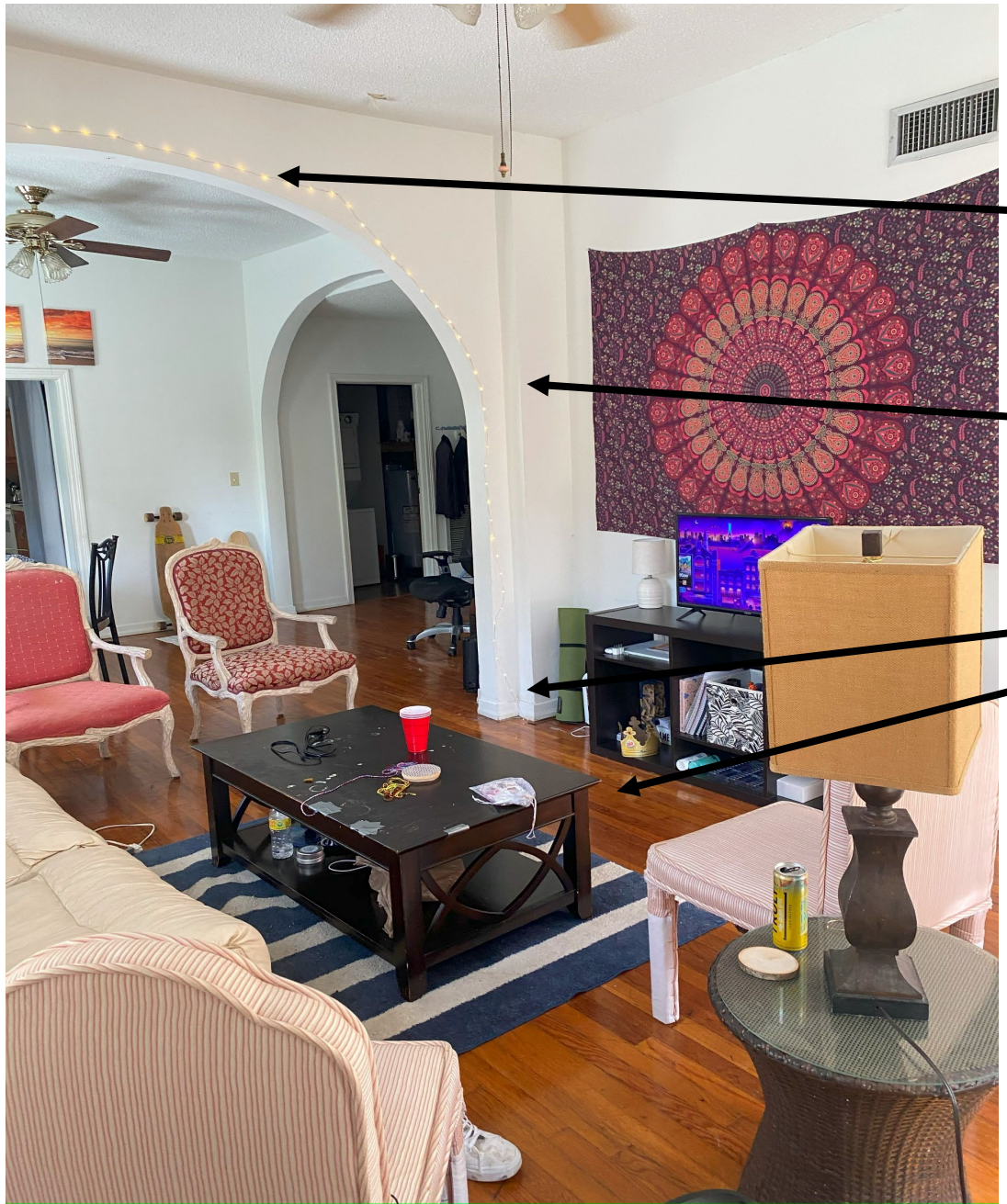
2 Photo 6-1

1. West facade, roof, facing south

2 Photo 6-2

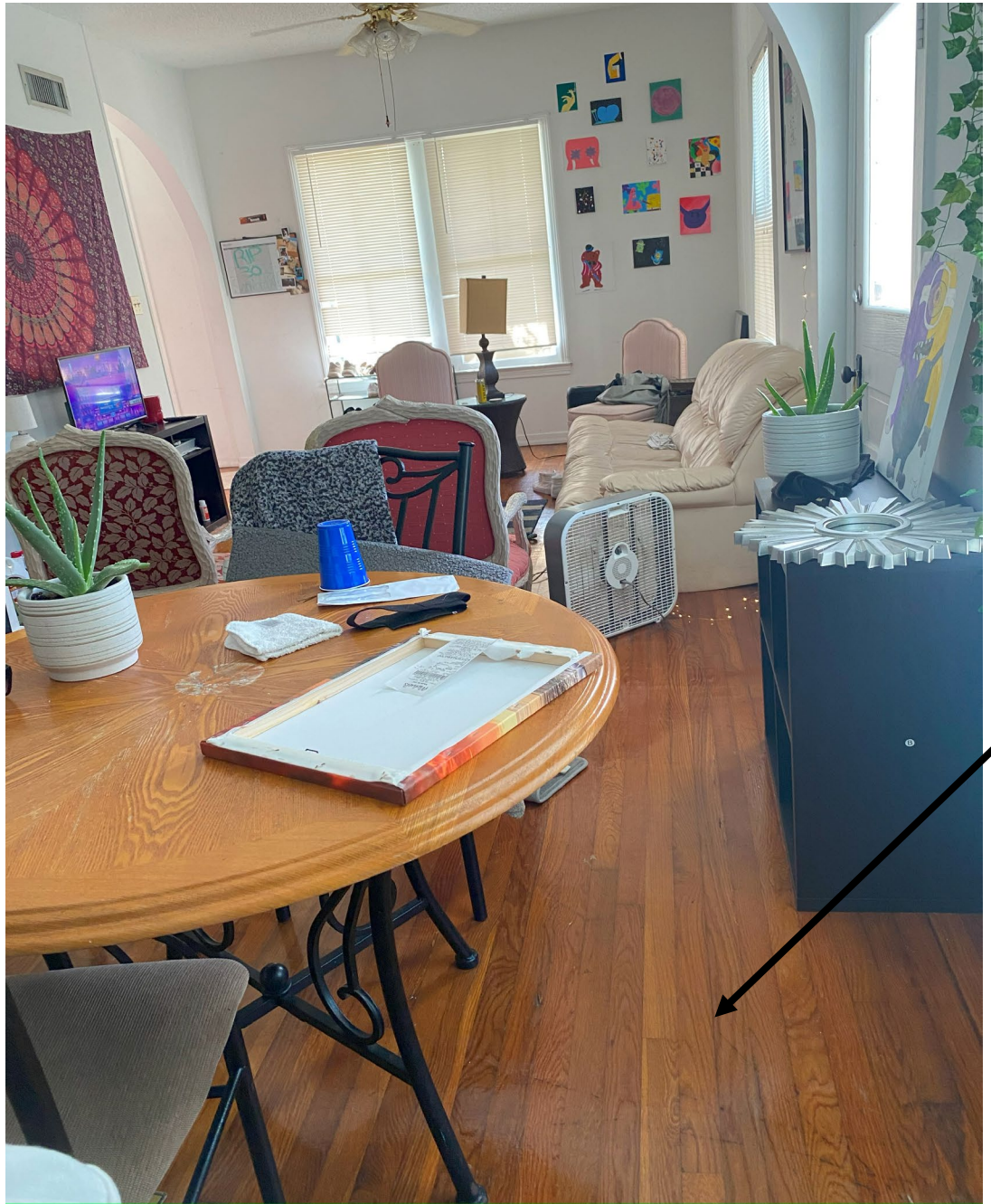
Received August 2, 2023
Planning & Building Department

PHOTO 7-1: APARTMENT 1-LIVING ROOM: FACING WEST



Application pg 15

Received August 2, 2023
Planning & Building Department

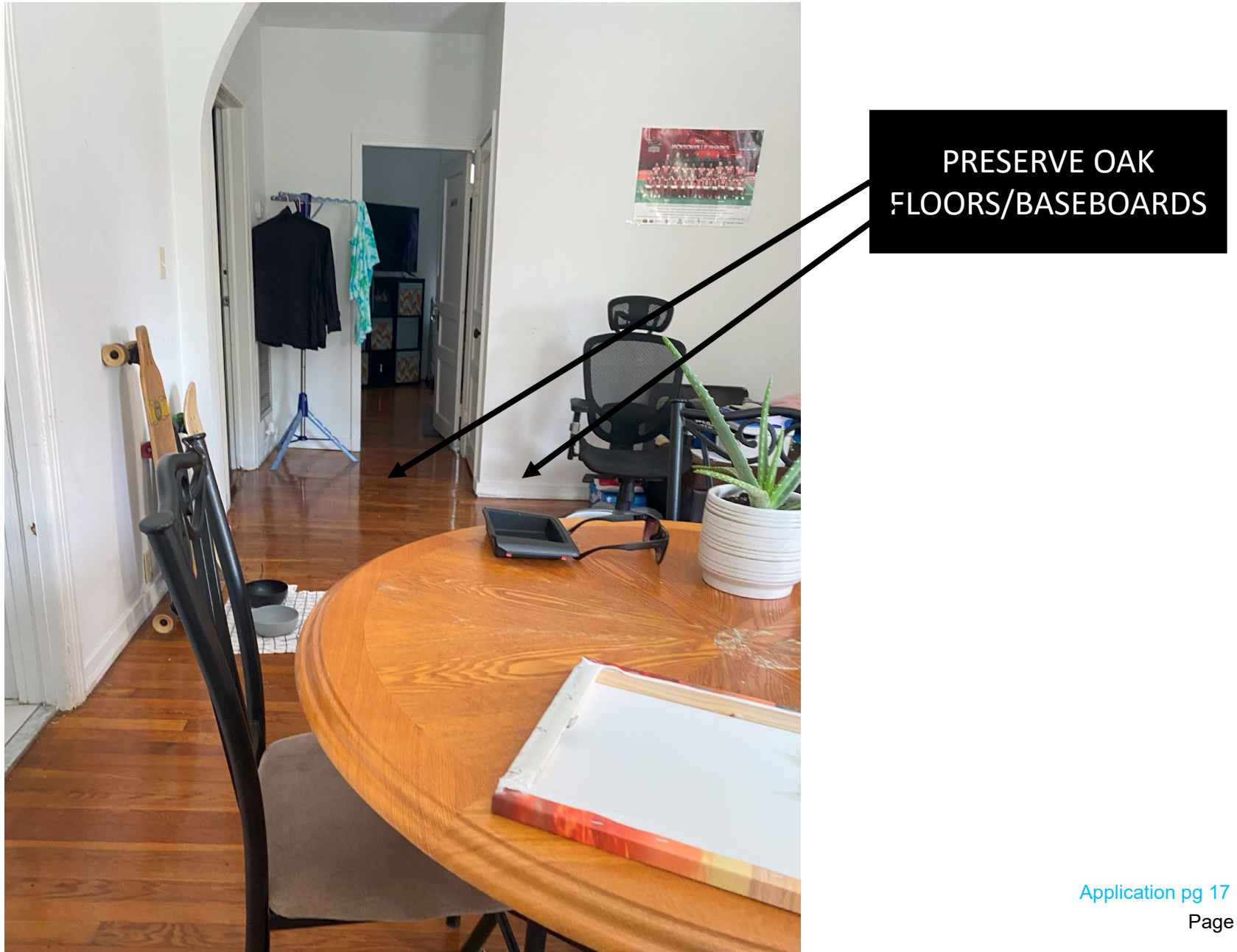


PRESERVE OAK FLOORS/BASEBOARDS

Application pg 16

Received August 2, 2023
Planning & Building Department

PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH



Received August 2, 2023
Planning & Building Department

PHOTO 7-4: APARTMENT 1-HALLWAY/CLOSET: FACING WEST
TO REMAIN

Received August 2, 2023
Planning & Building Department

PHOTO 7-5: APARTMENT 1-KITCHEN: FACING WEST

PAINT/REPAIR WALL CEILING FINISHES

MAINTAIN TILE FLOORS/CABINETS

Received August 2, 2023
Planning & Building Department

PHOTO 7-6: APARTMENT 1-BEDROOM: FACING WEST

Application pg 20

Received August 2, 2023
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PHOTO 7-7: APARTMENT 1-FORMER HALLWAY: FACING EAST BLOCK GLASS TO BE PRESERVED

APARTMENT 2-FRONT ROOM: FACING EAST
WOOD FLOORS TO BE PRESERVED

Received August 2, 2023
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PRESERVE OAK FLOORS

Received August 2, 2023
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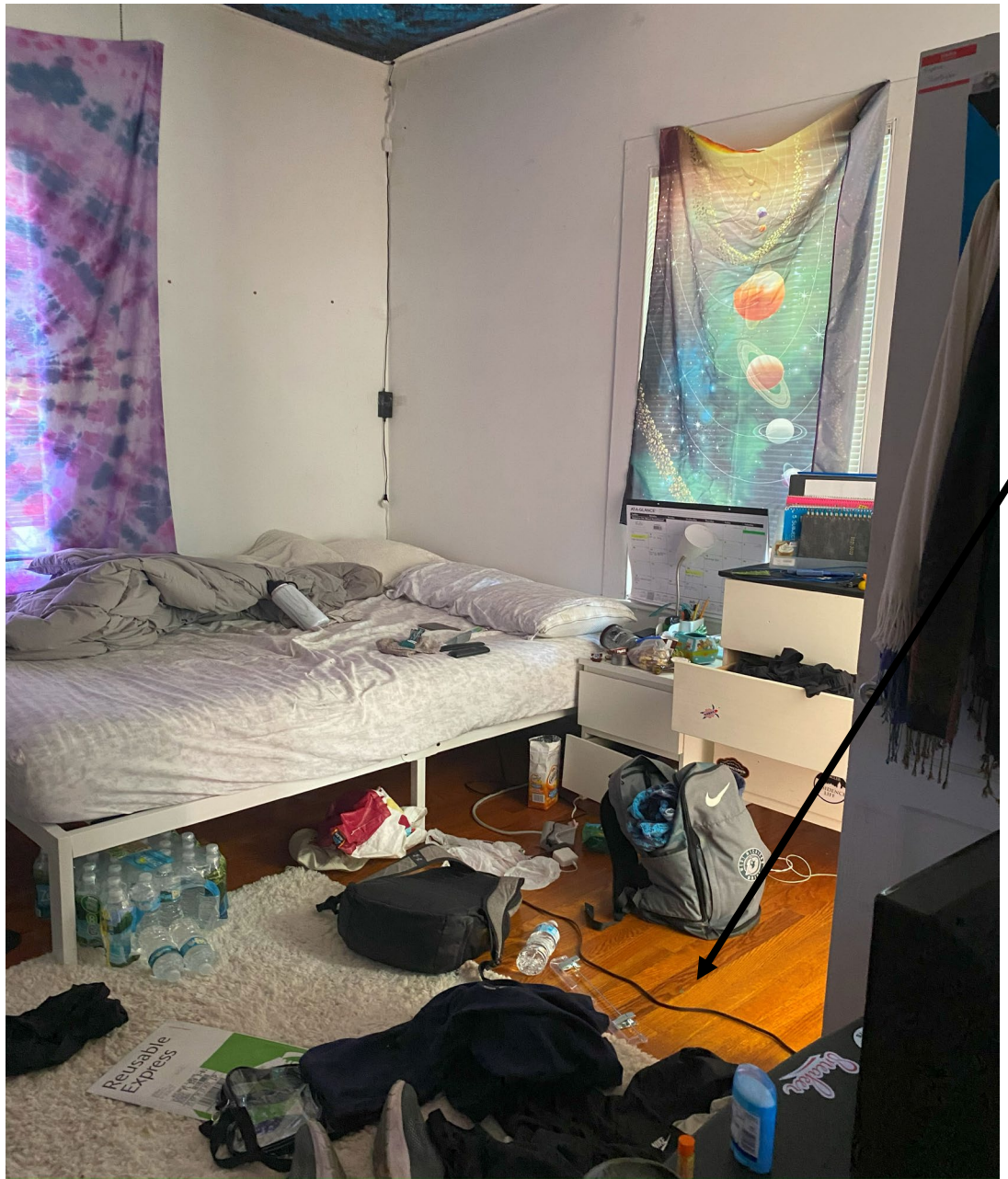
APARTMENT 2-FRONT ROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED



APARTMENT 2-FRONT ROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED/
OPENING BETWEEN ROOMS TO BE ENCLOSED

Received August 2, 2023
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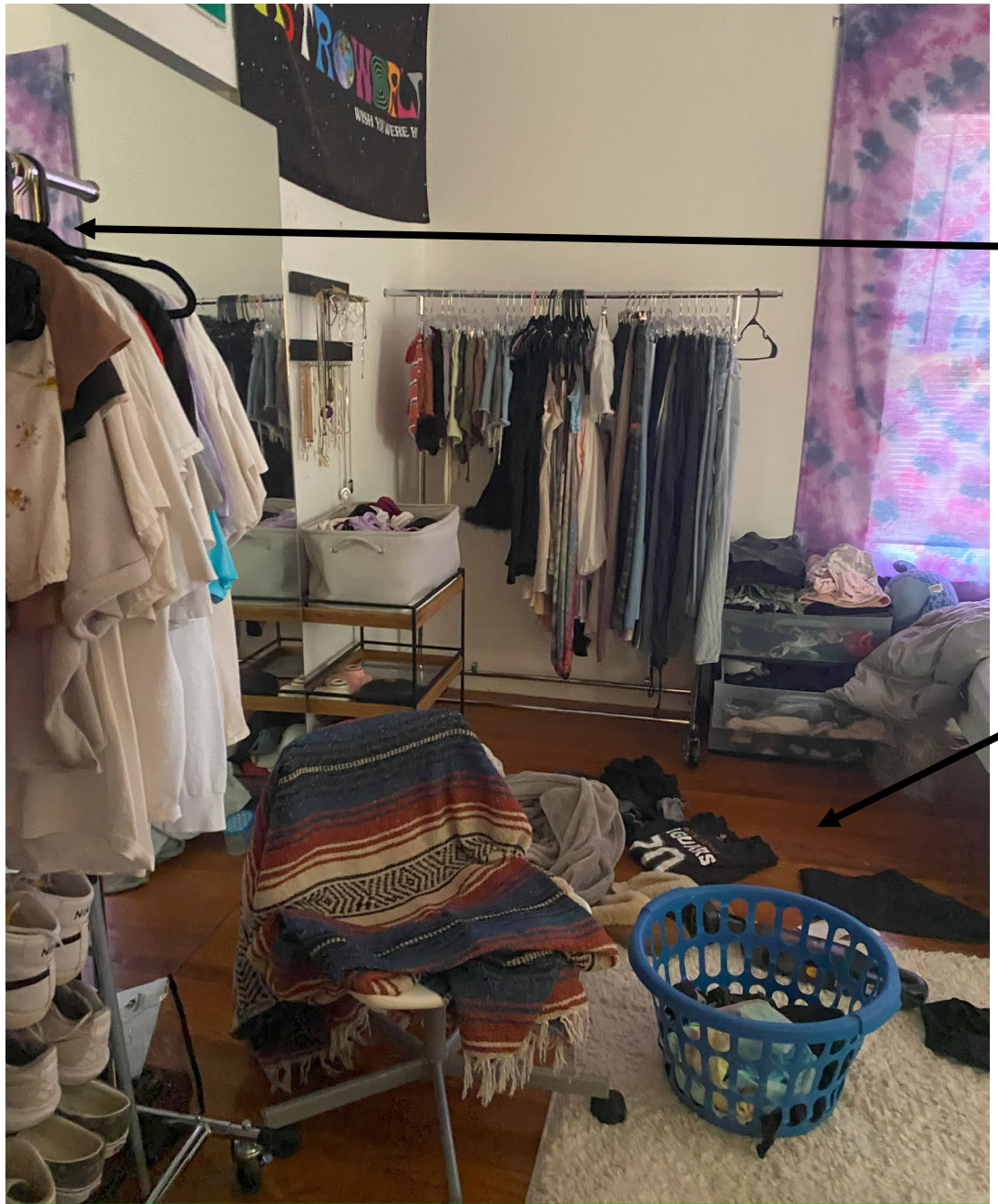

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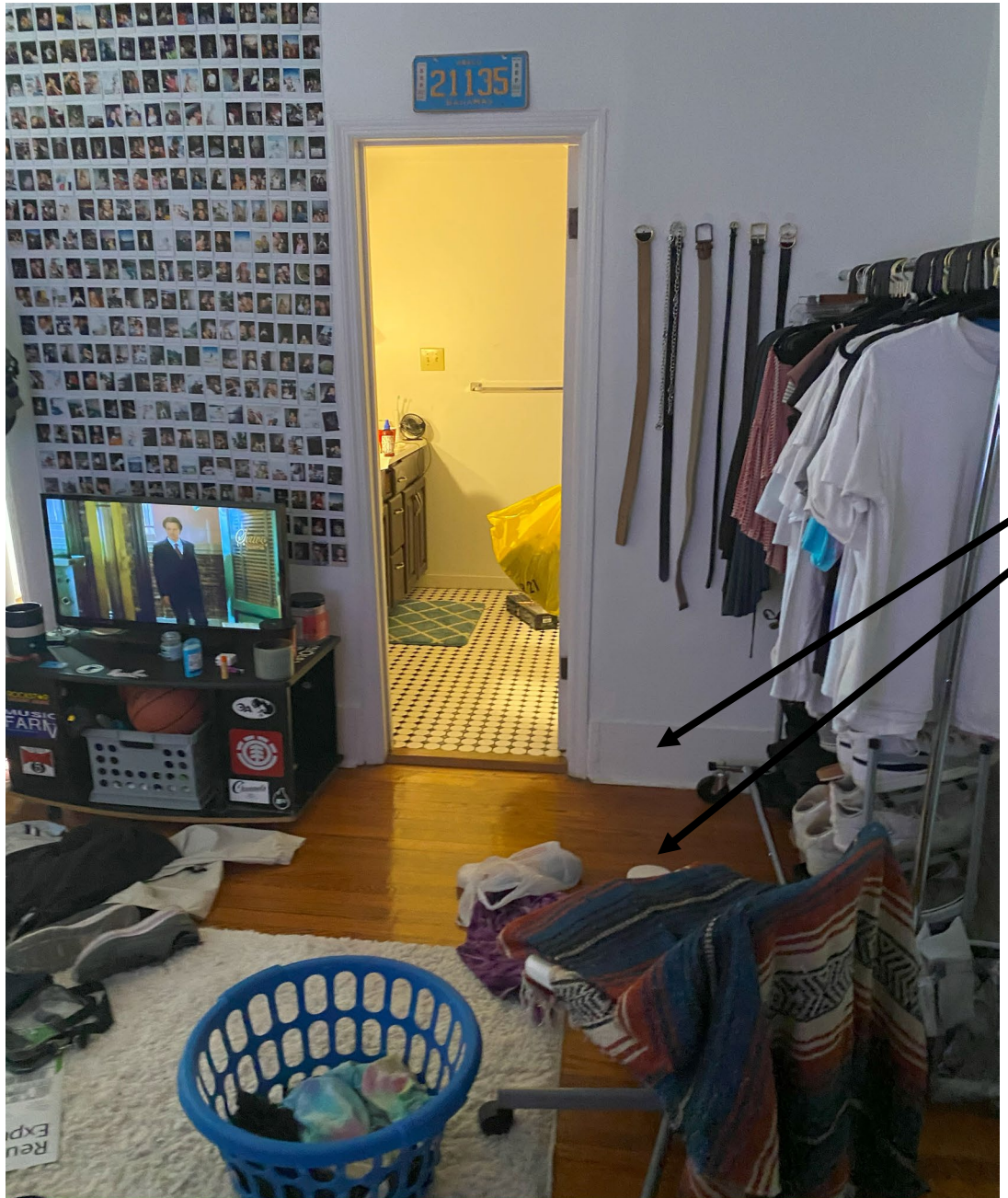
APARTMENT 2-FRONT ROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED



Received August 2, 2023
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APARTMENT 2-REAR BEDROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED

APARTMENT 2-REAR BEDROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED

Received August 2, 2023
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Received August 2, 2023
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APARTMENT 2-BATHROOM: FACING SOUTH
TILE FLOORS TO BE PRESERVED

UPGRADE PLUMBING/NEW FIXTURES/TILE FLOORS

Application pg 28

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED

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REPLACE DUCTWORK/ BUILD CHASE FOR NEW DUCT WORK

PRESERVE STAIR/STAIRHALL

ADD SIMULATED WOOD VINYL FLOORING

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APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
DOOR TO BALCONY TO BE RETAINED

PRESERVE DOOR

ADD SIMULATED WOOD VINYL FLOORING

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED

Received August 2, 2023
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PRESERVE DOOR

ADD SIMULATED WOOD VINYL FLOORING

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APARTMENT 3: BEDROOM: FACING NORTH
SUBFLOOR CONDITION

REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

APARTMENT 3-BEDROOM: FACING EAST
SUBFLOOR CONDITION

Received August 2, 2023
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REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

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APARTMENT 3-BEDROOM: FACING NORTH
SUBFLOOR CONDITION

REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

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APARTMENT 3-BATHROOM: FACING SOUTH
ANTIQUATED PLUMBING TO BE UPGRADED/
BROUGHT UP TO CODE

UPGRADE PLUMBING/REMOVE/ REPLACE FIXTURES

ADD TILE FLOORING

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APARTMENT 3-KITCHEN: FACING SOUTH
ANTIQUATED PLUMBING TO BE UPGRADED/
BROUGHT UP TO CODE

UPGRADE PLUMBING/REMOVE/ REPLACE FIXTURES

ADD SUBFLOORING/TILE FINISH FLOOR

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APARTMENT 3-LIVING ROOM: FACING EAST
ASBESTOR FLOORING TO BE REMOVED

PRESERVE DOORS/REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

REMOVE ASBESTOS FLOORING/ADD SIMULATED WOOD VINYL FLOORING

Received August 2, 2023
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APARTMENT 3-LIVING ROOM: FACING NORTH
ASBESTOR FLOORING TO BE REMOVED

REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

REMOVE ASBESTOS FLOORING/ADD SIMULATED WOOD VINYL FLOORING

APARTMENT 3: 3rd floor, stairs, facing west

APARTMENT 3: 3rd floor, bedroom, facing north

Received August 2, 2023
Planning & Building Department

APARTMENT 3: 3rd floor, bedroom, window to be restored, facing south

Received August 2, 2023
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APARTMENT 3: 3rd floor, bathroom, facing west

Received August 3, 2023
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Prepared by:
David Cleveland
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F (850) 671-1313
License# CBC 125 7350

Prepared on:
12-2-21

Prepared for:
Thayber Holdings LLC
sthayber@gmail.com
P (904) 327-3329

Job location:
30 Sanford St
Saint Augustine, FL 32084-4489

Project Summary

Stabilize Floors	$29,397.99
Total Investment	$29,397.99
Same Day Savings	$2,189.78
Total Contract Price	**$27,208.21**
Deposit Required - 20%	$5,441.64
Deposit Paid	$0.00
Amount Due Upon Installation	**$27,208.21**

Customer Consent

Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control, including but not limited to, permitting and weather delays when applicable. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

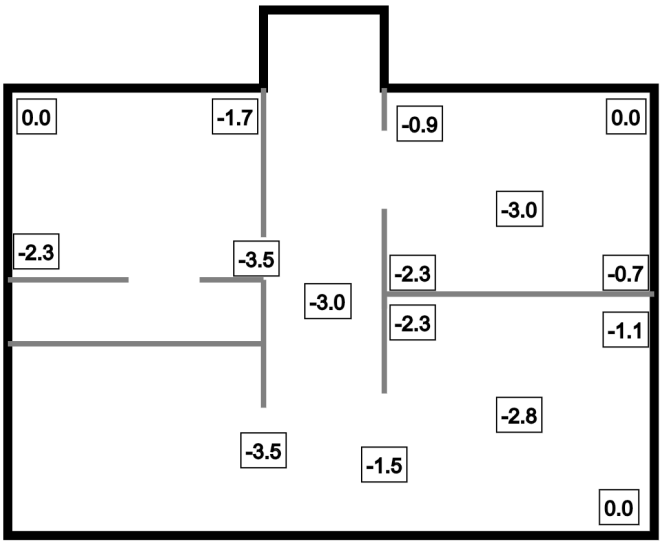
Customer Signature _____ **Date** _____

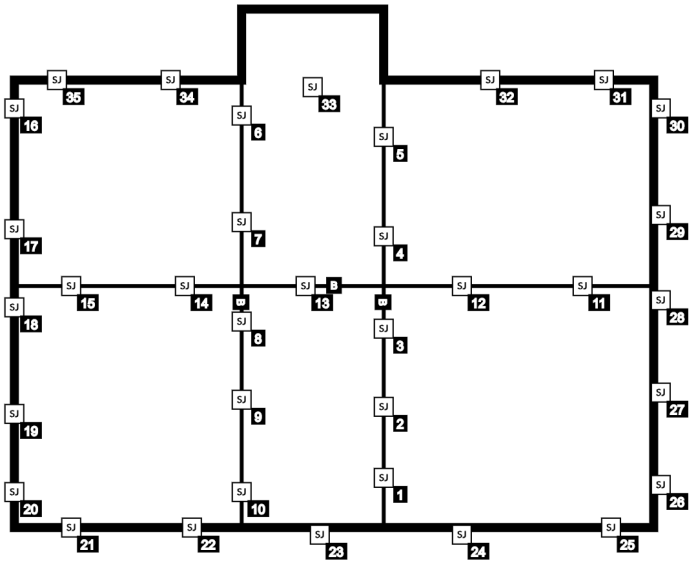
Customer is paying by 3rd party financing **Initial** _____

Customer is paying by Check___ Credit card____ **Initial** _____

Received August 3, 2023
Planning & Building Department

Job Details





Received August 3, 2023
Planning & Building Department

Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Contractor to coordinate utilities locating service and take responsibility for repairing any damage occuring to a private utility line during installation.

Contractor Will

1.) Attempt to lift the floor, although lifting is likely, it is not guaranteed.

Customer Will

1.) If customer chooses financing for the project, the customer is responsible for securing the financing through a 3rd party entity.

Product List

Stabilize Floors

SmartJack, 1-3'	35
Utilities Protection	1

Received August 3, 2023
Planning & Building Department

Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Foundation Repair and Lifting. AFS assumes normal foundation construction and concrete thickness for the purpose of this proposal. If the existing structure or concrete are not of normal construction, or if previous concrete has been poured under the footing and effects proper installation of the piers an additional charge will apply. AFS will lift only what the structural integrity of the building will allow. Items such as mortar, concrete, or soil falling between cracks or behind the veneer could physically prevent the wall from moving back into position. During a lift cosmetic interior and/or exterior damage may occur (For example: Old cracks may reopen, new cracks may appear and doors and windows may have to be realigned.). This is a natural phenomenon of lifting a structure and AFS is not responsible for these repairs. NO cosmetic repairs of any sort will be provided by AFS.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Received August 3, 2023
Planning & Building Department

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or

2. The date you received this notice of cancellation.

How to Cancel
If you decide to cancel this transaction, you may do so by notifying us in writing at:

Alpha Foundation Specialists, Inc.
TF (800) 714-3020
O (850) 877-1313
F (850) 671-1313
www.alphafoundations.com
66 Industrial Park
Monticello, FL 32344

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**

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

July 18, 2023

Historic Property Associates, Inc.
PO Box 1002
St Augustine, FL 32085

cc: Sanford Cedar LLC

Re: Certificate of Appropriateness – 30 Sanford Street – HP2023-0034

Dear Mr. Weaver,

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

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.:	HP2023-0034
Applicant:	Historic Property Associates, Inc.
Owner:	Sanford Cedar LLC
Address:	30 Sanford Street
Parcel Number:	2031400000

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

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 RS-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 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.

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. HP2023-0034

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
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.

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

Candice:

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

Thank you for your patience and consideration of this matter.

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

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

Hi Paul,

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

Thank you!

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

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

June 15, 2023

Historic Property Associates, Inc.
PO Box 1002
St Augustine, FL 32085

cc: Sanford Cedar LLC

Re: Certificate of Appropriateness – 30 Sanford Street – HP2023-0034

Dear Mr. Weaver,

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

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 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.:	HP2023-0034
Applicant:	Historic Property Associates, Inc.
Owner:	Sanford Cedar LLC
Address:	30 Sanford Street
Parcel Number:	2031400000

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

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 RS-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 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.

Subject to the following conditions:

- _____
- July 18th, 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. HP2023-0034

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.

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.

Received May 16, 2023
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2031400000 *Attach legal description of property*

Address of property: Street 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

( ) Individually National Register listed
(x) In a National Register district
( ) Locally designated historic property or landmark*
( ) In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Lincolnville Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine

Mailing Address 75 King Street

City St. Augustine State FL Zip Code 32084

Telephone Number (904) 209-4326

2. Type of request:

(x) Exemption under 196.1997, F.S. (standard exemption)
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Sanford Cedar, LLC

Mailing address 6817 Southport Parkway

City Jacksonville State FL Zip code 32216

Daytime Telephone Number (904) 327-3329

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Received May 16, 2023
Planning & Building Department

Property Identification Number 203140000

Property Address 30 Sanford Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verificationof information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Shankar M Thayer | | 04/13/2023
Name | Signature | Date

Complete the following if signing for an organization or multiple owners:

Owner | Sanford Cedar, LLC
Title | Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

30 Sanford Street is a Frame Vernacular residence constructed c. 1880 and located on its present site since c. 1917. It rises two-and-a-half stories in height. Its foundation is brick piers, and its structural system is wood, likely balloon frame. It has an ell-shaped ground plan, and a side facing gable roof surfaced with asphalt shingles. Currently, it is used a three-unit apartment building and is in fair condition.

Date of Construction c. 1880 Date(s) of Alteration(s) 1917

Has building been moved? (X)Yes ()No If so, when? 1917

6. Statement of Significance: Located on its present site since c. 1917, 30 Sanford Street is a contributing building in the Lincolnville Historic District. Although the Florida Master Site File indicates 30 Sanford Street was built on the site, local historian David Nolan, who prepared the form, has provided documentation that the building dates to c. 1880 and was moved to its present site between 1910 and 1917. The building was originally built c. 1880 at Treasury and Cordova Street in the Colonial City of St. Augustine. It was originally owned by J.C. Thomas, a close relative of Theodore Thomas (1835-1905), conductor of the New York Philharmonic, Chicago Symphony, and musical director of the 1893 World's Columbian Exposition. In 1889, the St. Augustine Weekly News reported that McGuire and McDonald, Henry Flagler's contractors who built the Ponce de Leon and Alcazar Hotels, relocated the building from Treasury Street to 122 Riberia Street. The building is shown at that location on the 1904 Sanborn Map. Between 1910 and 1917 the building was relocated to its present location at 30 Sanford, one block to the east of the Riberia Street site.

Received May 16, 2023
Planning & Building Department

Property Identification Number 2031400000

Property Address 30 Sanford Street

7. Photographs and maps:
Attach photographs and maps to application.

Received May 16, 2023
Planning & Building Department

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 1

Feature Site Approx. date of feature 1917 Describe existing feature and its condition: 30 Sanford Street is located on a prominent lot at the southwest corner of the intersection of Sanford and Cedar streets. The site is .14 acres. 32 Sanford Street, a separate historic building, is located south of 30 Sanford Street, and a non-historic garage apartment is located at 301/2 Sanford Street beyond the current tax parcel. The site has high archaeological potential and is protected by City of St. Augustine ordinance from unregulated ground disturbing activities. Photo no. 1-1-1-2 Drawing no. Site Plan	Describe work and impact on existing feature: No major site work is anticipated. Site will be assessed by the COSA archaeologist and any ground disturbing will be mitigated by professional excavation and recovery of cultural material.

Feature 2

Feature East Elevation Approx. date of feature 1880, 1917 Describe existing feature and its condition: East façade is most prominent. It faces Sanford Street and features a 3 bay wide, 2-story entrance porch. Porch is incised within building structure and thus is covered by main, side-facing gable roof. Main elevation is symmetrically organized with a centrally placed entrance featuring a historic paneled door, transom and sidelights. Porch is accessed by cast concrete steps,features square wood posts and is enclosed with wood balustrades with turned wood balusters. Second-floor openings feature a similar balustrade and jig-sawn brackets at porch-ceiling juncture. A photograph from 1980 indicates upper story porch was enclosed. It has been restored to its historic open configuration since that time. Windows are double-hung sash with triangular window headers, a detail indicating c. 1880 construction of building. Photo no.2-1-2-4 Drawing no. A4,	Describe work and impact on existing feature: Features on east elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs (see attached foundation proposal). Masonry work will done in accordance with National Park Service Historical Preservation – Technical Procedures. Balustrade on both levels will be repaired. Entrance door and sidelights will be retained with minor repairs and repainted. Wooden posts on both levels are sound and will be repaired in their original location. Wooden features including siding, decorative brackets and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.

Received May 16, 2023
Planning & Building Department

Feature 3

Feature South Elevation Approx. date of feature 1880,1917 Describe existing feature and its condition: South facade features a one-story, four bay wide porch. It has wooden steps with wooden handrails accessing second bay from east. It is enclosed with wooden balustrade. First-floor level of building enclosed by the porch has two paneled entrance doors, an original 2/2 light DHS window and a smaller fixed window which provides light to an interior bathroom. At second floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. In upper ½ story is a single DHS window with 6/6 lights. 6/6 light window is likely original c. 1880. 2/2 light windows are historic and probably were added c. 1900. Façade terminates with cornice returns in gable ends. Photo no.3-1-3-4 Drawing no. A4	Describe work and impact on existing feature: Features on south elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs. Wooden posts are sound and will be repaired in their original location. Porch roof will be repaired and finished with a 40 year architectural shingle. Windows will be repaired, loose paint removed, primed and repainted.

Received May 16, 2023
Planning & Building Department

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 4

Feature North Elevation Approx. date of feature 1880, 1917 Describe existing feature and its condition: North façade faces Cedar Street. It has regular fenestration with two singularly placed 2/2 light DHS windows at both the first and second floor levels. In the upper ½ story is a single DHS window with 6/6 lights. Façade terminates with cornice returns in gable ends. All windows on the north façade have wooden operable shutters. Photo no.4-1-4-4 Drawing no. A4	Describe work and impact on existing feature: Features on north facade will be retained and selectively repaired. Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.

Feature 5

Feature West Elevation Approx. date of feature 1917/1980) Describe existing feature and its condition: West façade features a one-story wing that wraps around main building. Main bay of wing is unrelieved and has a side facing gable roof. On north side of wing is a one bay extension with a non-historic bay window and a shed roof. At the second-floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. A non-historic two-story wooden stair with a wooden rail system provides access to a second-floor apartment. A small portion of siding at NW corner is in deteriorated condition due to water damage and in need of replacement. Photo no.5-1-5-4 Drawing no. A4	Describe work and impact on existing feature: Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted. Stairs will be retained and repaired. Damaged drop siding at NW corner will be replaced with wooden siding to match existing.

Feature 6

Feature Roof Approx. date of feature 1917, 2018 Describe existing feature and its condition: Main roof is a side facing gable type and is finished with composition shingles. Main roof shingles are only a few years old. Some aged roll roofing is evident on south porch roof. Leaks have caused damage around the fringes of roof but historic roof structure is sound. Photo no. 6-1-6-2 Drawing no. A4	Describe work and impact on existing feature: Existing roof material will be selectively repaired, particularly on south porch roof. New roof surfacing will be 40 year architectural shingle over a ice and water membrane(Peel and stick) with stainless steel fasteners. This roof surfacing will best conform with the anomalies in the existing historic roof while giving good wind load characteristics.

Received May 16, 2023
Planning & Building Department

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number _ 2031400000

Property Address 30 Sanford Street

Feature 7

Feature Interior, 1st Floor Approx. date of feature 1880, 1980 Describe existing feature and its condition: First floor is divided into two, one-bedroom apartments. There is an entrance foyer which provides access to the apartments. Each apartment has a living room, dining room/kitchen and single bedroom and bathroom. The original flooring remains in the living rooms of both apartments. Walls are a combination of plaster and drywall and ceilings appear to be original plaster. Photo no.7-1-7-7Drawing no. A1	Describe work and impact on existing feature: Non-historic partitions will be removed and the first floor will be restored to a single unit. Floor plan will be retained in present configuration, including kitchen and bathroom locations. Existing non-historic kitchen and bathroom fixtures will be removed. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 8

Feature Interior, 2nd Floor Approx. date of feature 1880, 1960 Describe existing feature and its condition: Upper floor and half floor is a second apartment. Apartment is accessed by a stair from the rear (west) side of the property. Apartment has combination of floor finishes, including natural and painted wood and plywood. Ceiling and wall finishes are plaster. Apartment is currently in poor condition and not suitable for occupancy. All kitchen and bathroom fixtures have been removed and sub-flooring is exposed. Photo no.8-1-8-11Drawing no. A2-3	Describe work and impact on existing feature: Floor plan will be retained in present configuration, including kitchen and bathroom location. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).

Feature 9

Feature _____ Approx. date of feature_____ Describe existing feature and its condition: Photo no. Drawing no._	Describe work and impact on existing feature:

Received May 16, 2023
Planning & Building Department

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Property Use (To be completed by all applicants):

1. **Use(s) before improvement: Apartments**

2. **Proposed use(s) after improvement: Apartments**

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ( ) acres ( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when? _____

7. Are there regular hours? ( )Yes ( )No If so, what are they? _____

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

Received May 16, 2023
Planning & Building Department
For 30 Sanford Street

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Stephen Porter is/are hereby authorized TO ACT ON BEHALF OF THAYVER HOLDINGS LLC the owner(s) of those lands described within

☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

Shankar M Thayver
Print Name of Owner

904-327-3329
Telephone Number

State of Florida

County of St Johns

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

By Shankar M Thayver

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 12-3-2026

CHRISTINE MICIELI
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-3-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 311221

Rev:120219 jw

Received May 16, 2023
Planning & Building Department

RECEIVED
MAY 16 2023
Planning/Building Dept.

May 10, 2023

Julie Courtney
Historic Preservation Officer
Planning and Building Department
City of St. Augustine

Re: Ad Valorem Exemption Application
30 Sanford Street, 8SJ1988
Lincolnville Historic District
St. Augustine, Florida

Dear Julie,

Enclosed is an Ad Valorem Application for 30 Sanford Street, Lincolnville Historic District, St. Augustine, Florida.

Thank you for your attention to this matter and feel free to contact me if I can in any way assist with your review.

Paul L. Weaver

Paul Weaver, President
Historic Property Associates, Inc.

Xc: Shawn Thayver, owner

Received May 16, 2023
Planning & Building Department

ATTACHMENTS:

Signed copy of Ad Valorem Application
Rehabilitation plans for the property.
Photographs of proposed work areas
Floor plans with photo location key
Supplemental documentation supporting the application

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. **Site, Sanford Street, facing south**

2 **Photo 1-1**

1. **Site, Corner, Sanford/Cedar Street, facing west**

2 **Photo 1-2**

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Site, Sanford Street, facing south

2 Photo 1-3

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. **Main (east) facade, facing west from Sanford Street**

2 **Photo 2-1**

1. **Main (east) façade, transom, sidelights, facing west**

2 **Photo 2-2**

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Main (east) facade, shutters/siding, facing west from Sanford Street

2 Photo 2-3

1. Main (east) façade, concrete block, foundation, facing west

2 Photo 2-4

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. **Main (east) façade/south facade, facing northwest from Sanford Street**
2. **Photo 3-1**

1. South facade, facing north

2 Photo 3-2

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. South facade, facing north, incised porch

2 Photo 3-3

1. South facade, facing north, historic windows

2 Photo 3-4

Received 05/16/2023
Planning and Building Department

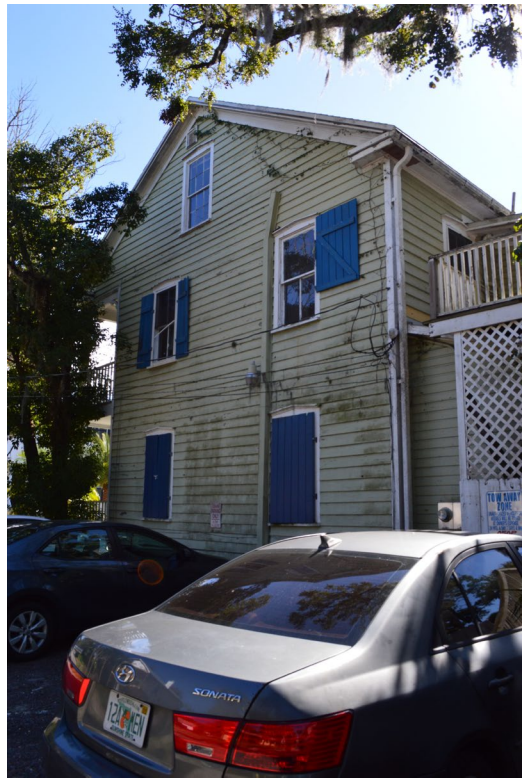
30 SANFORD STREET

1. West facade, facing east

2 Photo 4-1

1. North facade, facing south

2 Photo 4-2



Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. West facade, facing east

2 Photo 5-1

1. North facade, facing south

2 Photo 5-2

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. West facade, rear porch, facing south

2 Photo 5-3

1. West facade, rear porch, facing west

2 Photo 5-4

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. West facade, roof, facing south

2 Photo 6-1

1. West facade, roof, facing south

2 Photo 6-2

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. **Interior, first floor, living room, facing east**

2 **Photo 7-1**

1. **Interior, first floor, living room, oak floor, facing north**

2 **Photo 7-2**

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, first floor, dining room/kitchen facing east

2 Photo 7-3

1. Interior, first floor, dining room/kitchen, facing west

2 Photo 7-4

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, first floor, dining room/kitchen facing east

2 Photo 7-3

1. Interior, first floor, bedroom, facing west

2 Photo 7-5

Received 05/16/2023
Planning and Building Department

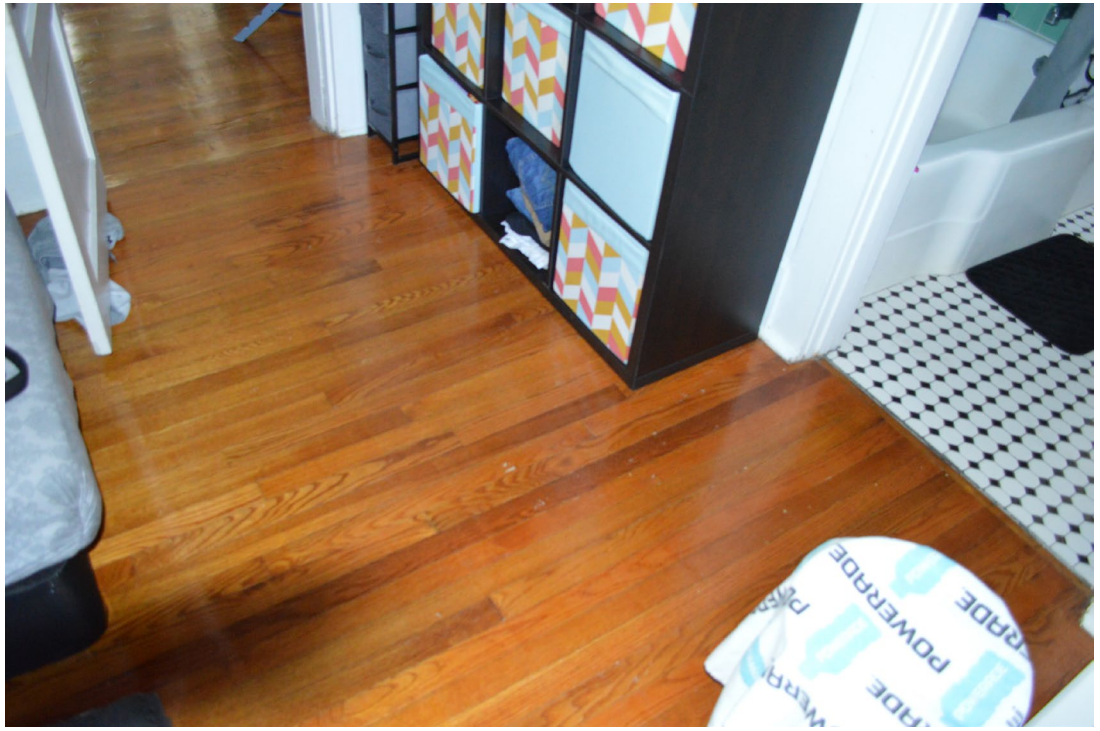
30 SANFORD STREET

1. Interior, first floor, living room, facing east

2 Photo 7-6

1. Interior, first floor, living room, oak floor, facing north

2 Photo 7-7

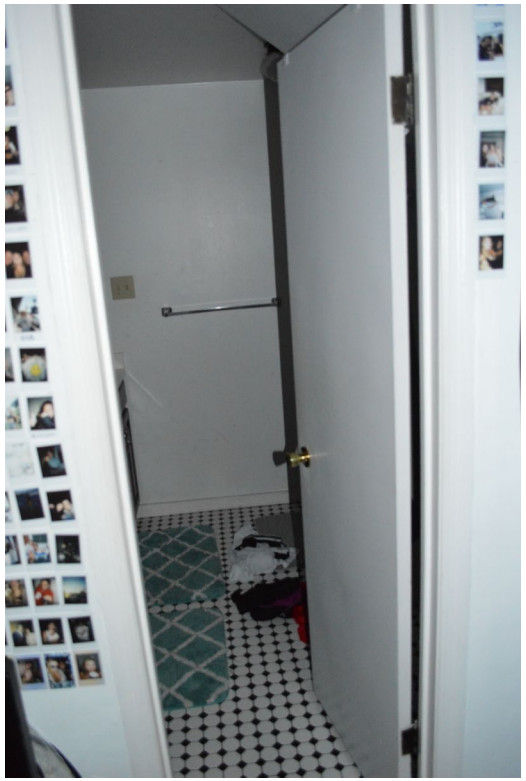


Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, first floor, bathroom, facing south

2 Photo 7-8



1. Interior, 2nd floor, rear apt. stairs, facing east

2 Photo 8-1

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, 2nd floor, rear apt. stairhall, facing west

2 Photo 8-2

1. Interior, 2nd floor, rear apt. , facing west

2 Photo 8-3

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, 2nd floor, rear apt. , facing south

2 Photo 8-4

1. Interior, 2nd floor, rear apt. , facing west

2 Photo 8-5

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, 3rd floor, rear apt. , facing north

2 Photo 8-6

1. Interior, 3rd floor, rear apt. , facing south

2 Photo 8-7

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET

1. Interior, 3rd floor, rear apt. , facing south

2 Photo 8-8

1. Interior, 3rd floor, rear apt. stairs, facing west

2 Photo 8-9

Received 05/16/2023
Planning and Building Department

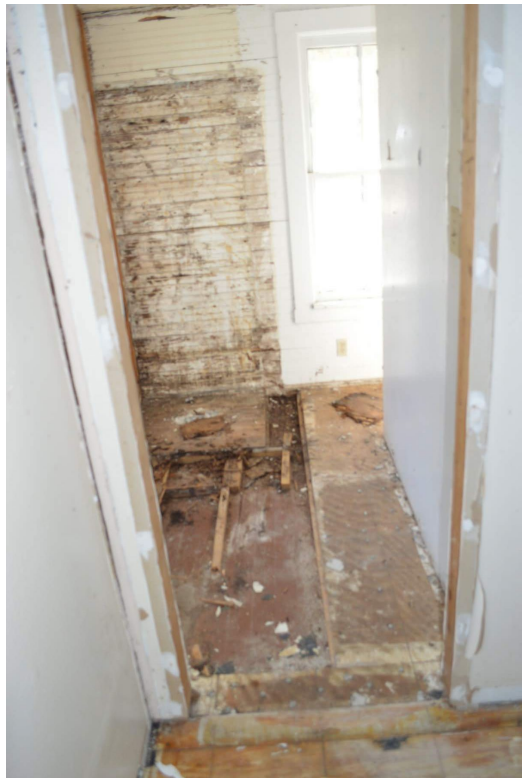
30 SANFORD STREET

1. Interior, 3rd floor, rear apt. , kitchen, facing south

2 Photo 8-10

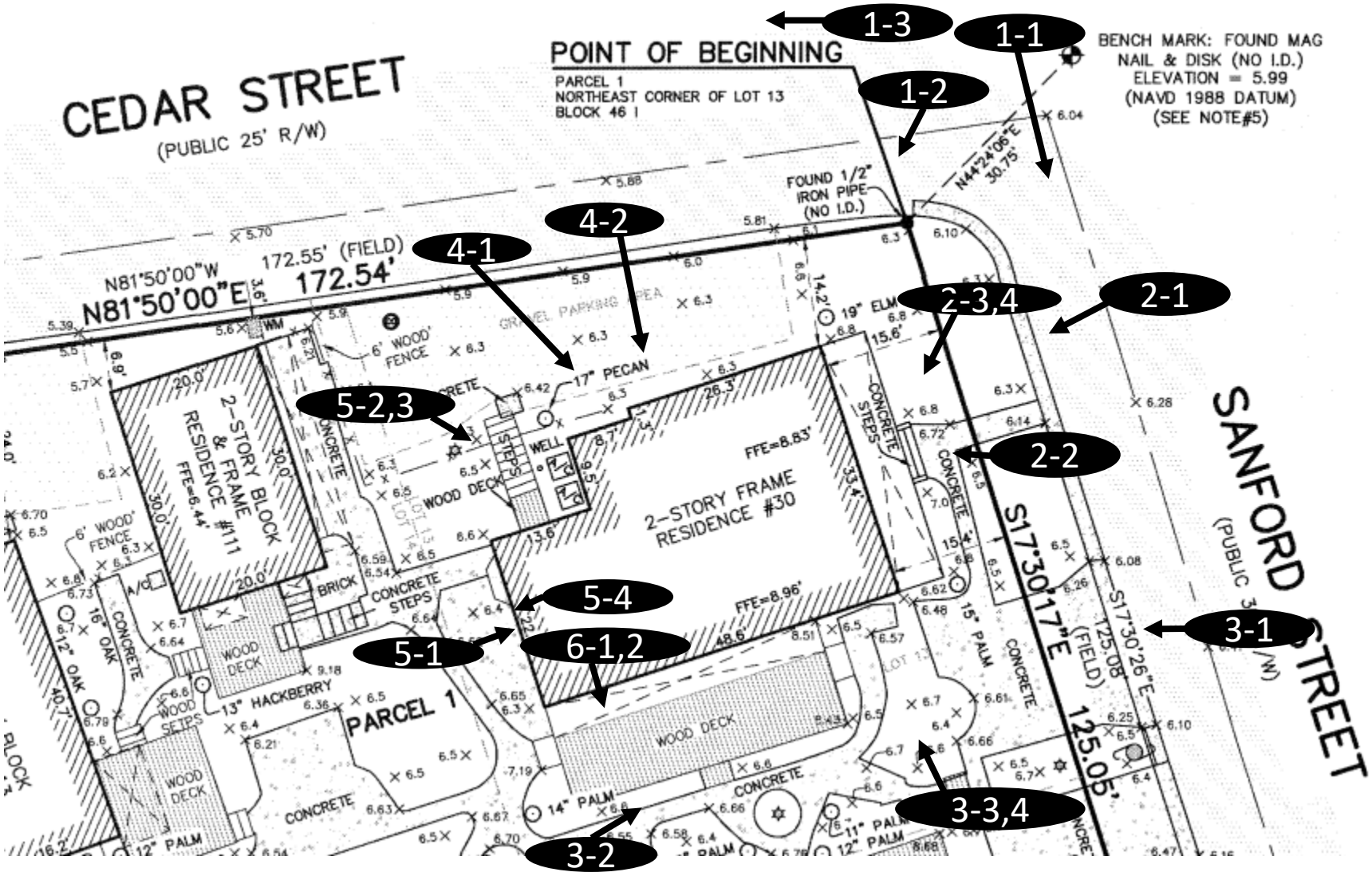
1. Interior, 3rd floor, rear apt., bathroom, facing south

2 Photo 8-11



30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



Application pg 80

Received 05/16/2023
Planning and Building Department

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
FIRST FLOOR INTERIOR

Main Floor Finished Area 1452.49 sq ft

0 4 8 ft

PREPARED: 2022/12/10

N

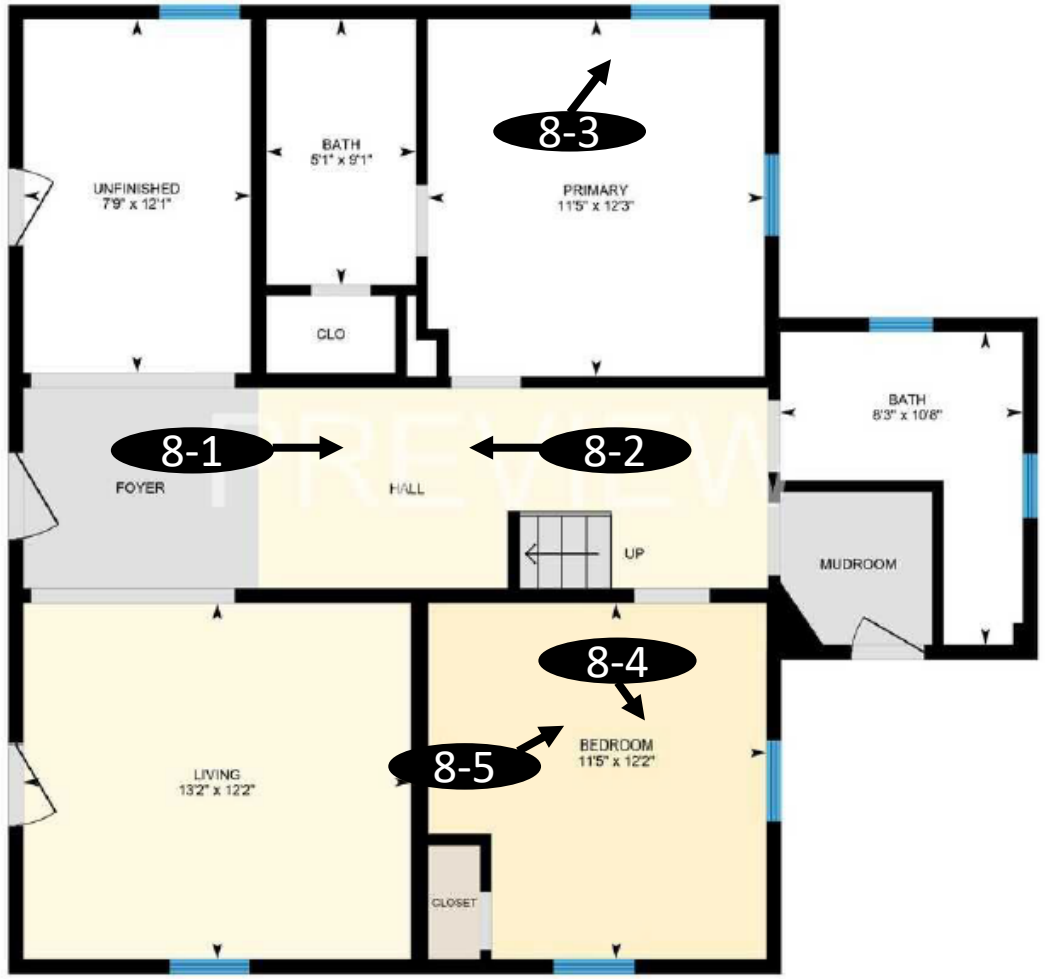
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 81

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
SECOND FLOOR INTERIOR

Received 05/16/2023
Planning and Building Department

2nd Floor Finished Area 568.72 sq ft
Unfinished Area 398.93 sq ft



0 3 6 ft

PREPARED: 2022/12/10

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 82

Received 05/16/2023
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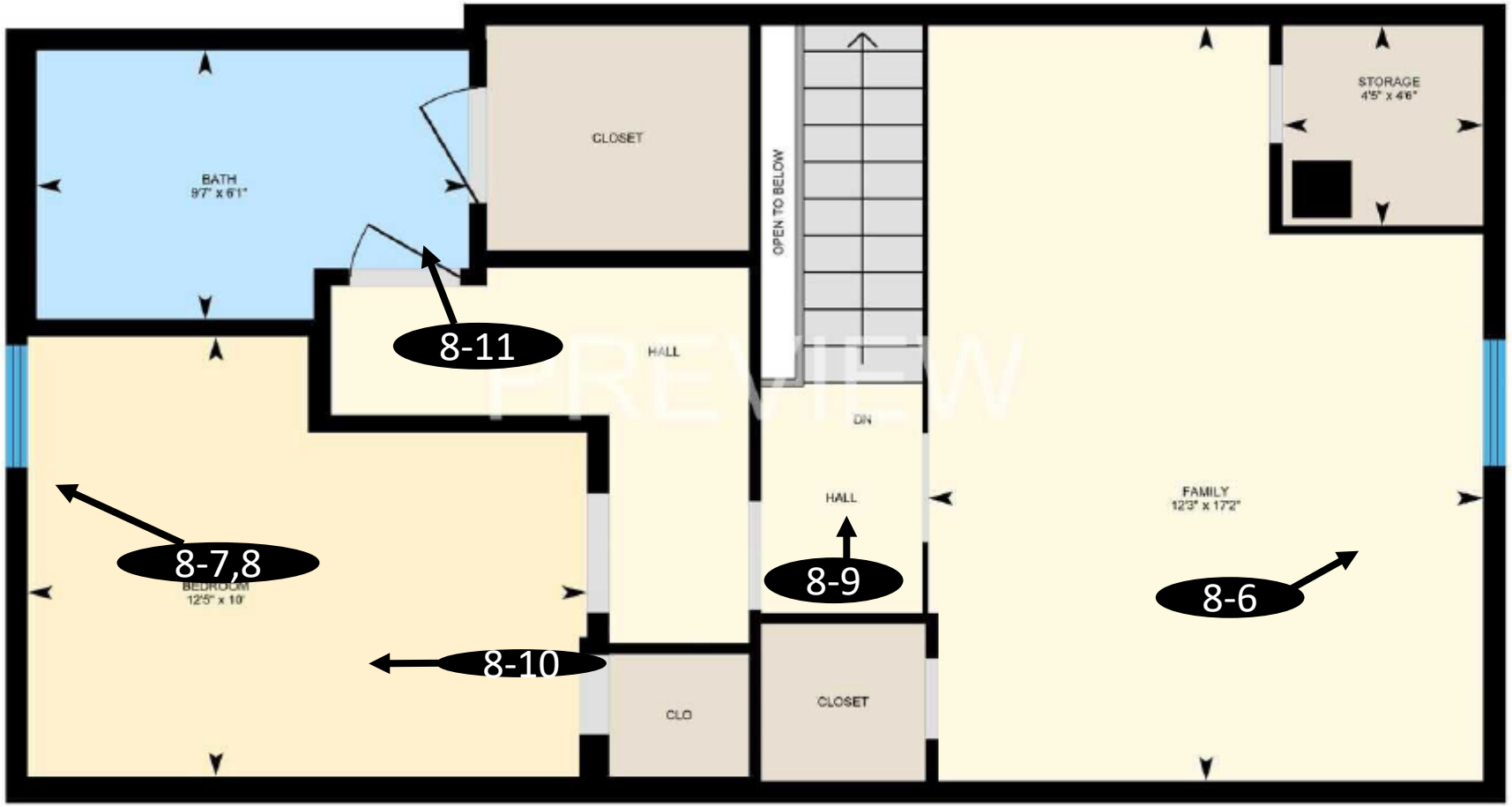
3rd Floor Finished Area 587.67 sq ft



0 2 4 ft

PREPARED: 2022/12/10

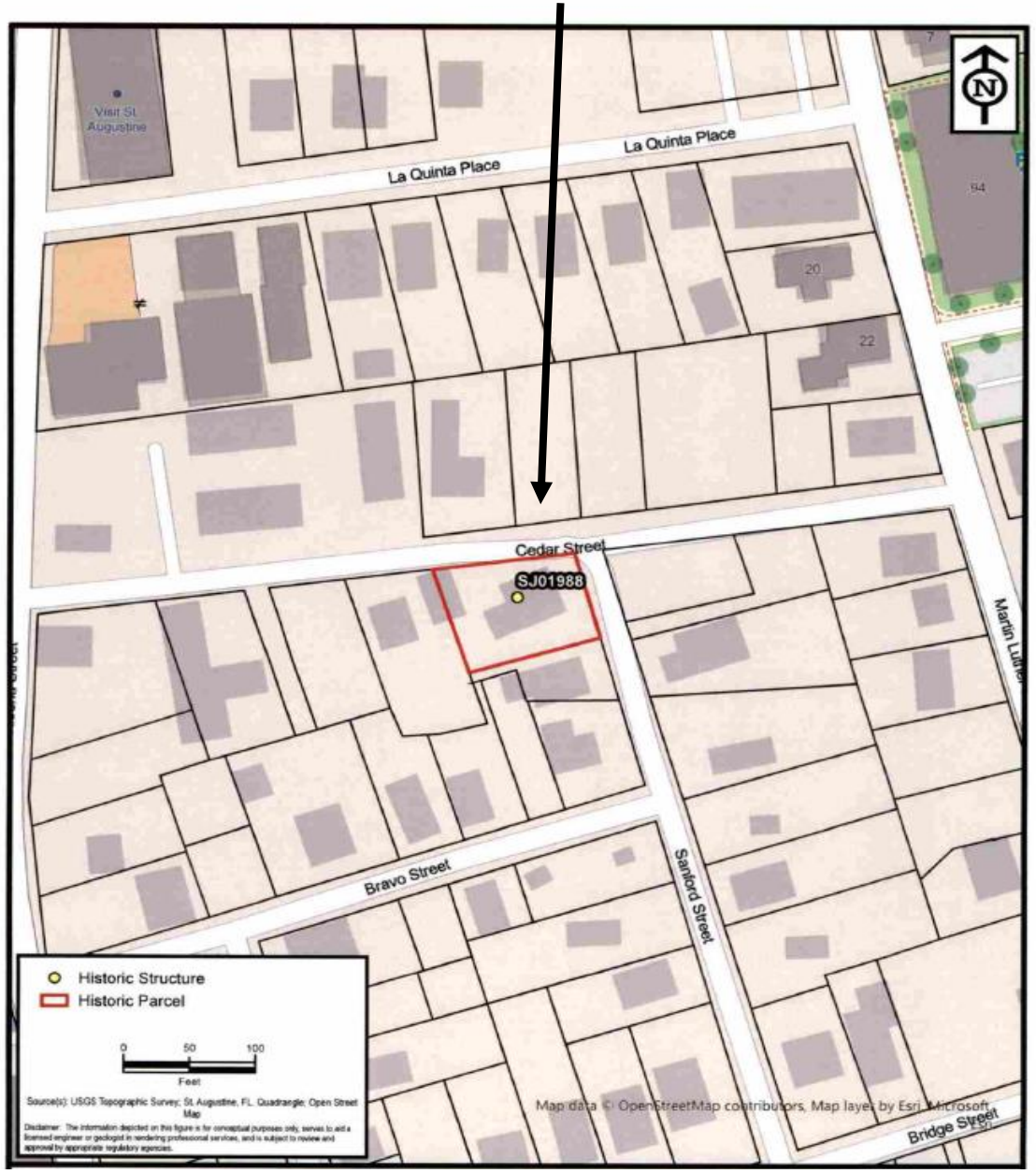
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department

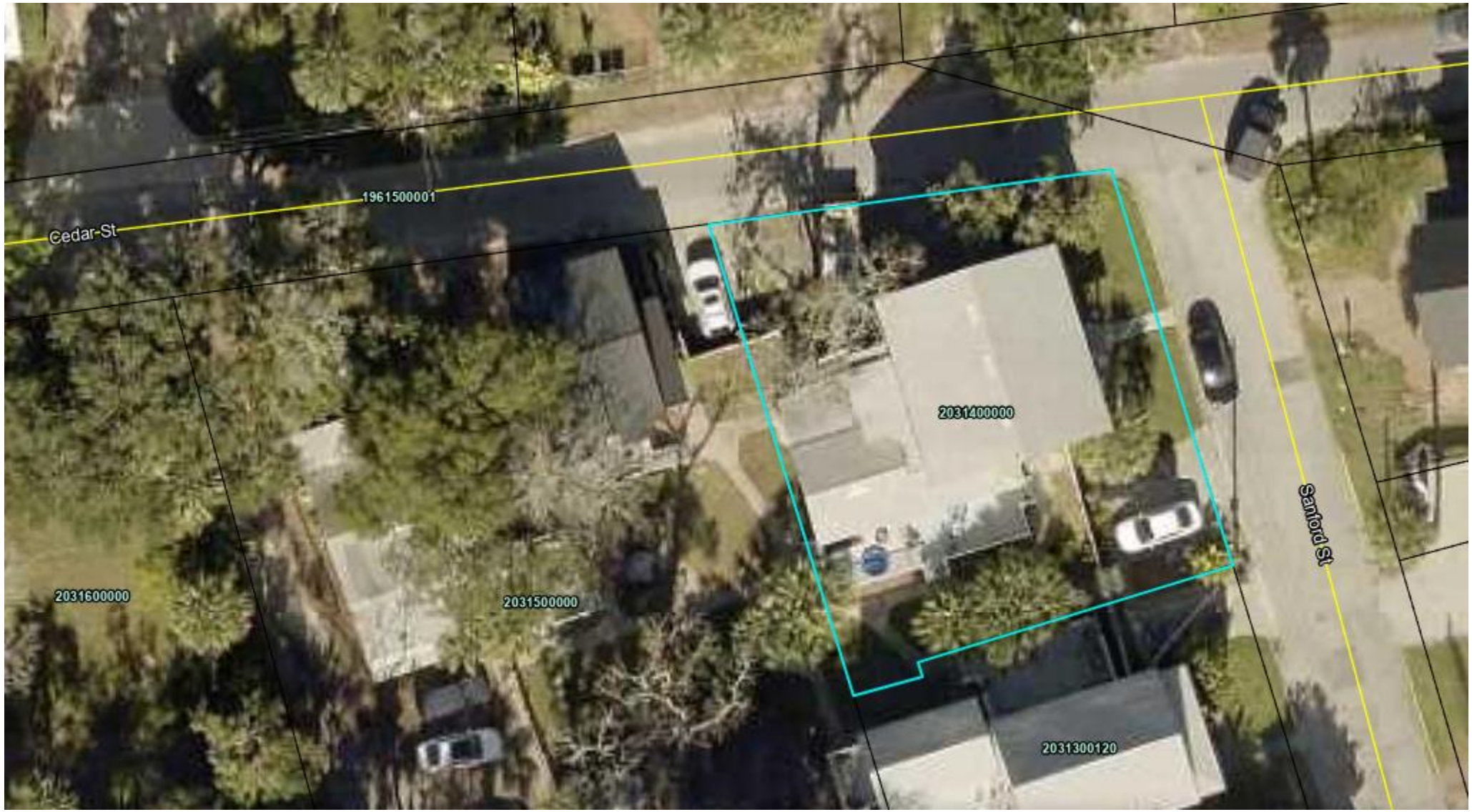
30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



30 SANFORD STREET/SITE PLAN
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5386/1667 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab

Owner Information

Owner Name	Thayver Holdings LLC Etal 100% Ranghukumar Rengarajan 100%
Mailing Address	137 BEAR BEN RD PONTE VEDRA BEACH, FL 32082-0000

Received 05/16/2023
Planning and Building Department

MAP SHOWING SURVEY OF

DESCRIPTION AS FURNISHED

PARCEL 1

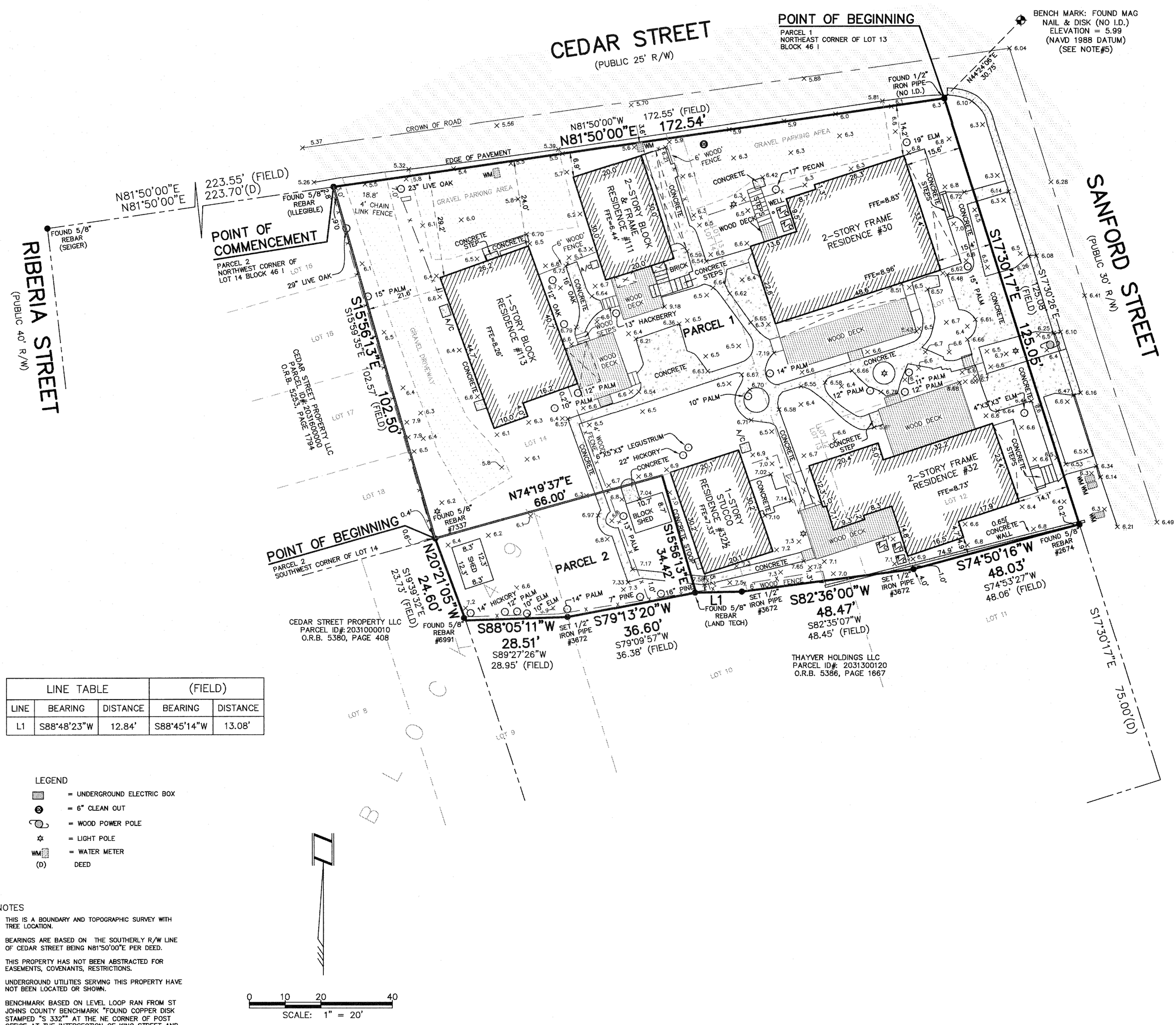
A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET: THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND POT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR STREET: THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I AND THE NORTH LINE OF LOT 9, BLOCK 46I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEG 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET: THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.



LINE TABLE			(FIELD)	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S88°48'23"W	12.84'	S88°45'14"W	13.08'

LEGEND

- = UNDERGROUND ELECTRIC BOX
- = 6" CLEAN OUT
- = WOOD POWER POLE
- = LIGHT POLE
- WM = WATER METER
- (D) DEED

NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF CEDAR STREET BEING N81°50'00"E PER DEED.
3. THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
4. UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
5. BENCHMARK BASED ON LEVEL LOOP RAN FROM ST JOHNS COUNTY BENCHMARK "FOUND COPPER DISK STAMPED "S 332"" AT THE NE CORNER OF POST OFFICE AT THE INTERSECTION OF KING STREET AND CENTRAL AVENUE, ELEVATION = 6.96' (NAVD 88) TO THE SITE BENCHMARK AS SHOWN HERON.
6. THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0314J, REVISED DECEMBER 12, 2018 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

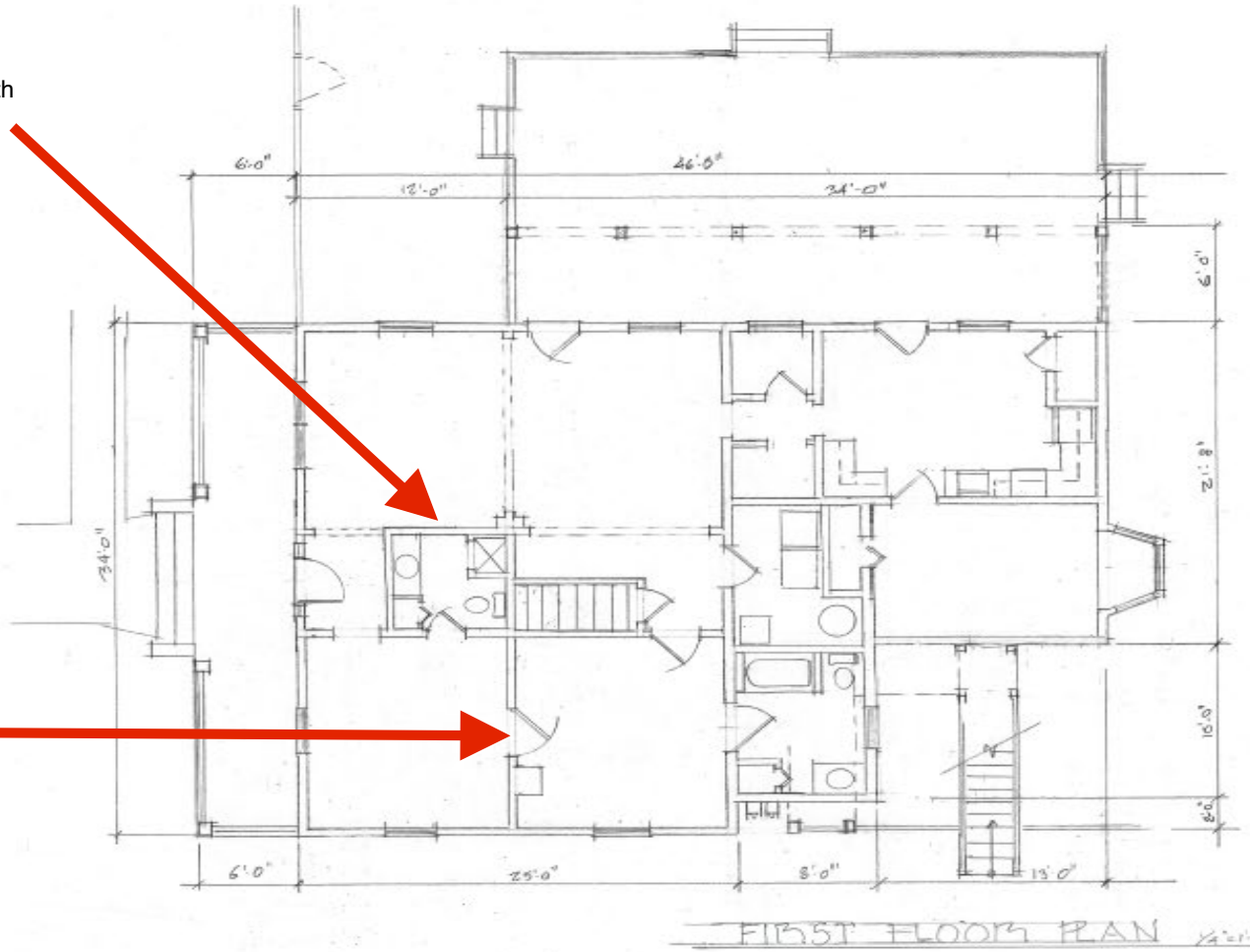
CHECKED BY:	FILE: 2022-280	DRAWN BY: JAH	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550	DATE: 04-11-2022	SHEET 1 OF 1

L:\D\Shared\JEREMY\2022\2022-280 11330 CEDAR-SANFORD STREET\2022-280 11330 CEDAR-SANFORD STREET.dwg

Received 05/16/2023
Planning and Building Department

New door for common bath access

Wall closed for privacy



FIRST FLOOR PLAN 1/4"=1'-0"

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

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

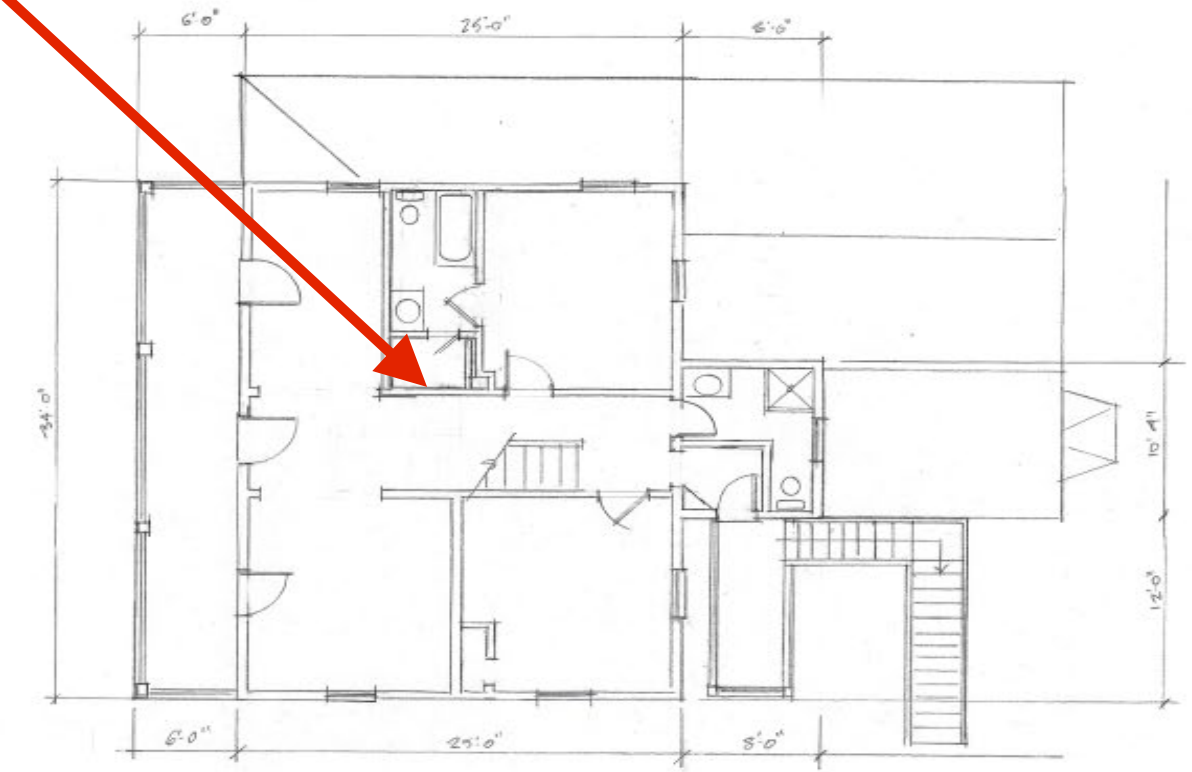
Date 2-20-23
Scale AS NOTED
Drawn
File

SHEET
A1

Application pg 89

Received 05/16/2023
Planning and Building Department

New door for common bath access



SECOND FLOOR PLAN 1/4"=1'-0"

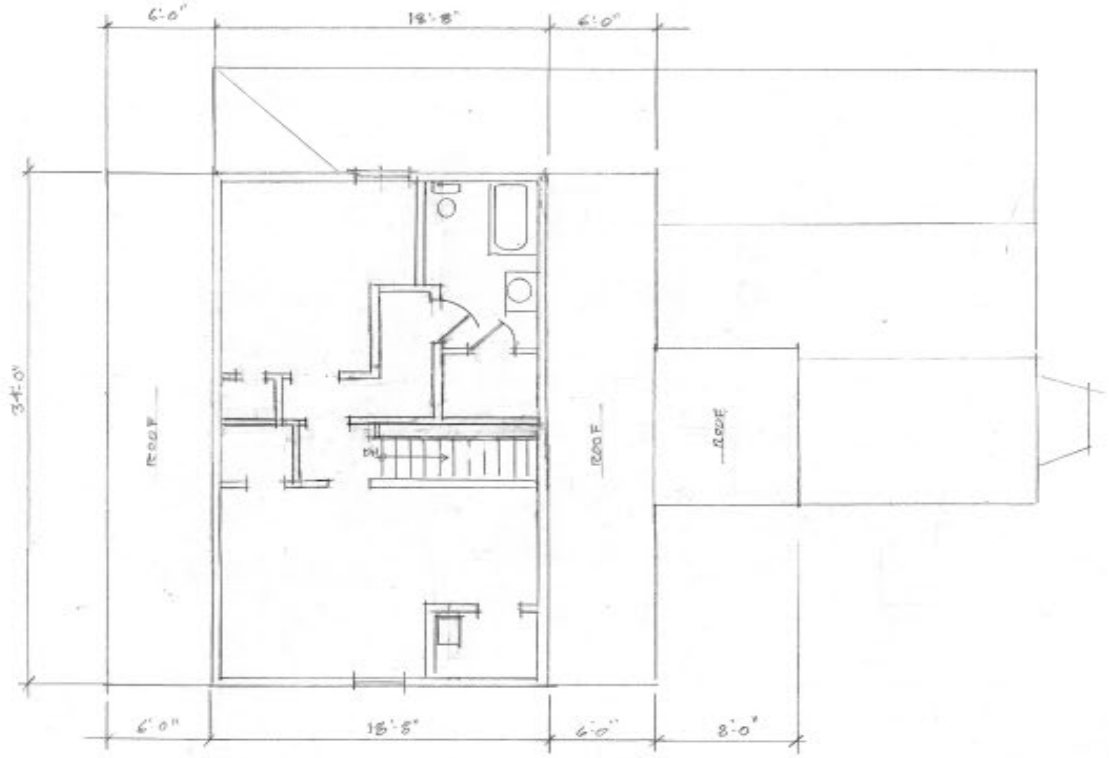
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 8-30-23
Scale: AS NOTED
Drawn: LT
File:

SHEET
A2

Received 05/16/2023
Planning and Building Department



THIRD FLOOR PLAN 1/4"=1'-0"

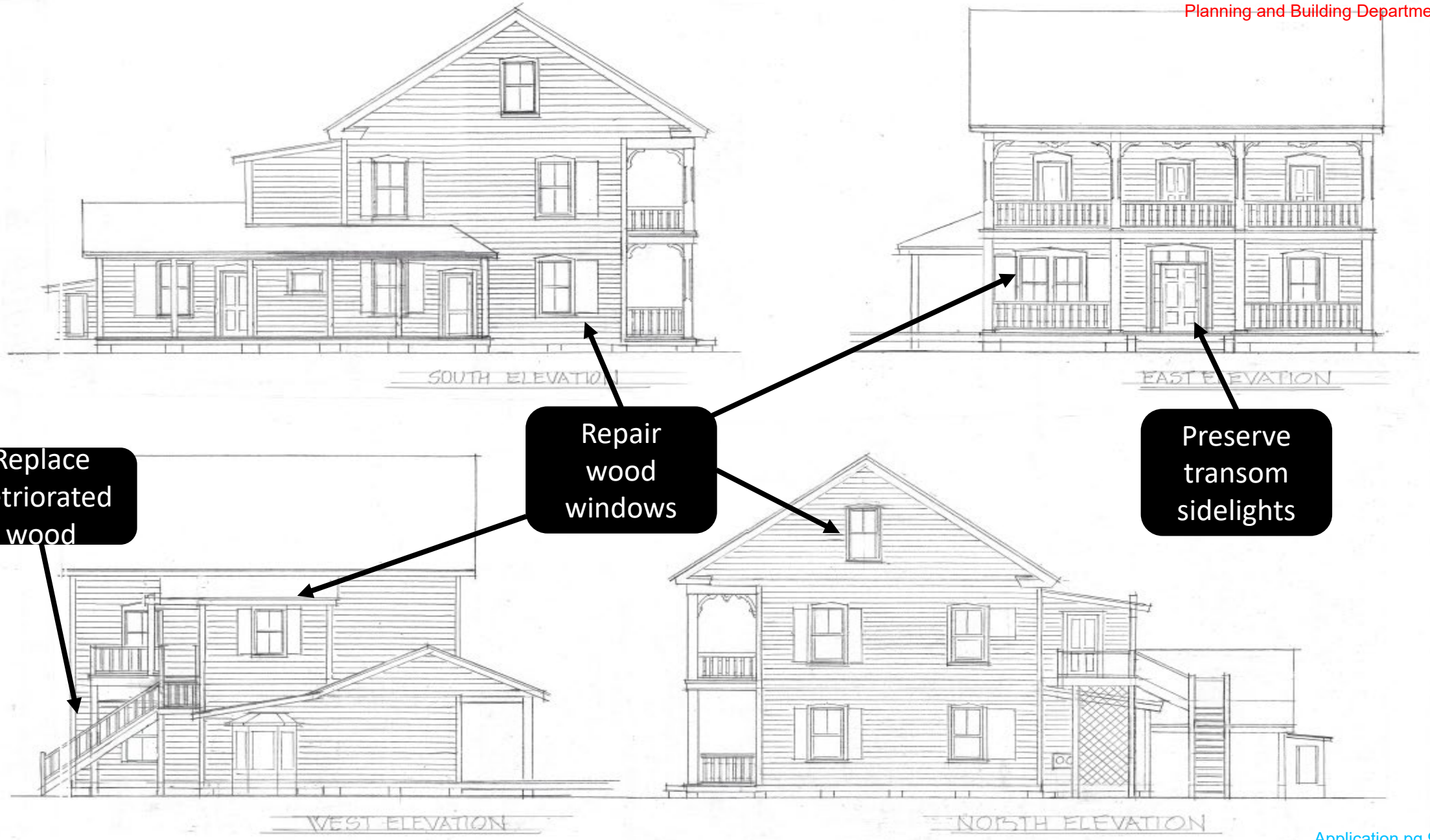
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 8-20-23
Scale: AS NOTED
Drawn:
File:

SHEET
A3

Received 05/16/2023
Planning and Building Department



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

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2-20-25
Order: AS NOTED
Drawn:
Filer:

SHEET
A4

Application pg 92

Meredith H. Randolph

From: Candice Seymour
Sent: Tuesday, May 30, 2023 10:36 AM
To: Paul Weaver
Cc: sthayver@thayvergroup.com; Meredith H. Randolph
Subject: FW: 30 Sanford Street Siding Photo
Attachments: IMG_9682.jpg

I received both this e-mail and the authorization form.

Thank you, Paul! Hope you had a nice weekend!

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

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

From: Paul Weaver <hpa007@aol.com>
Sent: Tuesday, May 30, 2023 9:52 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: sthayver@thayvergroup.com
Subject: Fwd: 30 Sanford Street Siding Photo

Candice:

Attached is a photo of the wood repair that was done at the NW corner of 30 Sanford Street. You can see it matches the existing siding material in type and dimension prior to priming and painting.

Let me know if you have any questions.

Paul

-

Received May 16, 2023
Planning & Building Department

Instr #2022112398 BK: 5679 PG: 935, Filed & Recorded: 12/14/2022 10:51 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70
Received May 16, 2023
Planning & Building Department

Prepared by & Return to:
Jay B. Watson, Esq.
4655 Salisbury Road, Ste 200
Jacksonville, Florida 32256
File Number: 2022-05
Property Appraiser's Parcel I.D. (folio) Number(s):
203140-0000/203130-0120/203150-0000
Documentary Stamp have been paid in amount of $.70

Quit Claim Deed

Made this 7th day of December, 2022, by **Thayver Holdings LLC, a Florida limited liability company and Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, a married man, conveying non-homestead property;** whose mailing address is 137 Bear Pen Road, Ponte Vedra Beach, Florida 32082; hereinafter referred to as "Grantor"; to **Sanford Cedar LLC, a Florida limited liability company,** whose mailing address is 6817 Southpoint Pkwy, Unit 2304, Jacksonville, Florida 32216; hereinafter referred to as "Grantee";

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

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **St. Johns** County, Florida, viz:

A part of lots 12, 13 and 14 of Block 46 I, of the City of St. Augustine, as shown on the Official Map, City of St. Augustine, dated June 22, 1923 of the Public Records of St. Johns County, Florida, being more particularly described as follows: Begin at an iron pipe found at the northeast corner of said block and the intersection of the south Right-of-Way line of Cedar Street and the West Right-of-Way line of Sanford Street and run Thence South 17 degrees 30 minutes 17 seconds East along the West Right-of-Way line of Sanford Street, 125.05 Feet to an Iron Pipe found at the Southeast corner of said Lot 12; Thence South 74 degrees 50 minutes 16 seconds West along the South boundary of said Lot 12, a distance of 48.03 feet to an Iron Pipe; Thence South 82 degrees 36 minutes 00 Seconds West 48.47 feet to a Re-Bar and Cap; Thence South 88 degrees 48 minutes 23 seconds West, 12.84 feet to a Re-Bar and Cap; Thence North 15 degrees 56 minutes 13 seconds West, 34.42 feet to a Re-Bar and Cap on the South Boundary of said Lot 14; Thence South 74 degrees 19 minutes 37 seconds West, along said South Boundary, 66.00 feet to a Re-Bar and Cap at the Southwest corner of said Lot 14; Thence North 15 degrees 56 minutes 13 seconds West, along the West boundary of said Lot 14, a distance of 102.50 feet to a Re-Bar and Cap at the Northwest corner of said Lot 14 and the South Right-of-Way line of Cedar Street; Thence North 81 degrees 50 minutes 00 seconds East along the South boundary of Cedar Street 172.54 feet to the POINT OF BEGINNING.

A parcel of land being a port of Lot 9 and Lot 10, Block 46 I, City of St. Augustine, St. Johns County, Florida and being more fully described as follows:

For a point of reference commence at the Northwest corner of Lot 14, Block I, said City of St. Augustine, said point also being on the Southerly Right of Way line of Cedar Street; Thence South 15 degrees 56 minutes 13 seconds East departing the Southerly Right of Way Line of said Lot 14, Block 46 I, a distance of 102.50 feet to the Southwest corner of said Lot 14, Block 46 I and the North line of Lot 9, Block 46 I, said City of St. Augustine; Thence North 74 degrees 19 minutes 37 seconds East along the South line of said Lot 14, and the North line of said Lot 9 and the North line of lot 10, Block 46 I, said City of St. Augustine, a distance of 66 feet to a point on the Westerly line of Lot 12, Block 46 I, said City of St. Augustine, Thence South 15 degrees 56 minutes 13 seconds East departing the South line of said lot 14 and the North line of said Lot 10, and along the Westerly line of said Lot 12, a distance of 34.42 feet; Thence South 79 degrees 13 minutes 20 seconds West departing the Westerly line of said Lot 12, a distance of 36.60 feet; Thence South 88 degrees 05 minutes 11 seconds West a distance of 28.51 feet; Thence North 20 degrees 21 minutes 05 seconds West a distance of 24.60 feet to the POINT OF BEGINNING.

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Received May 16, 2023
Planning & Building Department

Preparer has not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ATTORNEY'S OPINION OF TITLE

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

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Thayver Holdings LLC, a Florida Limited Liability Company

Witness #1

By: _____
Sankar Thayver, Manager

Witness #2: Jaime Stokes

By: _____
Sudha B. Thayver, Manager

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by **Sankar Thayver and Sudha B. Thayver, Managers of Thayver Holdings LLC, a Florida limited liability company,** who appeared before me in their physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL) CHRISTINE MICIELI NOTARY PUBLIC MY COMMISSION EXPIRES 12-3-2026 STATE OF FLORIDA COMMISSION NUMBER HH 311221

Notary Public

[TWO DIFFERENT NON-RELATED WITNESSES MUST SIGN AND PRINT NAMES BELOW]

SIGN: _____
Witness #1 PRINT: KARTHIKEYAN KIRUBAKARAN
3025 WOODS WAY, SAN JOSE, CA

Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar

SIGN: _____
Witness #2 PRINT: Matt Dullaghan
267 E Hamilton Ave Ste A
Campbell CA 95008

State of California
County of Santa Clara

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by **Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar,** who appeared before me in his physical presence, and, who produced a Driver's Licenses as identification.

MATT DULLAGHAN
Notary Public - California
Santa Clara County
Commission # 2279366
My Comm. Expires Apr 2, 2023
(NOTARY SEAL)

Notary Public

Received May 16, 2023
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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Sanford Cedar LLC 100%
Mailing Address	6817 SOUTHPOINT PKWY UNIT 2304 JACKSONVILLE, FL 32216-0000

Map

Received May 16, 2023
Planning & Building Department

Valuation Information

	2023
Building Value	$429,253
Extra Features Value	$0
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$681,253**
Total Deferred	$0
Assessed Value	**$681,253**
Total Exemptions	$0
Taxable Value	**$681,253**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$361,977	$0	$234,360	$0	$0	$596,337	$596,337	$0	$596,337
2021	$262,546	$0	$181,350	$0	$0	$443,896	$443,896	$0	$443,896
2020	$271,108	$0	$163,912	$0	$0	$435,020	$435,020	$0	$435,020
2019	$271,684	$0	$151,706	$0	$0	$423,390	$423,390	$0	$423,390
2018	$277,261	$0	$132,525	$0	$0	$409,786	$409,786	$0	$409,786
2017	$286,183	$592	$132,525	$0	$0	$419,300	$384,417	$34,883	$384,417
2016	$290,440	$592	$120,319	$0	$0	$411,351	$349,470	$61,881	$349,470
2015	$269,054	$592	$92,419	$0	$0	$362,065	$317,700	$44,365	$317,700
2014	$204,526	$592	$83,700	$0	$0	$288,818	$288,818	$0	$288,818
2013	$180,024	$592	$64,868	$0	$0	$245,484	$245,484	$0	$245,484
2012	$182,794	$592	$56,498	$0	$0	$239,884	$239,884	$0	$239,884
2011	$146,862	$592	$62,775	$0	$0	$210,229	$210,229	$0	$210,229
2010	$152,326	$592	$69,750	$0	$0	$222,668	$222,668	$0	$222,668

Building Information

Building 1
Year Built 1900
Actual Area 3711
Conditioned Area 2570
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

Description	Square Footage
BASE AREA	1368
FINISHED OPEN PORCH	198
FINISHED OPEN PORCH	148
FINISHED DECK	370
ADDITION	64
FINISHED UPPER STORY	966
FINISHED OPEN PORCH	36
FINISHED DECK	54
OUTSIDE STAIRS	80
FINISHED OPEN PORCH	198
FINISHED ATTIC	229
Total SqFt	3711

Building 2
Year Built 1958
Actual Area 1591
Conditioned Area 1218
Use Duplex
Style 01
Class N
Exterior Wall Cement Fiber, Concrete Block

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
FINISHED UPPER STORY	618
BASE AREA	600
FINISHED OPEN PORCH	112
FINISHED DECK	144
OUTSIDE STAIRS	45
FINISHED SCREEN PORCH	72
Total SqFt	1591

Sketch Information

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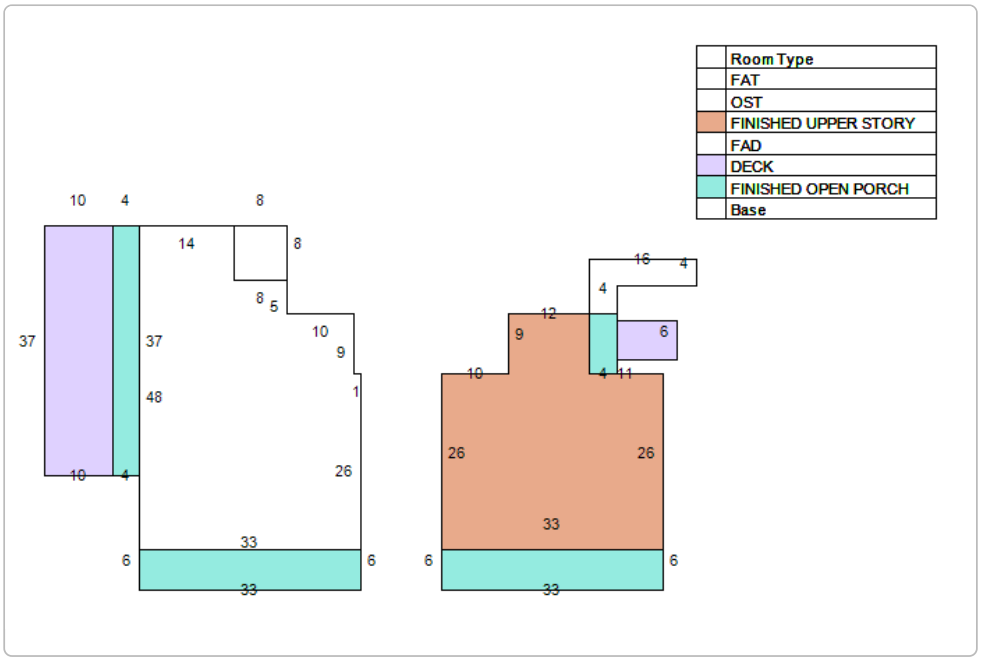

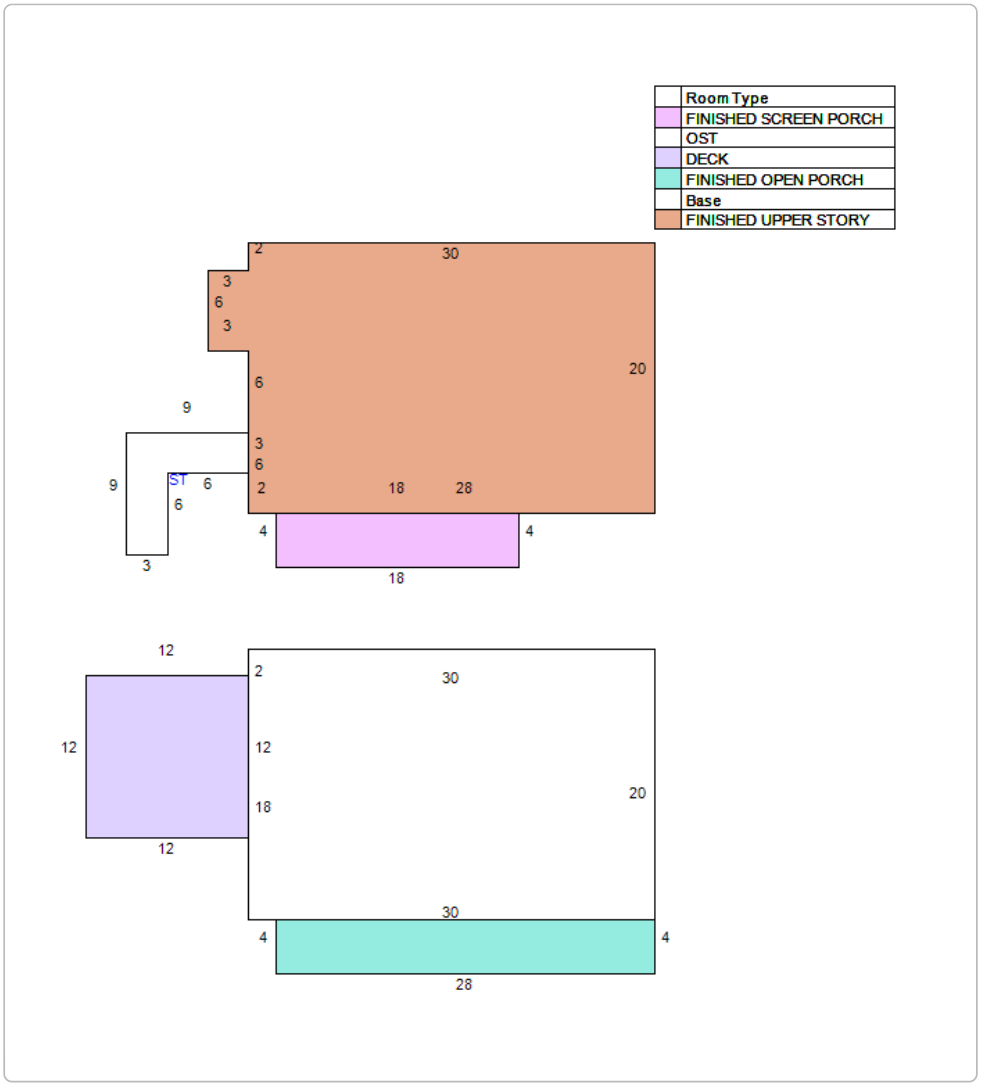

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	74	82.5	75	EF	$252,000

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Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/14/2022	12/7/2022	$100.00	QUIT CLAIM DEED	5679	935	U	I	THAYVER HOLDINGS LLC ETAL	SANFORD CEDAR LLC
10/5/2021	9/30/2021	$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID,MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)
	7/6/1993	$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP M ETAL
	10/20/1992	$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	$0.00		684	1252	U	I		
	9/1/1985	$0.00		684	1251	U	I		

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

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

Version 3.1.9

Received May 16, 2023
Planning & Building Department
Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
SANFORD CEDAR LLC

Filing Information

Document Number	L22000469463
FEI/EIN Number	92-0892525
Date Filed	11/01/2022
Effective Date	11/01/2022
State	FL
Status	ACTIVE

Principal Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Mailing Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Registered Agent Name & Address

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

THAYVER, SUDHA B
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Received May 16, 2023
Planning & Building Department

Title MGR

RENGARAJAN, RAGHUKUMAR
37379 INGRAHAM STREET
NEWARK, CA 94560

Annual Reports

Report Year	Filed Date
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT	View image in PDF format
11/01/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 30, 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(b)	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. A continuance was requested and granted at the August 17, 2023 meeting.
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 Report pg. 7

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

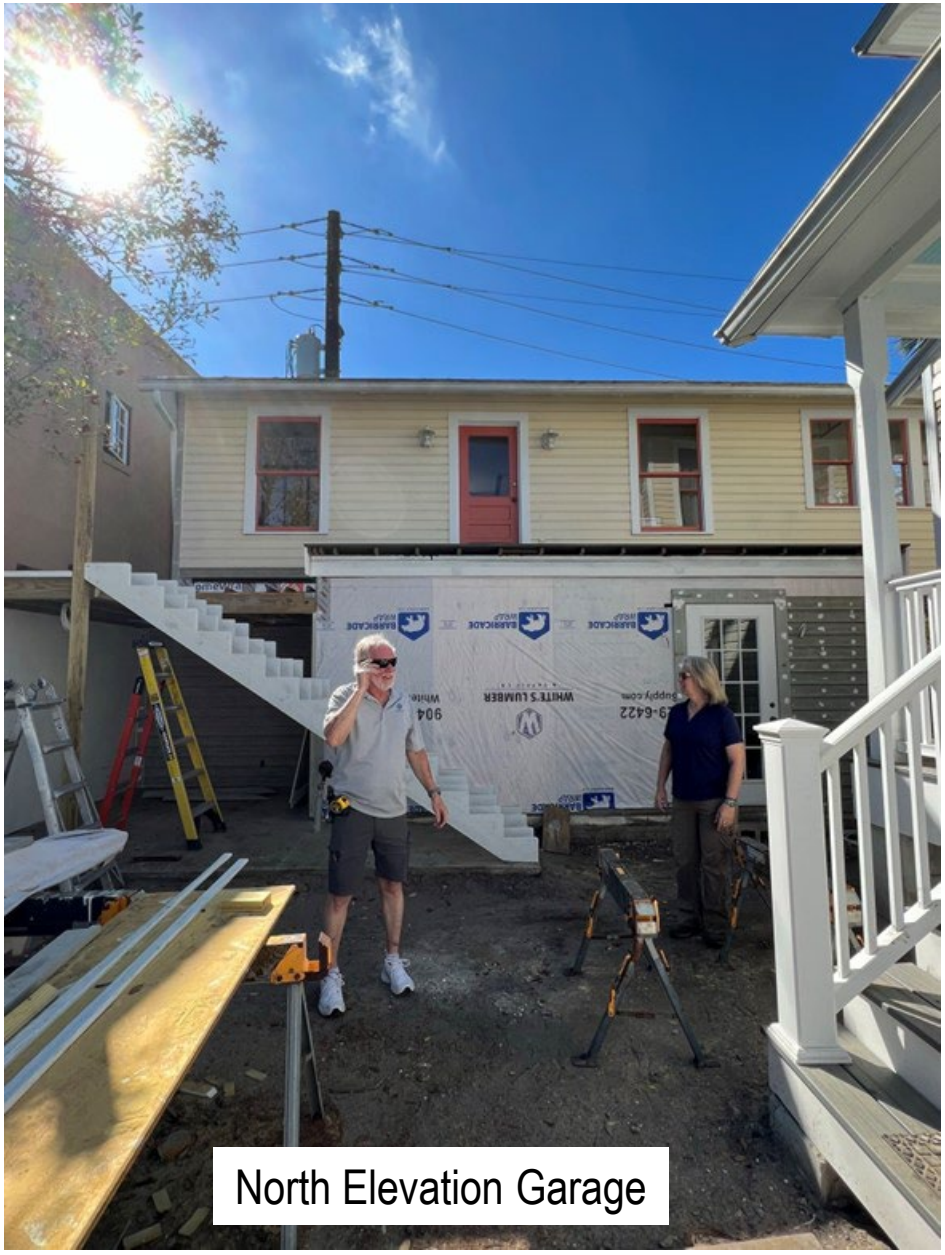
Staff Report pg. 12

STAFF PHOTOGRAPHS
317 St. George Street

West/South Elevation Garage

South/East Elevation Garage

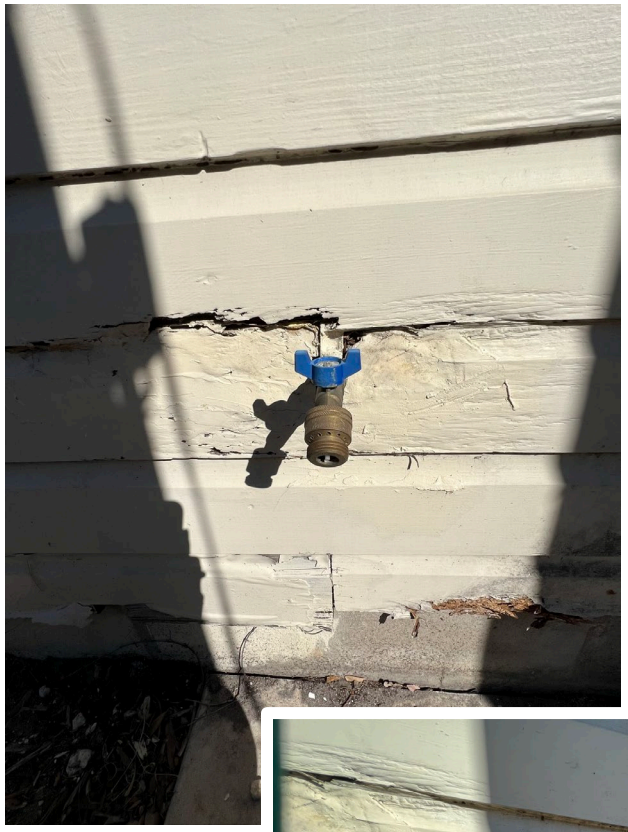
STAFF PHOTOGRAPHS
317 St. George Street

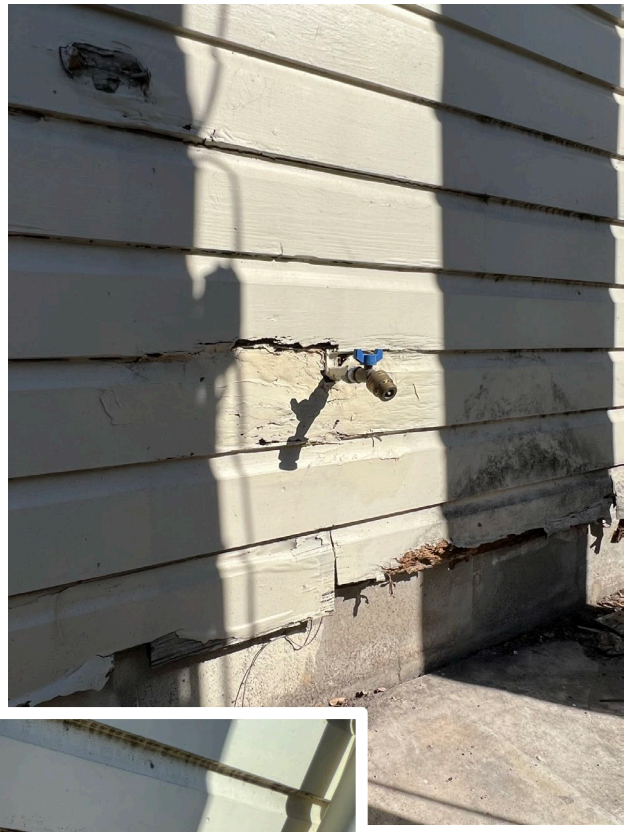


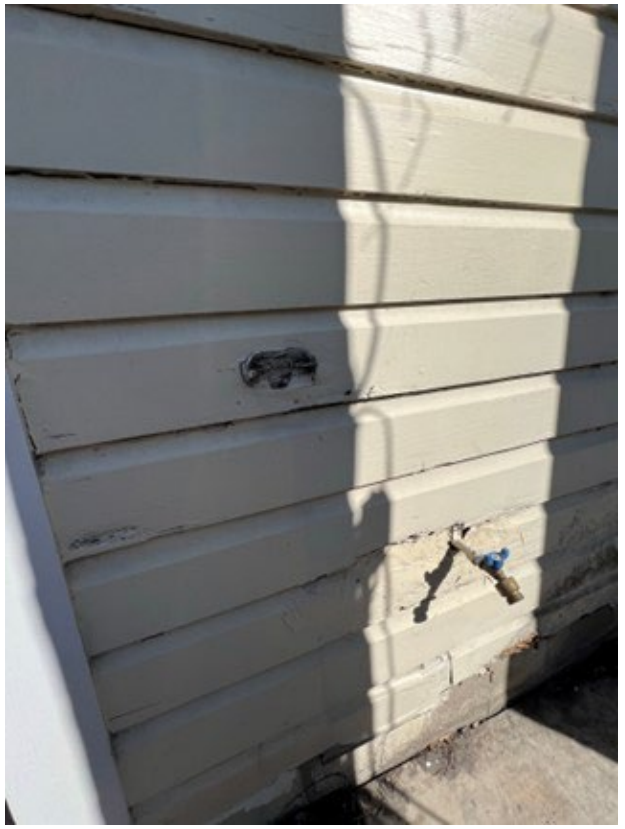
North Elevation Garage

North Elevation Garage

STAFF PHOTOGRAPHS
317 St. George Street

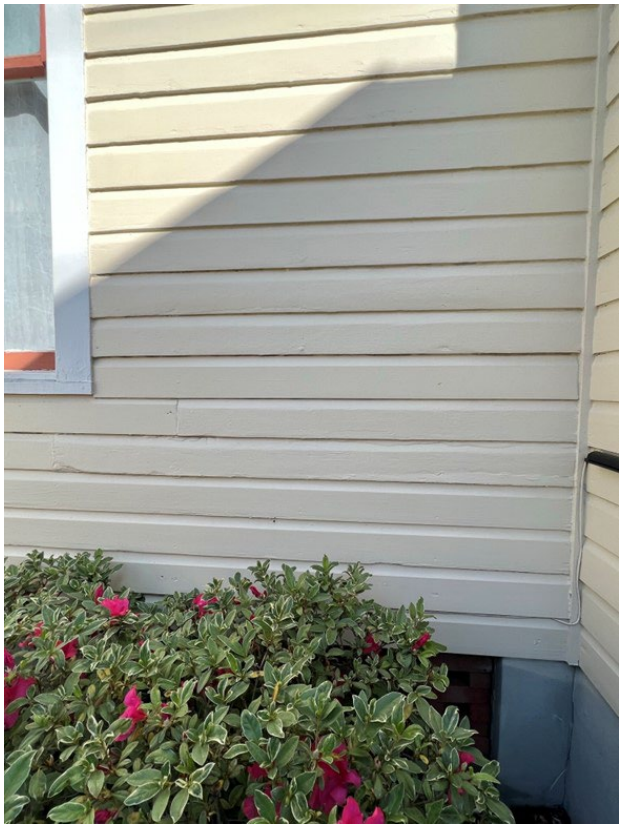






Details of Siding and Damage (House)

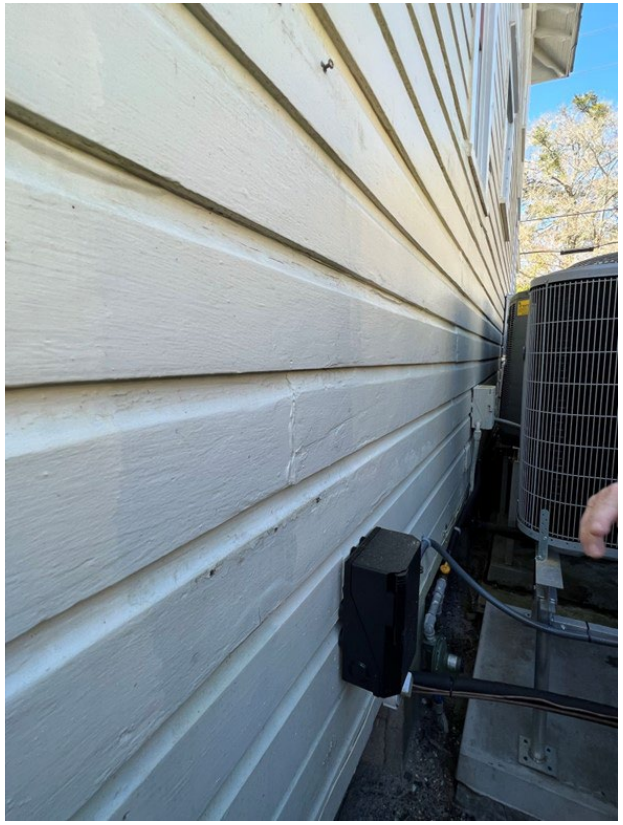
STAFF PHOTOGRAPHS
317 St. George Street



Details of Siding and Damage (House)

Staff Report pg. 16

STAFF PHOTOGRAPHS
317 St. George Street



Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street

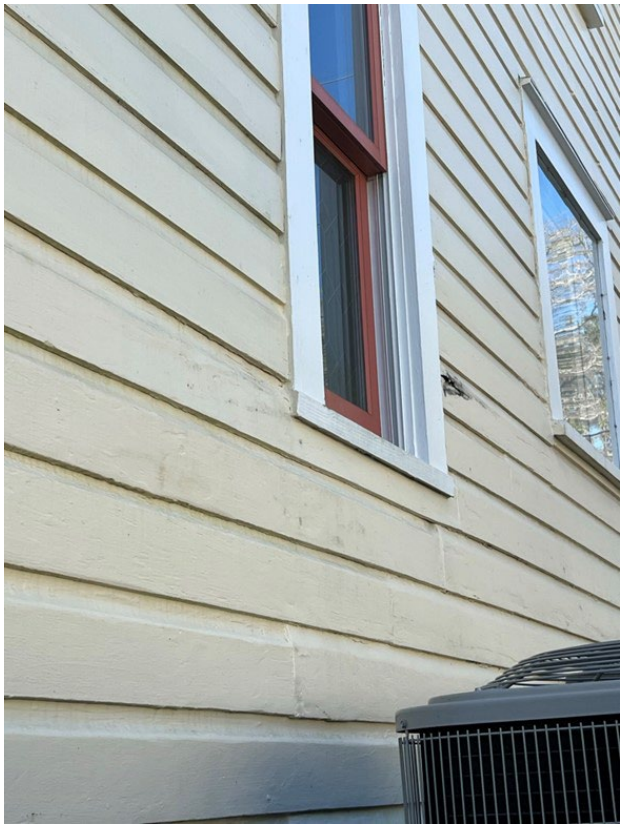
Details of Siding and Damage (House)

Staff Report pg. 18

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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STAFF PHOTOGRAPHS
317 St. George Street

Details of Siding and Damage (Garage)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (St. George Street)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (San Salvador Street)

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

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

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

Address: 317 St. George St.

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

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

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick Stuccoed 882==

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

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

Staff Report pg. 26

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

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

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

Page 1

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

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

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

HISTORY

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

DESCRIPTION

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01956

DESCRIPTION (continued)

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

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

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

Archaeological Remains ____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

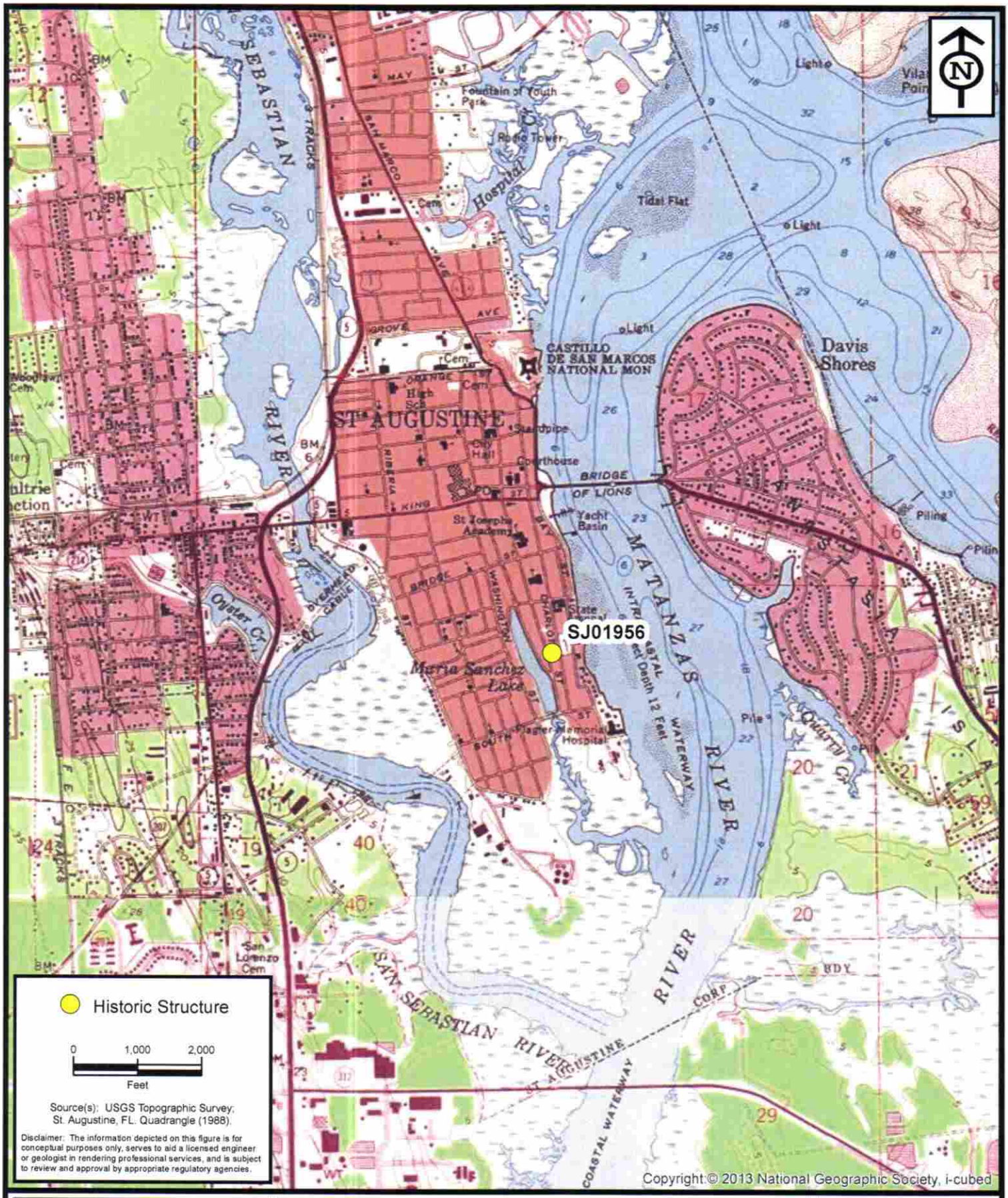
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type ____ Maintaining organization ____
Document description ____ File or accession #'s ____
2) Document type ____ Maintaining organization ____
Document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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01956

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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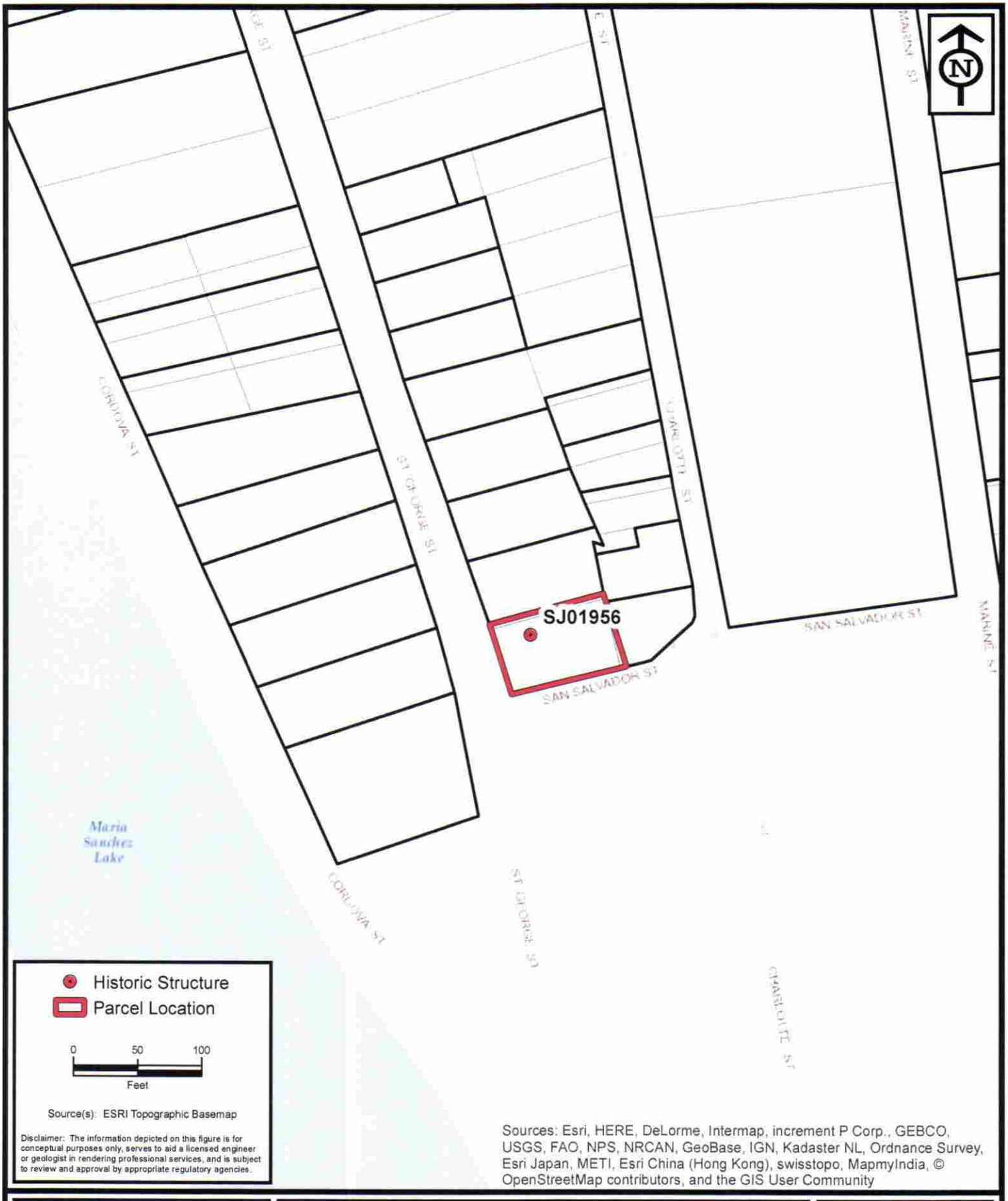
SJ01956



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

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

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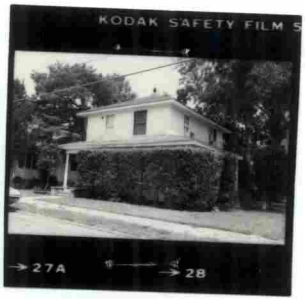
SJ01956


KODAK SAFETY FILM
27A
28

ST GEORGE ST

SAN SALVADO
ST GEORGE ST

Staff Report pg. 35

FOR SEPTEMBER 21, 2023 HARB MEETING

HP2023-0011
317 St George Street

No New Documents Submitted

August 17, 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 August 17, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to replace existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 21, 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 September 11, 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 existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 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 August 17, 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 existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

Subject to the following conditions:

- Cont. Sept. 21, 2023
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of August, 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 [X] 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 17 day of August, 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: Tuesday, August 15, 2023 3:11 PM
To: Maria; Amy Wear
Cc: Meredith H. Randolph
Subject: RE: August HARB Meeting

Request received. We will submit the to the Board.

Thank you, and our thoughts and well-wishes go out to you and your mom at this time, Maria.

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

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

From: Maria <mfg8081@gmail.com>
Sent: Tuesday, August 15, 2023 3:03 PM
To: Amy Wear <amymwear@comcast.net>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: Re: August HARB Meeting

I can confirm this request. Thank you all for your understanding!

Kind regards,

Maria

Maria Fernanda Gandarez

> On Aug 15, 2023, at 1:42 PM, Amy Wear <amymwear@comcast.net> wrote:
>
> Good afternoon,
> Candice and I spoke at length today. I relayed the message that no one will be at the August meeting due to your absence as you care for your mother in Portugal. As discussed, you would like to continue

the application to the September meeting or even the following month depending on your return. Your continued presence with your mom is of most importance. Maria, please confirm this request when you have time.
With kindness,
Amy

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

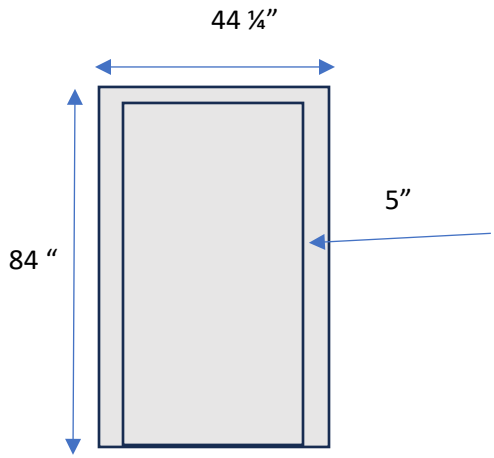
Exterior Opening Measurements

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

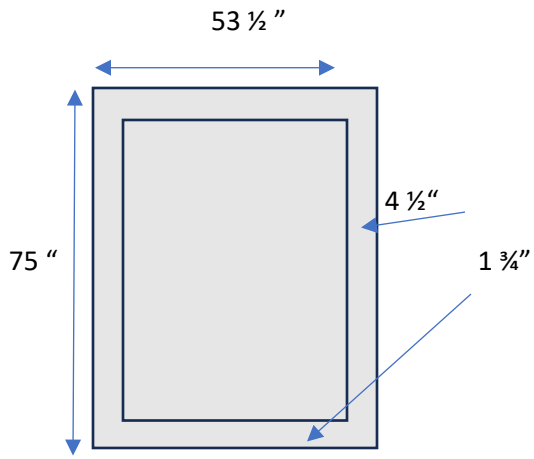
http://www.TrustTheEagle.com

Front

2nd Floor Door – 44 ¼” X 84”

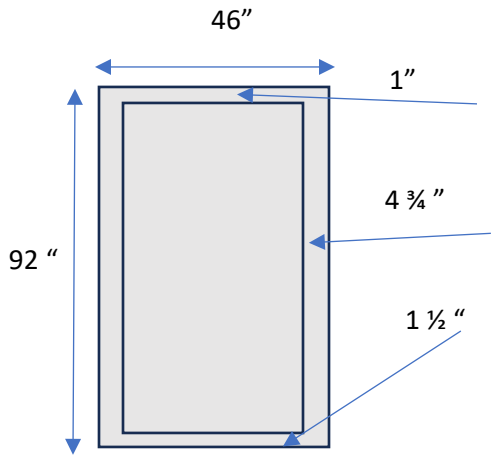


2nd Floor Window – 53 ½” X 75”

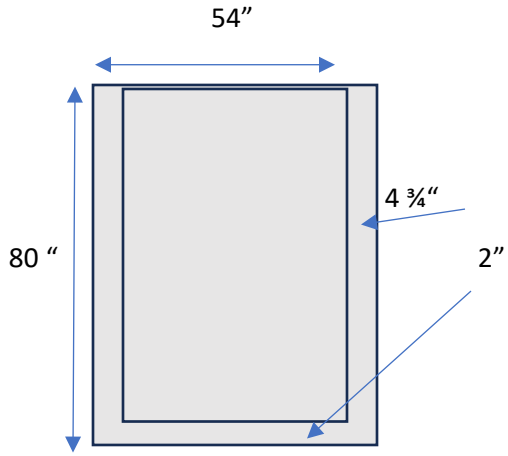


Front

1st Floor Door – 46” X 92”

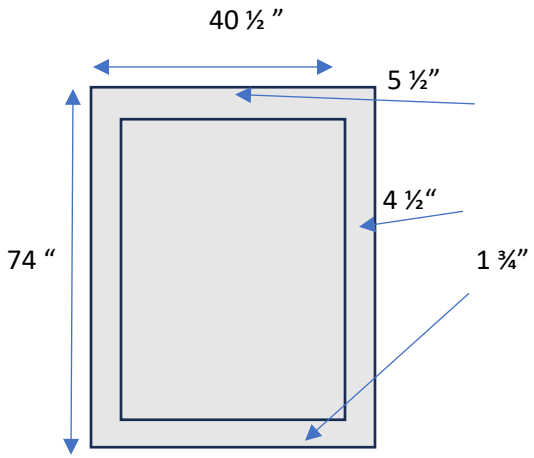


1st Floor Window – 54” X 80”

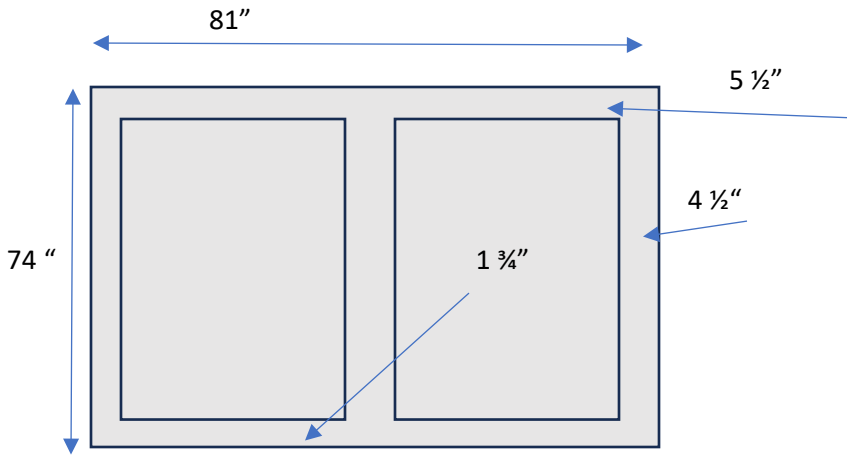


Right (South Wall)

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

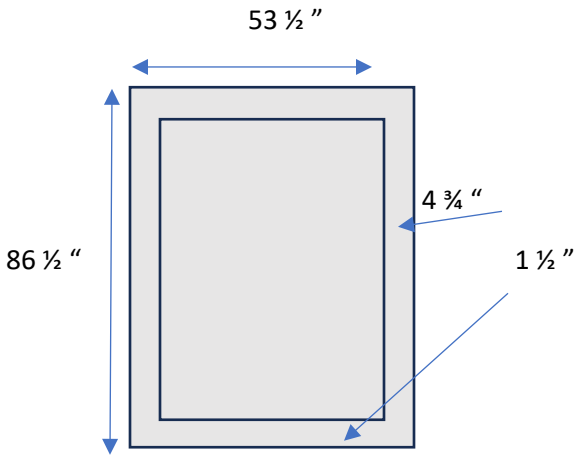


2nd Floor Double Window – 81" X 74"

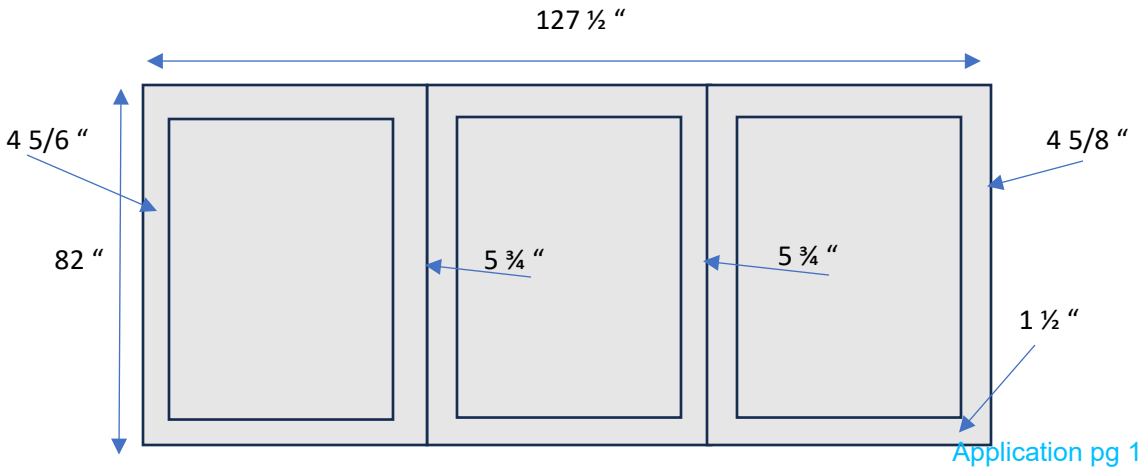


Right (South Wall)

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

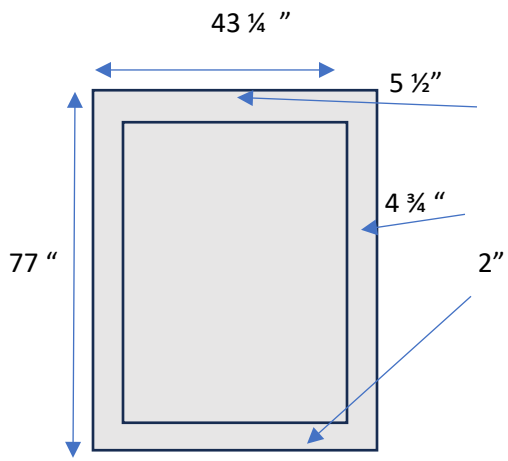


1st Floor Triple Window – 127 ½" X 82"

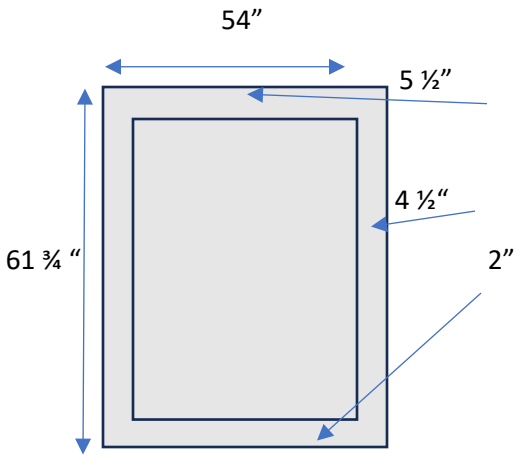


Back

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

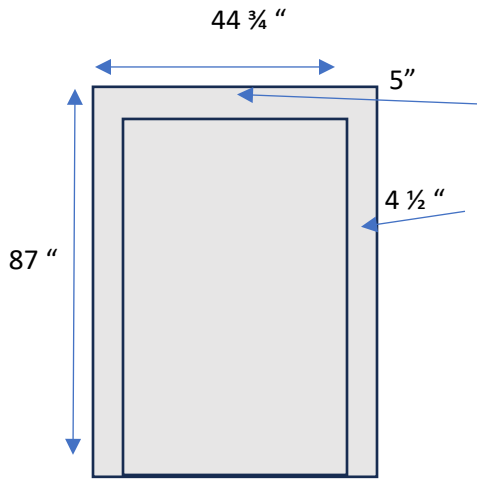


2nd Floor Double Window – 54” X 61 ¾ ”

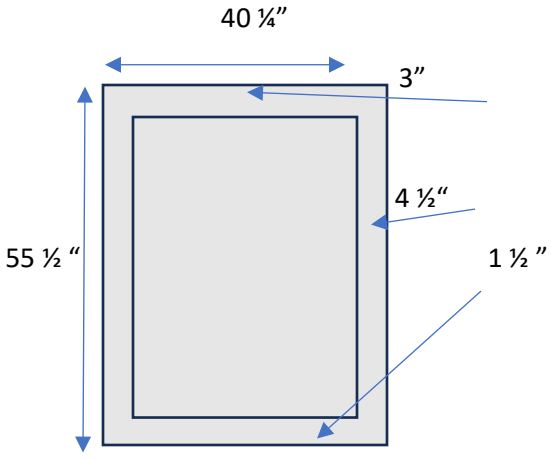


Back

1st Floor Door – 44 ¾ ” X 87”

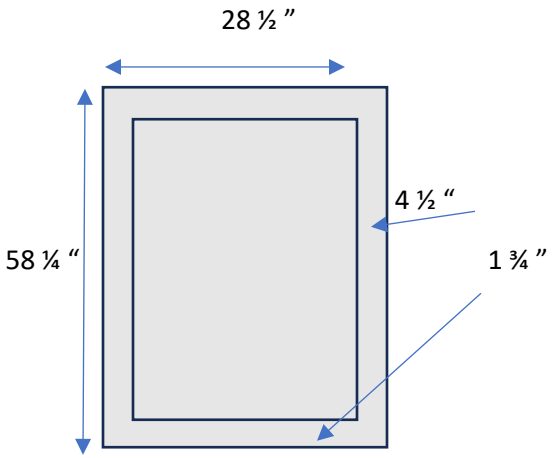


1st Floor Window – 40 ¼ ” X 55 ½ ”

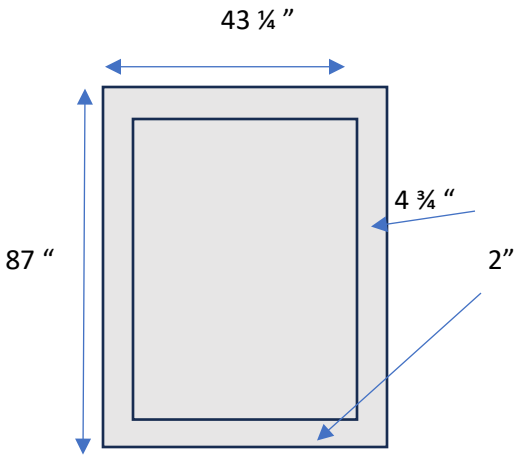


Left (North Wall)

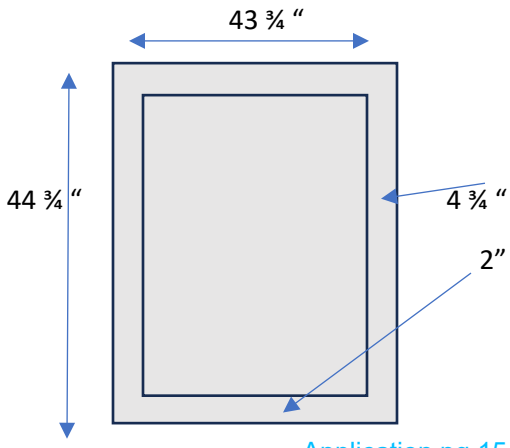
Narrow Bathroom Single Window x2 – 28 ½ ” X 58 ¼ ”



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

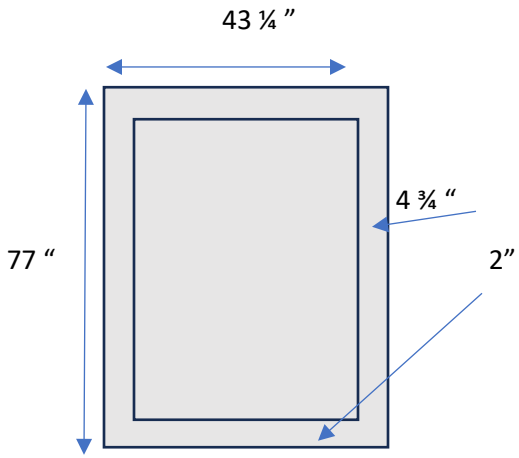


1st Floor Square Window – 43 ¾ ” X 44 ¾ ”



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,

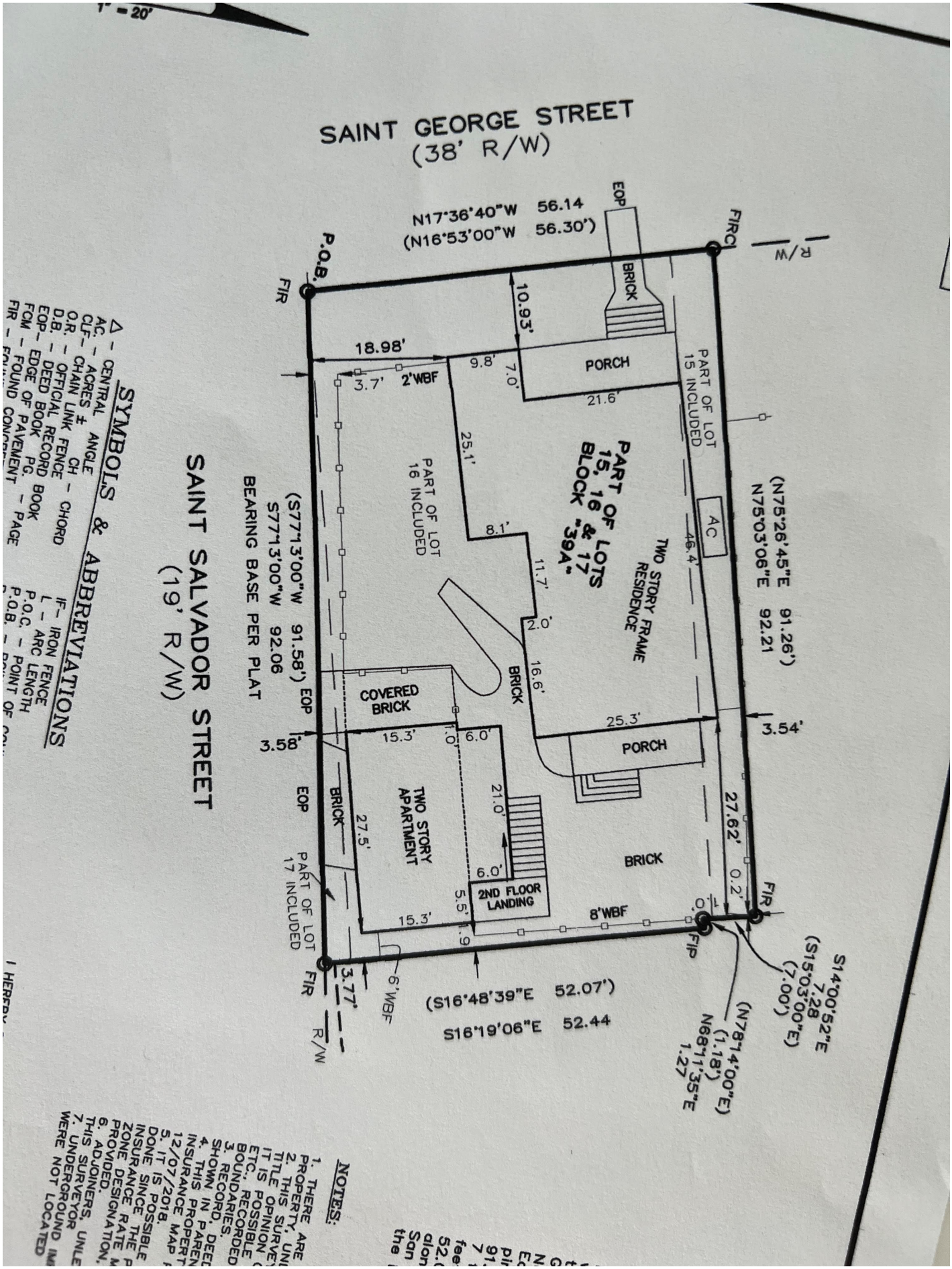
Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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)
N17°36'40"W 56.14
(N16°53'00"W 56.30')
P.O.B.
FIR
FIRC
EOP
BRICK
10.93'
18.98'
3.7'
2'WBF
9.8'
7.0'
PORCH
21.6'
PART OF LOT
15 INCLUDED
25.1'
PART OF LOT
16 INCLUDED
8.1'
PART OF LOT 15, 16 & 17
BLOCK "39A"
TWO STORY FRAME
RESIDENCE
AC
46.4'
11.7'
16.6'
BRICK
COVERED
BRICK
25.3'
PORCH
3.54'
(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
EOP
3.58'
15.3'
1.0'
6.0'
21.0'
BRICK
TWO STORY
APARTMENT
27.5'
27.62'
0.2'
BRICK
6.0'
2ND FLOOR
LANDING
5.5'
15.3'
1.9
8'WBF
FIP
PART OF LOT
17 INCLUDED
FIR
3.77'
6'WBF
R/W
(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
SAINT SALVADOR STREET
(19' 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
BK - 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,
PROVIDED.
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

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
NOTARY PUBLIC STATE OF FLORIDA
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

Application pg 32

Front of House

Left Side of House

Back Left Side of House

Back of House

Back of House

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 36

Received 05/08/2023
Planning and Building Department

1.0 Item 4 (Picture)
Imperfections

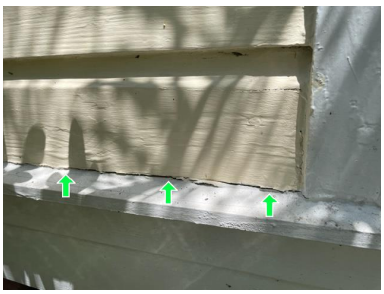
1.0 Item 5 (Picture)
Imperfections

1.0 Item 6 (Picture)
Imperfections

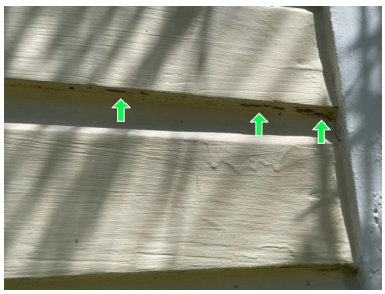
1.0 Item 7 (Picture)
Imperfections

1.0 Item 8 (Picture)
Imperfections

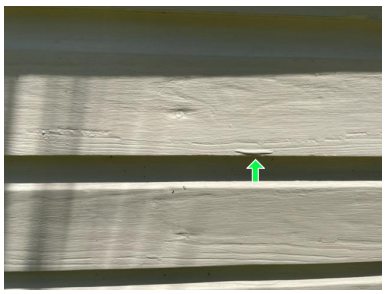
1.0 Item 9 (Picture)
Front



1.0 Item 10 (Picture)
Unsealed Areas



1.0 Item 11 (Picture)
Unsealed Areas

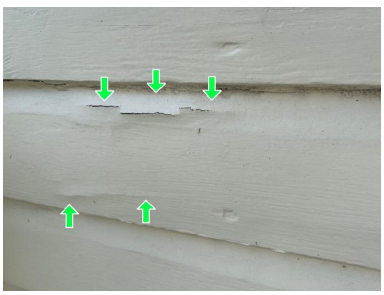


1.0 Item 12 (Picture)
Imperfections

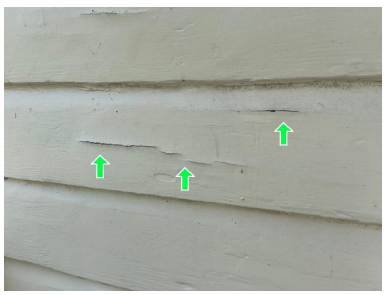
1.0 Item 13 (Picture)
Unsealed Areas

1.0 Item 14 (Picture)
Imperfections

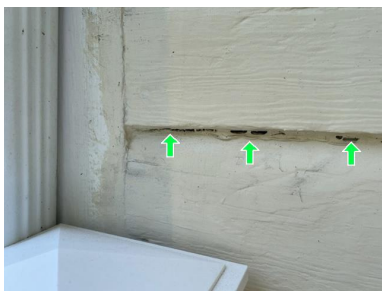
1.0 Item 15 (Picture)
Imperfections



1.0 Item 16 (Picture)
Moisture, Cracking



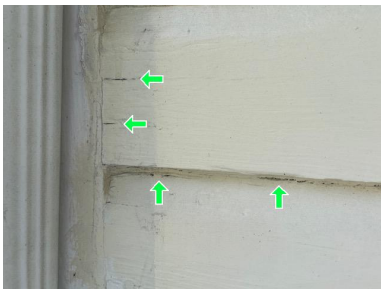
1.0 Item 17 (Picture)
Moisture, Cracking



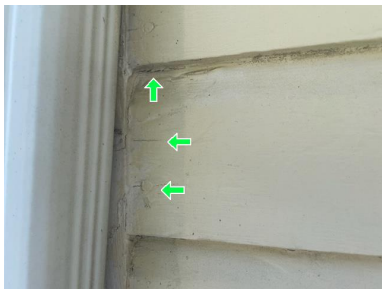
1.0 Item 18 (Picture)
Unsealed Areas

Application pg 37

Received 05/08/2023
Planning and Building Department


1.0 Item 19 (Picture)
Unsealed Areas

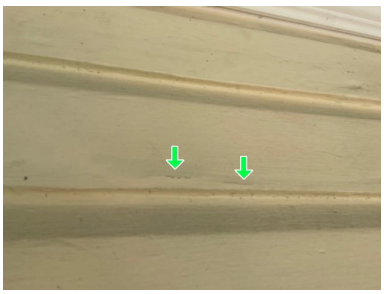
1.0 Item 20 (Picture)
Unsealed Areas


1.0 Item 21 (Picture)
Unsealed Areas

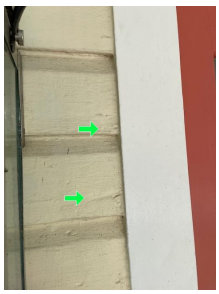
1.0 Item 22 (Picture)
Unsealed Areas

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.

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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.

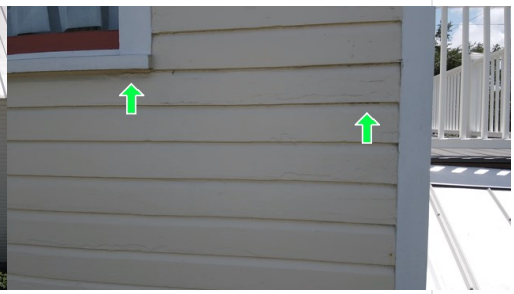
Unsealed Areas: I also observed several unsealed areas on the north wall where the wood siding is exposed, which can allow water to penetrate the siding and potentially cause further damage.

Recommendation:

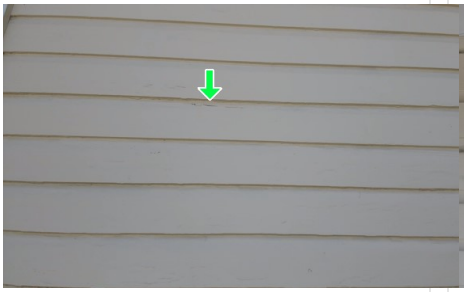
Based on my observations, it is recommended that the wood siding on the north wall be thoroughly inspected and any large sections of black wood rot be repaired or replaced promptly. Additionally, any peeling paint should be addressed to prevent moisture or water intrusion. The unsealed areas should also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

1.1 Item 1 (Picture)
Left Side of House

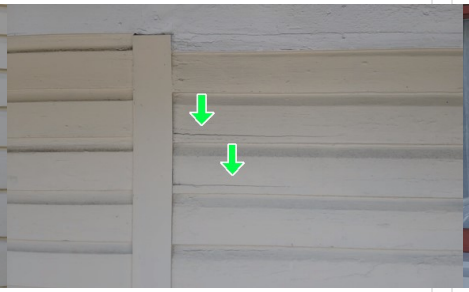
1.1 Item 2 (Picture)
Left Side of House



1.1 Item 3 (Picture)
Unsealed Areas



1.1 Item 4 (Picture)
Cracking



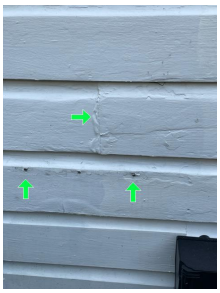
1.1 Item 5 (Picture)
Cracking

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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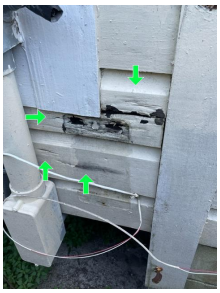
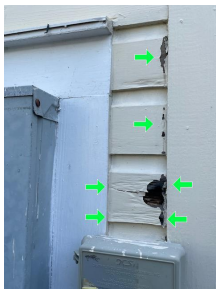
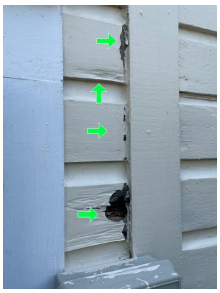
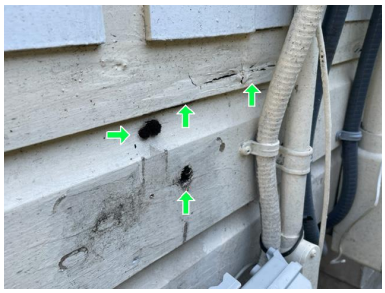

1.1 Item 13 (Picture)
Wood Rot


1.1 Item 14 (Picture)
Wood Rot

1.1 Item 15 (Picture)
Wood Rot

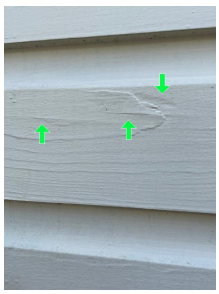

1.1 Item 16 (Picture)
Wood Rot

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

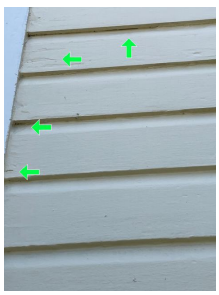
1.1 Item 22 (Picture)
Peeling Paint

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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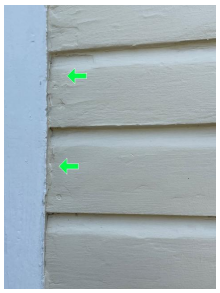
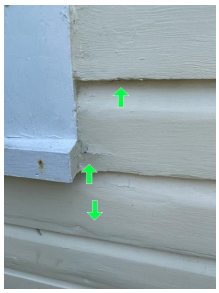
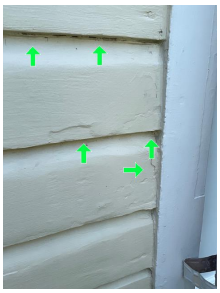
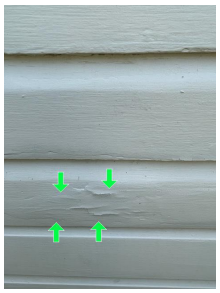
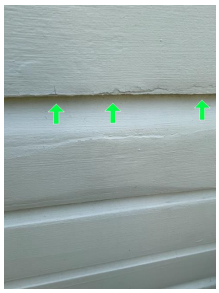
1.1 Item 28 (Picture)
Imperfections


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

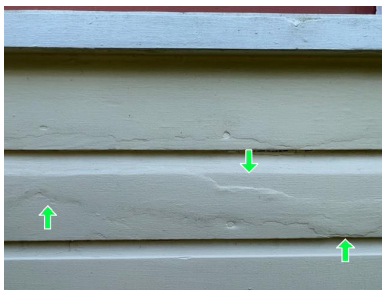

1.1 Item 33 (Picture)
Unsealed Areas, Imperfections

1.1 Item 34 (Picture)
Imperfections

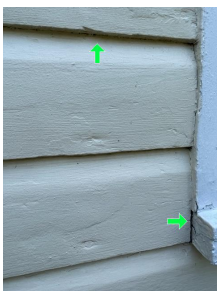
1.1 Item 35 (Picture)
Imperfections

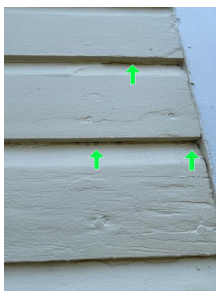
1.1 Item 36 (Picture)
Unsealed Areas, Imperfections

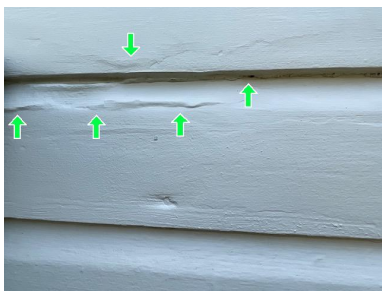
1.1 Item 37 (Picture)
Imperfections


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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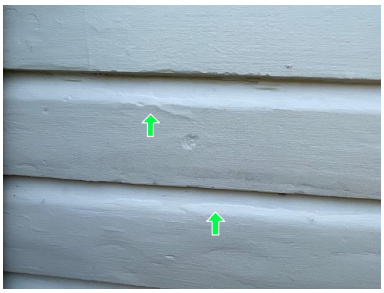
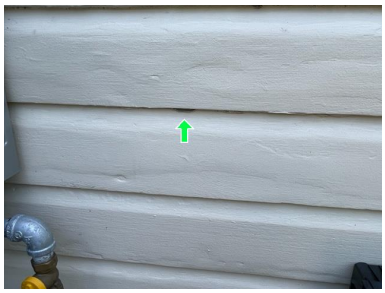
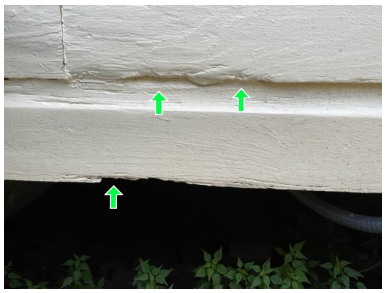
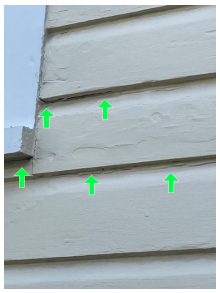

1.1 Item 43 (Picture)
Imperfections


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

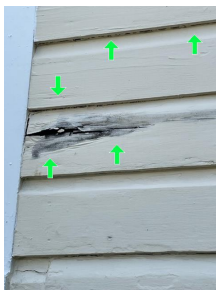
1.1 Item 49 (Picture)
Imperfections

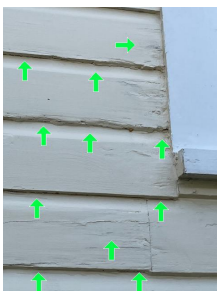
1.1 Item 50 (Picture)
Imperfections

1.1 Item 51 (Picture)
Unsealed Areas, Imperfections

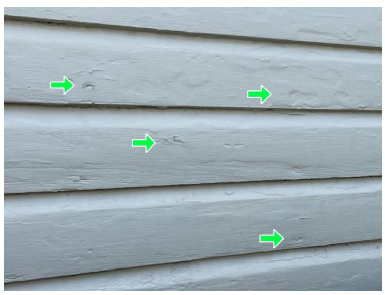
1.1 Item 52 (Picture)
Unsealed Areas

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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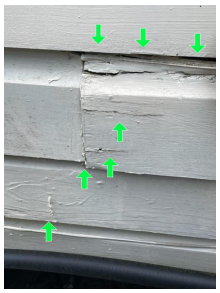
1.1 Item 58 (Picture)
Imperfections

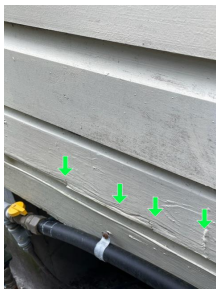
1.1 Item 59 (Picture)
Previous Repair, Imperfections

1.1 Item 60 (Picture)
Unsealed Areas

1.1 Item 61 (Picture)
Imperfections



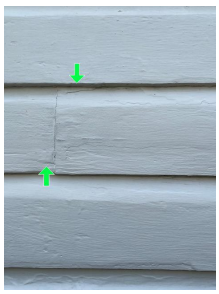
1.1 Item 62 (Picture)
Wood Rot, Imperfections, Cracking



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.

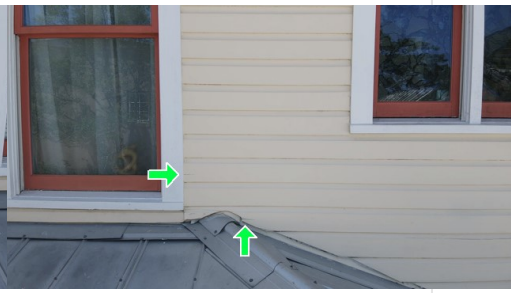
Moisture behind the Paint: I observed cracking in the paint on the wood siding, indicating that there may be moisture behind the paint. Moisture behind the paint can cause the paint to peel or blister, and may lead to further damage to the wood siding.

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

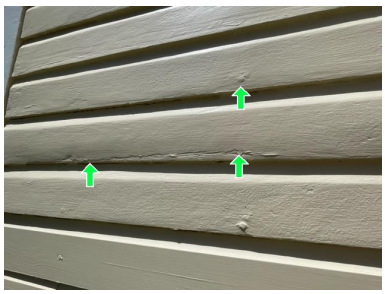
1.3 Item 6 (Picture)
Imperfections

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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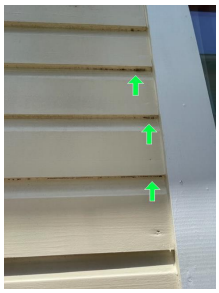
1.3 Item 13 (Picture)
Imperfections

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

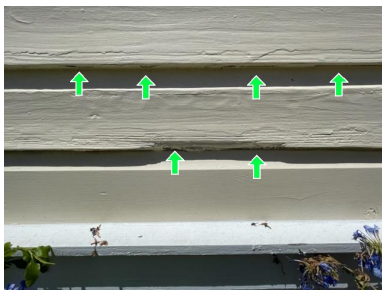
1.3 Item 19 (Picture)
Unsealed Areas, Imperfections

1.3 Item 20 (Picture)
Unsealed Areas, Imperfections

1.3 Item 21 (Picture)
Unsealed Areas, Imperfections

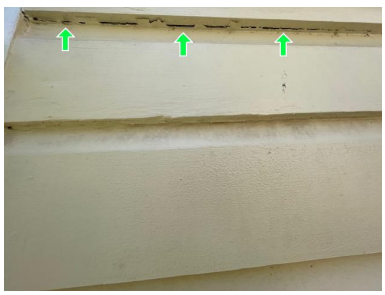
1.3 Item 22 (Picture)
Unsealed Areas

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

Application pg 46

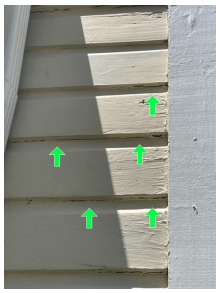
Received 05/08/2023
Planning and Building Department

1.3 Item 28 (Picture)
Unsealed Areas, Imperfections

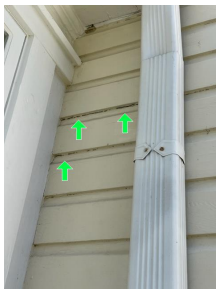
1.3 Item 29 (Picture)
Unsealed Areas, Imperfections

1.3 Item 30 (Picture)
Wood Rot

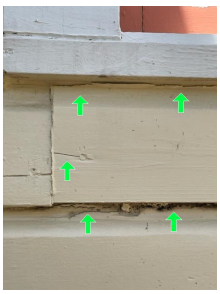
1.3 Item 31 (Picture)
Unsealed Areas, Wood Rot



1.3 Item 32 (Picture)
Unsealed Areas



1.3 Item 33 (Picture)
Unsealed Areas

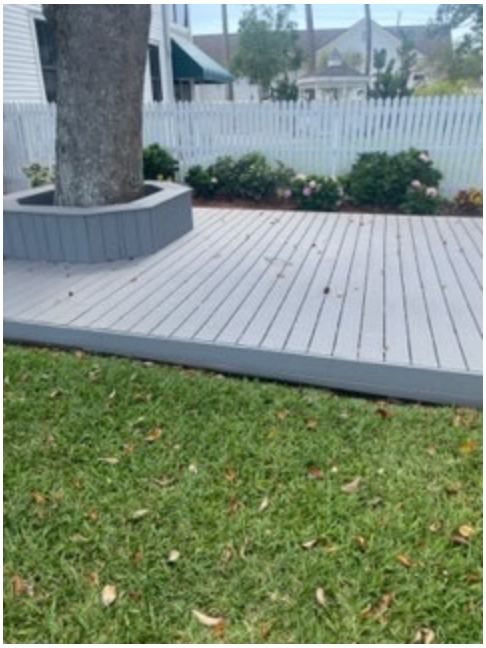


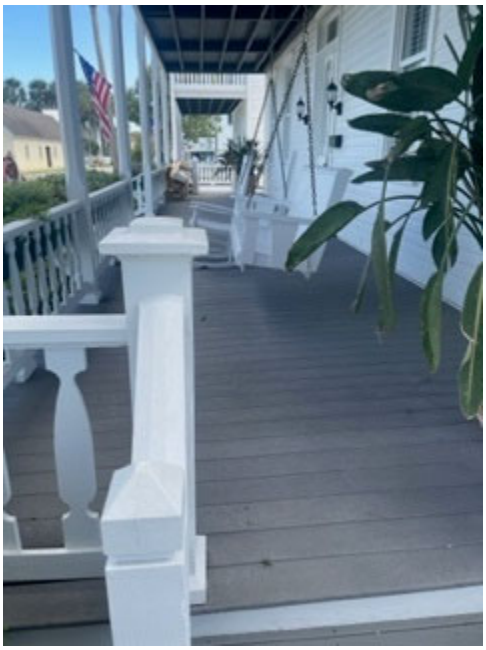
1.3 Item 34 (Picture)
Unsealed Areas, Imperfections, Cracking

318

AUTHORIZED
PERSONNEL ONLY

ST FRANCIS BARRACKS





86

88

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.

Received.

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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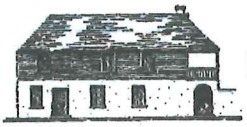
FEB 09 2023

Planning/Bu... Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0011

Receipt No. 2572642

Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Alan J Frez

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

   Address 147 Argonaut Rd

   City St Augustine State Fl Zip Code 32086

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

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

2. NAME OF PROPERTY OWNER Maria F Gandarez

   Business (if applicable) _____

   Address 317 St George St

   City St Augustine State Fl Zip Code 32084

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

3. PROJECT STREET ADDRESS 317 St George St

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

5. EXISTING USE residence PROPOSED USE residence

6. PROPOSED PROJECT WORK

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

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

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

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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

RECEIVED
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

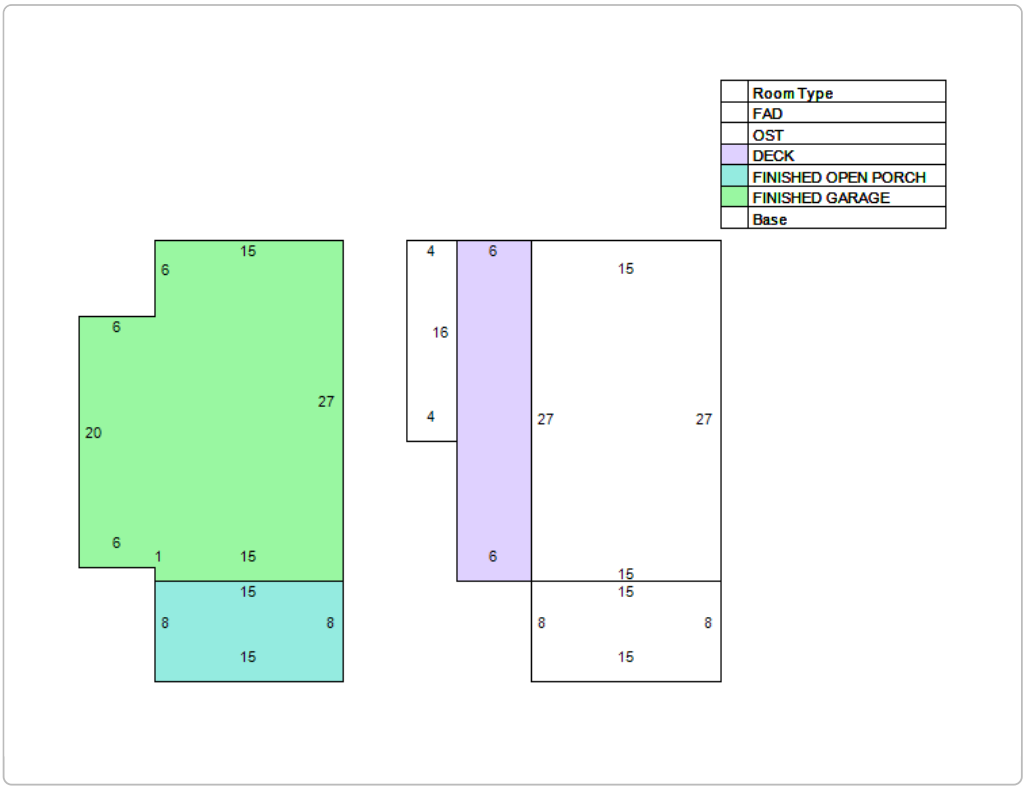
Description	Square Footage
PATIO/SLAB	468
FINISHED OPEN PORCH	90
BASE AREA	1042
FRAME ADDITION	48
FINISHED UPPER STORY	1042
UNFINISHED ENCLOSED PORCH	214
FINISHED OPEN PORCH	140
Total SqFt	3044

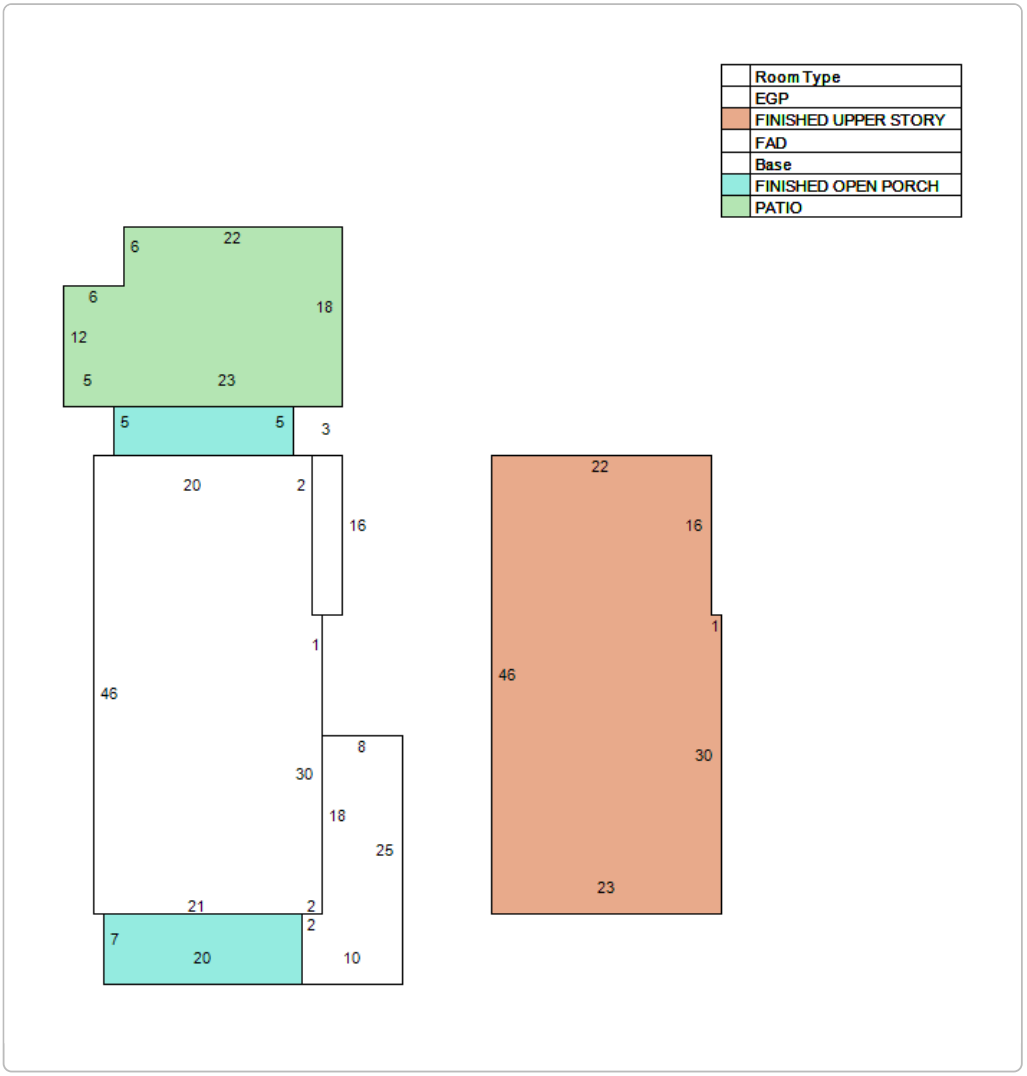
Building 2
Year Built 1910
Actual Area 1396
Conditioned Area 525
Use Duplex
Style 01
Class N
Exterior Wall Wood

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

Meredith H. Randolph

From: Alex M. Daugherty <amd@wmdaugherty.com>
Sent: Monday, September 11, 2023 4:07 PM
To: Harb; Candice Seymour; Julie Courtney
Cc: Meredith H. Randolph; William Daugherty; scott hill; Kurt McAteer; Bob Balch; Yuliia Moiseevaa; George Daugherty
Subject: Certificate of Demolition – 15 Lovett Street – HP2023-0052
Attachments: COD15LovettStreet081723OrderPACKET.pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe.

Dear Candice & Julie
Hope you are well.
Bill & I are traveling on business for the next couple of months. We would like to request a continuance of our application for 15 Lovett Street until the 16th of November. Please confirm that you have received this message and let us know what is required for our next presentation.
We appreciate your feedback & assistance regarding this application.
Many thanks.
Alex Daugherty
805-452-3787

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 21, 2023 Meeting

Application HP2023-0064 Address: 52 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti & Brothers Estates Inc

Project description: To remove the existing driveway and walkways and install pervious pavers.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ0534
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1914-1917
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970500000		
Agenda Item:	7(a)	Previous Action(s):	COA 2003-0757 COA 2003-0764 COA 2004-1102 COA 2011-0019 COA 2015-0121

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street in the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) Zoning District.
2. Previous HARB approvals include review and approval of a fence and wrought-iron gate in both 2011 and 2015 among several applications.
3. The applicant is seeking to remove existing paving for walkway, driveway, and parking areas, as well as several areas that are currently landscaped, and install pervious pavers as detailed on the site plan provided in the application packet. The existing driveway is a ribbon drive of coquina concrete which is a common design and appropriate material. Other existing paving materials include concrete bricks, chipped granite, and broken concrete, and gravel.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that appropriate paving materials are loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. In some cases, the AGHP allows for alternative materials if the material is compatible in quality, color, texture, finish, and dimension to those common to the district.
5. The Tremron pervious pavers proposed are in the "Olde Towne" design in color "Sierra." It is unclear what material the pavers are made of, though the texture differs from both typical concrete and clay brick pavers. The texture and proposed color may more closely mimic a coquina-type stone without the visible shell aggregate. The "Olde Towne" paver design appears to be a modern interpretation of historic paved streets. The 4x8 brick style paver in a color such as "Heritage" that mimics red clay brick similar to that used throughout the district may be more appropriate.
6. It is unclear, based upon the submittal provided, whether any existing landscaping is proposed to be retained, or whether new landscaping may be introduced to the site. The large extent of the proposed paving would be softened by retaining and/or adding new plant materials to the site.
7. This property is in Archaeology Zone IA. Installation of pervious pavers generally requires ground disturbance to provide for bedding such as pea gravel that allows water to percolate through and under the pavers. Archaeological review will be required and should be applied for before or with a building permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness **at 52 Charlotte Street** if the HARB can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials
2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing landscape beds and paved drive/walkways.
2. Install Tremron Permeable pavers in design "Olde Towne" and color "Sierra."

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
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.

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.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
52& 54 Charlotte Street

54 Charlotte Front Elevation

54 Charlotte NE Elevation

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

54 Charlotte SE Elevation

54 Charlotte Walk & Paver Details

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared Driveway between properties located on 52 Charlotte Street lot.

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

52 Charlotte Street Front Elevation and Paved Courtyard

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STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared Ribbon Driveway
And parking at rear of 52 Charlotte

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Parking at rear of 54 Charlotte

Parking at rear of 52 Charlotte

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Parking area at rear of 54 Charlotte
(and approved new exterior stair in progress)

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared driveway looking east

Parking area at rear of 54 Charlotte
(and approved new exterior stair in progress)

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ534 1009==

Site Name: 52 Charlotte Street 830== Survey Date: 7809 820==

Address: 52 Charlotte 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 21 Hypolita Street. 868==

Owner of Site: Name: Helm, Frank H.;

Address: 52 Charlotte Street

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) 469865 (easting) 3306950 (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==
(X) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick; composition shingles 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 2/2 942==

Foundation: Brick wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: 942==

Porches & Balconies: Two-story, front, second floor screened, first floor open. 942==

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

Materials: (882)

Chimney: Brick with metal cap 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: Round wood posts, brick arches on windows 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 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, Law, Railroads, Minorcans, Families, Literature, Military, Politics/Government, Maritime 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular residence at 52 Charlotte Street (formerly 54 Charlotte) was constructed between 1914 and 1917. The current building appears on the 1917 Sanborn as a two-story structure with a two-story open porch. The porch on the present residence consists of round wood posts with the second floor screened and the first floor open. Brick arches accent the windows.

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 col-

(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;

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

This residence at 52 Charlotte Street (formerly 54 Charlotte) was occupied in the early 1920's by Levi W. Nelson, an attorney, and his wife Maude. By 1924 it is listed as the residence of Peter R. Perry, an attorney with the firm of MacWilliams and Perry, later MacWilliams, Perry and Upchurch. Perry was elected mayor of the city in 1920.(3) His law partners were prominent residents in their own right, both serving terms in the State Legislature (4), and achieving numerous other distinctions. Later residents were Sidney C. King, accountant for Florida East Coast Railway Company and the Benett family: Chester E. Benett, a dock master at the Municipal Pier, his wife Nellie R.; and Williams E., United States Navy. Members of the Benett (or Benet) family descend from Minorcan colonists who arrived in St. Augustine about the time of the New Smyrna migration in 1777. Other relatives of the Benet family include the literary trio of Stephen Vincent, William Rose, and Laura Benet.(5)

Sanborn Fire Insurance Maps show that the site was occupied by a one-story "saloon" and "bowling alley" in 1884. By 1888 the building was used for a "bar" and "billiards", later becoming a "blacksmith" and "horseshed". The horseshed disappeared by 1899 and any remaining structures burned in the 1914 fire.(6)

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, 1920-21 through 1927-28; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 268.

4. Allen Morris, The People of Lawmaking in Florida, 1822-1979 (Tallahassee, 1979).

5. City Directory, 1930, 1934.

6. Record, Tuesday, April 7, 1914.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 52 Charlotte Block & Lot Bl 9 Lot pt. 13

CARTOGRAPHIC

Prior to existing structure

(House number prev. 54 Charlotte)

+1884 1 story frame "Saloon". "Bowling Alley" adjacent to N.W. end of building also 1 story frame.

+1888 Building used for "Bar" and "Billiards"

+1893 "Blacksmith" bowling alley becomes "horse shed"

+1899 ~~Wood~~ Horseshed nonexistent; and building nonexistent in 1917 probably ~~burn~~ destroyed by fire.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

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RECEIVED

AUG 22 2023

Planning/Build 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. HP2023-0064

Receipt No. 2700824

Meeting Date: September 21, 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 ERICKA PATEL

   Business (if applicable) _____

   Address 52 CHARLOTTE ST

   City ST. AUGUSTINE State FL. Zip Code 32084

   Daytime telephone (required) 8587059075 E-mail address ERIMAR.PATEL@GMAIL.COM

3. PROJECT STREET ADDRESS 52 CHARLOTTE ST. ST. AUGUSTINE FL

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE B+B PROPOSED USE B+B

6. PROPOSED PROJECT WORK

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

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

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

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

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

D. PAINT COLORS (check one)

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

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

REPLACE EXISTING DRIVEWAY AND WALKWAYS WITH STONE PAVERS

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 _____ DATE 8/22/23

PRINT OWNER'S NAME Frieda Patel

SIGNATURE OF OWNER _____ DATE 8/22/23

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	
☐	☐	☐	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:

If there is a particular paver pattern proposed beyond the example provided, please clarify this. Additionally, any proposed plant material should also be included with this application.

Project number: HP2023-0064 Project Address: 52 Charlotte Street

Reviewed by: Candice Seymour Date: 08/28/23

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

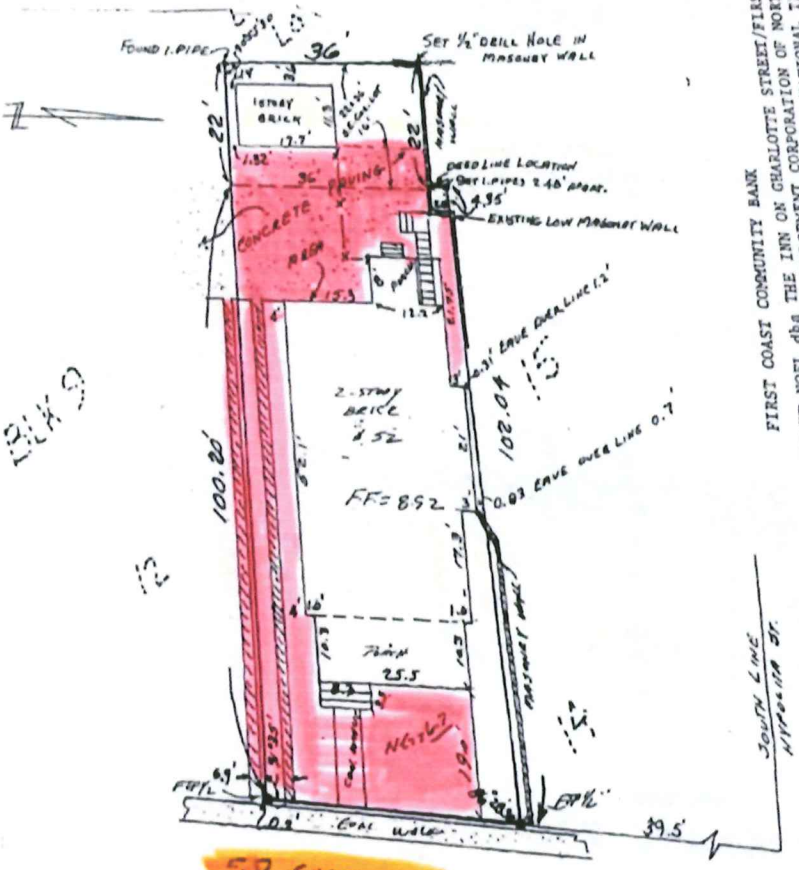
Project Address: 529 54 Charlotte ST Saint Augustine FL. 32084

Applicant's Name: DAVID GRADE Applicant's Signature: [signature]

Owner's Name: Erika Patel Owner's Signature: [signature]

Lot 13 in Block 9 in the City of St. Augustine, as per official map adopted in January, 1905; and also a piece of land 22 feet by 36 feet in the Southeast corner of Lot 16 of said Block 9, and West of and adjoining said Lot 13 and more particularly described as follows: Commence at the Southeast corner of said Lot 16, thence run Westerly along South line of said Lot 16, 22 feet, thence Northerly and parallel with the East line of said Lot 16, 36 feet, thence Easterly and parallel with the South line of said Lot 16, 22 feet to the west line of said Lot 13; thence Southerly along the West line of said Lot 13 to point of beginning.

CERTIFIED TO: VANESSA WYATT NOEL dba THE INN ON CHARLOTTE STREET/FIRST AMERICAN TITLE INS CO/MICHAEL L BROOKS/BUSINESS DEVELOPMENT CORPORATION OF NORTHEAST FLORIDA INC/U S SMALL BUSINESS ADMINISTRATION/OLD REPUBLIC NATIONAL TITLE INS CO



LEGEND:

F.I.P. – FOUND IRON PIPE/PIN
F.I.R. – FOUND IRON ROD
S.I.R. – SET IRON ROD (L.B. 6072) 5/8"
F.C.M. – FOUND CONCRETE MONUMENT
S.C.M. – SET CONCRETE MONUMENT
CONC. – CONCRETE
I.D. – SURVEYOR'S IDENTIFICATION MARK
R/W – RIGHT OF WAY
℄ – CENTERLINE
R – RADIUS
CD – CHORD DISTANCE

L – ARC LENGTH
CB – CHORD BEARING
T.B.M. – TEMPORARY BENCH MARK
B.M. – BENCH MARK
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.C. – POINT OF CURVE
P.T. – POINT OF TANGENCY
P.C.C – POINT OF CONCAVE CURVATURE
P.R.C – POINT OF REVERSE CURVATURE
P.I. – POINT OF INTERSECTION

ELEV/EL. – ELEVATION
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM
F.F. – FINISHED FLOOR ELEVATION
O.R. – OFFICIAL RECORDS BOOK
N.T.S. – NOT TO SCALE
(D) – DEED MEASUREMENT
(F) – FIELD MEASUREMENT
(P) – PLAT MEASUREMENT
BLK. – BLOCK
P.R.M. – PERMANENT REFERENCE MONUMENT
P.C.P. – PERMANENT CONTROL POINT
(TYP) – TYPICAL

NOTES:

According to the Federal Emergency Management Agency Flood Map no. 120045 H 0463 F effective 11-19-92 the property described hereon is in Zone AE(EL 8')

Basis of bearing structure: Field Angles

Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

No underground structures, utilities or foundations were located or determined by this survey.

This survey does not reflect or determine ownership.

This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.

All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.

Basis of elevations: NGVD 29

The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

JOB NO: 98-0034	DATE	F.B.	PAGE	REVISIONS
Boundary	5-28-98	LL	—	
SCALE: 1"=20'				

DEVINO & Associates, Inc.
ENGINEERS • SURVEYORS
3505 U.S. 1 SOUTH, SUITE #3
ST. AUGUSTINE, FLORIDA 32086
904-797-1867 FAX 904-797-2049

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

NICHOLAS H. FRANKLIN
Professional Land Surveyor L.S. #4620
FOR DEVINO AND ASSOCIATES L.B. #6072

AQUA PAVER
SF RIMA
4X8 PERMEABLE
OLDE TOWNE PERMEABLE
TURF BLOCK
PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

tremron.com/pavers/pervious-pavers

TREMRON

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

Sierra

PERVIOUS PAVERS OLDE TOWNE

PRODUCT CODE: PV21340E

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 6"X4", 6"X6", 6"X9"

SF PER CUBE: 124

CUBE WEIGHT: 3330 LBS

FINISH: STANDARD

PERVIOUS PAVERS PHOTOS

Application pg 8

Instr #2019087662 BK: 4836 PG: 339, Filed & Recorded: 11/22/2019 8:39 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $5,600.00

Rec: $18.50 Doc: $5600.00 ($800,000.00)

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):

File No.: 62618

WARRANTY DEED

This Warranty Deed, Made the 20 day of November, 2019, by

RODNEY E. HOLEMAN, conveying separate non homestead property whose post office address is:
104 Oyster Catcher Circle ST Augustine FL 32080,,
hereinafter called the "Grantor", to

BAIJANTI & BROTHERS ESTATES, INC, a Florida Corporation, 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:

LOT 13 IN BLOCK 9 IN THE CITY OF ST. AUGUSTINE, AS PER OFFICIAL MAP ADOPTED IN JANUARY, 1905; AND ALSO A PIECE OF LAND 22 FEET BY 36 FEET IN THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 9, AND WEST OF AND ADJOINING SAID LOT 13 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 16, 22 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 16, 36 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, 22 FEET TO THE WEST LINE OF SAID LOT 13; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 13 TO POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS DESCRIBED IN THAT CERTAIN INSTRUMENT 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 2019, 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: _____

Printed Name: Carol A Lagasse

_____
RODNEY E. HOLEMAN

Witness Signature: _____

Printed Name: Richard Bibben

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 20 day of November, 2019 by RODNEY E. HOLEMAN, who is/are personally known to me or has/have produced driver license(s) as identification.

_____
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)

CAROL A LAGASSE
Notary Public - State of Florida
Commission # GG 013684
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn.

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	1970500000
Location Address	52 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	CITY OF ST AUG LOT 13 & E22 OF S36FT LOT 16 BLK 9 OR4836/339 INN ON CHARLOTTE ST 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	0.110
Homestead	N

Owner Information

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

Map

Valuation Information

	2023
Building Value	$1,073,322
Extra Features Value	$5,492
Total Land Value	$379,040
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,457,854**
Total Deferred	$478,751
Assessed Value	**$979,103**
Total Exemptions	$0
Taxable Value	**$979,103**

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	$578,627	$7,490	$379,040	$0	$0	$965,157	$890,094	$75,063	$890,094
2021	$422,646	$7,490	$379,040	$0	$0	$809,176	$809,176	$0	$809,176
2020	$623,610	$7,490	$379,680	$0	$0	$1,010,780	$1,010,780	$0	$1,010,780
2019	$561,698	$7,433	$284,760	$0	$0	$726,800	$726,800	$0	$726,800
2018	$515,960	$7,433	$147,126	$0	$0	$670,519	$670,519	$0	$670,519
2017	$530,493	$7,433	$147,126	$0	$0	$685,052	$685,052	$0	$685,052
2016	$519,062	$7,433	$132,888	$0	$0	$659,383	$659,383	$0	$659,383
2015	$532,902	$7,851	$122,209	$0	$0	$662,962	$662,962	$0	$662,962
2014	$495,283	$7,941	$154,246	$0	$0	$657,470	$657,470	$0	$657,470
2013	$507,823	$7,941	$154,246	$0	$0	$670,010	$629,439	$40,571	$629,439
2012	$412,788	$5,183	$154,246	$0	$0	$572,217	$572,217	$0	$572,217
2011	$458,013	$5,500	$170,856	$0	$0	$634,369	$634,369	$0	$634,369
2010	$742,669	$5,876	$189,840	$0	$0	$938,385	$938,385	$0	$938,385

Building Information

Building 1
Building Value $973,069
Year Built 1918
Actual Area 3956
Conditioned Area 3418
Use Bed & Breakfasts
Style 04
Exterior Wall Jumbo Brick

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

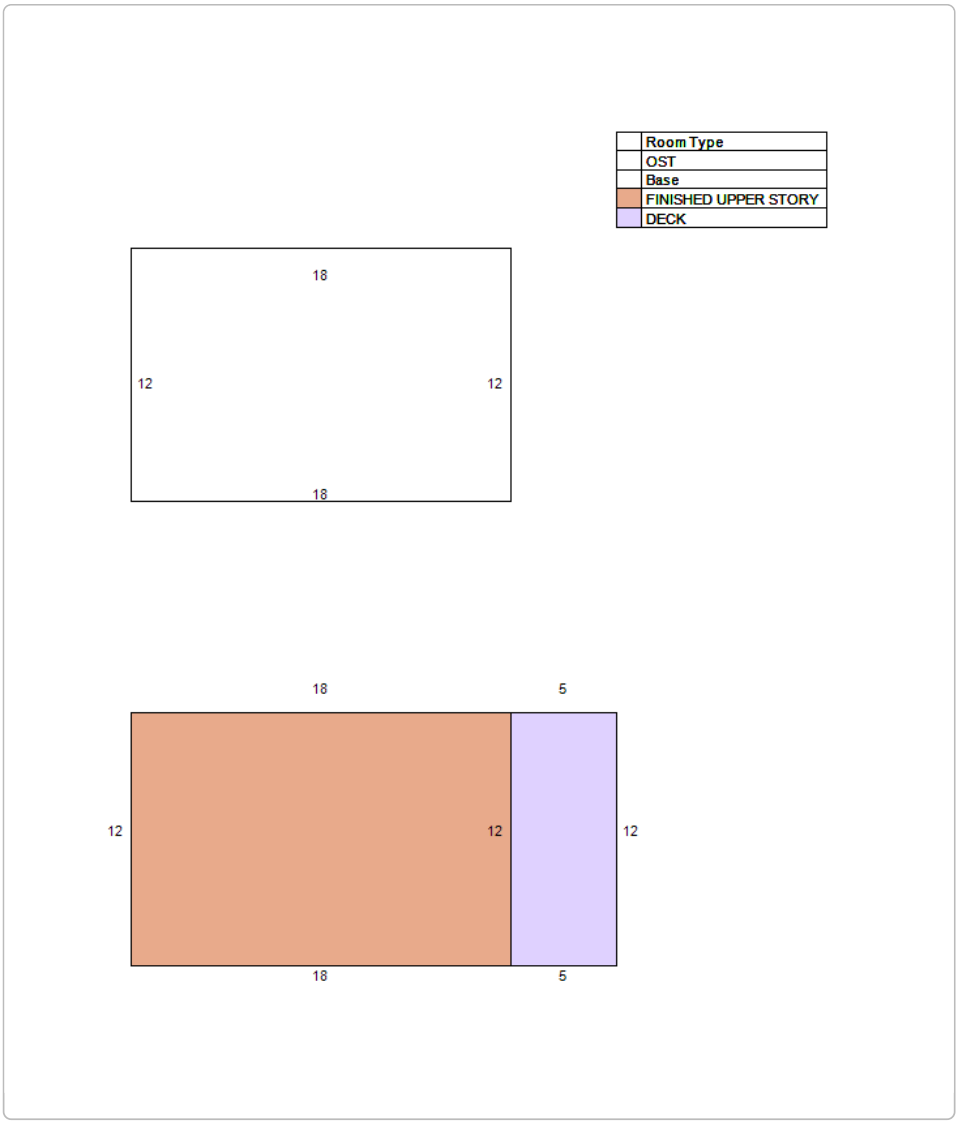
Description	Square Footage
FINISHED ENCLOSED PORCH	96
BASE AREA	1632
FINISHED UPPER STORY	1632
FINISHED CANOPY	250
FINISHED ENCLOSED PORCH	96
FINISHED CANOPY	250
Total SqFt	3956

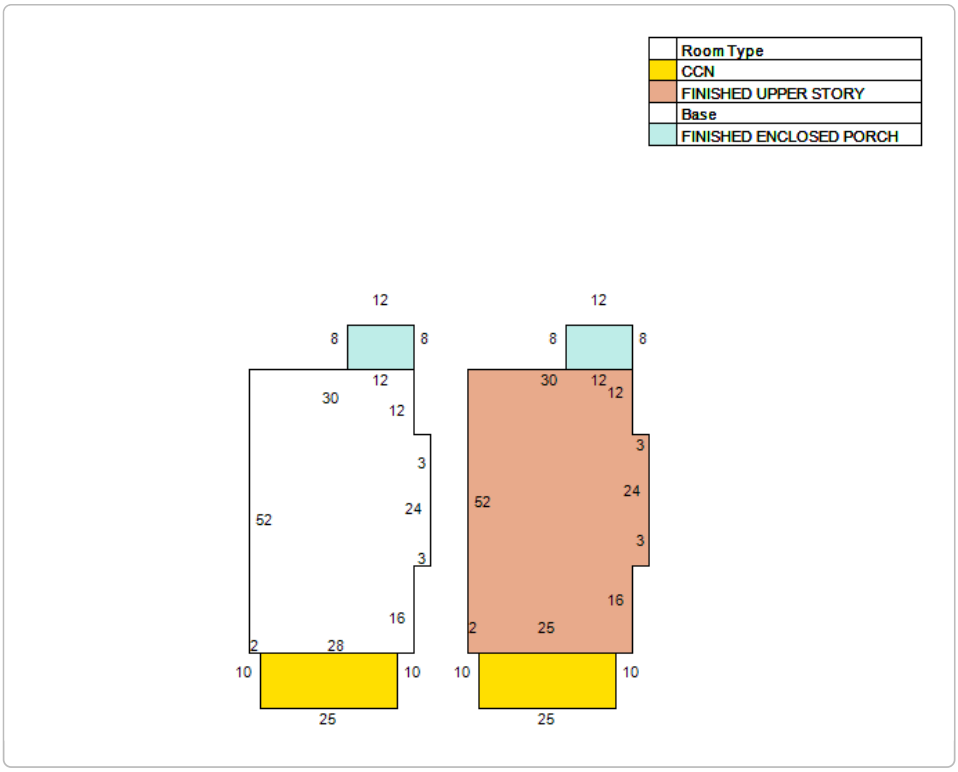
Building 2
Building Value $100,253
Year Built 1918
Actual Area 572
Conditioned Area 432
Use Bed & Breakfasts
Style 04
Exterior Wall Jumbo Brick

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED DECK	60
FINISHED UPPER STORY	216
BASE AREA	216
OUTSIDE STAIRS	80
Total SqFt	572

Sketch Information


Room Type
OST
Base
FINISHED UPPER STORY
DECK
18
12
12
18
18
5
12
12
12
18
5



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		528
Wood Fence - 6' and Above (COM)		28
Sprinkler Wet (COM)		911
Brick Pavers (COM)		354
Sprinkler Wet (COM)		171
Fireplace (Mix)		3500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	0	0	4738	SF	$379,040

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/22/2019	11/20/2019	$800,000.00	WARRANTY DEED	4836	339	U	I	HOLEMAN RODNEY E	BAIJANTI & BROTHERS ESTATES INC
	9/1/2010	$825,000.00	WARRANTY DEED	3351	1268	Q	I	WRIGHTFIELDS LLC	HOLEMAN RODNEY E
	1/24/2006	$1,604,100.00	WARRANTY DEED	2632	1201	Q	I	SCHWARTZ PAUL O & CONNIE GOODWIN	WRIGHTFIELDS LLC
	8/17/2004	$1,213,100.00	WARRANTY DEED	2264	1480	Q	I	VILLAS ON THE BAY INC	SCHWARTZ PAUL O & CONNIE GOODWIN
	9/10/2003	$100.00	QUIT CLAIM DEED	2043	625	U	I	NSHE GLENVIL LLC	VILLAS ON THE BAY INC
	6/18/2003	$615,000.00	WARRANTY DEED	1979	748	U	I	NOEL VANESSA WYATT JOINED BY DAVID ELDRIDGE	NSHE GLENVIL LLC
	5/29/1998	$472,000.00	WARRANTY DEED	1323	380	Q	I	TAYLOR RONALD EDWARD & LYNDA BOUCHIE	NOEL VANESSA WYATT
	3/29/1996	$225,000.00	WARRANTY DEED	1163	1799	Q	I	SIMMONS CLAYTON J,G MARIE	TAYLOR RONALD EDWARD & LYNDA BOUCHIE
	12/1/1986	$0.00		729	1611	U	I		SIMMONS CLAYTON J,G MARIE
	10/1/1984	$0.00		657	985	U	I		

No data available for the following modules: Sales Questionnaire Form, 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: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
BAIJANTI & BROTHERS ESTATES, INC

Filing Information

Document Number	P19000074947
FEI/EIN Number	84-3283122
Date Filed	09/23/2019
Effective Date	09/23/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2021

Principal Address

52 Charlotte street
AUGUSTINE, FL 32084

Changed: 04/01/2022

Mailing Address

52 Charlotte street
AUGUSTINE, FL 32084

Changed: 04/01/2022

Registered Agent Name & Address

FLOR PATEL, ERICKA
72 PICKETT DRIVER ST
AUGUSTINE , FL, FL 32084

Name Changed: 01/27/2021

Officer/Director Detail

Name & Address

Title CEO

FLOR PATEL, ERICKA
72 PICKETT DRIVE ST
AUGUSTINE, FL 32084

Title CFO

PATEL, MARIO
72 PICKETT DRIVE ST
AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	04/01/2022
2023	01/20/2023

Document Images

01/20/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- REINSTATEMENT	View image in PDF format
09/23/2019 -- Domestic Profit	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 September 21, 2023 Meeting

Application HP2023-0065 Address: 54 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti Estates, LLC

Project description: To remove the existing driveway and walkways and install pervious pavers.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ2468
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970400000		
Agenda Item:	7(b)	Previous Action(s):	COA 1993-0687 COA F2007-0310 COA HP2023-0025 COA HP2023-0036

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street in the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) Zoning District.
2. Previous HARB approvals include review and approval of a fence and wrought-iron gate in both 2011 and 2015 among several applications.
1. The applicant is seeking to remove existing paving for walkway, driveway, and parking areas, as well as several areas that are currently landscaped, and install pervious pavers as detailed on the site plan provided in the application packet. Existing paving materials include concrete bricks, chipped granite, and broken concrete, and gravel.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that appropriate paving materials are loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. In some cases, the AGHP allows for alternative materials if the material is compatible in quality, color, texture, finish, and dimension to those common to the district.
4. The Tremron pervious pavers proposed are in the "Olde Towne" design in color "Sierra." It is unclear what material the pavers are made of, though the texture differs from both typical concrete and clay brick pavers. The texture and proposed color may more closely mimic a coquina-type stone without the visible shell aggregate. The "Olde Towne" paver design appears to be a modern interpretation of historic paved streets. The 4x8 brick style paver in a color such as "Heritage" that mimics red clay brick similar to that used throughout the district may be more appropriate.
5. It is unclear, based upon the submittal provided, whether any existing landscaping is proposed to be retained, or whether new landscaping may be introduced to the site. The large extent of the proposed paving would be softened by retaining and/or adding new plant materials to the site.
6. This property is in Archaeology Zone IA. Installation of pervious pavers generally requires ground disturbance to provide for bedding such as pea gravel that allows water to percolate through and under the pavers. Archaeological review will be required and should be applied for before or with a building permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness **at 54 Charlotte Street** if the HARB can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials
2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing landscape beds and paved drive/walkways.
2. Install Tremron Permeable pavers in design “Olde Towne” and color “Sierra.”

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
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property’s history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design 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.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

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

LIST OF ATTACHMENTS:

1. (See Staff Photographs under 52 Charlotte Street)
2. Florida Master Site File

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;

Staff Report pg. 10

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

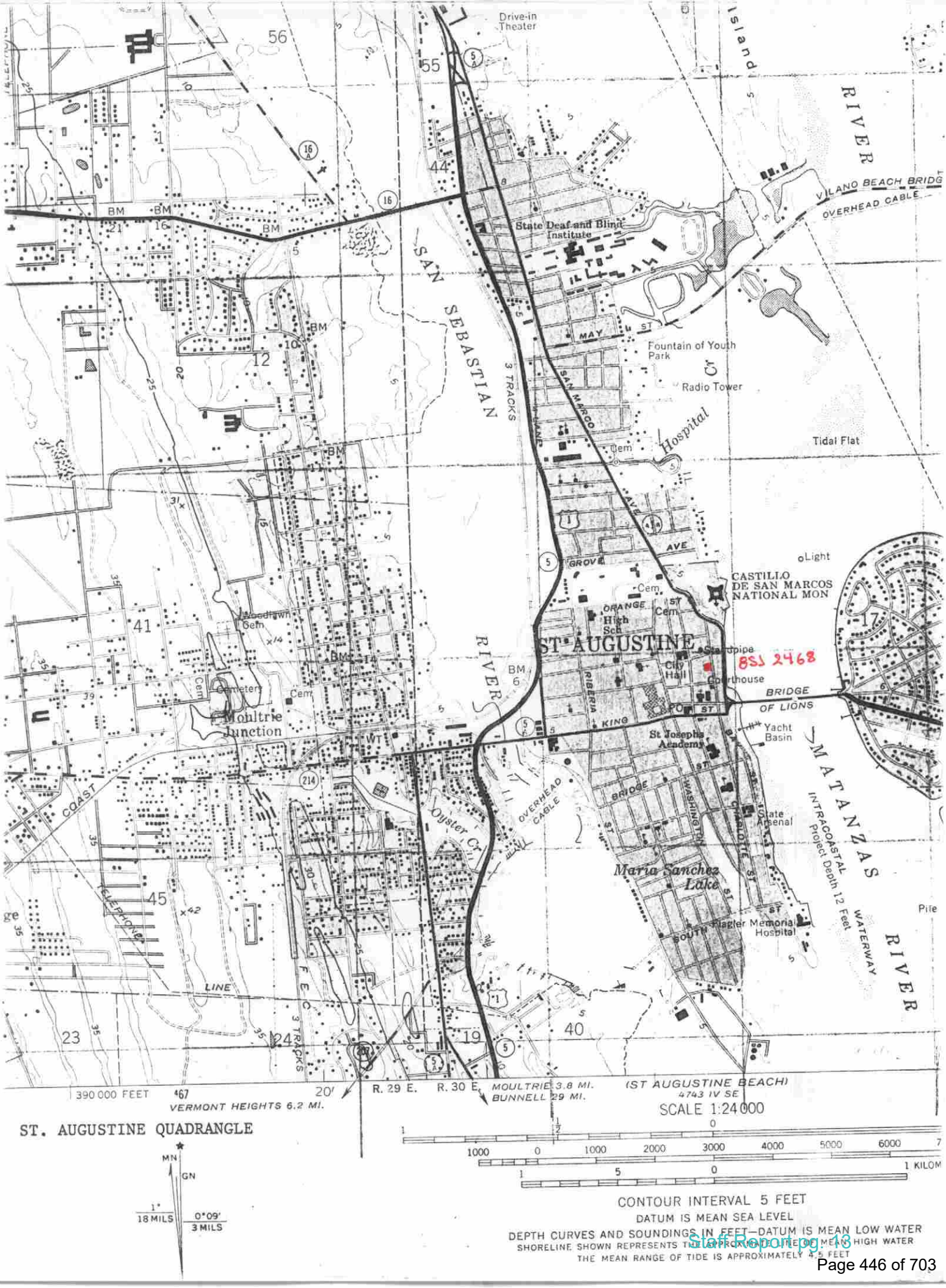
"shooting gallery" in 1884 and as a private residence in 1888. The south end of the building served as a "fruit stand" in 1893 and disappeared by 1899. A two-story frame dwelling replacing the former structure was destroyed by fire in 1914.

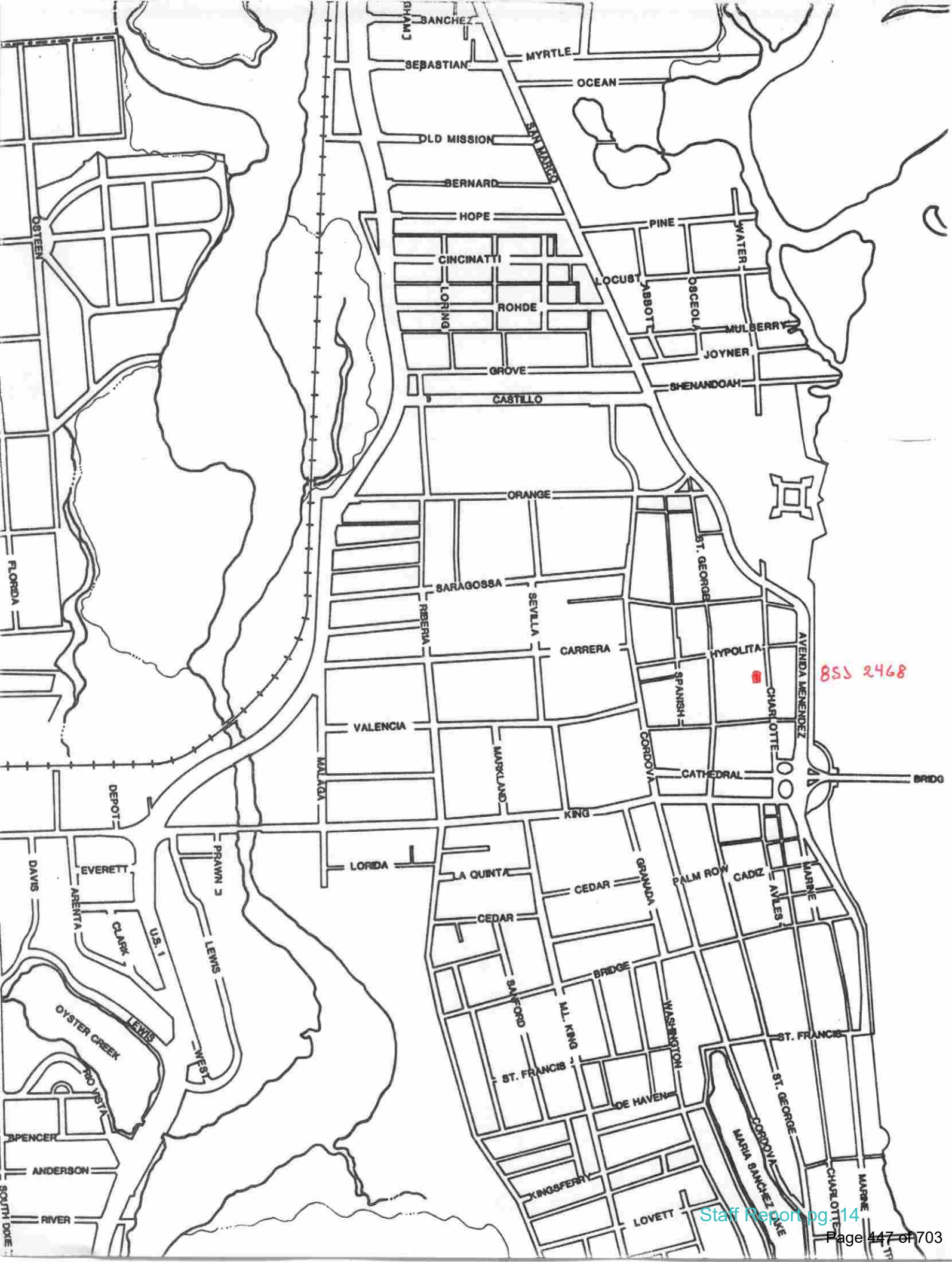
ARCHAEOLOGY

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

BSJ 2468

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

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

Cross Streets (nearest / between) Hypolita
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1970400000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

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

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

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02468

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood 2 panel door with 8 square lights; wood trim

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

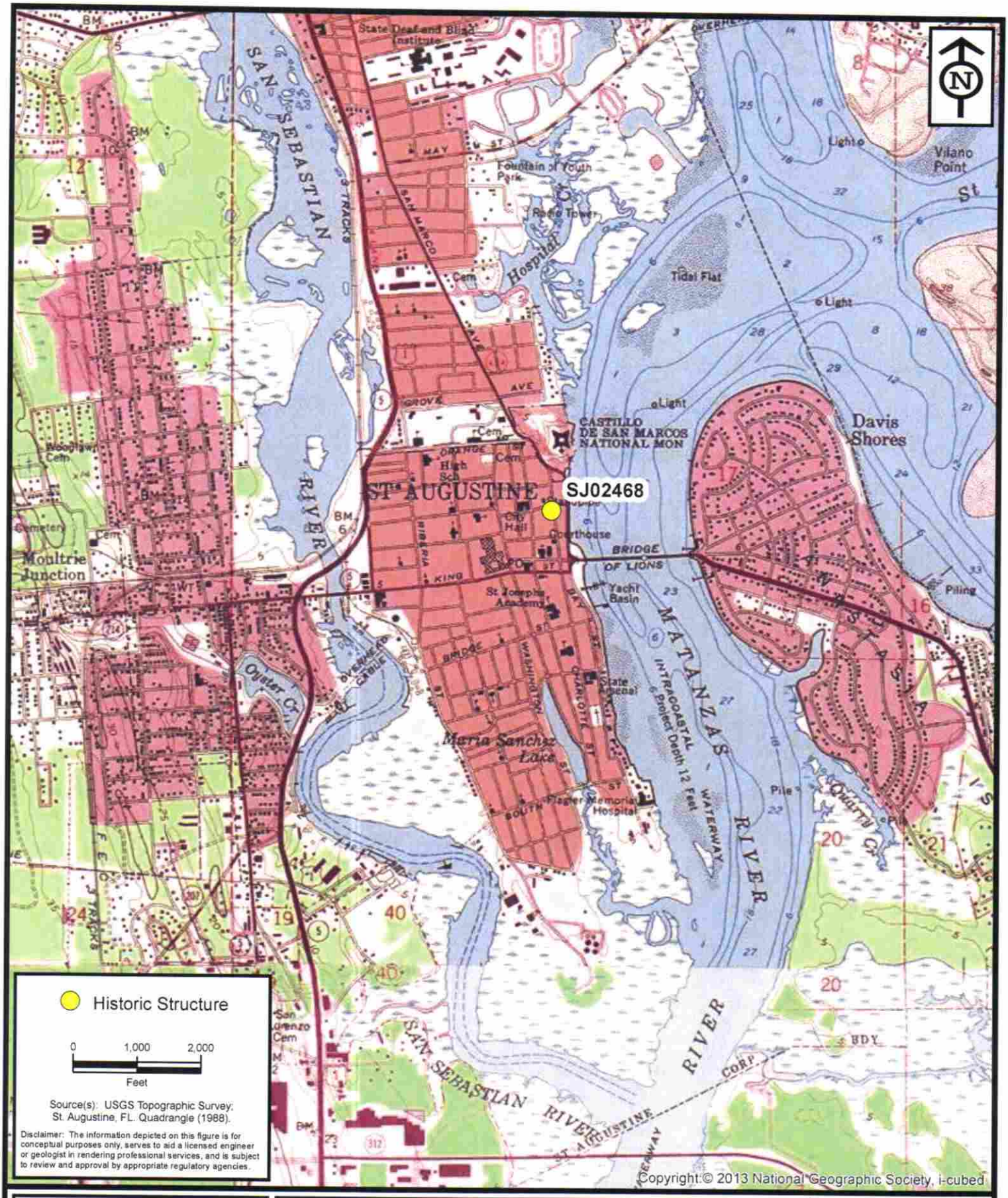
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
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

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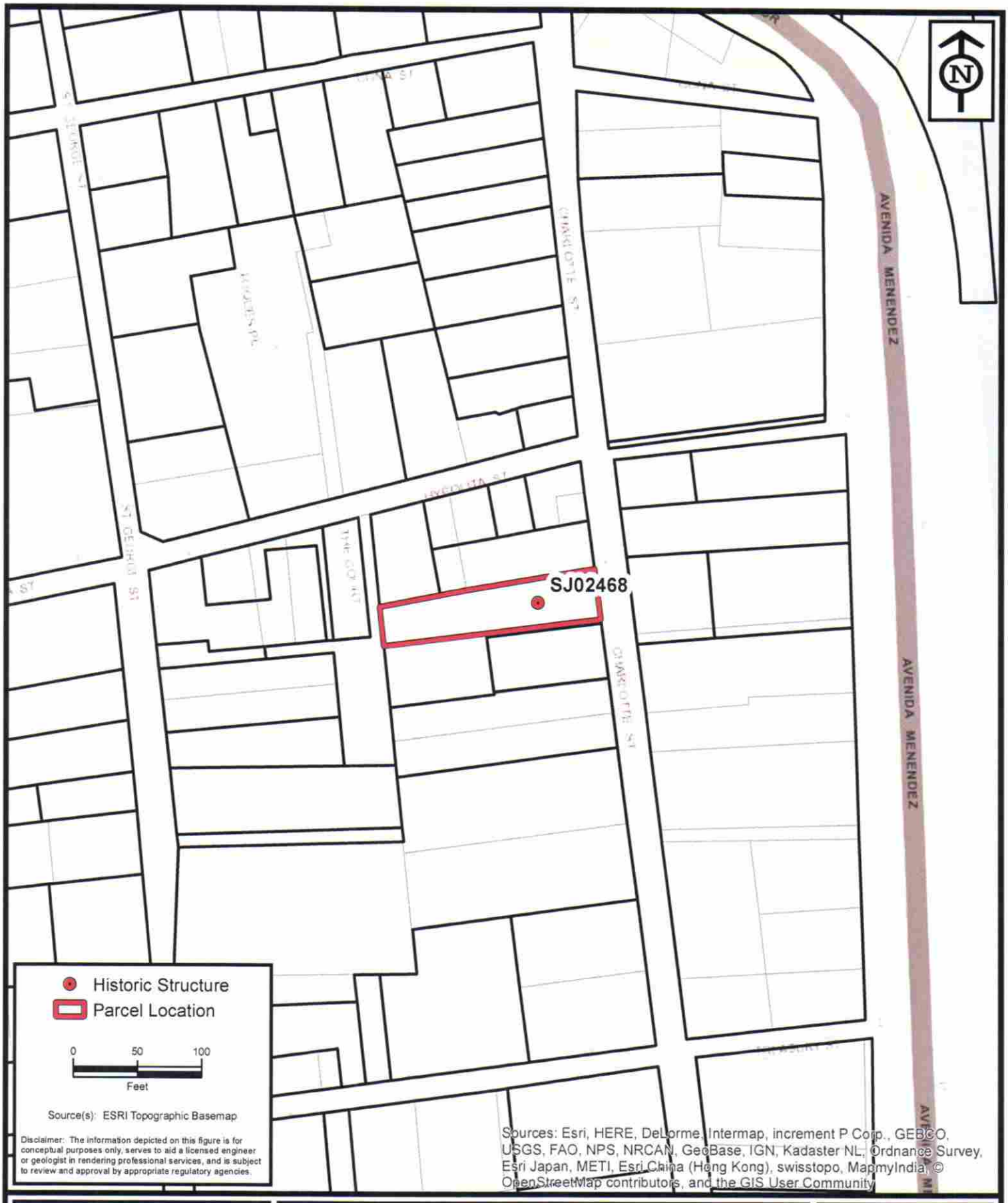
SJ02468



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

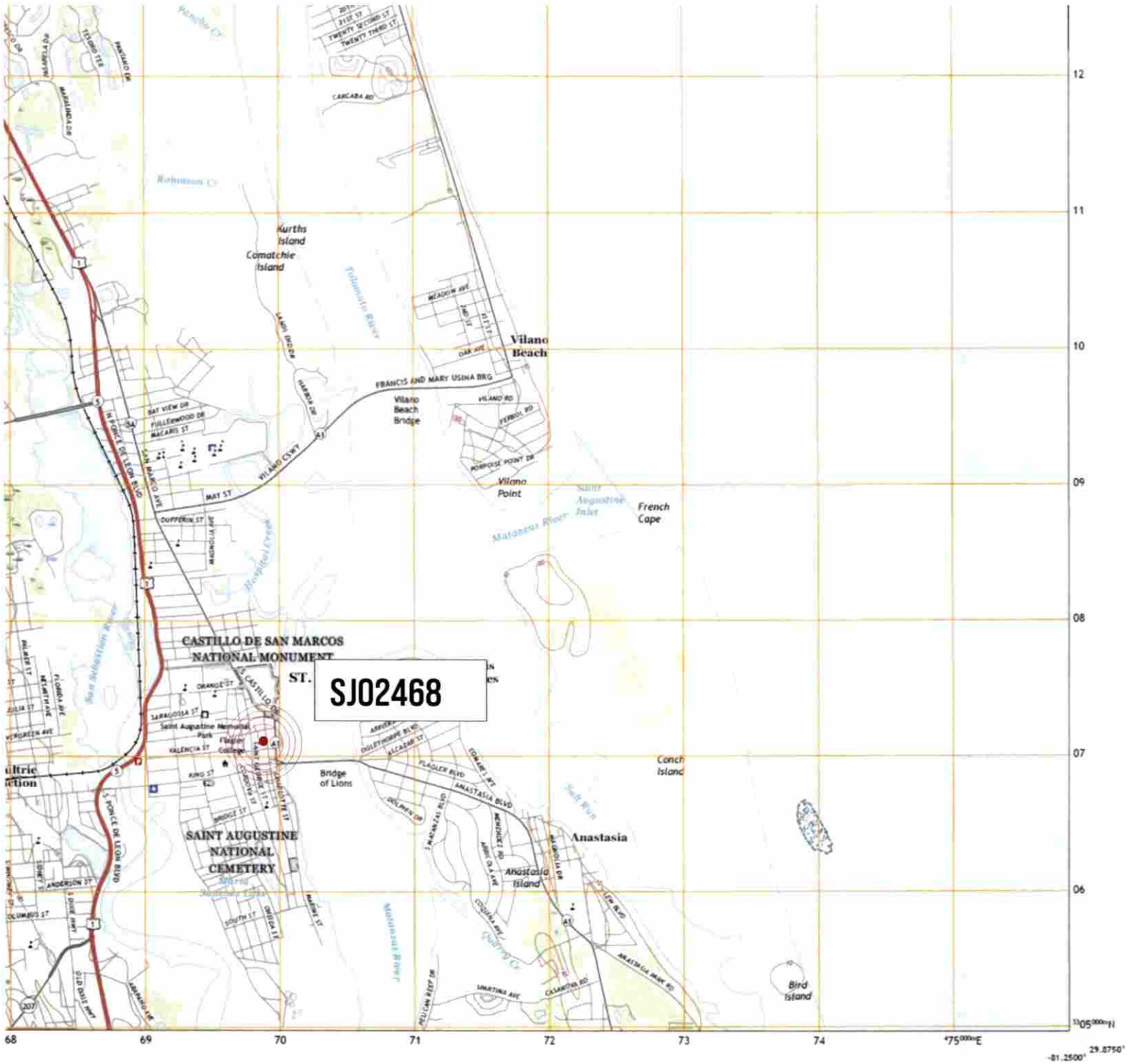
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

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.



SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

QUADRANGLE LOCATION

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

ADJOINING QUADRANGLES

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

SAINT AUGUSTINE, FL
2018

UF Historic Preservation
UNIVERSITY of FLORIDA

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

FMSF: SJ02468

Date: 03/09/2021

Historic Building

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Overview

Legend

☐ Parcels

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

N

UF Historic Preservation UNIVERSITY of FLORIDA

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

FMSF: SJ02468

Date: 02/25/2021

● Historic Building

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

Hemingway House
INN
BED & BREAKFAST
INFO

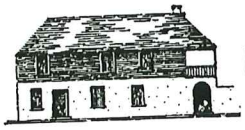
Staff Report pg. 27

RECEIVED

AUG 22 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. HP2023-0065

Receipt No. 2700824

Meeting Date: September 21, 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 ERICKA PATEL

   Business (if applicable) _____

   Address 54 [redacted] CHARLOTTE ST.

   City ST. AUGUSTINE State FL. Zip Code 32084

   Daytime telephone (required) 8587059075 E-mail address ERIMAR.PATEL@GMAIL.COM

3. PROJECT STREET ADDRESS [redacted] 54 CHALOTTE ST. ST. AUGUSTINE

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE B+B PROPOSED USE B+B

6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

REPLACE EXISTING DRIVEWAY AND WALKWAYS WITH STONE PAVERS

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 _____ DATE 8/22/23

PRINT OWNER'S NAME Ericka Patel

SIGNATURE OF OWNER X _____ DATE 8/22/23

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	
☐	☐	☐	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:

If there is a particular paver pattern proposed beyond the example provided, please clarify this. Additionally, any proposed plant material should also be included with this application.

Project number: HP2023-0065 Project Address: 54 Charlotte Street

Reviewed by: Candice Seymour Date: 08/28/23

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: ~~325~~ 54 Charlotte ST Saint Augustine FL. 32084

Applicant's Name: DAVID GRAUDE Applicant's Signature: [signature]

Owner's Name: Erika Patel Owner's Signature: [signature]

03/26/14 14-0164_54 CHARLOTTE STREET.DWG 14.30 CADZ

MAP SHOWING SURVEY OF

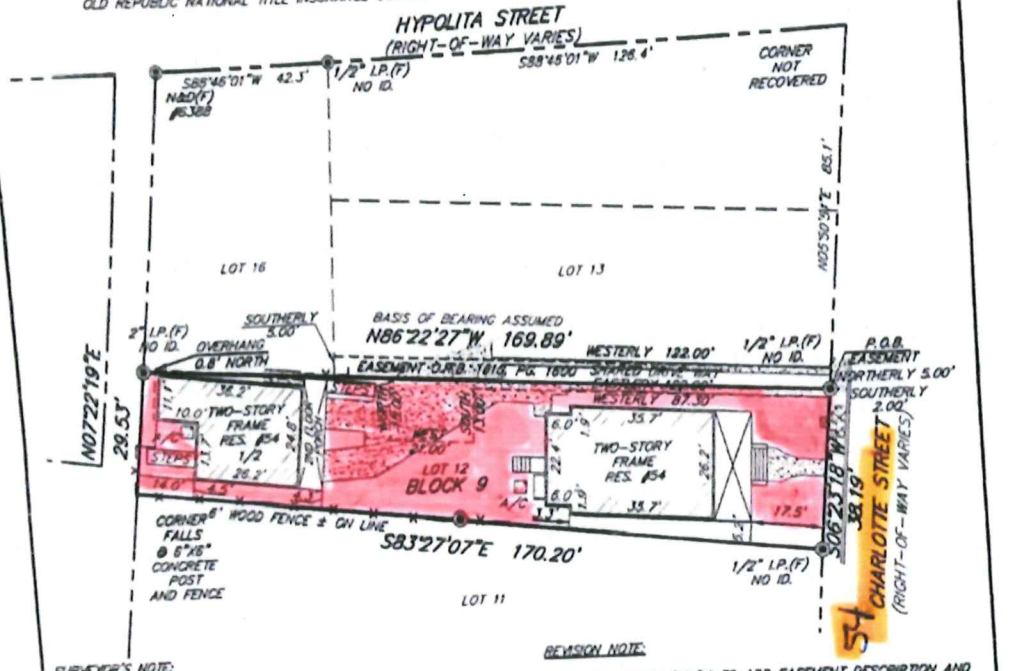
IN THE CITY OF ST. AUGUSTINE LOT NUMBERED TWELVE (12) OF BLOCK NINE (9), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, MADE BY GOULD T. BUTLER, C.E., DATED JUNE 15, 1923 AND FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ON THE 4TH DAY OF OCTOBER A.D., 1923.

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 ACROSS LOT (13) OF BLOCK (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 1800, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT (12) OF BLOCK NINE (9), THENCE RUN NORTHERLY 5.00 FEET TO THE NORTH EDGE OF A CONCRETE RIBBON; THENCE RUN WESTERLY 122.00 FEET ALONG NORTH EDGE CONCETE RIBBON A DISTANCE OF 122.00 FEET; THENCE RUN SOUTHERLY 5.00 FEET TO THE NORTH PROPERTY LINE OF LOT (12) OF BLOCK NINE (9); THENCE RUN EASTERLY ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
RODNEY E. HOLEMAN
HARBOR COMMUNITY BANK
McCLURE BLOODWORTH PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



SURVEYOR'S NOTE:

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT #20-2014-000076-A3, EFFECTIVE DATE: MARCH 24, 2014 @ 11:00PM

REVISION NOTE:

1. REVISED ON 04/02/14 TO ADD EASEMENT DESCRIPTION AND EDIT CERTIFICATIONS.

AREA = 0.13 ± ACRES
OR ±, 5 753sq. ft.

LEGEND

A/C – AIR CONDITIONER PAD
ID. – IDENTIFICATION
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM
RES. – RESIDENCE
℄ – CENTERLINE
± – DENOTES NOT TO SCALE
I.P.(S) – 5/8" IRON ROD SET (LANDTECH)

GRAPHIC SCALE
30 0 15 30

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not undertaken this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be/is liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- Nothing hereon shall be interpreted to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the real field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency Filer Map No. 12015S-0318H effective date 09/02/04 the property described hereon appears to lie in Zone AE(9')
- Basis of bearing structure SEE SURVEY
- Basis of elevations: N.G.V.D.

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
14-0164	03/12/14	1"=30'	667/17	N.H.F.	M.H.

TYPE BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
8100 A1A SOUTH, SUITE A
ST AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

TREMRON®
WE MAKE IT EASY

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

PERVIOUS PAVERS

Home / Pavers / Pervious Pavers

- AQUA PAVER
- SF RIMA
- 4X8 PERMEABLE
- OLDE TOWNE PERMEABLE
- TURF BLOCK
- PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

Application pg 7

tremron.com/pavers/pervious-pavers

TREMRON®

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

Sierra

PERVIOUS PAVERS OLDE TOWNE

PRODUCT CODE: PV21340E

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 6"X4", 6"X6", 6"X9"

SF PER CUBE: 124

CUBE WEIGHT: 3330 LBS

FINISH: STANDARD

PERVIOUS PAVERS PHOTOS

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
Building Value $392,233
Year Built 1915
Actual Area 2604
Conditioned Area 2004
Use Bed & Breakfasts
Style 04
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

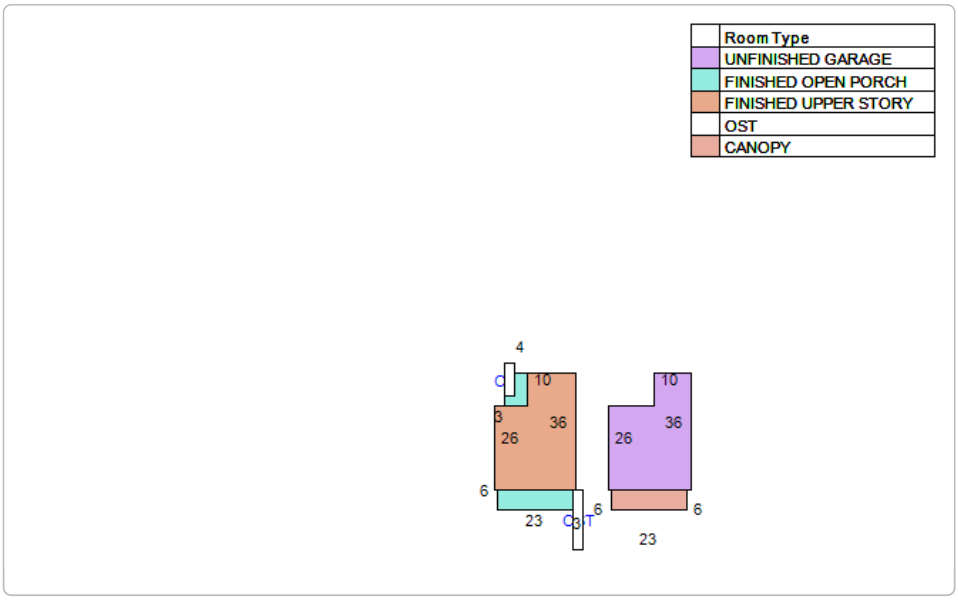
Description	Square Footage
FINISHED UPPER STORY	936
FINISHED OPEN PORCH	234
BASE AREA	936
ADDITION	132
FINISHED OPEN PORCH	234
FINISHED OPEN PORCH	132
Total SqFt	2604

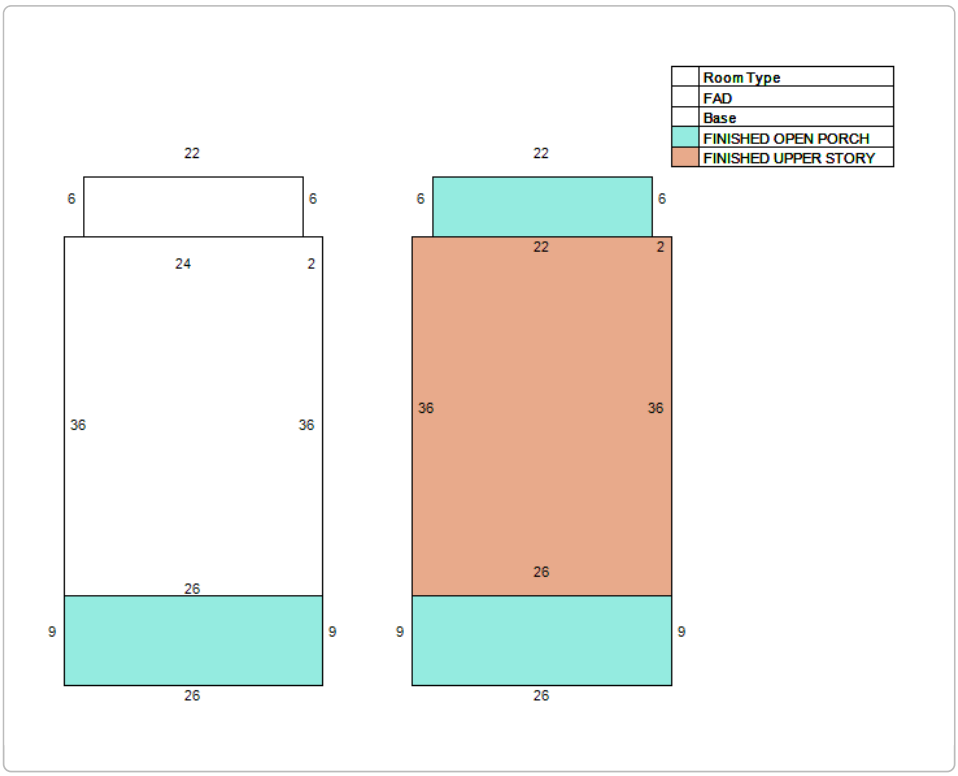
Building 2
Building Value $147,269
Year Built 1925
Actual Area 1969
Conditioned Area 800
Use Bed & Breakfasts
Style 04
Exterior Wall Wood

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.

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: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

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 September 21, 2023 Meeting

Application HP2023-0067 Address: 295 St. George Street

Applicant: Best Roofing & Waterproofing, LLC

Property Owner: Maria Pellecer

Project description: To replace the existing asphalt shingle roof with a metal roof material.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1952
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003700000		
Agenda Item:	7(c)	Previous Action(s):	COA F2020-0064

STAFF SUMMARY AND ANALYSIS:

1. This two-story St. Augustine Colonial Revival style residence is located on the east side of St. George Street on the block between St. Francis and San Salvador Streets in the Historic Preservation-One (HP-1) zoning district.
2. The applicant is proposing to replace the existing asphalt shingle roof with 29-gauge metal roof panels in a galvalume finish according to the documentation submitted with the building permit application on May 18, 2023, which is provided in the application packet. Both the applicant and owner have reported leaks in the existing roof prompting its replacement and that a metal roof was chosen for longevity.
3. The 1930 Sanborn Map, updated to 1965, indicates a slate/tin roof material on the building, though no other documentation shows the exact original roof material. A 2007 roof replacement permit notes the roof was half architectural shingle, half asbestos shingle, and was completely replaced with the existing asphalt architectural shingles.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that St. Augustine Colonial Revival style pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes and wood shingles. While metal is referenced as an appropriate material, the proposed metal panels have a more modern design that does not match the corrugated metal or 5-v crimp styles generally approvable in HP-1 (see attachment). The AGHP also recommends deteriorated roof surfaces be replaced with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture. The proposed metal roof would not match the current roof surface.
5. The applicant should also confirm that the existing chimneys will remain. Removal of the chimney would require partial demolition approval under a separate application.

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 **295 St George Street**:

1. **CONTINUE** to allow the applicant time to consider a more appropriate replacement material as recommended by the HARB.
2. **APPROVE** if the HARB finds that the proposed roof material and design meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design in an appropriate material for the building's architectural style.

Candice Seymour

Candice Sevmour. Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing asphalt shingle roof.
2. Install Armour Rib 29-gauge metal roof in galvalume color.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
9. **Compatible Contemporary Design for New Alterations and Additions**

St. Augustine Colonial Revival (Post-1850)

Roof types are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes and wood shingles. Flat roofs are built-up. Chimneys are common, and may be brick or coquina, with or without a metal cap, and may be finished with stucco.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Pre-1821

First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

Post-1821

St. Augustine Colonial Revival roofs are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes or wood shingles. Flat roofs are built-up. Chimneys may be brick or coquina, with or without a metal cap, and may be finished with stucco.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map
3. Roof Profile Comparison

STAFF PHOTOGRAPHS
295 St. George Street

Staff Report pg. 6

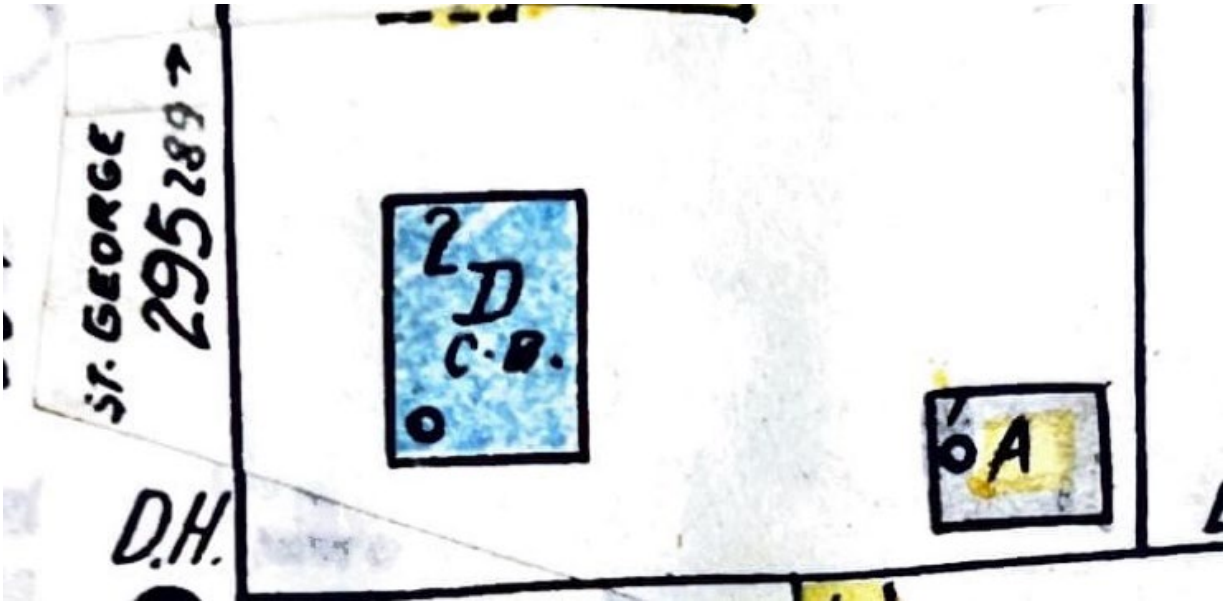
STAFF PHOTOGRAPHS
295 St. George Street

Staff Report pg. 7

STAFF PHOTOGRAPHS
295 St. George Street

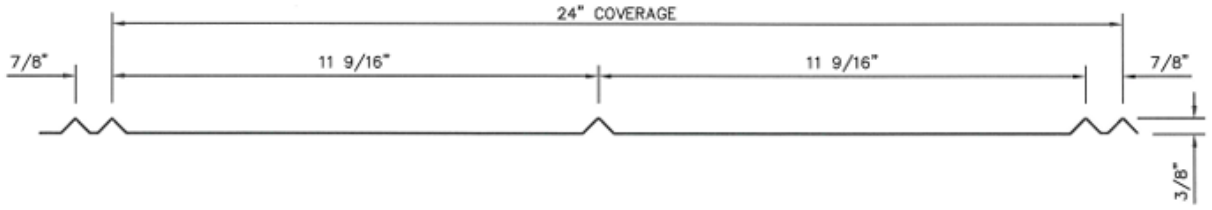
STAFF PHOTOGRAPHS
295 St. George Street

1930 SANBORN MAP UPDATED TO 1965
295 St. George Street

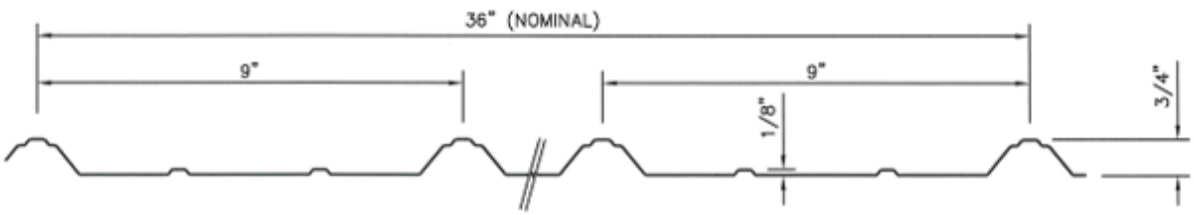


Metal Panel Profile Comparison

5-V Crimp (pre-approved metal roof design same manufacturer)



Armour Rib 29 Gauge (proposed roof material)



Received 08/24/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0067

Receipt No. 2701872

Meeting Date: September 21, 2023

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

1. NAME OF APPLICA BEST Roofing & WATERPROOFING, LLC

   Business (if applicable) _____

   Address 2675 Dobbs Rd Unit B

   City St Augustine State FL Zip Code 32086

   Daytime telephone 305-951-0194 E-mail Address floridabestroof@gmail.com

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

2. NAME OF PROPERTY OWNER María C. Pellecer

   Business (if applicable) _____

   Address 295 St. George Street

   City St. Augustine State FL. Zip Code 32084

   Daytime telephone (required) 904-687-3182 E-mail address _____

3. PROJECT STREET ADDRESS 295 ST GEORGE ST

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 2003700000

5. EXISTING USE Res PROPOSED USE Res

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 From shingle to metal FL 24397
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

Remove existing Metal roof. Inspect & Repair Deck as needed. Furnish & Install Waterproof Membrane. Furnish & Install 29ga Galvalume roof panels

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 Eugene R. Marcotte of ADAP Construction, LLC
SIGNATURE OF APPLICANT _____ DATE 8/23/23
PRINT OWNER'S NAME _____
SIGNATURE OF OWNER Maria C. Pellecer DATE 8/23/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

new roof specifications including color and design should be visually represented, preferably via a brochure from the manufacturer. Photographs of the existing roof and any damage propmting replacement should also be included with the application.

Project number: HP2023-0067 Project Address: 295 St. George Street

Reviewed by: Candice Seymour Date: 08/29/2023

Received 05/18/2023
Planning and Building Department

Product Approval
USER: Public User

FL #	FL24397-R8
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	1st Coast Metal Roofing Supply
Address/Phone/Email	186 STATE RD 207 EAST PALATKA, FL 32131 (386) 325-0242 cbrown@1stcoastmrs.com
Authorized Signature	Mark Donlan cbrown@1stcoastmrs.com
Technical Representative	Mark Donlan
Address/Phone/Email	186 SR 207 East Palatka, FL 32131 (386) 325-0242 mdonlan@1stcoastmrs.com
Quality Assurance Representative	Mark Donlan
Address/Phone/Email	186 SR 207 East Palatka, FL 32131 (386) 325-0242 mdonlan@1stcoastmrs.com
Category	Roofing
Subcategory	Metal Roofing
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Scott Wolters
Florida License	PE-62354
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	10/12/2025
Validated By	Lucas A. Turner, P.E., MBA ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL24397_R8_COI_397 COI.pdf

Referenced Standard and Year (of Standard)

Standard	Year
UL 1897	2012
UL 580	2006

Equivalence of Product Standards Certified By

Received 08/24/2023
Planning and Building Department

Product Approval Method	Method 1 Option D
Date Submitted	10/24/2022
Date Validated	10/26/2022
Date Pending FBC Approval	10/28/2022
Date Approved	12/13/2022

Summary of Products

FL #	Model, Number or Name	Description
24397.1	5V Crimp	0.032" Aluminum - 5V Crimp 24" Wide Roof Panels Over 1/2" Plywood, Fastened 12" O.C. x 14" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-71.0 **Other:**		**Installation Instructions** FL24397_R8_II_3971 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3971 Eval.pdf Created by Independent Third Party: Yes
24397.2	5V Crimp	26 Ga. Steel - 5V Crimp 24" Wide Roof Panels Over Nominal 7/16" OSB Sheathing, Fastened 12" O.C. x 16" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-52.5 **Other:**		**Installation Instructions** FL24397_R8_II_3972 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3972 Eval.pdf Created by Independent Third Party: Yes
24397.3	5V Crimp	26 Ga. Steel - 5V Crimp 24" Wide Roof Panels Over Nominal 7/16" OSB Sheathing, Fastened (2) 12" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-63.5 **Other:**		**Installation Instructions** FL24397_R8_II_3973 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3973 Eval.pdf Created by Independent Third Party: Yes
24397.4	Armour Loc 0.032" Aluminum	0.032" Aluminum - 1" Nailstrip x 16" Wide Roof Panels Over 1/2" Plywood, Fastened 4 5/8" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-52.5 **Other:**		**Installation Instructions** FL24397_R8_II_3974 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3974 Eval.pdf Created by Independent Third Party: Yes
24397.5	Armour Loc 26 Ga.	26 Ga. Steel - 1" Nailstrip x 16" Wide Roof Panels Over 1/2" Plywood, Fastened 4 3/4" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-86.0 **Other:**		**Installation Instructions** FL24397_R8_II_3975 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3975 Eval.pdf Created by Independent Third Party: Yes
24397.6	Armour PBR	26 Ga. Steel - PBR 1 1/8" x 36" Wide Roof Panels Over 1/2" Plywood, Fastened 12" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-63.5 **Other:**		**Installation Instructions** FL24397_R8_II_3976 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports**

Application pg 6

Received 08/24/2023
Planning and Building Department

		FL24397_R8_AE_3976 Eval.pdf Created by Independent Third Party: Yes
24397.7	Armour Rib 0.032" Aluminum	0.032" Aluminum - 3/4" Rib x 36" Wide Roof Panels Over 1/2" Plywood, Fastened 9" O.C. x 6" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-78.5 **Other:**		**Installation Instructions** FL24397_R8_II_3977 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3977 Eval.pdf Created by Independent Third Party: Yes
24397.8	Armour Rib 29 Ga.	29 Ga. Steel - 3/4" Rib x 36" Wide Roof Panels Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-78.5 **Other:**		**Installation Instructions** FL24397_R8_II_3978 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3978 Eval2.pdf Created by Independent Third Party: Yes
24397.9	Armour Rib 29 Ga.	29 Ga. Steel - 3/4" Rib x 36" Wide Roof Panels Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5 **Other:**		**Installation Instructions** FL24397_R8_II_3979 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_3979 Eval.pdf Created by Independent Third Party: Yes
24397.10	Armour Rib 29 Ga.	29 Ga. Steel - 3/4" Rib x 36" Wide Roof Panels Over 1x4 Wood Battens Over 1/2" Plywood, Fastened 9" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-108.5 **Other:**		**Installation Instructions** FL24397_R8_II_39710 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_39710 Eval2.pdf Created by Independent Third Party: Yes
24397.11	Armour Rib 29 Ga.	29 Ga. Steel - 3/4" Rib x 36" Wide Roof Panels Over 1x4 Wood Battens Over 1/2" Plywood, Fastened 6"-3"-6" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-183.5 **Other:**		**Installation Instructions** FL24397_R8_II_39711 Dwg.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_39711 Eval.pdf Created by Independent Third Party: Yes
24397.12	Armour Rib 29 Ga.	29 Ga. Steel - 3/4" Rib x 36" Wide Roof Panels Over 19/32" OSB Sheathing, Fastened 9" O.C. x 24" O.C.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-63.5 **Other:**		**Installation Instructions** FL24397_R8_II_39712 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL24397_R8_AE_39712 Eval2.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

3691

THIS INSTRUMENT PREPARED BY:
JOHN MICHAEL TRAYNOR, ESQUIRE
28 Cordova Street
St. Augustine, Florida 32084
(904)829-6667

Recorded in Public Records St. Johns County, FL
Clerk# 95024067 O.R. 1123 PG 1161 11:15AM 08/15/95
Recording $9.00 Surcharge $1.50 Doc Stamps $0.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2nd day of August, 1995, by JOHN MICHAEL TRAYNOR, ESQUIRE as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of TODOR M. DOBROVSKY dated August 27, 1992, of 28 Cordova Street, St. Augustine, Florida 32084 conveying the property, party of the first part, and DANIEL W. HUMBERT, ESQUIRE, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of TODOR M. DOBROVSKY dated August 27, 1992, whose post office address is: 6 Grandview Road, St. Augustine, Florida 32084, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said party of the second part forever, all right, title, interest, claim, and demand which the said party of the first part has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY REFERENCE INCORPORATED HEREIN

Tax Parcel: 200370-0000

THIS INSTRUMENT PREPARED WITHOUT REQUEST FOR EXAMINATION OR OPINION OF TITLE

PROPERTY DESCRIPTION FURNISHED

COPY

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

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

KAREN A. HIGGINS
Witness as to TRAYNOR

DANA L. PORTER
Witness as to TRAYNOR

JOHN MICHAEL TRAYNOR,
As Successor Trustee of the
Testamentary Trust of TODOR M.
DOBROVSKY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JOHN MICHAEL TRAYNOR, as Successor Trustee of the Testamentary Trust of TODOR M. DOBROVSKY, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 2nd day of August, 1995. JOHN MICHAEL TRAYNOR is personally known to me.

NOTARY PUBLIC - STATE OF FLORIDA

KAREN A. HIGGINS
NOTARY PUBLIC, State of Florida
My commission expires:
KAREN A. HIGGINS
MY COMMISSION # CC310704 EXPIRES
September 29, 1997
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A

Real Estate located at 295 St. George Street, St. Augustine, St. Johns County, Florida, more particularly described as follows:

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

COPY

Public Records of St. Johns County, FL Clerk # 2009026509, O.R. 3200 PG 1540,
06/02/2009 at 10:21 AM REC. $13.00 SUR. $14.00 Doc. D $.70

1

(3)

Prepared by and return to:
Daniel W. Humbert
Humbert | Law
1930 Harrison Street, Suite 303
Hollywood, FL 33020
(954) 926-5430

Humbert (ENV)

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 28th day of May, 2009, between Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992, whose post office address 1930 Harrison Street, Suite 303, Hollywood, FL 33020, grantor, and Maria Pellecer, a single woman, whose post office address is 295 St. George Street, St. Augustine, FL 32084, grantee:

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

COPY

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

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

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.

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 2009 and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

THIS DEED WAS PREPARED WITHOUTH BENEFIT OF TITLE SEARH.

Because this Deed is given as a conveyance by the Trustee to the Beneficiary for no consideration, and the property is not subject to any mortgage, minimum documentary stamps are affixed.

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: Pilar Piedrahita.

Witness Name: David Hurst

_____(Seal)
Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992

COPY

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of May, 2009 by Daniel W. Humbert, Esquire, as Successor Trustee, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

PILAR PIEDRAHITA
Notary Public - State of Florida
My Commission Expires Apr 6, 2010
Commission # DD 538041
Bonded By National Notary Assn.

Notary Public

Printed Name: Pilar Piedrahita.

My Commission Expires: April 6, 2010

DECLARATION OF NON-HOMESTEAD

The undersigned warrants that at the time of this conveyance, the property described in this Trustee's Deed is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 438 SW 4 Avenue, Ft. Lauderdale, FL 33315.

Witness Name: Pilar Piedrahita.

Witness Name: DAVID HURST

Daniel W. Humbert, individually (Seal)

State of Florida
County of Broward.

The foregoing instrument was acknowledged before me this 28th day of May, 2009 by Daniel W. Humbert, who [_] is personally known or [X] has produced a driver's license as identification.

COPY

[Notary Seal]

PILAR PIEDRAHITA
Notary Public - State of Florida
My Commission Expires Apr 6, 2010
Commission # DD 538041
Bonded By National Notary Assn.

Notary Public

Printed Name: Pilar Piedrahita

My Commission Expires: April 6, 2010

Public Records of St. Johns County, FL Clerk # 2011017434, O.R. 3425 PG 210, 04/06/2011 at 10:55 AM REC. $13.00 SUR. $14.00

Prepared by and return to: Vystar
Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Corrective Trustee's Deed

This Trustee's Deed made this 28th day of February, 2011, between Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992, whose post office address 1930 Harrison Street, Suite 303, Hollywood, FL 33020, grantor, and Maria Pellecer, a single woman, whose post office address is 295 St. George Street, St. Augustine, FL 32084, grantee:

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

COPY

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

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

This Corrective Trustee's Deed is being recorded to correct the legal description in that certain Trustee's Deed recorded in Official Records Book 3200, Page 1540, 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.

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 2009 and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

THIS DEED WAS PREPARED WITHOUTH BENEFIT OF TITLE SEARCH.

Because this Deed is given as a conveyance by the Trustee to the Beneficiary for no consideration, and the property is not subject to any mortgage, minimum documentary stamps are affixed.

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: M J Carsolari

Witness Name: Alberto Quicano

(Seal)
Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992

COPY

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2011, by Daniel W. Humbert, Esquire, as Successor Trustee, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

M. J. CARSOLARI
COMMISSION # DD 664844
EXPIRES: August 19, 2011
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DECLARATION OF NON-HOMESTEAD

The undersigned warrants that at the time of this conveyance, the property described in this Trustee's Deed is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 438 SW 4 Avenue, Ft. Lauderdale, FL 33315.

Witness Name: M J Carolati

Witness Name: Alberto Quicen

(Seal)
Daniel W. Humbert, individually

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2011, by Daniel W. Humbert, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

M. J. CAROLARI
MY COMMISSION # DD 664844
EXPIRES: August 19, 2011
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

COPY

Public Records of St. Johns County, FL Clerk # 2011017433, O.R. 3425 PG 208, 04/06/2011 at 10:55 AM REC. $9.00 SUR. $9.50 Doc. D $.70

3.

Prepared by and return to: VystAR.

Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 3rd day of **March, 2011, between Rosangela McHone f/k/a Rosangela Mulder, f/k/a Rose Goldberg, a married woman,** grantor, whose post office address is 129 Stratford mill Blvd apt 107 St. Aug Fl 32084, and **Maria Pellecer, a single woman,** grantee, whose post office address is **295 St. George Street, St. Augustine, FL 32084.**

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

Witnesseth, that said grantor, for and in consideration of the sum 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, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida to-wit:**

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

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 homestead property. Grantor's residence and homestead address is: 129 Stratford mill Blvd apt 107 St. Aug Fl 32084

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

DoubleTime®

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: James Black

Witness Name: Marshall Dunson

Rosangela McHone ~~f/k/a~~ Rosangela Mulder, f/k/a Rose Goldberg

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 3 day of March, 2011, by **Rosangela McHone f/k/a Rosangela Mulder, f/k/a Rose Goldberg**, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TERRY LEE O'QUINN, JR.
Commission DD 745759
Expires January 3, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: Terry Lee O'Quinn Jr.

My Commission Expires: Jan 3, 2012

Public Records of St. Johns County, FL Clerk # 2011017431, O.R. 3425 PG 204, 04/06/2011 at 10:55 AM REC. $9.00 SUR. $9.50 Doc. D $.70

(2)

Prepared by and return to: Vystar

Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of **March, 2011, between Heather J. Pellecer f/k/a Heather Goldberg, a single woman,** grantor, whose post office address is **295 St. George Street, St. Augustine, FL 32084,** and **Maria Pellecer, a single woman,** grantee, whose post office address is **295 St. George Street, St. Augustine, FL 32084.**

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

Witnesseth, that said grantor, for and in consideration of the sum 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, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida to-wit:**

COPY

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

DoubleTime®

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: Lori Manis

Witness Name: Marshall W. Dunson

Heather J. Pellecer f/k/a Heather Goldberg

Heather J. Pellecer f/k/a Heather Goldberg

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of March, 2011, by **Heather J. Pellecer** , who [_] is personally known to me or [X] has produced ~~a driver's~~ FL I.D. license as identification.

[Notary Seal]

Notary Public State of Florida
Lori Klinger Manis
My Commission DD872607
Expires 03/19/2013

Notary Public

Printed Name: Lori Manis

My Commission Expires: 3-19-13

Public Records of St. Johns County, FL Clerk # 2011017432, O.R. 3425 PG 206, 04/06/2011 at 10:55 AM REC. $9.00 SUR. $9.50 Doc. D $.70

Prepared by and return to: Vystar

Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of **March, 2011, between Berna Racine f/k/a Berna Goldberg, a** Married, 385 Madruga Ave St. Aug FL 32086 grantor, whose post office address is , and **Maria Pellecer, a single woman,** grantee, whose post office address is **295 St. George Street, St. Augustine, FL 32084.**

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

Witnesseth, that said grantor, for and in consideration of the sum 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, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida to-wit:**

COPY

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

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 homestead property. Grantor's residence and homestead address is: 385 Madruga Ave. St. Aug. FL. 32086

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

DoubleTime®

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: Lee Quinn

Witness Name: Sheila Rawlerson

Berna Racine f/k/a Berna Goldberg

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24 day of March, 2011, by **Berna Racine f/k/a Berna Goldberg** , who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Terry Lee Quinn Jr.

My Commission Expires: 1-3-12

TERRY LEE O'QUINN, JR.
Commission DD 745759
Expires January 3, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

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	2003700000
Location Address	295 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG PT OF W1/2 OF LOTS 7 & 8 BLK 39-A 66FT ON ST GEORGE ST OR1123/1161(QC) & 3200/1540(T/R) & 3425/204 206 & 208(Q/C'S) & 210(C/D) *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	Y

Owner Information

Owner Name	Pellecer Maria 100%
Mailing Address	295 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2023
Building Value	$227,919
Extra Features Value	$2,542
Total Land Value	$478,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$708,961**
Total Deferred	$404,782
Assessed Value	**$304,179**
Total Exemptions	$50,000
Taxable Value	**$254,179**

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

Historical Assessment Information

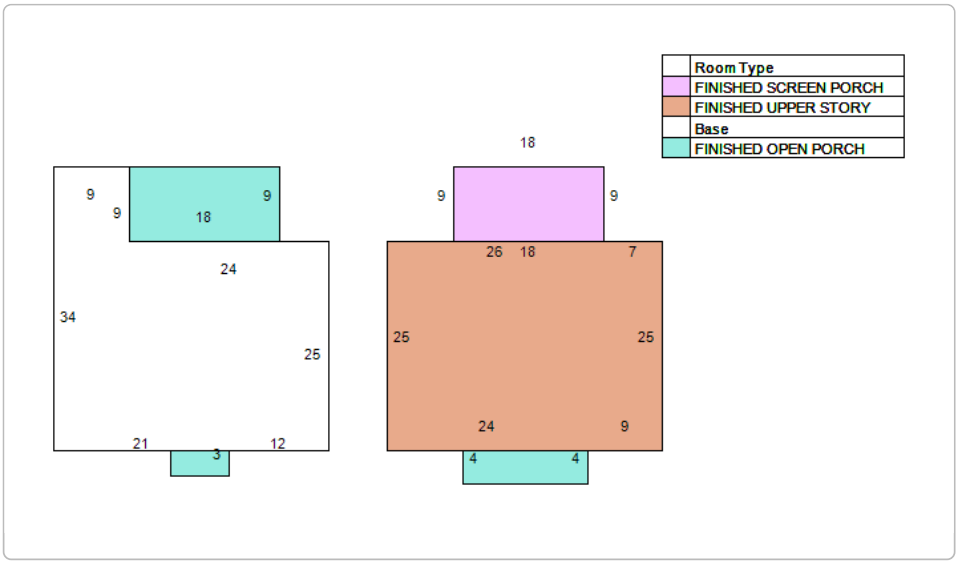
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$154,737	$7,711	$340,032	$0	$0	$502,480	$295,319	$257,161	$245,319
2021	$118,545	$7,711	$303,600	$0	$0	$429,856	$286,717	$193,139	$236,717
2020	$129,166	$7,711	$254,100	$0	$0	$390,977	$282,758	$158,219	$232,758
2019	$118,157	$7,711	$254,100	$0	$0	$379,968	$276,401	$153,567	$226,401
2018	$120,062	$7,711	$254,100	$0	$0	$381,873	$271,247	$160,626	$221,247
2017	$124,897	$6,530	$254,100	$0	$0	$385,527	$265,668	$169,859	$215,668
2016	$126,819	$6,530	$231,000	$0	$0	$364,349	$260,204	$154,145	$210,204
2015	$117,593	$6,530	$178,200	$0	$0	$302,323	$258,395	$93,928	$208,395
2014	$89,434	$6,530	$160,380	$0	$0	$256,344	$256,344	$50,000	$206,344
2013	$92,026	$6,530	$160,380	$0	$0	$258,936	$258,936	$50,000	$208,936
2012	$93,323	$6,530	$160,380	$0	$0	$260,233	$260,233	$50,000	$210,233
2011	$95,915	$6,530	$178,200	$0	$0	$280,645	$280,645	$50,000	$230,645
2010	$97,211	$6,530	$198,000	$0	$0	$301,741	$301,741	$50,000	$251,741

Building Information

Building	1
Building Value	$227,919
Year Built	1952
Actual Area	2136
Conditioned Area	1731
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	162
BASE AREA	906
FINISHED OPEN PORCH	60
FINISHED OPEN PORCH	21
FINISHED UPPER STORY	825
FINISHED SCREEN PORCH	162
Total SqFt	2136

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		2450
Masonry Wall (Mix)		92

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	66	121	66	EF	$478,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/6/2011	3/24/2011	$100.00	QUIT CLAIM DEED	3425	206	U	I	RACINE BERNA/FKA GOLDBERG BERNA	PELLECER MARIA
4/6/2011	3/24/2011	$100.00	QUIT CLAIM DEED	3425	204	U	I	PELLECER HEATHER J/FKA GOLDBERG HEATHER	PELLECER MARIA
4/6/2011	3/3/2011	$100.00	QUIT CLAIM DEED	3425	208	U	I	MC HONE ROSANGELA/FKA MULDER ROSANGELA	PELLECER MARIA
4/6/2011	2/28/2011	$0.00	CORRECTIVE DEED	3425	210	U	I	HUMBERT DANIEL W SUCC TRSTEE/DOBROVSKY TODOR M TES	PELLECER MARIA
	5/28/2009	$100.00	TRUSTEES DEED	3200	1540	U	I	HUMBERT DANIEL W SUCCESSOR TRUSTEE	PELLECER MARIA
	8/2/1995	$100.00	QUIT CLAIM DEED	1123	1161	U	I	TRAYNOR JOHN MICHAEL SUCCESSOR TRUSTE	HUMBERT DANIEL W SUCCESSOR TRUSTEE
	5/4/1994	$100.00	PERSONAL REP	1051	1805	U	I	DOBROVSKY TODOR M & VLASTA ESTATES,PROBATE 93	TRAYNOR JOHN MICHAEL SUCCESSOR TRUSTE

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: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
BEST ROOFING & WATERPROOFING LLC

Filing Information

Document Number	L19000126258
FEI/EIN Number	82-1825084
Date Filed	05/09/2019
State	FL
Status	ACTIVE

Principal Address

6275 Dobbs Rd
Unit B
ST. AUGUSTINE, FL 32086

Changed: 04/30/2021

Mailing Address

503 E. ST.
ST. AUGUSTINE, FL 32080

Registered Agent Name & Address

MARIUTTO, EUGENE R
503 E. ST.
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

MARIUTTO, EUGENE R
503 E. ST.
ST. AUGUSTINE, FL 32080

Title AMBR

MARIUTTO, EUGENE R
503 E. ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/05/2022
2023	03/20/2023

Document Images

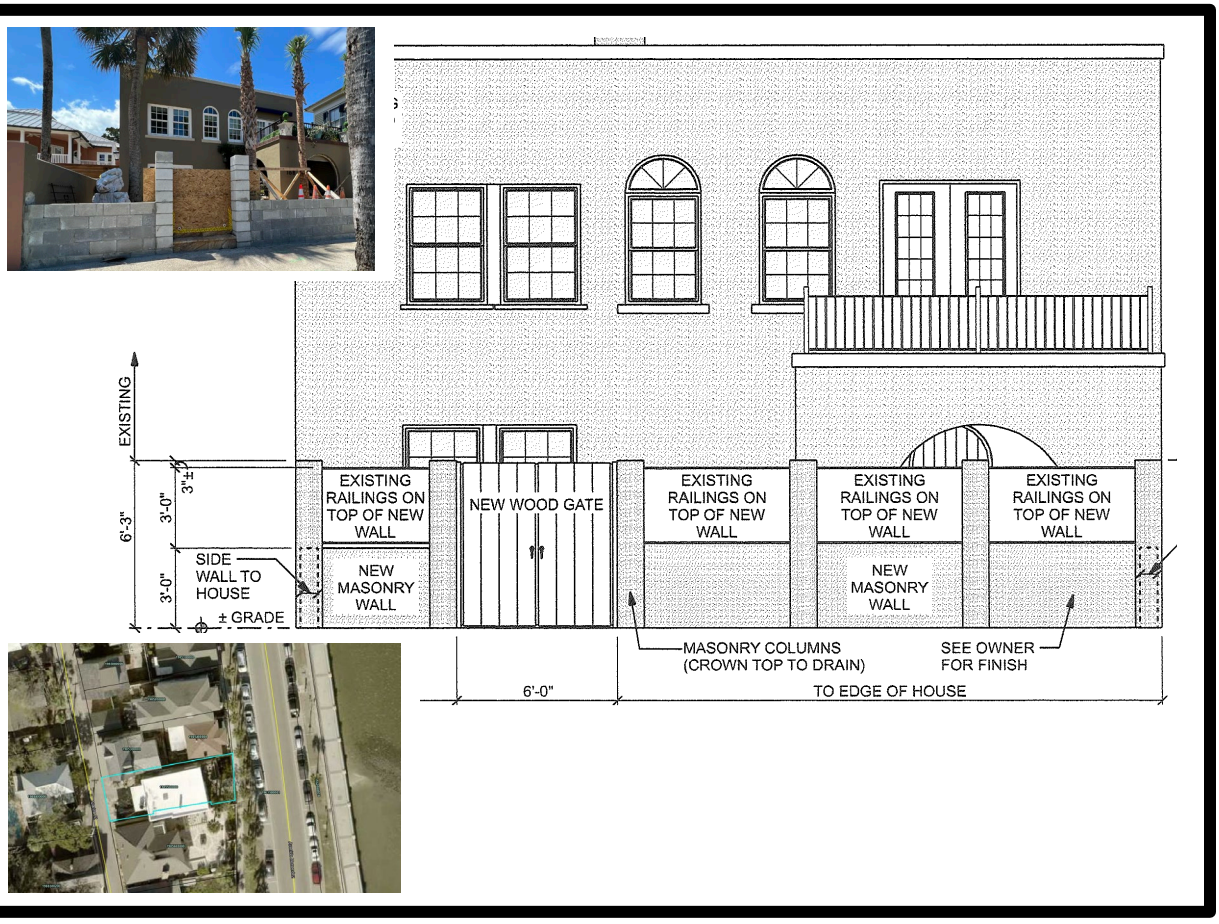
03/20/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/24/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 21, 2023 Meeting



Application HP2023-0066 Address: 168 Avenida Menendez

Applicant: Shoreland Home Builders, LLC

Property Owner: Paul J. Thompson

Project description: To modify the previously approved Certificate of Appropriateness application PL2019-0104, including construction of a lower masonry wall than previously approved and installation of the existing wrought-iron fence on top; and, maintaining the existing aluminum rail on the second-story balcony where the wrought-iron fence was approved to be installed.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00206
National Register:	St. Augustine NRHD: Contributing	Construction date:	1924
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985500000		
Agenda Item:	7(d)	Previous Action(s):	COAs: 2019-0104 2018-0123, 2015-0041, 2010-0103

STAFF SUMMARY AND ANALYSIS:

1. This application follows a previously approved Certificate of Appropriateness (COA) (PL2019-0104) by the Historic Architectural Review Board (HARB) at the November 21, 2019 meeting to construct a 5' masonry with stucco finish and a 6' wide wood gate and the relocation of the ornate cast iron fence that was previously existing along the front property line to be used as the 2nd floor balcony railing. According to the application, structural issues will not allow for this fencing to be safely installed around the balcony.

Proposed wall and fencing:

2. As noted in the November 2019 staff report, while the cast iron fence, which looks to be from the late 19th century, is more ornate and in a different style than the Mediterranean Revival style house, it had been the primary property fence for a number of years (visible on the c1980 Florida Master Site File survey photo) and was just being relocated to another area of the house with the 2019 COA.
3. In addition when reviewed in 2019, the proposed construction of a new 5' high masonry wall covered with stucco finish aligns with the AGHP recommendations of appropriate materials but the height was slightly taller than the recommended AGHP dimensions for walls adjacent to the street being at least four feet high, but less than five feet high. However, the proposed height was found compatible based on recent flooding events resulting in new or higher property walls and heights of other existing property walls along the street. A similar existing stucco covered masonry wall in front of the Mediterranean Influenced Moorish Revival style building at 174 Avenida Menendez to the south measures 5'-7" high. A 5-1/2' high wall is at 170 Avenida Menendez, the adjacent property.
4. With this new application, the 3' high cast iron fence is proposed to go on top of the new 2019 approved masonry property wall. Construction started on the wall, but was stopped around 3'- 3'2" high and with the cast iron fence on top the overall height will be approximately 6' total. With the proposed overall increased height in the wall, the 5'8" H wood gate approved in 2019 is now proposed to be approximately 6'3" high. Although there are examples in HP-1 and other downtown areas where a metal fence runs on top of a masonry fence, the HARB should determine if the proportions of the newly proposed scope is compatible for the property and the surrounding streetscape.

Balcony treatment:

5. In December 2010, the HARB approved a previous application (COA2010-0103) to add new decorative iron balcony railings that match the existing rail on the front porch. The applicant confirmed with an email and photographs that the black aluminum railing more recently installed around the balcony will now remain. Iron railings are more historically appropriate for the architectural style and historic district.

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 **168 Avenida Menendez** if the HARB finds the following:

1. The previously approved masonry wall altered to the 3' height with the 3' cast iron fence mounted on top and the higher gate meets the applicable Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9.

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Revise the previously approved (under PL2019-0104) masonry wall height of 5’ to approximately 3’ and wood gate height to 6’8” from 5’8”
2. Place ornate cast iron fencing (approximate 3’H) that was previously existing along the front property line above the shorter masonry wall.
3. Leave existing black aluminum railing on the 2nd floor balcony

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

Fences, Walls and Gates

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

Don't...
- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

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

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
168 Avenida Menendez

Masonry wall (with stucco finish) approved by the HARB to be constructed at 5' height in November 2019. Wall was stopped at around 3' H and previously existing 3' H cast iron fence is proposed to be mounted on top. Railing around 2nd floor balcony, as shown above, will remain in lieu of placing cast iron fencing. See staff photos from November 2019 that follow this set for previously existing conditions.

Staff Report pg. 8

STAFF PHOTOGRAPHS
168 Avenida Menendez

STAFF PHOTOGRAPHS
168 Avenida Menendez

New masonry property wall and adjacent walls to the north

STAFF PHOTOGRAPHS
168 Avenida Menendez

East Elevation: Looking West

East Elevation with Balcony Area

STAFF PHOTOGRAPHS: 168 Avenida Menendez

East Elevation: Current Cast Iron Fence Along Property Line Proposed for Balcony Railing

STAFF PHOTOGRAPHS: 168 Avenida Menendez

East Elevation: Current Cast Iron Fence Along Property Line Proposed for Balcony Railing

STAFF PHOTOGRAPHS: 168 Avenida Menendez

Looking toward 170 Avenida Menendez,
Adjacent Property to the South with 5-1/2' H Masonry Stucco Covered Wall

STAFF PHOTOGRAPHS: 168 Avenida Menendez

170 Avenida Menendez

Adjacent Property to the South with Similarly Proposed Wood Gate & 5-1/2' H Wall

STAFF PHOTOGRAPHS: 168 Avenida Menendez

174 Avenida Menendez Property to the South with Wood Gate and Similarly Proposed Wall 5'-7" high

Looking south with 170 Avenida Menendez wall, towards 174 Avenida Menendez Property

STAFF PHOTOGRAPHS: 168 Avenida Menendez

174 Avenida Menendez Property to the South with Similarly Proposed Wall 5'-7" high

174 Avenida Menendez wall, looking north towards 168 Avenida Menendez

STAFF PHOTOGRAPHS: 168 Avenida Menendez

Looking toward 166 Avenida Menendez, Adjacent Property to the North with 3' H Masonry Block Wall

1980

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. 8SJ206 1009==

Site Name: 168 Avenida Menendez 830== Survey Date: 7808 820==

Address: 168 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) North 35 feet of lot 12 (lot) 868==

868==

Owner of Site: Name: Gary, John R. & Mary Jo;

Address: 168 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 470110 (easting) 3306300 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 6/6, fanlight 942==

Foundation: Masonry brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch, hip; hood, hip 942==

Porches & Balconies: Two-story front porch enclosed on first floor, screened second. 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Faces waterfront.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival residence at 168 Avenida Menendez was constructed between 1917 and 1924. The two-story front porch consists of porch railing and metal awning on the screened second floor. The enclosed first floor displays multi-pane windows, both along the walls and meeting at the corners. An entrance door to the side of the porch consists of fanlight windows and is sheltered by an awning. Six over six windows add an interesting accent. The stucco finish and massiveness create a mediterranean appearance. The house faces the bayfront and is located in one of the oldest sections of the city.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

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defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

A resident of this house at 168 Avenida Menendez was Mercedes Powell, an artist and president of the St. Augustine Art Club.(3) The 1885 Birds-Eye and the Sanborn Fire Insurance Maps show that the site was previously occupied by a one and one-half story frame private residence non-existent by 1924.(4) The property was once owned by Alexander Hamilton, Jr.(5)

ARCHAEOLOGY

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

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3. St. Augustine City Directory, 1934.
4. 1885 Birds-Eye; Sanborn, 1899, 1904, 1910, 1917, 1924.
5. St. Johns County Courthouse Deed Records, Book B and L, p. 92.

Page 1

☐ Original
☒ Update

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

Site # 8 SJ00206
Field Date 5-18-2016
Form Date 5-18-2016
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) 168 Avenida Menendez — 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:	168		Avenida Menendez	–	

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 # 1985500000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. parapet
Roof Material(s) 1. Built-up — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. Porch, hip; hood, hip
Windows (types, materials, etc.) single, paired, and triple set DHS 6/6, fanlight in arched opening

Distinguishing Architectural Features (exterior or interior ornaments) flat roof with short parapet; smooth stucco,

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) parking in rear; front courtyard with decorative iron fencing

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 SJ00206

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Masonry - General 2. Brick 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single door under small front porch with arched openings and offset to the right

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) 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

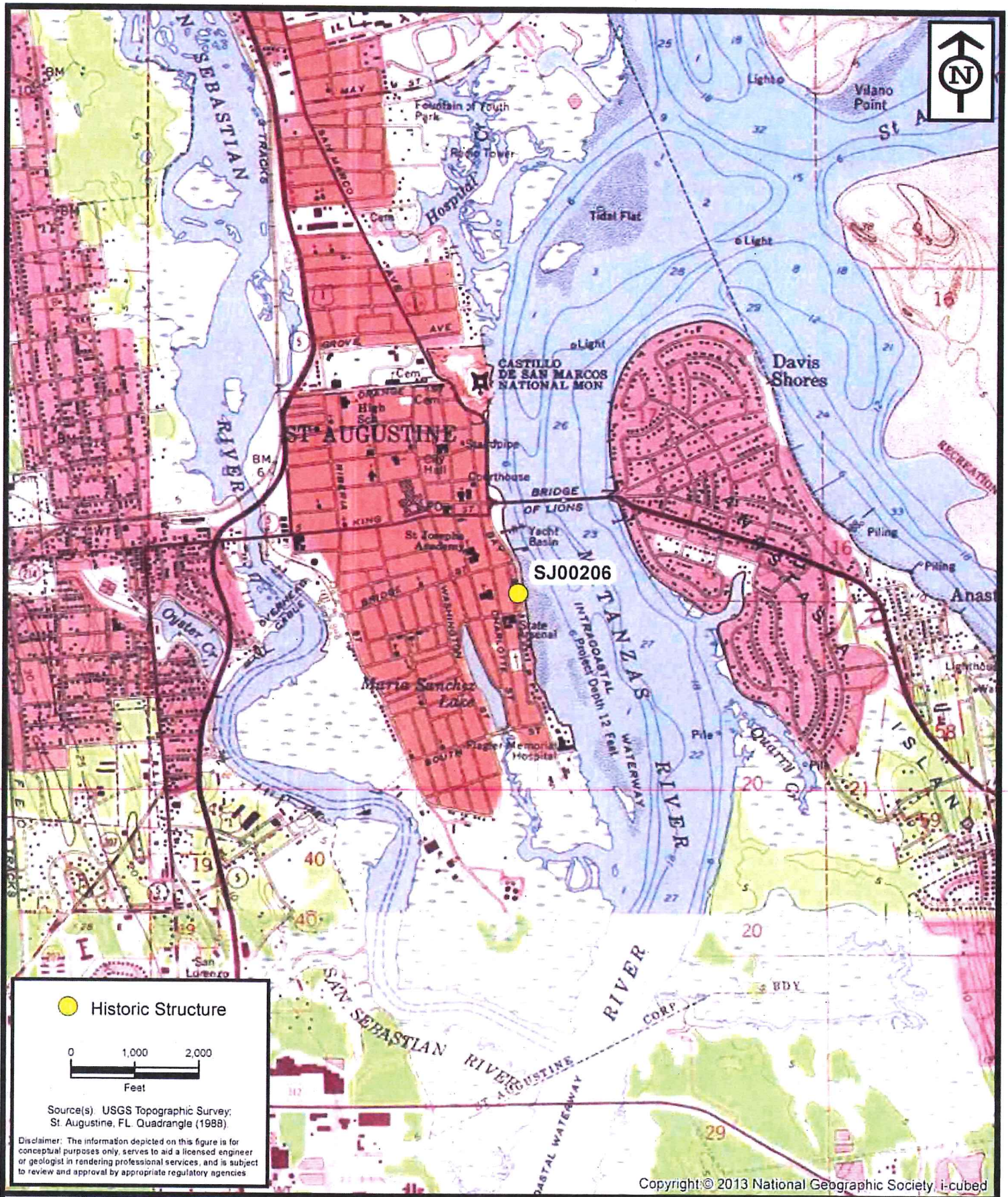
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ00206

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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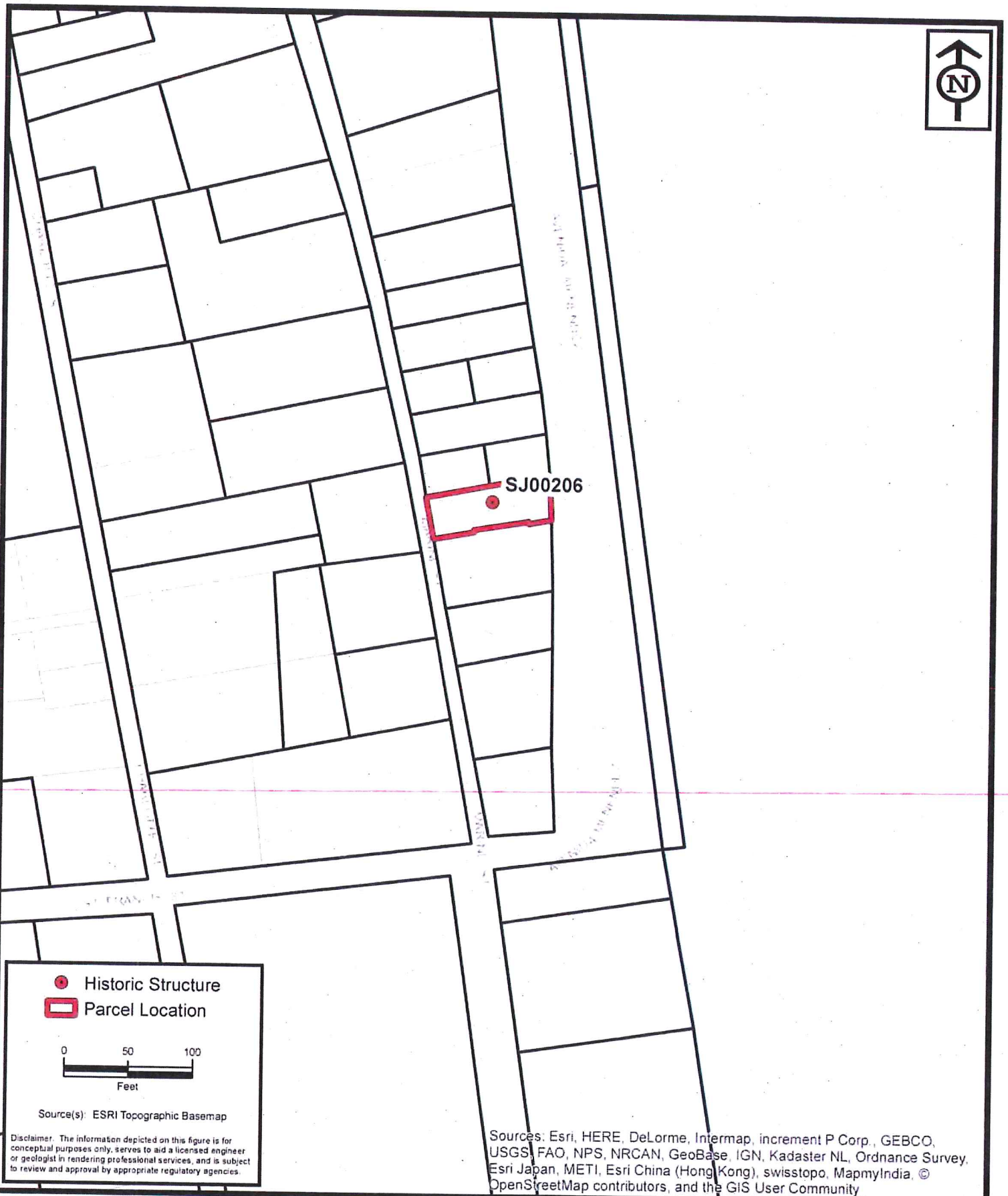

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ00206

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:	3

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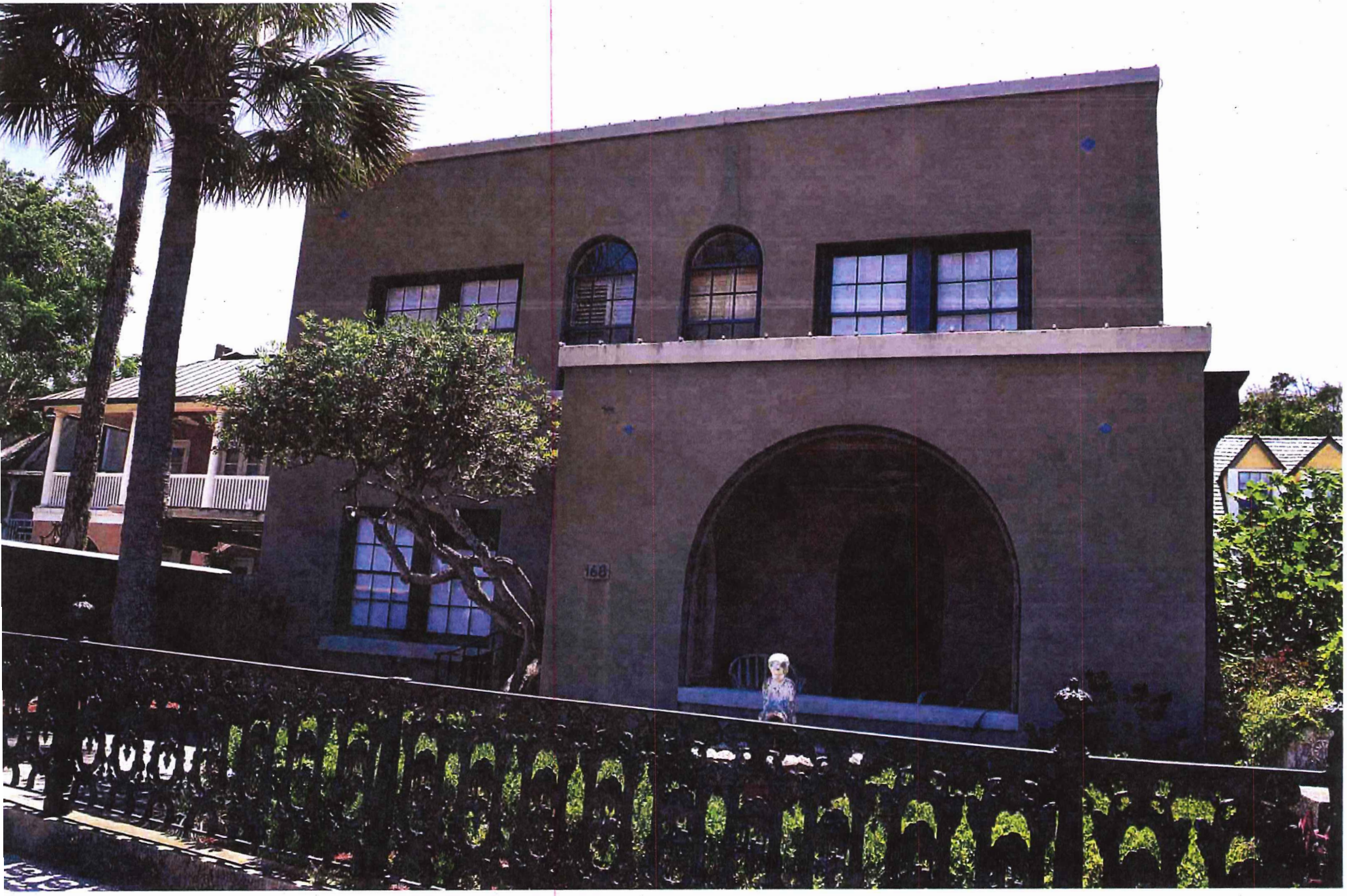

SJ00206

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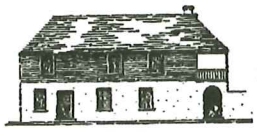
AUG 22 2023

Planning/Bu[illegible]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

Receipt No. 26978884 BDAC Project No. HP2023-0066

Advertising Costs $_____ Postage $_____ Paid on _____ Meeting Date: September 21, 2023

Receipt No. _____

1. NAME OF APPLICANT Kevin Marks
   Business (if applicable) Shoreland Home Builders
   Address 794 Cypress Rd
   City St. Augustine State FL Zip Code 32086
   Daytime telephone 904-347-7652 E-mail Address kevin@shorelandhomebuilders.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Paul J. Thompson
   Business (if applicable) _____
   Address P.O. Box 70
   City St. Augustine State FL Zip Code 32085
   Daytime telephone (required) 904-540-2904 E-mail address Paul@thompsonRealty.org
3. PROJECT STREET ADDRESS 168 Avenida Menendez
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE Wall PROPOSED USE Wall with fence on top
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 Place wrought iron fence on top of wall
☐	☐	Existing parking, walkways & other site features_____

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AUG 22 2023

Planning/Building Dept.

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

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)

Modify Certificate of Approp. 2019-0104 to place original fence on top of New wall. Structural issues did not Allow wrought iron fence to be safely installed on Second floor balcony.

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 Kevin Markey

SIGNATURE OF APPLICANT _____ DATE 8.18.23

PRINT OWNER'S NAME Paul Thompson

SIGNATURE OF OWNER _____ DATE 8-18-23

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.

RECEIVED
AUG 22 2023
Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ 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
☐	☐	☐	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:

Photographs of site as existing would be helpful. Staff will also be taking photographs.

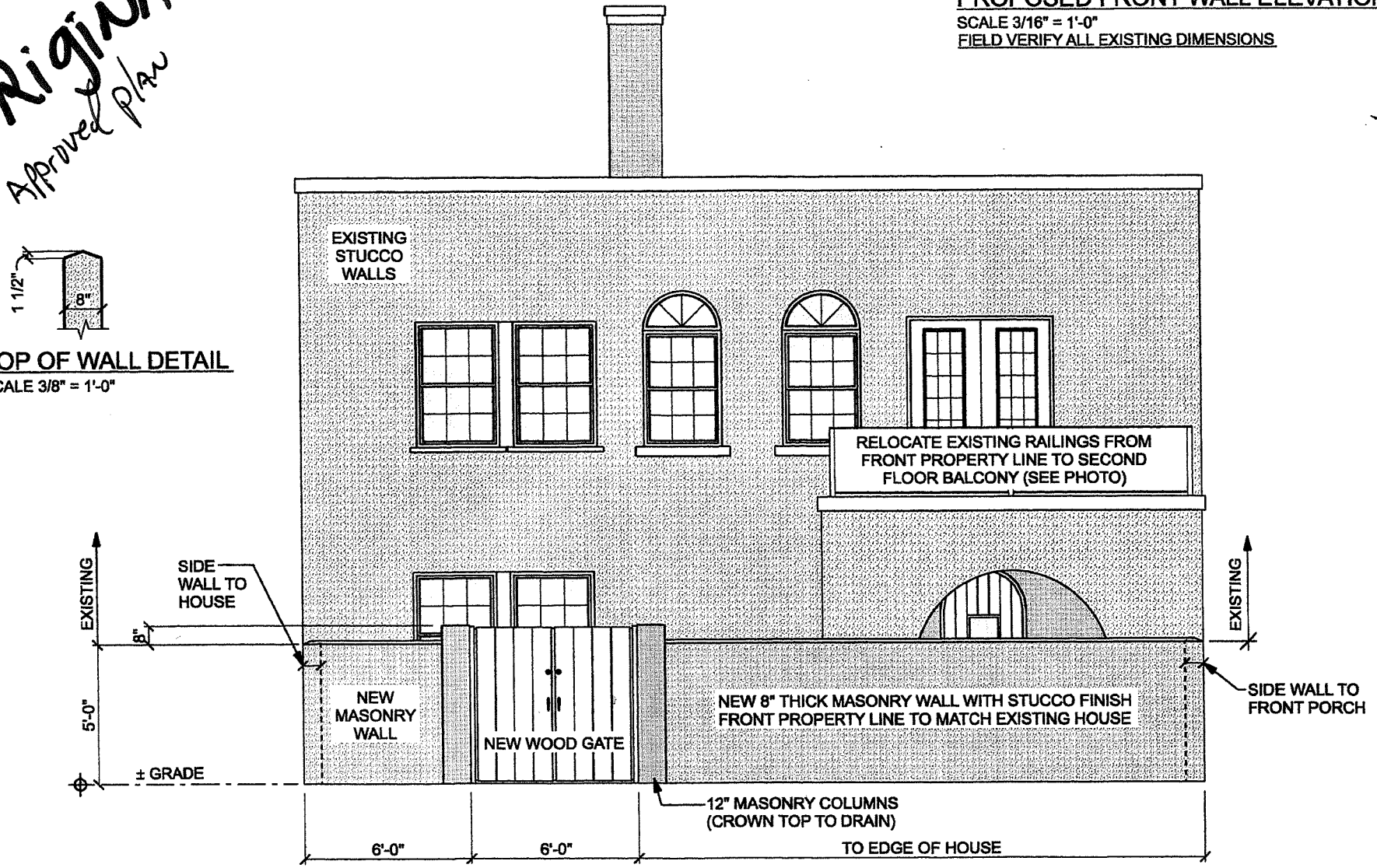
Project number: HP2023-0066 Project Address: 168 Avenida Menendez

Reviewed by: Candice Seymour Date: 08/29/2023

Original
Approved Plan

PROPOSED FRONT WALL ELEVATION

SCALE 3/16" = 1'-0"
FIELD VERIFY ALL EXISTING DIMENSIONS



TOP OF WALL DETAIL

SCALE 3/8" = 1'-0"

REVISIONS
9/27/2019
PT002

Remodel for:

Paul Thomson

168 Avenida Menendez
St Augustine, FL 32084

SHORELAND
HOME BUILDERS

2525 Dobbs Road, Unit *2
Saint Augustine, FL 32086

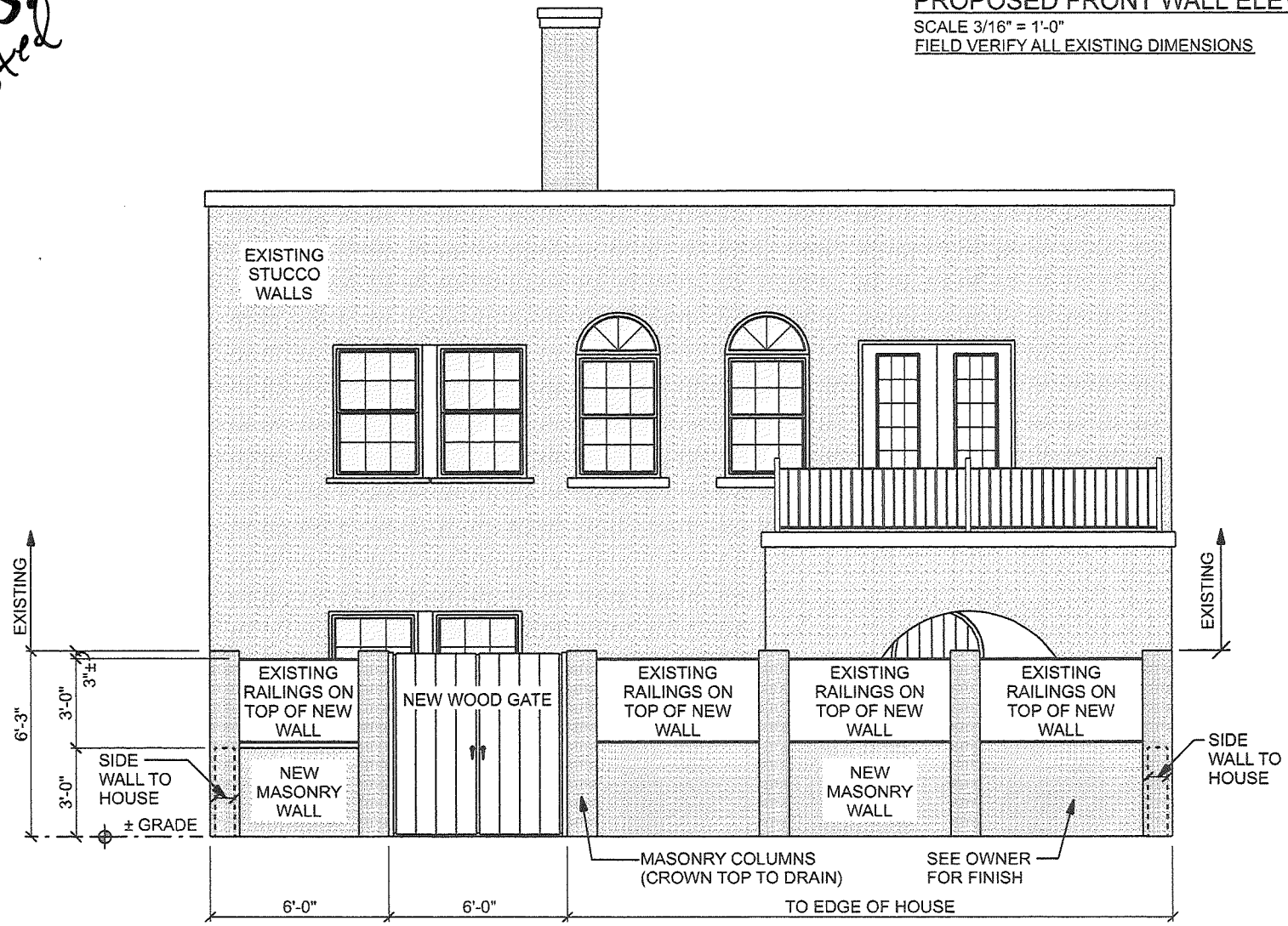
Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
303 Jasmine Road
St. Augustine, Florida 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)

MCD

Revision Requested

PROPOSED FRONT WALL ELEVATION

SCALE 3/16" = 1'-0"
FIELD VERIFY ALL EXISTING DIMENSIONS



REVISIONS
8/20/2023
PT002
A1

MCCONNEL CUSTOM DESIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THIS PLAN AND THE ERROR OR OMISSION OF AN ITEM DOES NOT RELIEVE THE CONTRACTOR(S) FROM SUPPLYING SAME. DESIGN TO BE CHECKED BY CONTRACTOR(S) AND ADJUSTMENTS MADE ACCORDINGLY.

Remodel for:
Paul Thomson
168 Avenida Menendez
St Augustine, FL 32084

SHORELAND
HOME BUILDERS
2525 Dobbs Road, Unit #2
Saint Augustine, FL 32086

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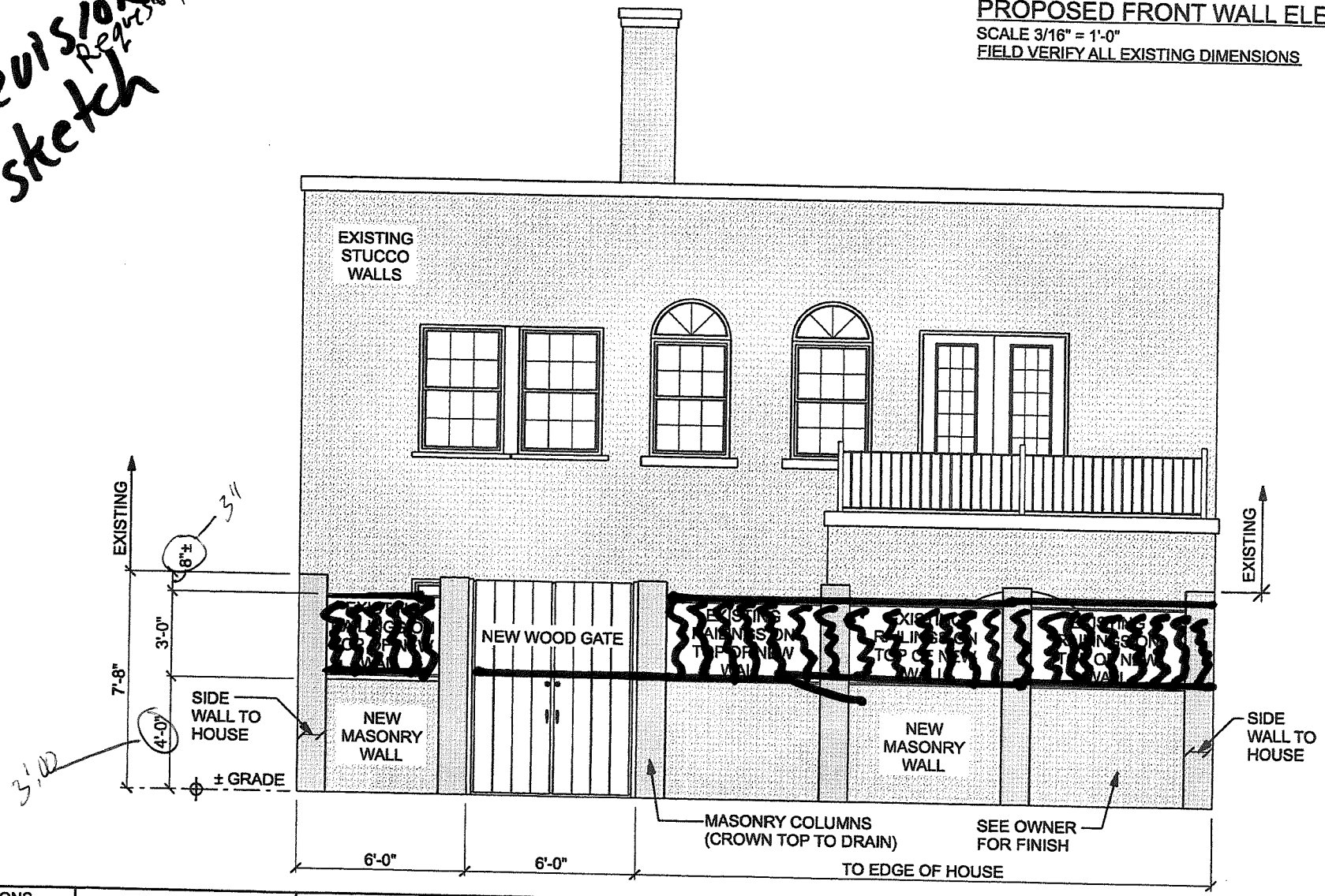
St. Augustine, Florida 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)

MCD

Revision requested w/ sketch

PROPOSED FRONT WALL ELEVATIO

SCALE 3/16" = 1'-0"
FIELD VERIFY ALL EXISTING DIMENSIONS



REVISIONS
8/14/2023
PT002
A1

MCCONNEL CUSTOM DESIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THIS PLAN AND THE ERROR OR OMISSION OF AN ITEM DOES NOT RELIEVE THE CONTRACTOR(S) FROM SUPPLYING SAME. DESIGN TO BE CHECKED BY CONTRACTOR(S) AND ADJUSTMENTS MADE ACCORDINGLY.

Remodel for:

Paul Thomson

168 Avenida Menendez
St Augustine, FL 32084

SHORELAND
HOME BUILDERS

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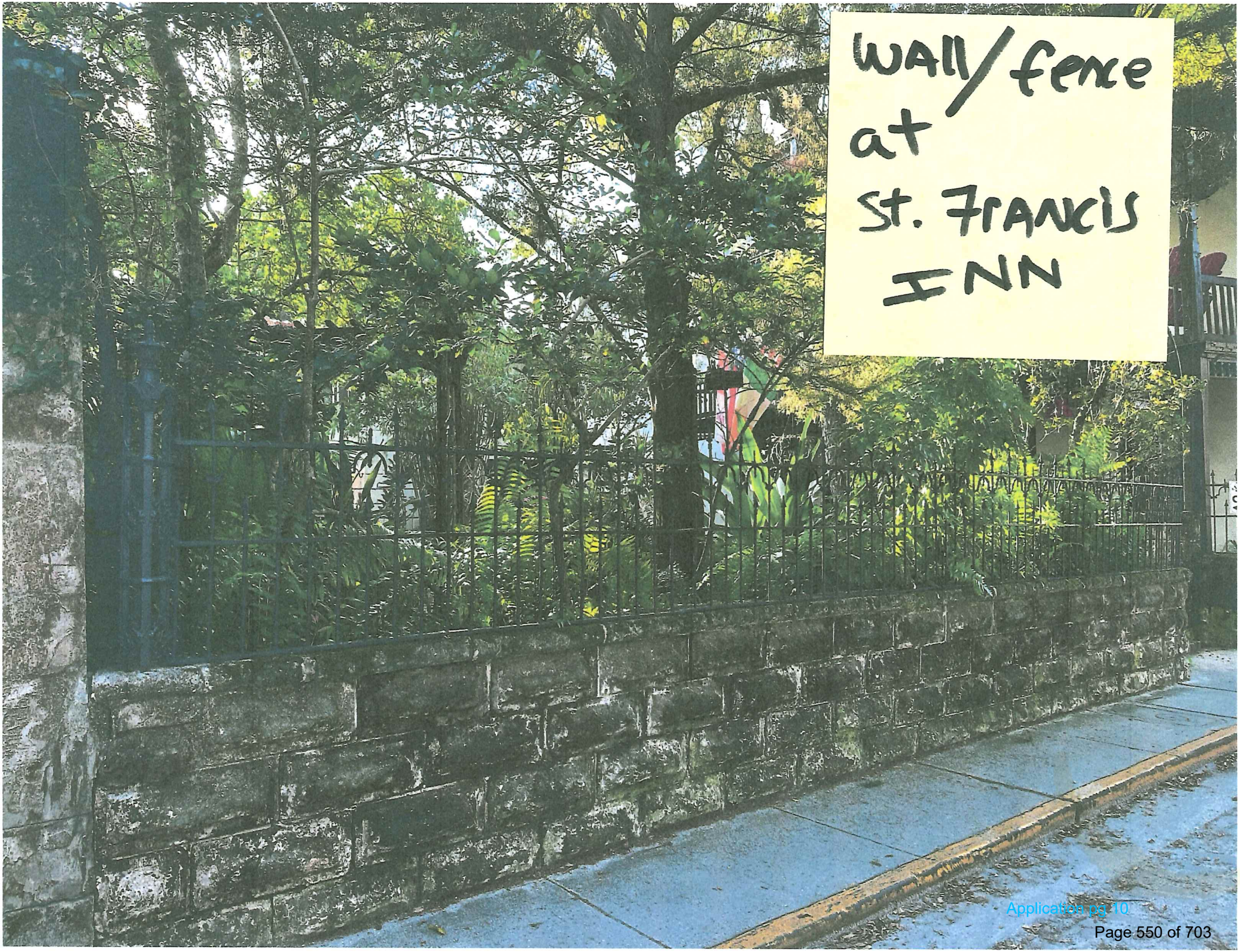
St. Augustine, Florida 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)

Why WALL is Needed

Home
November 10, 2022 9:00 AM
Edit

HURRICANE Nicole 2022

70"
76"
168
ORig.
7ence
location


wall/fence
at
St. Francis
INN

From: Paul Thompson
To: Julie Courtney
Subject: Balcony rail
Date: Tuesday, September 12, 2023 4:49:28 PM
Attachments: ATT00001.txt
ATT00002.txt

CAUTION: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe.

Hi Julie, This is the rail I put up on the balcony a couple of years ago in order to get my CO on my home and comply with my Insurance company. It is black aluminum in the traditional style

Received September 13, 2023
Planning and Building Department

Received September 13, 2023
Planning and Building Department

Public Records of St. Johns County, FL Clerk # 2009033212, O.R. 3214 PG 461,
07/07/2009 at 02:21 PM REC. $9.00 SUR. $9.50 Doc. D $4200.00

(2)

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:09-5296

This Warranty Deed

Made this **June 24, 2009 A.D.** By
Sherry E. Yoke, a married woman hereinafter called the grantor,
to **Paul J. Thompson, a single man,** whose post office address is:**P.O. Drawer 70, St. Augustine, FL 32085**,
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 **$600,000.00 (Six Hundred Thousand dollars & no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

That certain Lot of land in Block Twenty-two (22), according to the Official Map of the City of St. Augustine, St. Johns County, Florida, approved January 1st, A.D. 1905, bounded and described as follows:

Beginning at the point designated as the Southwest corner of Lot Eleven (11) and the Northwest corner of Lot Twelve (12) in said Block Twenty-two (22); thence running Southerly on Marine Street Thirty-two (32) feet two (2) inches more or less, to the point which is in line with the North face of the stone wall between the lot herein described and the "Dickman House" lot; thence easterly along the North side of said stone wall to a point on the West side of Bay Street, where said North line of said stone wall meets with the West line of Bay Street; thence Northerly along the West side of Bay Street thirty-five (35) feet to the South side of a white gate post; thence Westerly to the Southeast corner of Lot Eleven (11) Block Twenty-two (22); thence Westerly along the dividing line between Lots Eleven (11) and Twelve (12), Block Twenty-two (22), to the point of beginning.

Excepting therefrom that portion of the above described property conveyed by John R. Gray, a single man to Michael L. Mackin and Jeanette G. Mackin, husband and wife in that certain Warranty Deed recorded in Official Records Book 1629, Page 908, of the Public Records of St. Johns County, Florida.

COPY

Parcel ID Number: 198550-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2008.**

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

Signed, sealed and delivered in our presence:

[1] Flo Franklin
Witness Printed Name CRAIG M. HERZOG
FLO FRANKLYN

[2] _____
Witness Printed Name Craig M Herzog

Sherry E. Yoke (Seal)
Sherry E. Yoke
Address: 4544 Bunker Ln, Stow OH 44224

State of FLORIDA
County of ST. JOHNS
The foregoing instrument was acknowledged before me this June 24, 2009, by Sherry E. Yoke, a married woman, who is/are personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification.

Notary Public
Print Name: CRAIG M. HERZOG
My Commission Expires:1-27-2010

[NOTARY SEAL]

NOTARY PUBLIC-STATE OF FLORIDA
Craig M. Herzog
Commission # DD498100
Expires: JAN. 27, 2010
Bonded Thru Atlantic Bonding Co., Inc.

COPY

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	1985500000
Location Address	168 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG N35FT OF LOT 12 BLK 22 (EX PT IN OR1629/908) OR3214/461 *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	0.080
Homestead	Y

Owner Information

Owner Name	Thompson Paul J 100%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2023
Building Value	$251,658
Extra Features Value	$346
Total Land Value	$495,040
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$747,044**
Total Deferred	$306,585
Assessed Value	**$440,459**
Total Exemptions	$50,000
Taxable Value	**$390,459**

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

Historical Assessment Information

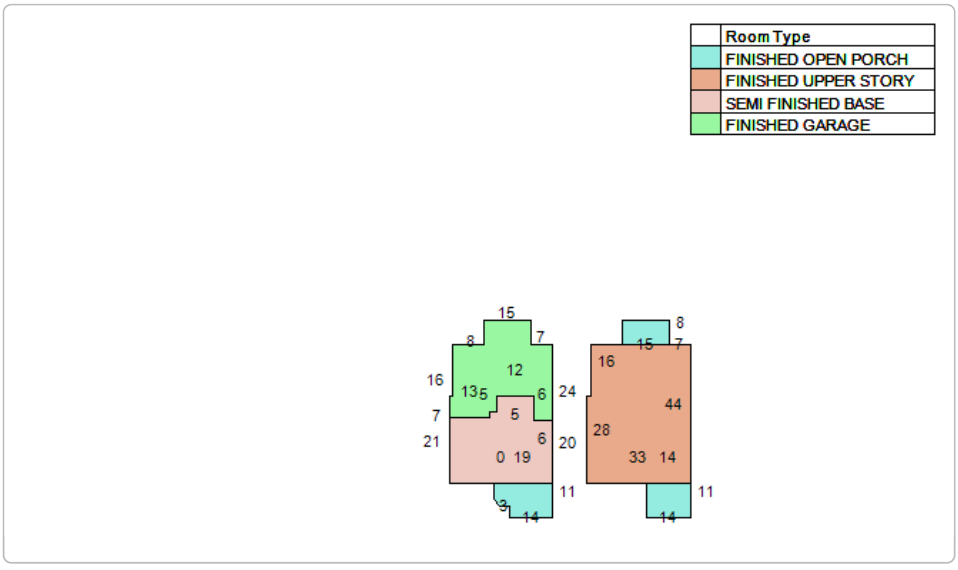
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$296,820	$819	$495,040	$0	$0	$792,679	$427,630	$415,049	$377,630
2021	$198,282	$819	$353,600	$0	$0	$552,701	$415,175	$187,526	$365,175
2020	$31,160	$819	$353,600	$0	$0	$385,579	$336,546	$99,033	$286,546
2019	$27,600	$819	$300,560	$0	$0	$328,979	$328,979	$50,000	$278,979
2018	$99,356	$819	$300,560	$0	$0	$400,735	$349,021	$101,714	$299,021
2017	$102,116	$932	$300,560	$0	$0	$403,608	$341,842	$111,766	$291,842
2016	$206,993	$932	$300,560	$0	$0	$508,485	$420,374	$138,111	$370,374
2015	$192,958	$596	$251,940	$0	$0	$445,494	$419,830	$75,664	$369,830
2014	$186,871	$671	$228,956	$0	$0	$416,498	$416,498	$50,000	$366,498
2013	$189,503	$745	$228,956	$0	$0	$419,204	$419,204	$50,000	$369,204
2012	$194,767	$820	$228,956	$0	$0	$424,543	$424,543	$50,000	$374,543
2011	$197,398	$894	$254,592	$0	$0	$452,884	$452,884	$50,000	$402,884
2010	$200,030	$969	$282,880	$0	$0	$483,879	$483,879	$50,000	$433,879

Building Information

Building	1
Building Value	$251,658
Year Built	1920
Actual Area	3453
Conditioned Area	2017
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2.5

Description	Square Footage
FINISHED GARAGE	781
SEMI-FINISHED BASE	775
FINISHED UPPER STORY	1436
FINISHED OPEN PORCH	187
FINISHED OPEN PORCH	154
FINISHED OPEN PORCH	120
Total SqFt	3453

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		346

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	34	104	3536	SF	$495,040

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/7/2009	6/24/2009	$600,000.00	WARRANTY DEED	3214	461	Q	I	YOKE SHERRY E	THOMPSON PAUL J
	6/29/2007	$0.00	ORDER DET HX REAL P	2944	346	U	I	GRAY JOHN R ESTATE	YOKE SHERRY E
	12/30/1992	$0.00	DEATH CERTIFICATE	3214	456	U	I	MARY JO GRAY (DECD)	

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: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
SHORELAND HOME BUILDERS, LLC

Filing Information

Document Number	L08000037167
FEI/EIN Number	68-0593309
Date Filed	04/11/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/14/2015

Principal Address

794 Cypress Rd
ST AUGUSTINE, FL 32086

Changed: 09/14/2015

Mailing Address

794 Cypress Rd
ST AUGUSTINE, FL 32086

Changed: 04/14/2016

Registered Agent Name & Address

MARKS, KEVIN
794 Cypress Rd
ST AUGUSTINE, FL 32086

Name Changed: 09/14/2015

Address Changed: 09/14/2015

Authorized Person(s) Detail

Name & Address

Title MGR

MARKS, KEVIN
794 Cypress Rd
ST AUGUSTINE, FL 32086

Title Manager

Marks, Stacey
794 Cypress Rd
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	01/29/2021
2022	03/07/2022
2023	01/26/2023

Document Images

01/26/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
10/31/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
09/14/2015 -- REINSTATEMENT	View image in PDF format
04/05/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
01/29/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- 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 September 21, 2023 Meeting

Application HP2023-0063 Address: 155 Cordova Street

Applicant: Gabriel Wicks Property Owner: Gabriel & Megan Wicks

Project description: To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00660
National Register:	St. Augustine NRHD: Contributing	Construction date:	1865-1884
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996000000		
Agenda Item:	7(e)	Previous Action(s):	COA 2003-0590 COA 2004-1156 COA HP2022-0046

STAFF SUMMARY AND ANALYSIS:

1. This Frame Vernacular residence is located on the east side of Cordova Street one lot south of Bridge Street in the Historic Preservation-One (HP-1) Historic District.
2. The applicant is proposing alterations to the main residence, garage, and site as detailed in scope of work below. The most recent HARB hearing for this property included review of proposed roof replacement in July of 2022 wherein the Board approved diamond or regular pattern architectural asphalt shingles rather than the proposed metal roof panels to replace the previously existing diamond asbestos shingle roof. Other approvals include replacement of the previously existing garage on the same footprint in early 2004, and an amendement to that approval to use Hardie siding on the garage later in 2004.
3. Restoration of front porch details based upon photographic evidence, proposed siding, re-purposing of exterior doors, drive and walkway materials, and exterior colors are all consistent with the Architectural Guidelines for Historic Preservation (AGHP).
4. The applicant has stated that as many windows as possible are to be restored. Most windows are wood 1/1 DHS, though wood 2/2 DHS are seen on the rear and north elevations, and the north elevation also has at least one aluminum 2/2 windows with a horizontal muntin pattern. No specifications for the exact replacement window have been provided, though the applicant states they are to be wood 1/1 DHS. The HARB should make a recommendation regarding required approvals if any windows will be replaced instead of restored.
5. Of the three additions to the main building proposed, enclosure of the secondary entry porch on the north elevation will be most visible from Cordova Street. Sanborn Maps do not show this porch, though they are sometimes inaccurate. The intent of enclosing the secondary entrance is to connect the existing staircase just inside the door of this entrance with the interior of the first floor. The 1917 through 1930 Sanborn Maps do show the southwest 2-story covered porch which houses an exterior stair. The applicant is proposing to enclose this porch as well for additional interior space. The AGHP does not encourage enclosure of previously existing porches in a manner that destroys their historic appearance; however, neither porch is original to the structure which has been altered several times over the course of its existence as evidenced by the Sanborn Maps.
6. A rear/east elevation second-story deck addition is proposed with an egress stair off the east side. The AGHP recommends that additions be placed on rear elevations and be constructed in a way that limits impacts to historic materials. The proposed deck is situated between the first and second story windows in a manner that does not damage either, though will change the look of the rear elevation and may not be considered architecturally compatible with the historic building. It is inset from the plain of the house to further limit its visibility from the street and meets the side setback requirement of 3' The deck's height is not clearly labeled on any provided plans and should be clarified by the applicant. One window is proposed to become an exterior door for access to the deck.
7. As noted above, the existing garage was built on the footprint of an older garage structure which can be seen in the 1924 and 1930 Sanborn Maps. This was likely done to maintain the existing setbacks, which are non-conforming. While proposed alterations to the garage may be appropriate in design, a setback variance from the Planning and Zoning Board for the rear and south side setbacks would be required to expand the structure as proposed.
8. The applicant proposes removing the existing concrete walkway to the secondary entrance and the concrete driveway. The proposed driveway material is a crushed shell or river rock consistent with the AGHP. Utilizing a

pervious surface such as this may help the applicant maintain the appropriate impervious surface area of 80% or less.

9. This property is located in Archaeology Zone IB and any ground disturbing activities will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **155 Cordova Street**::

1. **APPROVE** the application if the HARB finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which utilizes appropriate materials and colors with the understanding that approval of the garage design does not guarantee future approvals required to obtain a building permit for the alterations to that structure and with the condition that if replacement window locations not identified and approved with this application are proposed in the future, the applicant must return to the HARB with a window survey for approval; OR,
2. **CONTINUE** the application to allow the applicant time to provide further details and/or modify the scope of work as directed by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Main Residence:
    a. Repair deteriorated porch elements and restore detailing including turned spindles and bracketing as seen in historic photographs
    b. Enclose secondary entry porch on north elevation:
        i. Remove door and stair
        ii. Re-install window to face west
        iii. Siding to match existing
    c. Enclose two-story exterior stair on south elevation:
        i. Remove stair and exterior doors
        ii. Re-install windows as able, new windows to be wood 1/1 DHS
    d. Construct new 2nd story deck on rear (east) elevation:
        i. ~19' wide x 28' deep
        ii. Egress Stair at rear
        iii. Remove window southern window on east elevation, replace with repurposed exterior door
    e. Repair Exterior features as-needed:
        i. Siding to be reclaimed matching and/or custom-milled to match
        ii. Windows to be wood 1/1 DHS
        iii. Existing exteriors doors to be restored, doors to be removed are being repurposed.
    f. Paint colors to match what is believed to be the original paint scheme (white with green trim)
2. Existing Detached Garage:
    a. Extend 6' to the west
    b. Construct exterior stair on north elevation with shed roofed dormer, secondary access doors on ground and second floors and second story windows
3. Site alterations:
    a. Remove sidewalk to secondary front entry and replace with grass
    b. Existing concrete driveway to be removed. Driveway and area below proposed rear deck to be crushed oyster shell or river gravel.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

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

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Open sided carports, and attached or modern appearing garages are not historically appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. The visual impact of garage doors should be lessened by orienting them away from the street or by placing the garage near the rear property line. Garage door openings should be as small as possible. Garage doors must be made of wood, with the appearance of horizontal or vertical boards, and contain no glazing.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Exterior Finishes

Wood

Do...

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

- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

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

Post-1821

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

Paint Colors and Placement

Do...

- Preserve painted and unpainted surfaces as they traditionally existed on the building.
- Preserve and restore decorative painting such as stenciling, graining, marbleizing and trompe l'oeil.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible, such as hand scraping, prior to repainting.
- Apply compatible paint coating following proper surface preparation.
- Inspect painted masonry to determine whether repainting is necessary.
- Follow manufacturer's product and application instructions when repainting masonry.
- Paint historically unpainted masonry only if it has been previously painted, or as a protective measure to prevent further deterioration caused by poor quality materials or prior abrasive cleaning.
- Attempt to discover the historic paint colors and finishes of the building and use this information to repaint with colors that illustrate the distinctive character of the property.
- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.
- All paints used on masonry should be semi-gloss. Paints used on wood trim should be either flat or semi-gloss. High gloss paints are inappropriate.
- All of the units in a multiple unit building should be painted using the same base color and trim colors. Different base colors or trim colors should not be used to differentiate the units.

Don't...

- Remove paint that is firmly adhering to, and thus protecting, surfaces.
- Remove paint by destructive means, such as sandblasting, applying caustic solutions, or high pressure water blasting.
- Paint a traditionally unpainted surface or remove paint from a traditionally painted surface.
- Fail to follow the manufacturer's product and application instructions when repainting.

- Strip historically painted surfaces to bare wood, and then apply clear finishes or stains to create a "natural" look.
- Damage, cover or remove decorative painting.
- Strip paint or varnish to bare wood rather than repairing or reapplying a special finish, such as a grained finish to a wood front door.
- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

See also Resolution 2005-05 for reference where HARB recommended that all properties with more than one main building in the Historic Preservation zones obtain approval for master paint schemes.

Post-1821
Proper use of paint is perhaps the most important and highly visible method of illustrating the architectural style and details of post-1821 buildings. Paint colors should be appropriate for both the historical period and architectural style of the building.

Buildings constructed between 1821 and 1860 usually feature lighter, earth toned base colors with darker trim. A "whitewash" white base color is also appropriate.

Parking Landscaping and Site Features

Do...
- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

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

Windows and Window Treatments

Do...

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

Don't...

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

Post-1821

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
155 Cordova Street

Front (west) Elevation

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STAFF PHOTOGRAPHS
155 Cordova Street

Secondary Entry Porch to be Enclosed

STAFF PHOTOGRAPHS
155 Cordova Street

Secondary Entry Porch to be Enclosed

Only interior stair to second floor

STAFF PHOTOGRAPHS
155 Cordova Street

Front Porch Details

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STAFF PHOTOGRAPHS
155 Cordova Street

Front Porch Detail

Southwest Elevation

STAFF PHOTOGRAPHS
155 Cordova Street

South Elevation

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STAFF PHOTOGRAPHS
155 Cordova Street

Two-Story porch to be enclosed

East Elevation (location of second story deck)

STAFF PHOTOGRAPHS
155 Cordova Street

East Elevation (location of second story deck)

Detached Garage

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STAFF PHOTOGRAPHS
155 Cordova Street

Detached Garage

Detached Garage Interior

STAFF PHOTOGRAPHS
155 Cordova Street

Detached Garage

North Elevation

STAFF PHOTOGRAPHS
155 Cordova Street

North Elevation

STAFF PHOTOGRAPHS
155 Cordova Street

North Elevation

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STAFF PHOTOGRAPHS
155 Cordova Street

North Elevation

Interior Window Damage on South Elevation Window

STAFF PHOTOGRAPHS
155 Cordova Street

STAFF PHOTOGRAPHS
155 Cordova Street

Interior Floor Seam

Secondary Walkway to be removed

STAFF PHOTOGRAPHS
155 Cordova Street

Driveway proposed to be Crushed Shell or River Rock

Rear Yard Location of Deck

STAFF PHOTOGRAPHS
155 Cordova Street

Rear Yard Location of Deck

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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. 8 SJ 660 1009==

Site Name: 155 Cordova Street 830== Survey Date: 7808 820==

Address: 155 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) 2 (lot) 868==

868==

Owner of Site: Name: Wehking, Steven H. & Bonnie ;

Address: 22 Poinciana Avenue

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469810 (easting) 3306370 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1884 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: Brick piers, stuccoed 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches, bay 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Decorative porch railing, square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== 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, Commerce, Medicine, Women, Railroads, Communications 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 155 Cordova Street was constructed between 1865 and 1884, and is one of the oldest houses in this area. The original wood siding has been kept intact. There is a two-story open porch with a decorative balustrade and square wood posts on the front, as well as a smaller two-story open porch on the west side of the house. A bay projects from the east side.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

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bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

In 1899 the house at 155 Cordova Street was the residence of Mrs. A. L. deMedicis, and in 1905, according to the Map Supplement book, the property was owned by the heirs of E. E. deMedicis, prominent dry-goods merchant in the 1880's and 1890's. The 1904 City Directory lists the residents as Mrs. Elizabeth Goodman and her daughter Florience, a dental assistant; J. G. Home, machinist at the Railroad shops; and Fred Tyler, a stenographer for the Florida East Coast Railway Company. Through the 1920's and 1930's it was occupied by Mrs. Leila Thompson (1924-1930), a widow; Mrs. Mary Pritchard; G. B. McElvery, foreman at the Railroad, and his wife Olive (1927); and Roy C. Dubbs, monotype operator for the Record Company, and his wife Lola (1930).(3)

ARCHAEOLOGY

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

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3. St. Augustine City Directory, 1899, 1904, 1907-08, 1911-12, 1924-25, 1927, 1930; D. C. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 31.

☐ Original
☒ Update

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

Site #8 SJ00660
Field Date 5-17-2016
Form Date 5-17-2016
Recorder #

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

Site Name(s) (address if none) 155 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
Address:	155		CORDOVA	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1996000000 — **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: 1884 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Apartment — 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 rear 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 Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Composition shingles 2. 3. (diamond shape)
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single, paired and triple set wood DHS 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Three bay facade, entry offset to left, gabled front and bay windows, Decorative porch railing, square wood posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two story, two car garage apartment, gable and hip roof with hinged garage doors

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 SJ00660

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stucco
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2. stuccoed
Main Entrance (stylistic details) single wood door with 2 arched lights under double porch offset to left

Porch Descriptions (types, locations, roof types, etc.) double story front porch with wood deck, square wood posts supports hip roof

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

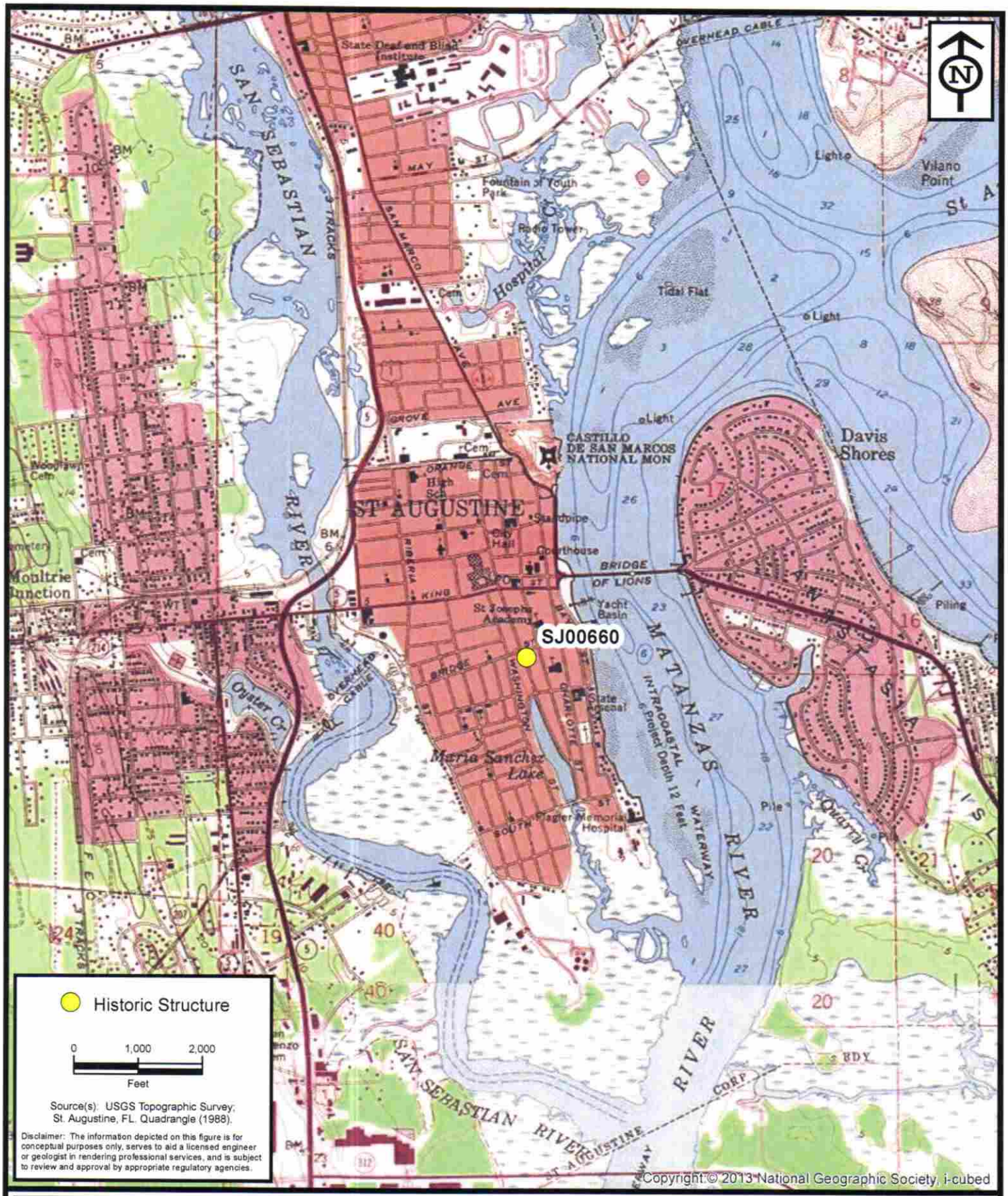
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ00660

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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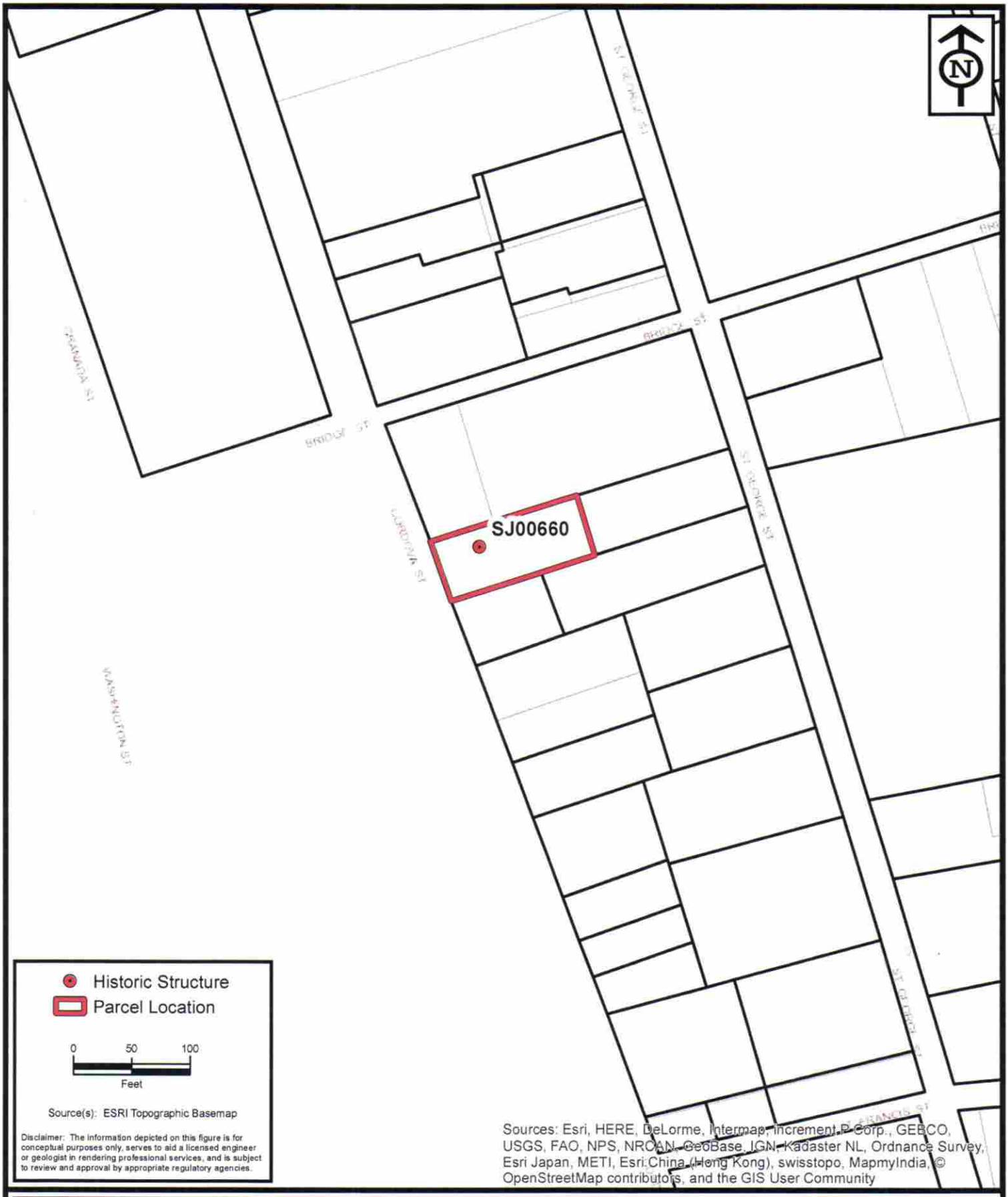

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
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(904) 470-2200
(904) 470-2112 Fax
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Parcel Location - SJ00660

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\SJ00660\Parcel.mxd Date: 2/1/2016 3:06:33 PM

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155A
155
839 KTA

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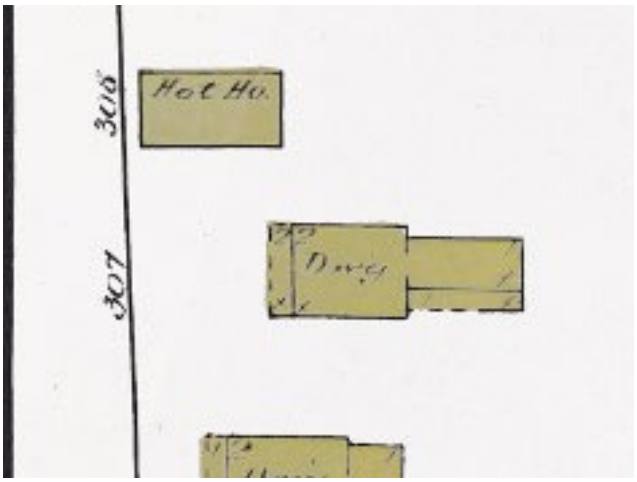
SANBORN MAPS
155 Cordova Street



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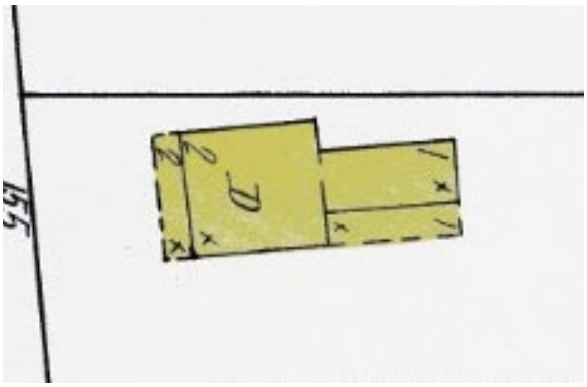

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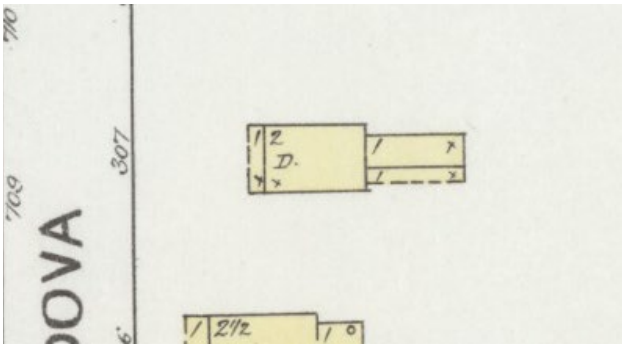

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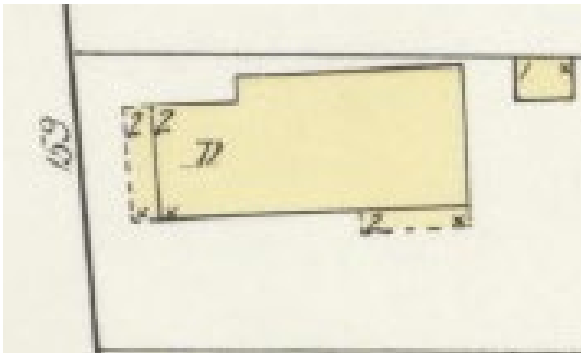

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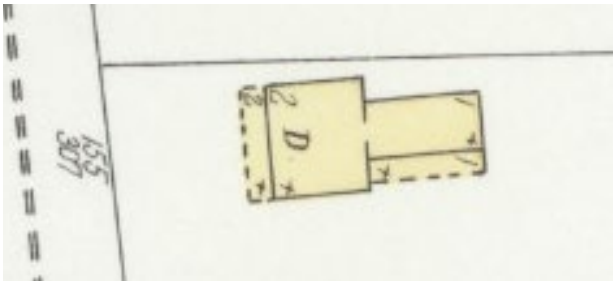

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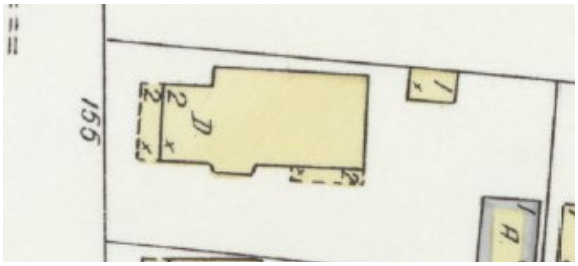

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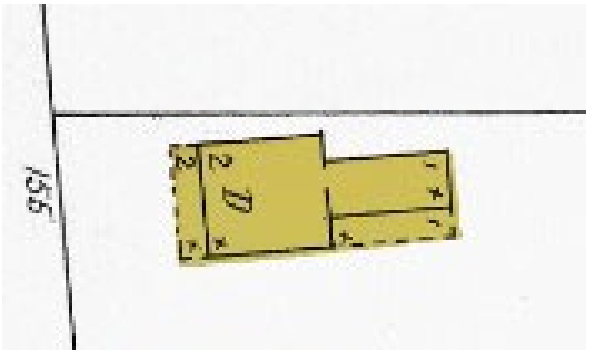

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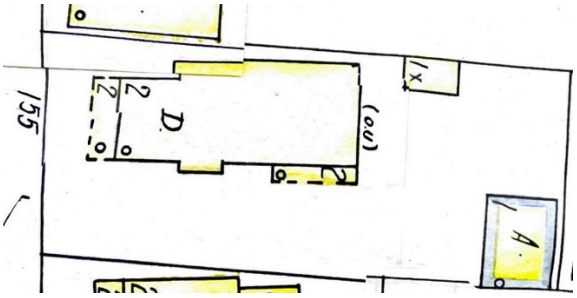

1930 updated to 1965

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0063

Receipt No. 2685747

Meeting Date: September 21, 2023

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

1. NAME OF APPLICANT Gabriel Wicks

   Business (if applicable) _____

   Address 155 Cordova Street

   City St. Augustine State Florida Zip Code 32084

   Daytime telephone 615-306-4910 E-mail Address gabe.wicks@harpercollins.com

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

2. NAME OF PROPERTY OWNER Gabriel and Megan Wicks

   Business (if applicable) _____

   Address same as above

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ E-mail address _____

3. PROJECT STREET ADDRESS same as above

4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision Old Town Parcel 199600-0000

5. EXISTING USE multi-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)	Siding and trim, repair to match original
☐	☐	Porch/Deck/Balcony	
☐	☐	Awning/Canopy	
☒	☐	Exterior Doors	Restore existing
☒	☒	Windows	Restore existing where possible, replace others with matching wood frame units.
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☐	Exterior lighting & other appurtenances	
☐	☐	Existing fences, walls & gates	
☒	☐	Existing parking, walkways & other site features	restore using gravel/crushed shells

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

- ☐ New building
- ☒ New addition 6" Extension of current garage (not a historic structure)
- ☐ New roof structures (dormers, chimneys, etc.)
- ☒ New porch/deck/balcony see attachments
- ☐ New awning/canopy
- ☒ New entrances see attachments
- ☐ New window opening/sashes
- ☒ New exterior lighting period reproduction lights over back doors
- ☐ New fence/wall/gate
- ☒ New parking/walkways/other site features see attactments
- ☐ 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)

Please see attachments

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 Gabriel Wicks

SIGNATURE OF APPLICANT _____ DATE 8/5/23

PRINT OWNER'S NAME Gabriel Wicks, Megan Wicks

SIGNATURE OF OWNER _____ DATE 8/5/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

Need brochure of sample of proposed roof materials for garage and, if applicable, the house.

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

Need specifications on how existing siding will be restored as well as its dimensions in comparison to newly milled siding

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)

Clear photos of the doors to be reused will be helpful.

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☒	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window For garage
☐	☒	☐	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. If you have identified irreparable or non-original windows, having those clearly labeled will help with a thorough review.

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 If applicable
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

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

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

OK	Need	N/A	
☐	☒	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☒	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☒	☐	☐	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 If applicable

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

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

❖ Other details necessary for review:

See center column of checklist and notes above. The provided site plan is difficult to read without zooming in, a clearer version should be provided. COA applications generally require scaled drawings of existing and proposed elevations as well as detailed of areas being changed. It would facilitate review to provide scaled drawings.

Project number: HP2023-0063 Project Address: 155 Cordova Street

Reviewed by: Candice Seymour Date: 08/28/2023

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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: 155 Cordova Street, St. Augustine

Applicant's Name: Gabriel Wicks Applicant's Signature: _____

Owner's Name: Gabriel Wicks Megan Wicks Owner's Signature: _____

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155 Cordova Street Proposal—Overview

The house at 155 Cordova Street was likely built by E.L. DeMedecis, a dry goods merchant of Minorcan descent, sometime during the 1870's. It was the home of the DeMedecis family until the early years of the 20th Century. Notably, Gertrude Annie DeMedicis grew up here, prior to her marriage to Florida Senate President William Arthur MacWilliams—grandfather to Noble Putnam Calhoun. Sometime between 1910 and 1917, it become a boarding house and was enlarged and extensively remodeled into a multi-unit tenement. It has remained a rental property until the present day and has suffered significantly from neglect in recent decades.

We would like to restore this beautiful Florida Vernacular house to a single-family dwelling to be a home for our family. As part of the restoration, we would like to undo some of the changes made in the 1910-1917 remodel to make the structure look more like the original 1870's design.

This photo was taken of the DeMedecis family on the front porch of the house in 1897. The following rendering depicts the proposed restoration of the porch trim to this original design.

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SOUTHWEST STREET VIEW

Present street view

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One of the changes made in the 1910-1917 remodel was the addition of a second front entryway to the house. The interior staircase was moved directly behind this door. Between 1917 and 1924, a small, covered porch was also added to the entryway. Currently, there is no internal access from the downstairs units of the house to the upstairs.

Having two front entryways isn't period-correct for a Florida Vernacular of this era, not to mention the lack of internal downstairs access to the staircase is untenable for single-family living. We request permission to enclose the corner porch and open up the resulting interior wall—allowing the space to become a functional staircase landing just inside the original entryway. The exterior steps up to the corner porch and the handrail have been recently rebuilt, so their removal will not constitute the loss of any historic timbers.

Renderings of the proposed changes follow:

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STREET VIEW

NORTHWEST AERIAL VIEW

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Another remnant of the multi-unit remodel is a covered two-story porch with exterior staircase on the southeast corner of the house. This was also added between 1910-1917 and serves as an entryway to the upper and lower rear units of the building.

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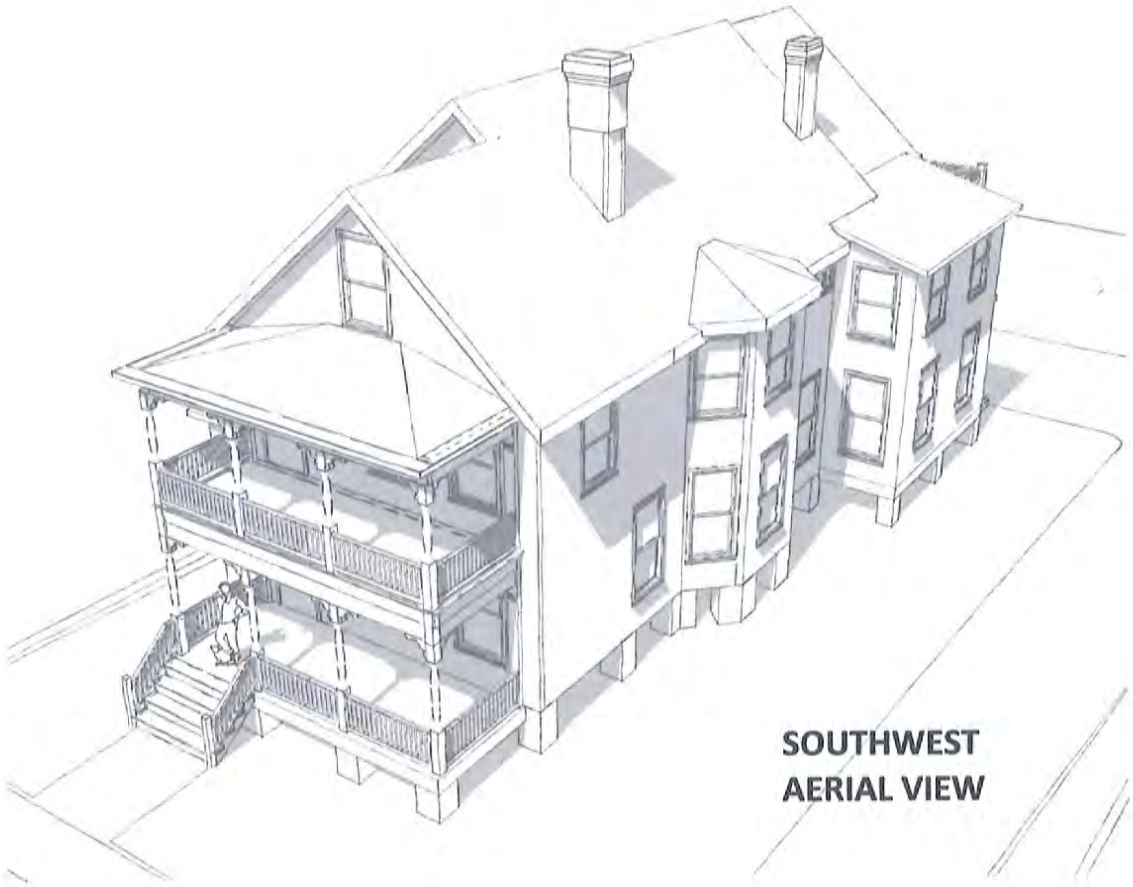
Enclosing this space will further erase the rental house aesthetic and return the home to its original identity as a single-family dwelling—while at the same time making use of otherwise wasted space.



SOUTHWEST
AERIAL VIEW

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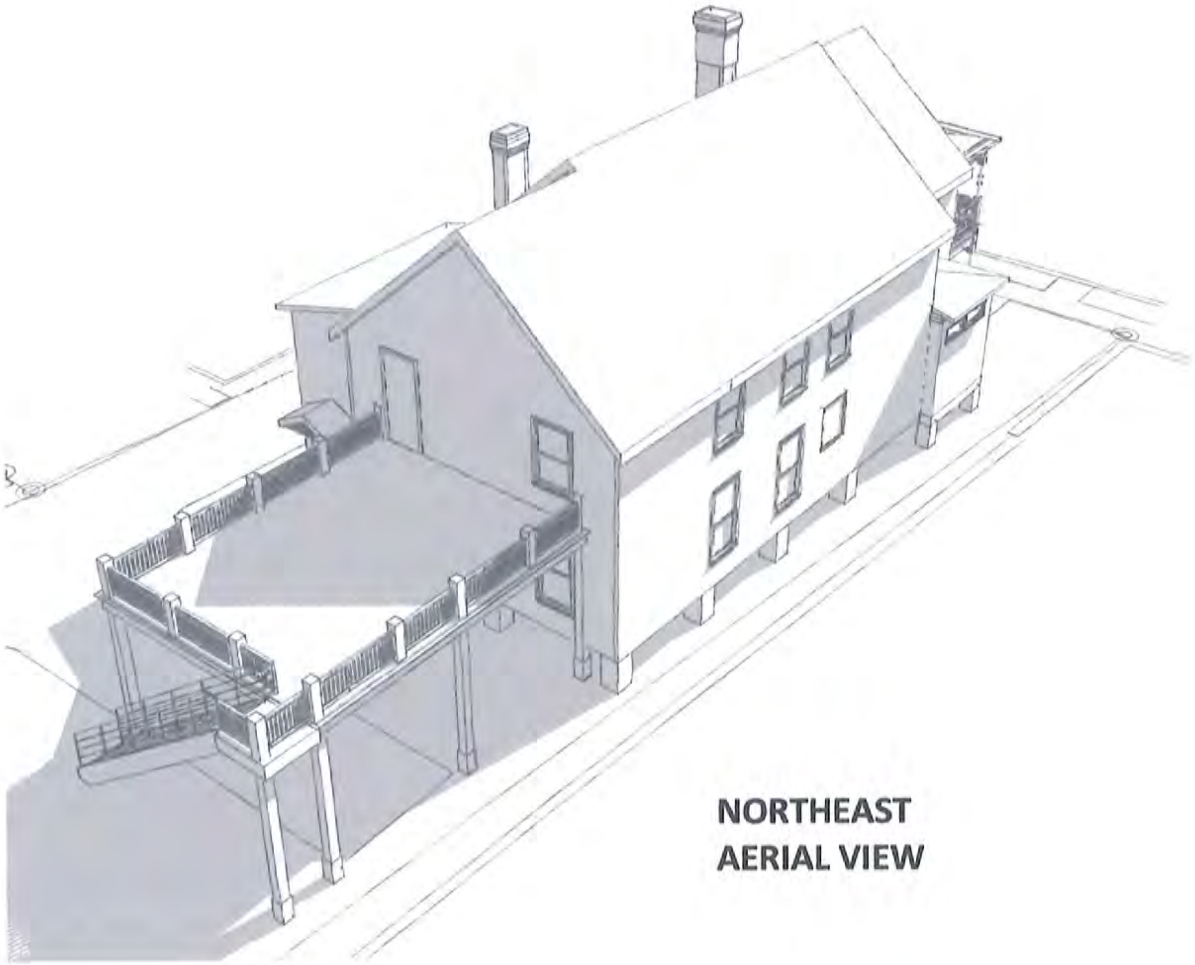
We would also like to add a tasteful raised deck at the rear of the house. The design will be appropriate to the style of the house, mirroring the lines of the front porch, and will not be visible from the street. Elevation of the deck is necessary for two reasons: 1) since the house is located at the most flood-prone intersection in Old Town, it is not uncommon for Autumn high tides to cover the entire yard with several inches of water, making a ground-level deck or patio unserviceable, and 2) it will provide a secondary upstairs emergency exit.



NORTHEAST
AERIAL VIEW

Finally, the garage is not functional in its present form. It is a modern structure, likely built in the 1980's and was not designed to accommodate anything other than sub-compact cars. Further, the staircase to the second floor storage area takes up much of the little space available for parking. Extending the building by six feet to the West and moving the stairs to the exterior will provide adequate parking and easier access to storage.

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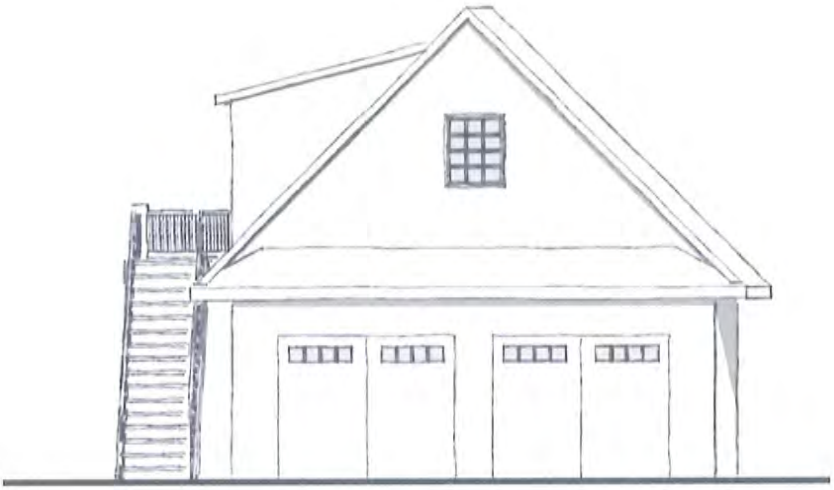

Proposed Southwest view

Present condition

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Proposed Northeast view

Present condition

RECEIVED

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Materials

Siding: The house retains the original over-sized lap siding which will be restored. Porch enclosures will be sided with a mix of reclaimed old stock and new boards, custom-milled to match the originals.

Windows: Currently a mix of different ages, most are single pane over single pane double-hung units from the early 1900's and can be restored. Those which don't match this design will be replaced with new wooden sash windows matching the originals.

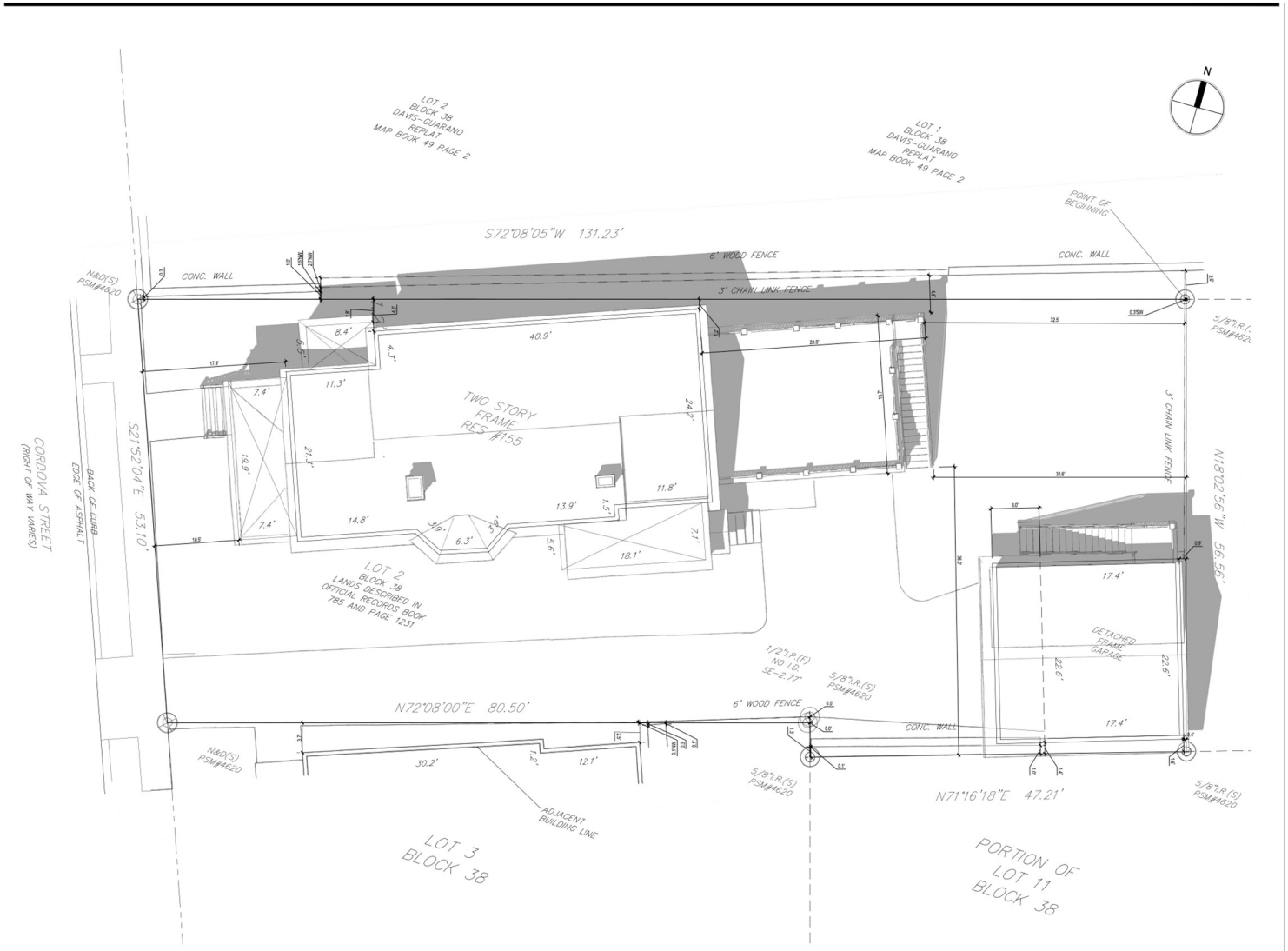
Trim and decking: Pressure-treated pine and poplar.

Doors: All original doors will be restored. Two of the doors in the enclosed porches will be repurposed as exit doors at the rear of the house. No new exterior doors will be needed.

Paint: Scrapings indicate the house was originally painted white with green trim. We will return it to matching colors from the approved HARB palette: Colonial Revival Ivory and Rookwood Shutter Green.

Hardscapes: Driveway and under deck, crushed oyster shells and/or river gravel. Sidewalk to enclosed front corner porch to be removed and replaced with grass. Concrete stairs to enclosed back corner porch to be removed and replaced with grass.

Garage Extension will use the same materials already present in the structure: hardibacker siding with asphalt shingles. Paint to match house.



CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

LAV ENGINEERING, PLLC
LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC, CMC
200 TOMOKA AVE - SUITE D
ORMOND BEACH, FL 32174
(386)-310-7829
LAV@LAVENGFL.COM
CA34752

△ Date	Description
08/01/2023	ISSUED FOR HARB SUBMISSION

Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
SITE PLAN

Scale
3/16" = 1'-0"

A-100

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Received 08/04/2023
Planning and Building Department

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Received 08/04/2023
Planning and Building Department

Instr #2022053764 BK: 5566 PG: 1377, Filed & Recorded: 5/27/2022 8:28 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $5,950.00

This instrument was prepared by:
Jessica Peel
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:23024
Consideration: $850,000.00
Documentary Stamps Paid: $5,950.00

This Warranty Deed

Made this **May 25, 2022 A.D.** By **Demetri Moshoyannis and Theodora Valerianos, husband and wife** hereinafter called the grantor, to **Gabriel Wicks and Megan Wicks, husband and wife,** whose post office address is: 919 Montrose Ave., Nashville, TN 37204, 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)

COPY

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

Located in the CITY OF ST. AUGUSTINE, BEGINNING at a point on the South line of land formerly of Birkbeck, 137 feet from the West side of Saint George Street, said point being the Northwest corner of land formerly of Barnes; running thence Westerly on the South line of said land formerly of Birkbeck to the East side of Cordova Street; thence Southerly on the East side of Cordova Street, 53 feet 1 inch to land formerly of MacWilliams being on the South edge of a concrete driveway running East and West; thence Easterly along the land formerly of MacWilliams being the South edge of said concrete driveway, a distance of 80 feet 8 1/2 inches; thence Southerly 4 feet 4 inches to the Northeast corner of a concrete coquina block wall; thence Easterly to the Southwest corner of the land formerly of Barnes; thence Northerly along the West line of the land formerly of Barnes to the South line of land formerly of Birkbeck to the POINT OF BEGINNING. All measurements being more or less. Being also described as part of Lot 2, Block 38, CITY OF ST. AUGUSTINE, as per Official Map of St. Augustine, dated January 1,1905, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Parcel ID Number: 199600-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2021.**

[*signature page to follow*]

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

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

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Jessica Peel

[2] _____

Witness Printed Name: William Parke

_____ (Seal)
Demetri Moshoyannis
Address : 17 Mount Vernon Ln.
Palm Coast, FL 32164

_____ (Seal)
Theodora Valerianos
Address: 17 Mount Vernon Ln.
Palm Coast, FL 32164

COPY

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 25, 2022, by Demetri Moshoyannis and Theodora Valerianos, husband and wife. Such person (notary must check applicable box):

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

JESSICA PEEL
MY COMMISSION EXPIRES SEPTEMBER 11, 2025
#HH 164160
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Public
Notary Print Name : Jessica Peel
My Commission Expires: 09/11/2025

(NOTARY SEAL)

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	1996000000
Location Address	155 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 2 BLK 38 OR5566/1377 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Skip to Main Content

St. Johns County, FL

Owner Information

Owner Name	Wicks Gabriel,Megan 100% Wicks Megan 100%
Mailing Address	6163 BRENTWOOD CHASE DR BRENTWOOD, TN 37027-4444

Map

Valuation Information

	2023
Building Value	$364,121
Extra Features Value	$7,185
Total Land Value	$384,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$755,556**
Total Deferred	$0
Assessed Value	**$755,556**
Total Exemptions	$0
Taxable Value	**$755,556**

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	$251,099	$4,399	$273,056	$0	$0	$528,554	$455,316	$73,238	$455,316
2021	$165,725	$4,399	$243,800	$0	$0	$413,924	$413,924	$0	$413,924
2020	$183,790	$4,399	$204,050	$0	$0	$392,239	$392,239	$0	$392,239
2019	$162,603	$4,399	$204,050	$0	$0	$371,052	$371,052	$0	$371,052
2018	$154,473	$4,575	$204,050	$0	$0	$363,098	$363,098	$0	$363,098
2017	$159,894	$3,479	$204,050	$0	$0	$367,423	$329,834	$37,589	$329,834
2016	$162,603	$3,607	$185,500	$0	$0	$351,710	$299,849	$51,861	$299,849
2015	$151,214	$3,736	$143,100	$0	$0	$298,050	$272,590	$25,460	$272,590
2014	$115,154	$3,865	$128,790	$0	$0	$247,809	$247,809	$0	$247,809
2013	$118,810	$3,994	$128,790	$0	$0	$251,594	$230,887	$20,707	$230,887
2012	$76,984	$4,123	$128,790	$0	$0	$209,897	$209,897	$0	$209,897
2011	$77,329	$4,252	$143,100	$0	$0	$224,681	$224,681	$0	$224,681
2010	$77,674	$4,380	$159,000	$0	$0	$241,054	$241,054	$0	$241,054

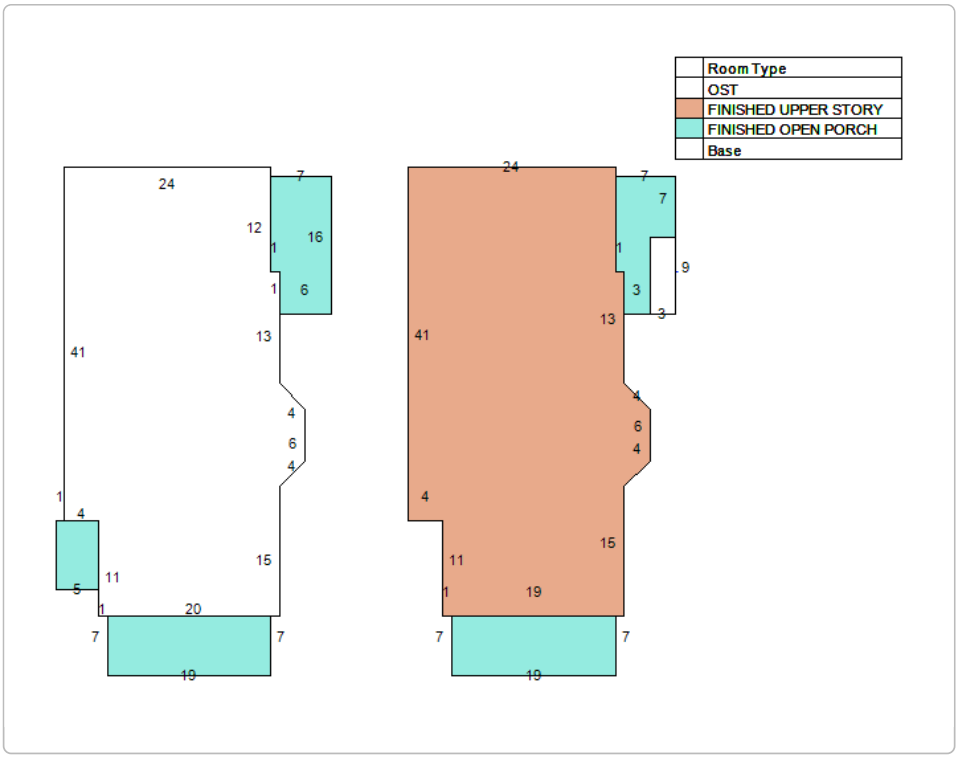
Building Information

Building 1
Building Value $364,121
Year Built 1900
Actual Area 3062
Conditioned Area 2542
Use Duplex
Style 01
Exterior Wall Wood

Roof Cover Cement Fiber Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

Description	Square Footage
BASE AREA	1271
FINISHED OPEN PORCH	40
FINISHED OPEN PORCH	107
FINISHED OPEN PORCH	133
FINISHED UPPER STORY	1271
FINISHED OPEN PORCH	80
OUTSIDE STAIRS	27
FINISHED OPEN PORCH	133
Total SqFt	3062

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		7185

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	53	125	53	EF	$384,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/27/2022	5/25/2022	$850,000.00	WARRANTY DEED	5566	1377	U	I	MOSHOYANNIS DEMETRI,VALERIANOS THEODORA	WICKS GABRIEL,MEGAN
2/6/2012	1/25/2012	$14,400.00	WARRANTY DEED	3522	1296	U	I	MOSHOYANNIS DEMETRI	MOSHOYANNIS DEMETRI,VALERIANOS THEODORA
	4/23/2004	$100.00	QUIT CLAIM DEED	2206	1118	U	I	MOSHOYANNIS DEMETRI & SUSAN E TRUSTEES	MOSHOYANNIS DEMETRI
	3/15/2000	$100.00	QUIT CLAIM DEED	1490	533	U	I	MOSHOYANNIS DEMETRI & SUSAN E	MOSHOYANNIS DEMETRI & SUSAN E TRUSTEES
	12/1/1986	$68,000.00		729	1963	Q	I		MOSHOYANNIS DEMETRI,SUSAN
	2/1/1986	$0.00		696	1053	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: 8/24/2023, 11:44:21 PM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 21, 2023 Meeting

Application HP2023-0062 Address: 56 Carrera Street

R K S Construction & Design, Inc.– Applicant
BCS Acquisition Group, LLC – Owner

Project description: For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00348
National Register:	Model Land Company NRD: Contributing	Construction date:	c. 1911-1914
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2040700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the north side of Carrera Street between Riberia Street and N. Ponce de Leon Boulevard (US Hwy 1). The Frame Vernacular residence, constructed between 1911 and 1914, shares a lot with 56-1/2 Carrera Street to the west and both buildings are contributing to the Model Land Company National Register Historic District.

The applicant is requesting after-the-fact partial demolition approval for removal of original wood windows and alterations to fenestration. Nineteen wood windows and two exterior doors were removed and inappropriately replaced without a building permit which would have routed the project to Historic Preservation staff for review. Code Enforcement cases are ongoing for both work without a permit and violation of historic preservation ordinances. Both were heard at the August Code Enforcement, Adjustments, and Appeals Board (CEAAB) hearing where a fine was assessed. The applicant was informed that a building permit for the after-the-fact work cannot be issued until HARB approval is granted. Based upon Google Street View photographs and the Florida Master Site File, the original windows were 2/2, 1/1, and 4/4 wood sash windows and some multi-lite casement windows which remain. Replacements are 2/2, 6/6, and 1/1 vinyl sash windows with interior simulated muntin patterns. Using taller replacement window sizes on the second story enclosed porch resulted in inappropriate alterations to the railing immediately below.

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 which contributes to 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 take the following actions for a **Certificate of Demolition** at **56 Carrera Street:**

1. **DENY** the application because completed partial demolition does not match the previously existing architectural elements and did not use in-king features, compromising the overall historic character and architectural integrity of the strucutre; OR,
2. **CONTINUE** the application to allow that applicant time to consider replacement doors and windows in a compatible replacement material and design that maintains the historic character and integrity of the building and the district

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already completed replacement of 19 wood windows with vinyl windows
2. Change to fenestration of second story enclosed porch (original rail height reduced to install larger windows)
3. Inappropriately sized replacement doors on the front elevation

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other Frame Vernacular structures of the same age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but architecturally contributes to the streetscape and National Register District in which it is located. The wood windows which have been removed were a character-defining architectural feature of the structure and inappropriate alterations to the fenestration, including modifications to the second story enclosed porch and two front entry doors changes the overall appearance of building. Overall, the unapproved and unpermitted work has negatively impacted the architectural integrity of this contributing building to the district.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The recently adopted Partial Demolition Ordinance requires that partial demolition of character defining architectural features on structures contributing to National Register Historic Districts may be evaluated and approved with the consideration of appropriate replacements in material and/or design. The vinyl replacement windows are inappropriate because they do not replicate the previously existing window designs in scale, use of exterior muntins with raised profile, etc.. In the case of the front elevation, the ill-fitting doors and increased size of the second story windows with resulting impacts to the railing below are inappropriate alterations to the original fenestration.

5. The historical or cultural merit of the structure. The building is designated as a contributing building to the Model Land Company National Register Historic District and is recorded in the Florida Master Site File. No historic or cultural associations with the building are known that would qualify it for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While the structure as a whole is not proposed for demolition, partial demolition, via permanent removal and inappropriate replacement of the character-defining wood windows, has negatively altered the historic architecture of the building as evidenced when comparing earlier Google Streetview photographs of the building with current photographs. The wood 1/1 and 2/2 (likely true divided lite sashes with exterior muntins/raised profiles) were replaced with incompatible vinyl windows with interior muntins in various lite patterns including 1/1, 2/2, and 6/6. The new Partial Demolition Ordinance allows Staff or the Board to consider appropriate designs for replacement windows and doors that are appropriate in design and will not compromise the overall historic character and integrity of the structure.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular building that has been altered over time.

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

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that are difficult to reproduce. The replacement windows and changes in fenestration on the front elevation are significantly different in appearance, the doors are awkwardly framed and do not fit the existing openings, and the original second-story railing has been reduced in height to accommodate larger windows.

10. ***The justification for the proposed demolition.*** The applicant for this case is not the original owner that completed this non-compliant work. It is staff's understanding the work was done by the previous owner due to deterioration of the previously existing windows; however, no evidence of this has been provided.

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

SEE "OTHER BUSINESS" FOR CODE REFERENCES OF NEWLY ADOPTED PARTIAL DEMOLITION ORDINANCE

The building was built by 1914 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
56 Carrera Street

Front (south) Elevation

Front (south) Elevation (Streetview March 2021)

Staff Report pg. 7

STAFF PHOTOGRAPHS
56 Carrera Street

STAFF PHOTOGRAPHS
56 Carrera Street

STAFF PHOTOGRAPHS
56 Carrera Street

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STAFF PHOTOGRAPHS
56 Carrera Street

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56 Carrera Street

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56 Carrera Street

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1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ348 1009==

Site Name: 56 Carrera Street 830== Survey Date: 7807 820==

Address: 56 Carrera Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) E (block) pt. 7 (lot) 868==

868==

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

Address: P.O. Box 1643

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469140 (easting) 3306934 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Private Residence 838== Present Use: Private Residence 850==

Date: +1914 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weather w/cornerboards, drop siding, novelty shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/1, 1/1, attic louver 942==

Foundation: Concrete block piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

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

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

1980

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 56 Carrera Street was constructed between 1911 and 1914. A two-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

Staff Report pg. 22

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. HP2023-0062

Receipt No. 2707244 Meeting Date September 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Joshua Strickland
   Business (if applicable) RKS Construction & Design inc
   Address 1545 St. Marks Pond Blvd
   City St. Augustine State FL Zip 32095
   Daytime telephone 904-315-0200 E-mail address Josh@1stfla.com

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

2. NAME OF PROPERTY OWNER Glenn Connelly
   Business (if applicable) BCS Acquisitions group LLC
   Address 12708 webbe ct
   City Jacksonville State FL Zip 32225
   Daytime telephone (required) 904-315-0200 E-mail address Connelly.G@att.net

3. PROJECT STREET ADDRESS 56 Carrera St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block E Subdivision Blocks 1E Parcel Number 2040700000

5. DATE OF CONSTRUCTION 1912 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:
   Exterior Doors/windows were replaced before purchase, requesting we pull permits and reinstall windows/doors correctly for inspections.

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 Joshua Strickland DATE 24July23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Glenn Connelly DATE 24July 23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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: 56 Carrera St, ST. Augustine, FL 32082

Applicant's Name: Joshua Strickland Applicant's Signature: [signature]

Owner's Name: Glenn connelly Owner's Signature: [signature]

Instr #2023048813 BK: 5780 PG: 144, Filed & Recorded: 6/23/2023 11:37 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,745.00

Prepared by and return to:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441
File Number: **23-0788**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th day of June 2023** between **Twin Peaks Property Mgmt LLC, a Florida Limited Liability Company** whose post office address is **54 Carrera St., Saint Augustine, FL 32084**, grantor, and **BCS Acquisition Group LLC, a Florida Limited Liability Company** whose post office address is **5925 Farm Pond Road, Apex, NC 27523**, grantee:

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

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

LOT 7, BLOCK E, MODEL LAND CO'S SUBDIVISION OF BLOCKS E AND F, ST. AUGUSTINE FLORIDA, TO AMEND PLAT RECORDED IN BOOK OF MAPS NO. 1, PAGE 131, ST. JOHNS COUNTY RECORDS, APRIL 9, 1907 ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification Number: 204070-0000

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 all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2022**.

SIGNATURE PAGE WARRANTY DEED TWIN PEAKS PROEPRTY MGMT LLC

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
Printed Name:_____

Witness
Printed Name Dawn Evans

Twin Peaks Property Mgmt LLC
a Florida Limited Liability Company

By: Joseph Scott Bebry
Its: Manager

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 6th day of June 2023 by Joseph Scott Bebry, Manager of Twin Peaks Property Mgmt LLC who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

LISA POUTRE
Commission # HH 371386
Expires April 13, 2027

Notary Public
Print Name: Lisa Poutre
My Commission Expires: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

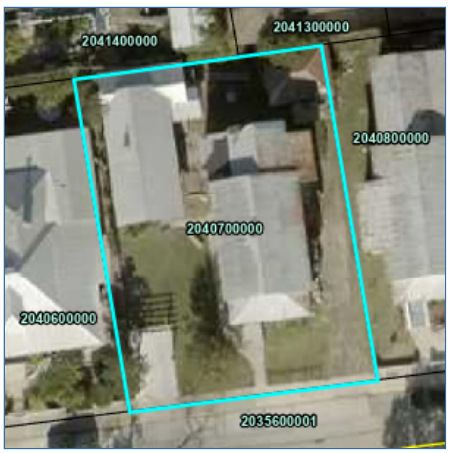
Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	2040700000
Location Address	56 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5780/144 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Bcs Aquistion Group LLC 100%
Mailing Address	5925 FARM POND RD APEX, NC 27523-0000

Map



Valuation Information

	2023
Building Value	$196,284
Extra Features Value	$930
Total Land Value	$249,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$446,414**
Total Deferred	$0
Assessed Value	**$446,414**
Total Exemptions	$0
Taxable Value	**$446,414**

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	$209,589	$1,814	$209,328	$0	$0	$420,731	$420,731	$0	$420,731
2021	$173,207	$1,814	$177,556	$0	$0	$352,577	$352,577	$0	$352,577
2020	$188,870	$1,814	$177,556	$0	$0	$368,240	$368,240	$0	$368,240
2019	$172,617	$991	$177,556	$0	$0	$351,164	$351,164	$0	$351,164
2018	$162,463	$991	$177,556	$0	$0	$341,010	$341,010	$0	$341,010
2017	$166,884	$991	$177,556	$0	$0	$345,431	$343,572	$1,859	$343,572
2016	$157,155	$991	$154,192	$0	$0	$312,338	$312,338	$0	$312,338
2015	$146,125	$991	$140,176	$0	$0	$287,292	$287,292	$0	$287,292
2014	$128,734	$991	$140,176	$0	$0	$269,901	$269,901	$0	$269,901
2013	$133,415	$991	$140,176	$0	$0	$274,582	$255,304	$19,278	$255,304
2012	$120,086	$991	$111,018	$0	$0	$232,095	$232,095	$0	$232,095
2011	$122,122	$991	$123,354	$0	$0	$246,467	$246,467	$0	$246,467
2010	$126,193	$991	$137,060	$0	$0	$264,244	$264,244	$0	$264,244

Building Information

Building 1
Building Value $152,144
Year Built 1912
Actual Area 2532
Conditioned Area 2238
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 Air Duct
Air Conditioning Central
Bedrooms 5
Baths 3

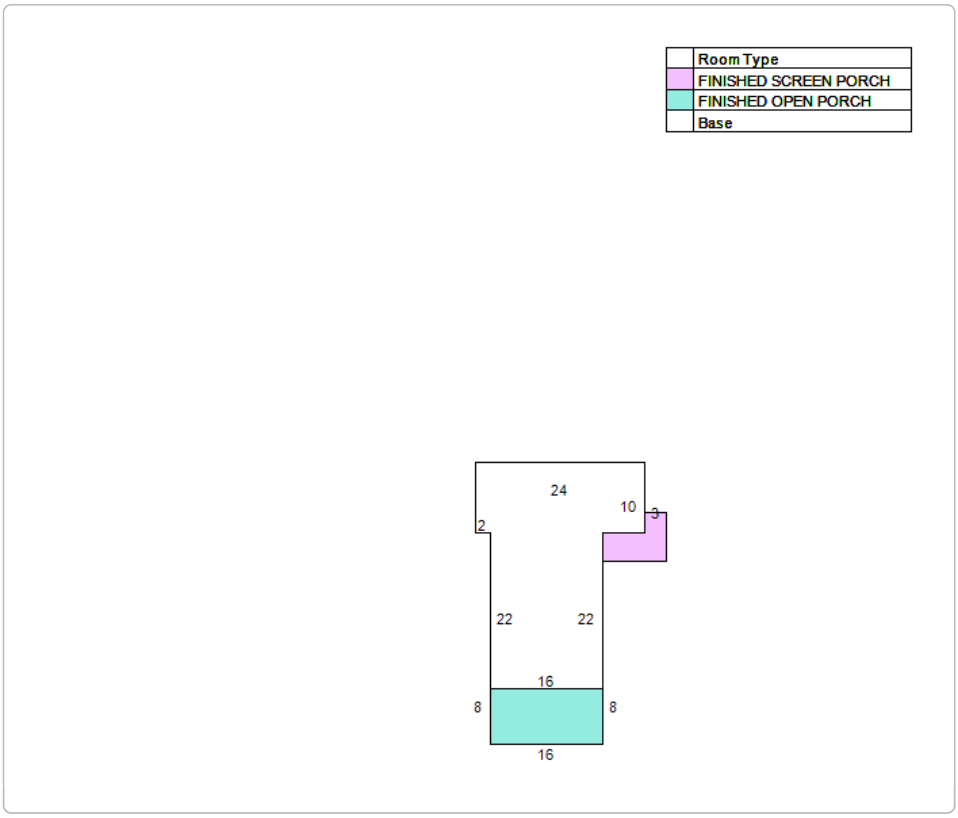
Description	Square Footage
FINISHED UPPER STORY	1108
BASE AREA	1108
BASE AREA	22
FINISHED SCREEN PORCH	147
UNFINISHED ENCLOSED PORCH	147
Total SqFt	2532

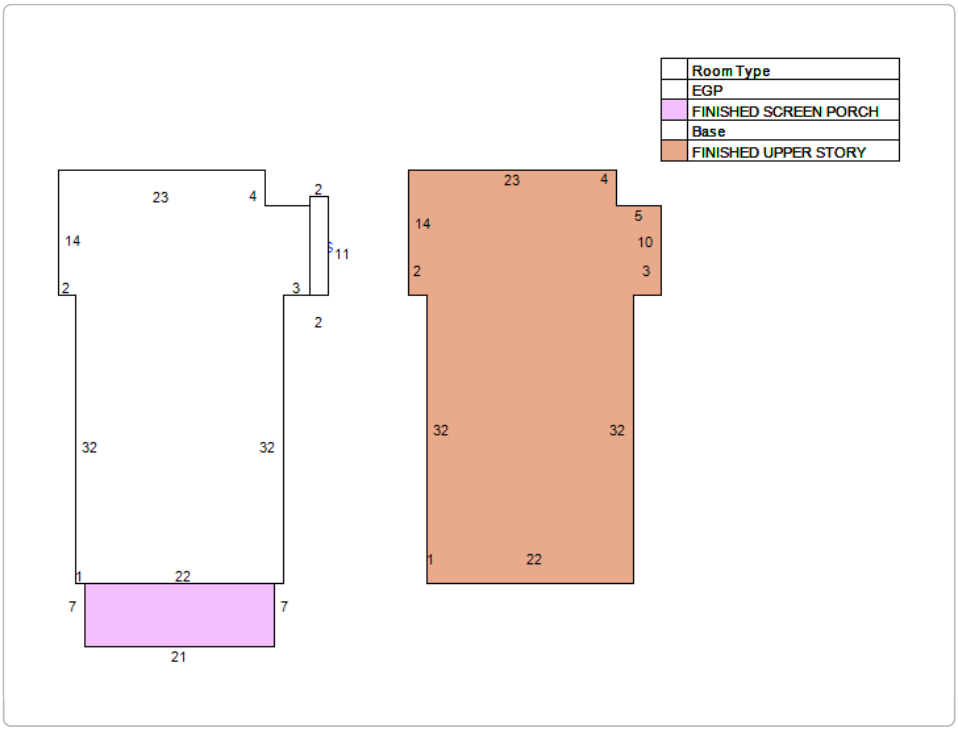
Building 2
Building Value $44,140
Year Built 1920
Actual Area 765
Conditioned Area 592
Use Single Family Residence
Style 01
Exterior Wall Wood Shingle, Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	592
FINISHED OPEN PORCH	128
FINISHED SCREEN PORCH	45
Total SqFt	765

Sketch Information





Extra Feature Information

Code Description	Status	Value
Carport (Mix)		930

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	94	70	EF	$249,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/23/2023	6/7/2023	$535,000.00	WARRANTY DEED	5780	144	Q	I	TWIN PEAKS PROPERTY MGMT LLC	BCS AQUISTION GROUP LLC
7/11/2022	7/8/2022	$100.00	WARRANTY DEED	5594	163	U	I	BEBRY JOSEPH SCOTT	TWIN PEAKS PROPERTY MGMT LLC
11/9/2021	11/9/2021	$320,400.00	WARRANTY DEED	5416	784	U	I	CROCKETTS PROPERTIES LLC	BEBRY JOSEPH SCOTT
6/1/2021	6/1/2021	$435,000.00	WARRANTY DEED	5279	1358	Q	I	GALLAGHER JAMES CANNON	CROCKETTS PROPERTIES LLC
4/8/2013	1/21/2013	$45,000.00	WARRANTY DEED	3712	232	U	I	GALLAGHER ANGIE M	GALLAGHER JAMES CANNON
	7/30/2007	$325,000.00	WARRANTY DEED	2959	1951	U	I	GALLAGHER MICHAEL F	GALLAGHER JAMES CANNON,ANGIE MARIE
	9/9/2004	$290,000.00	WARRANTY DEED	2280	1955	Q	I	GASTER LEONARD S	GALLAGHER MICHAEL F
	6/8/2004	$100.00	PERSONAL REP	2221	683	U	I	PITTMAN ELIZABETH S ESTATE BY PERS REP	GASTER LEONARD S
	2/27/2004	$0.00	LETTERS OF ADMN	2157	1593	U	I	PITTMAN ELIZABETH S ESTATE	PITTMAN ELIZABETH S ESTATE (LETT OF ADMIN)
	1/14/1998	$100.00	WARRANTY DEED	1290	370	U	I	PITTMAN ELIZABETH S TRUSTEE	PITTMAN ELIZABETH S
	6/3/1997	$100.00	OTHER INSTRUMENT	1245	1835	U	I	PITTMAN ELIZABETH S	PITTMAN ELIZABETH S TRUSTEE
	2/22/1991	$100.00	WARRANTY DEED	888	31	U	I	HELDERMAN RUSSELL,ALICE TRUSTEES	PITTMAN ELIZABETH S
	7/1/1990	$0.00		862	937	U	I		HELDERMAN RUSSELL,ALICE TRUSTEES

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
R K S CONSTRUCTION & DESIGN, INC.

Filing Information

Document Number	P03000039613
FEI/EIN Number	90-0067354
Date Filed	04/08/2003
State	FL
Status	ACTIVE

Principal Address

1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Changed: 03/21/2019

Mailing Address

1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Changed: 03/21/2019

Registered Agent Name & Address

STRICKLAND, ROY E
1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Address Changed: 03/21/2019

Officer/Director Detail

Name & Address

Title DP

STRICKLAND, ROY E
1545 ST. MARK'S POND BLVD
ST. AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2021	03/31/2021

2022	03/08/2022
2023	02/19/2023

Document Images

02/19/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
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01/18/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
02/23/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
04/08/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
BCS ACQUISITION GROUP, LLC

Filing Information

Document Number	L13000019836
FEI/EIN Number	46-2134657
Date Filed	02/07/2013
Effective Date	02/07/2013
State	FL
Status	ACTIVE

Principal Address

5925 FARM POND ROAD
APEX, NC 27523

Changed: 03/15/2018

Mailing Address

5925 FARM POND ROAD
APEX, NC 27523

Changed: 03/15/2018

Registered Agent Name & Address

FLORIDA REGISTERED AGENT
2975 BEE RIDGE ROAD
SUITE C3
SARASOTA, FL 34239

Name Changed: 03/15/2018

Authorized Person(s) Detail

Name & Address

Title MGR

SMITH, SIDNEY S
5925 FARM POND ROAD
APEX, NC 27523

Title MGR

Connelly, Glenn W
12708 Wedge Court
Jacksonville, FL 32225

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	03/28/2022
2023	04/11/2023

Document Images

04/11/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
08/21/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
07/19/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
05/06/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Received 09/13/2023
Planning and Building Department

ST. JOHNS REGIONAL AUDUBON

27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082
Tele: (904) 770-5484
Email:
stjohnsaudubonsociety@gmail.com

September 13, 2023

Ms. Julie Courtney
Historic Preservation Officer
Planning and Building Department
City of St. Augustine, FL

VIA EMAIL

Re: St. Johns Regional Audubon HARB application – Native Plant Garden

Dear Ms. Courtney:

St. Johns Regional Audubon respectfully requests that you pull our HARB application from your September 23, 2023 meeting agenda so we can re-evaluate the location of the proposed native plant garden.

We also want to express our gratitude to both you and Andrea White for taking the time to meet with us and explain your concerns.

Respectfully,

Amy S. Koch
President

Received 09/13/2023
Planning and Building Department

Meredith H. Randolph

From: President <president@stjohnsaudubon.com>
Sent: Wednesday, September 13, 2023 1:14 PM
To: Julie Courtney
Cc: Gilmore Laureen H; Harb; William J. Miller; Andrea P. White
Subject: Re: SJRA letter re Sept 21 HARB meeting - Audubon Garden application, 10 S. Castillo Drive

CAUTION: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe.
Hi Julie:

How about putting us on the agenda for January 2024?

That might be realistically possible.

Best,
Amy

On Sep 13, 2023, at 12:18 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Amy,
Thank you for your letter requesting that we continue the application. The next few HARB meeting dates are Oct 19, Nov 16, Dec 21. Additional application materials are required at least 10 days before the HARB meeting date (but preferably with more advanced timing).

We know there are multiple steps to take before you are ready to submit any revisions. If we continue to a date uncertain, we have to readvertise the public notices again. If we continue to a specific meeting date (does not have to be the next meeting), we do not have to readvertise. And if things are still not ready at that time, we can continue again. So, we would include your letter in the HARB meeting packet and could verbally announce that you request the continuance to one of the upcoming meeting dates? Please let us know if you have any thoughts on that.

We will make sure the HARB is aware of the situation so please be assured that they will not look unfavorably on requesting the continuance. As we all agreed yesterday, it is much better to have the right location for the beautiful garden you are planning!

Thanks so much to you and Laurie for working through this with us,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

<image001.jpg>

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

<image002.png> <image003.png> <image004.png>

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: September 21, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of August 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

118 Avenida Menendez (Roof replace Cedar shake – match existing profile)

6 Bay View Drive (Replace 2 windows as approved by HARB)

40 Charlotte Street (Renovate outdoor patio area to include ADA lift)

46 Charlotte Street (Replace 12' underground entrance cable per FPL request)

51 Charlotte Street (Build 1x10x3 wall to help with rising water levels and safety)

54 Charlotte Street (New exterior stairs to 2nd floor)

249 Charlotte Street (Replace metal roof 24397.2 and Replace Flat 2533.1)

320 Charlotte Street (Replace block wall 16ft by 6ft6in tall)

22 Marine Street (Installation of 2.5-ton condenser & 2.5 ton air handler new unit to remain in same location as old unit)

60 St George Street (Interior renovation for Whip's Waffles)

287 St George Street (Construct a wooden picket fence per survey as approved by HARB. Note: with condition per HARB order that picket fence color(s) match the house trim)

297 St George Street (Stucco existing brick wall with coquina shell dash only on the east side of wall to prevent flood water from seeping through the bricks and mortar)

312 St George Street (HVAC replacement, new unit to remain in same location as old unit)

DEMOLITION

156 Avenida Menendez (Exploratory non-structural demolition, removal of plaster and lathe strips from the interior of the exterior walls on first and second floor; interior only, no outside work)

160 Avenida Menendez (Removing of shell dash stucco from the exterior while carefully preserving the original underlying cypress siding)

129 Washington Street (Demo front porch and rear addition)

SIGNS

61 Spanish Street (Treylor Park signs: 1 new hanging sign with external illumination 30"x30" 4.9sf (circular), and 1 new mounted sign with external illumination 24"x24" 3.1sf (circular). Using pre-approved colors, fonts, and material (metal with matte finish); providing 12'7" clearance for hanging sign.)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 ADDING DEFINITIONS RELATED TO ARCHITECTURAL TERMS, DEMOLITION AND RELOCATION; AMENDING CHAPTER 28, SECTION 28-87 CLARIFYING THE CRITERIA FOR HISTORIC LANDMARK AND PROVIDING FOR REVIEW OF PARTIAL DEMOLITION PERMITS; SECTION 28-88 CLARIFYING PROCEDURES AND APPLICATION REQUIREMENTS; SECTION 28-89 REVISING AND CLARIFYING CRITERIA FOR THE REVIEW OF CERTIFICATE OR OPINION OF APPROPRIATENESS, RELOCATION OR DEMOLITION; SECTION 28-90 ADDING REFERENCE TO PARTIAL DEMOLITION AND CLARIFYING DEPARTMENT REFERENCES; SECTION 28-91 ADDING REFERENCE TO HISTORIC LANDMARK OR LOCAL LANDMARK AND RELOCATION, DEMOLITION OR PARTIAL DEMOLITION; SECTION 28-92 ADDING REFERENCE TO PARTIAL DEMOLITION; ADOPTING EXHIBIT "A" AS AN ADDENDUM TO THE ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION (AGHP); PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the City of St. Augustine is recognized as the Nation's Oldest City; and

WHEREAS, the intent of the City's Comprehensive Plan, Historic Preservation Master Plan, and implementing land development codes and architectural guidelines are to preserve and protect historic structures, and the nature and character of the City's historic neighborhoods; and

WHEREAS, the City Commission, the Historic Architectural Review Board, and the Planning and Zoning Board are aware that new development, code requirements, full and partial demolitions, and relocations of structures can contribute to a change in the character of the historic downtown and historic neighborhoods of the city; and

WHEREAS, the historic assets of the city contribute to the character of residential neighborhoods, quality of life, and equate to an economic value of $2.9 billion dollars according to the 2020 publication *Resilient Heritage in the Nation's Oldest City*; and

WHEREAS, on June 27, 2023, the Planning and Zoning Board acting as the designated land planning agency for the City of St. Augustine recommended the included additions and revisions to Chapter 28, the Zoning Code to the City Commission; and

WHEREAS, the intent of the partial demolition ordinance as it relates to structures outside the designated Historic Preservation Districts is to ensure that structures are modified in a way that is generally consistent with the historic visual character of the structure's key visible architectural elements and maintain the integrity of National Register Districts and their contributing structures. It is not intended that these structures be held to the same level of detailed architectural design criteria as structures in the Historic Preservation Districts; and

WHEREAS, during the 2022 legislative session House Bill 423 was enacted into law (codified as Chapter 553.79(25), Florida Statutes) in the context of building construction standards and the specter of recurring losses for single-family residential structures in a flood plain and constructed below FEMA finished floor elevations ("qualifying single-family residential structures"). The intent of the bill was to address complete demolitions of qualifying single-family residential structures, not to regulate partial demolitions, especially those that were needed to elevate buildings from the flood plain; and

WHEREAS, pursuant to the 2022 statutory regulations these qualifying single-family residential structures must be reviewed for demolition approval by staff without a public hearing, and any replacement single-family residential structure can only be required to meet the same local regulations as apply to similarly situated vacant parcels; and

WHEREAS, under the 2022 law, for example, a new structure that is built in a Historic Preservation District following the complete demolition of a qualifying single-family residential structure, must comply with AGHP architectural guidelines because these design guidelines apply equally to all similarly situated vacant parcels; and

WHEREAS, replacement structures for qualifying single-family complete demolitions located outside of the Historic Preservation Districts can only be required to meet design guidelines if those guidelines apply to similarly situated vacant parcels; and

WHEREAS, House Bill 423 (2022) does not apply to partial demolitions nor does it prohibit design guidelines for partial replacements; and

WHEREAS, the bill provides an exemption for all structures designated at any time on the National Register of Historic Places ("exempt structures"), and the National Park Service does not differentiate between structures that are individually listed versus those that are contributing to a National Register District, both are deemed "designated" historic in the National Register of Historic Places and therefore exempt from the regulations of this new law; and

WHEREAS, the bill also provides for an exemption for privately owned single-family residential structures with a local historic designation or other agency historic designation prior to January 1, 2022, or with the owner's consent thereafter; and

WHEREAS, the City Commission intends for its ordinances to be interpreted consistent with State of Florida law; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amendment to Chapter 28, Article I, Section 28-2. Chapter 28, Article I, Section 28-2 is hereby amended, as follows:

"**Sec. 28-2. - Definitions.**

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp." The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

…

Archaeological preservation ordinance refers to Chapter 6 of the St. Augustine Code of Ordinances which identifies archaeological zones that require archaeological review when the threshold of ground disturbance activity is met or exceeded with development and utility permits.

…

Architectural feature includes but is not limited to the following: architectural style, scale, massing, siting, general design, and general arrangement of the exterior of the building or structure; type and texture of exterior materials; size, type, placement, and patterns of roof(s), windows, doors, and all attached appurtenances including porches, stairs and stoop features, dormers, additions, trim details, balconies and railings or other decorative attachments.

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition ~~and does not include material type or material colors~~. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as the exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements ~~only~~ and ~~does not~~ may include the interior works or features of architectural elements ~~(for example, this does not include window latch mechanisms or counterweights)~~. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials

as existing nor match the replacements to these key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Districts of the City. The criteria applied for either HARB or administrative review will be as described in Sec. 28-89(3). See *Regulated structure*.

...

Architecturally similar means having substantially the same façade design or exterior appearance using like characteristics in terms of height, mass, scale, footprint, arrangement of openings, pattern.

...

Contributing property is a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; (c) it independently meets the National Register of Historic Places criteria for evaluation; or (d) have yielded or may be likely to yield information important in history or prehistory.

...

Design compatibility refers to new construction or alterations to a historic building or setting that preserves significant materials, features and form, and preserves the building's historic character. For alteration to a historic building, repairs using historic materials is preferred; however, there are circumstances where compatible substitute materials that imitate historic materials and follow the same look and pattern may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.

...

Façade includes the face of a building and is most commonly referred to as a street façade and/or visible façade.

...

Historic character refers to all visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

Historic integrity is the authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of

any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association.

Historic period is the primary timeline for which the historic building derived its historic association with an event, person, place, pattern of development or other context.

…

Historic structure including contributing properties as defined for demolition and partial demolition purposes is a structure that is 50 years old or older, in a locally established historic preservation district, individually listed as historic locally or nationally, a contributing property in a designated National Register District or a potentially contributing property surveyed, but not recognized or not in a designated National Register District. But see *Regulated structure*.

…

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish.

…

Material deficiency refers to the inability of the building material, or a majority of building materials that comprise a feature or structure, to serve its purpose and documented as beyond repair.

…

National Register of Historic Places is the list of historic properties significant in American history, architectural, archaeology, engineering and culture maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended. May be significant at the local, state or federal level.

…

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible the sides of the building (visible from the street). See *Architectural feature limited review*.

…

Preservation the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

…

Reconstruction the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

…

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Districts but meets the following criteria of a Historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark. See *Architectural feature limited review* and see *Partial demolition*.

…

Rehabilitation the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values.

…

Relocation the act of moving a building from its original location to another site, either on the same property or to another location entirely.

…

Restoration the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

…

Routine maintenance and repair in terms of historic preservation means using the same materials in a way that matches the architectural style of the existing building.

…

Significant architectural feature is an architectural feature(s) that comprises the historic character of the structure and built near the same time as the building or added features and alterations that maintain the historic character of the building.

…

Technical requirement refers to performance mandates established by local, state or federal governments and their supporting regulatory documents.

…"

Section 2. Amendment to Chapter 28, Article II, Section 28-87. Chapter 28, Article II, Section 28-87 is hereby amended, as follows:

"Sec. 28-87. - Responsibilities.

The members of the historic architectural review board herein created shall have the following responsibilities:

…

(3) The review of all applications for demolition or partial demolition permits for historic or regulated structures ~~for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark.~~ Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark~~.~~, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to Chapter 553.79(25), Florida Statutes, will be processed consistent with State law.

…

(10) Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark ~~is not fifty (50) years old, or older~~, the historic architectural review board shall initiate proceedings for designation of the structure as a~~n~~ historic landmark. In the designation of a historic landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a~~n~~ historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with Chapter 553.79(25), Florida Statutes, a local landmark

designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

…

Section 3. Amendment to Chapter 28, Article II, Section 28-88. Chapter 28, Article II, Section 28-88 is hereby amended, as follows:

"Sec. 28-88. – Procedures and Application Requirements.

The historic architectural review board shall follow the following procedures for certificate or opinion of appropriateness, relocation, or demolition or partial demolition review:

(1) The board shall adopt rules prescribing the procedure for making and reviewing applications for a certificate of appropriateness or request for opinion of appropriateness.

(2) Applications ~~for a certificate of appropriateness or request for opinion of appropriateness~~ shall be initiated with the ~~building official or planning director~~ Planning and Building Department.

…

(5) The ~~certificate of appropriateness~~ application and a final order shall describe the project for which is issued and the type of work to be done. The board may require certain terms or conditions as a prerequisite for the approval of an application ~~certificate of appropriateness~~, which shall be clearly stated thereon the final order.

(6) Additional application requirements:

~~1~~ (a). The owner shall permit access to the subject property for the purpose of inspections and/or appraisals required by the board or preservation officer.

~~2~~ (b). Signs required~~.~~: The planning and building department shall cause a sign or signs to be posted on any land upon which an application with respect to relocation or demolition or partial demolition has been made not less than seven (7) days in advance of the date of the public hearing at which such application is to be considered. Such sign shall show the date of construction of the existing building and be erected in full view of the public on each street side of such land. Where such land does not have frontage on a public street, such signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land concerning which a public hearing is scheduled. Such sign shall be posted in full view of the public and shall be maintained by the applicant until final determination has been made by the board or city commission.

~~3~~ (c). Mailed notices~~.~~: Not less than ten (10) days in advance of the date of the required public hearing(s) at which an application for a certificate of demolition or partial

demolition is to be considered, the time and place of the public hearing shall be posted by United States mail by the applicant to all owners of real property within one hundred fifty (150) feet of the boundaries of the land upon which the application is made. For the purpose of notice requirements to adjoining owners within one hundred fifty (150) feet, the names and addresses shall include information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the application date. Such list prepared for any required public hearing with the historic architectural review board, if appealed, shall also be used for a required public hearing with the city commission. A record of the date on which the list was compiled shall be provided to and maintained by the planning and building department.

4 (d). Applications: ~~for a certificate of demolition~~ shall be presented to the historic architectural review board by the property owner or representative authorized by the owner with a completed authorization form.

~~7~~ (e). If an owner/applicant fails to appear for three (3) historic architectural review board meetings, the application may be considered as withdrawn.

Section 4. Amendment to Chapter 28, Article II, Section 28-89. Chapter 28, Article II, Section 28-89 is hereby amended, as follows:

"Sec. 28-89. - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application ~~for a certificate of appropriateness,~~ for structures within historic preservation zoning districts the board or Planning and Building Department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application ~~issue or not to issue the certificate~~ shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as 'AGHP,' Albert Manucy's Houses of St. Augustine - 1565-1821, and other architectural guidelines as may be adopted from time to time. ~~When reviewing a certificate of relocation of a structure, consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located.~~ The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine - 1565-1821, or other adopted architectural guidelines, but that the information

may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565-1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB may be reviewed by the Planning and Building Department during the building permit review process.

c. In the case of a certificate of relocation of a structure: consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site, or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: a determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this code.

(2) Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

d. In the case of the proposed demolition of an existing structure, or a project that constitutes partial demolition that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property~~;~~.

1. Approval of the plans for demolition in the latter event the board may issue an order ~~to~~ postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve (12) month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence ~~he~~ they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other

agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

2. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

3. The demolition ~~destruction~~ of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark ~~Local Landmarks~~, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

4. In the case of a partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

(3) Criteria for regulated structure. Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria if any for the area or AGHP if applicable to the regulated structure, if any. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~*Additional application requirements for Sec. 28-89(1)-(3):*~~

~~1. The owner shall permit access to the subject property for the purpose of inspections and/or appraisals required by the board or preservation officer.~~

~~2. Signs required. The planning and building department shall cause a sign or signs to be posted on any land upon which an application with respect to relocation or demolition has been made not less than seven (7) days in advance of the date of the public hearing at which such application is to be considered. Such sign shall show the date of construction of the existing building and be erected in full view of the public on each street side of such land. Where such land does not have frontage on a public street, such signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land concerning which a public hearing is scheduled. Such sign shall be posted in full view of the public and shall be maintained by the applicant until final determination has been made by the board or city commission.~~

~~3. Mailed notices. Not less than ten (10) days in advance of the date of the required public hearing(s) at which an application for a certificate of demolition is to be considered, the time and place of the public hearing shall be posted by United States mail~~

~~by the applicant to all owners of real property within one hundred fifty (150) feet of the boundaries of the land upon which the application is made. For the purpose of notice requirements to adjoining owners within one hundred fifty (150) feet, the names and addresses shall include information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the application date. Such list prepared for any required public hearing with the historic architectural review board, if appealed, shall also be used for a required public hearing with the city commission. A record of the date on which the list was compiled shall be provided to and maintained by the planning and building department.~~

~~4. Applications for a certificate of demolition shall be presented to the historic architectural review board by the property owner.~~

~~5~~ (4). Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. ~~As a condition of~~ In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its ~~require the~~ rehabilitated replacement design under one application ~~be approved by the board and that no permit be issued for the demolition of said structure until~~ This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction ~~of a new building~~ related to the demolition or partial demolition ~~have been~~ are submitted for ~~the new construction~~ permitting review and approval by staff.

~~6~~ (5). As a condition of issuing a certificate of demolition, including partial 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. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

~~7. If an owner/applicant fails to appear for three historic architectural review board meetings, the application may be considered as withdrawn.~~

~~e. In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.~~

~~f. The board shall not have the authority to consider interior arrangements.~~

…

(~~3~~6) Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation or renovation as to the structural soundness of the building and its adaptability for continued use.

…

e (7). In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.

f (8). The board shall not have the authority to consider interior arrangements.

(~~4~~9) The ~~building official and/or planning director~~ Planning and Building Department may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue the ~~certificate~~ a required permit for the following work:

a. Placement of utility service.

b. Repainting with the same color if previously approved for painting with an appropriate color selected from the AGHP guidelines.

c. Structural maintenance and repair utilizing the same materials and architectural character.

d. Any other structural maintenance consistent with the AGHP. ~~repair or remodeling which does not exceed two hundred fifty dollars ($250.00).~~

e. Exterior construction or equipment not visible.

f. All signs and graphics.

g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation ~~that does not exceed one thousand dollars ($1,000.00)~~.

h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

…

(~~5~~10) Appeals from decisions of the ~~building official and/or planning director~~ Planning and Building Department under subsection (~~3~~ 9) of this section may be taken to the board within fifteen (15) days from such decision.

…"

Section 5. Amendment to Chapter 28, Article II, Section 28-90. Chapter 28, Article II, Section 28-90 is hereby amended, as follows:

"Sec. 28-90. – Administration~~, and~~ records, and appeals.

(a) Any necessary building or demolition (full or partial) permit and/or certificate of occupancy shall not be issued unless the Planning and Building Department reviews the application for compliance and/or the historic architectural review board approves ~~the application for a certificate of appropriateness~~ an application as outlined under 28-88. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.

(b) Applications ~~for certificates of appropriateness~~ shall be submitted through the ~~office of the building official and/or planning director~~ Planning and Building Department and shall include, in duplicate if requested, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.

(c) Prior to issuance or denial of a certificate of appropriateness, relocation, demolition, or partial demolition required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.

(d) Every decision of the board and/or ~~building official and/or planning director~~ Planning and Building Department in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order or permit as appropriate stating the finding of the board, its decisions and reasons therefor.

(e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.

(f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying an opinion or certificate of appropriateness, relocation or demolition or partial demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31 st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the

public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.

(g) Any decision of the historic architectural review board certified by the ~~planning director~~ Planning and Building Department to be in conflict with a determination or decision of the planning and zoning board or of the board of adjustments and appeals; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or board of adjustments and appeals as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo."

Section 6. Amendment to Chapter 28, Article II, Section 28-91. Chapter 28, Article II, Section 28-91 is hereby amended, as follows:

Sec. 28-91. - Enforcement.

"Enforcement of this division shall be as follows:

(1) Neither the owner of nor the person in charge of a structure of exceptional significance including a local historic landmark or within an historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenance or architectural feature so as to produce or tend to produce, in the judgment of the historic architectural review board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

(2) A stop work order shall be issued by the building official in any case where work has commenced or preparation for work has commenced, if no certificate of appropriateness, relocation, demolition, or partial demolition has been obtained where one is required by section 28-90. The stop work order shall be issued to the owner, the occupant, or any person commencing work or preparation for work in violation of this division. The stop work order shall remain in full force and effect until a certificate of appropriateness, relocation, demolition, or partial demolition has been obtained or it has been determined by the board that no certificate of appropriateness, relocation, demolition, or partial demolition is required.

(3) Any person who violates any provision of this division shall be punished as provided by section 28-35.

(4) Any person who files with the board and/or Planning and Building Department ~~building official and/or planning director~~ any application or request for an opinion of appropriateness or a certificate of appropriateness, relocation, demolition, or partial demolition and who refuses to furnish, upon demand by the board and/or building official and/or planning director, any information relating to such application or request, or who

willfully makes any false statement in such application or request, or who, upon such demand, willfully furnishes false information to the board and/or Planning and Building Department ~~building official and/or planning director~~ shall be punished as provided by section 28-35.

…"

Section 7. Amendment to Chapter 28, Article II, Section 28-92. Chapter 28, Article II, Section 28-92 is hereby amended, as follows:

"Sec. 28-92. - Termination of certificates of demolition or partial demolition.

The historic architectural review board shall include a time limitation in its certificates of demolition or partial demolition, utilizing the following procedures:

(1) The board shall include a provision in its orders for certificates of demolition or partial demolition that the certificate expires one (1) year from the date of the order.

(2) The owner of the property described in the certificate of demolition or partial demolition may request an administrative six-month extension from the planning and building director. The request for administrative extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition or partial demolition. The administrative extension is a ministerial act and shall be available for one extension only.

(3) In the alternative, the owner of the property described in the certificate of demolition or partial demolition may request a one-year extension from the board. The request for board extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition or partial demolition. The application for board extension shall be heard at the next available board meeting. A board extension cannot be applied for property that has already been granted an administrative extension.

(4) If the property owner has received either an administrative extension or a board extension of time on a certificate of demolition or partial demolition, the property is not eligible for further consecutive extensions and upon the expiration of the extension the property owner must reapply for a certificate of demolition or partial demolition.

(5) Valid certificates of demolition or partial demolition issued prior to the effective date of this section shall be honored by the ~~p~~Planning and ~~b~~Building ~~d~~Department and no further action is needed by the property owner other than compliance with life safety procedures and application for a demolition permit or partial demolition from the building department."

Section 8. Adopting attached Exhibit "A". The attached Exhibit "A", "5 Critical Elements of the Historic Building Envelope" is adopted as an addendum to the Architectural Guidelines for Historic Preservation (AGHP).

Section 9. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that repealed language shall be removed and that the sections of this ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 10. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 12. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to § 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2023.

ATTEST: Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

Exhibit "A"

The attached Exhibit A to Ordinance 2023-24 includes an Addendum to the Architectural Guidelines for Historic Preservation (AGHP) that outlines the process and defines the limits of work to a building envelope and the five (5) critical elements that relate to the defining features of an historic structure for proposed demolition and partial demolition.

This is intended to provide guidance and direction to the Historic Architectural Review Board (HARB), staff and the public as to what is considered demolition, partial demolition and what Historic Preservation Staff can approve administratively, and what needs to be reviewed by the HARB.

This is in an effort to provide a framework for consistency and maintain the character and integrity of the City's historic neighborhoods.

SEE ONLINE PACKET VERSION FOR THIS EXHIBIT, WHICH WILL BE REVIEWED WITH THE AGHP UPDATES