CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, OCTOBER 19, 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
4. Modification and approval of Agenda

*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a) Certificate of Demolition HP2023-0076
Old City Investment Group LLC - Applicant and Owner
90 Palmer Street
To demolish a commercial building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district.

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

a) HP2023-0075
Jennifer and Bradley Aufdenberg - Applicant and Owner
24 Nelmar Avenue
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. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

7. Certificate of Appropriateness

a) HP2023-0072
Lane Architecture, PA - Applicant
Flagler College, Inc - Owner
74 King Street
To temporarily alter features of the southwest property corner, including removal of a portion of masonry site wall, landscaping, and paved walkways in conjunction with ongoing renovations.

b) HP2023-0073
Lane Architecture, PA - Applicant
Flagler College Inc - Owner
102 King Street
To construct a new mechanical equipment enclosure with associated site features including paved parking and walkway areas and landscaping.

c) HP2023-0071
The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner
2 Artillery Lane
To modify an existing parking area with new paving materials and landscaping.

8. Opinion of Appropriateness

a) HP2023-0074
John Valdes & Associates, Inc. - Applicant
Keith G. & Tina M. Andrews - Owner
156 Avenida Menendez
To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

9. Continued Items from the previous HARB meetings

a) Certificate of Appropriateness
HP2023-0067
Continued from September 21, 2023
Best Roofing & Waterproofing, LLC - Applicant
Maria Pellecer - Owner
295 St. George Street
To replace the existing asphalt shingle roof with a metal roof material.

*b) Certificate of Appropriateness
HP2023-0064
Continued from September 21, 2023
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023
Southern Construction - Applicant
Baijanti & Brothers Estates Inc - Owner
52 Charlotte Street
To remove the existing driveway and walkways and install pervious pavers.

*c) Certificate of Appropriateness
HP2023-0065
Continued from September 21, 2023
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023
Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street
To remove the existing driveway and walkways and install pervious pavers.

d)	Certificate of Appropriateness HP2023-0063 Continued from September 21, 2023	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.
e)	Certificate of Demolition HP2023-0062 Continued from September 21, 2023	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.

10. Planning and Building Staff Communications
    a) Staff Approved Permits Report
11. Other Business
    a) Discussion to consider the appropriateness of alternative materials for the Architectural Guidelines for Historic Preservation (AGHP) update
12. Next Scheduled Meeting Date(s):
    a) November 16, 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

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 2023 Meeting



Application HP2023-0076 Address: 90 Palmer Street

Old City Investment Group LLC – Applicant and Owner

Project description: To demolish a residential building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Masonry Vernacular (commercial)	Florida Master Site File:	SJ6951
National Register:	N/A	Construction date:	c. 1940
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1082500000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northwest corner of Palmer and Bruen Streets, this single-story Masonry Vernacular commercial structure features a gable roof and painted concrete block exterior and is in deteriorated condition according to the Florida Master Site File.

The St. Johns County Property Appraiser dates the building to 1940; however, the 1947 Sanborn Map update does not show a building on the site, and the first Polk City Directory listing for this address does not appear until 1951.The 1965 update to the 1930s Sanborn Map shows two rectangular masonry structures, though it appears that they may now be connected along the west elevation. Both buildings are proposed for demolition.

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 and listed on the Florida Master Site File 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 **90 Palmer Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a commercial building and connected outbuilding
2. Sod vacant lot within 30 days per demolition requirements.

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 similar mass and scale to other 1 story structures along the streetscape. As the only visible commercial building on the lot, it's location close to the property line is not in keeping with the surrounding residential buildings, particularly on Bruen Street, which are set back with a yard and/or parking area in front.

3. The impact of the loss of the structure on the streetscape. While a vacant lot is generally not desirable the building, which is situated close to the east, south, and west property lines, shows visible signs of deterioration and is currently surrounded by heavy vegetation. If larger trees on the property can be retained during the demolition process, they may mitigate the loss of the building along the street. Tree removal requires a separate permit which can be applied for on the city's permit portal.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant does not intend to replace the structure at this time. For future development, no design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must meet the Tree and Landscape Ordinance as well as other zoning requirements.

5. The historical or cultural merit of the structure. The building is listed in the Florida Master Site File (FMSF) but not recorded with a full architectural survey. The FMSF notes that the structure was ineligible for the National Register when it was evaluated in 2020. It is not located in a district and no historic or cultural associations are known that would qualify the structure for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district. Polk city directory research shows that the first building to be listed at this location was Burnett Electric Meter Service in 1951. From 1953 through 2005, directories list a book-binding service, first Dobbs Borther's Library Binding Company (1953/54-1985/85), followed by Russel's Bindery. Deed records indicate that Russells Bindery Inc. sold the property in 2022. It is unclear how long the building has sat vacant.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple masonry commercial structure that housed light manufacturing.

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 commercial corridors in W. Augustine.

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

10. ***The justification for the proposed demolition.*** The applicant does not intend to redevelop the property currently and plans to clear and sod the lot within 30 days as required for within the AGHP to prevent negative impacts on the streetscape (pg. 7).

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

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

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

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

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

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

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

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

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

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

The building was built by 1951 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is listed 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 information
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
90 Palmer Street



East Elevation (Palmer Street)

STAFF PHOTOGRAPHS
90 Palmer Street



Northeast Elevation (Palmer Street)

Staff Report pg. 8

STAFF PHOTOGRAPHS
90 Palmer Street



North Elevation



East Elevation, Secondary Structure

STAFF PHOTOGRAPHS
90 Palmer Street



Southeast Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
90 Palmer Street



South Elevation (Bruen Street)

Staff Report pg. 11

STAFF PHOTOGRAPHS
90 Palmer Street



South Elevation (Bruen Street)

Staff Report pg. 12

STAFF PHOTOGRAPHS
90 Palmer Street



Interior taken from Outside (Building not accessible)



South Elevation (Bruen Street)

STAFF PHOTOGRAPHS
90 Palmer Street



West Elevation

STAFF PHOTOGRAPHS
90 Palmer Street





Context Photographs

STAFF PHOTOGRAPHS
90 Palmer Street





Context Photographs

<< Previous Next >> Record 1 of 1

FMSFweb

Quick Search
(Enter SiteID or MS#)

New Search
Back to Results
Print/Save Report

View Associated Manuscript PDFs
27071

SJ6951 - 90 PALMER ST

Historic Structure

SHPO Evaluation
Ineligible for NRHP (Jul 22, 2020)

Address
90 PALMER ST

Year Constructed
1940

Condition
Deteriorated

Structure Uses
Commercial

Style
Frame Vernacular

Stories
1

Exterior Plan
Rectangular

Structural Systems
Concrete block

Foundation Materials
Poured Concrete Footing

Exterior Fabrics
Concrete block

Roof Type
Gable

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

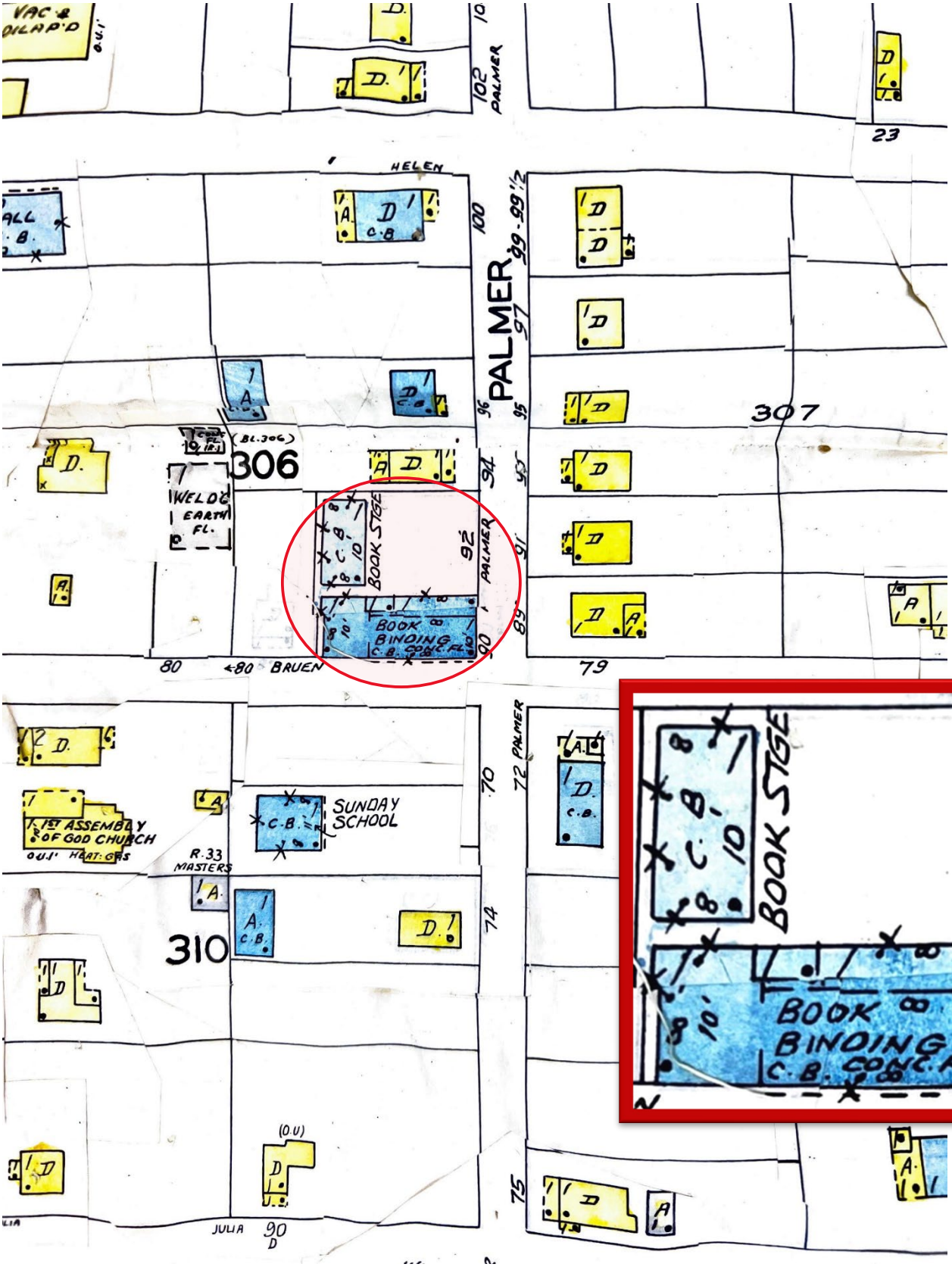
Township|Range|Section
07S | 29E | 41

Associated Manuscripts
27071

Field Visit Dates
January 2020

Narrative Description
This 1940 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Concrete block, and is 1 story.

1930 SANBORN MAP UPDATED TO 1965
90 Palmer Street

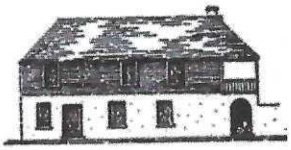


90 Palmer Street (c. 1940)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1951	Burnett Electric Meter Service		(Owner, John W. Burnett)
1953-54	Dobbs Brothers Library Binding Company		(rear noted as vacant)
1957	Dobbs Brothers Library Binding Company		
1960	Vacant		
1965	Dobbs Manufacturing Inc. Book Binders		
1970	Dobbs Manufacturing Inc. Book Binders		
1975	Dobbs Manufacturing Inc. Book Binders		
1979-80	Dobbs Manufacturing Inc. Book Binders		
1984-85	Dobbs Manufacturing Inc. Book Binders		
1990	Russell's Bindery, Book Binders		
1995	Russell's Bindery, Book Binders		
2000	Russell's Bindery, Inc. Book Binding		
2005	Russell Manufacturers, Book binding and related.		

\+ First entry found for this address

Received 08/29/2023
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. HP2023-0076

Receipt No. 2722735 Meeting Date October 19, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Charles Furlong, Thomas Lee
   Business (if applicable) Old City Investment Group LLC
   Address 3500 Lone Wolf Trail
   City St. Augustine State FL Zip 32086
   Daytime telephone 904-347-9722 E-mail address charlie@oldcityelectric.com

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

2. NAME OF PROPERTY OWNER Charles Furlong, Thomas Lee
   Business (if applicable) Old City Investment Group LLC
   Address 3500 Lone Wolf Trail
   City St. Augustine State FL Zip 32086
   Daytime telephone (required) 904-347-9722 E-mail address charlie@oldcityelectric.com

3. PROJECT STREET ADDRESS 90 Palmer St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 5&6 Block 20-2 Subdivision Ravenswood Parcel Number 108250-0000

5. DATE OF CONSTRUCTION 9-18-23 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Unknown/Sod within 30 days

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

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 Charles Furlong DATE 8-29-23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Charles Furlong DATE 8-29-23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Thomas Lee DATE 8-29-23

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received 08/29/2023
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."

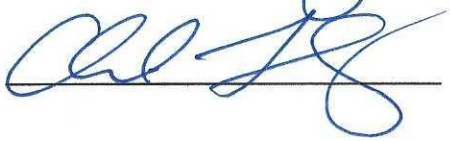
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: 90 Palmer Street, St. Augustine, FL 32084

Applicant's Name: Charles Furlong Applicant's Signature: 

Owner's Name: Charles Furlong Owner's Signature: 









Received 08/29/2023
Planning and Building Department





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Planning and Building Department





Application pg 8





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Planning and Building Department













Instr #2022099678 BK: 5655 PG: 322, Filed & Recorded: 10/26/2022 2:23 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $350.00

This instrument was prepared by:
Wendy Keohane
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:23918
Consideration: $50,000.00
Documentary Stamps Paid: $350.00

This Warranty Deed

Made this **October 26, 2022 A.D.** By **Thomas K. Jimmerson,** hereinafter called the grantor, to **Old City Investment Group, LLC, a Florida limitied liability company,** whose post office address is: **3500 Lone Wolf Trail, St. Augustine, FL 32086**, hereinafter called the grantee:

COPY

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

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

LOTS 5 AND 6 OF BLOCK 20-2 OF RAVENSWOOD, A SUBDIVISION OF NEW AUGUSTINE, ACCORDING TO MAP THEREOF DATED JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Parcel ID Number: 108250-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: 606 Stafford Lane, St. Augustine, FL 32086.

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

[*signature page to follow*]

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.**

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

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

COPY

Signed, sealed and delivered in our presence:

[1]_____

Witness Name: Wendy Keohane

[2]_____

Witness Name Craig M. Herzog

_____(Seal)

By: Thomas K. Jimmerson

Address: 606 Stafford Lane, St. Augustine, FL 32086

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 26, 2022, by Thomas K. Jimmerson, a married man. 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.**

WENDY MARIE KEOHANE
Notary Public-State of Florida
Commission # GG 954725
My Commission Expires
February 04, 2024

_____
Notary Public - Wendy Marie Keohane
My Commission Expires: 1/24/2024

(NOTARY SEAL)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1082500000
Location Address	90 PALMER ST SAINT AUGUSTINE 32084-0000
Neighborhood	West St Aug Industrial - Average (COM) (487.02)
Tax Description*	RAVENSWOOD SUB LOTS 5 & 6 BLK 20-2 OR5655/322 *The Description above is not to be used on legal documents.
Property Use Code	Light Manufacturing (Owner Occupied) (4105)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.230
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Old City Investment Group LLC 100%
Mailing Address	3500 LONG WOLF TRL SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2023
Building Value	$6,428
Extra Features Value	$0
Total Land Value	$40,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$46,428**
Total Deferred	$0
Assessed Value	**$46,428**
Total Exemptions	$0
Taxable Value	**$46,428**

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	$33,723	$0	$11,000	$0	$0	$44,723	$29,244	$15,479	$29,244
2021	$15,585	$0	$11,000	$0	$0	$26,585	$26,585	$0	$26,585
2020	$26,978	$0	$11,000	$0	$0	$37,978	$37,978	$0	$37,978
2019	$25,950	$0	$11,000	$0	$0	$36,950	$34,934	$2,016	$34,934
2018	$20,758	$0	$11,000	$0	$0	$31,758	$31,758	$0	$31,758
2017	$20,758	$0	$11,000	$0	$0	$31,758	$31,758	$0	$31,758
2016	$20,758	$0	$11,000	$0	$0	$31,758	$31,758	$0	$31,758
2015	$20,758	$0	$11,000	$0	$0	$31,758	$31,758	$0	$31,758
2014	$19,537	$0	$11,000	$0	$0	$30,537	$30,537	$0	$30,537
2013	$19,537	$0	$11,000	$0	$0	$30,537	$30,537	$0	$30,537
2012	$19,537	$0	$11,000	$0	$0	$30,537	$30,537	$0	$30,537
2011	$19,537	$0	$12,500	$0	$0	$32,037	$32,037	$0	$32,037
2010	$30,428	$0	$15,000	$0	$0	$45,428	$45,428	$0	$45,428

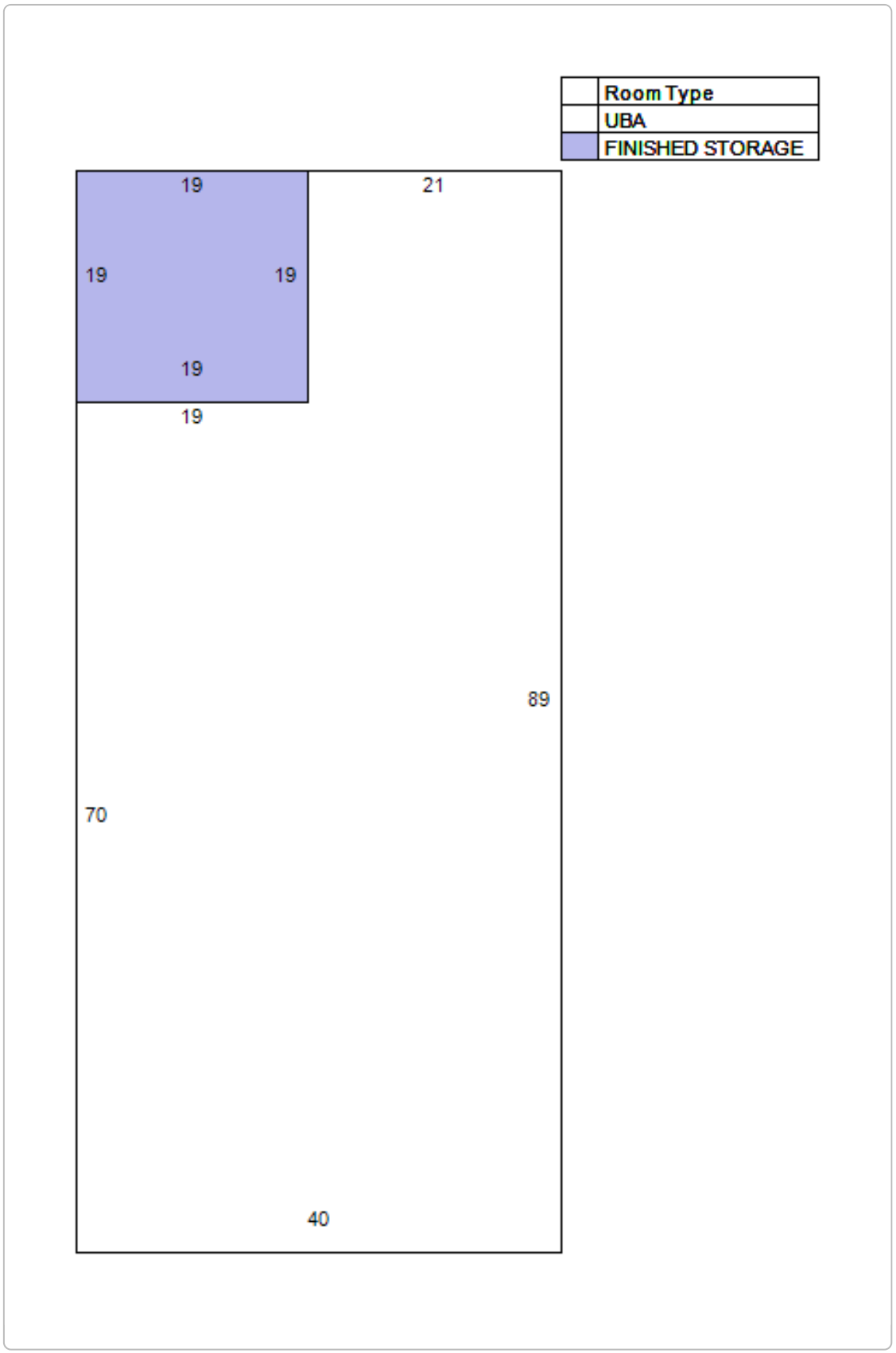
Building Information

Building 1
Building Value $6,428
Year Built 1940
Actual Area 3560
Conditioned Area 0
Use Light Manufacturing
Style 04
Exterior Wall Concrete Block

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Concrete Finish
Interior Wall Minimum
Heating Type
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
UNFINISHED BASE	3199
FINISHED STORAGE/UTILITY	361
Total SqFt	3560

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Light Manufacturing	100	100	10000	SF	$40,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/26/2022	10/26/2022	$50,000.00	WARRANTY DEED	5655	322	Q	I	JIMMERSON THOMAS K	OLD CITY INVESTMENT GROUP LLC
10/26/2022	10/26/2022	$100.00	WARRANTY DEED	5655	320	U	I	RUSSELLS BINDERY INC	JIMMERSON THOMAS K
	12/1/1999	$58,000.00	WARRANTY DEED	1464	837	U	I	DOBBS MANUFACTURERS INC	RUSSELLS BINDERY INC
10/11/2016	8/24/1995	$0.00	WILL	4269	33	U	I	RUSSELLS BINDERY INC	RUSSELLS BINDERY INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/26/2023, 11:46:07 PM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
OLD CITY INVESTMENT GROUP LLC

Filing Information

Document Number	L21000017092
FEI/EIN Number	86-1638976
Date Filed	01/05/2021
Effective Date	01/05/2021
State	FL
Status	ACTIVE

Principal Address

3500 LONE WOLF TRAIL
ST AUGUSTINE, FL 32086

Mailing Address

3500 LONE WOLF TRAIL
ST AUGUSTINE, FL 32086

Registered Agent Name & Address

LEE, THOMAS
210 ARROWHEAD RD
ST AUGUSTINE, FL 32086

Authorized Person(s) Detail

Name & Address

Title AMBR

LEE, THOMAS
210 ARROWHEAD RD
ST AUGUSTINE, FL 32086

Title AMBR

FURLONG, CHARLES
3500 LONE WOLF TRAIL
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date

2022	01/28/2022
2023	01/05/2023

Document Images

01/05/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/05/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 2023 Meeting



Application HP2023-0075 Address: 24 Nelmar Avenue

Applicant & Owner: Jennifer and Bradely Aufdenberg

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. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

Architectural Style:	Mediterranean Influence: Spanish Colonial Revival	Florida Master Site File:	SJ01425
National Register:	Nelmar Terrace NRHD: Contributing	Construction date:	1924 - 1930
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1544300000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved. Because this building is a contributing property to the Nelmar Terrace National Register Historic District, the HARB can find that it 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 consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Once the rehabilitation is complete, Part III is to be submitted for review by the HARB to certify the requirements for a historic preservation ad valorem tax exemption have been met. The HARB will then recommend that the City Commission grant or deny the exemption of the assessed value of the improvement for ten years. Subsequently, St. Johns County can hear the application.
2. Fronting Magnolia Avenue and located on the northeast corner with Nelmar Avenue, this residential building named "Los Robles" (Spanish for "The Oaks") was designed by architect Wallace Neff of California and constructed between 1924 and 1930. According to the Florida Master Site File (FMSF) report for the building in 1979 by David Nolan, the house "is one of the outstanding houses in St. Augustine" and "a premier example of the Mediterranean style." A 1929 *National Geographic* magazine article featured the newly constructed house.
3. Architectural Features: The house's off-centered block with front facing gable roof is two stories with one story wings extending on either side that have side gable roofs. Terra cotta colored clay barrel tiles cover the gabled roofs on the north half of the building, including the two-story portion of the house, while cement barrel tiles are on the gable roofs to the south, with the faded coloring of the cement tiles especially noticeable when looking at aerial views of the property. Exterior walls are covered in smooth stucco. A curved exterior staircase descends from the upper story across the front of the two-story block, creating a covered front entrance with an arched opening to the rounded arch plank door with a single square lite. A matching wood-framed screen pocket door is another unique feature. A large, splayed chimney is to the south of the entrance, at the intersection of where a lower one-story wing angles back towards the rear. An even more massive, but shorter splayed chimney is at the end of the south wing, while two smaller chimneys project from the north and south side of the second story. Under the front facing 2nd story gable, a balconette is inset in the upper exterior wall, which projects slightly over the lower level with a series of thick corbels underneath. Windows are wood and include 6-lite casements, paired casements that are each divided with three lites and triple narrow casements on the one-story wings, a portal window on both the front and rear of the upper level, and paired fixed-lite arched windows at the rear of the lower level. At the rear of the two-story block, a pair of French doors leads to a balcony on the upper level, while paired arched Dutch doors lead to another smaller balcony with metal railing, and an arched single French door with sidelights is below. Other exterior wood doors at the rear include paired French doors on the one-story wings and planked folding doors to the attached garage on the north wing.
4. Interior: Unique features are found throughout. A center stair with metal railing is set back from the entrance. A large living room with exposed Cypress ceiling trusses and beams is to the south side of the stair and the dining room behind with exposed beams extending across the ceiling. The kitchen and other service spaces, with the exception of a bedroom, are to the north of the stair. Another bedroom and bathroom are in the south wing, while the master bedroom and bathroom are upstairs. Two small corner fireplaces are found upstairs and a larger one in the living room that has a single row of decorative tile in place of the mantel. Another fireplace is centered on the south wing bedroom. All have low brick surrounds and are without mantels. Walls are plaster and feature arched openings between public spaces and inset arched wall openings with wood shelves are found in multiple areas. Built-in wood cabinets and drawers are on the upper level. Flooring includes what is likely the original square tile floors that have been painted in the living and dining room, and south bedroom, wood flooring and square bathroom tile is on the upper level, and more recent faux-wood vinyl composition flooring is in the north wing. Many doors and hardware look to be original or from older periods.

Staff Report pg 2

5. Site features: Mature trees and landscaping are dominant features of the large lot. Brick pavers in a basket weave pattern are found on the front walk from the street, a driveway to attached garage on north wing and the connected pathway to the front entrance, and a narrow patio space adjacent to the rear or east of the house running along the south wing. Also, to the east/rear of the house, a tear-drop shaped driveway in coquina concrete extends from Nelmar Avenue.
6. The house shows evidence of being maintained over the years by previous owners, and said to be kept in same family. The conditions listed under Part II of the application range from good to poor, with details provided for each exterior and interior element. Overall, the exterior shows little signs of alterations, other than the southern portion of the roof. Additionally, the original interior layout is intact and many of the interior features appear to be original, while a few some spaces like the kitchen and some materials have had alterations over time. Many of the windows have been previously replaced, but are still compatible to the building's architecture. The southern half of the roof has been replaced with concrete tiles that are similar to the original clay barrel tiles, but are significantly faded, which is a common issue with concrete products.
7. The new owners are committed to preserving the special architectural and historic integrity with the work proposed. Much of what is proposed is repair or replacement with compatible elements. 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."
8. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2022): $277,180
   Taxable Value per SJCPA (2022): $566,565
   Estimated Value of Proposed Project*: $232,000 with understanding that once full extent of work required is understood, the result could be higher overall cost. Much of the interior work will be done by the new homeowners, so labor is not included in the estimate.
9. In Part II of the application, the numbering system for exterior changes corresponded with the site plan, and interior work was keyed to the floor plan.
10. For ad valorem projects, it is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
11. If the proposed project scope changes, an amendment to this application must be submitted and approved.
12. All work to the property must first have required approvals and permits, including for work done to the building (exterior and interior), new fencing, and tree removal, or projects that require archaeology review.

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 24 Nelmar Avenue if the HARB finds:**

1. This is a qualifying property since it is listed as contributing to the Nelmar Terrace National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

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

Julie Courtney
Julie Courtney, Historic Preservation Officer

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

SOIS In Relation to the Proposed Scope of Work Outlined in PART II of Application Packet:

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 single-family residential building, resulting in minimal changes to the existing building's interior layout or the exterior.
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.:** Overall, limited repair or replacement with elements in a similar design/material as needed is listed for building elevations and the interior in the project scope. The exterior of the original structure will largely remain intact., with the exception of an exterior door proposed to replace paired casement windows of the rear/east elevation at lower level's north bedroom. Broken roof tiles will be replaced with in-kind and roof deck repaired. Gutters, a paired casement garage window, and deteriorated bulk-head doors to the basement will be replaced with compatible. An original iron light fixture at the front entrance that is deteriorated by corrosion, and more recently added fixtures on the rear/east elevation will be replaced with ones that are keeping with the architectural style. On the interior, the existing floorplan will not be changed, with rooms kept in their existing locations. However, some modifications are proposed for some room layouts, as specified by floorplans submitted for the north bedroom and 2 of the 3 bathrooms, and elevations for the kitchen, which will require modest removal of some walls and compatible replacement of fixtures and kitchen cabinets. More significant modifications are proposed to the interior space of the detached garage, which is not utilized for automobiles, to include being divided with a new laundry room and closet. Base cabinets in the butler's pantry will be reconfigured due to the existing awkward layout. The original square tile flooring in the primary lower level rooms will be carefully stripped and repainted. The later vinyl flooring in the kitchen, butler's pantry, and north bathroom, which likely had the original linoleum tile floors in poor condition underneath, will be replaced. New electrical, plumbing, and HVAC is proposed and work on investigating possible ways to run the lines has begun.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:** The major exterior and interior features are proposed to largely remain intact, with repair mostly proposed rather than replacement unless otherwise noted, thereby retaining areas/elements that were added over time. Part II of the application details the extent of the areas that may need to be replaced due to deterioration or areas proposed to be changed.
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 below, the house does not appear to have been extensively altered over time. The design of the exterior of the existing house will largely remain unchanged and minor interior configurations are proposed for mostly service type rooms that will stay within the existing spaces, with little changes to the house's overall floorplan. More recent alterations to the fireplaces will be reversed.
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 owner/applicant has submitted documentation and a detailed project scope to reflect that this is planned with the proposed work. See Part II's attachments and addendum.
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.:**

SOIS In Relation to the Proposed Scope of Work Outlined in PART II of Application Packet (continued):

Part II of the application details elements that are being retained and selectively repaired or replaced as needed. For example, the original, but damaged Tunis tile found above the living room's fireplace opening will be recreated or replaced with tiles of similar size and design.

7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or harsh physical treatments. A soda blast paint removal treatment is proposed for the original clay tile floors.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIA. 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, such as possible plumbing projects or future construction of a detached garage.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, no additions are planned, and replacement is limited to damaged features, a paired casement window to be removed for an exterior door, new flooring to replace later vinyl and damaged original linoleum, kitchen cabinets and bathroom fixtures that may not be original, and plumbing/electrical/mechanical systems. Proposed room configurations will not damage the historic character of the house. With the introduction of central air conditioning to the building, extreme care should be taken to ensure potential condensation problems are thought through to prevent damage to the historic building fabric. A detached garage may be constructed at a later date and care should also be taken that it meets this standard.
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained and repaired, with limited replacement as needed or for secondary spaces such as kitchen and bathrooms. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions are proposed.

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

SUMMARY SCOPE OF WORK:

Proposed to Exterior and Interior of Existing Building:

For more details, see Application Packet PART II - FEATURES 1-22 *(plans and details are provided in the attachments and amendments listed in the addendum)* ***and summarized above under SOIS #2 of page 4 in this report.***

1. Elements are to be largely retained and selectively repaired as needed, with little proposed to be replaced beyond deteriorated features on the exterior (a number of roof tiles, bulkhead doors, and front entry light fixture) and a paired casement window to be replaced with exterior door on rear/east elevation.
2. Non-historic interior elements proposed to be removed and replaced with new flooring, cabinets, and fixtures for the kitchens and bathrooms.
3. Minor room configurations are proposed for two bathrooms, the kitchen, the north bedroom, and the attached garage.
4. New electrical, plumbing, and mechanical systems

Proposed to Site:

5. A large Live Oak tree may need removal due to its proximity to the house
6. Detached garage may be constructed at a later date

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Spanish Colonial Revival (1915-1940)

Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture. This style was popular in the southwest, California and Florida during the 1920s, and virtually defined the 1920s Florida Boom. *Locally, this style is often erroneously referred to as "Mediterranean Revival."*

Identifying features of the style include red clay barrel tile or Spanish tile; wrought iron work, including balconies and balconets; stucco exterior finishes; paneled doors; decorative vents and rondels; arcades; and low-pitched, usually gable roofs with little or no eave overhang.

Buildings are not usually constructed directly on the street, although the size of yards varies.
Building plans are rectangular or irregular. Buildings are typically two to four stories.
Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.
Windows are double hung sash five-over-five, one-over-one, and fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles, balconies and balconets are common.

Detailing includes plaster and terra cotta highlighting of arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade, fountains, arcades and patios are also common.

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.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

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. Nelmar Terrace National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. State Statutes for the Tax Exemption for Historic Properties



STAFF PHOTOGRAPHS
24 Nelmar Avenue



West/Front Elevation

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Front/West Elevation

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Front/West Elevation

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Front/West Elevation



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Front/West Elevation

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North Elevation: attached garage



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North Elevation and inside attached garage

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North Elevation and inside attached garage

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Inside attached garage and rear driveway

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Rear/East Elevation

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Rear/East Elevation

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Rear/East and South Elevations



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South and West/Front Elevation

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Rear/East Elevation

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Front Entry

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Front Entry

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Front Entry

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Front Entry

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Kitchen

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Kitchen

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Kitchen



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Kitchen

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Kitchen

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Butler's Pantry

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Butler's Pantry

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Butler's Pantry

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Butler's Pantry

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North Wing: Bedroom



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24 Nelmar Avenue





Casement window to be replaced with exterior door and closet to be removed in north bedroom



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24 Nelmar Avenue



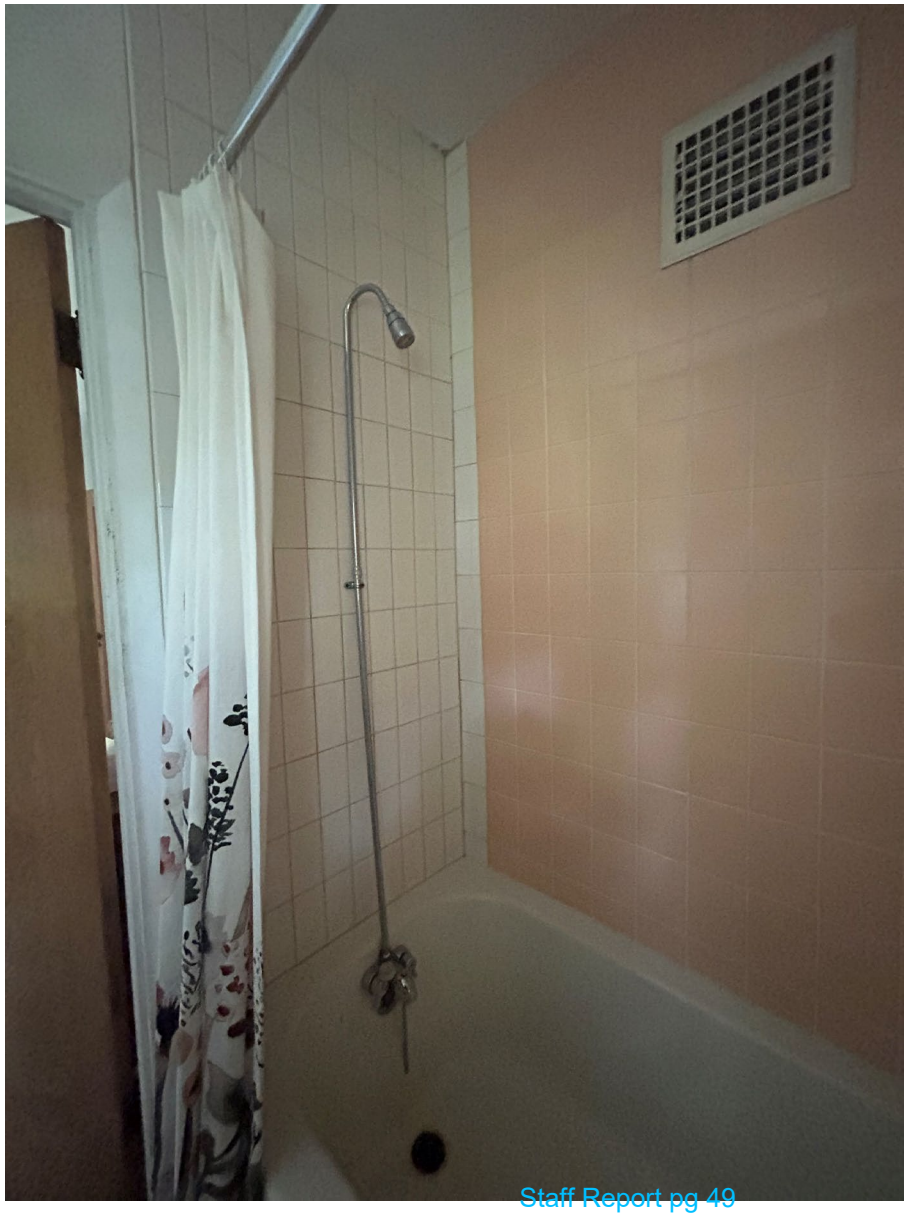


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North Wing: Bathroom

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24 Nelmar Avenue





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North Wing: Bathroom

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Dining Room

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Dining Room

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Dining Room

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Dining Room

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Living Room

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Living Room

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Living Room

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Living Room



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Living Room

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South Wing: Bathroom

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South Wing: Bathroom

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South Wing: Bedroom

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South Wing: Bedroom

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South Wing: Bedroom

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2nd Floor: Master Bedroom



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2nd Floor: Master Bedroom

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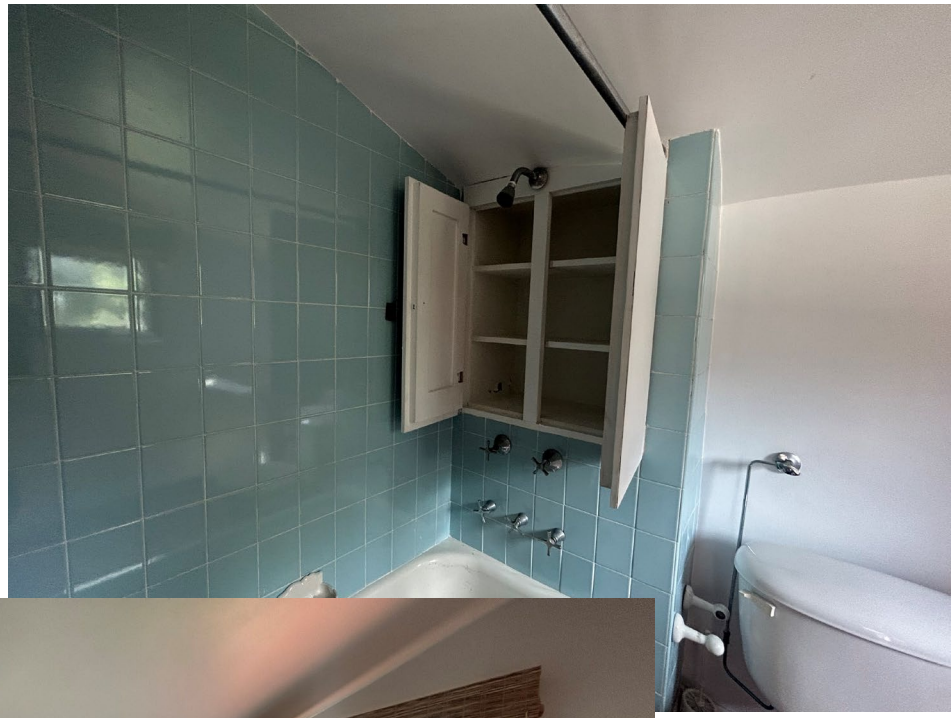


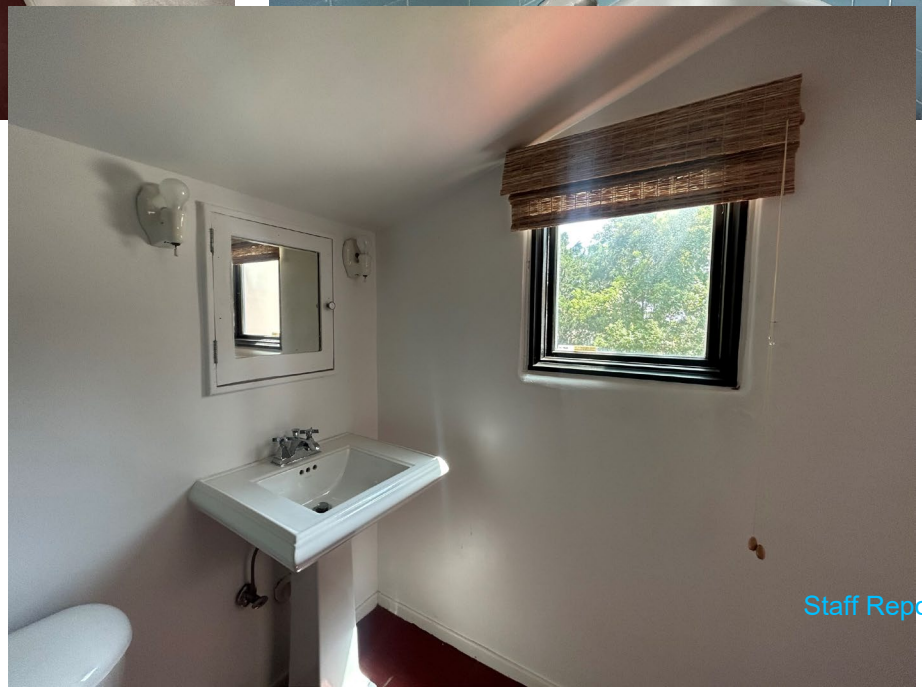


2nd Floor: Master Bathroom

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24 Nelmar Avenue







2nd Floor: Master Bathroom

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24 Nelmar Avenue:
Exterior stairway off west elevation







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24 Nelmar Avenue





2nd Floor: Master Bedroom access to exterior stairway off west elevation

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2nd Floor: Master Bedroom

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2nd Floor Master Bedroom access to roof deck on east elevation

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Roof deck on east elevation: accessed from 2nd Floor

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Roof deck on east elevation: accessed from 2nd Floor

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Roof deck on east elevation:
accessed from 2nd Floor

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Roof deck on east elevation: accessed from 2nd Floor

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Roof deck on east elevation:
accessed from 2nd Floor



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Access to roof deck on east elevation from 2nd Floor

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2nd Floor: Master Bedroom

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Central Stair From 2nd Floor Master Bedroom

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Central Stair From/To 2nd Floor Master Bedroom

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Rear/East Elevation access to basement



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24 Nelmar Avenue





Basement

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1425 1009==

Site Name: 24 Nelmar Avenue 830== Survey Date: 7906 820==

Address: 24 Nelmar Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Nelmar Terrace (subdivision) (block) 64 and 65 (lot) 868==

868==

Owner of Site: Name: Johnson-Berg, Ethel M. S.;

Address: 24 Nelmar Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469365 (easting) 3308780 (northing) 890== Location: T07S (T) R30E (R) N7 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

(x) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Irregular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement 3/pane, shutters 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: Open 2nd floor balcony 942==

Chimney Location: Offset, lateral slope; end, exterior, ridge, end, exterior, front slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 5 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate, Agriculture, Banking

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival residence at 24 Nelmar Avenue (formerly 30 Nelmar) was constructed between 1924 and 1930, and is one of the outstanding houses in St. Augustine. The irregular floor plan of the house opens onto an inner courtyard and it also has an open second-story balcony. It is a premier example of the Mediterranean style house with its stuccoed walls and clay tile roof. Located on a corner lot, this house was featured in National Geographic in 1929.

Nelmar Terrace is a development of the World War I period and the 1920's. Houses in the area show the influence of the Colonial Revival, Bungalow, and Mediterranean Revival styles popular at the time. The substantial houses with spacious lawns on tree-lined streets form one of the city's pleasant residential neighborhoods. The area is bounded on the north by the campus of the Florida School for the Deaf and the Blind; on the south by the old city limits; on the west by the commercial district of San Marco Avenue; and on the east by Macaris Creek. The area is threatened generally by commercial encroachment from the west and by traffic along San Marco Avenue and May Street (Highway A1A). There is a drainage problem when it rains.

HISTORY

In the early 18th century, the northeast corner of Nelmar Terrace Subdivision was the southern section of the Macaris Indian village. During the first decade of the nineteenth century, the Spanish government issued three land grants in this area, two of which formed the northern border of the colonial defense perimeter known as the Mil y Quinientos (The Fifteen Hundred). This boundary, later San Carlos Avenue, was the northern city limits of St. Augustine until the mid-1920's.(1) During the 1830's and early 1840's, Thomas Douglas, a justice of the Florida Supreme Court, acquired a large tract of land which became known as the Douglas Plantation, which presently includes all of Nelmar Terrace Subdivision, and constructed a plantation house and other buildings in the eastern section. C. M. Fuller, a local real estate developer, purchased the Nelmar Terrace Tract in 1913 and began selling lots and constructing houses two years later. Nelmar Terrace presently remains an almost exclusively residential neighborhood.(2)

This outstanding example of Mediterranean Revival architecture at 24

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834) IV, 58, 377; V, 57-58, 377, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 15; V, 38-39, 62-64.

2. F. M. Dorr, "St. Augustine and Vicinity, 1860"; St. Johns County Court House, Deed Records, Deed Book J, pp. 48-49; Deed Book L, p. 37; Deed Book M, p. 90; Deed Book N, pp. 93, 101; Deed Book S, p. 18; Deed Book T, pp. 347-349; Deed Book U, pp. 54, 214.

3. St. Augustine City Directory, 1914-15, 1920-21, 1924-25, 1927-28, 1930; Historic Properties Inventory Research File.

Staff Report pg 89

Nelmar Avenue (formerly 30 Nelmar) was the residence of L. Orrin Larson, a prominent real estate developer. As vice president of Fullerwood Development Company, he and Charles M. Fuller were responsible for the development of the northeastern section of North City areas of Fullerwood Park Subdivision and Nelmar Terrace Subdivision. Larson, public accountant and income tax specialist, was also partners with DeWitt C. Reed in the real estate and insurance business on Cathedral Place. In the late 1920's Larson was elected chairman of Bankers Trust Company and continued as vice president and general manager of Nix Produce Company in Hastings, Florida, which later led to his position as agricultural marketing agent for the county in 1930.(3)


5062
KODAK SAFETY FILM 5062
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KODAK SAFETY FILM 5062
KODAK SAFETY FILM
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NELMAR TERRACE HISTORIC DISTRICT
St. Augustine, St. Johns County, Florida

INVENTORY OF CONTRIBUTING BUILDINGS

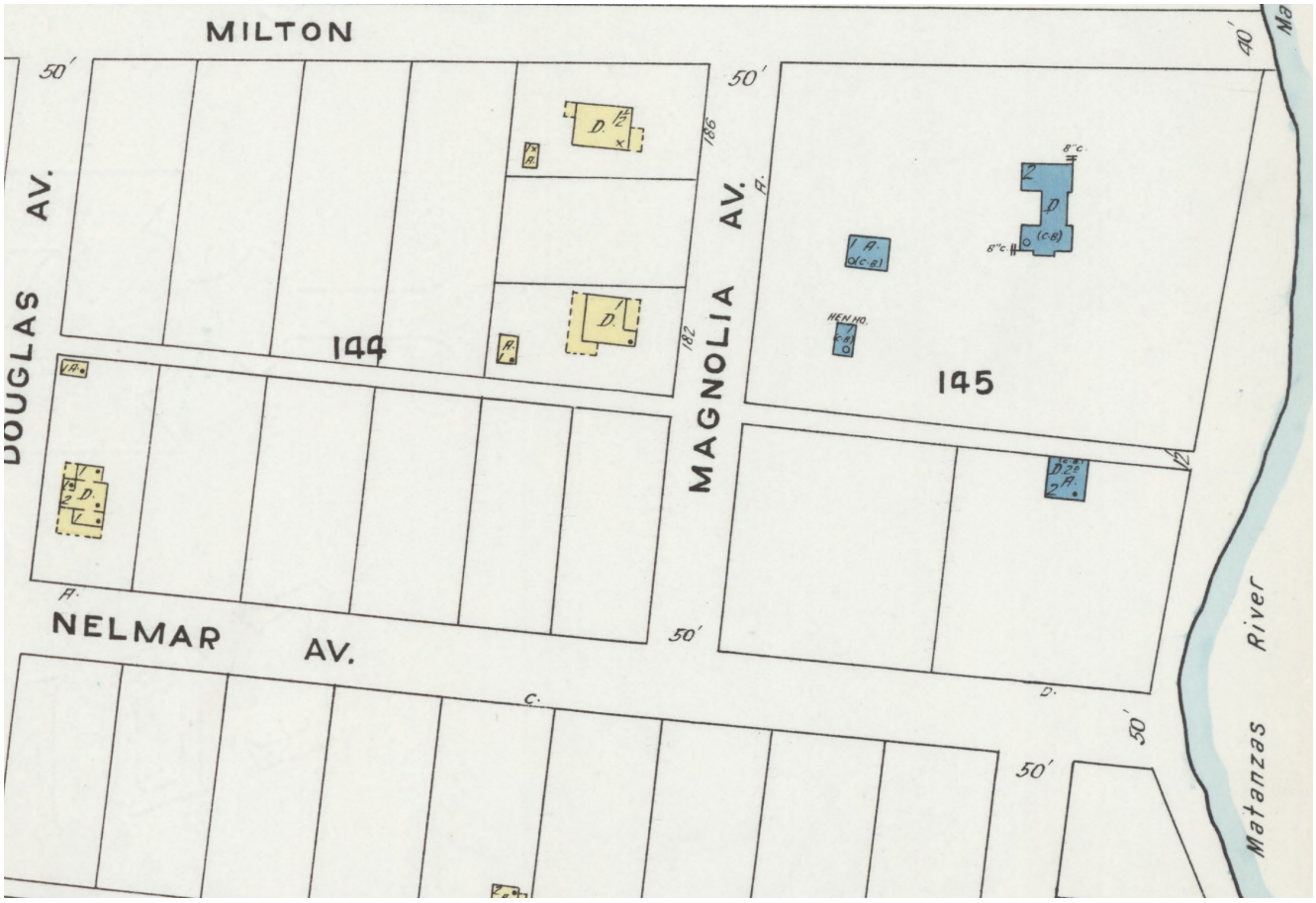
Address	Description	Year Built		Ineligibilty
25	Ranch	1941	SJ5193	
35	Mediterranean Revival	c.1930	SJ1352	
35A	Garage	c.1930		
MILTON STREET				
2	Bungalow	c.1917	SJ1360	
2A	Garage	c.1953		
3	Frame Vernacular	1930	SJ3551	
4	Frame Vernacular	c.1914	SJ1361	
5	Frame Vernacular	c.1924	SJ1362	
5A	Garage	c.1924		
6	Frame Vernacular	c.1917	SJ1363	
7	Bungalow	c.1924	SJ1364	
7A	Garage	c.1924		
8	Frame Vernacular	c.1917	SJ1365	
9	Bungalow	1925	SJ1366	
9A	Garage	c.1930		
10	Bungalow	c.1924	SJ1367	
21	Masonry Vernacular	1953	SJ5195	
27	Mediterranean Revival	c.1924	SJ1368	
NELMAR AVENUE				
1	Bungalow	c.1924	SJ1414	
3	Ranch	1948	SJ3552	
4 ½	Frame Vernacular	1950	SJ3554	
6	Masonry Vernacular	1950	SJ3555	
7	Frame Vernacular	1948	SJ3553	

NELMAR TERRACE HISTORIC DISTRICT
St. Augustine, St. Johns County, Florida

INVENTORY OF CONTRIBUTING BUILDINGS

Address	Description	Year Built		Ineligibilty
8	Bungalow	c.1924	SJ1415	
10	Masonry Vernacular	c.1930	SJ1417	
10A	Garage	c.1953		
11	Colonial Revival	c.1950	SJ3556	
11A	Garage	c.1953		
12	Frame Vernacular	c.1924	SJ1418	
14	Colonial Revival	c.1930	SJ1419	
14A	Garage Apartment	c.1953		
15	Frame Vernacular	1927	SJ1420	
15A	Garage	c.1930		
16	Colonial Revival	1927	SJ3557	
16A	Garage Apartment	1945		
18	Garage Apartment	c.1930	SJ1422	
20	Colonial Revival	1936	SJ3558	
21	Colonial Revival	c.1930	SJ1423	
21A	Garage	c.1953		
22	Masonry Vernacular	1942	SJ3559	
22A	Garage	1942		
23	Colonial Revival	1927	SJ1424	
24	Mediterranean Revival	c.1930	SJ1425	
30	Mediterranean Revival	c.1924	SJ1426	
31	Ranch	c.1955	SJ5196	
SAN CARLOS AVENUE				
4	Frame Vernacular	c.1924	SJ1969	
6	Garage Apartment	c.1950	SJ5240	
14	Frame Vernacular	c.1920	SJ1970	

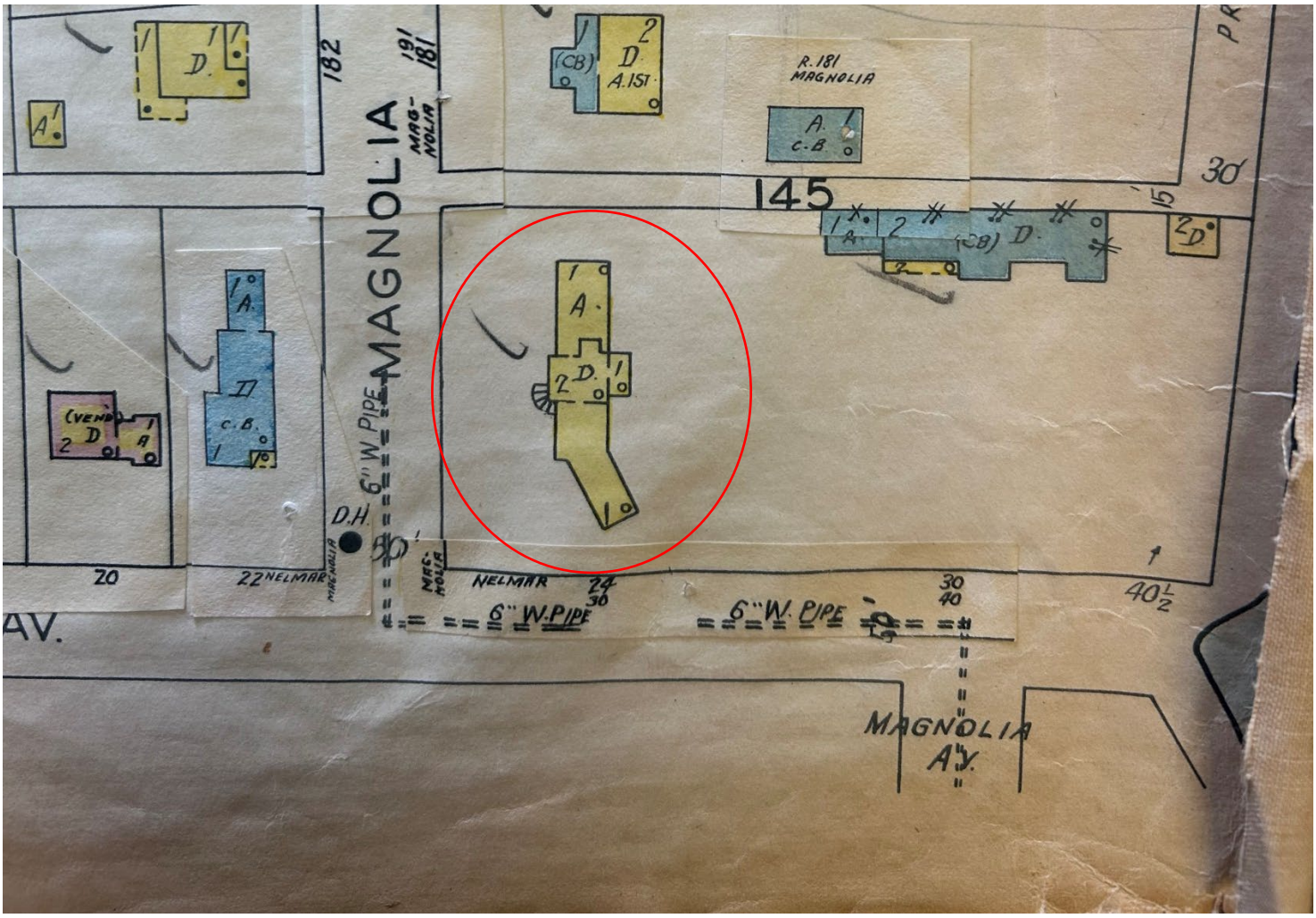
24 Nelmar Avenue does not appear on the 1924 Sanborn Map



24 Nelmar Avenue

1930 Sanborn Map, Revised to 1957

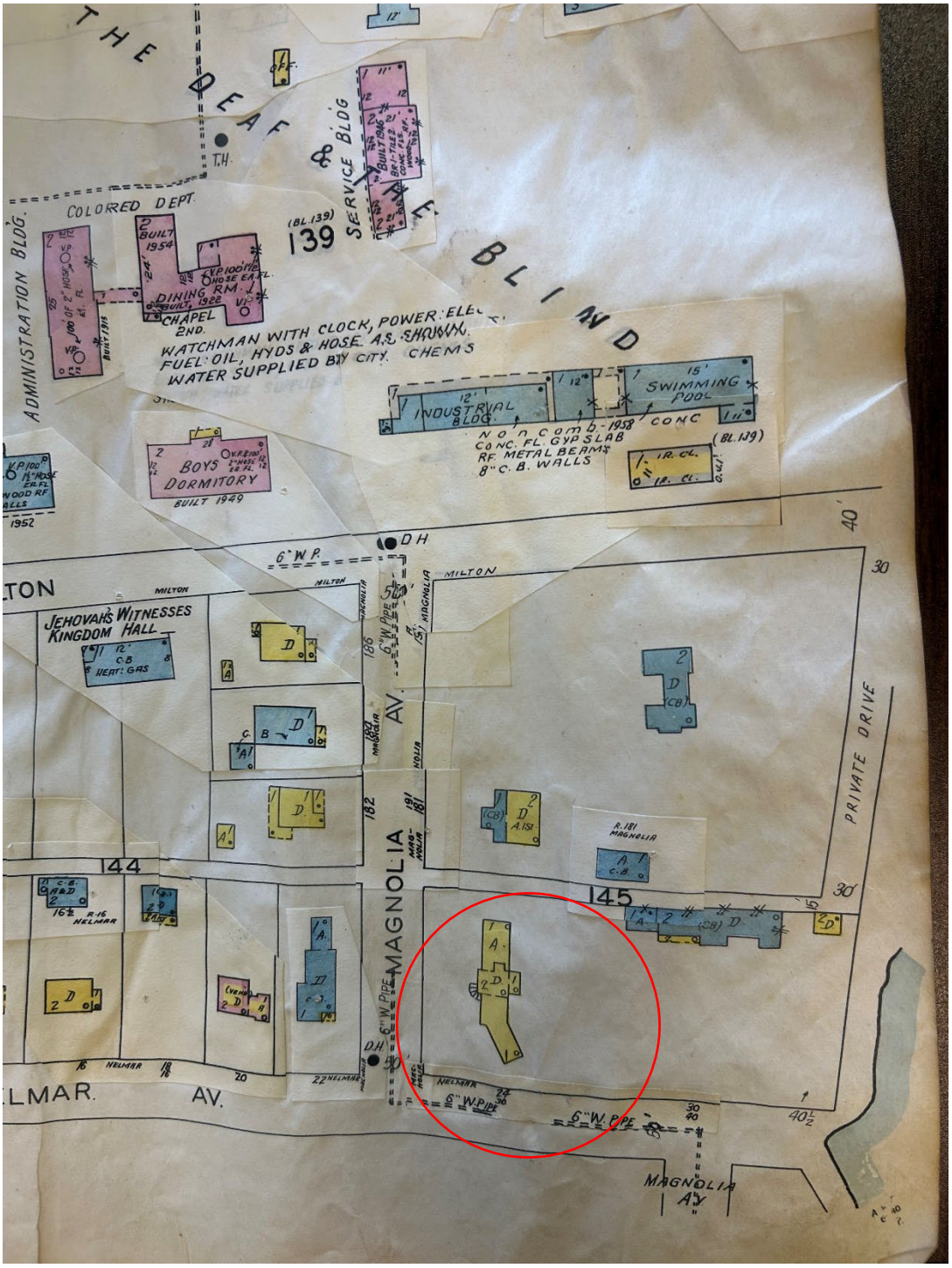
(Since no revisions were made to the map sheet for this building footprint, one can defer there were no changes from the 1930 map record)



24 Nelmar Avenue

1930 Sanborn Map, Revised to 1965

(Since no revisions were made to the map sheet for this building footprint, one can defer there were no changes from the 1930 map record)



CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) Be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

Received 09/05/2023
Planning and 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): 154430-0000 *Attach legal description of property*

Address of property: Street 24 Nelmar Avenue

City St Augustine County St Johns Zip Code 32084

- ☐ Individually National Register listed
- ☑ 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 Nelmar Terrace

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 PO Box 210

City St Augustine State FL Zip Code 32085

Telephone Number (904) 209-4283

2. Type of request:

- ☑ 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 Jennifer & Brad Aufdenberg

Mailing address 24 Nelmar Avenue

City St Augustine State FL Zip code 32084

Daytime Telephone Number (904) 614-8446

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

DOS Form No. HR3E101292
Revised 09/03/00

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 154430-0000

Property Address 24 Nelmar Avenue, St Augustine FL 32259

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 verification of 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.

Jennifer Aufdenberg	jennifer aufdenberg	Sept 4, 2023
Name	Signature	Date

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

Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

Completed in 1924 of Mediterranean revival design with white stucco exterior walls and clay tile roof. Original arched exterior doorways with curved exterior stucco stairway leading to 2nd story. Inside is largely original with cypress beams in living room and dining room. Original tile floors are also intact.

Date of Construction 1924 Date(s) of Alteration(s) None to exterior

Has building been moved? ◯ Yes ◉ No If so, when?_____

6. Statement of Significance:

Home is named “Los Robles” and designed by California architect Wallace Neff being an outstanding example of Mediterranean Revival architecture located historic Nelmar Terrace neighborhood in St Augustine.

DOS Form No. HR3E101292
Revised 09/03/00

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 154430-0000

Property Address 24 Nelmar Avenue, St Augustine, 32084

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

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 _____

Property Address _____

Feature 1

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 2

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 3

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Received 09/05/2023
Planning and Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number _____

Property Address _____

Feature 4

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 5

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 6

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

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Planning and Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number _____

Property Address _____

Feature 7

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 8

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 9

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Please Reference attached Document Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Received 09/05/2023
Planning and Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number 154430-0000

Property Address 24 Nelmar Aveune St Augustine FL

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** unoccupied residence
2. **Proposed use(s) after improvement:** primary residence

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

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Planning and Building Department

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number _____

Property Address _____

The ☐ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☐ Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property _____ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

☐ Certifies that the above referenced property _____ provided under s.196.1998, F.S.

Review Comments: _____

_____

_____

_____

_____

Additional Review Comments attached? Yes ◯ No ◯

Signature _____

Typed or printed name _____

Title _____

Date _____

Received 09/05/2023
Planning and Building Department

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number _____

Property Address _____

The ☐ Local Preservation Office ☐ Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☐ Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards** for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: _____

_____

_____

_____

_____

_____

_____

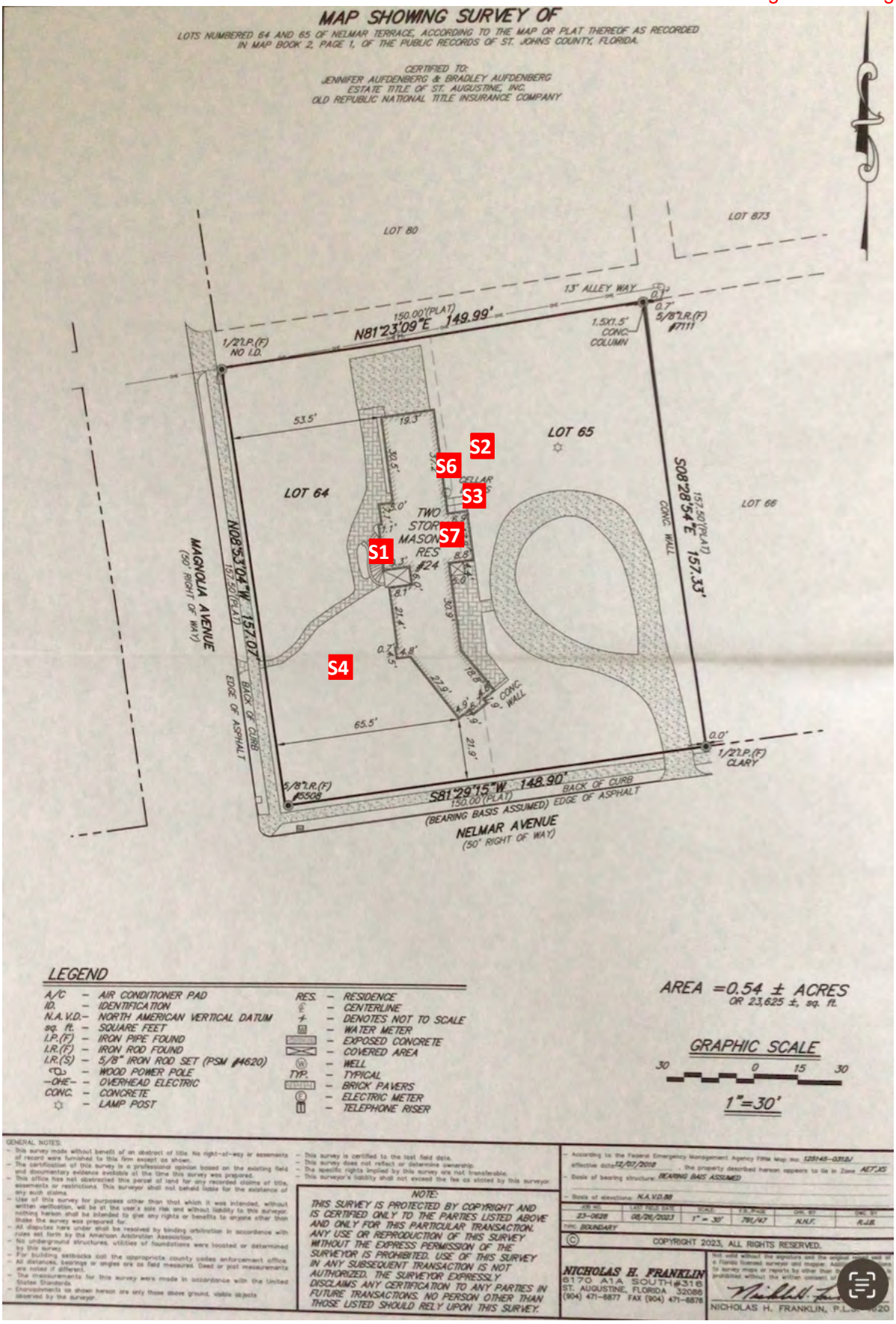
Additional Review Comments attached? Yes ◯ No ◯

Signature _____

Typed or printed name _____

Title _____

Date _____


MAP SHOWING SURVEY OF
LOTS NUMBERED 64 AND 65 OF NELMAR TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
CERTIFIED TO:
JENNIFER AUFDENBERG & BRADLEY AUFDENBERG
ESTATE TITLE OF ST. AUGUSTINE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LOT 80
LOT 873
13' ALLEY WAY
150.00'(PLAT)
N81°23'09"E 149.99'
1/2"I.P.(F) NO I.D.
0.7'
5/8"I.R.(F) #7111
1.5X1.5' CONC. COLUMN
53.5'
19.3'
LOT 65
LOT 64
LOT 66
S1
S2
S3
S4
S6
S7
TWO STORY MASONRY RES #24
CELLAR
CONC. WALL
S08°28'54"E 157.33'
157.50'(PLAT)
N08°53'04"W 157.07'
157.50'(PLAT)
MAGNOLIA AVENUE
(50' RIGHT OF WAY)
EDGE OF ASPHALT
BACK OF CURB
65.5'
0.0'
1/2"I.P.(F) CLARY
5/8"I.R.(F) #5508
S81°29'15"W 148.90'
150.00'(PLAT)
BACK OF CURB
EDGE OF ASPHALT
(BEARING BASIS ASSUMED)
NELMAR AVENUE
(50' RIGHT OF WAY)
LEGEND
A/C – AIR CONDITIONER PAD
ID. – IDENTIFICATION
N.A.V.D.– NORTH AMERICAN VERTICAL DATUM
sq. ft. – SQUARE FEET
I.P.(F) – IRON PIPE FOUND
I.R.(F) – IRON ROD FOUND
I.R.(S) – 5/8" IRON ROD SET (PSM #4620)
– WOOD POWER POLE
–OHE– – OVERHEAD ELECTRIC
CONC. – CONCRETE
– LAMP POST
RES. – RESIDENCE
– CENTERLINE
– DENOTES NOT TO SCALE
– WATER METER
– EXPOSED CONCRETE
– COVERED AREA
– WELL
TYP. – TYPICAL
– BRICK PAVERS
– ELECTRIC METER
– TELEPHONE RISER
AREA =0.54 ± ACRES
OR 23,625 ±, sq. ft.
GRAPHIC SCALE
30 0 15 30
1"=30'
GENERAL NOTES:
NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.
23-0628
05/26/2023
1" = 30'
791/47
N.H.F.
R.J.B.
TYPE: BOUNDARY
COPYRIGHT 2023, ALL RIGHTS RESERVED.
NICHOLAS H. FRANKLIN
8170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-8877 FAX (904) 471-8878
NICHOLAS H. FRANKLIN, P.L.S.

Received 09/05/2023
Planning and Building Department

EXTERIOR (Reference Location on Survey)

Feature 1

Feature: Roof Approx. date of Feature: 1924 & 2010 Describe existing feature and its condition: *Spanish clay (N side) and concrete tile (S Side) roof in good condition with approx.15 broken tiles. Underlayment is in good condition (replaced in 2010).* Photo no. 1 (clay tile) 2 (concrete)	Describe work and impact on existing feature: *N wing is original clay tiles (Pic 1), S wing is concrete tiles (Pic 2). There are approximately 15 broken tiles on both N and S side that need to be replaced. Tiles will be replaced with replica of existing.*

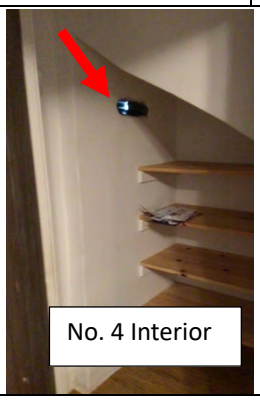

No. 1 Original


No. 2 Concrete

Feature 2

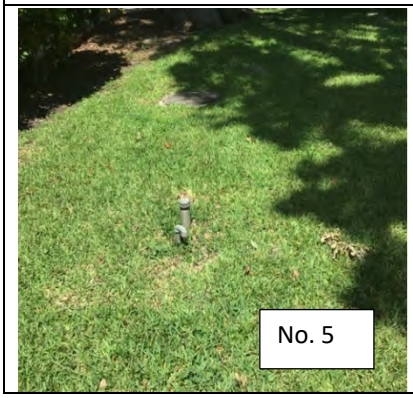
Feature: Mailbox Approx. date of Feature: unknown Describe existing feature and its condition: *Condition is fair but does not appear to be in character of home and exposes interior to exterior elements.* Photo no. 3 (outside) 4 (inside) Location S1	Describe work and impact on existing feature: *Mail slot (Pic 3/4) does not appear to be of homes original character and is allowing pests to enter home. Replace with black iron mail slot that is completely enclosed on the interior wall.*

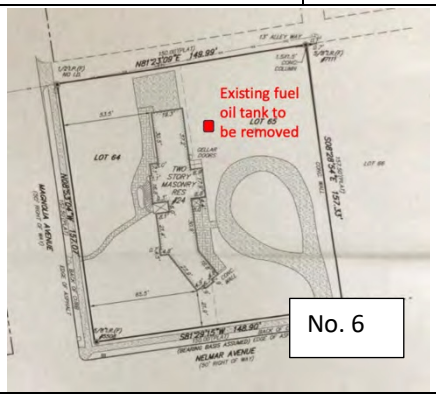

No. 3 Exterior


No. 4 Interior

Feature 3

Feature: Fuel Oil Tank Approx. date of Feature: 1924 Describe existing feature and its condition: *Buried fuel oil tank to supply the original furnace system. Condition, unknown.* Photo no. 5 no. 6 Location S2	Describe work and impact on existing feature: *Fuel tank is located on the NE side of the property (Pic 6). It shall be dug up and removed, with all pipes capped. After removal, refilling with soil and resodding area **OR** drain and fill in place with appropriate inert material according to state and local regulations.*


No. 5



No. 6

Feature 4

Feature: Bulkhead Doors Approx. date of Feature: unknown Describe existing feature and its condition: *Bulkheads are in poor condition with rotting wood and peeling paint. Concrete structure is in good condition.* Photo no. 7 no. 8 Location S3	Describe work and impact on existing feature: *Replace bulkhead doors located on the E side of property (Pic 7/8) with a steel or other suitable waterproof material keeping in character of home.*

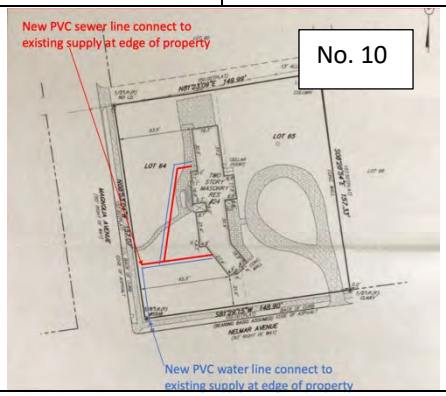

No. 7


No. 8

Feature 5

Feature: Sewage and Water Lines Approx. date of Feature: 1924 Describe existing feature and its condition: *Existing cast iron sewage lines are cracked and in poor condition. The existing galvanized water lines are leaking and in poor condition.* Photo no. 9 no. 10 Location S4	Describe work and impact on existing feature: *Existing sewage and water lines are located on the SW corner of property (Pic 9/10). Trenches will be dug, and pipes replaced in same location with PVC by qualified, certified plumber.*


No. 9



Feature 6

Feature: Exterior Window Approx. date of Feature: Unknown Describe existing feature and its condition: *41"x 52" Casement window in secondary room on E side of property in good condition, not original to home.* Photo no. 11(outside) no. 12 (inside) Location S6	Describe work and impact on existing feature: *Remove window (pic 11/12) and replace with exterior door where design of door will be consistent with the character of the home. Door will not exceed the rough-in width or top height (82") of the existing window. Wall is constructed of lath and plaster (inside) and stucco (outside). Stucco, framing and plaster will be constructed and finished to match existing.*





Feature 7

Feature: Gutters Approx. date of Feature: Unknown Describe existing feature and its condition: *The few existing gutters are in poor condition and not of appropriate size with poor drainage.* Photo no. 13 no. 14	Describe work and impact on existing feature: *Replace existing gutters with 6" round gutters and downspouts by professional to compliment exterior façade where appropriate and necessary to allow water to flow away from home.*


No. 13


No. 14

Feature 8

Feature: Rooftop Approx. date of Feature: 1924 Describe existing feature and its condition: *2nd level rooftop deck on E side of home is constructed of a painted plywood with some water damage and in poor condition with poor drainage. Feature is original to home with possible repairs over the years.* Photo no. 15 Location S7	Describe work and impact on existing feature: *Cut back and remove all plywood and inspect condition of structural joists. Repair any damaged wood and reinstall new appropriate waterproof decking membrane insuring it falls at appropriate slope for water drainage.*


No. 15

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MECHANICAL

Feature 9

Feature: HVAC Approx. date of Feature: 1924 Describe existing feature and its condition: *Original oil fuel furnace located in basement is in nonworking condition and without AC.*	Describe work and impact on existing feature: *FAMILY ROOM/SOUTH BEDROOM* • *One (1) 2 Ton outdoor 2 Stage heat pump connected to One (1) 2 Ton vertical variable speed air handler.* • *Fabricate and install all new supply and return plenums and trunklines with1 1/2" fiberglass duct board and flexible duct.* • *Install supply and return branch ducts and their respective grilles and registers.* • *Route copper refrigerant tubing form air handler in closet up into attic and down outside wall to outdoor heat pump* *KITCHEN/DINING/2ND FLOOR BEDROOM* • *Remove existing oil furnace from basement and existing metal ductwork.* • *Add One (1) 4 Ton outdoor 2 Stage heat pump connect to One (1) 4 Ton horizontal variable speed air handler with 10 KW auxiliary heat strip.* • *New horizontal drain pan and safety pan switch* • *Fabricate and install all new supply and return plenums and then route supply and return trunklines up through wall and floor stop first and second floors* • *Install supply and return branch ducts and their respective grilles and registers* • *Route copper refrigerant tubing from basement along interior basement wall out to outdoor heat pump* • *Venting of bath exhaust fans* • *Venting of drier*

Feature 10

Feature: Plumbing Approx. date of Feature: 1924 Describe existing feature and its condition: *Original galvanized water lines with leaks. Original sewer lines with leaks. Poor non-working condition.* Photo	Describe work and impact on existing feature: *Re-pipe and replumb homes existing pipes causing the least alteration possible to the homes floor plan, the exterior elevations, and the least amount of damage to the interior plaster walls.*

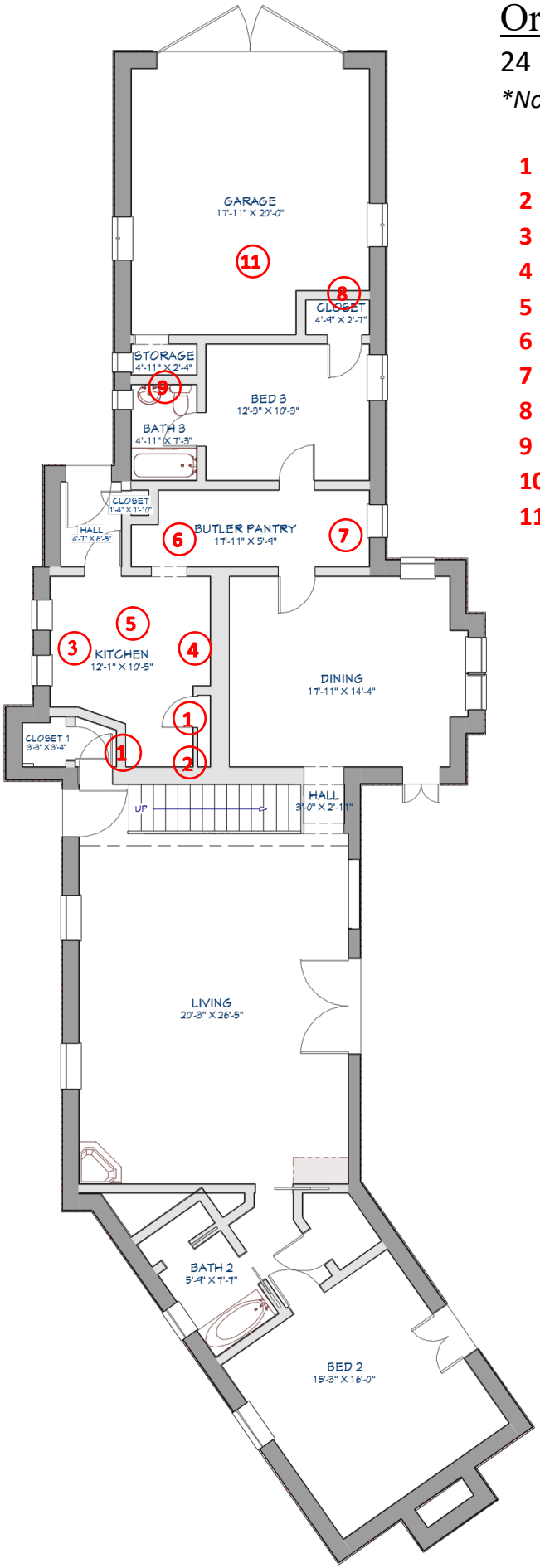
Feature 11

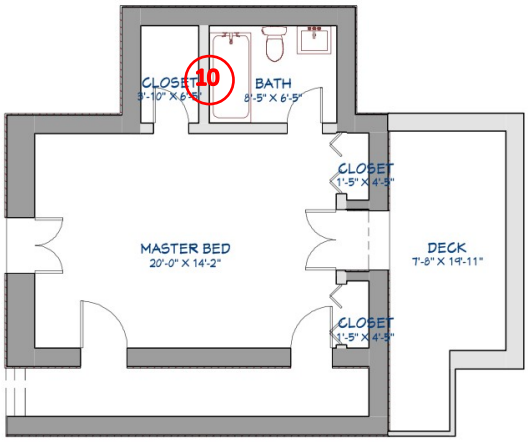
Feature: Electrical Approx. date of Feature: 1924 Describe existing feature and its condition: *Original knob and tube wiring throughout home with newer integrated service panel. Pushbutton switches were replaced with toggle at some point. Condition is poor and antiquated.* Photo	Describe work and impact on existing feature: 1.Replace all wiring throughout the home causing the least alteration possible to the interior elevations and plaster walls including all outlets, switches, major appliances and 200amp service cables 2.Replace main panel box and all breakers 3.install new meter can with emergency disconnect on the exterior of the house 4.install whole home surge protection in the panel box per 2020 code 5.install new outlets anywhere they are needed to meet code for wall spacing between outlets 6.install gfci and afci protection anywhere it is needed by code 7.remove all visible cloth wiring from the home and dispose of it 9.pull all permits and schedule all inspection needed

Original Floor Plan View

24 Nelmar Ave, St Augus2ne FL

**Not to scale*





1 Feature 12
2 Feature 12
3 Feature 12
4 Feature 12
5 Feature 13
6 Feature 13
7 Feature 14
8 Feature 15
9 Feature 16
10 Feature 17
11 Feature 18

INTERIOR (Reference Location on Original Floor Plan)

Feature 12

Feature: Kitchen
Approx. date of Feature: 1924

Describe existing feature and its condition:

Kitchen is nonfunctional. Some renovations have been made throughout the years with the layout appearing to be original. Walls are lath and plaster to stud and in good condition. Cabinets are of wood and in poor condition with peeling paint.

Photo No. 16 - 22 Location 1, 2, 3, 4

Describe work and impact on existing feature:

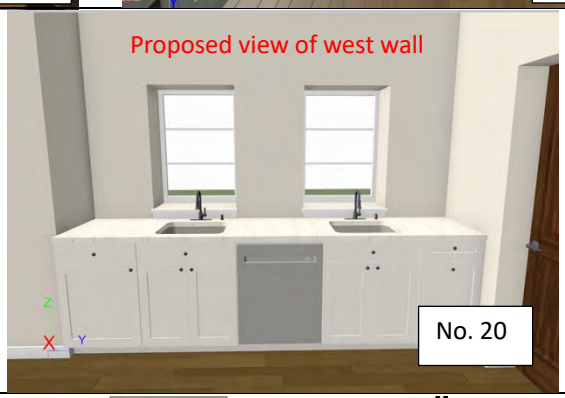
Selectively remove lath and plaster to stud on 3 interior kitchen walls (Pic 16; Loc FP1) Have inspected by structural engineer to ensure no additional support is needed. If no, remove studs. If yes, put in place any support beams specified. Carefully remove plaster to expose brick (pic 17; loc FP2). Carefully remove cabinets (pic 19/20; loc 3/4) not to damage plaster and replace with a style of historical feel matching the homes character. Appliances will also be added/replaced with an appearance of historical value (pic 18/20/22). Any damaged wills will be repaired with plaster to coincide with original walls.



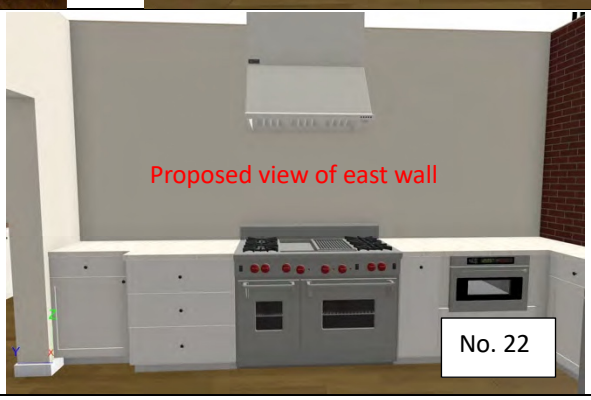












Feature 13

Feature: Kitchen & Butler Pantry Floors Approx. date of Feature: unknown Describe existing feature and its condition: *Kitchen and Butler Pantry sit over basement and the only part of homes floor plan not on a concrete slab. Floors have a plywood subfloor with a vinyl sheet in poor condition. Installation of this is unknown and not original to home.* Photo No. 23, 24 Location 5, 6	Describe work and impact on existing feature: *Carefully remove all trim to keep in original condition. Peel back vinyl. (pic 23, 24; loc FP 5, 6) Inspect subfloor, replace if needed, and install wood floors which would be more characteristic of the homes character. Replace trim with the original.*





Feature 14

Feature: Butler Pantry Bar Approx. date of Feature: 1924 Describe existing feature and its condition: *Bar area of butler pantry is located in center of home over basement and consists of original wood cabinets with wood countertop and is in poor condition.* Photo No. 25, 26, 27 Location 7	Describe work and impact on existing feature: *Remove and rework, if possible, lower cabinets in bar area only (pic 25; loc FP7) to make more functional in space. Appearance will be identical, when complete, to original wood cabinets in space (pic 26).*







Feature 15

Feature: Bedroom 3 Closet
Approx. date of Feature: unknown

Describe existing feature and its condition:

Closet walls (adjacent to garage) are constructed of lath and plaster. It has been suggested this closet has been added at some point and not original to home.

Photo No. 28, 29, 30, 31 Location 8

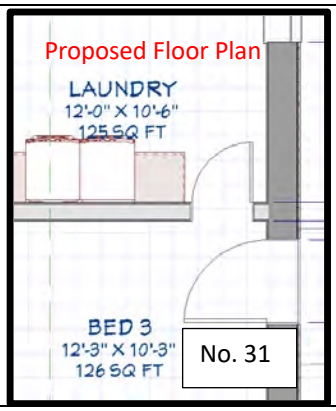
Describe work and impact on existing feature:

Remove lath and plaster wall adjacent to garage (pic 28,29; loc 8) and reverse door to create opening to garage, half of which will be converted into laundry room (see Feature 17).









Feature 16

Feature: Bathroom 3
Approx. date of Feature: 1924

Describe existing feature and its condition:

Bathroom 3 is of lath and plaster to stud construction and in part appears to be original to home. Tub is cast iron and original. Sink and toilet have been replaced at some point.

Photo No. 32, 33, 34 Location 9

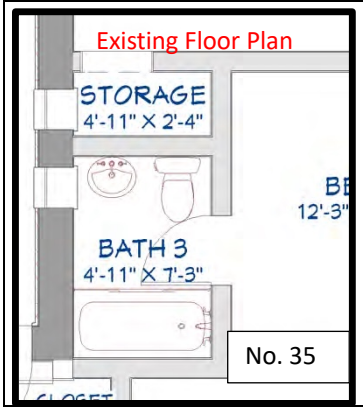
Describe work and impact on existing feature:

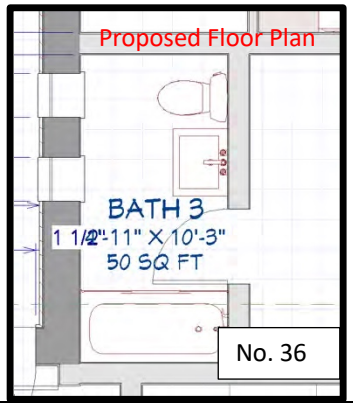
Remove lath and plaster wall in Bath 3 (pic 32; loc 9) adjacent to closet in the garage where at one time was a half bath (pic 33) Enlarge bathroom 3 into this space (pic 33,34) and bring up to code. Use existing waste pipe (in garage closet) (pic 34) for new placement of toilet. All finishes selected for Bath 3 will be consistent with character of home.











Feature 17

Feature: Master Bathroom
Approx. date of Feature: 1924

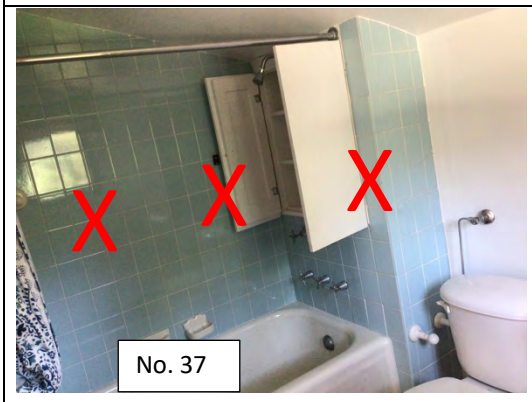
Describe existing feature and its condition:

Master bath located on 2nd level of home, constructed of lath and plaster walls appears to be original layout with sink and toilet updated at some point. Tub is original.

Photo No. 37-42 Location 10

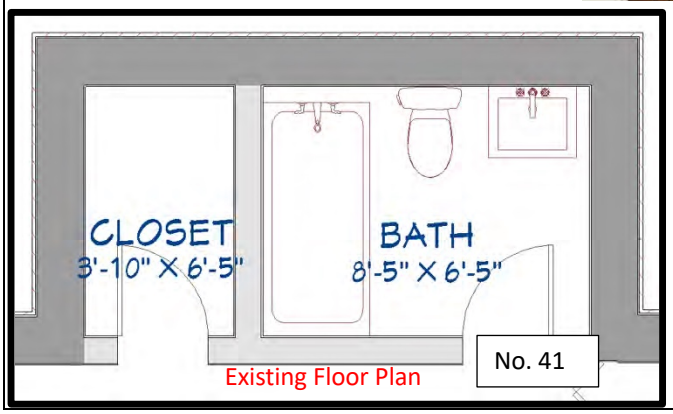
Describe work and impact on existing feature:

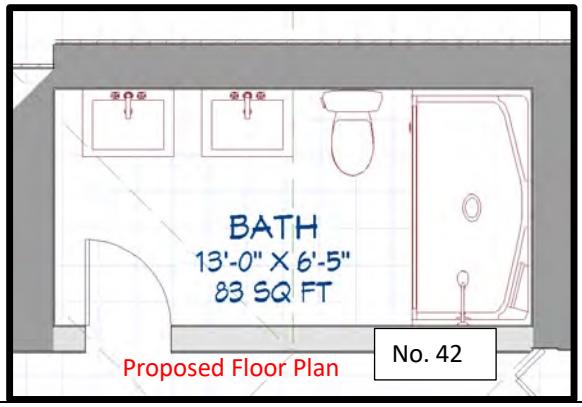
Remove wall dividing bathroom (pic 37; loc FP10) and closet (pic 39) constructed of lath and plaster. Remove and close in bathroom door to bedroom (pic 40) consistent with surrounding walls. Keeping closet door as bathroom entry. Remove all bathroom fixtures. Reconfigure bathroom to make more functional including walk in shower, 2 pedestal sinks, and toilet (pic 42). All finishes in Master bath will be consistent with character and period of home.





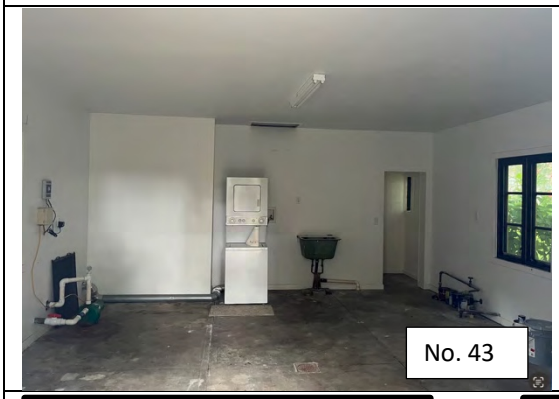


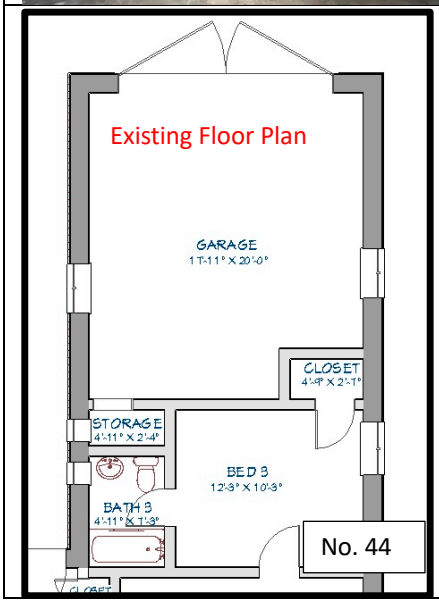


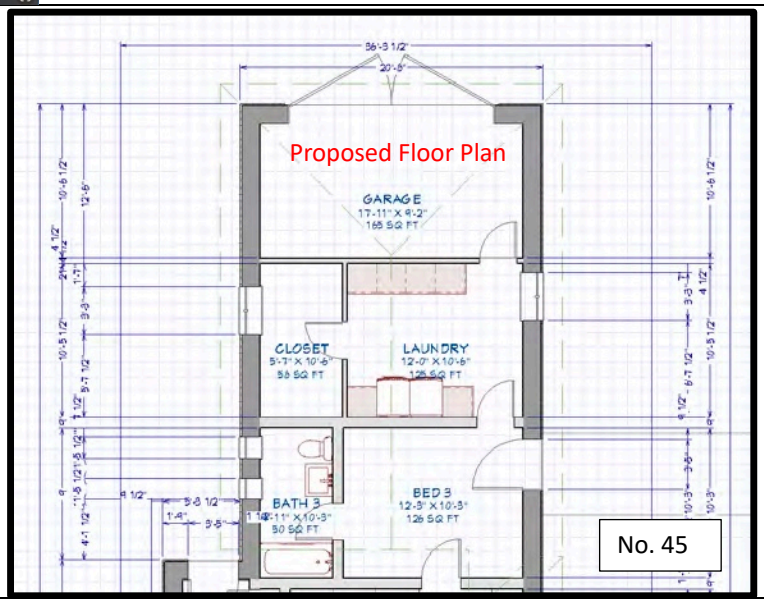


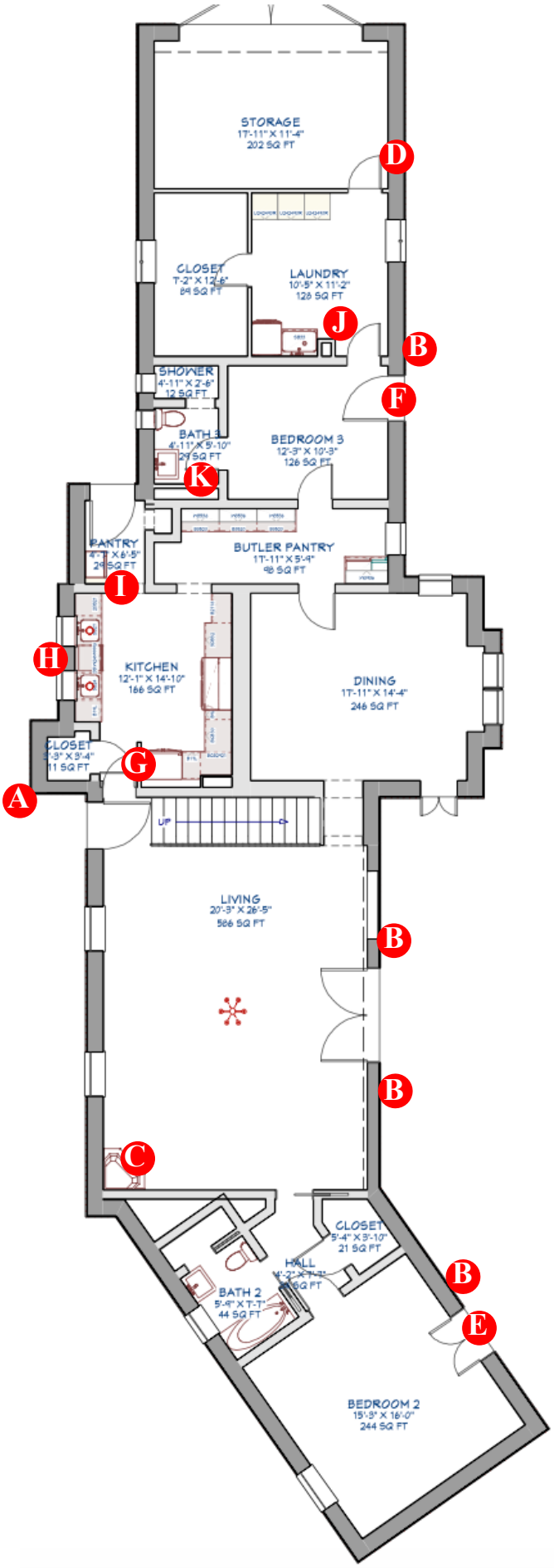
Feature 18

Feature: Garage Approx. date of Feature: 1924 Describe existing feature and its condition: *Garage is constructed of concrete floors and lath and plaster on stud walls and in fair condition. Garage is non functional for car use due to utility pole placed in alleyway in center of driveway on easement by city.* Photo No. 43, 44, 45 Location 11	Describe work and impact on existing feature: *Floor plan of garage shall remain the same. Interior walls shall be constructed of 2x4 framing with drywall. Washer and dryer will remain in same location as existing (pic 43; loc 11). Adjacent closet wall to bedroom 3 will be removed (see Feature 15) and small closet in garage will be enclosed (see Feature 17) All finishes in laundry and closet will be consistent with character and period of home.*









Revised Floor Plan (10/9/23)

24 Nelmar Ave, St Augustine FL

*Not to scale

A Feature 19
B Feature 19
C Feature 20
D Feature 22
E Amendment Exterior Door
F Amendment Exterior Door
G Amendment Kitchen
H Amendment Kitchen
I Amendment Kitchen
J Amendment Bedroom 3
K Amendment Bathroom 3



ADDENDUM *Revised* (Oct 9, 2023)

(Reference Revised Floor Plan for Location)

Feature 19

Feature: Exterior Lighting Approx. date of Feature: 1924 and unknown Describe existing feature and its condition: *Exterior light on W side of home is original and in poor condition. Exterior light on E side of home is not original and date unknown.* Photo No. 46, 47, 48, 49, 50, 74 Location RFP A, B	Describe work and impact on existing feature: *W light fixture facing Magnolia Ave (No 46, 47; Loc A) is rusted beyond repair and unable to be refurbished (No 74). The decorative pieces are thin and brittle, when touched they fall apart. Fixture will be replaced with a Spanish Revival style hand forged iron fixture, same size, keeping in character of home (No. 48). There is only one exterior fixture on the E side and does not provide sufficient light to patio and not in theme with the home. Replacing one and adding 3 additional fixtures of Spanish Revival style (No 49), by all exterior doors. (No 50; Loc B)*


No. 46


No. 47


No 74


No. 48



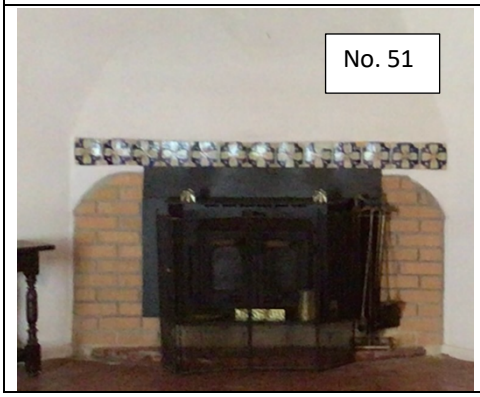
No. 49



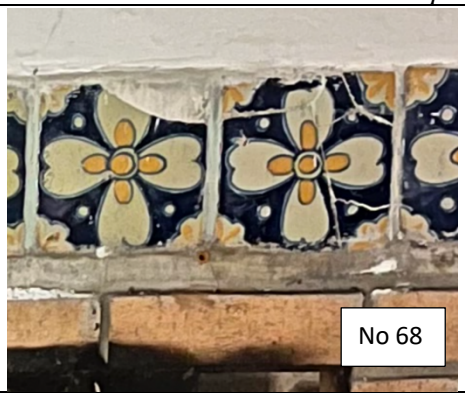
No. 50

Feature 20

Feature: Fireplace (Living Room) Approx. date of Feature: 1924 Describe existing feature and its condition: *Fireplace is original to home and built into SW corner of living room. It is in fair condition. Original colored Tunis tile line the top of the fireplace, in poor condition. Not original is an electric wood burning stove fitted into the fireplace, date unknown.* Photo No 51, 52, 68 Location RFP C	Describe work and impact on existing feature: *Fireplace will remain and cracks in plaster repaired. (No 51; Loc C) Original Tunis tile (No 68) is cracked and chipped. I am a potter and will try to recreate the few broken pieces. If I am unable, I will find replacements similar in style. Wood burning stove (No 51) appears to have been installed 1980-90 due to the color of the brick. The stove has been removed (No 52) A chimney sweep will inspect fireplace, not for wood burning use but possible venting of gas logs in the future. The tan bricks surrounding the outside will be removed to the original shape of fireplace* ***or*** *they will be covered with a heat resistant plaster.*







Feature 21

Feature: Flooring Approx. date of Feature: 1924 Describe existing feature and its condition: *Flooring on S side of home (living room, dining room, 2nd Bedroom, 2nd bathroom) is of original 8" clay tile 1" thick. It was originally painted red according to an article written in St Augustine. It is still red. Unsure if the existing paint is original or not but in poor condition. Tiles are in fair condition.* Photo 53, 54, 55 Location RFP S side of home	Describe work and impact on existing feature: *Original clay tile will remain intact (No 53) and located throughout the S part of the home (Dining, Living, Bed and Bath 2). There are a few pieces around the thresholds that will need to be repaired. I was able to pull 15+ full pieces from the M bath (ref: Feature 17) to use as replacements in these areas and will still have a few left over. A soda blaster will be used to remove paint from tiles. This is a gentle, effective, environmentally friendly way of preparing the tile for staining. This clay tile has an abundance of pits that is natural to the clay (No 54). After stripping, the tiles will be stained with a 'Spanish Oak' color (example No 55).*


No. 53


No. 54


No. 55

Feature 22

Feature: Garage Approx. date of Feature: 1924 Describe existing feature and its condition: *Structure of garage is original to home. It was updated at some point, assuming in 2010 when the other work was done in this area of home. Original lath and plaster has been removed and replaced with OSB boards then drywall. Original 2x6 boards are in good condition.* Photo No 56, 72 Location RFP D	Describe work and impact on existing feature: *Due to concern of 200+ year old Live Oak (No 72) being 8" from corner of home in this location and the damage it may have created, we removed drywall and OSB boards to inspect E Wall in garage (No 56; Loc D). 2x6 boards are in good condition apart from where the pump has leaked water. Pump will be removed and placed outside (location TBD). There is also rot on the window. The window will be replaced with existing window in Bed 3 (ref: Feature 6), if allowable by building codes, replaced with new if not. Any defective boards will be replaced with pressure treated lumber. We then will replace the OSB board and drywall.*


No. 72



No. 56

AMENDMENTS (October 5, 2023)

Fuel Oil Tank (Reference: Feature 3)

Existing buried fuel tank will be removed and replaced with 500-gallon propane tank in same location (Ref: Feature 3; No 6) to supply propane to range (kitchen) and tankless water heater (basement). Specifics will be determined by professional in the coming weeks.

Bulkhead (Reference: Feature 4)

Bulkhead doors will be custom made to be identical to existing bulkhead in size and style using composite tongue and groove boards. Color and brand have not been decided yet.

Exterior Door (Reference: 6)

The door to replace the window (Loc F) will be similar in style to the exterior door in Bedroom 2 (No 69; Loc E). The new door in Bedroom 3 will be similar in style (example No 70). Door will be painted with BM Providence Blue (No 71)


No 69


No 70



No 71

Gutters (Reference: Feature 7)

Replace existing and adding gutters with 7.6" half round European style gutter and downspouts (example No 57). Manufactured from 24g steel with a zinc-magnesium alloy coating. Finish will be a dark bronze painted by manufacture. If this color does not match with the eaves (to be painted Benjamin Moore Silhouette (No 67)), I will paint the gutters Silhouette or chose another shade as to complement each other.

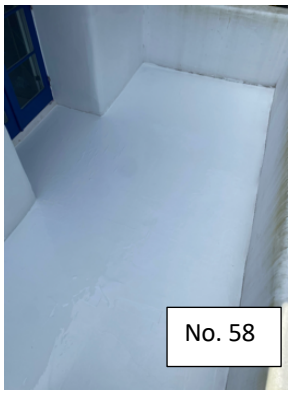

No. 57



No. 67

Rooftop (Reference: Feature 8)

Roof sheathing of deck has been cut back to remove all rotted wood to stop the leaking in the below dining room. It was replaced with pressure treated wood, OSB board and underlayment. It was then painted with a polyurethane membrane (No 58) A tile deck to be installed properly in future (example No 59).





HVAC (Reference: Feature 9)

The HVAC systems have been painstakingly designed to have as little impact on the space as possible. The home will be supplied by two separate systems. The main system is a 4 Ton variable speed air handler located in the basement with a 4 Ton 2 stage outdoor heat pump to be installed on a concrete pad facing N towards the alley. Custom fabricated new supply and return ducts have been routed from the basement through existing walls that have been exposed through renovations or through existing duct cutouts (old duct have been removed). This unit will supply N wing and center of home including N side of family room, kitchen, dining, 2nd level, butler's pantry, bed and bath 3, laundry and closet. There is one wall in the butler pantry that has been bumped out 3" to accommodate a supply and a return running to the upstairs bathroom/bedroom which will feed the upstairs. This will not be noticeable when finished as this wall is already bumped out by design and will be finished with plaster to insure conformity. There is a great deal of impact in Bath 2 (Amendment Bathroom 3; No 65). We chose this room as when finished, it won't be seen from any other space We bumped out a wall about 9" to run from basement (Amendment Bathroom 3; No 73) to supply Bath 3, Bed 3, Closet and Laundry. A full wall will be put back in place to hide all ducts. The ceiling in this space was dropped just above door. This will not be seen from any rooms in the home except when in the 3rd bath. The second system is a 2 Ton variable speed air handler installed in the S hallway closet with a 2-stage outdoor heat pump to be installed on a concrete pad on the exterior wall facing E towards Magnolia. New custom fabricated supply and return ducts run through the attic space. This unit will supply the 2nd bedroom, 2nd bath, hall, and family room. Location of registers vary in each room as each location was chosen to lessen any impact it would have on the space. I am able to use existing grills in some locations where they ran through existing openings and will replace with similar style grills in areas added.

Plumbing (Reference: Feature 10)

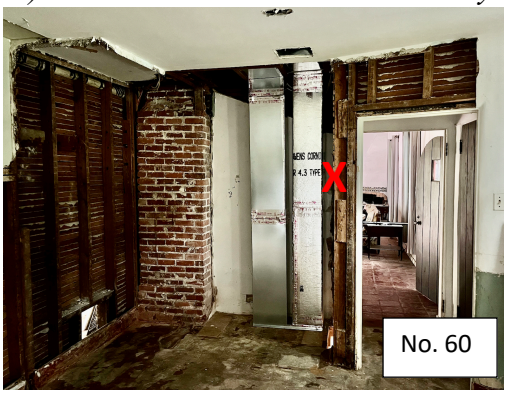
Plumbing hasn't made any impact at this point. We will be installing a propane tankless instant water heater in the basement to supply entire home. The routes for the pipes are same as the electrical and HVAC and do not foresee any complications or major impacts on the home. Bathroom 2 will have a drainage pipe rerouted through concrete slab as we will be reconfiguring the room due space restrictions. (Amendment Bathroom 3, No 65 Ref: Feature 16)

Electrical (Reference: Feature 11)

The electrical panel will be placed in what will be the storage area of the existing garage. The impact of running wire has been minimal due to do the dead space between the exterior walls. The electrician has been able to find paths to run new wire to difficult areas with little to no impact to the walls or ceilings. The exterior wall facing E is made of (2) walls of 2 x 4 with a 6" space between. The exterior wall facing W is made of 2 walls of 2 x 4 with an 8" space between. There is attic above the S wing and above the N wing with a basement below the center of home. This has allowed running of all mechanical with minimal damage to the home.

Kitchen (Reference: Feature 12)

Structural engineer inspected the walls in the kitchen and confirmed the location and size of joists allows the removal of these walls with no additional support necessary (ref: Feature 12, No 16). We are keeping wall marked with **X** *(No 60; Loc G) for placement of a HVAC return. When removing cabinets, we discovered the West wall (No 61; Loc H) is brick with plaster. Plaster will be removed due to the poor condition and replaced with drywall in this space. On the North wall (No 62; Loc I) is the brick base of the fireplace on second floor. We will expose this brick, remove door to hall in that location and reuse this door in the Laundry Rm (Loc FP 11). Finishes will continue with the style of historical feel matching the homes character.*



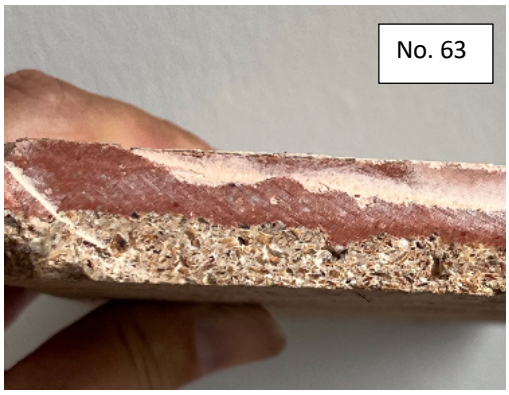




Kitchen and Butler Pantry Floors (Reference: Feature 13)

Vinyl floors, probably added in the 1970's have been removed (Ref: Feature 13 No 24). A layer of linoleum square tiles (No 68) was under vinyl. Probably original, in poor condition discolored with dried glue from the vinyl, cracked, brittle and in some areas missing, has been removed. An underlayment of what appears to be sandy concrete of sorts and clay (No 63) sits on the floorboard wrapping up kitchen and butler pantry walls approx. 5". This is original to the home and is unlevel due to the composition and has been removed. Original floorboards (No 69) are in overall decent condition, poor in areas and will determine if they should be replaced with an OSB subfloor or if we are able to lay OSB on top to level out and give strength to floor. The top height of the original clay floors on the S side of home (Ref: Feature 21) is the same level as the concrete slab on the N side of home. I will be talking with a professional to determine best flooring material to use, keeping in character of the home, with out a dramatic transition between the space.







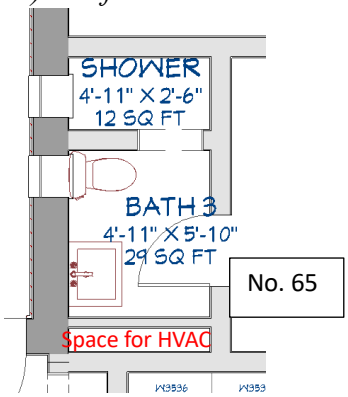
Bedroom 3 Closet (Reference: Feature 15)

Walls of lath and plaster in Bedroom 3 closet adjacent to garage has been removed to find a chimney (No 64; Loc J). Hard to determine purpose unless it was coal burning to heat garage. Ashes were found in a small hole open at the bottom. This chimney is currently and will remain nonfunctioning. At some point it was covered by the roof, assuming 2010 as that is when the roof sheathing was replaced. We will tuckpoint around loose brick to clean up as this chimney is for decorative purposes only in what will be the laundry room.

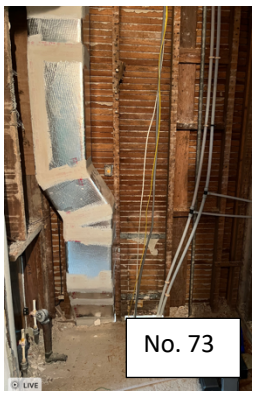


Bathroom 3 (Reference: Feature 16)

Revision of floorplan (No 65; Loc K) due to HVAC needing space to run from basement to the N side of home (Pic 73). Tub was removed. Concrete slab will have to be altered to move commode and sink to E wall. Shower will be added in what was small water closet in garage. Partial wall will remain due to existing vent pipe (No 66). All finishes will continue with character of home to be selected at a later date.







24 Nelmar Avenue



Facing North



Facing East



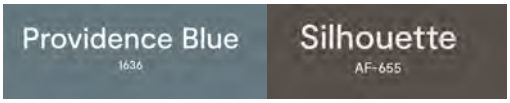
Facing South on Nelmar Ave.



Facing West on Magnolia Ave.

***ADDITIONAL INFORMATION

Included is an article written in Dec 1924 that describes the home in detail. Very little has changed over the years. I will be keeping original iron fixture in living room, dining room sconces and multiple ceiling fixtures. The home is in remarkable condition considering it is approaching 100yo and has been vacant for I believe 8 yrs, with no heating or air. It is hard to capture on film, but the exterior walls are essentially (2) 2x4 framed walls a with a 6" space between. Due to this space, we are able run electrical and water to opposites ends of home without disturbing the walls, floors, or ceiling. All exterior doors and windows (windows are not original) will be refurbished. Colors of exterior of home will be brought back to original "greyish brown blinds [shutters] and blue doors and window trimmings". House will remain white. I have selected BM Providence Blue and Silhouette to paint the trim and shutters. Providence Blue is very similar to exterior shutters found in attic and basement.



I will be submitting to build a detached garage in the near future as soon as I get the plans back from the structural engineer. It is my intent to select exterior doors (ref: feature 6) during the building process to match existing doors on main house. I will have the contractors install door and swap window out in garage at that point.

SPANISH HOME OF T. L. SHACKFORD NEARS COMPLETION

Mr. and Mrs. Thomas L. Shackford's new home in Nelmar Terrace, now nearing completion, becomes more attractive every day, and the finishing touches are arousing considerable admiring interest. E Wallace Neff, architect of Pasadena, who drew the plans for the Shackford home when they were in California last spring, will be in St. Augustine tomorrow to see the almost finished product and to see also many other buildings of the Ancient City, in which he has expressed keen interest.

The dwelling is built according to the Spanish style of architecture, low on the ground, with arched doors and typical Spanish windows. The roof is of red Spanish tile, and forms a striking contrast with the construction of white cement and grayish-brown blinds and blue doors and window trimmings, which bring out a harmonizing note, with a very attractive effect unusual among the Spanish buildings in St. Augustine. The front entrance faces west. Spanish wrought iron lanterns are placed on either side of the door, which leads into a hall and orange awnings are caught and held in place with wrought iron spears. An unusual feature of the house is an outside stairway which curves up the side of the house, on the front. This stairway is built of cement and leads to a small balcony upstairs and into the only room on the second floor.

The plan of the house is attractive and certainly designed with a keen eye to comfort and convenience. On the ground floor there is the living room, large and roomy, extending through the width of the house, pleasantly affording many windows along the length of both sides of the room. South of this room is the guest room, with windows on three sides, and on the north one enters the dining room. These three rooms open on a pretty tiled patio on the east side with a lovely view of the bay. Back of the dining room are the kitchen, pantry and a hallway which leads directly into the garage and laundry. There is only one bed room upstairs which is attractively designed with windows on three sides. A balcony and an outside and inside stairway, which has an attractive Spanish wrought iron bannister, are interesting features.

The floors of the entire downstairs are of red tile, and the walls are all of rough grayish white plaster. There are two fireplaces downstairs and one in the bed room upstairs. They are built in the corners and have no mantlepieces, but are blended and plastered right in with the wall, in a most attractive manner. Colored Tunis tile will decorate the living room fireplace and the living room ceiling will be beamed with hand-hewn beams of cypress, stained in a grayish brown, sloping toward a peak in the ceiling, from which a wrought iron lantern will drop. Other lighting fixtures will also be of wrought iron.

Mr. and Mrs. Shackford have selected appropriate furnishings which were made for them in California, and are all of Spanish design. Mrs. Shackford will use hand-blocked linen window curtains and linen Klearflax rugs which will be in keeping with the house.

St. Augustine Evening Record 12-12-1924 pg.

"ALL THE NEWS WHILE IT IS NEWS"
12-18-1924 p.1
SIX DAYS A WEEK
SIX DOLLARS A YEAR
ST. AUGUSTINE, FLA., THURSDAY AFTERNOON, DECEMBER 1

PRETTY NEW SPANISH TYPE HOME



This shows the architect's drawing of the home of Mr. and Mrs. Thomas L. Shackford, which is now nearly ready for occupancy. Situated among many beautiful trees, on the corner of Nelmar and Magnolia streets, one of the prettiest lots in Nelmar Terrace, the new home is attractively located. E. Wallace Neff, of Pasadena, Cal., the architect who designed the dwelling, was in St. Augustine last week to see the house, and was very pleased with the result highly complimenting the contractor for the way he has carried out the plans. The house is built according to one of the most attractive styles of Spanish architecture. It is of cement with a red Spanish tile roof, and has many unusual features.

Also is an image in the January 1930 issue of National Geographic. We were able to procure this magazine and talks quite a bit of St Augustine.

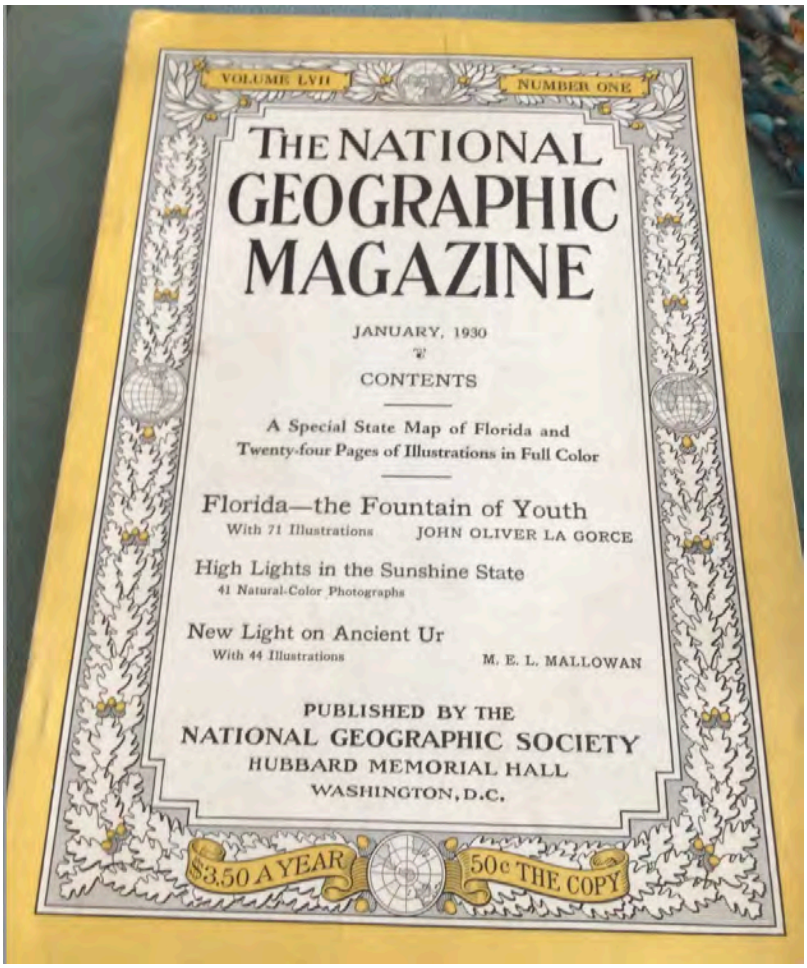


HIGH LIGHTS IN THE SUNSHINE STATE

Autochrome by Clifton Adams
© National Geographic Society

THE OLDEST CITY IN THE UNITED STATES BREATHES AN ATMOSPHERE OF SPANISH CAVALIER DAYS

St. Augustine dates its history from the latter half of the sixteenth century when the explorer and colonizer Pedro Menéndez de Avilles came adventuring and founded a city on the site of an Indian village. The flavor of the period of Spanish dominion is especially present at carnival time.



VOLUME LVII — NUMBER ONE

THE NATIONAL GEOGRAPHIC MAGAZINE

JANUARY, 1930

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With 71 Illustrations — JOHN OLIVER LA GORCE

High Lights in the Sunshine State
41 Natural-Color Photographs

New Light on Ancient Ur
With 44 Illustrations — M. E. L. MALLOWAN

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$3.50 A YEAR — 50c THE COPY

Instr #2023069394 BK: 5818 PG: 1818, Filed & Recorded: 9/1/2023 12:51 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $6,965.00

Rec: $27.00; Doc: $6965.00 ($995,000.00)

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):
154430-0000
File No.: 64735

WARRANTY DEED

This Warranty Deed, Made the 24th day of August, 2023, by **THOMAS R. FOGARTY, and MARY ANN FOGARTY, each conveying separate non homestead property** whose post office address is:

136 Waverly Place #2B, New York, NY 10014, hereinafter called the "Grantor", to

JENNIFER AUFDENBERG and BRADLEY AUFDENBERG , a married couple,

whose post office address is:

1350 Fryston St, St Johns, FL 32259,
, 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:

LOTS NUMBERED 64 AND 65 OF NELMAR TERRACE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN BOOK OF MAPS #2, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

2 Witness Signature: Joseph Robinson

2a Printed Name: Joseph Robinson

1 THOMAS R. FOGARTY

3 Witness Signature:

3a Printed Name: SHEILA R. RULE

COPY

State of New York

4 County of Kings

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26 day of August, 2023 by THOMAS R. FOGARTY. He/She/They is/are ☐ Personally Known OR ☑ Produced 9 Drivers license as Identification.

6

Notary Public Signature (SEAL)

6a Printed Name: Kenny Jean-Baptiste
My Commission Expires: September 18, 2025
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

7+8

KENNY JEAN-BAPTISTE
Notary Public, State of New York
No. 01JE[illegible]4420
Qualified in Kings County
Commission Expires September 18, 2025

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

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

2 Witness Signature: _____ 1 _____
MARY ANN FOGARTY

2a Printed Name: BARBARA BOYER

3 Witness Signature: Hector Mercado

3a Printed Name: Hector Mercado

COPY

State of New York

4 County of NEW YORK

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28th day of August, 2023 by MARY ANN FOGARTY. He/She/They is/are ☐ Personally Known OR ☑ Produced 9 PENN. DRIVERS as Identification.
LIC. 29 721647

6 Pauline Dana-Bashian
Notary Public Signature (SEAL)

6a Printed Name: PAULINE DANA-BASHIAN
My Commission Expires: 11-13-2026
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

PAULINE DANA-BASHIAN
Notary Public, State of New York
No. 31-02DA4727783
Qualified in New York County
Commission Expires November 13, 2026

7+8

File No.: 64735

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

Parcel ID	1544300000
Location Address	24 NELMAR AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE LOTS 64 & 65 OR5818/1818 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	53-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.540
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Aufdenberg Jennifer,Bradley 100% Aufdenberg Bradley 100%
Mailing Address	1350 FRYSTON ST SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2023
Building Value	$251,736
Extra Features Value	$0
Total Land Value	$660,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$911,736**
Total Deferred	$288,514
Assessed Value	**$623,222**
Total Exemptions	$0
Taxable Value	**$623,222**

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

Historical Assessment Information

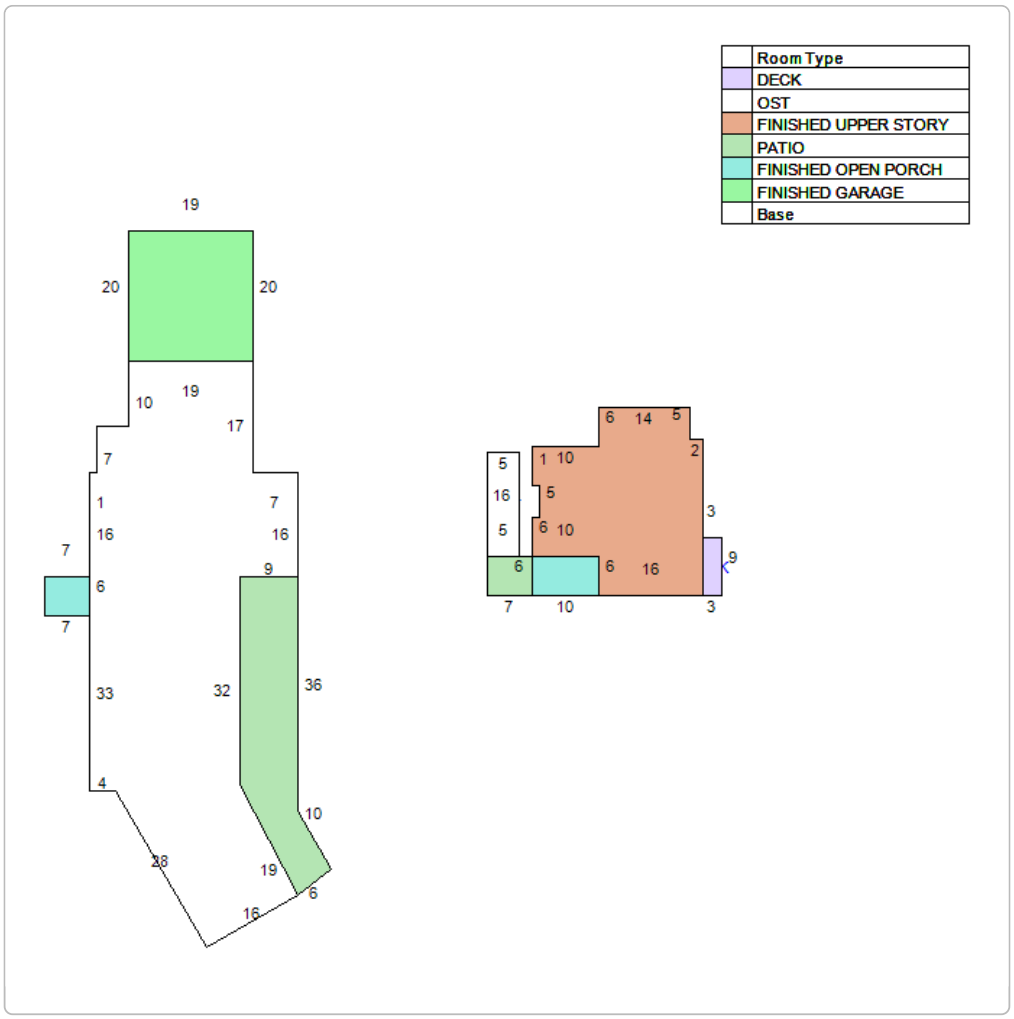
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$277,180	$0	$517,440	$0	$0	$794,620	$566,565	$228,055	$566,565
2021	$218,059	$0	$297,000	$0	$0	$515,059	$515,059	$0	$515,059
2020	$244,168	$0	$264,000	$0	$0	$508,168	$508,168	$0	$508,168
2019	$228,030	$0	$264,000	$0	$0	$492,030	$492,030	$0	$492,030
2018	$218,529	$0	$198,000	$0	$0	$416,529	$291,273	$175,756	$240,773
2017	$224,863	$0	$181,500	$0	$0	$406,363	$285,282	$171,581	$234,782
2016	$228,030	$0	$181,500	$0	$0	$409,530	$279,414	$180,616	$228,914
2015	$234,365	$0	$181,500	$0	$0	$415,865	$277,472	$188,893	$226,972
2014	$183,334	$0	$163,350	$0	$0	$346,684	$275,270	$121,914	$224,770
2013	$154,052	$0	$117,150	$0	$0	$271,202	$271,202	$50,500	$220,702
2012	$156,079	$0	$116,944	$0	$0	$273,023	$273,023	$50,500	$222,523
2011	$160,133	$0	$129,938	$0	$0	$290,071	$280,175	$60,396	$229,675
2010	$131,659	$0	$144,375	$0	$0	$276,034	$276,034	$50,500	$225,534

Building Information

Building	1
Building Value	$251,736
Year Built	1918
Actual Area	3657
Conditioned Area	2629
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Clay Tile
Roof Structure	Gable Hip
Interior Flooring	Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
BASE AREA	2010
FINISHED GARAGE	380
FINISHED OPEN PORCH	42
PATIO/SLAB	397
FINISHED UPPER STORY	619
FINISHED OPEN PORCH	60
PATIO/SLAB	42
OUTSIDE STAIRS	80
FINISHED DECK	27
Total SqFt	3657

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	150	158	150	EF	$660,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/1/2023	8/26/2023	$0.00	AFFIDAVIT	5818	1817	U	I	FOGARTY MARY ANN	FOGARTY MARY ANN
9/1/2023	8/24/2023	$995,000.00	WARRANTY DEED	5818	1818	Q	I	FOGARTY THOMAS ET AL	AUFDENBERG JENNIFER,BRADLEY
4/17/2018	4/17/2018	$0.00	LETTERS OF ADMN	4532	1301	U	I	FOGARTY BARBARA S (DECD)	FOGARTY THOMAS (SURV JT)
9/15/2020	2/20/2018	$0.00	LETTERS OF ADMN	5043	909	U	I	FOGARTY BARBARA (DEC'D)	FOGARTY BABABARA ESTATE
4/17/2023	2/21/2014	$0.00	WILL	4532	1302	U	I	FOGARTY BARBARA S	FOGARTY THOMAS ET AL
	3/1/2010	$100.00	QUIT CLAIM DEED	3291	880	U	I	FOGARTY BARBARA LIVING TRUST/SAME CO-TRUSTEES	FOGARTY BARBARA S & FOGARTY THOMAS R
12/11/2009	12/9/2009	$0.00	TRUSTEES DEED	3267	1790	U	I	JOHNSON-BERG ETHEL S TRUST AGR/BY CO-TRUSTEES	FOGARTY BARBARA LIVING TRUST/SAME CO-TRUSTEES
	3/22/1999	$100.00	WARRANTY DEED	1397	499	U	I	JOHNSON-BERG ETHEL S TRUSTEE	JOHNSON-BERG ETHEL S TRUSTEE
	10/28/1998	$0.00	DEATH CERTIFICATE	3078	126	U	I	JOHNSON-BERG JOHN RAYMOND (DECD)	JOHNSON-BERG ETHEL S (SURV SPOUSE)
	10/28/1994	$0.00	QUIT CLAIM DEED	1079	938	U	I	JOHNSON-BERG ETHEL M S	JOHNSON-BERG ETHEL S

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 2023 Meeting



Application HP2023-0072 Address: 74 King Street

Applicant: Lane Architecture, PA

Property Owner: Flagler College, Inc.

Project description: To temporarily alter features of the southwest property corner, including removal of a portion of masonry site wall, landscaping, and paved walkways in conjunction with ongoing renovations.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	8SJ00080
National Register:	Individually Listed NHL	Construction date:	1887
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	2016900000		
Agenda Item:	7(a)	Previous Action(s):	COA 2006-0366 COA HP2022-0086

STAFF SUMMARY AND ANALYSIS:

1. Formerly the Ponce de Leon Hotel, this Spanish Renaissance Revival poured concrete structure is located prominently at the northwest corner of King and Cordova Streets and encompasses the whole block, also bordered by Valencia Street to the north and Sevilla Street to the west.
2. The HARB has heard several applications for this property, most recently COA HP2022-0086 which approved alterations to portions of the roof and site to facilitate installation of new mechanical equipment.
3. The applicant is requesting temporary site changes, as detailed in the scope of work below, to allow an area for construction equipment to proceed with the previously approved building and mechanical updates.
4. While the Architectural Guidelines for Historic Preservation (AGHP) encourages retention of site features including trees and walls, the proposed work affects only 1 small section of masonry wall and a limited number of palm trees which may be relocated/replanted or replaced with healthier palms of a similar height.
5. Existing chains, posts, and other components of the existing wall are proposed to be retained as feasible for reinstallation when the construction site is no longer being used.
6. Existing paved walkways may not be removed but may require removal and replacement if damaged by heavy equipment.
7. The AGHP discourages the use of heavy equipment where it may disturb important landscape features or archaeological resources. There are no known archaeological resources on this property and the site is not located within an archaeology zone. Survey of the palm garden facilitates the ability to relocate/replant and/or replace the existing palm trees in the same locations.

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 **74 King Street** if the board finds proposed replacement of the site features being removed will mitigate their temporary absence during construction.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove a section of existing masonry property wall on the west property line.
    a. Retain existing chain and masonry caps as feasible.
    b. Replace as existing when construction site is vacated.
2. Remove palm trees in existing palm garden, as indicated on tree survey provided in the application packet, to be replanted or replaced with similar height trees when construction site is vacated.
3. Remove existing paving, if damaged, and replace in kind when construction site is vacated.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

Parking, Landscaping and Site Features

Do...
- Retain landscape features such as parks, gardens, streetlights, 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.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- 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.
- 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.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.

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

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings.

Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces..

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
74 King Street



Southwest corner of Ponce Hall and Construction Staging Area)



Palm Garden

STAFF PHOTOGRAPHS
74 King Street

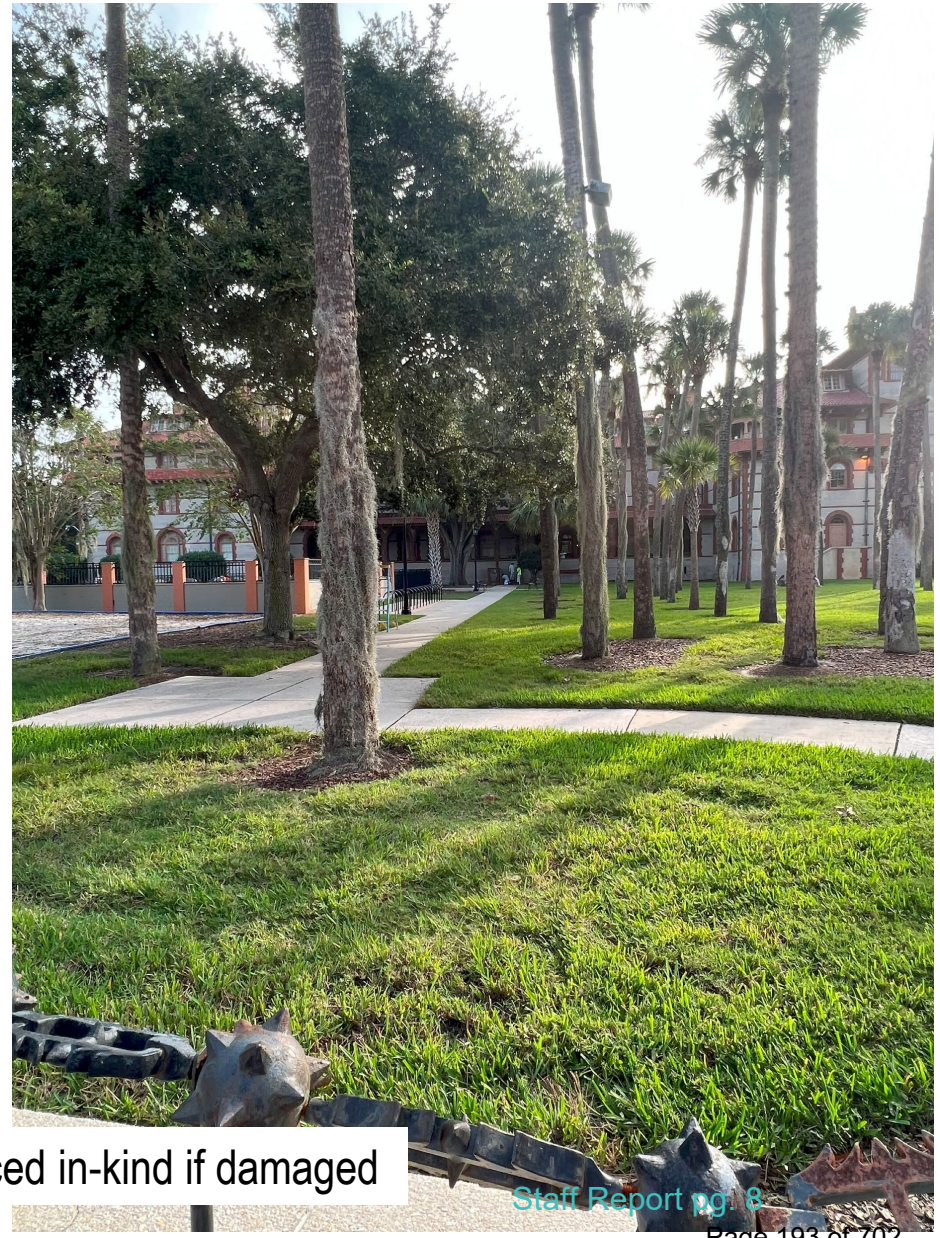


Section of Wall to be removed



STAFF PHOTOGRAPHS
74 King Street





Walkways to be replaced in-kind if damaged

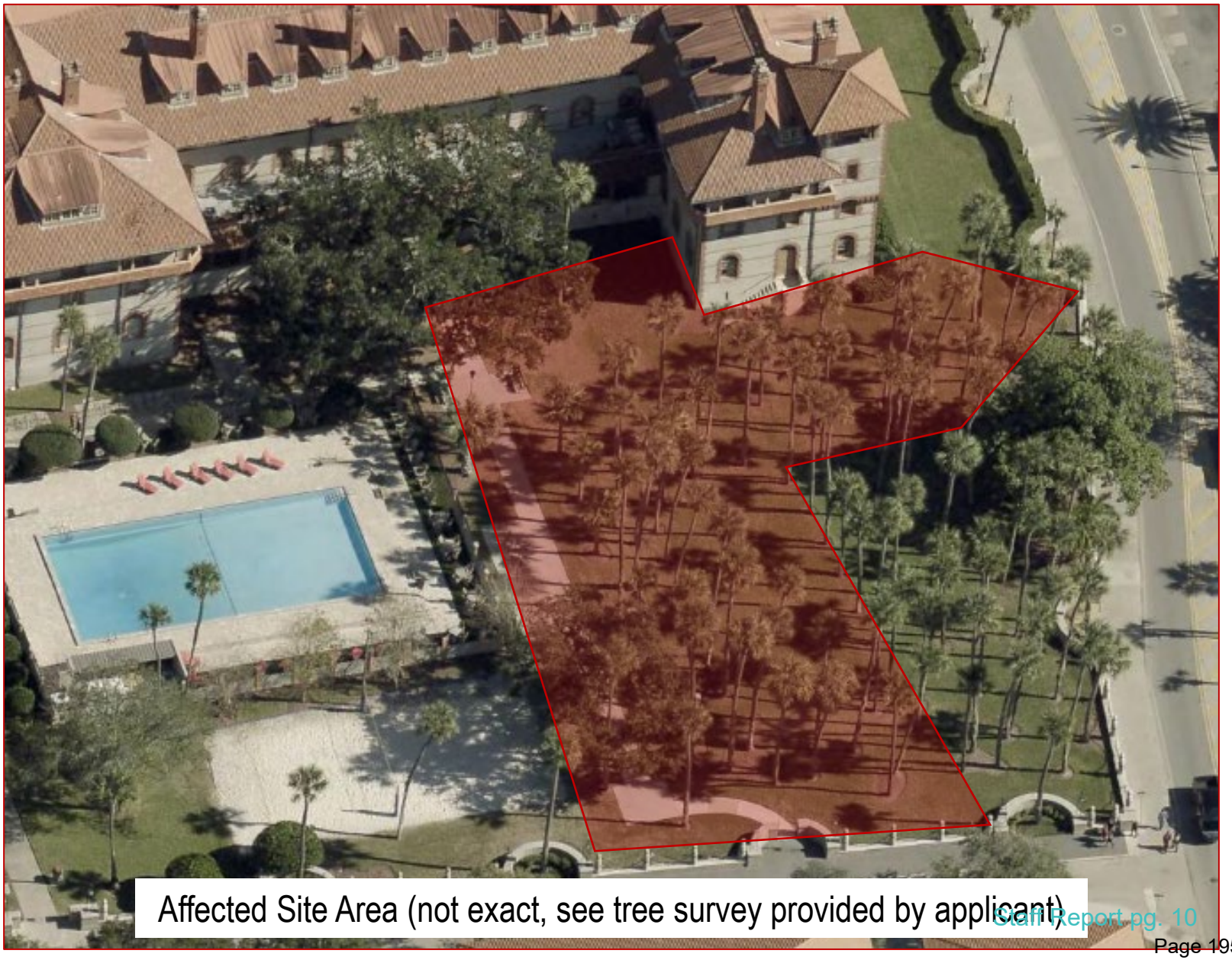
STAFF PHOTOGRAPHS
74 King Street



Wide View of Site

Staff Report pg. 9

STAFF PHOTOGRAPHS
74 King Street



Form No. 10-300 (Rev. 10-74)

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NR listed 5-6-75

ORIGINAL - NOT TO BE REMOVED FROM FILES
SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

1 NAME

HISTORIC: Hotel Ponce de Leon

AND/OR COMMON:

ORIGINAL - NOT TO BE REMOVED FROM FILES

2 LOCATION

STREET & NUMBER: whole block bordered on south by King St.; north by Valencia St.; on the west by Sevilla and on the east by Cordova — NOT FOR PUBLICATION

CITY, TOWN: St. Augustine — VICINITY OF

CONGRESSIONAL DISTRICT: Fourth

STATE	CODE	COUNTY	CODE
Florida	12	St. Johns	109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	XPUBLIC	XOCCUPIED	__AGRICULTURE	__MUSEUM
XBUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	XEDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	XYES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Flagler College Board of Trustees

STREET & NUMBER:

CITY, TOWN: St. Augustine — VICINITY OF — STATE: Florida

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: St. Johns County Courthouse

STREET & NUMBER:

CITY, TOWN: St. Augustine — STATE: Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Historic American Buildings Survey (FLA 173)

DATE:

XFEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Library of Congress

CITY, TOWN: Washington — STATE: D.C.

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XORIGINAL SITE
XGOOD	__RUINS	XALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The East Coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central

7. Description (cont.)

section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel - the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the building rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted to a library and overhead flourescent light added. Other alterations have been limited to minor interior partition changes.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN	
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1887 BUILDER/ARCHITECT John M. Carrere and Thomas Hastings

STATEMENT OF SIGNIFICANCE

The development of railway transportation and resort facilities on the East Coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the State. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of nineteenth century America and have it in keeping with the character of the place - that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux-Arts in Paris. The firm of Carrere and Hastings, founded to carry out the design of the Ponce de Leon, would become, in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("The Work of Messrs. Carrere and Hastings," The Architectural Record, XXVII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for

architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 69-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilio Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities - electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Upon completion of the Ponce de Leon in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and in December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort: the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as prosperity returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler Hotels survived, one of which was the Ponce (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Ldon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings,

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the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building and therefore it would be sold and converted into a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become coeducational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler hotel system's financial affairs.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469580	330572 0
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Dr. Thomas Graham, Chairman

ORGANIZATION
History Department

DATE

STREET & NUMBER
Flagler College

TELEPHONE

CITY OR TOWN
St. Augustine

STATE
Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665). I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

7

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CONTINUATION SHEET ITEM NUMBER 9 PAGE 1

Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.

Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.

Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).

Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

"The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

8

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CONTINUATION SHEET ITEM NUMBER 11 PAGE 1

Diane D. Greer, Historic Sites Specialist
Dept. of State, Div. of Archives, History and Records Mgmt.
The Capitol
Tallahassee, Florida

Personal presentation recommended

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered MAY 6 1975

Name	Location
Hotel Ponce de Leon	St. Augustine St. Johns County Notified by phone 5-20-75 JRL

Thomas Graham
829-6485
82

Also Notified

Hon. Richard Stone
Hon. Lawton Mainor Chiles, Jr.
Hon. Bill Chappell, Jr.

June 3, 1975

Flagler College Board of Trustees
St. Augustine
Florida

Ref: Hotel Ponce de Leon

Dear Sirs:

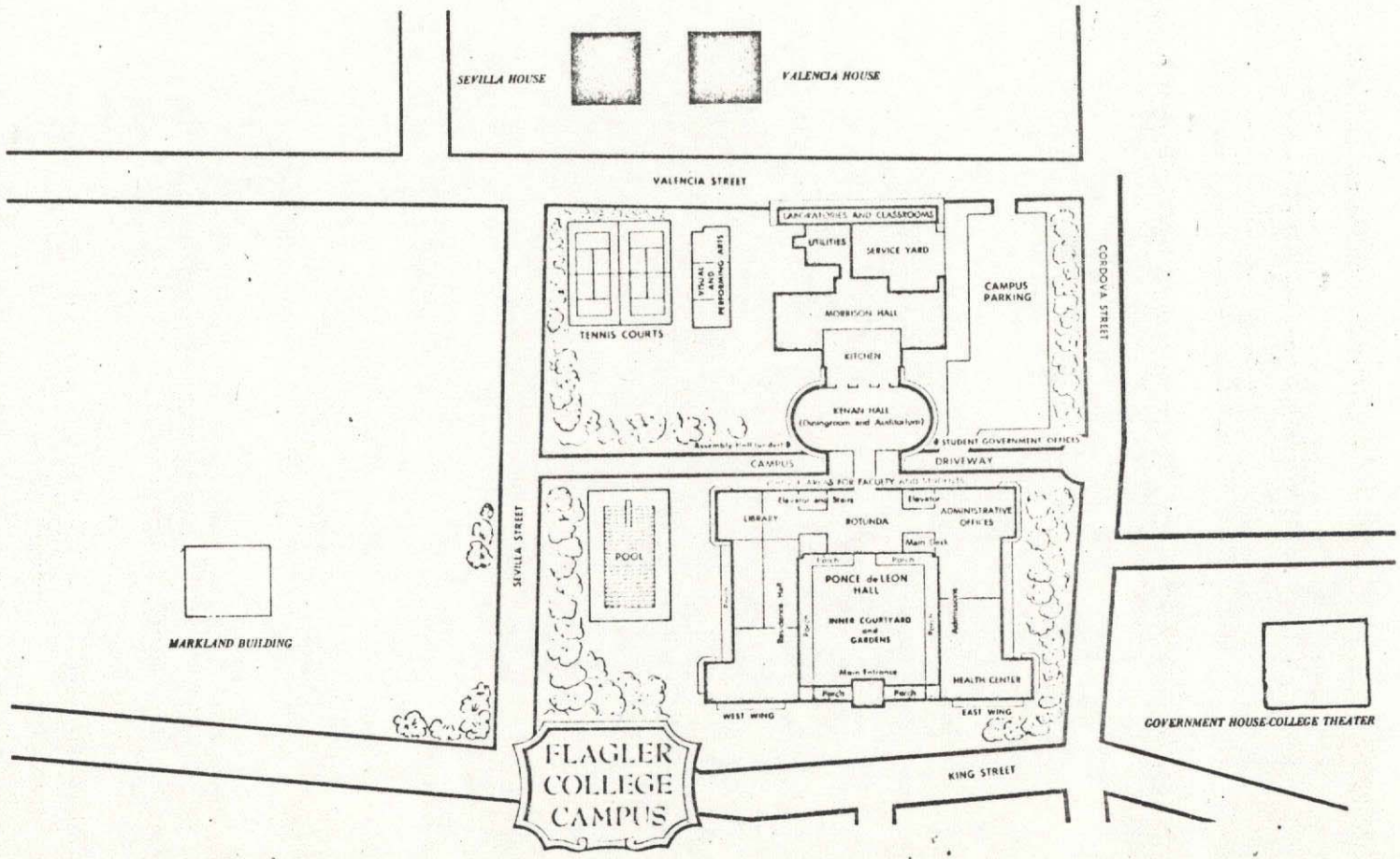
It is a pleasure to advise you that the referenced property has been officially listed on the National Register of Historic Places. A certificate of formal notification of the recognition given to this site is now being prepared. If at all possible, Secretary of State, Bruce A. Smathers, will be in contact with you concerning a mutually acceptable time and place for presentation of the certificate.

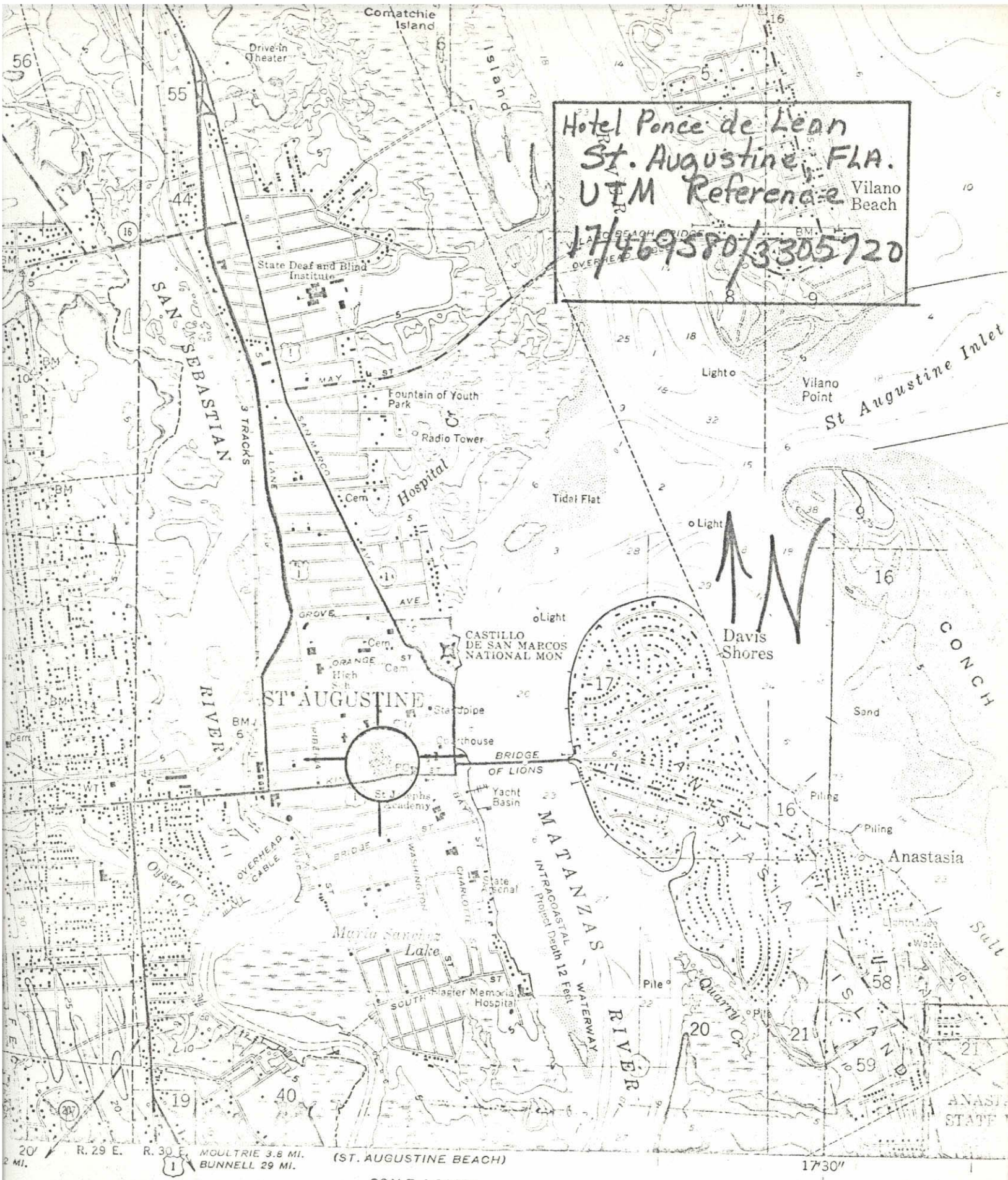
With every good wish and warm regards.;

Sincerely,

Robert Williams
State Historic
Preservation Officer

RW/eb
cc: City Planning
County Planning


SEVILLA HOUSE
VALENCIA HOUSE
VALENCIA STREET
LABORATORIES AND CLASSROOMS
UTILITIES
SERVICE YARD
CAMPUS PARKING
CORDOVA STREET
TENNIS COURTS
VISUAL AND PERFORMING ARTS
MORRISON HALL
KITCHEN
KENAN HALL
(Dining room and Auditorium)
STUDENT GOVERNMENT OFFICES
CAMPUS
DRIVEWAY
POOL
LIBRARY
ROTUNDA
ADMINISTRATIVE OFFICES
PONCE de LEON HALL
INNER COURTYARD and GARDENS
HEALTH CENTER
WEST WING
EAST WING
SEVILLA STREET
MARKLAND BUILDING
GOVERNMENT HOUSE-COLLEGE THEATER
KING STREET
FLAGLER COLLEGE CAMPUS


Hotel Ponce de Leon
St. Augustine, FLA.
UTM Reference
17/469580/3305720
Comatchie Island
Drive-in Theater
State Deaf and Blind Institute
SAN SEBASTIAN RIVER
3 TRACKS
4 LANE
MAY ST
Fountain of Youth Park
Radio Tower
Hospital
Cem
Tidal Flat
Light
Vilano Point
St Augustine Inlet
Vilano Beach
Davis Shores
CASTILLO DE SAN MARCOS NATIONAL MON
ST AUGUSTINE
Steeple
Courthouse
BRIDGE OF LIONS
Yacht Basin
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
Anastasia
Piling
Sand
CONCH
ANASTASIA ISLAND
State Arsenal
Maria Sanchez Lake
Flagler Memorial Hospital
Quarry
Pile
OVERHEAD CABLE
Oyster Cr
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST. AUGUSTINE BEACH)
17°30"
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
19

Received 09/19/2023
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. HP2023-0072

Receipt No. **2722732**

Meeting Date: October 19, 2023

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

1. NAME OF APPLICANT Michael C. Blake, AIA
   Business (if applicable) Lane Architecture, PA
   Address 904 Margaret Street
   City Jacksonville State FL Zip Code 32204
   Daytime telephone 904.355.9020 E-mail Address michael@lanearch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) Flagler College
   Address 74 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904.819.6205 E-mail address LStevenson@flagler.edu
3. PROJECT STREET ADDRESS 74 King Street
4. LEGAL DESCRIPTION: Lot____ Block 45-C Subdivision_____ Parcel 2016900000
5. EXISTING USE Public College PROPOSED USE Public College
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 Remove & replace portion of site wall
☐	☒	Existing parking, walkways & other site features Remove & replace palm trees

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)

A construction staging area is required for the Flagler College Ponce Hall West Wing Renovations. The area of work is bound by King Street to the South, Sevilla Street to the West, a volleyball court and pool to the North, and the building at the East. The request is to remove and replace a portion of the site wall to use as a construction access point to the building during the renovations. Also, several palm trees in the lawn area would be removed and replaced. This will allow a staging area for the construction with as little impact to the surrounding areas.

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 Michael C. Blake

SIGNATURE OF APPLICANT Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 08:44:02 -04'00' DATE 09 18 2023

PRINT OWNER'S NAME Laura Stevenson Dumas

SIGNATURE OF OWNER Laura Stevenson Dumas Digitally signed by Laura Stevenson Dumas Date: 2023.09.18 16:31:39 -04'00' DATE 09 18 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.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Michael C. Blake is/are hereby authorized TO ACT ON BEHALF OF Flagler College, 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 H.A.R.B. Board, for an application related to the structure located at: 74 King Street

BY: _____
Signature of Owner

Laura Stevenson Dumas
Print Name of Owner

904-819-6205
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of September, 2023

By Laura Stevenson Dumas

Identification verified:

Oath sworn: ✓ Yes____ No

Notary Signature: Michelle Harbidge-Little

My Commission expires: 02/24/2024

Michelle Harbidge Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG961829
Expires 2/24/2024

Rev:120219 jw

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.

Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 09:44:30 -04'00'

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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:

_____

_____

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

Received 09/19/2023
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: 74 King Street

Applicant's Name: Michael C. Blake Applicant's Signature: Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 08:44:54 -04'00'

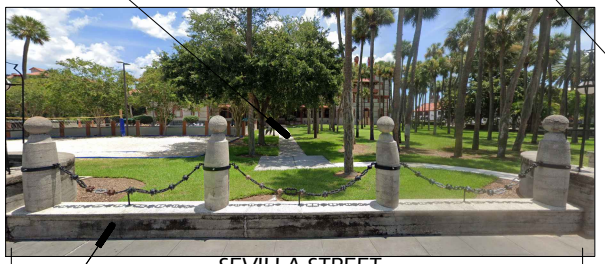
Owner's Name: Laura Stevenson Dumas Owner's Signature: Laura Stevenson Dumas Digitally signed by Laura Stevenson Dumas Date: 2023.09.18 16:32:23 -04'00'

Received 09/19/2023
Planning and Building Department

PONCE HALL RENOVATIONS

SUMMARY (REMOVE AND REPLACE SOME SITE WALL AND PALM TREES)

THE FLAGLER COLLEGE - PONCE HALL WEST WING RENOVATIONS REQUIRES SITE ACCESS. THE REQUEST IS TO REMOVE AND REPLACE A SECTION OF THE SITE WALL FOR ACCESS TO THE RENOVATION AREA. ALSO, TO REMOVE AND REPLACE PALM TREES AT THIS AREA FOR CONSTRUCTION STAGING AREA. SITE WALKS IN THE AREA OF WORK WOULD BE REMOVED AND REPLACED AT THE COMPLETION OF THE PROJECT.





REMOVE & REPLACE PAVING AT WORK AREA

CURVED SITE WALLS, LIGHTS, ETC. TO REMAIN

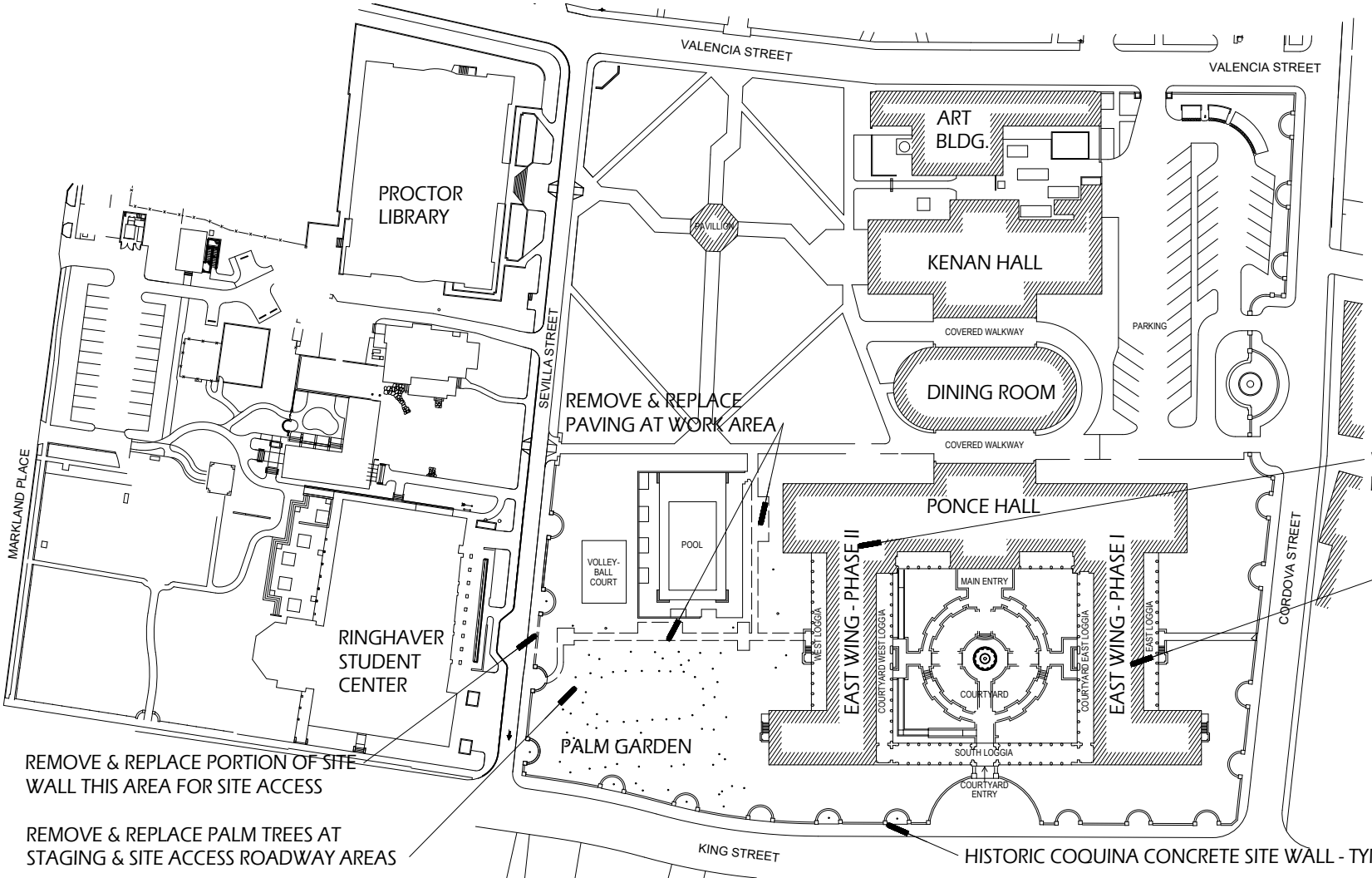
PALM TREES TO REMAIN AT AREA NOT DESIGNATED AS STAGING OR SITE ACCESS ROADWAYS

SEVILLA STREET

SEVILLA STREET
REMOVE & REPLACE THIS AREA

REMOVE & REPLACE PORTION OF SITE WALL THIS AREA FOR SITE ACCESS

REMOVE & REPLACE PALM TREES AT STAGING & SITE ACCESS ROADWAY AREAS



SITE MAP
N.T.S.

FLAGLER COLLEGE

ARCHITECTURE & INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715

Application 7027

Received 09/19/2023
Planning and Building Department

PONCE HALL RENOVATIONS

SUMMARY (REMOVE AND REPLACE SOME SITE WALL AND PALM TREES)

THE FLAGLER COLLEGE - PONCE HALL WEST WING RENOVATIONS REQUIRES SITE ACCESS. THE REQUEST IS TO REMOVE AND REPLACE A SECTION OF THE SITE WALL FOR ACCESS TO THE RENOVATION AREA. ALSO, TO REMOVE AND REPLACE PALM TREES AT THIS AREA FOR CONSTRUCTION STAGING AREA. SITE WALKS IN THE AREA OF WORK WOULD BE REMOVED AND REPLACED AT THE COMPLETION OF THE PROJECT.

FLAGLER COLLEGE

ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715

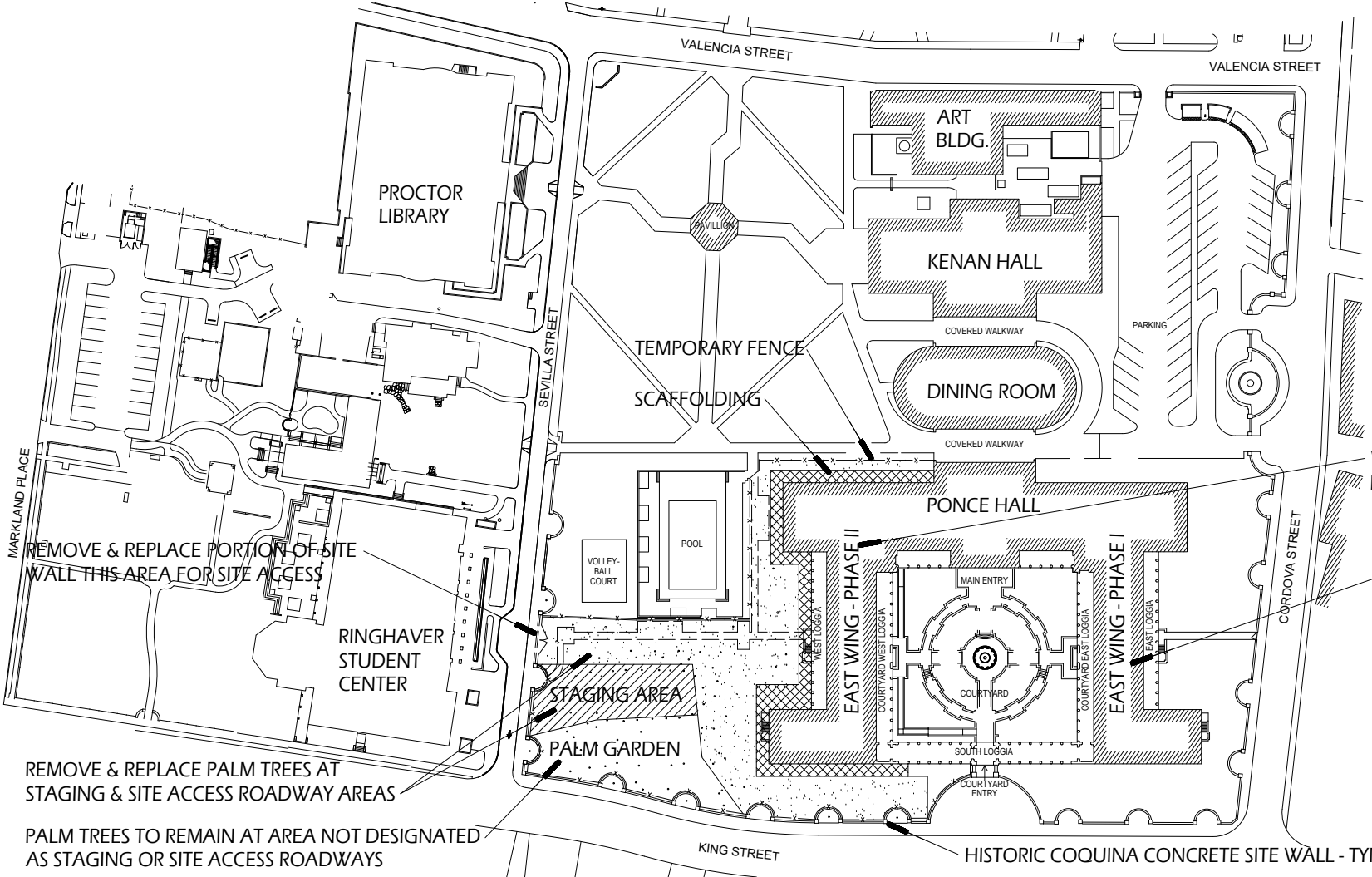


SEE SITE PLAN FOR SITE ACCESS - TYPICAL

SCAFFOLDING ALONG PERIMETER OF WEST WING

PONCE HALL WEST WING AREA OF WORK

TEMPORARY FENCING ALONG SITE WALL - TYPICAL AT AREA OF WORK



SITE MAP
N.T.S.

Application 28
9.18.2023

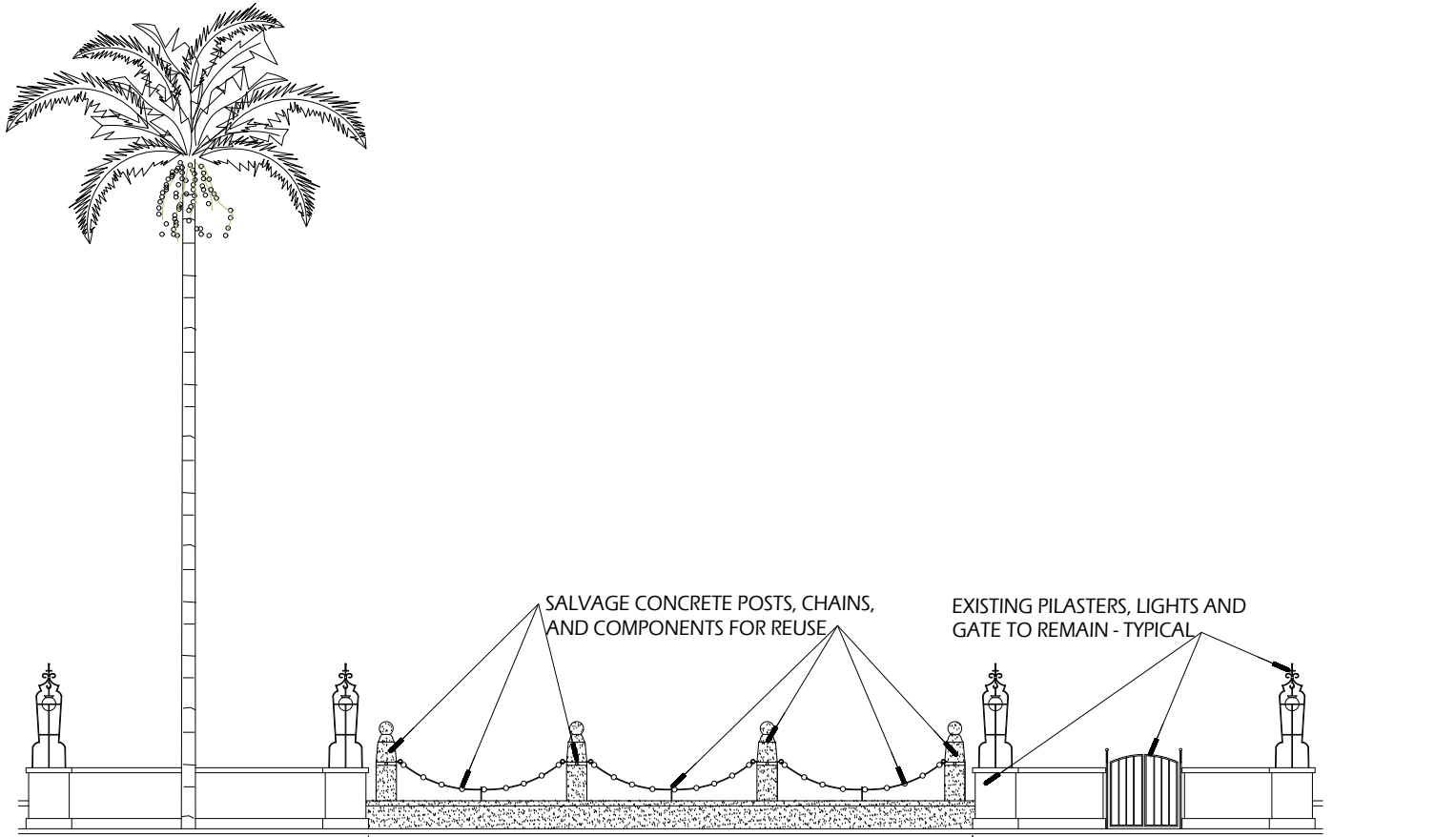
Received 09/19/2023
Planning and Building Department

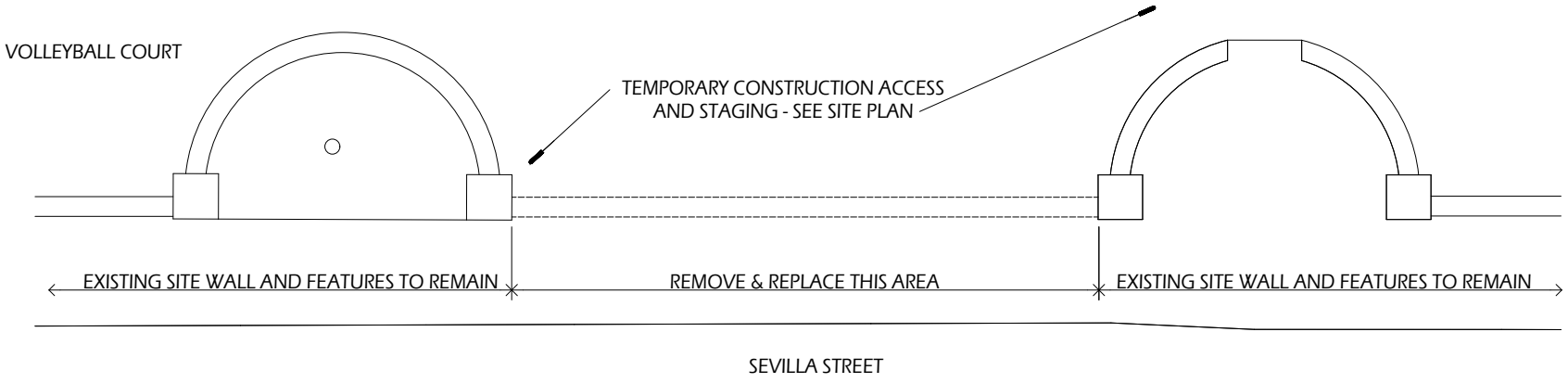
PONCE HALL RENOVATIONS

FLAGLER COLLEGE

ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715





SITE PLAN AT CONSTRUCTION ACCESS

SITEWALL DETAILS

3/8"=1'-0"

3 OF 3

9.18.2023

Application 29

Meredith H. Randolph

From: michael@lanearch.com
Sent: Thursday, October 5, 2023 4:28 PM
To: Candice Seymour; harb@citystaug.com.
Subject: RE: 74 King Street- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting
Attachments: Ponce De Leon_Flagler College_Review Determination Letter.pdf; Ponce Tree Survey.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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. When in doubt, contact IT.

Candice

Attached is a letter from the State Historic Preservation Office, Dr. Kyra Lucas, regarding the Ponce East work. We provided the drawings for the first phase of work and she provided the attached letter stating that the project is in keeping with the Secretary of the Interior Standards of Design and will not have an adverse affect on the historic property listing. She did ask to see the Ponce West drawings for review when available. We will provide that to her when completed.

The Ponce West work is partially funded by a State Grant and is required to be in keeping with the Secretary of the Interior Standards of Design. Also, we have reached out to the National Park Service, Atlanta Office and discussed the project with Alesha Cerny. She appreciated being kept informed.

The design team consists of Lane Architecture, Atlantic Engineering Services (Structural), and Powell & Hinkle Engineering (Electrical & Plumbing). This same team has also been selected for a continuing services contract with the City of St. Augustine. The other major team member is Moses Engineering for the mechanical design. This team has weekly meetings since August of 2022 and additional meetings as required.

This application is only for the removal and replacement of a portion of the site wall and palm trees for access to the site. Modifications to the building were previously submitted and approved with the Ponce East work, so I am not sure that any additional drawings are needed. A tree survey is attached documenting the trees in the palm garden area. Please let us know if anything else is needed to complete this application. Thanks.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: michael@lanearch.com <michael@lanearch.com>
Sent: Thursday, October 5, 2023 3:57 PM
To: 'Candice Seymour' <cseymour@citystaug.com>; 'harb@citystaug.com.' <harb@citystaug.com.>
Subject: RE: 74 King Street- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

See attached photos in the area of the Palm Garden and West Wing of Ponce Hall.

Received 10/05/2023
Planning and Building Department

SPECIAL PURPOSE SURVEY

FLAGLER COLLEGE

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS MAGNETIC NORTH.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

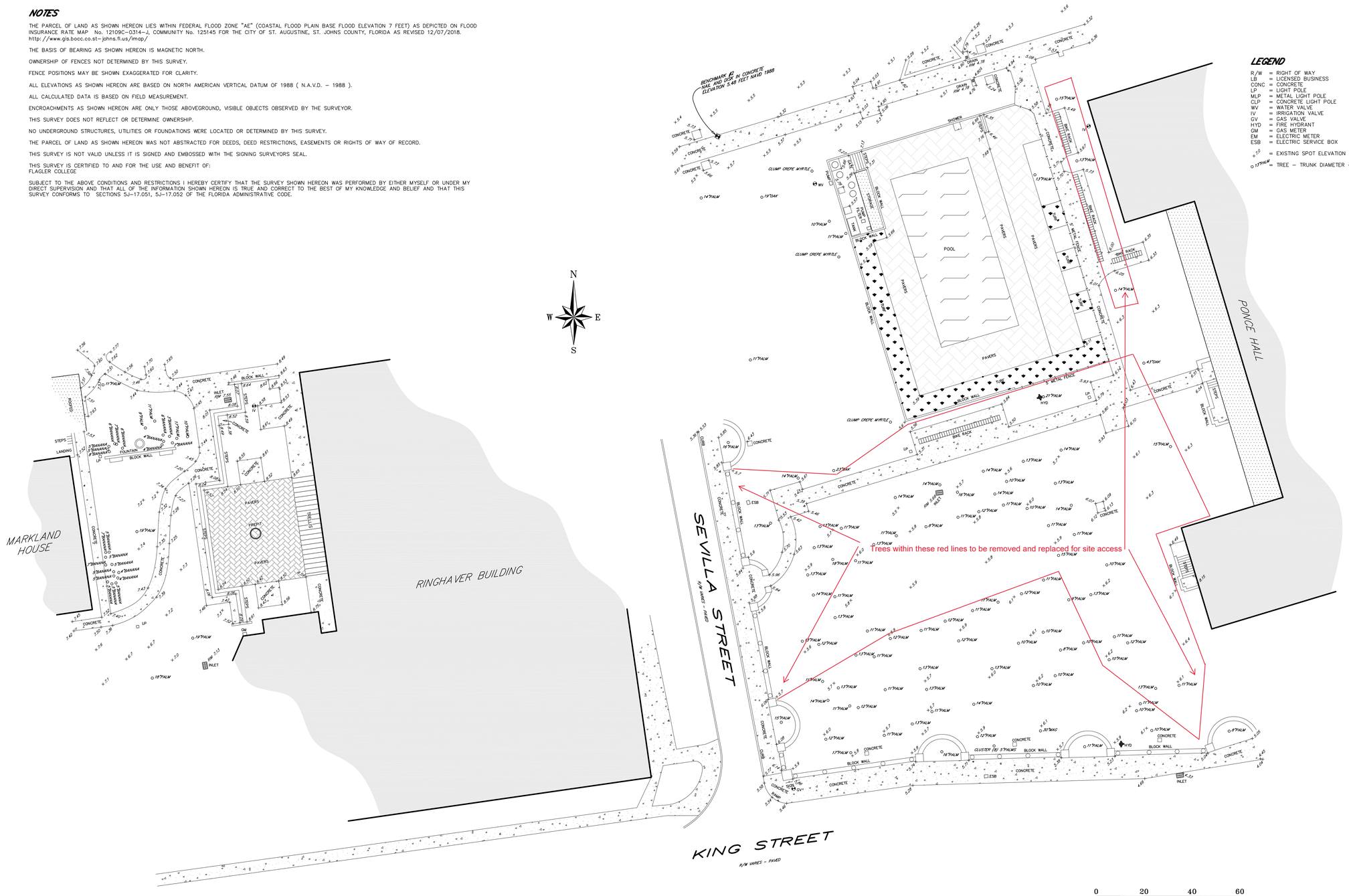
NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
FLAGLER COLLEGE

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.



BENCHMARK #1
BRASS DISK IN CONCRETE – NGS-S332
ELEVATION 6.96 FEET NAVD 1988

THIS IS NOT A BOUNDARY SURVEY

REVISIONS

TYPE OF SURVEY: SPECIAL PURPOSE
DATE OF SURVEY: 05/26/2023
FIELD BOOK/PAGE(S): 543/16-21
DRAWING SCALE: 1" = 20'
JOB NUMBER: 23-231

05/25/2023 12:34PM F:\Archived\2023\23-231\dwg\23-231.dwg

SPECIAL PURPOSE SURVEY

474 KING STREET
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS LB # 6177
ACS PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

Received 10/05/2023
Planning and Building Department

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Michael Blake
Lane Architecture
904 Margaret Street,
Jacksonville, Florida, 32204
michael@lanearch.com
(904) 355-9020

October 20, 2022

RE: DHR Grant Number: MP704, Covenant Date Range: 8/4/2016-8/4/2026
Project: ***Ponce De Leon, Flagler College, East Wing Renovations***
County: St. John's

To Whom It May Concern,

Thank you for your transmittal regarding the above referenced project**.** The Florida State Historic Preservation Office reviewed the referenced project for possible effects on the historic property listed.

Based on the information provided, it is the opinion of this office that the proposed project will is in keeping with the Secretary of Interior Standards of Design and will **not** have an adverse effect on the historic property listed.

If you have any questions, please contact Dr. Kyra Lucas, by email at kyra.lucas@*dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Dr. Kyra Lucas
Historic Preservationist II
Department of State
Division of Historic Resources
Bureau of Historic Preservation






















































RINGHAVER STUDENT CENTER


































DO NOT
ENTER





















Recorded in Public Records St. Johns County, FL
Clerk # 92015992 O.R. 942 PG 1537 11:37AM 06-02-92
Recording 13.00 Surcharge 2.00 Doc Stamp 1,500.00

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY AND UPCHURCH, P.A.
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

3 Rec 13.00
Doc 1500.00

WARRANTY DEED

THIS INDENTURE, made this 29 day of May, 1992, between FIRST CHURCH OF CHRIST, SCIENTIST, OF ST. AUGUSTINE, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Grantor, and FLAGLER COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, whose post office address is Post Office Box 1027, St. Augustine, Florida, 32085-1027, and whose tax identification number is 59-1157081, 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 St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, (THE "PROPERTY").

Parcel Identification Number: 205250-0000

COPY

SUBJECT TO:

1) Taxes for the year 1992 and subsequent years.

2) Applicable zoning and other governmental regulations.

3) Reservation and Easement for sewer line and pipe as set forth in Deed Book 44, Page 481, and Deed Book 234, Page 495, both of the public records of St. Johns County, Florida.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed by its Chairman and Clerk all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

John D Bailey Jr
Witness John D Bailey Jr
(type or print name)

Nancy A McAlum
Witness Nancy A. McAlum
(type or print name)

FIRST CHURCH OF CHRIST, SCIENTIST, OF ST. AUGUSTINE, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Helen Whitlow
HELEN WHITLOW, ITS CHAIRMAN
5650 A1A South
St. Augustine, Florida 32084

ATTEST:

Virginia P. Armstrong
VIRGINIA P. ARMSTRONG, ITS CLERK
17 East Park Avenue
St. Augustine, Florida 32095

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 29th day of May, 1992, by Helen Whitlow and Virginia P. Armstrong, as Chairman and Clerk, respectively, of First Church of Christ, Scientist, of St. Augustine, Florida, Inc., a Florida not-for-profit corporation, who are personally known to me or who produced _____ and _____, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of May, 1992.

Nancy A. McAlum
Notary Public

NANCY A. McALUM
Notary Public, State of Florida
My comm. exp. Aug. 28, 1992
Comm. No. CC141076

_____
(type or print name)
State of Florida
My Commission Expires:_____
My Commission Number:_____

COPY

EXHIBIT "A"

Commence at a point on the South line of Carrera Street in the City of St. Augustine, 175 feet East from the intersectoin of the East line of Sevilla Street and said South line of Carrera Street; run thence Southerly parallel with the East line of Sevilla Street, 178 feet 1 inch, more or less, to North line of land owned by Fuller; thence Easterly 90 feet to a point 176 feet 2 1/2 inches South of line of Carrerra Street; thence Northerly 176 feet 2 1/2 inches to said South line of Carrera Street; thence Westerly along said South line of Carrera Street 90 feet to the Place of Beginning.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2016900000
Location	74 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 45-C & PT OF MODEL LAND CO SUB CITY BLK J LOT 1 (EX W75FT) ALL LOTS 2 3 4 5 & 6 (EX DB188 /421 & OR260/264 & 297) LOT 7 (EX DB186/141 & DB188/421) PT LOT 8 IN SE CORN LOTS 9 10 11 12 & 14 (EX N75 & W75FT) OR103/258 259 & 233/113 & 236/ 419 & 297/203 & 663/1266 1267 & 942/1537 *The Description above is not to be used on legal documents.
Property Use Code	Public Colleges (8400)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	10.540
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



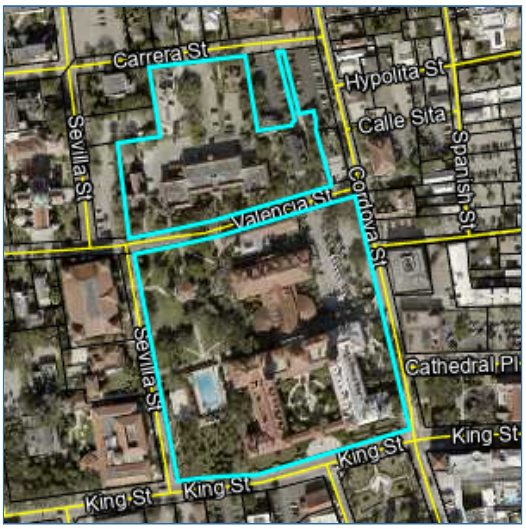
Owner Information

Owner Name	Flagler College Inc 100%
Mailing Address	C/O DIR BUS SERVICES 74 KING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Educational		$62,991,736

Map



Valuation Information

	2023
Building Value	$138,990,196
Extra Features Value	$1,810,066
Total Land Value	$2,296,550
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$143,096,812**
Total Deferred	$80,105,076
Assessed Value	**$62,991,736**
Total Exemptions	$62,991,736
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$119,808,153	$1,362,083	$2,296,550	$0	$0	$123,466,786	$57,265,215	$123,466,786	$0
2021	$117,592,894	$1,355,872	$2,296,550	$0	$0	$121,245,316	$52,059,286	$121,245,316	$0
2020	$121,014,361	$1,356,225	$2,296,550	$0	$0	$124,667,136	$47,326,624	$124,667,136	$0
2019	$122,204,683	$1,334,566	$2,296,550	$0	$0	$125,835,799	$43,024,204	$125,835,799	$0
2018	$78,475,652	$1,419,973	$1,263,103	$0	$0	$81,158,728	$39,112,913	$81,158,728	$0
2017	$49,437,890	$1,357,643	$1,263,103	$0	$0	$52,058,636	$52,058,636	$52,058,636	$0
2016	$56,945,086	$1,354,844	$1,263,103	$0	$0	$59,563,033	$59,563,033	$59,563,033	$0
2015	$58,543,564	$1,355,729	$1,263,103	$0	$0	$61,162,396	$61,162,396	$61,162,396	$0
2014	$56,604,273	$1,356,331	$1,263,103	$0	$0	$59,223,707	$59,223,707	$59,223,707	$0
2013	$58,108,679	$1,357,201	$1,263,103	$0	$0	$60,728,983	$60,728,983	$60,728,983	$0
2012	$57,411,637	$1,358,072	$1,263,103	$0	$0	$60,032,812	$60,032,812	$60,032,812	$0
2011	$58,434,117	$1,358,941	$1,377,930	$0	$0	$61,170,988	$61,170,988	$61,170,988	$0
2010	$59,456,597	$1,359,814	$1,492,757	$0	$0	$62,309,168	$62,309,168	$62,309,168	$0

Building Information

Building 1
Building Value $15,199,994
Year Built 1885
Actual Area 20796
Conditioned Area 18276
Use Public Schools
Style 04
Exterior Wall Stone

Roof Cover Clay Tile
Roof Structure Wood Truss
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED UPPER STORY	1768
FINISHED UPPER STORY	2505
BASE AREA	2505
BASE AREA	7552
FINISHED CANOPY	1792
BASE AREA	1441
FINISHED UPPER STORY	2505
FINISHED CANOPY	280
FINISHED CANOPY	448
Total SqFt	20796

Building 2
Building Value $3,169,473
Year Built 1885
Actual Area 17679
Conditioned Area 12606
Use Public Schools
Style 04
Exterior Wall Stone, Jumbo Brick

Roof Cover Concrete Tile
Roof Structure Wood Truss
Interior Flooring Concrete Finish, Hardwood
Interior Wall Wall Board
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED CANOPY	1274
BASE AREA	5353
FINISHED CANOPY	235
FINISHED CANOPY	1274

Description	Square Footage
FINISHED UPPER STORY	5353
FINISHED STORAGE/UTILITY	1040
FINISHED STORAGE/UTILITY	1040
FINISHED STORAGE/UTILITY	70
BASE AREA	950
ENCLOSED STAIRWELL	70
FINISHED UPPER STORY	950
FINISHED STORAGE/UTILITY	70
Total SqFt	17679

Building 3
Building Value $10,100,217
Year Built 1885
Actual Area 49474
Conditioned Area 49048
Use Public Schools
Style 04
Exterior Wall Stone, Jumbo Brick

Roof Cover Concrete Tile
Roof Structure Wood Truss
Interior Flooring Carpet, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	11480
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	2750
FINISHED CANOPY	126
FINISHED CANOPY	300
Total SqFt	49474

Building 4
Building Value $101,671,673
Year Built 1885
Actual Area 197970
Conditioned Area 172438
Use Public Schools
Style 04
Exterior Wall Stone

Roof Cover
Roof Structure
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED UPPER STORY	53424
FINISHED UPPER STORY	45753
FINISHED CANOPY	2002
FINISHED UPPER STORY	25200
BASE AREA	42812
FINISHED CANOPY	1651
FINISHED CANOPY	792
FINISHED CANOPY	792
FINISHED CANOPY	5892
FINISHED CANOPY	1651
FINISHED CANOPY	2016
FINISHED CANOPY	2002
FINISHED CANOPY	5892
FINISHED CANOPY	1722
FINISHED CANOPY	1120
FINISHED UPPER STORY	5249
Total SqFt	197970

Building 8
Building Value $1,575,528
Year Built 1900
Actual Area 11807
Conditioned Area 11338
Use Office Class C
Style 04
Exterior Wall Wood

Roof Cover Slate
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	3514
FINISHED CANOPY	25
FINISHED UPPER STORY	3514
FINISHED UPPER STORY	1785
BASE AREA	360
FINISHED UPPER STORY	360
FINISHED CARPORT	396
FINISHED CANOPY	48
FINISHED UPPER STORY	1805
Total SqFt	11807

Building 9
Building Value $147,002
Year Built 1935
Actual Area 1274
Conditioned Area 968
Use Public Schools
Style 04
Exterior Wall Jumbo Brick

Roof Cover Slate
Roof Structure Wood Truss
Interior Flooring Concrete Finish
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	968
FINISHED CANOPY	306
Total SqFt	1274

Building 10
Building Value $62,676
Year Built 1935
Actual Area 870
Conditioned Area 850
Use Office Class C
Style 04
Exterior Wall Concrete Stucco, Stone

Roof Cover Slate
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	850
FINISHED CANOPY	20
Total SqFt	870

Building 11
Building Value $5,794,102
Year Built 1987
Actual Area 59869
Conditioned Area 43461
Use Dormitories
Style 04
Exterior Wall Concrete Stucco, Jumbo Brick

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED CANOPY	5516
FINISHED CANOPY	460
FINISHED UPPER STORY	14287
FINISHED CANOPY	5516
FINISHED UPPER STORY	14287
FINISHED CANOPY	4916
BASE AREA	14887
Total SqFt	59869

Building 12
Building Value $846,447
Year Built 1900
Actual Area 10925
Conditioned Area 10307
Use Office Class C
Style 04
Exterior Wall Jumbo Brick, Concrete Block

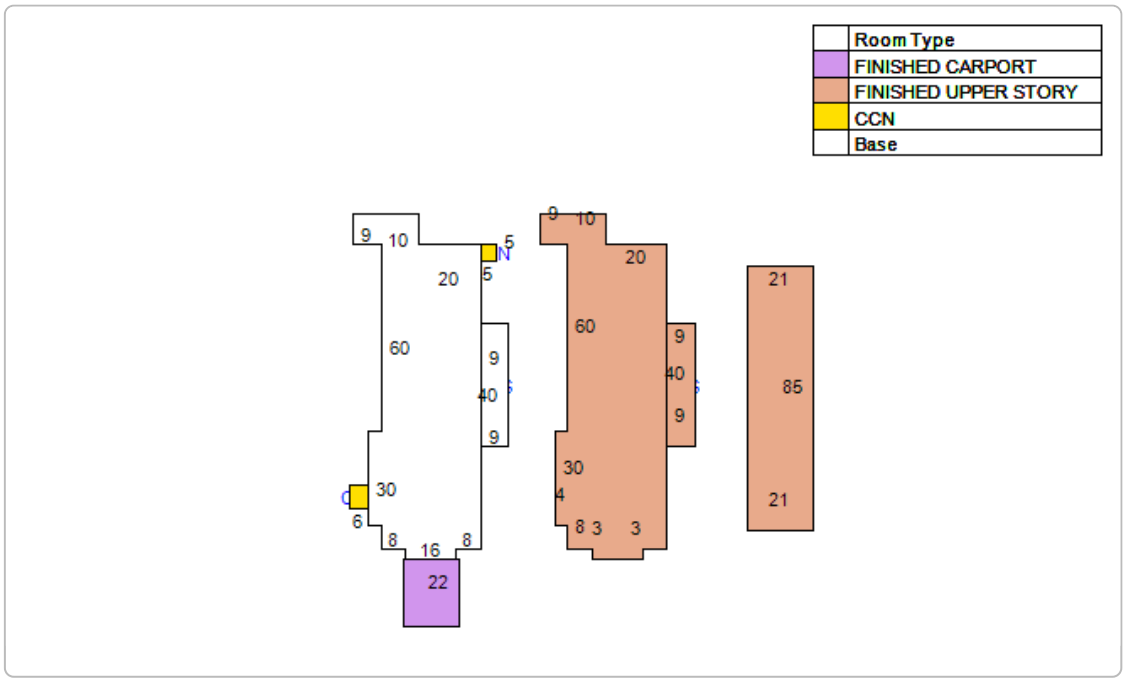
Roof Cover Slate
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

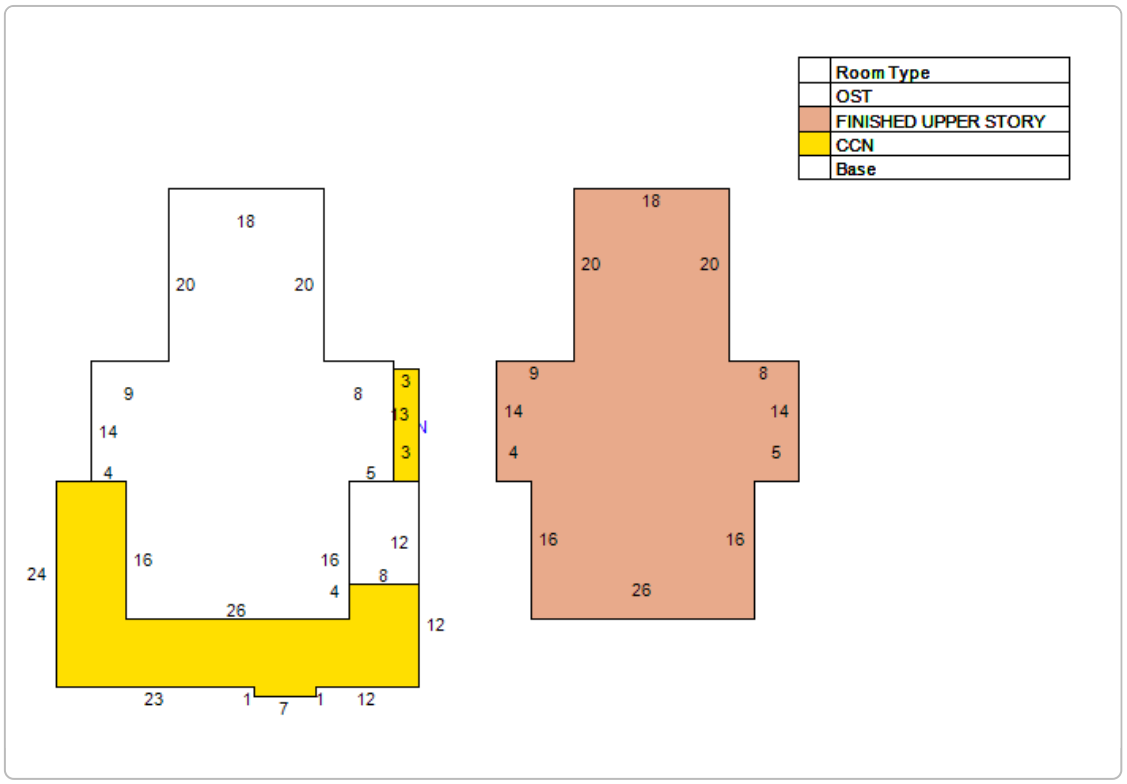
Description	Square Footage
BASE AREA	117
BASE AREA	4966
BASE AREA	65
FINISHED CANOPY	25
FINISHED CANOPY	468
BASE AREA	319
BASE AREA	4840
FINISHED CANOPY	63
OUTSIDE STAIRS	62
Total SqFt	10925

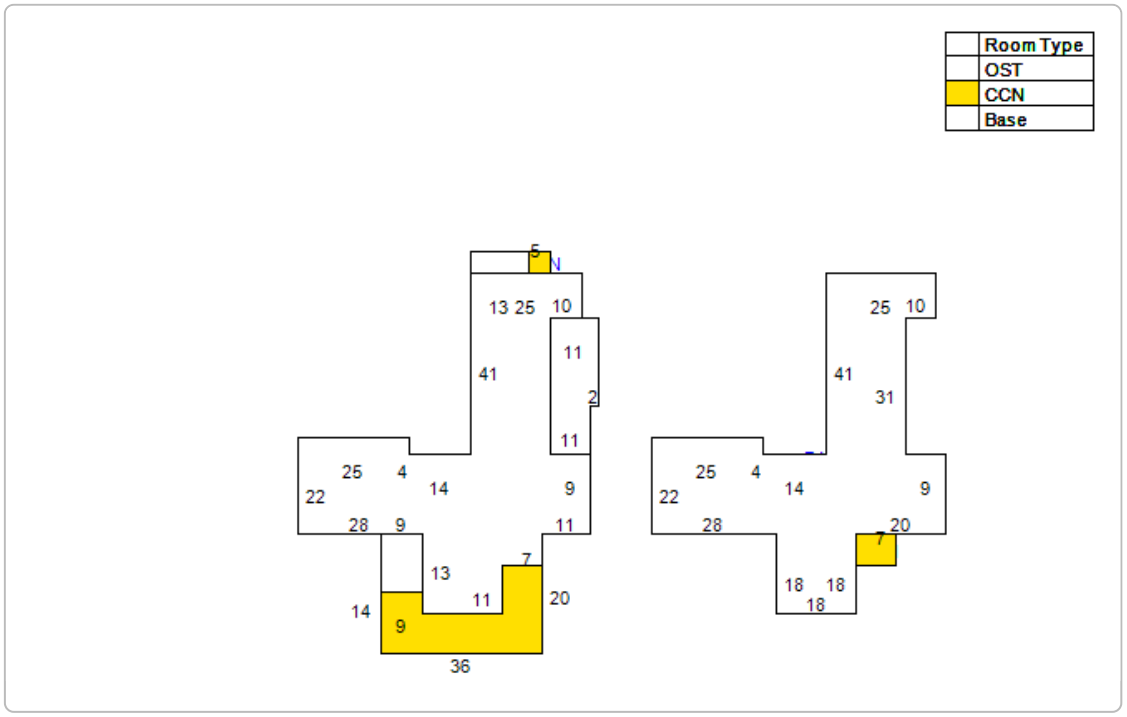
Building	13	**Roof Cover**	Composite Shingle
Building Value	$423,084	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet, Hardwood
Actual Area	3951	**Interior Wall**	Drywall
Conditioned Area	3261	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

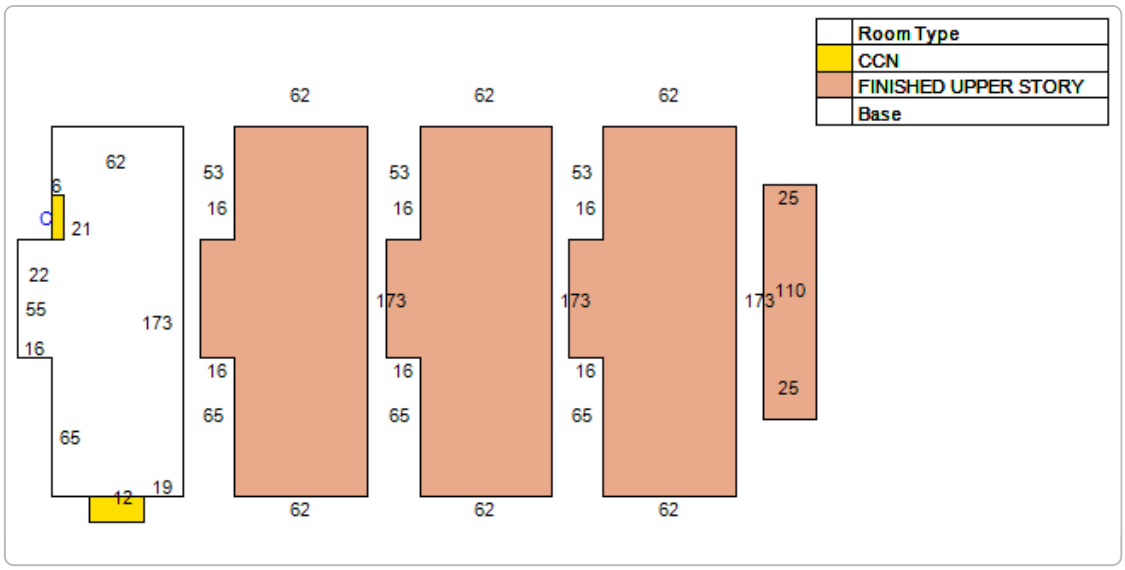
Description	Square Footage
BASE AREA	1266
FINISHED CANOPY	39
FINISHED UPPER STORY	1266
FINISHED CANOPY	503
BASE AREA	96
OUTSIDE STAIRS	148
FINISHED UPPER STORY	633
Total SqFt	3951

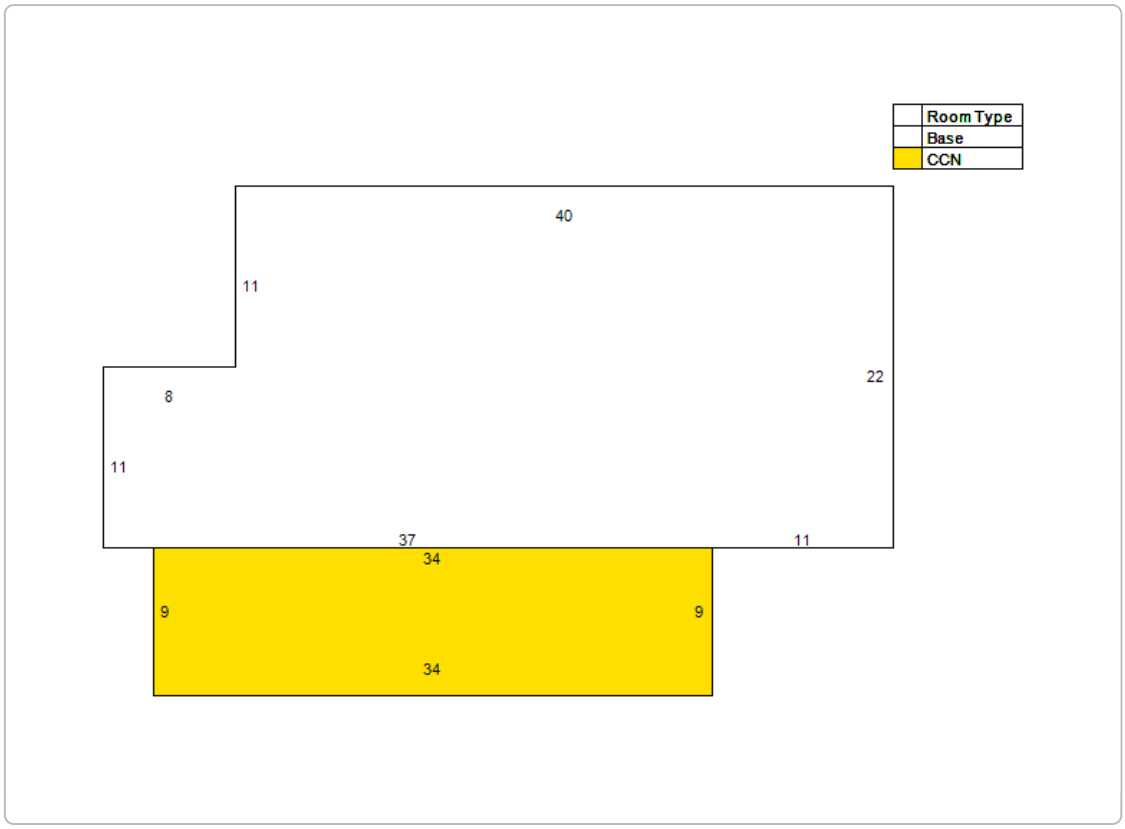
Sketch Information

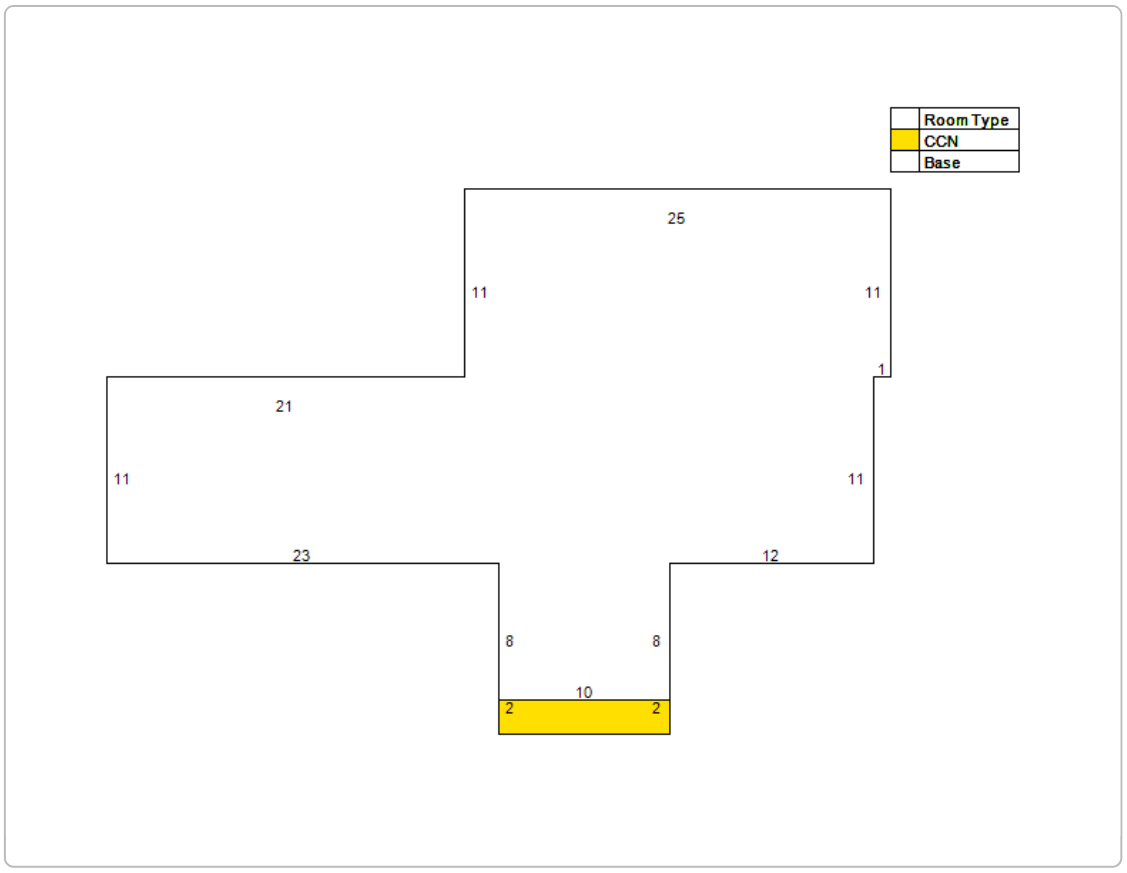


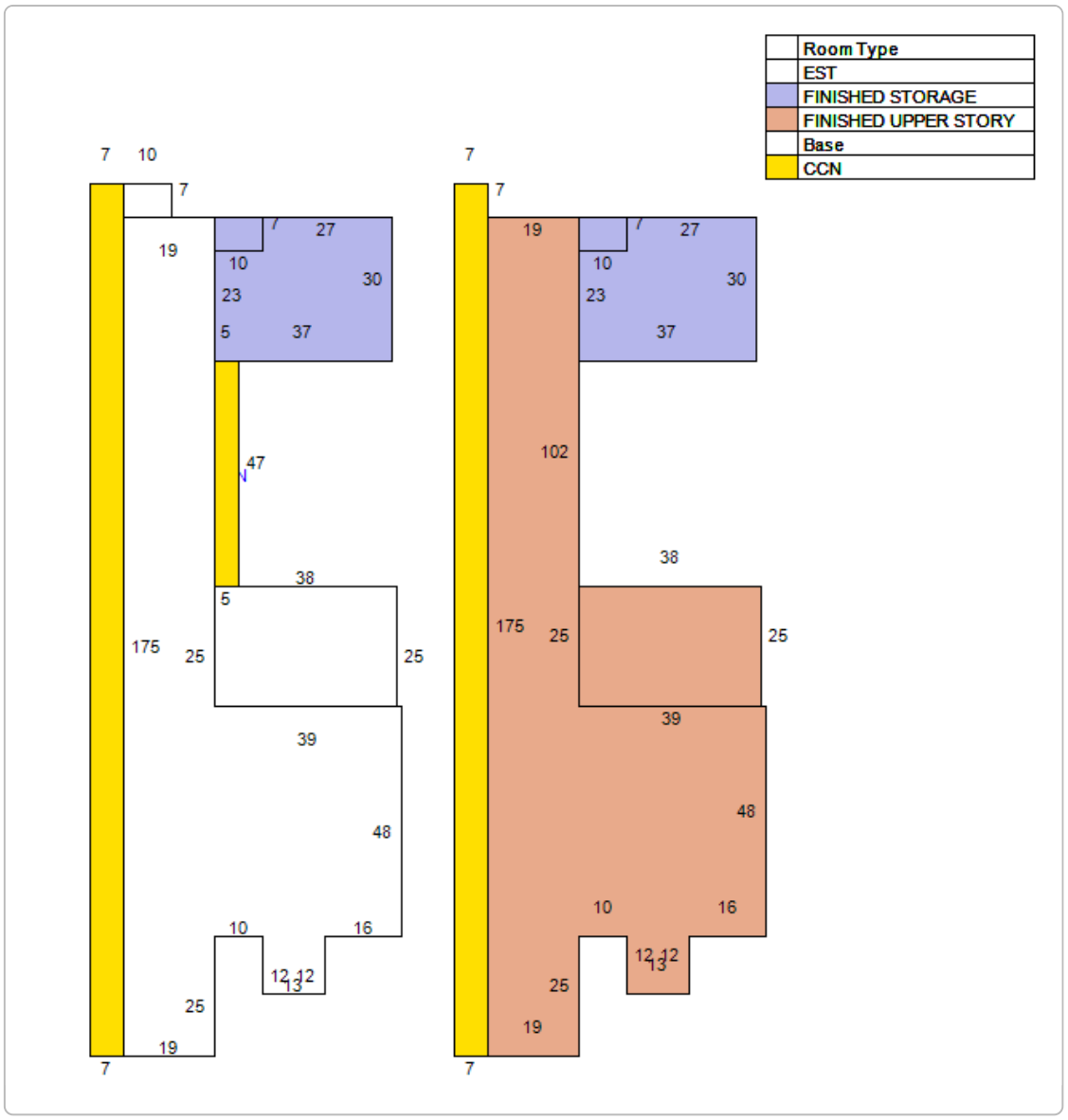

Room Type
OST
FINISHED UPPER STORY
CCN
Base
18
20
20
9
8
14
4
5
3
13
3
12
16
16
8
4
26
24
12
23
1
7
1
12
18
20
20
9
8
14
14
4
5
16
16
26

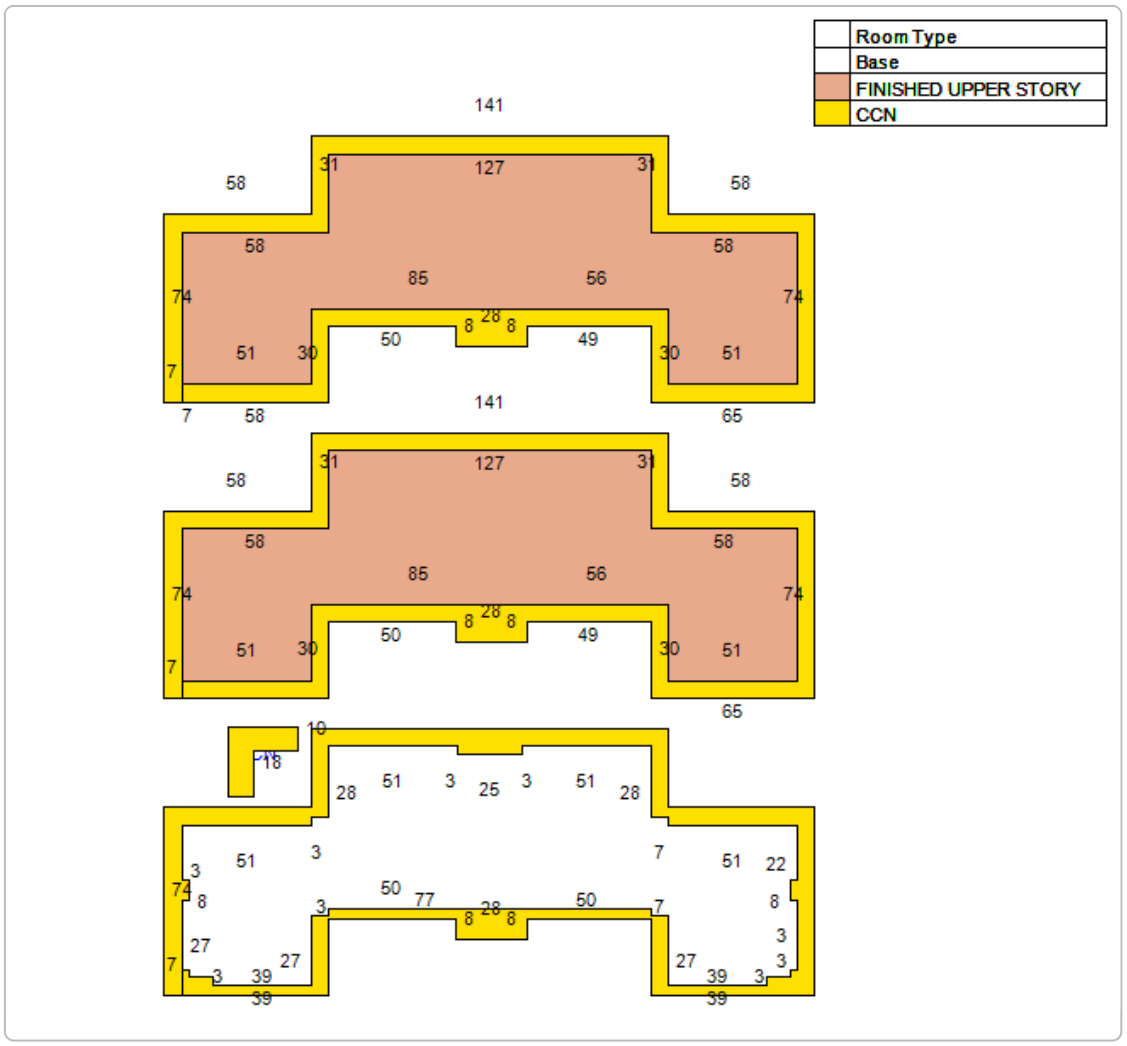

Room Type
OST
CCN
Base
5
13 25
10
11
41
2
11
25
4
14
9
22
28
9
11
13
7
11
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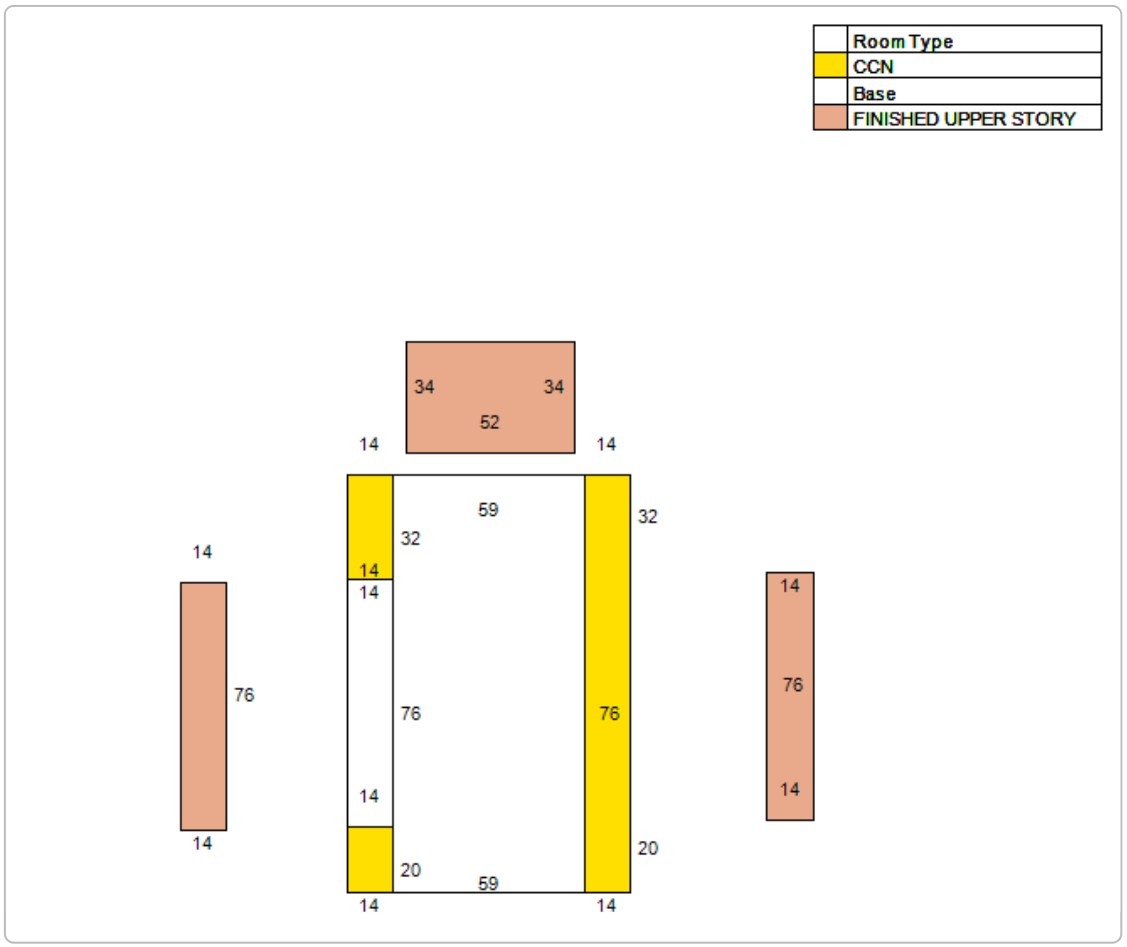

Room Type
CCN
FINISHED UPPER STORY
Base
62
62
62
62
6
C
21
22
55
173
16
65
12
19
53
16
16
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16
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110
25

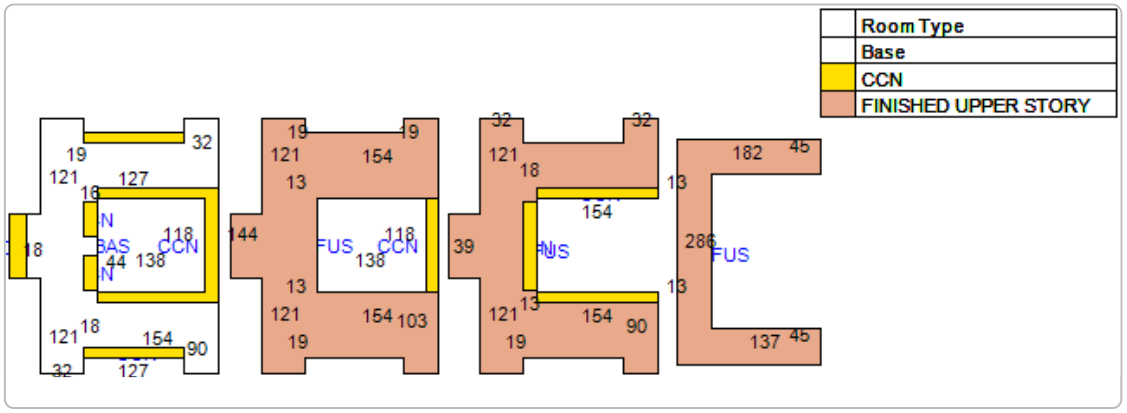

Room Type
Base
CCN
40
11
22
8
11
37
34
11
9
9
34


Room Type
CCN
Base
25
11
11
1
21
11
11
23
12
8
8
10
2
2


Room Type
EST
FINISHED STORAGE
FINISHED UPPER STORY
Base
CCN
7
10
7
19
7
27
10
30
23
5
37
47
38
5
175
25
25
39
48
10
16
12
12
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19
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37
102
38
175
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19
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Room Type
Base
FINISHED UPPER STORY
CCN
141
31
127
31
58
58
58
58
85
56
74
74
8
28
8
50
49
51
30
30
51
7
141
7
58
65
31
127
31
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85
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74
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74
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77
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39





Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		51
Masonry Wall (Mix)		923
Sprinkler Wet (COM)		13058
Concrete Paving - Under 8" (COM)		2408
4+ Passenger Elevator (Mix)		19000
Wood Fence - 6' and Above (COM)		145
Storage Building (Mix)		2610
Pool - Excellent (RES)		66300
Concrete Paving - Under 8" (COM)		71898
Metal Fence - 8' (COM)		6627
Sprinkler Wet (COM)		188700
Gazebo - Average (Mix)		3600
Concrete Paving - Under 8" (COM)		19539
Brick Pavers (COM)		30970

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		1771
Masonry Wall (Mix)		2130
Wood Fence - 6' and Above (COM)		152
Concrete Paving - Under 8" (COM)		371
Masonry Wall (Mix)		5435
Handicap Ramp (COM)		12063
Gate - Average (Mix)		576
Fireplace (Mix)		1080000
Fountain - Excellent (Mix)		17000
Asphalt Paving (COM)		31336
Curb (COM)		7850
Pole Light (COM)		2775
Pole Light (COM)		1850
Masonry Wall (Mix)		41543
Fountain - Good (Mix)		6800
Masonry Wall (Mix)		220
Masonry Wall (Mix)		881
Masonry Wall (Mix)		1371
Sprinkler Wet (COM)		11368
Handicap Ramp (COM)		5181
Concrete Paving - Under 8" (COM)		6120
Asphalt Paving (COM)		5032
Canopy (Mix)		1167
Asphalt Paving (COM)		45288
Sprinkler Wet (COM)		51719
Pole Light (COM)		16650
Garage - Average (Mix)		16800
Sprinkler Wet (COM)		6458
Sprinkler Wet (COM)		309
Handicap Ramp (COM)		4021

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	0	0	459310	SF	$2,296,550

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/29/1992	$250,000.00	WARRANTY DEED	942	1537	U	I	FIRST CHURCH OF CHRIST SCIENTIST	FLAGLER COLLEGE INC

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: 9/25/2023, 11:49:14 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Not For Profit Corporation
FLAGLER COLLEGE, INC.

Filing Information

Document Number	705807
FEI/EIN Number	59-1157081
Date Filed	06/25/1963
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/16/2022
Event Effective Date	NONE

Principal Address

74 KING STREET
ST AUGUSTINE, FL 32084

Changed: 03/22/1999

Mailing Address

74 King Street
ST AUGUSTINE, FL 32084

Changed: 10/28/2019

Registered Agent Name & Address

MATTHEWS, STACEY
74 King Street
ST AUGUSTINE, FL 32084

Name Changed: 06/16/2022

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title Secretary

Stevenson Dumas, Laura R
74 King Street
ST AUGUSTINE, FL 32084

Title Trustee

BAILEY, JOHN D. JR
461 San Nicolas Way
ST. AUGUSTINE, FL 32080

Title CFO

MATTHEWS, STACEY
74 KING STREET
ST AUGUSTINE, FL 32084

Title P

DELANEY, JOHN
74 KING STREET
ST AUGUSTINE, FL 32084

Title Chairman

Rood, John D, Ambassador
3030 Hartley Road
Suite 310
Jacksonville, FL 32257

Title VC

Tinlin, Charles J, Honorable
216 Fiddlers Point Drive
St. Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/03/2021
2022	01/27/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
06/16/2022 -- Amendment	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- REINSTATEMENT	View image in PDF format
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01/09/2017 -- ANNUAL REPORT	View image in PDF format
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01/14/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
02/20/2007 -- ANNUAL REPORT	View image in PDF format
03/06/2006 -- ANNUAL REPORT	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
11/03/2000 -- REINSTATEMENT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
06/19/1995 -- 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 October 19, 2023 Meeting



Application HP2023-0073 Address: 102 King Street

Applicant: Lane Architecture, PA

Property Owner: Flagler College, Inc.

Project description: To construct a new mechanical equipment enclosure with associated site features including paved parking and walkway areas and landscaping.

Architectural Style:	Mediterranean Revival Interpretation (proposed)	Florida Master Site File:	SJ00083/A (Markland/Billiard House)
National Register:	Model Land Company NRHD: Contributing & Individually Listed	Construction date:	1839/1899
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	2016100000		
Agenda Item:	7(b)	Previous Action(s):	COA 2001-0362 COA 2004-1260 COA 2005-0205 COA 2005-3263 COA F2007-0230

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of the block bordered by Markland Place to the west, King Street to the south, and Sevilla Street to the east within the Historic Preservation-Four (HP-4) zoning district. The property is the site of Markland, a Greek Revival plantation house constructed c. 1839 that is contributing to the Model Land Company National Register Historic District, as well as the Flagler College Student Center and several ancillary structures including the 1899 Markland Billiard House adjacent to the existing mechanical equipment enclosure.
2. The applicant is proposing construction of a new, larger mechanical equipment enclosure to replace the existing in conjunction with previously approved mechanical systems upgrades being completed at Ponce Hall. A new coquina concrete paved area north of the enclosure is also proposed, as well as re-surfacing of the existing parking lot (plans indicate asphalt material, the applicant should clarify since this is not what is existing) to the west, a new coquina concrete pathway from the Billiard House to Markland to replicate a previously existing path on the site, and new landscaping including removal and replanting/replacement of existing palm trees along the pathway.
3. Screening of mechanical equipment is highly encouraged within the Architectural Guidelines for Historic Preservation (AGHP) to mitigate impacts to the surrounding historic district. Centrally located on the lot, the project site is screened from Valencia, Sevilla, and King Streets by larger scale buildings and trees. The existing mechanical equipment enclosure, standing just over 15' tall with masonry walls and wood fence and landscape screening, is visible from Markland Place, but is set back from the street, minimizing the impact of the utilitarian structure. Planned for the same location, the proposed new enclosure will be 30' tall to allow for the upgraded and additional equipment. While this enclosure doubles the old one in height, it remains subordinate to the surrounding buildings but will remain visible from Markland Place and the western side of existing campus buildings and the south (rear) of the properties along Valencia Street.
4. The design of the new enclosure is consistent with AGHP requirements that accessory structures be compatible in design and material with primary buildings. With a smooth stucco exterior, tile roof, horizontal louvers, and subdued color scheme which closely reflects the Mediterranean Influence color palette and is intended to match the adjacent contemporary Student Center, the new enclosure may appear as an extension of this structure. The proposed Red Fume color is similar to the tile roof of the Crips-Ellert Art Museum also immediately adjacent to the site. The overhead garage doors, which face north away from any rights-of-way, are utilitarian in design. While metal doors can be appropriate on secondary elevations, the applicant may consider a different garage door design, such as a bi-fold door, that may be more compatible with the district, though bi-fold doors may limit the useable space of the doorway when opened.
5. Landscape screening is proposed to soften the larger building. Plant materials proposed are consistent with the AGHP, which also encourage restoration of landscape features that are no longer extant. To help mitigate impacts to the adjacent Billiard House, the applicant is proposing to restore a previously existing path that led from the rear of Markland to the Billiard House. Existing palm trees, which once flanked this path, remain but are in poor condition

with some currently within the existing mechanical enclosure. These are proposed to be removed and either replanted or replaced along the new path when construction is completed.

6. Proposed coquina concrete paving areas are consistent with the AGHP. Resurfacing of the existing parking with the same material may be appropriate; however, if a new material is proposed, the AGHP does not consider plain asphalt or concrete appropriate for parking areas.
7. The AGHP discourages the use of heavy equipment where it may disturb important landscape features or archaeological resources. There are no known archaeological resources on this property and the site is not located within an archaeology zone.

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 **102 King Street** if the HARB finds the following:

1. The proposed mechanical enclosure:
    a. Meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design;
    b. Is in an area minimally visible to public rights-of-way; and,
    c. Is appropriately softened by proposed landscaping
2. The proposed site modifications are compatible with the AGHP

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new building to house upgraded mechanical equipment.
    a. ~30' tall from grade, 56' x 48'
    b. Stucco Fine Texture finished walls in French Vanilla color (Colors should be approved by HARB)
    c. Tile roof in Santa Fe Red Fume
    d. Overhead Garage Doors, Personnel Doors, Horizontal Louvers, and Soffits and Fascia – Tan color
2. Install a concrete pad and transformer at the southwest corner of the new enclosure
3. Install new coquina concrete parking and pathway, re-surface existing parking area (Material should be clarified)
4. Landscaping:
    a. Remove and replant/replace existing palm trees in same locations along restored pathway
    b. Landscape to screen new transformer and soften building

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.

- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a replacement feature that does not convey the same visual appearance.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

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.
- 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.
- 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.
- 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.
- 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.

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 Files
3. Sanborn Maps

STAFF PHOTOGRAPHS
102 King Street



Southwest Elevation of Existing Enclosure

Staff Report pg. 8

STAFF PHOTOGRAPHS
102 King Street



South Elevation of Existing Enclosure

Staff Report pg. 9

STAFF PHOTOGRAPHS
102 King Street





Southwest Elevation of Existing Enclosure (Billiard House in background)
Palm Trees, formerly lining a pathway, to be removed and replanted/replaced

STAFF PHOTOGRAPHS
102 King Street



North Elevation of Existing Enclosure, facing the Billiard House

STAFF PHOTOGRAPHS
102 King Street

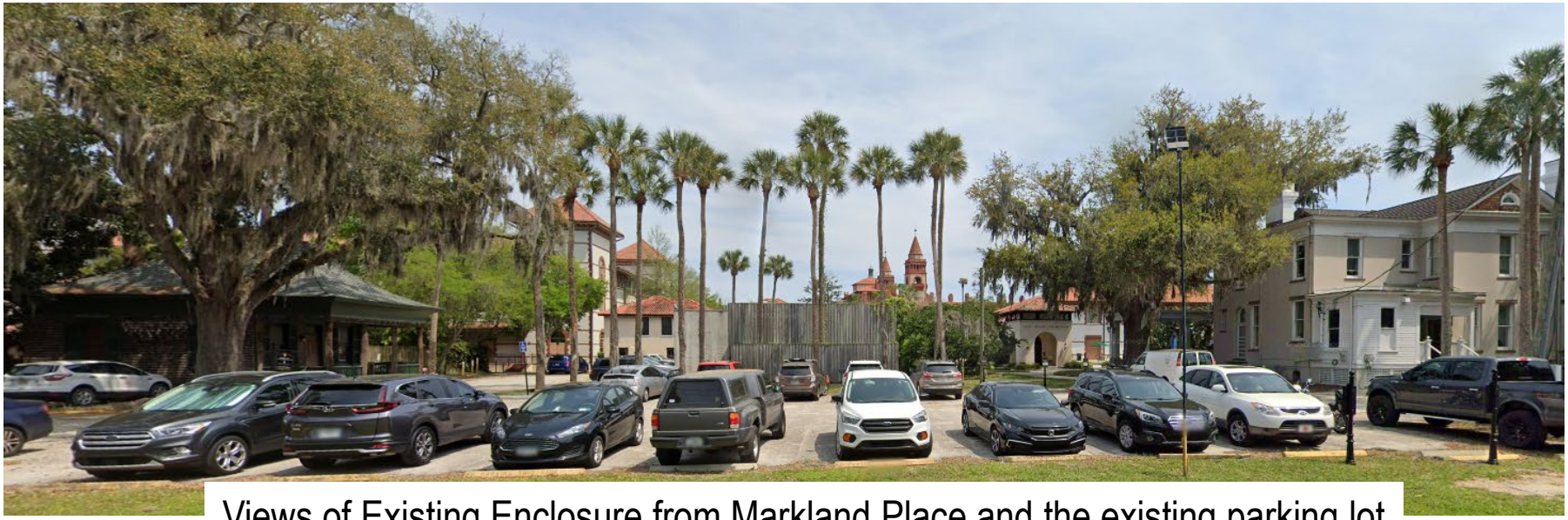


North Elevation of Existing Enclosure



East Elevation of Existing Enclosure, facing rear of Student Center and Art Museum

STAFF PHOTOGRAPHS
102 King Street



Views of Existing Enclosure from Markland Place and the existing parking lot



Staff Report pg. 13

STAFF PHOTOGRAPHS
102 King Street



View from Enclosure Location of Markland Place Streetscape

No 10-300 (Rev 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Markland (8SJ83)

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

AND/OR COMMON: Anderson, Andrew, House

2 LOCATION

STREET & NUMBER: 102 King Street — NOT FOR PUBLICATION

CITY, TOWN: St. Augustine — VICINITY OF

CONGRESSIONAL DISTRICT: Fourth

STATE: Florida — CODE: 12 — COUNTY: St. Johns — CODE: 109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
X BUILDING(S)	X PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	X EDUCATIONAL	PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	X YES RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER

4 OWNER OF PROPERTY

NAME: Flagler College, Inc.

ORIGINAL - NOT TO BE REMOVED FROM FILES

STREET & NUMBER: Post Office Box 1027

CITY TOWN: St. Augustine — VICINITY OF — STATE: Florida 32084

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse

STREET & NUMBER:

CITY TOWN: St. Augustine — STATE: Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE:

DATE:

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS:

CITY TOWN: — STATE:

7. DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Markland is located on King Street, historically a major transportation artery. This location is just outside the Old Spanish city between the Government House lot (east) and the San Sebastian River (west) which were once the boundaries of the Anderson properties. The house is situated on a four acre parcel with vistas to the south and east.

The house now has a central stair hall flanked by two rooms on either side. The main north-south gable roof is intersected by two parallel gables extending to the west. Four irregularly placed corbeled brick chimneys pierce the roof. The gable ends have wood shingle trim and jigsaw details. The older portions of the house are constructed of running bond coquina block approximately 16" x 6" with Thomaston lime based mortar. The western additions are brick. The entire structure is covered with plaster. There is a hipped roof, two story gallery on the south and east. The veranda features large Ionic columns on square plinths, a full entablature and a plain balustrade on the second story.

The south (entrance) facade has five bays, only three of which are within the original eastern portion of the house. The windows are one over one double hung sash in plain surrounds with sills and lintels of sandstone. The double door entrance is composed of single-light panel doors flanked by sidelights and a transom sash of leaded stained glass. To the west of the gable on this facade is a semi-circular bay on the first floor, and a large triple window with Tuscan columns on the second floor.

The fenestration on the west facade is irregular. The two gables have attic fanlights. Between these gables is a two story bay window. At the north end of this facade is a small porch with plain columns and a plain balustrade. A sill course can be seen along this facade.

The original Greek Revival house constituted the eastern half of the present structure and is defined by the east gable. The double pile side hall house was constructed of coquina block. A two-story gallery ran along the south, east and west facades. Simple boxed columns supported the entablature and hip roof of the gallery. The balustrade was a simple cross buck with rail. The original house had six-over-six-over-six triple hung sash windows. The windows also had exterior blinds. The original chimneys on the east side broke the eave line of the roof.

Between 1899 and 1901 Markland was significantly altered. The following article from The Tatler, St. Augustine, January 26, 1901 reflects the alterations:

> Markland in its renaissance is a beautiful home, suggestive of the simple, elegant Greek architecture. The gabled roof extending over the broad verandas, is upheld by white Corinthian columns, adding a stately beauty. There is a broad bay on the left of the entrance door, extending to the roof, and two similar ones on the west facade. The interior is entirely Colonial. A broad hall, extending through

(See Continuation Sheet)

the entire length of the main building, gives entrance to the drawing and music rooms on the right and the library and dining room opposite. A straight staircase rises to the second floor, finished with mahogany balusters and railing.

The entire house is simple and elegant, suggestive of cultivated taste, producing a harmonious, yet homelike, home. Everywhere there is a blending of color with form, rare anywhere. The hall is finished with white paneled wainscoting rising to walls of rich green, the ceiling a lighter tone. The drawing room walls are yellow, finished with a conventionalized frieze in dull gold. The idea is carried out on the lighter ceiling, tapestries and draperies in the same coloring, harmonizing with the richly-carved mahogany furniture. The Colonial mantel, cabinets and bric-a-brac produce a room of rare beauty and harmony. Above the mantel is a fine portrait in oil of Mr. Henry Flagler, his gift to Dr. Anderson. On the opposite wall is a similar portrait of Dr. Anderson, presented to Mrs. Anderson by Mr. Flagler. They are the work of Miss Campbell, a pupil of Healey's whose work is held in high regard.

Handsome draperies separate this elegant room from the music room, finished in rose pink. Four large windows are finished with grills, projecting a beautiful effect. A divan finished in white and gold fills one side of the room. Cushions, draperies and rugs in perfect harmony with the beautifully colored walls and ceiling. The room is lit from the center and sides, the gas jets shaded by rich shell-like stained glass designed by Tiffany.

Crossing the hall one enters the dining room -- one of rich and stately beauty. A richly-carved mahogany mantel reaches the ceiling; opposite, in an arch, similarly treated, stands the sideboard. The walls are finished in richly-decorated panels of turquoise blue, the idea carried out in the blue ceiling paneled with mahogany rafters.

The library is also a room of stately elegance, the predominating tone moss green and dark oak. The richly-carved high mantel and heavy cornice over the broad, low door; the fluted columns, richly capped, of the bay windows are in old oak; the walls of moss green and the ceiling in rich ivory. Easy chairs, lounges and draperies impart an air of comfort. Low book cases draped with green are in corners and beside the mantel.

(See Continuation Sheet)

3

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The upper rooms are exquisite in coloring and detail, every one suggestive of luxury and ease that extend from the guest room to those occupied by the servants. The bedroom of the mistress of the house is singularly artistic and beautiful, the rose-pink walls, finished in panels of ivory and gold, harmonizing with the richly-carved mahogany furniture and tapestries. Bathrooms are tiled, the appointments of silver. There are closets everywhere. The pantries, kitchen and servants rooms are models of their kind. There is a small dining room for the children and another for the servants. A more beautiful or ideal home can scarcely be conceived.

Dr. and Mrs. Anderson are the most delightful of entertainers, their weekly dinners being celebrated, and this large and elegant home will afford them additional facilities for gathering their friends about them. Mrs. Anderson will be at home Wednesdays during February and March.

Behind the main house are four structures dating to around the turn of the century.[1] These include a small rectangular hip roof building, once a "Billard Room,"[2] with palm columns supporting the extended eave. A second building, part of which was the laundry, has a gambrel roof terminated by a ventilator.[3] A concrete block two car garage was built between 1910 and 1917.[4] There is also a 30 foot sunken masonry cistern visible between the main house and the other outbuildings. In the 1880's a four foot picket fence, made up of closely spaced 1" by 1" pales (a similar fence can be seen on northwest corner of Valencia and Cordova Streets), bordered the Markland lot on King and Sevilla Streets.[5] This fence, painted green, was recently replaced (March, 1976) by a four foot white picket fence of 1" by 4" pales.

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[1] Sanborn Insurance Map, St. Augustine, 1910 (New York: Sanborn-Perris Map Company, 1910).

[2] Sanborn Insurance Map, St. Augustine, 1924 (New York: Sanborn-Perris Map Company, 1924).

[3] This building was demolished in 1977.

[4] Sanborn Insurance Maps, St. Augustine, 1910, 1917 (New York: Sanborn-Perris Map Company, 1910, 1917).

[5] Various photographs of area in front of house dating from the turn-of-the-century.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	X__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X__ARCHITECTURE	__EDUCATION	__MILITARY	X__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1839 BUILDER ~~XXXXXXXX~~ James Edwards, Supervisor
Thomas Crosby, Mason

STATEMENT OF SIGNIFICANCE

Markland, built in 1839,[1] is constructed of coquina block, an indigenous building material common to northeast Florida. In addition to its architectural importance, the house and estate are significant as the residence of Dr. Andrew Anderson, Jr., who was a close friend of Henry M. Flagler and was influential in Flagler's decision to build the famous Hotel Ponce de Leon which is adjacent to Markland.[2] The Anderson property was famous throughout the nineteenth century for its successful orange grove (1,500 bearing trees in 1884)[3], and a portion of the property became part of Flagler's hotel and gardens.[4]

From Territorial days (1830s) on, the Anderson House was the home of a prominent - St. Augustine family, the Andersons. Dr. Anderson, Sr. (1790-1839) was born in New York City of emigrant Scottish parents, James and Hannah Anderson. James Anderson had attended Edinburgh University in Scotland, probably to study medicine, before coming to this country just after the American Revolution. Andrew Anderson, Sr. graduated from the College of Physicians and Surgeons in Manhattan (later Columbia University), then attended and graduated from the College of Medicine in Edinburgh, Scotland in 1815. After a grand tour, Andrew returned to Edinburgh, married Mary Watt and moved to New York to practice medicine. He had been Physician to the Infirmary for Diseases of the Lungs in New York for many years when his wife, Mary, contracted tuberculosis.[5]

Dr. Anderson began searching for an area with a more suitable climate, finally settling on Florida as ". . . the spot that presents more advantages to the valetudinarian in consumptive cases, than any other on earth."[6] Dr. Anderson, his wife and their two daughters, Hannah and Emily, arrived in St. Augustine in December, 1829 after a stormy trip south in a small sailing vessel.[7] The family immediately set up housekeeping on St. George Street.[8] In 1832 they purchased the property, including all the land in a block-wide strip from the Government House lot west to the San Sebastian River. This land included one purchase of 3½ acres ". . . with a wooden house and orange grove thereon. . . ."[9] It appears that the family immediately moved onto this property as their property and dwelling house on St. George Street was put up for sale in December, 1833.[10]

By 1833, Dr. Anderson was established as a leader in the community. He was a Trustee of the Presbyterian Church[11] and was elected city alderman for the year 1834.[12] In December of 1833, Dr. Anderson retired from the practice of medicine at the age of 43, giving up his office and practice to Dr. Seth S. Peck.[13] The Anderson family made St. Augustine their winter home, returning North in the summer to avoid the feverish season.[14] Mary Anderson's health slowly deteriorated and she died in their St. Augustine home in 1837.[15]

(See Continuation Sheet)

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In November, 1838, Anderson began to plan for the construction of "a comfortable establishment at Markland."[16]

On March 27, 1838, Dr. Andrew Anderson married Clarissa Cochran Fairbanks, who had come down from Boston to care for Mary and the children, now three girls. Clarissa was responsible for naming the estate "Markland" after her brother Mark Cochran.[17]

Dr. Anderson was involved in various business ventures at the end of his life. In 1838 he was a director in two separate stock companies, the St. Johns and St. Augustine Canal Company and the St. Augustine and Picolata Rail Road Company.[18] The latter company eventually developed an early railroad from the St. Johns River to St. Augustine. Anderson also planned to develop a mulberry tree-silkworm industry on Moltry Point,[19] in cooperation with Senator David Yulee. The best indication of Dr. Anderson's position was his election as chairman of a mass meeting held in St. Augustine on February 5, 1838 to select delegates to oppose Florida's becoming a State of the union.[20]

In May, 1839, Anderson began actual preparations for construction of Markland by purchasing forty squares of coquina building stone from a quarry at Matanzas Inlet south of St. Augustine. The quarry was owned by Gabriel W. Perpall and operated by John Hennan.[21] On October 12, 1839, Anderson announced in a letter to his daughter Emily, "I have commenced building. The corner stone was laid without much ceremony last week."[22] Less than a month after laying the first of the foundation stones, Anderson died of yellow fever.[23] According to "recollections" written down many years later by his son, Andrew Anderson, Jr., the dimensions of the floor plan were reduced by half following his father's death. This would account for the side hall and stairway. This conclusion is supported by a letter of C. C. Meeker to C. C. Anderson of September 22, 1855, in which he states that a leak in the western edge of the roof was above the stairway.[24]

Between 1840 and 1842, Mrs. Anderson completed work on the house. James Edwards apparently supervised its construction, and Thomas Crosby was the master mason. Two hundred casks of Thomaston Lime were shipped from New York for use in mortar. Mrs. Anderson's brother Stephen Fairbanks of Boston purchased and shipped down other items for finishing the house, including a marble hearth, screws, nobs, hinges, pullies, locks, balusters, sash weights, glue, ebony furniture, an iron pump, mahogany plank, and white lead in oil.[25]

As the house neared completion, Mrs. Anderson visited it daily. In a letter to Caroline Fairbanks on November 22, 1841, she wrote, "Markland Hall has a very commanding appearance from the square [the plaza of St. Augustine]. You would be

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delighted to take a view of the city and the St. Sebastian from my bed-room. If a pleasant situation could make me happy I shall be so."[25]

Mrs. Anderson moved into Markland about January 1, 1842, although the house was not yet finished. The last recorded payment to Thomas Crosby, the mason, is March 30, 1842, which may be taken as the effective completion of the original house.[27]

Several months prior to Dr. Andrew Anderson's death in a yellow fever epidemic, Andrew Anderson, Jr. was born (March 13, 1839).[28] Clarissa Cochran Anderson, as sole executrix of the will, took over much of the business and real estate ventures begun by her husband. Because Clarissa liked to travel, Markland was rented out for many years, and in 1848, the house was listed as a boarding house.[29] Clarissa took young Andrew with her on many expeditions " . . . once to Detroit via train and barge on the Erie Canal."[30] Andrew was taken to France and entered in a French boarding school and later in a German boarding school. He attended Princeton, graduating in 1861, and then he studied at the College of Physicians and Surgeons. When the Civil War broke out, Anderson, Jr. worked on hospital ships running from Norfolk, Virginia to New York. He was one of the first to intern at St. Luke's Hospital in New York City. In 1882, he returned to St. Augustine to begin a general medical practice.[31]

Clarissa Cochran Anderson died June 8, 1881 making Dr. Andrew Anderson, Jr. executor of the will and chief benefactor. The will included the division of Dr. Andrew Anderson, Sr.'s property among his children. However, it seems that Clarissa, through questionable, though court-approved, land dealings, had transferred much of her husband's property to her own name. This problem was brought up in court actions in 1893. Markland was not included in the dispute.[32]

Andrew Anderson, Jr., a bachelor for many years, was a winter resident of St. Augustine, usually leaving in May and returning in October. He leased the house during the winter season when possible (six years out of ten for an average yearly income of approximately $700). When the larger house was occupied, he lived in the smaller "Anderson Cottage."[33]

Henry Morrison Flagler, Florida's east coast developer, started his resort empire in St. Augustine in close association with Dr. Andrew Anderson, Jr. who became his closest personal friend.[34] They became acquainted in February, 1885, on Flagler's second trip to St. Augustine.

Dr. Anderson owned a considerable amount of property in the St. Augustine area, and as soon as he learned that Flagler was interested

(See Continuation Sheet)

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> in making some investments in the city, he went to see him. They talked at great length. The discussion continued for several days, and it can be safely asserted that Anderson's influence was largely responsible for the first of Flagler's investments in St. Augustine. . . . The actual plans and details, which were finished early one morning after an all-night session, were all worked out in Dr. Anderson's parlor [probably in the Anderson Cottage]. Hastings, [Thomas Hastings of future firm of Carrere and Hastings] who had sketched off a rough drawing of the building [Hotel Ponce de Leon] returned to New York . . .[35]

Flagler also left for New York, leaving Anderson in charge of preliminary work on the hotel such as purchasing land, organizing landfill operations and securing a government permit to quarry coquina. "Flagler gave Anderson free access to his purse strings."[36] Their friendship and mutual cooperation became closer through the years.

Real estate dealings, the orange groves, and the medical practice gave Anderson a sizable and increasing income. He married Mary Elizabeth Smethhurst on January 29, 1895 in St. Augustine. The couple set up permanent housekeeping (for the winter season at least) at Markland.[37] Entertainment at the Anderson home soon became an important part of St. Augustine social life. Most frequent were weekly private dinner parties and an occasional fund-raising party for Alicia Hospital where Dr. Anderson was President of the Board.[38]

The December 1899 Tatler ran the following:

> Dr. and Mrs. Andrew Anderson are now residing in the 'Anderson Cottage' on Sevilla Street with their two children [Clarissa C. and Andrew III] making it their home while the Anderson mansion on King Street is enlarged and remodeled. This work will not be completed before next autumn, when it will be one of the most elegant homes in the South.[39]

The Andersons occupied their "new" home in January of 1901 some twenty months after work was begun.[40]

Dr. Anderson, Jr. was a prominent man in St. Augustine. Along with the positions of leadership already mentioned, he was also the President of the Board of Trustees of the Flagler Memorial Church.[41] At his death on December 1, 1924, he was worth an estimated $2,559,000 not including his personal estate.[42] One of his pet projects was the improvement of the waterfront. The statue of Ponce de Leon,

(See Continuation Sheet)

the War Memorial flagstaff and pedestal, and the lions at the foot of the Bridge of the Lions were all gifts of Dr. Anderson to the people of St. Augustine and St. Johns County. He also set up an investment fund to generate money to maintain the grounds around the monuments.[43] Another gift given to the people of Florida was the Anderson Memorial organ, placed in the University of Florida's auditorium in 1925.[44]

After the death of Dr. Anderson, his daughter Clarissa bought the house from the estate for $75,000 in October of 1925.[45] She later married John M. Dimick and they sold the house to Herbert E. Wolfe and his wife, Virge in 1939.[46] H.E. Wolfe was a local contractor and rancher. The Wolfes lived in the house until it was acquired by Flagler College, Inc. in 1968.[47] The building served as the President's Mansion until 1975. President F. Roy Carlson and his brother, Executive Vice President and Comptroller Edward W. Carlson, and their families used the house until maintenance became prohibitive. The large parlors, library and kitchen were used for college functions. Presently the building is used for various faculty offices and Education Department classrooms.

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[1] Andrew Anderson, Andrew Anderson Papers, St. Augustine Historical Society Library, St. Augustine, Florida.

[2] Sidney Walter Martin, "Flagler's Associates in East Florida Developments," Florida Historical Quarterly, XXVI (January, 1948).

[3] Elias Nason, MA, Chaplin's Handbook of St. Augustine (St. Augustine: Chaplin and Co., 1884), p. 18.

[4] St. Johns County, Florida, Court Records, Testimony of Andrew Anderson (1839-1924) from Henry P. Northropetall versus Andrew Anderson (papers from 1883-1913), Circuit and Supreme Court File, Drawer M-3.

[5] Andrew Anderson, Speech for the Dedication of the Anderson-Gibbs Building, Historical Society of St. Augustine file, 1974.

[6] Florida Herald, VIII, 2 (December 2, 1829).

[7] Florida Herald, VIII, 4 (December 16, 1829).

[8] Andrew Anderson, Speech, 1974.

[9] St. Johns County, Florida, Deed Records, Book I-J, p. 369, located in St. Johns County Courthouse, St. Augustine, Florida.

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[10] Florida Herald, XI, 44 (December 26, 1833).

[11] Florida Herald, XI (January 31, 1833).

[12] Florida Herald, XI (November 14, 1833).

[13] Ibid.

[14] St. Augustine, Notices of Ship Sailings (arrivals-departures) papers, 1830s.

[15] Florida Herald, III, 45 (April 5, 1838).

[16] Andrew Anderson to Smith Anderson, November 25, 1937, Andrew Anderson Papers.

[17] Andrew Anderson, Speech, 1974.

[18] (St. Augustine) The News, I, 7 (December 15, 1838); I, 8 (December 22, 1838).

[19] Andrew Anderson, Speech, 1974.

[20] The News, I, 10 (January 5, 1839).

[21] Andrew Anderson to Smith Anderson, May 29, 1839; Account Book of Clarissa C. Anderson, 1840-1841, p. 23, Andrew Anderson Papers.

[22] Anderson Papers.

[23] The News, II, 2 (November 8, 1839).

[24] Anderson Papers.

[25] Account Book, pp. 27-28.

[26] Anderson Papers.

[27] Account Book; C.C. Anderson to Caroline Fairbanks, January 29, 1842.

[28] Andrew Anderson, St. Augustine Historical Society Card File, St. Augustine Record (October 14, 1937)

[29] Rufus K. Sewall, "Boarding Establishments," Sketches of St. Augustine, 1848.

(See Continuation Sheet)

[30]Andrew Anderson, Speech, 1974.

[31]Ibid.

[32]Testimony of Andrew Anderson from St. Johns County Court Records, Exhibit B, September 23, 1893.

[33]Ibid.

[34]Martin, "Flagler's Associates . . .," p. 259.

[35]Sidney Walter Martin, Florida's Flagler (Athens, Georgia: University of Georgia Press, 1949), p. 107.

[36]Ibid., p. 10.

[37]The Tatler, "A Notable Wedding," IV, 4 (February 2, 1895).

[38]The Tatler, Articles on Alicia Hospital, VI, 9 (March 13, 1897), p. 15.

[39]The Tatler, IX, I (December 23, 1899), p. 7.

[40]The Tatler, X, 3 (January 26, 1901), p. 11.

[41]The Tatler, XI, 2 (January 18, 1903), p. 3.

[42]St. Johns County, Florida, Probate Records, Case 0065 (Last Will and Testament, Andrew Anderson), located in the St. Johns County Courthouse, St. Augustine, Florida.

[43]Andrew Anderson, St. Augustine Historical Society Card File, St. Augustine Record (October 14, 1937).

[44]University Record, XX (May, 1925), p. 30, University of Florida, Box 56,1 Folders 7,8,9; Box 57, Folders 10,11; Box 58, Folder 248.

[45]St. Johns County, Florida, Deed Records, Book 65, p. 289, located in St. Johns County Courthouse, St. Augustine, Florida.

[46]St. Johns County, Florida, Deed Records, Book 121, p. 498.

[47]St. Johns County, Florida, Deed Records, Book 122, pp. 135-136.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469380	3306660
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

All that part and parcel contained in Subdivision City of St. Augustine, Block 45B, Lot 1, except for the Northern 104 feet of the Eastern 181.6 feet and the Southern 35 feet of the Northern 139 feet of the Eastern 150 feet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Elizabeth B. Monroe, Historic Sites Specialist

ORGANIZATION
Florida Division of Archives, History and Records Management

DATE
October 5, 1978

STREET & NUMBER
Department of State, The Capitol

TELEPHONE
(904) 487-2333

CITY OR TOWN
Tallahassee,

STATE
Florida 32304

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

10/30/78

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

GPO 892-453

12

Account Book. C. C. Anderson to Caroline Fairbanks. January 29, 1842.

Anderson, Andrew. Speech for the Dedication of the Anderson-Gibbs Building. Located in the Historical Society of St. Augustine File, 1974.

_____. St. Augustine Historical Society Card File. St. Augustine Record. October 14, 1937.

_____. Testimony from St. Johns County Court Records. Exhibit B. September 23, 1893.

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Martin, Sidney Walter. "Flagler's Associates in East Florida Developments." Florida Historical Quarterly, XXVI (January, 1948).

_____. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

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_____. Deed Records, Books 65, 121, 122. Located in the St. Johns County Courthouse, St. Augustine, Florida.

_____. Probate Records, Case 00065. Located in the St. Johns County Courthouse, St. Augustine, Florida.

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Sewall, Rufus K. "Boarding Establishments." Sketches of St. Augustine. 1848.

The Tatler. January 16, 1892; February 2, 1895; March 13, 1897; December 23, 1899; January 26, 1901; January 18, 1903.

University Record, XX, May, 1925. Archives. University of Florida. Box 56, Folders 7, 8, 9; Box 57, Folders 10, 11; Box 58, Folder 248.

Various photographs of area in front of house dating from the turn-of-the-century.

View of the City of St. Augustine, Florida. Brockton, Massachusetts: Norris, Wessage and Swift, 1885.

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered DEC 8 1978

Name	**Location**
Markland	St. Augustine St. Johns County

Also Notified

Honorable Lawton Chiles, Jr.
Honorable Richard (Dick) Stone
Honorable William V. Chappell, Jr.

NOTIFICATION

61

United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE

WASHINGTON, D.C. 20240

IN REPLY REFER TO:

RECEIVED
JAN 3 1979
HISTORIC PRESERVATION
SECTION

The Director of the Heritage Conservation and Recreation Service

Chris Therral Delaporte

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

60

January 22, 1979

Flagler College, Inc.
Post Office Box 1027
St. Augustine, Florida 32084
ATTN: Dr. W. L. Proctor, President

Ref: Markland, 102 King Street

Dear Dr. Proctor:

It is a pleasure to advise you that the referenced property has been officially listed on the National Register of Historic Places. A certificate of formal notification of the recognition given to this site is now being prepared. If at all possible, Secretary of State, George Firestone, will be in contact with you concerning a mutually acceptable time and place for presentation of the certificate.

With every good wish and warm regard.

Sincerely,

L. Ross Morrell
Deputy State Historic
Preservation Officer

LRM:Sdc

cc: Historic St. Augustine Preservation Board
Tom Graham
St. Augustine Planning Department
St. Johns County Planning Department

58

FROM THE OFFICE OF THE SECRETARY OF STATE

Contact: Ron Levitt, Assistant Secretary of State
904/488-8472

FOR IMMEDIATE RELEASE

TALLAHASSEE--Secretary of State George Firestone announced today that the Andrew Anderson House (Markland) in St. Augustine will be placed on the National Register of Historic Places.

Markland, built in 1839, was the residence of Dr. Andrew Anderson, whose son was to become Henry M. Flagler's closest personal friend. It was Andrew Anderson, Jr. who persuaded Flagler to build the famous Hotel Ponce de Leon which is adjacent to Markland.

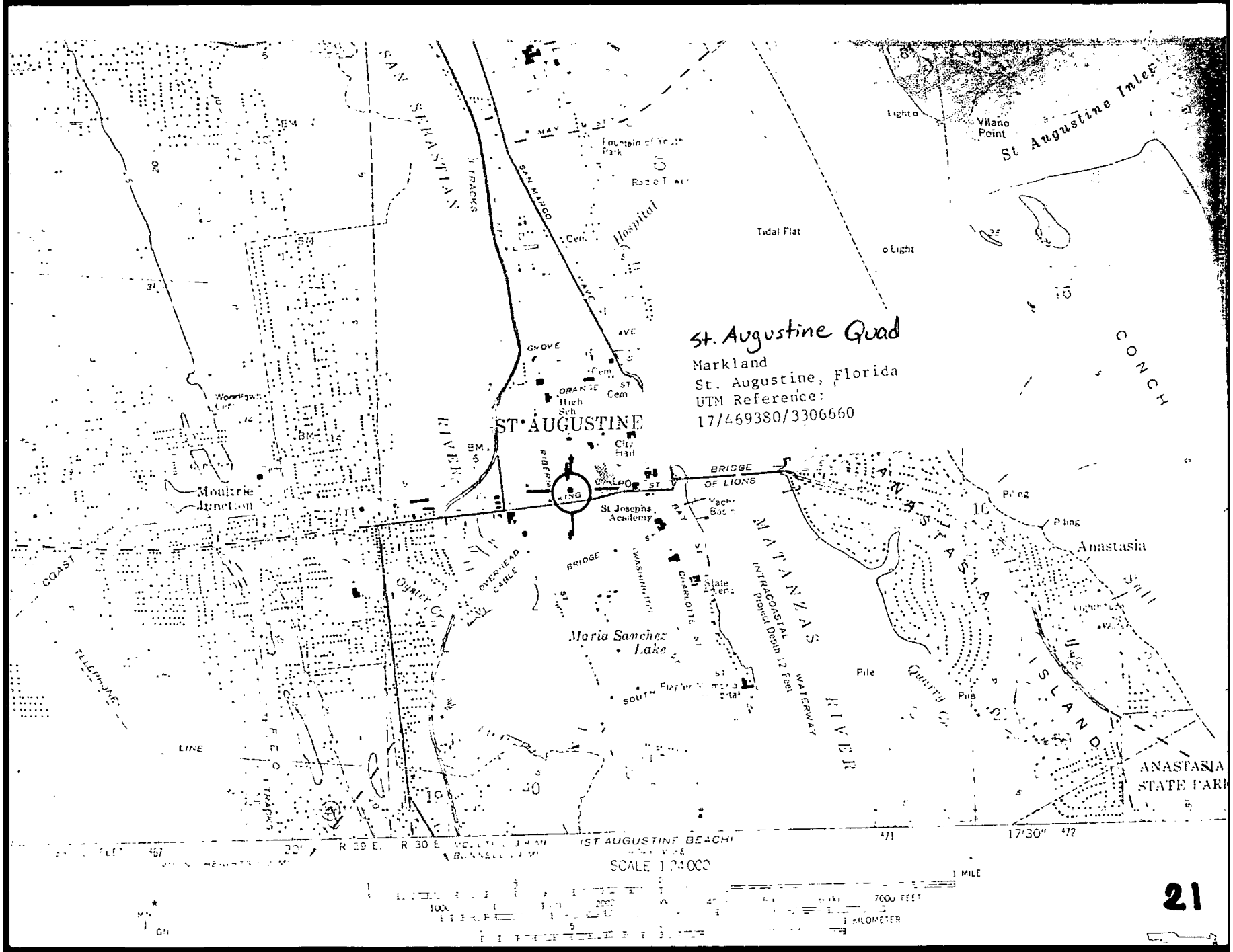
Built in Florida's territorial days, Markland is located on four acres of land just outside the old Spanish city, and is bordered on the west by the San Sebastian River. The house occupies a highly visible position on St. Augustine's historic plaza.

Physically, Markland is a beautiful home suggestive of simple, elegant Greek architecture. The gabled roof extends over the large verandas and is supported by white Corinthian columns, adding a stately beauty and grandeur to the structure. Inside the house are original oil paintings of Henry Flagler and Dr. Anderson, Jr. painted by Miss Campbell, whose work is held in high regard.

Markland is constructed of coquina block, a common building material found in northeast Florida. The home was named after the senior Dr. Anderson's brother-in-law, Mark Cochran.

Today the house is owned by Flagler College and is used for various faculty offices and Education Department classrooms.

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St. Augustine Quad
Markland
St. Augustine, Florida
UTM Reference:
17/469380/3306660
ST. AUGUSTINE
SAN SEBASTIAN RIVER
MATANZAS RIVER
Hospital
City Hall
St Josephs Academy
BRIDGE OF LIONS
Moultrie Junction
Maria Sanchez Lake
Vilano Point
St Augustine Inlet
Tidal Flat
Anastasia
ANASTASIA ISLAND
ANASTASIA STATE PARK
INTRACOASTAL WATERWAY
Project Depth 12 Feet
OVERHEAD CABLE
Quarry Cr
Pile
Piling
R 29 E.
R 30 E.
ST AUGUSTINE BEACH
SCALE 1:24000
1 MILE
1 KILOMETER
21

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. 83A 8SJ [redacted] 1009==

Site Name: Markland-Billiard House 830== Survey Date: 7807 820==

Address: Behind 102 King Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 45B (block) Lot 2 (except North 10 of (lot) 868==

West 142) 868==

Owner of Site: Name: Flagler College, Att: Director Business Affairs;

Address: P.O. Box 1027

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: RSE

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

UTM: 17 (zone) 469375 (easting) 3306750 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN1956 (PR 1970) 809==

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Entertainment 838== Present Use: Entertainment 850==

Date: +1904 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingle, butt end, BEC, ceiling boards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Brick piers 942==

Roof Type: Bell cast 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Metal 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Palm log columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Set back on lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Education

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular educational building behind 102 King Street was constructed between 1899 and 1904. The unique sloping bell-cast roof is unique to houses in this city. Palm tree columns line the one-story screened porch on the front. The interior of this house set on the rear of a lot is decorated with Colonial Revival paneling and dentil mouldings.

The buildings on the former grounds of the Anderson Estate span more than a century in their construction date and have seen residential, commercial, religious and educational usages. The area includes the Ponce de Leon Hotel and Markland, which are listed on the National Register of Historic Places. The area is bordered on the east by the St. Augustine National Landmark Historic District. Distinctive building materials used in the area include coquina, poured concrete, brick and wood. There are several buildings that use palm tree posts as a native decorative element. While it is earlier buildings that give the area its distinction, the most frequent style found here is Mediterranean Revival. There are a number of residences in this style along Sevilla, Valencia and Markland Place. The area is threatened generally by traffic and parking problems and by expansion pressures from the college and neighboring churches.

HISTORY

This section west of the massive colonial Rosario redoubt and the Rosario defense line, today Cordova Street, to current-day Riberia Street evolved out of two late 18th century Spanish land grants, including one belonging to Francisco Rovira, a leading colonial land developer and civic leader. King Street was cut through the property line of the southernmost grant in the 1820's in order to establish a public road from the city to the newly-constructed San Sebastian bridge.(1) Dr. Andrew Anderson, a prominent Territorial period physician, purchased the two tracts in the 1830's and built his stately "Markland" here in 1839. The rest of the estate was converted into orange groves which became a leading tourist attraction in the city before the Civil War.(2) The second Dr. Anderson sold the eastern portion of the estate in the mid-1880's to Henry Flagler for the site of the Ponce de Leon Hotel and sold the remainder of the estate, with the exception of "Markland", to the Catholic Bishop of Charleston, South Carol-

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835"; St. Johns County Courthouse, Deed Records, Book H, p. 84.

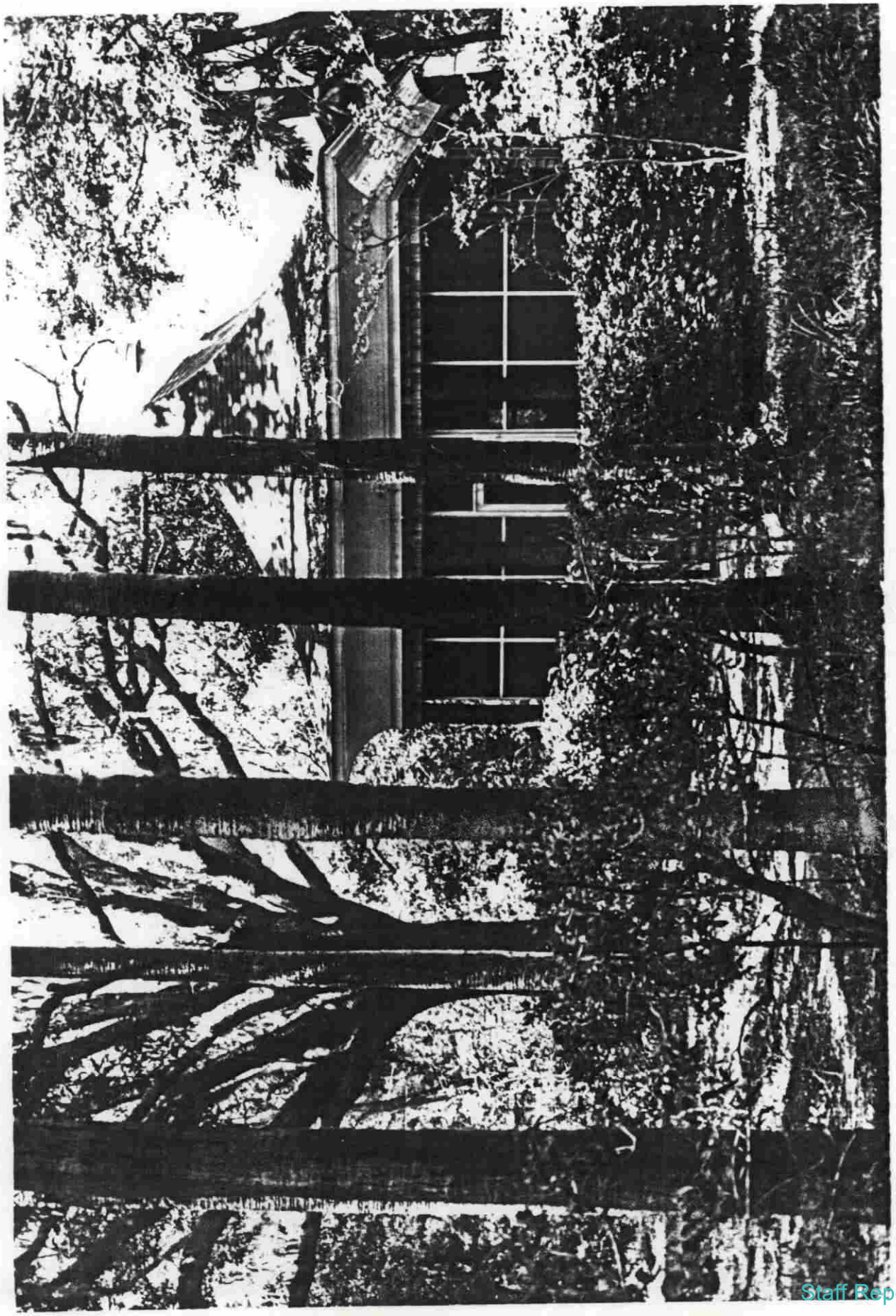
2. Deed Records, Book I-J, pp. 344, 349, 369.

3. Ibid., Book EE, p. 136; Book FF, p. 29; Book WW, p. 185; Book XX, p. 598; Book 8, p. 587; H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

Staff Report pg. 36

ina, Rev. Harry P. Northrop, who subdivided the property and commenced selling lots in 1897. Most residential housing around the Anderson homestead thus dates from the early 20th century. In recognition of the Spanish heritage of the old city, Flagler named most of the streets in this section after cities in Spain.(3)

This building at 102 King Street is located behind Markland, the former Anderson mansion, and was used for entertainment purposes. The "Billiard House" is now owned and used by Flagler College.



88-36

Anderson House St. Augustine ("Markland")
Photo take Spring 1976 - from SE
"Billiard Room" July 1924 Sanborn Map Co. N.Y.

Neg #88-36 Brian Paul Bowman 1976

88-36

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☐ Original
☒ Update



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

Site#8 SJ00083A
Field Date 10-15-2020
Form Date 12-29-2020
Recorder # SEM

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

Site Name(s) (address if none) Markland Billiard House — 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:	102		King	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 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2016100000 — Landgrant _____
Subdivision Name Model Land Company — 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: 1904 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Entertainment — From (year): 1904 — To (year): _____
Current Use: Educational-related — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: door
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: Demolition Review

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 1
Exterior Fabric(s): 1. Shingles-wood 2. _____ 3. _____
Roof Type(s): 1. Other 2. _____ 3. curved hip
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
wood single 1/1 sash, functional wood shutters, wood surrounds, single pane fixed transom

Distinguishing Architectural Features (exterior or interior ornaments)
curved hip Japanese style roof clad in rounded asphalt shingles w a wide convex enclosed return, palm tree porch supports, brick piers w lattice infil

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
sits on gravel & paved parking area, deep setback, wood privacy fence to rear, mature oak tree to front

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

HISTORICAL STRUCTURE FORM

Site #8 SJ00083A

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)

centrally located, wood panel door a wood surround & fixed single pane transom above

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

open, entry, under main roof, palm tree trunk supports, simple wood railing, accessed via wood steps to front w no handrails

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

This 1904 Frame Vernacular building is 1 story with Wood shingles exterior and Other 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)

This building is a good example of its style and meets criteria for listing within a district; more information needed to determine if the building meets individual criteria.

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. Community planning & developm 4. _____ 6. _____

DOCUMENTATION

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

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

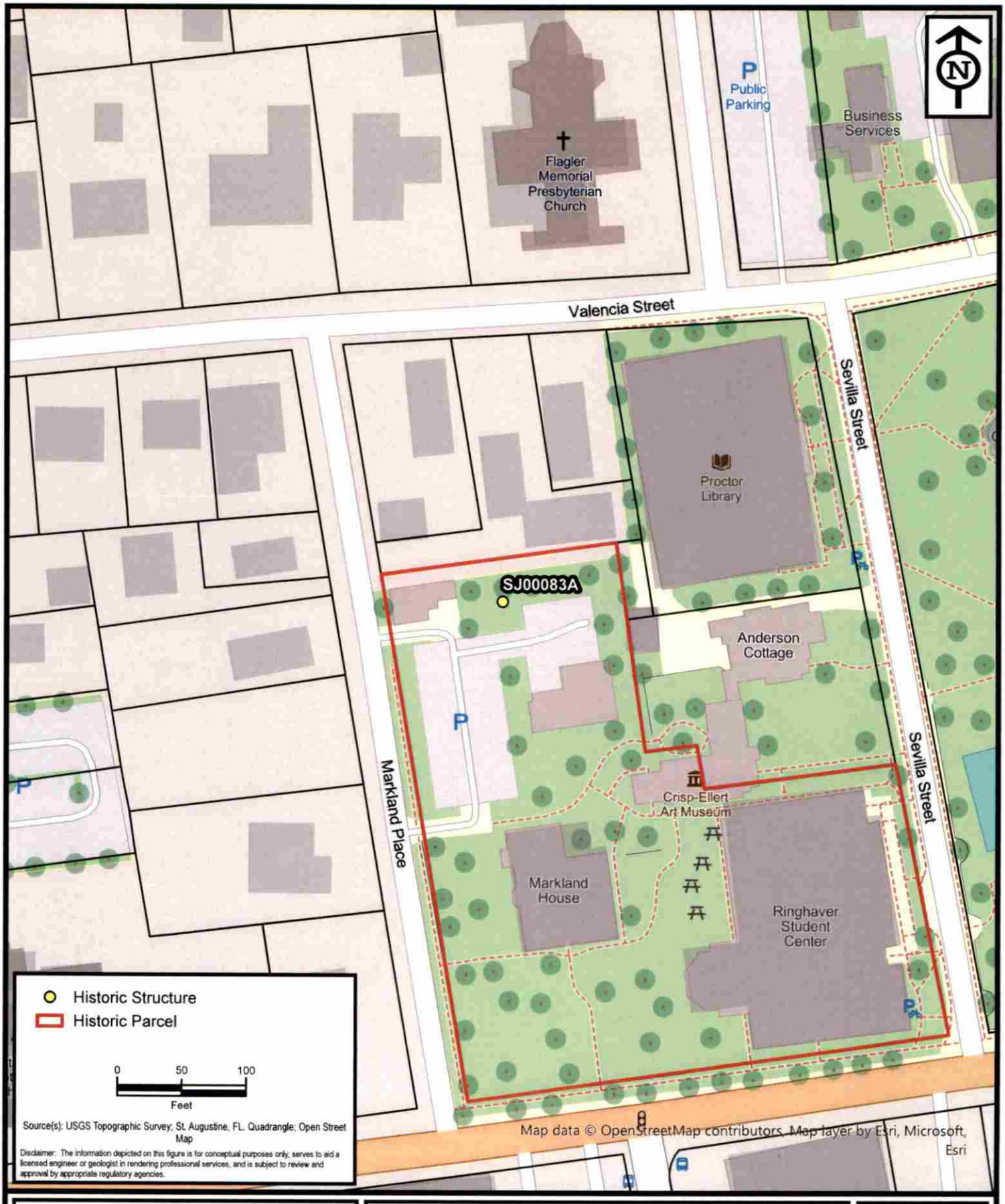
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

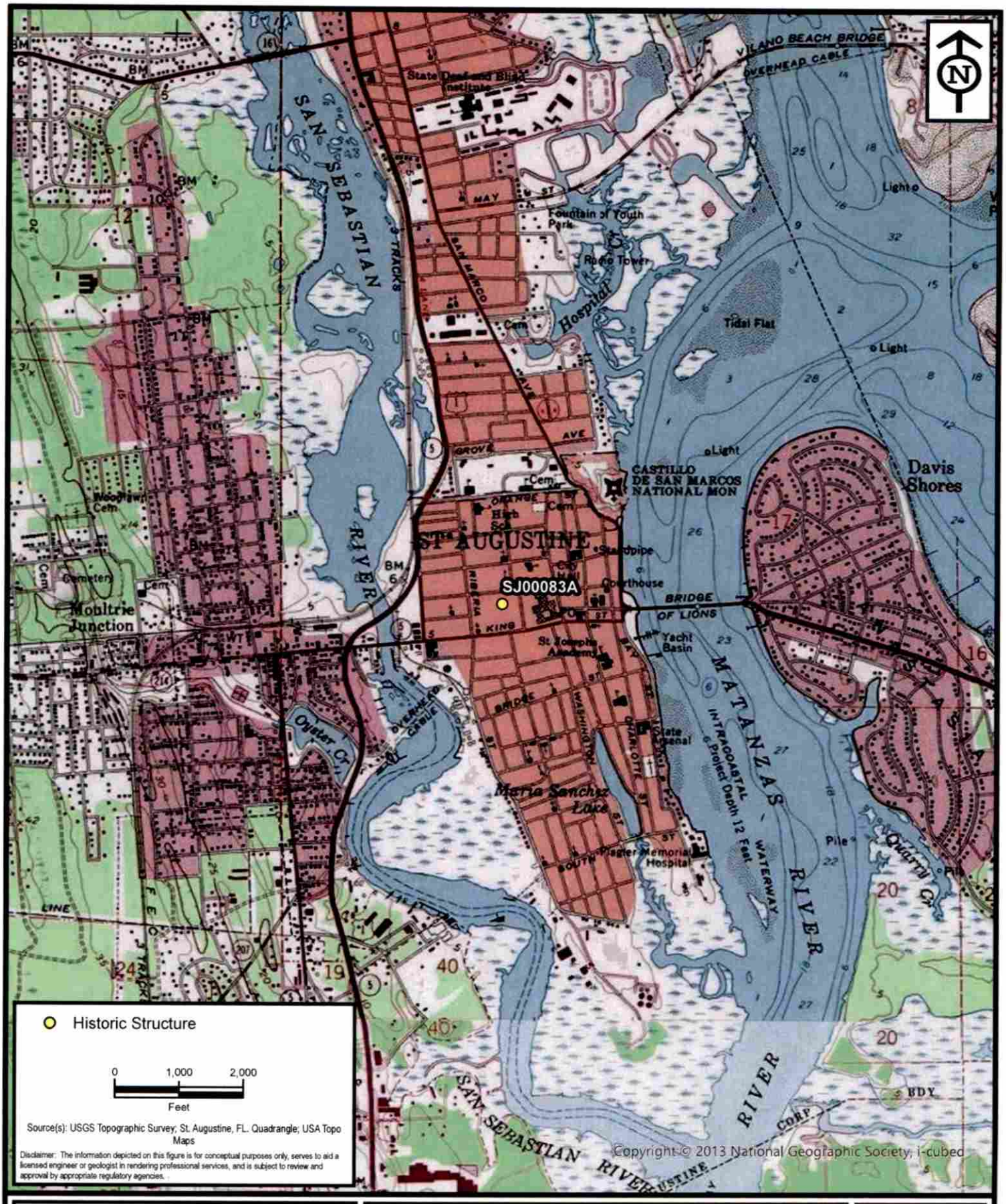
Parcel Location - SJ00083A

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00083A

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

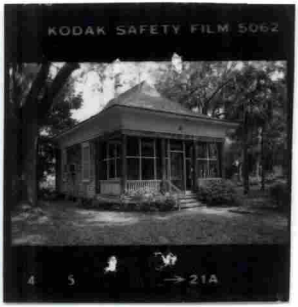
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Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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→20A
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FILM 5062
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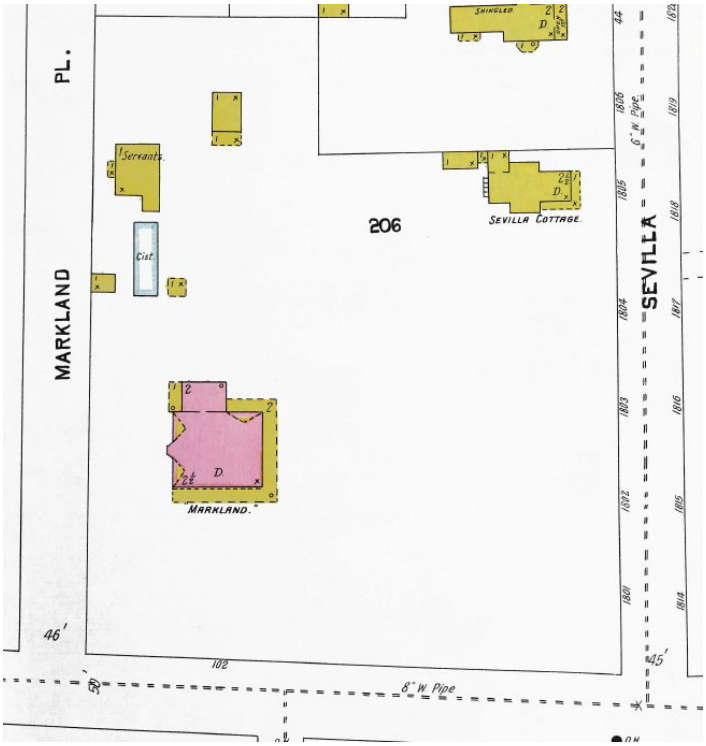

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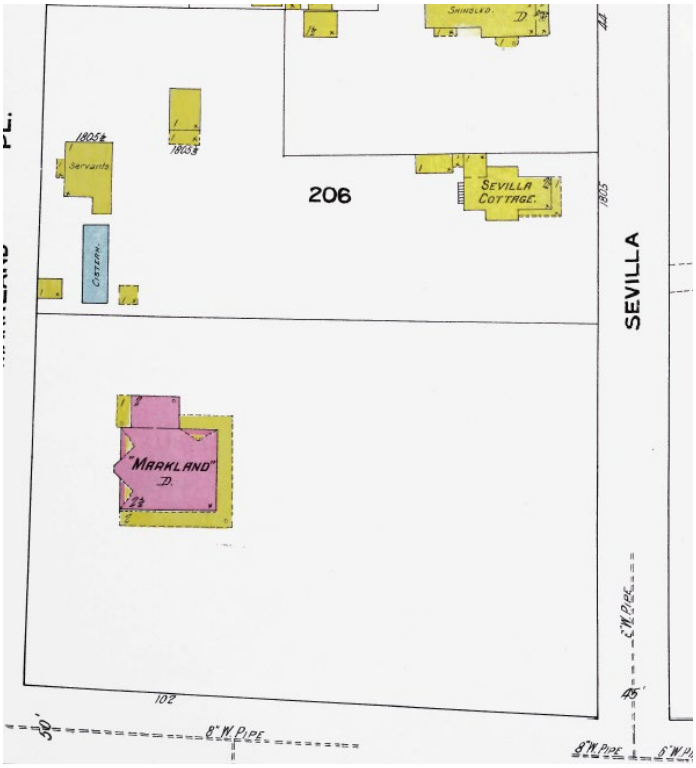



Florida Public
Archaeology Network
Northeast Regional Center
125 Markland Place
FLAGLER COLLEGE

SANBORN MAPS
102 King Street

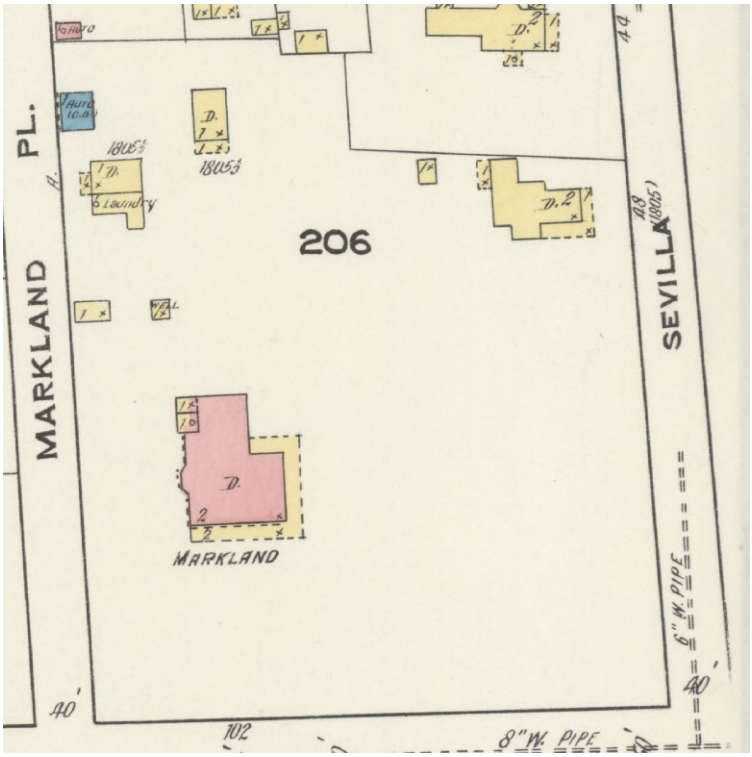


1904

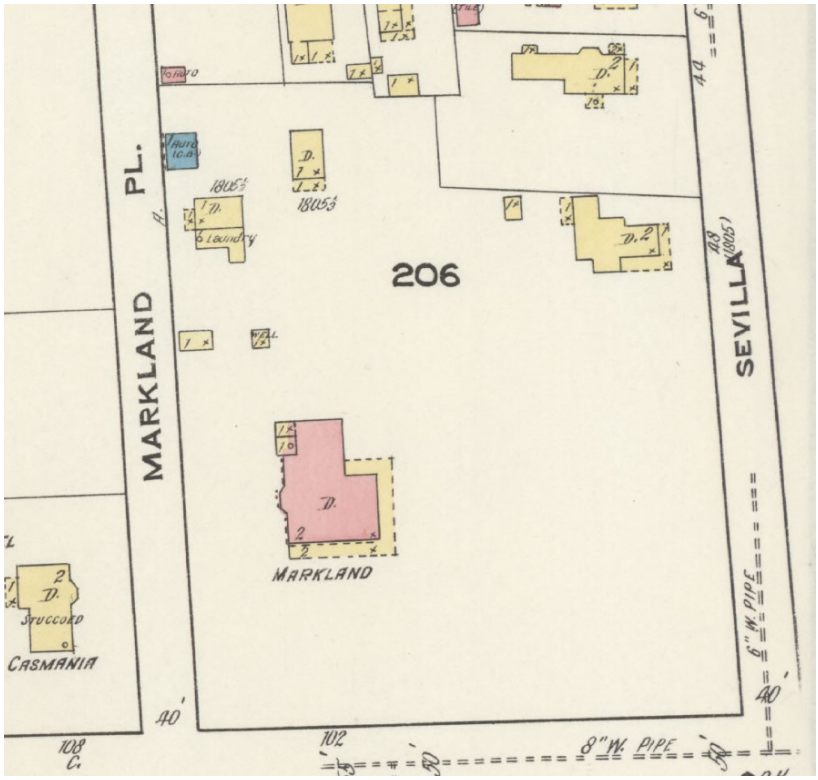


1910

SANBORN MAPS
102 King Street

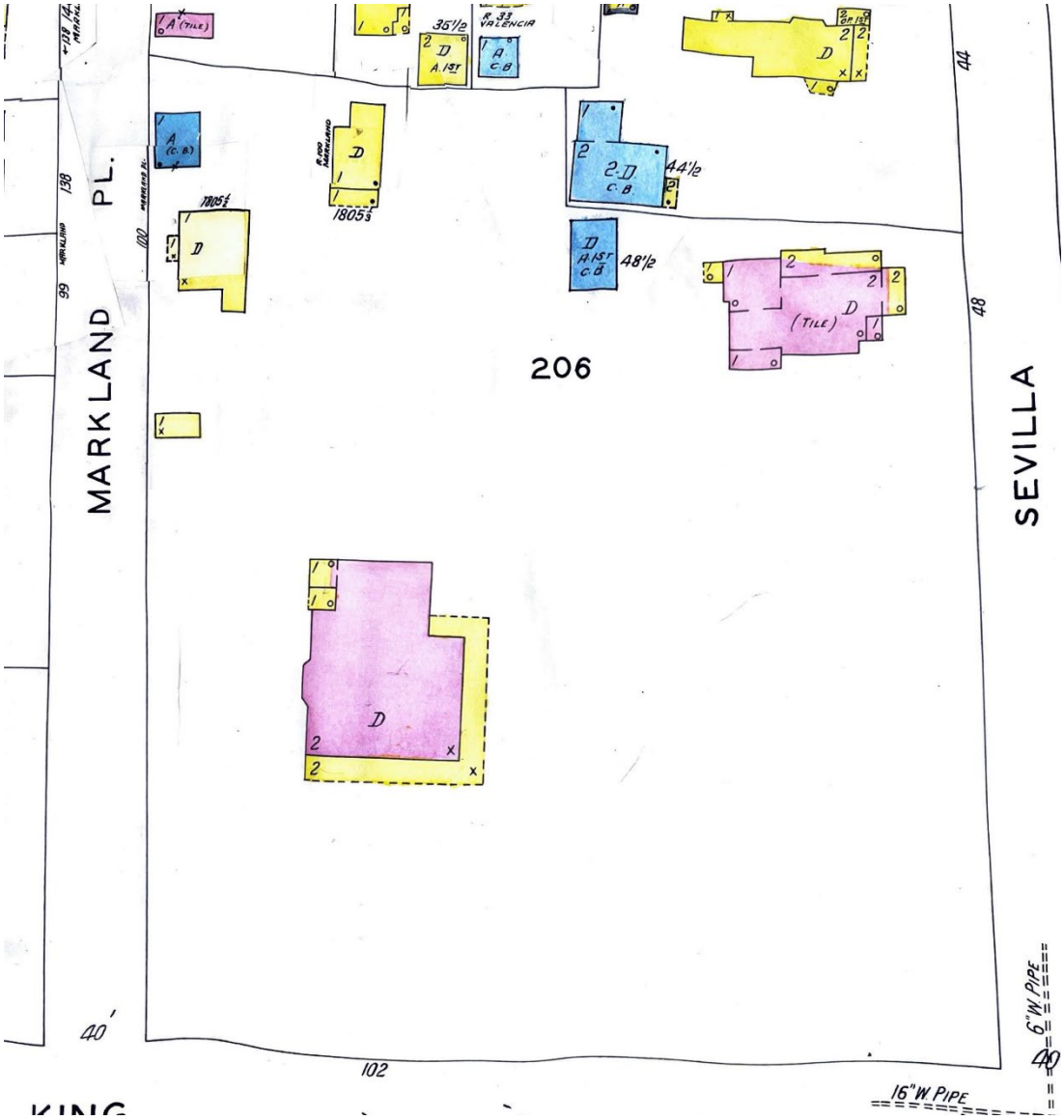


1917



1924

SANBORN MAPS
102 King Street



1930 updated to 1965

Received 09/19/2023
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. **HP2023-0073**

Receipt No. **2722734**

Meeting Date: **October 19, 2023**

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

1. NAME OF APPLICANT Michael C. Blake, AIA
   Business (if applicable) Lane Architecture, PA
   Address 904 Margaret Street
   City Jacksonville State FL Zip Code 32204
   Daytime telephone 904.355.9020 E-mail Address michael@lanearch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) Flagler College
   Address 74 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904.819.6205 E-mail address LStevenson@flagler.edu
3. PROJECT STREET ADDRESS 102 King Street
4. LEGAL DESCRIPTION: Lot 1&2 Block 45-B Subdivision _____ Parcel 2016100000
5. EXISTING USE Public College PROPOSED USE Public College
6. PROPOSED PROJECT WORK

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

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

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

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

- [x] New building Remove and replace chiller plant 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
- [x] New parking/walkways/other site features New parking, paving, and historic walk
- [x] Exterior utility service/mechanical equipment New utility transformer

D. PAINT COLORS (check one)

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

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

Several Flagler College campus buildings are supported by an existing chiller plant structure that needs to be upgraded. The existing fenced enclosure will be removed and replaced with a new building and upgraded equipment in the same location. The equipment will require a new utility transformer. New paving and site work is required. Some palm trees line an historic path from Markland to the building at the North. The missing historic path will be restored. We request that we we remove the remaining aged, poor health palm trees and replace all of the historic palm tree locations with new matching trees.

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 Michael C. Blake

SIGNATURE OF APPLICANT Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 08:56:12 -04'00' DATE 09 18 2023

PRINT OWNER'S NAME Laura Stevenson Dumas

SIGNATURE OF OWNER Laura Stevenson Dumas Digitally signed by Laura Stevenson Dumas Date: 2023.09.18 16:56:36 -04'00' DATE 09 18 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.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Michael C. Blake is/are hereby authorized TO ACT ON BEHALF OF Flagler College, 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 H.A.R.B. Board, for an application related to the structure located at: 102 King Street

BY: _____
Signature of Owner

Laura Stevenson Dumas
Print Name of Owner

904-819-6205
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of September, 2023

By Laura Stevenson Dumas

Identification verified:

Oath sworn: ✓ Yes____ No

Notary Signature: Michelle Harbidge Little

My Commission expires: 02/24/2024

Michelle Harbidge Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG961829
Expires 2/24/2024

Rev:120219 jw

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.

Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 09:59:02 -04'00'

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0073

102 King St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	Specifications/examples of the new proposed tile roof, such as a brochure or material sample should be provided.
EXTERIOR DOORS - Photographs of existing	Photographs of existing door(s) or location of proposed new door opening(s)	Need	Clearer photographs of all four elevations and the site should be provided. Staff will also take photographs to supplement the staff report.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	A scaled wall section is generally required for new door openings.
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Specifications that include material, color, design, and size should be provided for all proposed doors.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	A scaled wall section is generally required for new openings. While no windows are proposed, the louver openings should also be included.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Specifications that include material, color, design, and size should be provided for all proposed louvers.
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	Larger and more detailed photographs of the site should be provided. Staff will also take photographs to supplement the staff report.
FENCES/WALLS/GATES - Photographs of existing site area	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate	Need	Larger and more detailed photographs of the site should be provided. Staff will also take photographs to supplement the staff report.
FENCES/WALLS/GATES - Scaled site plan showing the property line	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)	Need	A scaled site plan showing the existing and proposed building footprints in relation to adjacent structures and property lines should be provided. Distance measurements should be included.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Proposed paving materials and landscape plans should be clarified.

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	Larger and more detailed photographs of the site should be provided. Staff will also take photographs to supplement the staff report.
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	Landscape plan provided does not appear to be fully scaled or specify all proposed plant materials.

Other Details Necessary for Review

Larger plans and photographs that are clearly legible when printed should be provided. Additional required information is detailed above.

Received 09/19/2023
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: 74 King Street

Applicant's Name: Michael C. Blake Applicant's Signature: Michael Blake Digitally signed by Michael Blake Date: 2023.09.18 08:59:20 -04'00'

Owner's Name: Laura Stevenson Dumas Owner's Signature: Laura Stevenson Dumas Digitally signed by Laura Stevenson Dumas Date: 2023.09.18 16:57:05 -04'00'

Received 09/19/2023
Planning and Building Department

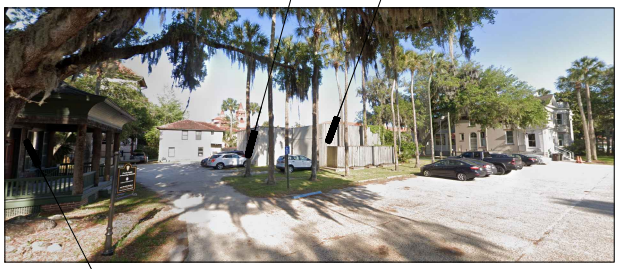
SUMMARY (REMOVE AND REPLACE SOME SITE WALL AND PALM TREES)

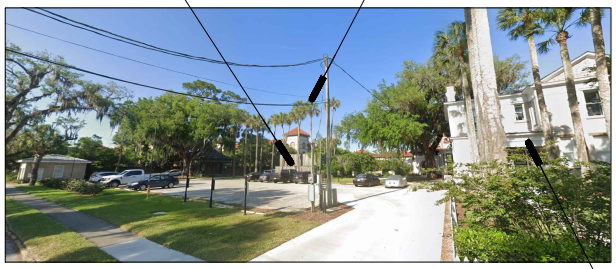
THE FLAGLER COLLEGE - PONCE HALL WEST WING RENOVATIONS REQUIRES AN UPGRADE OF THE CHILLER PLANT. THE REQUEST IS TO REMOVE AND REPLACE THE EXISTING CHILLER PLANT. NEW SITE PAVING IN THIS AREA WILL BE INCLUDED. AN HISTORIC PATH BETWEEN MARKLAND HOUSE AND THE BUILDING TO THE NORTH WILL BE RESTORED. THE PALM TREES ALONG THIS PATH ARE TO BE REMOVED AND REPLACED.

CHILLER PLANT

PALM LINED PATH TO BE RESTORED, PALM TREES REMOVED & REPLACED

CHILLER PLANT TO BE REMOVED AND REPLACED WITH UPGRADED EQUIPMENT





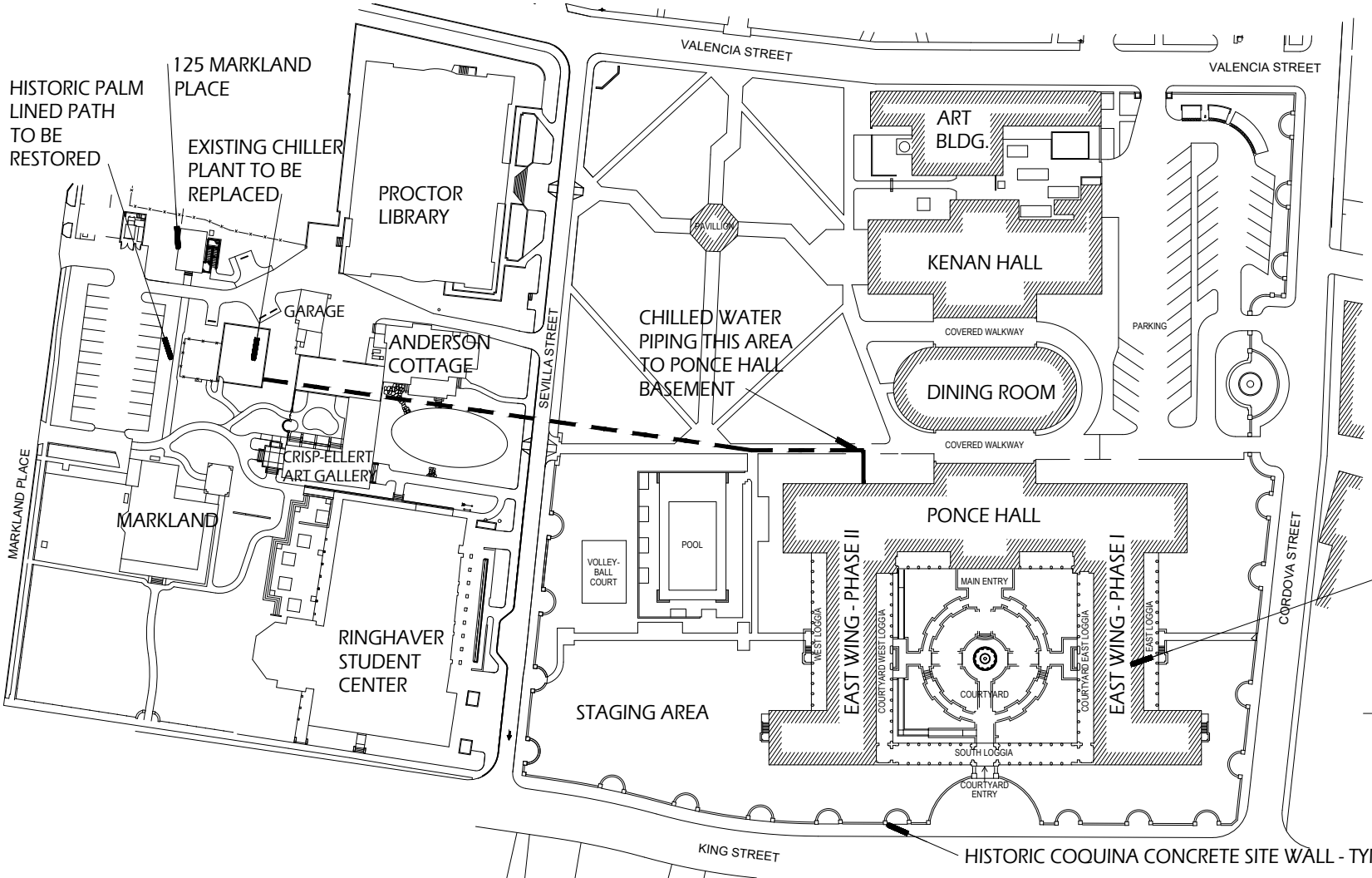
125 MARKLAND PLACE

MARKLAND HOUSE

for
FLAGLER COLLEGE
St. Augustine, Florida

ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715



SITE MAP
N.T.S.

1 OF 11

Application pg 8
9.19.2023

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Planning and Building Department

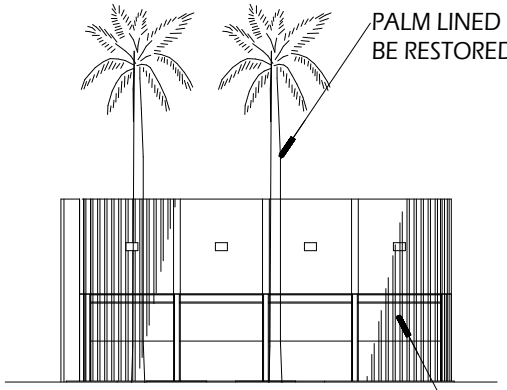
SUMMARY (REMOVE AND REPLACE SOME SITE WALL AND PALM TREES)

THE FLAGLER COLLEGE - PONCE HALL WEST WING RENOVATIONS REQUIRES AN UPGRADE OF THE CHILLER PLANT. THE REQUEST IS TO REMOVE AND REPLACE THE EXISTING CHILLER PLANT. NEW SITE PAVING IN THIS AREA WILL BE INCLUDED. AN HISTORIC PATH BETWEEN MARKLAND HOUSE AND THE BUILDING TO THE NORTH WILL BE RESTORED. THE PALM TREES ALONG THIS PATH ARE TO BE REMOVED AND REPLACED.

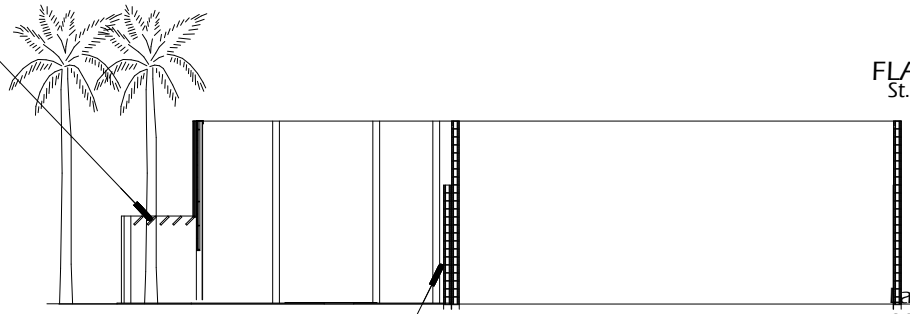
CHILLER PLANT

for
FLAGLER COLLEGE
St. Augustine, Florida

ARCHITECTURE
& INTERIOR DESIGN
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715

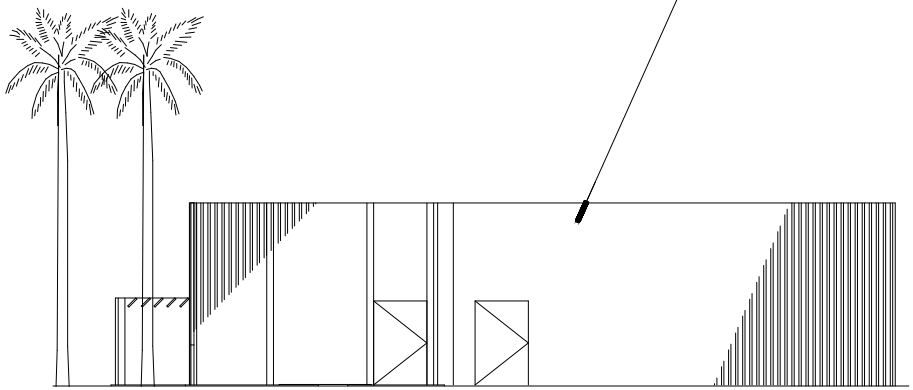


WEST ELEVATION

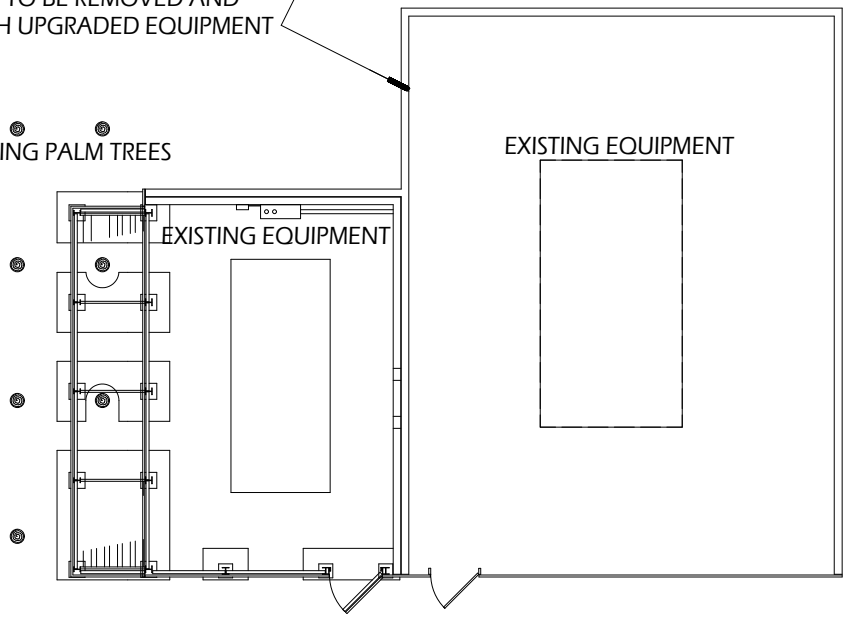


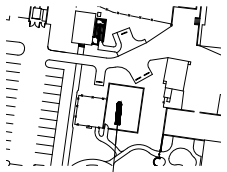
SECTION

CHILLER PLANT TO BE REMOVED AND
REPLACED WITH UPGRADED EQUIPMENT



SOUTH ELEVATION





AREA OF WORK

KEY PLAN
NOT TO SCALE

EXISTING
PLAN
1/16"=1'-0"

2 OF 11
9.19.2023

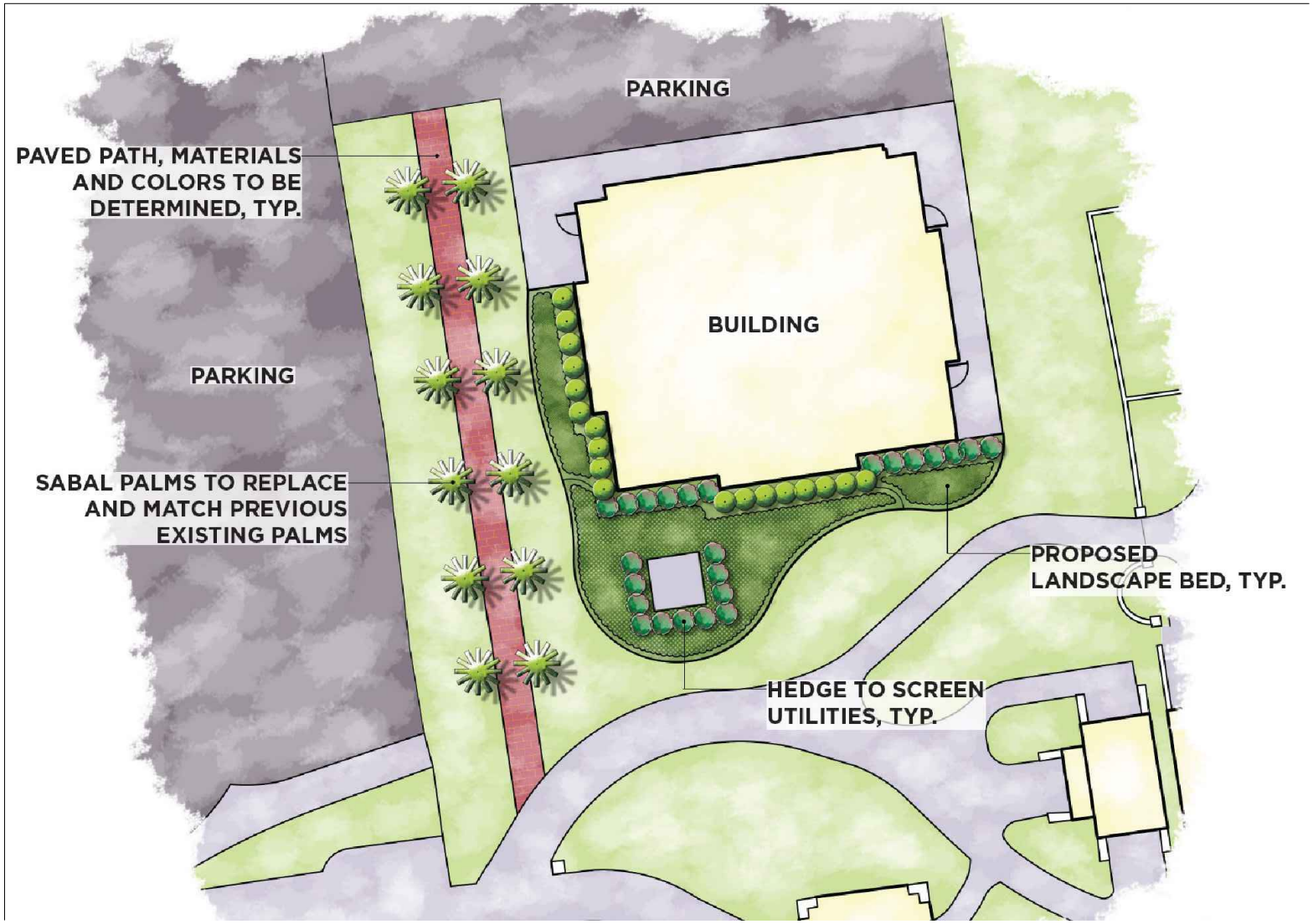
Application pg 9

Received 09/19/2023
Planning and Building Department

SUMMARY (REMOVE AND REPLACE SOME SITE WALL AND PALM TREES)

THE FLAGLER COLLEGE - PONCE HALL WEST WING RENOVATIONS REQUIRES AN UPGRADE OF THE CHILLER PLANT. THE REQUEST IS TO REMOVE AND REPLACE THE EXISTING CHILLER PLANT. NEW SITE PAVING IN THIS AREA WILL BE INCLUDED. AN HISTORIC PATH BETWEEN MARKLAND HOUSE AND THE BUILDING TO THE NORTH WILL BE RESTORED. THE PALM TREES ALONG THIS PATH ARE TO BE REMOVED AND REPLACED.

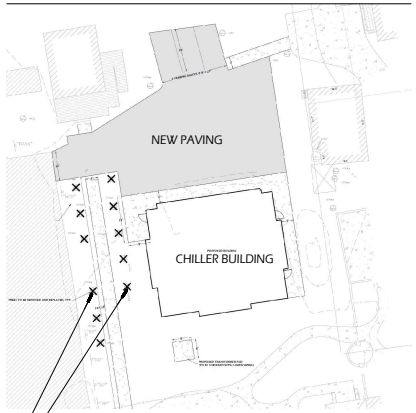
CHILLER PLANT



for
FLAGLER COLLEGE
St. Augustine, Florida

ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715



KEY PLAN
NOT TO SCALE

PALM TREES ALONG THIS PATH ARE TO BE REMOVED AND REPLACED. MISSING PALMS TO BE REPLACED.

LANDSCAPE PLAN

1"=40'-0"

3 OF 11

Application 10
9.19.2023

Received 10/09/2023
Planning and Building Department

CONCEPTUAL LANDSCAPE

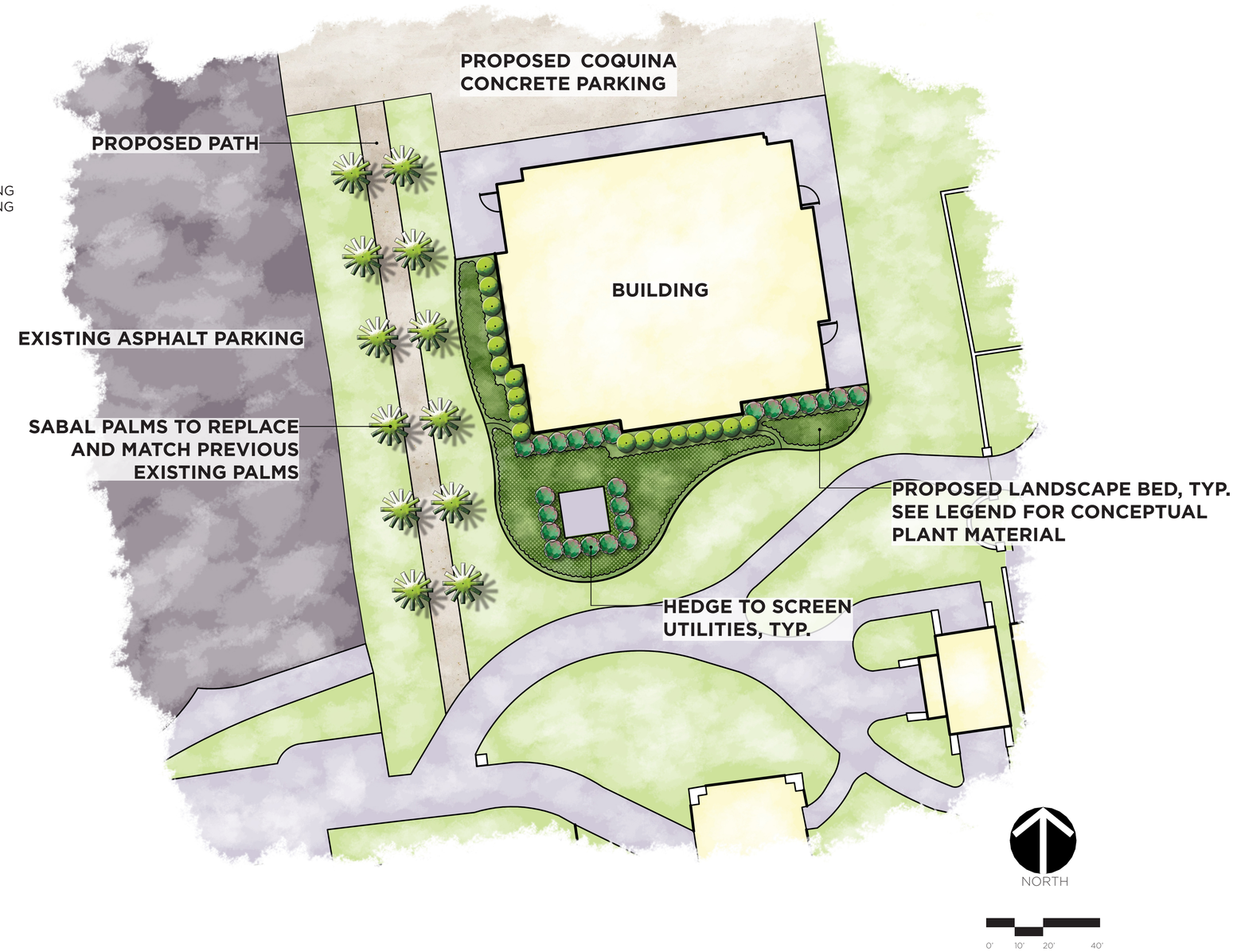
CONCEPTUAL PLANT PALETTE

HEDGE:

PODOCARPUS MACROPHYLLUS - PODOCARPUS HEDGE - 5'-6' HT., 4' O.C. SPACING
VIBURNUM OBOVATUM - SMALL-LEAF VIBURNUM - 10'-15' HT., 6' O.C. SPACING
VIBURNUM ODORATISSIMUM - SWEET VIBURNUM - 15'-25' HT., 6' O.C. SPACING
VIBURNUM SUSPENSUM - SANDANKWA VIBURNUM - 10'-12' HT., 4' O.C. SPACING

GROUNDCOVERS AND ACCENTS:

JUNIPERUS CONFERTA - BLUE SHORE JUNIPER - 18"-24" HT., 12"-18" O.C. SPACING
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE - 18"-24" HT., 12"-18" O.C. SPACING
TRACHELOSPERMUM ASIATICUM - ASIATIC JASMINE - 18"-24" HT., 12"-18" O.C. SPACING
DIETES IRIDIOTES - AFRICAN IRIS - 24"-42" HT., 3'-4' O.C. SPACING
HIBISCUS SPP. - HIBISCUS - 5'-8' HT., 4' O.C. SPACING
THAUMATOPHYLLUM XANADU - XANADU PHILODENDRON - 3' HT., 4' O.C. SPACING



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Planning and Building Department

CHILLER PLANT

for
FLAGLER COLLEGE
St. Augustine, Florida

ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715



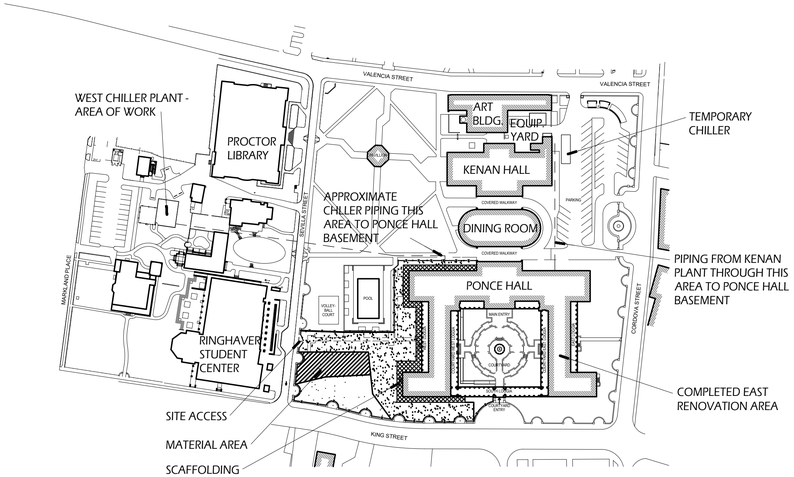


PROPOSED PLAN

N.T.S.

Application 12

Received October 9, 2023
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SITE MAP
NOT TO SCALE

MATERIAL LEGEND

- CONCRETE
- EARTH
- PAINTED GWB (IN ELEVATION AND RCP)
- WOOD BLOCKING (CONTINUOUS)
- WOOD BLOCKING (DISCONTINUOUS)
- WOOD SHEATHING
- FINISHED WOOD TRIM
- RIGID OR FOAM INSULATION
- BATT INSULATION
- CMU (IN PLAN)

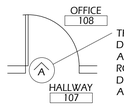
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE SLAB)	G.C.	GENERAL CONTRACTOR
		H.M.	HOLLOW METAL
A.H.J.	AUTHORITY HAVING JURISDICTION	MFR.	MANUFACTURER
B.O.	BY OWNER	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
C.I.P.	CAST IN PLACE	M.O.	MASONRY OPENING
CLR.	CLEAR	N.A.	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	NOM.	NOMINAL
C. J.	CONTROL JOINT	O.H.	OPPOSITE HAND
E.T.R.	EXISTING TO REMAIN	P.T.	PRESSURE TREATED
E.W.C.	ELECTRIC WATER COOLER	R.C.P.	REFLECTED CEILING PLAN
F.B.C.	FLORIDA BUILDING CODE	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	T.O.M.	TOP OF MASONRY
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.S.	TOP OF STEEL
F.T.F.	FINISH TO FINISH (DIMENSIONING)	T.O. SLAB	TOP OF SLAB
F.V.	FIELD VERIFY	U.N.O.	UNLESS NOTED OTHERWISE
G.W.B.	GYPSUM WALLBOARD	W.P.	WORKING POINT
		V.W.C.	VINYL WALLCOVERING

NOTE: WOOD FRAMING AND TRIM IS TYPICALLY DIMENSIONED USING NOMINAL DIMENSIONS. FOR EXAMPLE, 2 x 4 FRAMING IS 1.5" x 3.5". WHEN ACTUAL DIMENSIONS OF WOOD ARE REQUIRED, THIS IS NOTED WITH ". FOR EXAMPLE, 1" x 2.5" TRIM IS ACTUALLY 1" x 2.5".

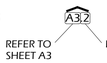
DRAWING CONVENTIONS

TYPICAL INTERIOR DOOR REFERENCING:



THIS MARK DESIGNATES DOOR 108A - THE ARROW DEFINES THE ROOM TO WHICH THE DOOR NUMBER IS ASSOCIATED

SECTION/ELEVATION MARK:



REFER TO SHEET A3

DETAIL 2

CEILING ELEVATION MARK:



PROVIDES CEILING ELEVATION RELATIVE TO THE FLOOR BELOW

Flagler College

CEP Chiller & Cooling Tower

at:
102 King Street
St. Augustine, Florida 32084
Architectural Services:

LANE ARCHITECTURE, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715

Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

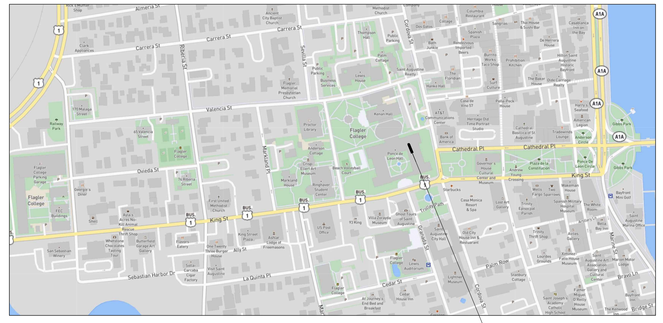
Mechanical, Plumbing, & Electrical Engineering:
Moses Engineering
2209 NW 40th Terrace, Suite A
Gainesville, Florida 32605
352 372 1911
Florida License, PE No. EB-0003097

2 October 2023
30% PROGRESS SET

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

D1	DEMOLITION PLAN
A0	SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	BUILDING SECTION
A6	WALL SECTION
A7	DOOR & LOUVER DETAILS



LOCATION MAP
NOT TO SCALE

FLAGLER COLLEGE - PONCE HALL RENOVATION AREA

PROJECT DATA AND BUILDING CODE SUMMARY

PROJECT DESCRIPTION:

THE MECHANICAL PLANT TO SUPPORT CAMPUS BUILDINGS IS BEING REMOVED AND REPLACED WITH A STRUCTURE AND EQUIPMENT IN THE SAME LOCATION.

REFER TO ENGINEERING DRAWINGS BY MOSES ENGINEERING FOR MECHANICAL SYSTEM UPGRADES.

REFER TO THE LIFE SAFETY PLAN ON SHEET LS1 FOR ADDITIONAL INFORMATION.

GOVERNING BUILDING CODE:	FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - BUILDING FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - EXISTING BUILDING FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - PLUMBING FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - MECHANICAL FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - ENERGY CONSERVATION FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - FUEL - GAS FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION (2018) NFPA 70 - 2020 NATIONAL ELECTRIC CODE
OCCUPANCY:	UTILITY GROUP U (NON-OCCUPIED EQUIPMENT BUILDING)
BUILDING AREA:	4,888 SF
1ST FLOOR	2,444 SF
2ND FLOOR / ROOF DECK	2,444 SF
CONSTRUCTION TYPE:	IIIB
FIRE PROTECTION SYSTEM:	NONE
NUMBER OF STORIES:	2

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE IIIB:

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	2 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
EXTERIOR WALLS PER TABLE 602 (WHERE SEPARATION IS GREATER THAN 30')	0 HR.
INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
SHAFT ENCLOSURES LESS THAN 4 STORIES PER FBC SECTIONS 713.1, 1023.2	1 HR.

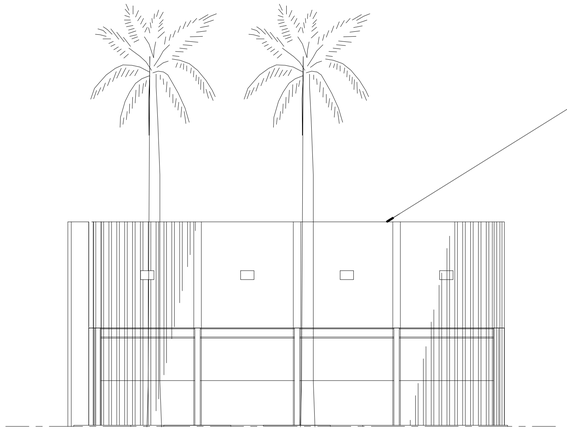
AS PER FLORIDA BUILDING CODE - BUILDING, TABLE 803.11, ALL INTERIOR EXIT STAIRWAYS AND PASSAGEWAYS SHALL HAVE CLASS B FINISH. ALL OTHER AREAS SHALL BE CLASS C FINISH.

Received October 9, 2023
Planning and Building Department

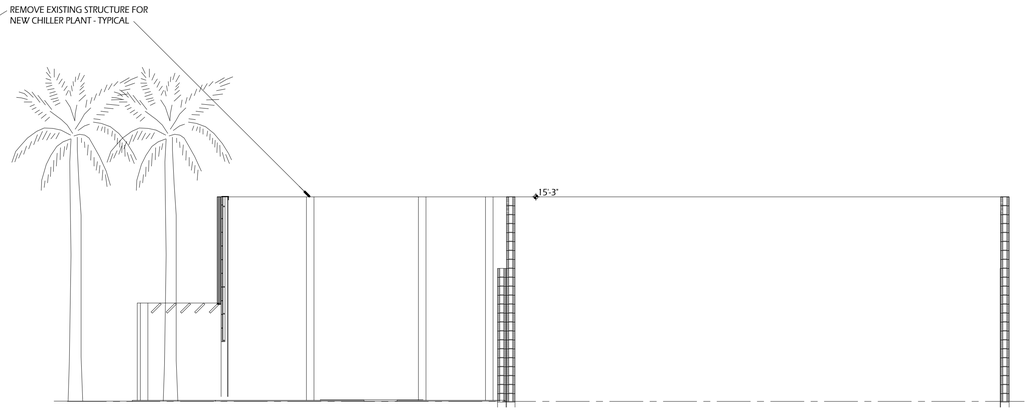
Flagler College
CEP Chiller & Cooling Toer

102 King Street
St. Augustine, Florida 32084

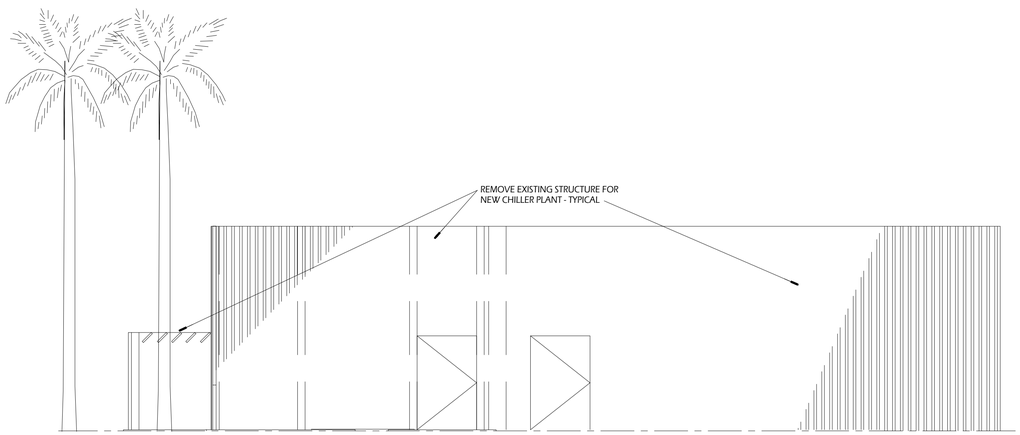
LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



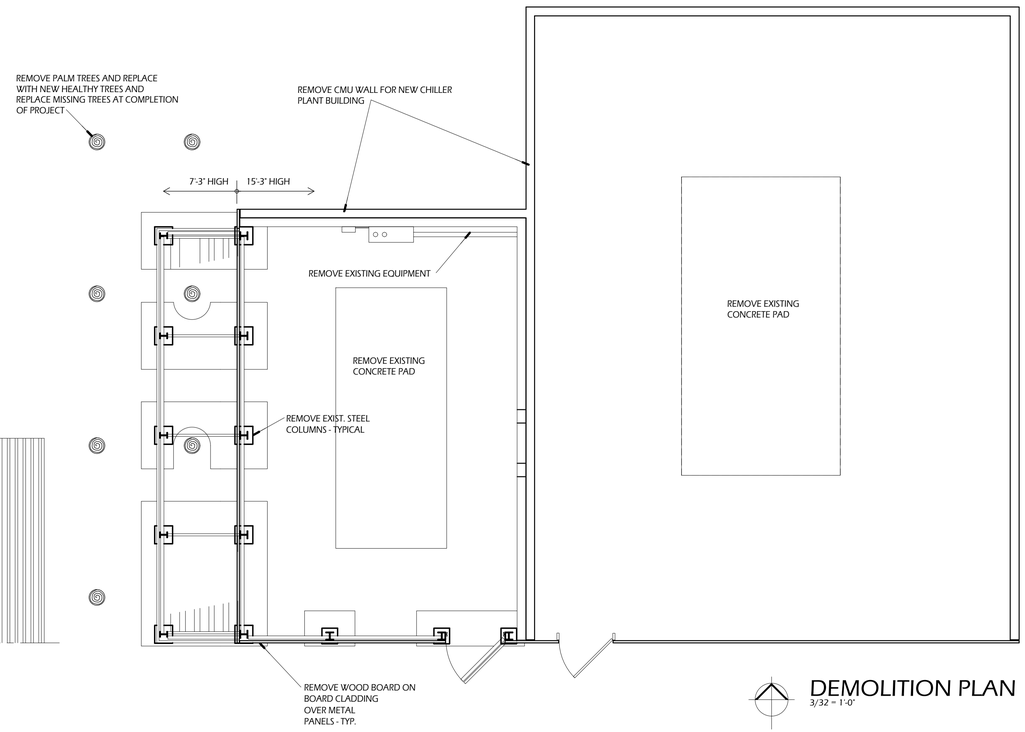
D1.2 WEST ELEVATION
3/32" = 1'-0"



D1.3 SECTION
3/32" = 1'-0"



D1.1 SOUTH ELEVATION
3/32" = 1'-0"



DEMOLITION PLAN
3/32" = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

Date: 10.02.2023

File: CHILLER PLANT

DEMOLITION PLAN

D1

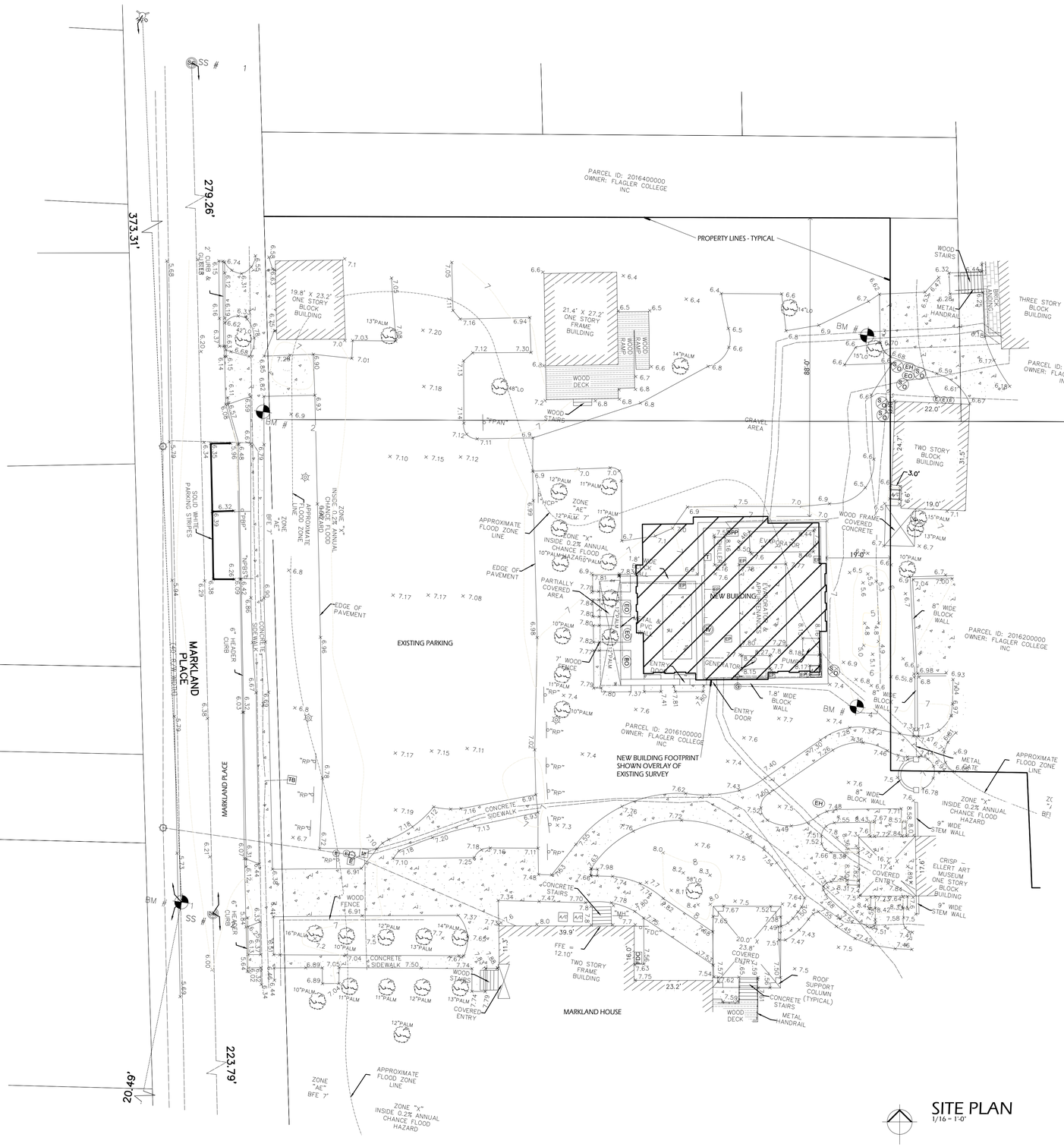
Received October 9, 2023
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Flagler College

CEP Chiller & Cooling Toer

102 King Street
St. Augustine, Florida 32084

LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



SITE PLAN
1/16 = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

Date: 10.02.2023

File: CHILLER PLANT

SITE PLAN

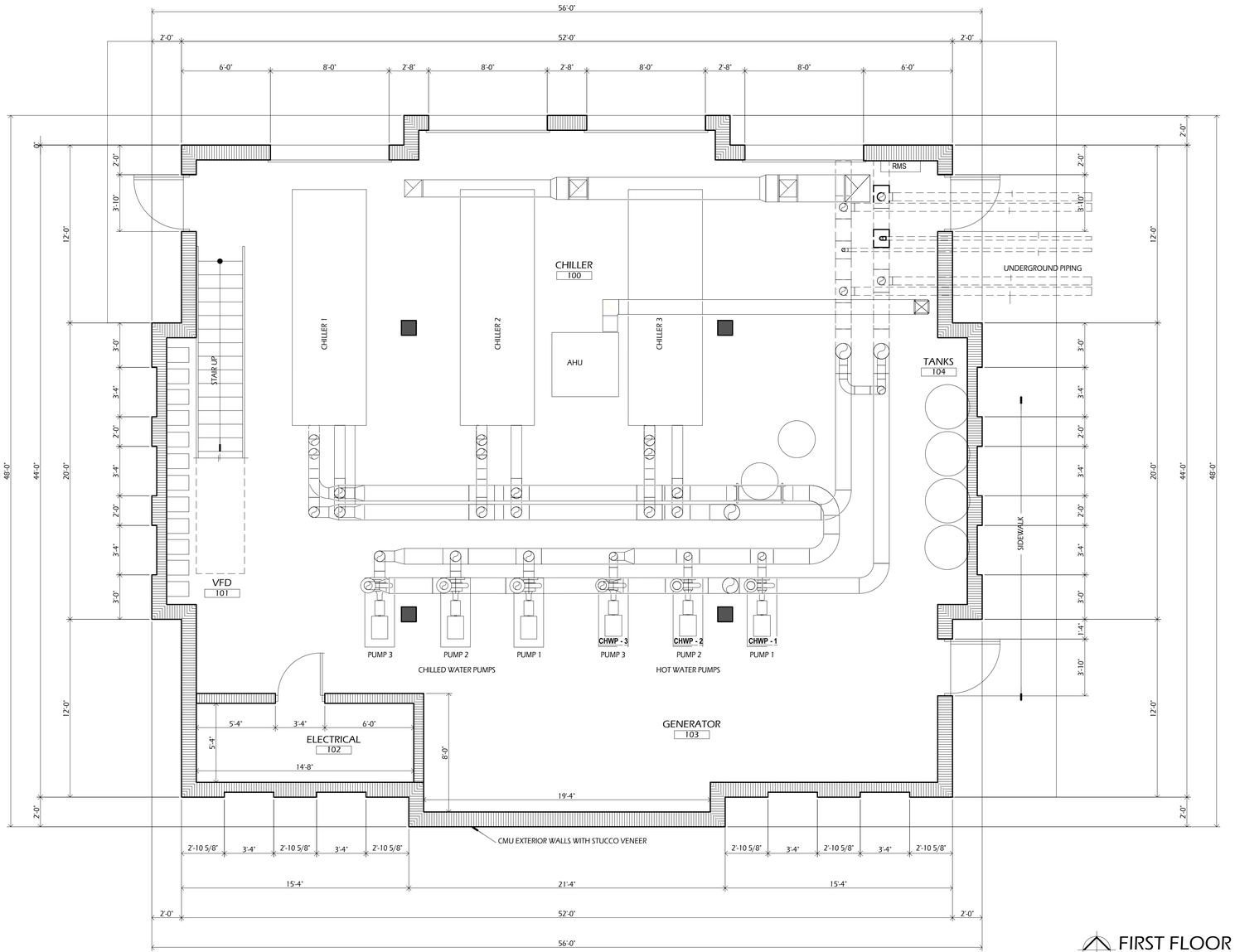
A0

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Flagler College
CEP Chiller & Cooling Toer

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St. Augustine, Florida 32084

LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



FIRST FLOOR PLAN
1/4" = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

Date: 10.02.2023

File: CHILLER PLANT

FIRST FLOOR PLAN

A1

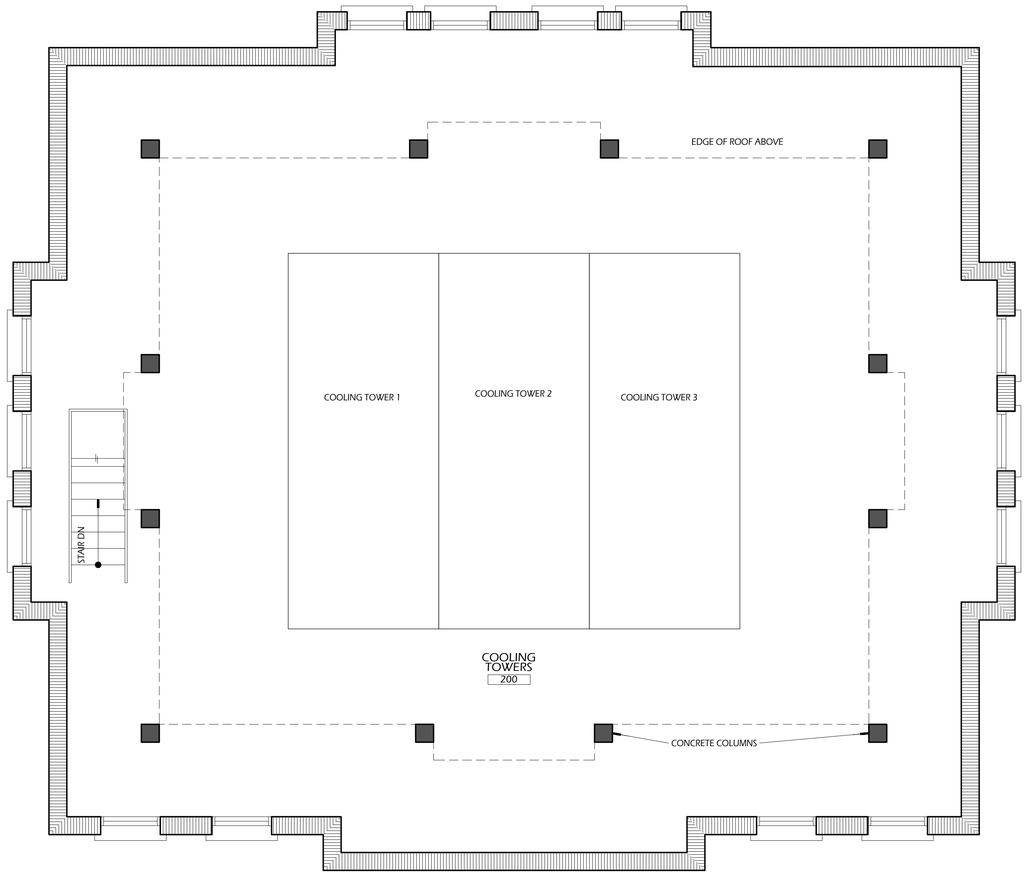
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SECOND FLOOR PLAN
1/4" = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

Date: 10.02.2023

File: CHILLER PLANT

SECOND FLOOR PLAN

A2

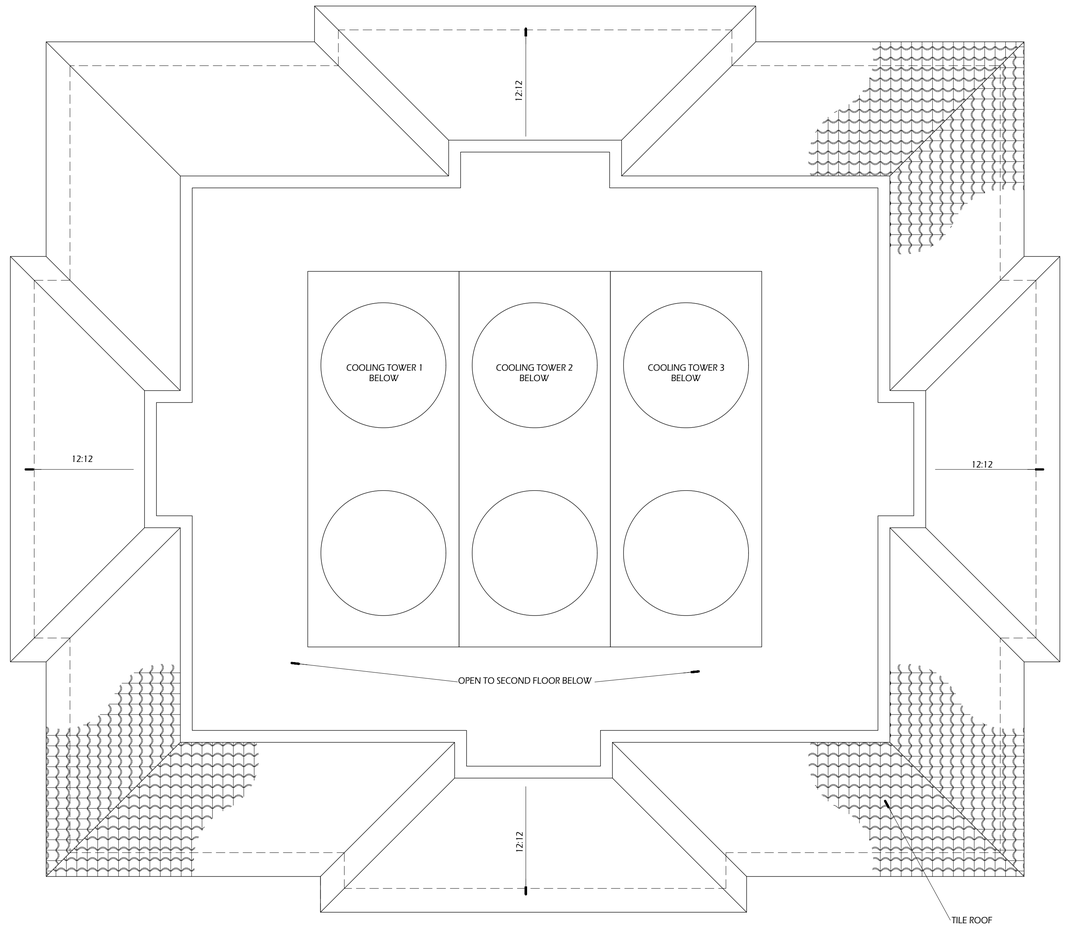
Received October 9, 2023
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ROOF PLAN
1/4" = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

Date: 10.02.2023

File: CHILLER PLANT

ROOF PLAN

A3

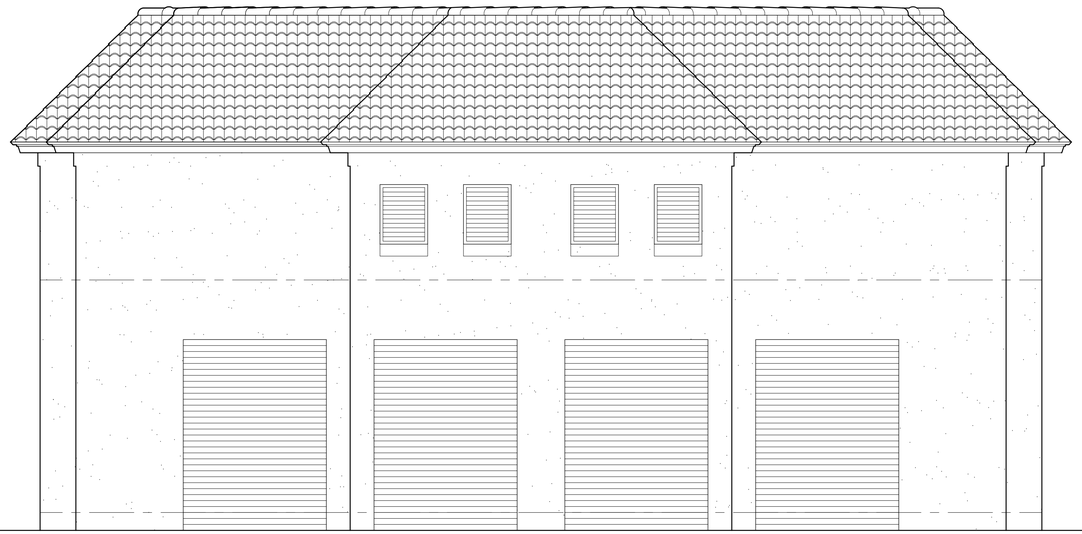
Received October 9, 2023
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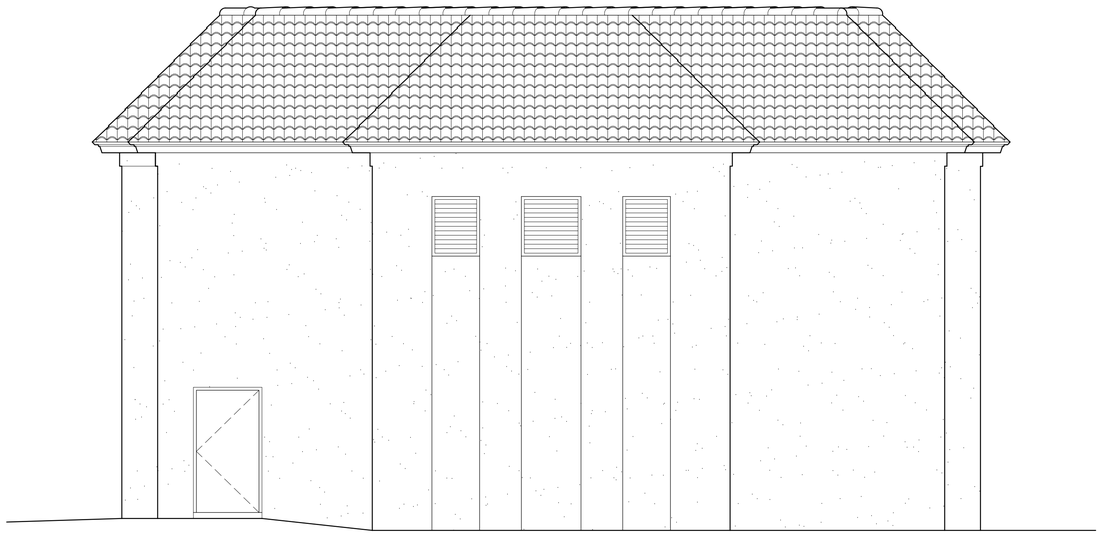
CEP Chiller & Cooling Toer

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St. Augustine, Florida 32084

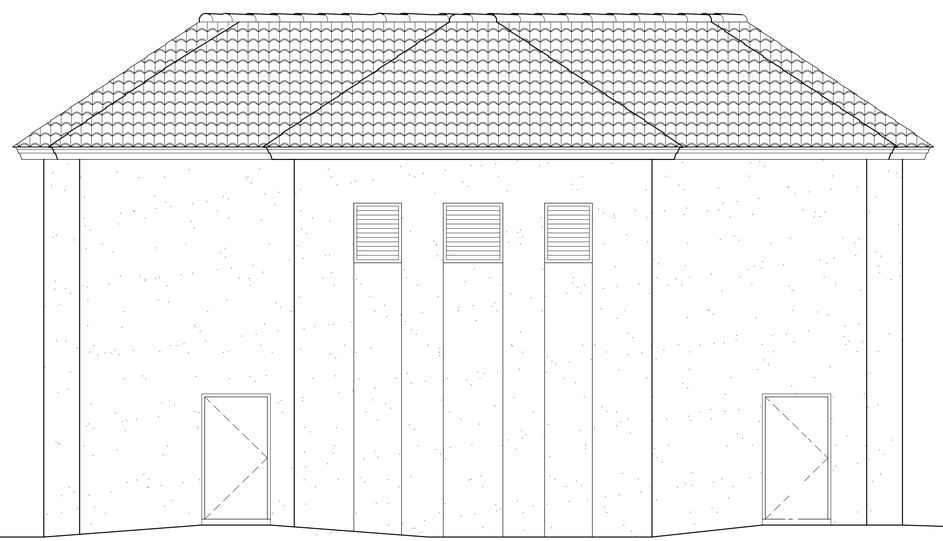
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904.355.9020
J. Lane, Reg. No. AR 12715



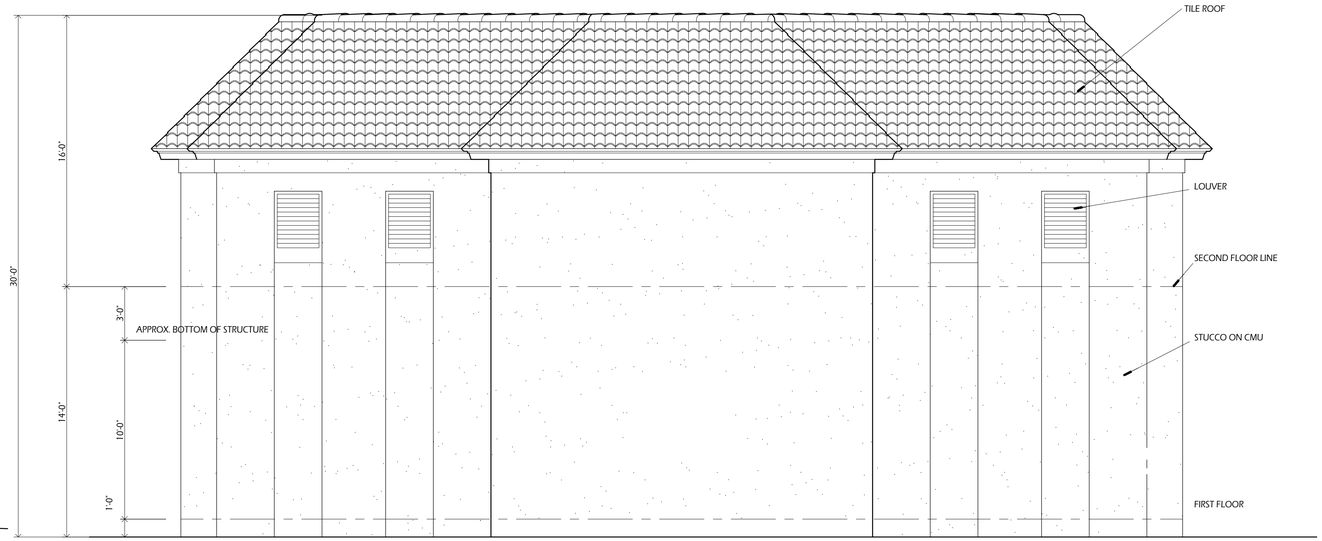
A4.1 NORTH ELEVATION
1/4" = 1'-0"



A4.2 WEST ELEVATION
1/4" = 1'-0"



A4.3 EAST ELEVATION
1/4" = 1'-0"



A4.4 SOUTH ELEVATION
1/4" = 1'-0"

Revisions:

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Date: 10.02.2023

File: CHILLER PLANT

EXTERIOR ELEVATIONS

A4

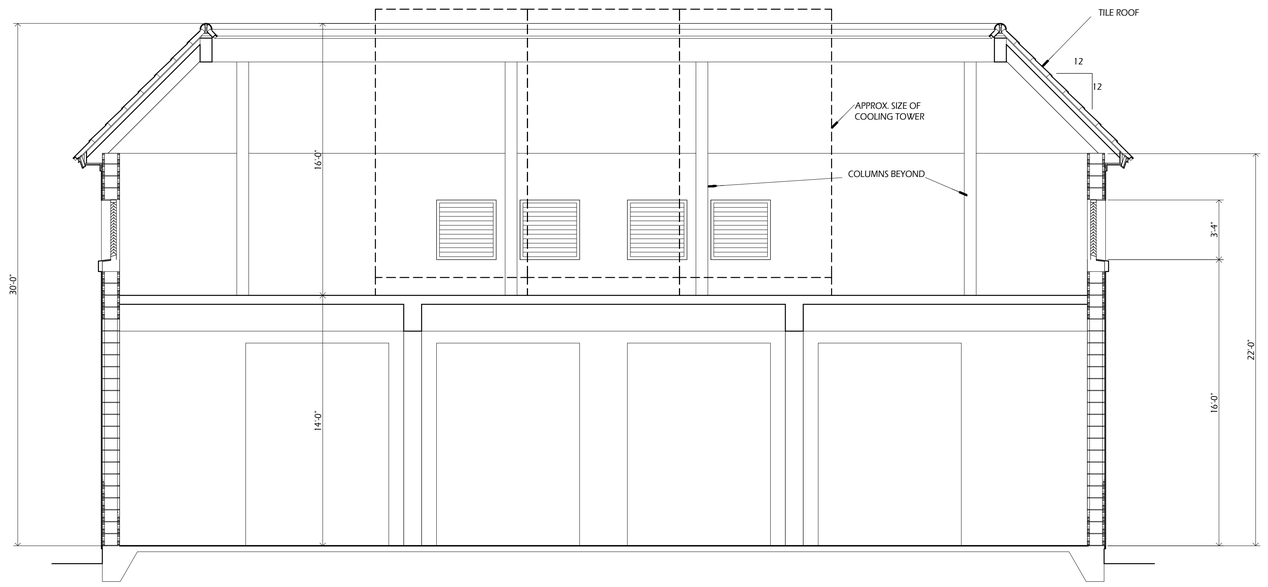
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A5.1 BUILDING SECTION
1/4" = 1'-0"

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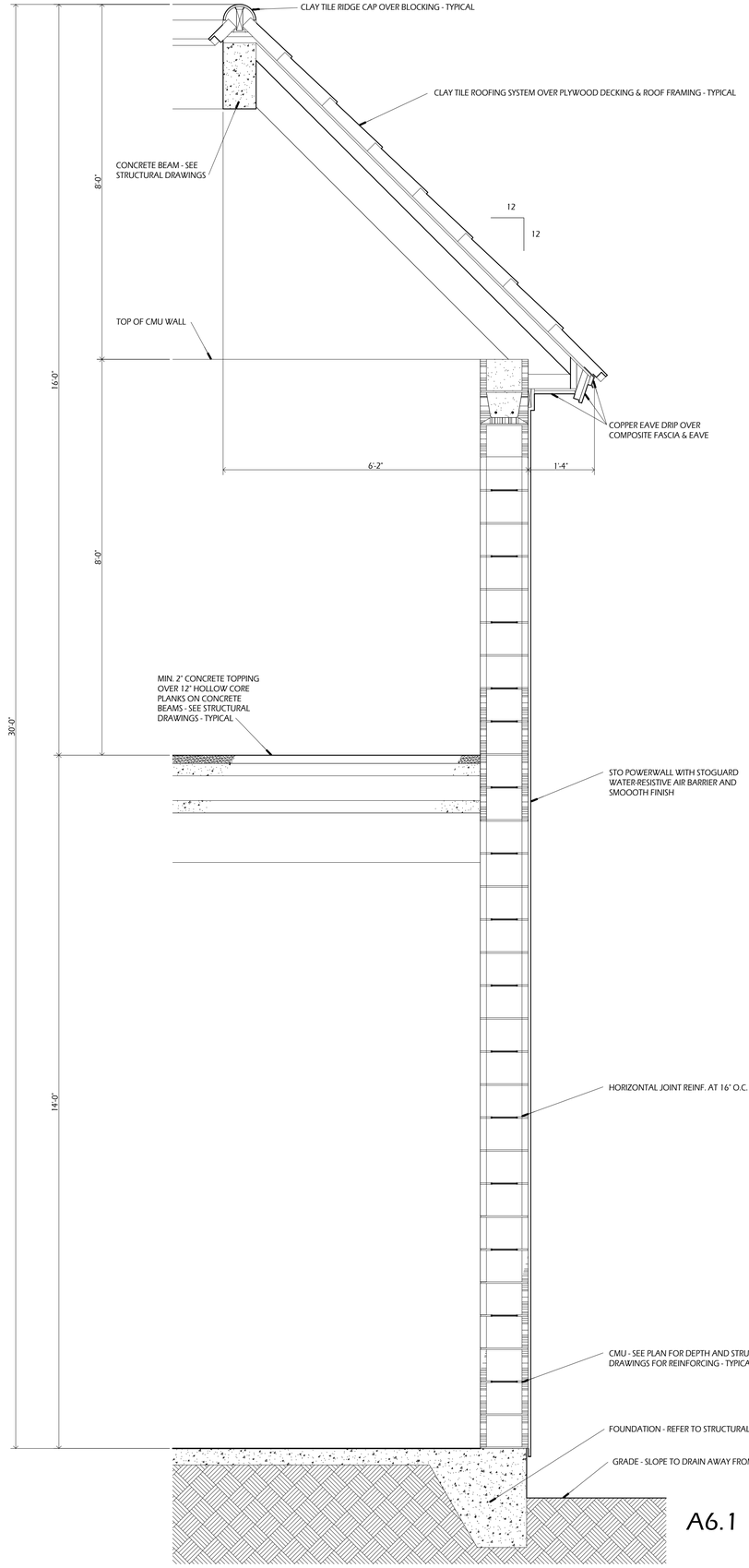
Date: 10.02.2023

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BUILDING SECTION

A5

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A6.1 WALL SECTION
3/4" = 1'-0"

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Date: 10.02.2023

File: CHILLER PLANT

WALL SECTIONS

A6

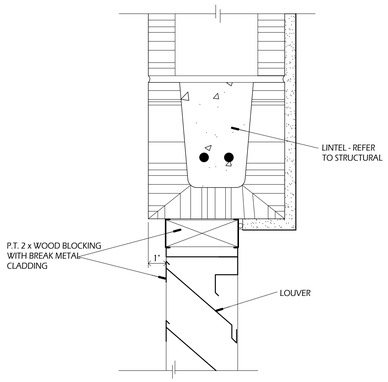
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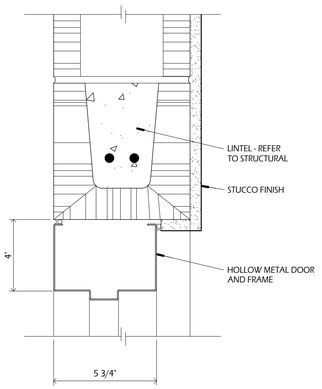
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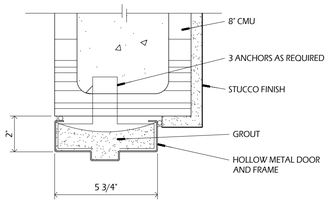
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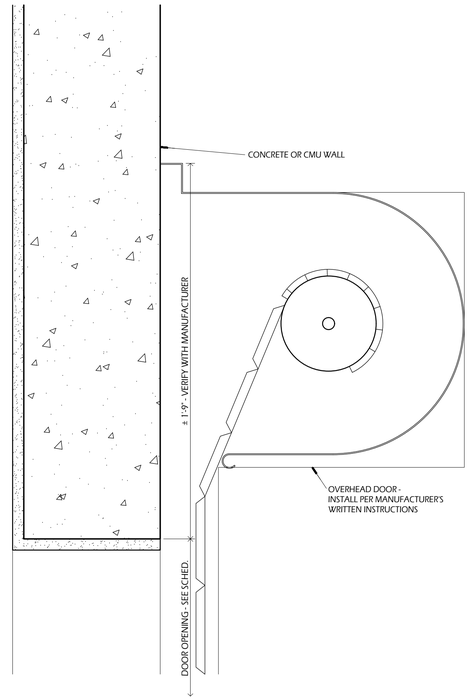
A7.7 LOUVER HEAD
3" = 1'-0"



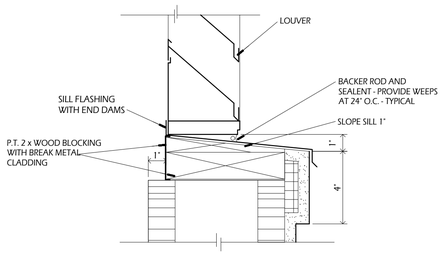
A7.5 DOOR HEAD
3" = 1'-0"



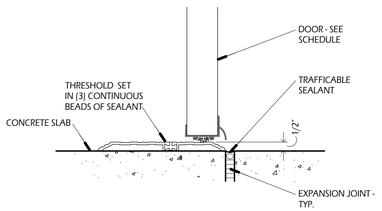
A7.4 DOOR JAMB
3" = 1'-0"



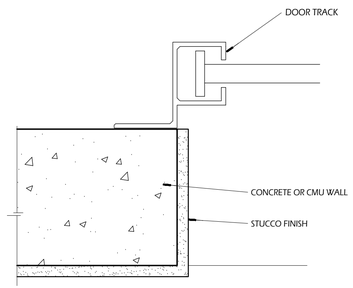
A7.2 OVERHEAD DOOR HEAD
3" = 1'-0"



A7.6 LOUVER SILL
3" = 1'-0"



A7.3 DOOR SILL
3" = 1'-0"



A7.1 OVERHEAD DOOR JAMB
3" = 1'-0"

Revisions:

30% PROGRESS SET
NOT FOR CONSTRUCTION

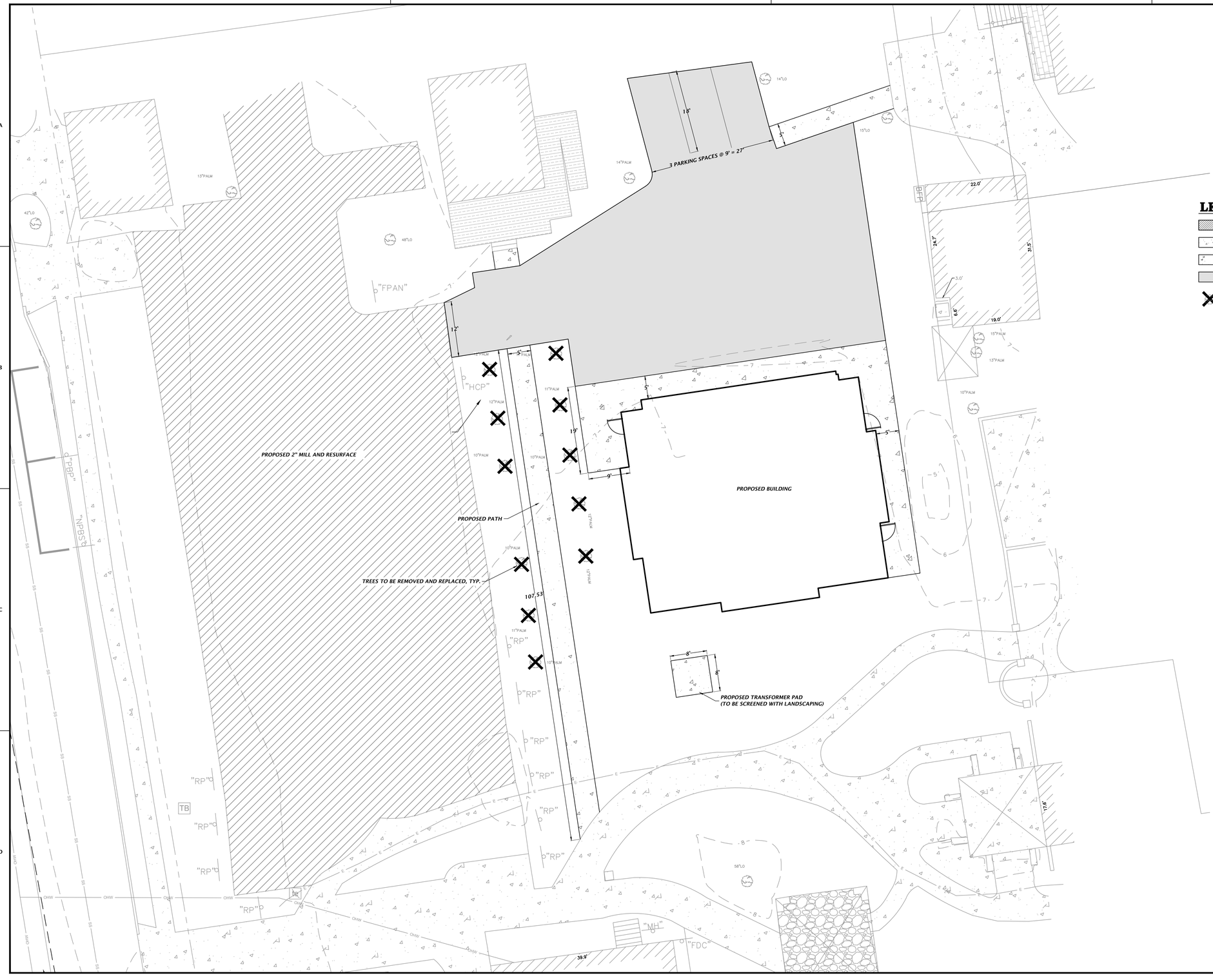
Date: 10.02.2023

File: CHILLER PLANT

DOOR & LOUVER DETAILS

A7

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Planning and Building Department



N

GRAPHIC SCALE

0 5 10 20

LEGEND

- PROPOSED MILL AND RESURFACE
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED COQUINA MIX CONCRETE PAVEMENT
- TREES TO BE REMOVED AND REPLACED

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0075
CHW Professional Consultants

SCALE: 1" = 10'

VERIFY SCALE
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: MOSES ENGINEERING

PROJECT: FLAGLER COLLEGE PHASE 2
WEST CHILLER PLANT

SHEET TITLE: CONCEPT SITE PLAN

TECHNICIAN: C. WADZINSKI
DESIGNER: C. WADZINSKI
QUALITY CONTROL: R. OLNEY
PROJECT NUMBER: 23-0422

SHEET NO.:
SITE

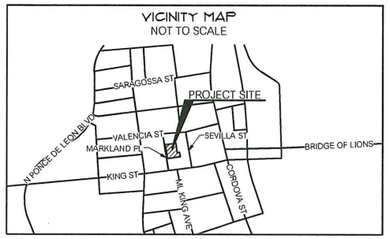
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TOPOGRAPHIC SURVEY

LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

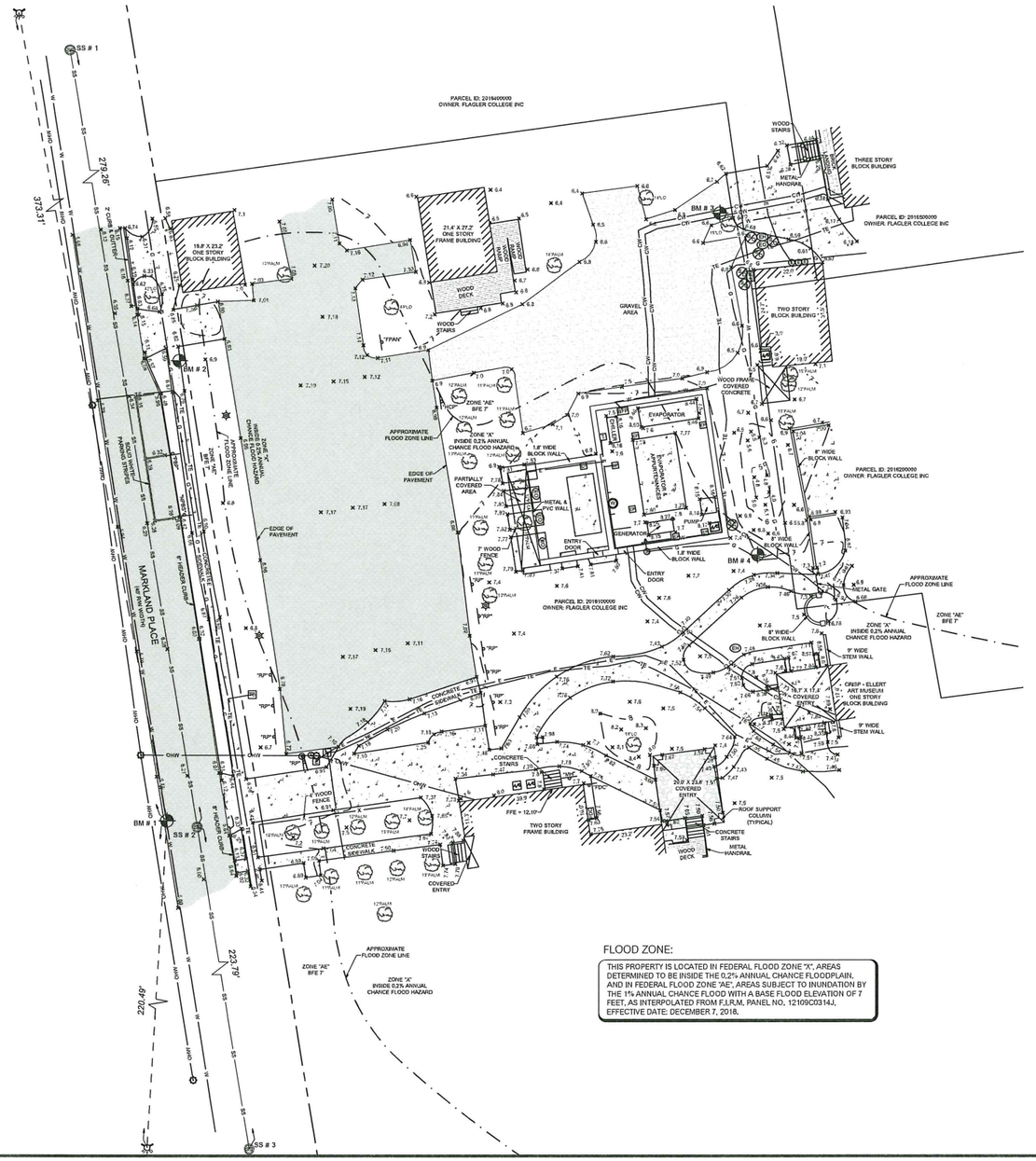
*** THIS IS NOT A BOUNDARY SURVEY ***

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. COORDINATES SHOWN HERE ON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST NAD 83/11). COORDINATES WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT "7801022C3" AND "7801104A3".
3. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOW HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT POINT "7801015BM1" WITH A PUBLISHED ELEVATION OF 5.81 FEET NAVD 88.
4. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
6. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
10. THE LIMITS OF THIS TOPOGRAPHIC SURVEY ARE PER THE CLIENTS SPECIFICATIONS.
11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV - NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.



SANITARY SEWER MANHOLE STRUCTURE TABLE			
STRUCTURE	NRE	INVERTS	PIPE SIZE & TYPE
SS # 1	6.03'	SE = 3.15'	8" VCP
SS # 2	6.26'	SE = 1.25'	8" PVC
		NW = 1.27'	8" PVC
SS # 3	5.86'	UNABLE TO ACCESS	

SITE BENCHMARK INFORMATION TABLE				
BENCHMARK	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM # 1	2020906.32	555640.08	5.87'	SET NAIL & DISK STAMPED "TRAV PT LB 5075"
BM # 2	2021052.73	555643.77	6.77'	SET NAIL & DISK STAMPED "TRAV PT LB 5075"
BM # 3	2021099.75	555816.91	6.57'	SET NAIL & DISK STAMPED "TRAV PT LB 5075"
BM # 4	2020991.04	555829.08	7.39'	SET 1/2" STEEL ROD & CAP STAMPED "TRAV PT LB 5075"

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION OF 7 FEET, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12109C0314J, EFFECTIVE DATE: DECEMBER 7, 2018.

GRAPHIC SCALE
0 10 20 40

LEGEND:

- = BENCHMARK
- = METAL LIGHT POLE
- = WOODEN POWER POLE
- = ELECTRIC BOX
- = ELECTRIC HANDHOLE
- = ELECTRIC METER
- = TRANSFORMER
- = AIR CONDITIONER
- = ELECTRIC OUTLET
- = TELEPHONE PEDESTAL
- = TELEPHONE JUNCTION BOX
- = BACKFLOW PREVENTOR
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- = WATER TANK
- = SANITARY SEWER MANHOLE
- = TREE (SIZE AND TYPE AS NOTED)
- = SIGN
- = 4" PVC STUBOUT
- = GAS METER
- = GAS REGULATOR
- OHW = OVERHEAD WIRE
- SS = UNDERGROUND SANITARY SEWER LINE
- W = UNDERGROUND WATER LINE
- CW = UNDERGROUND CHILLED WATER LINE
- G = UNDERGROUND GAS LINE
- E = UNDERGROUND ELECTRIC LINE
- TE = UNDERGROUND TELEPHONE LINE
- X = FENCE (SIZE AND TYPE AS NOTED)
- 7 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = ROCK PAVERS SURFACE
- = GRAVEL SURFACE
- = WOOD DECK SURFACE

NAVD = NORTH AMERICAN VERTICAL DATUM
FPAN = FLORIDA PUBLIC ARCHAEOLOGY NETWORK
PBP = PAY BY PLATE
NPBS = NO PARKING BETWEEN SIGNS
RP = RESERVED PARKING
HCP = HANDICAPPED PARKING
MH = MARKLAND HOUSE
FDC = FIRE DEPARTMENT CONNECTION
NRE = NORTH RIM ELEVATION
INV = INVERT
PVC = POLYVINYL CHLORIDE
VCP = VITRIFIED CLAY PIPE
X 7.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 7.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
LO = LIVE OAK TREE
PALM = PALM TREE

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11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1969 FLORIDA CA-5075

SCALE: 1" = 20'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

MOSES ENGINEERING
FLAGLER COLLEGE

CERTIFIED TO:

SURVEY DATE: 07-07-2023
REVISION DATE: N/A
PROJECT NUMBER: 23-0422

EDM/CAD#: MAN
DRAWN BY: DEW CHK'D: JW / NB
CHECKED BY: AKS
FIELD BOOK & PAGE: 879 / 23 - 36

KEVIN SMITH License Number 7132 STATE OF FLORIDA Professional Surveyor and Mapper

ANDREW K. SMITH
Professional Surveyor & Mapper Fla. License No. 7132

This map prepared by:

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Kade Krom Plot Date: Jul 25,2023 12:53pm Filename: C:\Current Projects\23-0422\Experimental\Dr_Survey\SHEET-0422 TOPO.dwg

Meredith H. Randolph

From: michael@lanearch.com
Sent: Monday, October 9, 2023 2:33 PM
To: Candice Seymour; Harb
Cc: Meredith H. Randolph; Laura Stevenson Dumas; 'Jeff Lane'; Craddock, Marc
Subject: 102 King Street - Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting - Updates & Finishe Selections
Attachments: Chiller Plant - Architectural 10 02 2023.pdf; Stucco Sto PowerWall.pdf; Clay Tile Spanish S - Santafé Tile - Red Fume Selection.pdf; Overhead Door System 620.pdf; Personnel Door - Assa Abloy.pdf; Door Hardware Sargent Mortise Lock 7800-8200 Series.pdf; Louver UnitedEmertech.pdf; Soffit James Hardie.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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. When in doubt, contact IT.

See attached updated drawings to include a survey with new building dimensioned to property lines, wall sections, door and louver details, etc. We have selected 30' for the overall height to accommodate the equipment curb at the roof deck area that we were not previously accounting for in the design. Other attachments are for the exterior finishes:

Stucco Walls – Sto Powerwall, Fine Textured Finish in French Vanilla Color
Roof – Caly Tile Spanish S – Santa Fe Red Fume Color
Overhead Door – Tan Color
Personnel Door – Tan Color (Paint to Match Overhead Door Manufacturer Standard Color)
Door Hardware – Dark Bronze
Louver – Sierra Tan(Similar color to Doors)
Soffits & Fascia – Rugged Paths (Similar color to Doors)

Generally, we have selected colors from manufacturer's standard colors that are similar to the existing College campus building color schemes.

We have previously provided area photos. An earlier e-mail had landscape selections and paving material shown. I do not know of anything else that needs to be included, but please let me know if we are missing anything. Thank you.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: Candice Seymour <cseymour@citystaug.com>
Sent: Friday, October 6, 2023 8:11 AM
To: michael@lanearch.com; harb@citystaug.com. <harb@citystaug.com>
Subject: RE: 102 King Street - Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

Received October 9, 2023
Planning and Building Department

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ılates a traditional clay roof tile with only one piece. This makes it an affordable and easy to install product.
; profile, enabling the creation of unique roof tile designs. Options include single colors or exclusive pre-blends.

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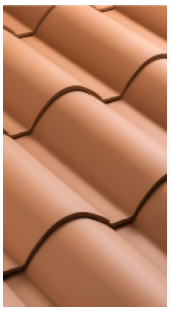
All Products
Mixed Large S
Spanish S
Planum
Curved
Selectum
Artisan Blend

GALLERY

RESOURCES +

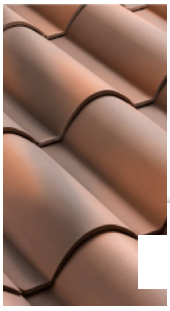
NEWS

CONTACT

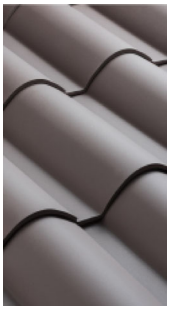


RED
TSNT

COLOR SELECTION

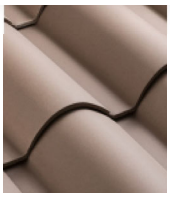


RED FUMÉ
TSFT

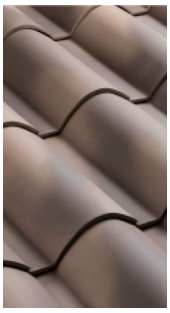


COCOA
TSGCOC

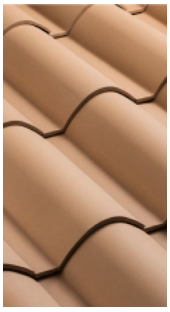
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COFFEE
TSGC



COFFEE FUMÉ
TSGCF



PEACH
TSGP



GALERAS
TSGRG

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SUBMITTAL DATA

MODEL DCFL-D-4 — 4" DEEP HURRICANE LOUVER

MIAMI-DADE APPROVED
MIAMI-DADE COUNTY, FLORIDA NOTICE OF ACCEPTANCE #: 20-0901.01 (EXPIRES 01-17-26)
FLORIDA BUILDING CODE PRODUCT APPROVAL #: FL3281
TEXAS DEPARTMENT OF INSURANCE SUBMITTAL I.D. #: 6183

Application and Features

The Model DCFL-D-4 is a louver designed to protect the outside opening in building exterior walls. It is engineered for use in Dade County and its municipalities as well as other regions that use Dade County codes. These louvers may be used for exhaust or intake air.

STANDARD CONSTRUCTION:

FRAME:
.125 Extruded Aluminum 4.16" deep.

BLADES:
.081 Extruded Aluminum Positioned on a 37° angle on approximately 2.88" centers.

BIRDSCREEN:
.75" X .051 Flattened Aluminum in Removable Frame.
Screen is mounted on inside (rear) as looking from exterior of building.

FINISH:
Mill Aluminum (Std.)

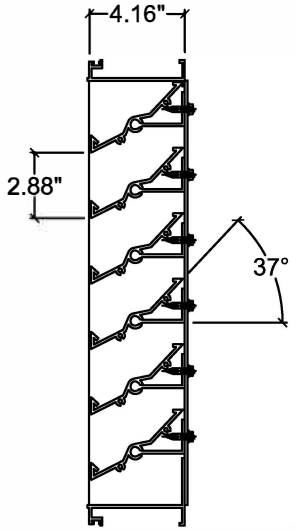
MINIMUM SIZE:
12"w x 12"h

MAXIMUM SIZE:
72"w x 72"h single section
Larger sizes made in multiple sections with vertical mullions.

Maximum Design Pressure Rating
+150.0, -150.0 psf
Large Missile Impact Resistance

Product approval in accordance with 2020 edition-Florida Building Code. Design wind loads shall be determined as per section 1620 of the above mentioned code in accordance with ASCE-7-10 Standard

TESTED IN ACCORDANCE WITH AMCA 540 (BASIC PROTECTION)



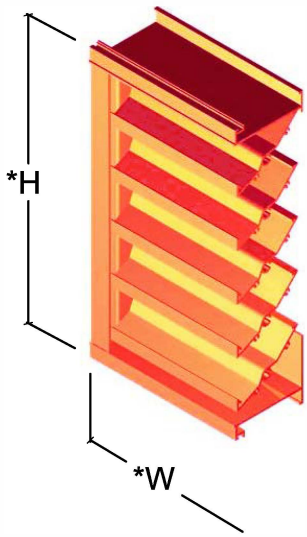
amca CERTIFIED RATINGS
WATER PENETRATION
AIR PERFORMANCE
AIR MOVEMENT AND CONTROL ASSOCIATION INTERNATIONAL, INC.

OPTIONS:

- ☐ Flanged Frame (1.50" std.)
- ☐ Custom Flange (1", 2" , or 3")
- ☐ Extended Sill
- ☐ Insect Screen (Other Screens Available, See Screen Page)
- ☐ Filter Racks (no screen)
- ☐ Security Bars
- ☐ .090" Alum. Sleeve, 12" deep
- ☐ .125" Alum. Sleeve, 12" deep



SEE CHART FOR COLOR SELECTION



NOTE: Please specify the following for proper construction of mounting hardware.
Wall Thickness_____"
Design Wind Load_____
Substrate_____
(Wood, Steel, Poured Concrete, or Concrete Block)

*Width and Height dimensions are approximately 1/4" under listed size.

Due to continuing research, United Enertech reserves the right to change specifications without notice.

United Enertech
3005 South Hickory Street
Chattanooga, Tennessee 37407
Tel: (423) 698-7715
Fax: (423) 698-6629
www.unitedenertech.com

MODEL DCFL-D-4 (Hurricane Louver w/ drainable blades and jamb gutter downspouts)

DRAWN BY:	DATE:	REV. DATE:	REV. NO.	APPROVED BY:	DWG. NO.:
CLJ	January 2002	January 2021	12	BGT	A-21

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Standard
Color Selector

United Enertech
Engineered Louvers

Powder Coatings

Crystal White

Polar White


Slate Gray


El Cajon Silver


Matte Black


Zinc Rich Primer

COLOR SELECTION

Bone White

Polar White


Sandstone


Sierra Tan

Liquid Coatings


Antique Bronze


Regal Brown


Dark Bronze


Colonial Red


Patina Green


Slate Gray


Matte Black


El Cajon Silver


Sunstorm Silver


Champagne


Light Bronze


Medium Bronze

The products represented in this brochure have been prepared as replications of actual powder coatings. Chips may vary slightly in color and gloss from actual coating due to the effects of heat, light and manufacturing process.

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High Performance Coatings

United Enertech Pre-treatment:

Stage **(1)** *120° F Environmentally friendly Alkaline cleaner*
(2) *140° F Rinse – Fresh water*
(3) *Ambient Adhesion Promoter*
(No dip tanks; Always fresh chemicals)

Super Durable Baked Powders
Meets AAMA-2604-02
Bake-on approx. 410° F; 2.5 to 3.5 mils

Fluoropolymer 70% 2 or 3 Coat
Meets performance of AAMA-2605-05, Qualicoat, GSB International and Austrian Lacquer Institute
Bake-on at manufacturers specified temperature and required thickness minimum 70% fluorpolymer

Other Finishes Available
Epoxy, Primer Coat, and High-Temperature Powders (up to 1000° F)

[All require pre-treatment]

Colors Available:
See Standard most common colors
United Enertech can match any color – [send in your color sample]

CHEMICAL RESISTANCE

Acetic Acid 10%
Lactic Acid 10%
Fatty Acid
Tannic Acid
Phosphoric Acid
Sulfuric Acid 50%
Butanol, Ethanol
JP4 jet fuel
Mineral Spirits
Petroleum Ether

High Durability Polyester
AMA2604
Superior Durability, chalk and fade resisitance for exterior applications.
Composite polymer design that assures consistant and complete cross-linking for extra UV resistance.

Architectural Design Louver



Greater Yamaha of
West Palm Beach, Florida

United Enertech Corporation
Engineered Louvers

3005 South Hickory Street
Chattanooga, TN 37407
Phone: 423-698-7715
Fax: 423-698-6629
Web: www.unitedenertech.com

For general information regarding United Enertech and our products, or for specific Architectural Powder Coating help or color cards, please call 1-423-698-7715.

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610/620 Rolling Service Doors

HEAVY-DUTY ROLLING SERVICE DOOR



STRENGTH.
VERSATILITY.
GOOD LOOKS.

OVERHEAD DOOR®
INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

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Standard features at a glance

Max standard width	30'4" (9246 mm)
Max standard height	28'4" (8636 mm)
Curtain	22 ga. galvanized steel up to 15'4" (4674 mm) wide 20 ga. galvanized steel over 18'4" to 25'4" (5588 -7722 mm) wide 18 ga. galvanized steel over 25'4" to 30'4" (7722-9245 mm) wide
Slat profile	Curved, type C-187 or C-275 (Model 610); Flat, type F-265 (Model 620)
Finish	Gray, Tan, Brown or White
Hood	24 ga. galvanized steel
Wind load	20 psf
Standard mounting	Face-of-wall
Operation	Manual push-up up to 84 ft² (7804 mm²) or 12' x 7' (3658 mm x 2134 mm) Chain hoist over 84 ft² (7804 mm²) or 12' x 7' (3658 mm x 2134 mm)
Standard spring	20,000 cycle
Weatherseals	Bottom bar astragal Guide weatherseals and hood baffle (Model 620)
Guides	Three structural steel angles; PowderGuard® weathered finish with black powder coat
Bottom bar	Extruded aluminum w/weatherseal to 15'4" (4674 mm) Back-to-back steel angles w/weatherseal > 15'4" (>4674 mm)
Lock	Interior slide bolt on push-up Padlockable chain keeper on chain hoist
Warranty	24-month limited; 3 years/20,000 cycles limited on door and operator system**

Options

- Electric operator (RHX®, RSX®, RMZ®) or crank operation
- Bottom sensing edge, sloping bottom bar
- Galvanized steel bottom bar angles and guides
- Between-jamb mounting
- Stainless steel or aluminum slats
- High-usage package
- High-wind load option (FBC, TDI, DADE)*
- Cylinder lock
- Exhaust ports
- Flat slat profile option F-265 and C-600 heavy-duty 6" curved slat (Model 610)
- Perforated 18-gauge steel slats with 1/16" (2 mm) diameter holes on 1/16" (2 mm) centers
- Fenestrated slats with uniformly spaced openings of 5/8" x 3" (16 mm x 76 mm) or 1" x 10" (25.4 mm x 254 mm) on F265 slat only
- PowderGuard® Premium powder coat paint finish in 197 standard colors, or color-matched to specification
- PowderGuard® Zinc and PowderGuard® Textured finishes
- Special application doors:
  - Oversized doors to 1500 ft². (139.4 m²)
  - Combination doors with grilles and/or with full or partial standard, perforated or fenestrated slats
  - Spark-resistant doors, craneway doors, pass doors

Cover image: Model 610, perforation on top 2/3, bottom 1/3 solid, custom finish

Image above: Stormtite™, Model 620, finish in Brown

* FBC – Florida Building Code; TDI – Texas Department of Insurance; DADE – Miami-Dade Building Code Compliance Office
** When purchased together

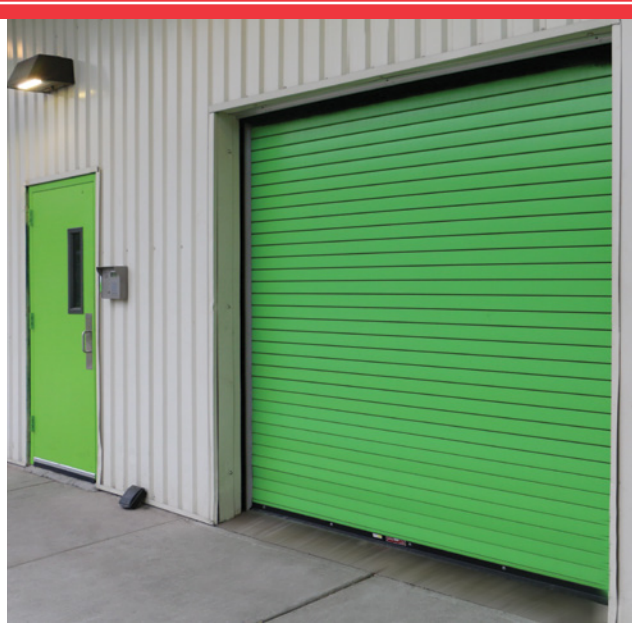
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Door that is are strong, durable, handsome and versatile

Model 610 is the best selling door of our line. Stormtite™ Model 620 is an ideal choice for keeping climate-controlled air in and the elements out. Available to fit openings up to 30'4"x 28'4" (9246 mm x 8636 mm), these doors are fabricated of 18- to 24-gauge galvanized steel (depending upon door width), and can withstand wind loads up to 20 psf. Interlocking slats with endlocks ensure a tight fit while minimizing lateral movement.

Design versatility is afforded by a wide array of options, including a selection of slat profiles; curtain materials, finishes and colors; electric operation, and special features for unique applications. Each of our rolling service doors is configured for precise fitting of components, simpler installation, lower maintenance costs and trouble-free operation for life. The result is a door tough enough to perform exceptionally well in demanding industrial environments and attractive enough to meet exacting aesthetic requirements.

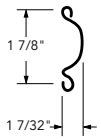


Model 620, custom finish

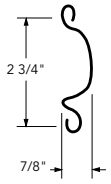
Slat profiles

Model 610

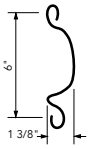
C-187 Slat



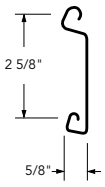
C-275 Slat



C-600 Slat

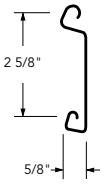


F-265 Slat, FE-265 Slat



Model 620

F-265 Slat, FE-265 Slat



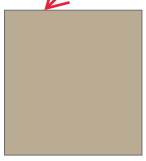
Finish options

	Finish details
Standard polyester base coat	Two-coat system with polyester based top coat.
PowderGuard® Premium powder coat	Weather resistant polyester powder coat available in approximately 200 RAL colors; custom color match and EZ Clean treatment options available.
PowderGuard® Zinc finish	Zinc enriched powder coat provides excellent corrosion protection that outperforms both hot dipped and cold galvanized steel. Color selection from 197 powder coat colors; custom color match also available.
PowderGuard® Textured finish	Industrial textured powder coat provides a thicker, more scratch resistant coat for added product protection.

Colors

COLOR SELECTION


Gray


Tan


Brown


White

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

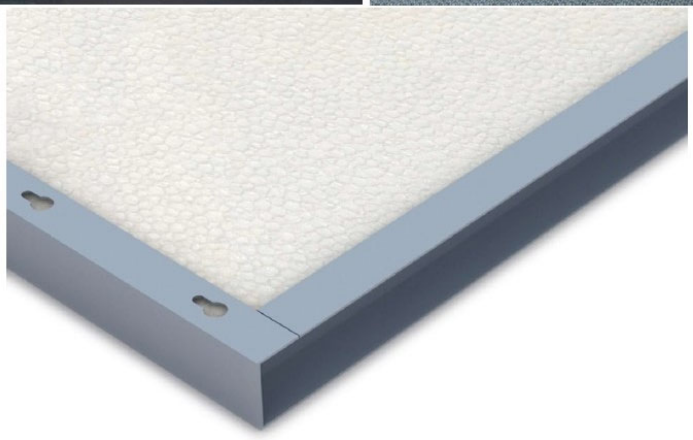
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Environmental Product Declaration
Curries 707 Polystyrene Core Door







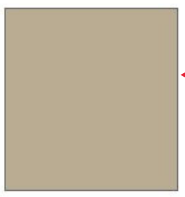
The ASSA ABLOY / Curries 707 Polystyrene Core Door (flush and glazed) are insulated with a fully bonded polystyrene core for total surface support. Center Seam or seamless edge designs available in 20, 18, 16, or 14 gauge steel for 1-3/4" thick doors. The composite type doors have been tested to out-perform all test criteria available for physical endurance. The versatility, dependability and variety of options available make these doors a popular choice for any application.

ASSA ABLOY

ASSA ABLOY is committed to providing products and services that are environmentally sound throughout the entire production process and the product lifecycle. Our unconditional aim is to make sustainability a central part of our business philosophy and culture, but even more important is the job of integrating sustainability into our business strategy. The employment of EPDs will help architects, designers and LEED-APs select environmentally preferable door openings.

ASSA ABLOY will continue our efforts to protect the environment and health of our customers/end users and will utilize the EPD as one means to document those efforts.

UL CERTIFIED
ENVIRONMENTAL PRODUCT DECLARATION
UL.COM/EPD



← COLOR SELECTION TO MATCH OVERHEAD DOOR

Tan

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Protection in every detail, complete confidence in every area.

Hardie® Soffit

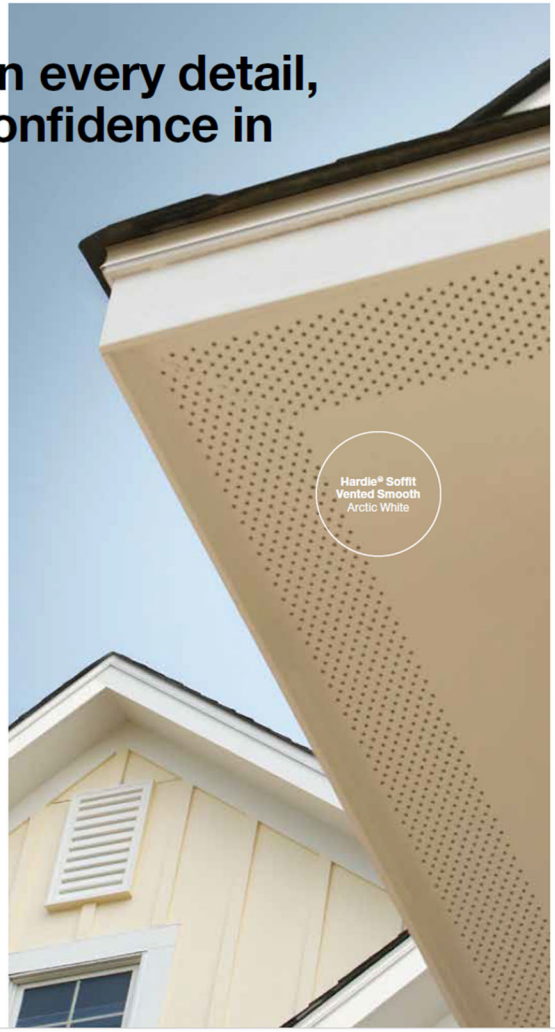
Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



CEDAR MILL FINISH

Hardie® Soffit



Vented Smooth & Vented Select Cedarmill®

Non-Vented Smooth & Non-Vented Select Cedarmill®

VentedPlus™ Smooth & VentedPlus™ Select Cedarmill®

				Thickness 1/4 in
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	–

VentedPlus™ Smooth & VentedPlus™ Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

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HARDIE® SOFFIT PANELS

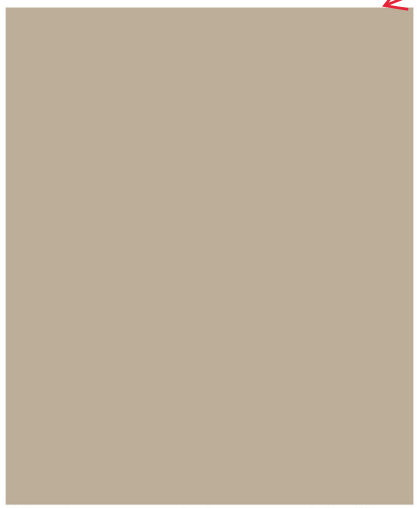
NON-VENTED SMOOTH

Exceptionally adaptable, this smooth soffit is available in Statement Collection products, Dream Collection products, and primed for paint. It complements smooth or textured siding.

Magnolia Home | James Hardie Collection

Tell the story of your home with beautiful colors, styles and textures you love- all curated by Joanna Gaines. This collection was inspired by earthy and neutral tones and created to help simplify the process of re-siding your home, so you can design with confidence. All products come with ColorPlus® Technology finishes for added beauty with lower maintenance.

COLOR SELECTION



SOFFIT COLORS

Rugged Paths



Request a Quote › Request a Sample ›

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.25"	**LENGTH:** 144" **WIDTHS:** 16"

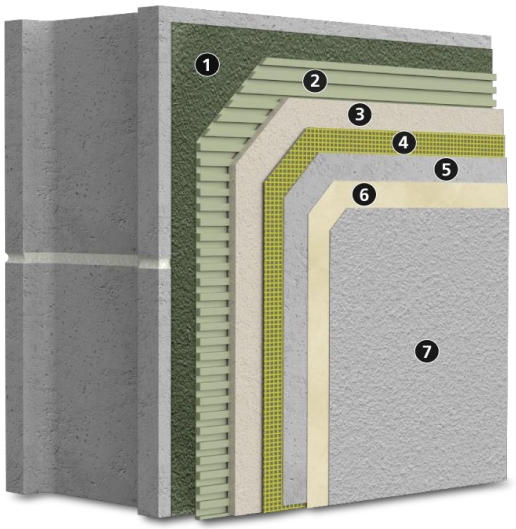
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System Bulletin

Building with conscience.

StoPowerwall® ExtraSeal®

Portland cement stucco directly applied to concrete masonry with a StoGuard water-resistive air barrier system and Sto high-performance finishes



Substrate: Code compliant concrete masonry wall construction	
1)	Sto ExtraSeal skim coat
2)	Sto ExtraSeal scratch coat
3)	StoPowerwall stucco or any Sto listed ASTM C926 compliant stucco brown coat
4) & 5)	Sto Crack Defense (optional): Sto Mesh Reinforcement embedded in Sto Base Coat
6)	Sto Primer (optional)
7)	Choose among: • Sto Textured Finishes • StoCast Finishes • Sto Signature and Sto Specialty Finishes
System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity	

System Description

StoPowerwall ExtraSeal is a stucco wall assembly for direct application to concrete or concrete masonry (CMU) walls. It features a code-compliant StoGuard water-resistive air barrier system. This wall assembly combines the strength and durability of traditional stucco with StoGuard air and water protection and Sto high performance finishes.

Uses

StoPowerwall ExtraSeal can be used in residential or commercial wall construction for superior aesthetics, durability, and air and moisture control.

Features	Benefits
Integrally colored factory blended textured finish, cast finish, or specialty finishes	Color and aesthetics offered with multiple finish looks increase curb appeal
Impact and puncture resistant	Withstands abuse, reduced maintenance
StoGuard water-resistive air barrier system	Fully compatible, code-compliant water-resistive air barrier system
Optional Sto Crack Defense	Resists stucco cracking

Properties	
Weight (stucco only)	< 7 psf (34.2 kg/m^2)
Stucco Assembly Thickness	Nominal $^5/_8$ inch (16 mm)
R-value (stucco only)	0.15 – 0.18 ft^2•h•°F / Btu (0.026 – 0.031 m^2•K / W)
Wind Load Resistance	Equivalent to CMU wall construction
StoGuard water-resistive air barrier system code compliance with StoGuard Detail Components	• IBC and IRC (2018) • ASHRAE 90.1-2019
Construction Types, Fire Resistance	• Suitable for types I – V construction • ASTM E119 hourly-rated assemblies

Warranty

10-year Limited Warranty when used with Sto Crack Defense

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

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Please note

The colors presented on this chart are representations. Actual color of manufactured product may vary slightly from the chart. Color perception is affected by degree of gloss, texture, and lighting conditions. For best results always request a product sample, select color under natural lighting conditions, and construct full scale job site mock ups for final color approval.

Minor shade variations may occur from batch to batch (refer to batch no. on pail). Avoid installing separate batches side-by-side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate deficiencies, or fading resulting from natural causes such as weather. See Sto Tech Hotline Nos. 0694-C, 0893-EC and 1202-CF for helpful tips on prevention of color problems.

For Exterior Insulation and Finish Systems (EIFS) select colors with light reflectance value of 20 or greater.

Notas

Los colores que aparecen en este muestrario son representaciones. El color real del producto puede variar ligeramente con el del muestrario. El color percibido es afectado por el grado de brillantez, la textura y las condiciones de luz. Para la obtencion de los mejores resultados, deberá siempre solicitar una muestra del producto, seleccionar el color bajo condiciones de luz natural, y elaborar muestras en la obra misma para la aprobación final del color.

Pueden presentarse pequeñas variaciones en el tono, de remesa a remesa (favor de referirse al numero de remesa en la cubeta) Evite aplicar adjuntas remesas diferentes, así como a la luz solar directa. Igualmente, evite aplicar el acabado nuevo adjunto a acabados viejos o intemperizados. Sto Corp. no se responsabiliza por la variación en color o tono de remesa a remesa, al método de aplicación, deficiencias en la base, o por decoloración debido a causas naturales como el clima.
Favor de consultar a los Nos. 0694-C, 0893-EC y 1202-CF de Sto Tech Hotline para recibir indicaciones para prevenir problemas.

Para Sistemas de Aislamiento Exterior y Acabado (EIFS), seleccione colores con un valor reflejante de luz del 20% o mayor.

Sto´s Classic Color Collection

This is a selected group of colors from the StoColor System. The Classic Color Collection represents traditional favorites for North America. For additional color, refer to our Most Popular Color Collection [Item No. S343], our Designer Color Collection [Item No. S630], or our entire StoColor System with 800 standard colors. Explore your creative freedom with the varied textures in which all Sto colors are available. To learn more about the solutions Sto can provide for you, contact us by calling 1-800-221-2397 or log on at www.stocorp.com.

La Colección Clássica de Color de Sto Corp.

Este es un surtido selecto de colores del sistéma StoColor. Esta Colección Clássica representa colores preferídos en Norte America. Para colores adicionales, refierase a nuestra colección de Colores Mas Populares [S343], Colección de Color de diseñador [S630], o a la colección completa StoColor System de 800 colores. Pruebe su creatividad con las variedades de texturas en las cuales todos los colores Sto son disponibles. Para aprender mas sobre las soluciones que Sto puede proporcionar, comuníquese al 1-800-221-2397 o por el Intranet en www.stocorp.com.

StoColor System

- Quick and easy to understand thanks to a clear, logical system construction
- Offers a harmonic, finely tailored selection of color for interior and exterior use
- Is ergonomic and perception oriented for all phases of color selection and implementation

Sistema StoColor

- Fácil de comprender, debido a su presentación clara y lógica
- Ofrece una selección harmónia y a la medida, de colores para interiores y exteriores
- Es ergonómico y orientado hacia toda fase para la selec ción e implementación de colores

Guide to symbols
Explicación de los símbolos

31437 ◨ 73 *

Color no.
Color code/order no.

Numero del tono de color
Código color/numero de pedido

***Please note that certain dark and/or saturated colors may incur increased costs due to high tint charges.**

Light reflectance value
Value for the quantity of light reflected from the surface. Measured in percent
100 % = white, 0 % = black

Valor Reflejante de Luz
Valor, en por ciento, que mide la cantidad de luz reflejada por la superficie:
100% = Blanco, 0% = Negro

Most Popular Textures


1.5 / Medium


1.0 / Fine


R1.5 / Swirl


Freeform (custom texture)


Freeform (custom texture)


Limestone (requires two layers of finish material)

1.5 / Medium
Stolit® 1.5
Sto Medium Sand
StoSilco® Lit 1.5
Sto Powerwall® Medium
Sto Powerflex Medium
Sto Powerflex Silco Medium

R1.5 / Swirl
Stolit® R1.5
Sto Swirl
StoSilco® Lit R1.5
Sto Powerwall® Swirl
Sto Powerflex Swirl
Sto Powerflex Silco Swirl

1.0 / Fine
Stolit® 1.0
Sto Fine Sand
StoSilco® Lit 1.0
Sto Powerwall® Fine
Sto Powerflex Fine
Sto Powerflex Silco Fine

Freeform
Stolit® Freeform
Sto Powerwall® Freeform
Sto Powerflex Freeform
Sto Powerflex Silco Freeform

Limestone
Sto Limestone
(Note: Limestone requires two layers of finish and will incur additional costs.)

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Received October 9, 2023
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32234 ◨ 45 Natural

1015 ◨ 35 Mocha Cream

32132 ◨ 23 Spectral

20822 ◨ 56 Diamond Dust

10612 ◨ 55 Autumn Wheat

20905 ◨ 55 Oatmeal

10611 ◨ 64 Moonlit Sand

10622 ◨ 60 Indiana Limestone

10522 ◨ 61 Ivory Key

93330 ◨ 69 Champagne

10511 ◨ 66 Pacific Sand

20506 ◨ 70 Desert Sun

10308 ◨ 86 Pearl

10609 ◨ 79 French Vanilla

10606 ◨ 71 Plateau

COLOR SELECTION

Whites

9433 ◨ 80 Sto White

6050 ◨ 73 White Linen

20001 ◨ 82 ITS White

21614 ◨ 79 Silver Lining

32138 ◨ 78 Cotton

20824 ◨ 73 Winter White

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Received October 9, 2023
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33137 ◨ 71 Gray Dawn

35237 ◨ 75 Cloud

11406 ◨ 71 Pearl Gray

11505 ◨ 65 London Fog

33237 ◨ 68 Mineral

36236 ◨ 67 Frost

36235 ◨ 58 Notre Dame

93240 ◨ 60 Smoked Putty

21612 ◨ 58 Oyster

93860 ◨ 52 Sandstone

11504 ◨ 50 Gray Flannel

11404 ◨ 47 Brushed Pewter

93440 ◨ 36 Moondust

11403 ◨ 32 Burnt Ash

11503 ◨ 35 Twilight

Accents

(Please note: Higher tint costs may be associated with accent colors.)

31410 ◨ 45 Hemp Gold

32321 ◨ 41 Terra

33120 ◨ 25 Coral

34133 ◨ 28 * Violet Night

35333 ◨ 35 * Cadet

36233 ◨ 38 * Manchester

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Received October 9, 2023
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SARGENT
ASSA ABLOY

7800/8200 Series
Mortise Locks



Application pg 42
















































































































CRISP - ELLERT ART MUSE

























Meredith H. Randolph

From: michael@lanearch.com
Sent: Friday, October 6, 2023 10:44 AM
To: Candice Seymour
Cc: Meredith H. Randolph
Subject: RE: 102 King Street- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

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. When in doubt, contact IT.

Candice

I measured the height of the Markland House today before our DRC meeting. The roof ridge facing King Street is 40'-6" from grade.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: michael@lanearch.com <michael@lanearch.com>
Sent: Thursday, October 5, 2023 5:12 PM
To: 'Candice Seymour' <cseymour@citystaug.com>
Cc: 'Meredith H. Randolph' <mrandolph@citystaug.com>
Subject: RE: 74 King Street- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

I have marked up the attached survey with areas to have trees removed.

As for Markland House height, I do not have a measurement on this structure height. It is two and half stories. I have a DRC meeting tomorrow morning and I will try to get a measurement for you while I am there.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, October 5, 2023 4:51 PM
To: michael@lanearch.com
Cc: Meredith H. Randolph <mrandolph@citystaug.com>
Subject: RE: 74 King Street- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

We have received this and the other two emails sent. We will add these documents and photos to your application packet.

Received 09/19/2023
Planning and Building Department

Acoustic Analysis Report

Project	Flagler College CEP-AA
Prepared by	Tan Hung Phan
Date	September 12, 2023

Price Acoustic Analysis utilizes industry accepted algorithms and laboratory tested data. Sources include Chapter 48 of the 2011 ASHRAE Applications Handbook, AHRI, and HVAC acoustic algorithms. Only qualified design professionals should provide noise control recommendations. Price accepts no responsibility for the design of systems through the use of Price Acoustic Analysis.

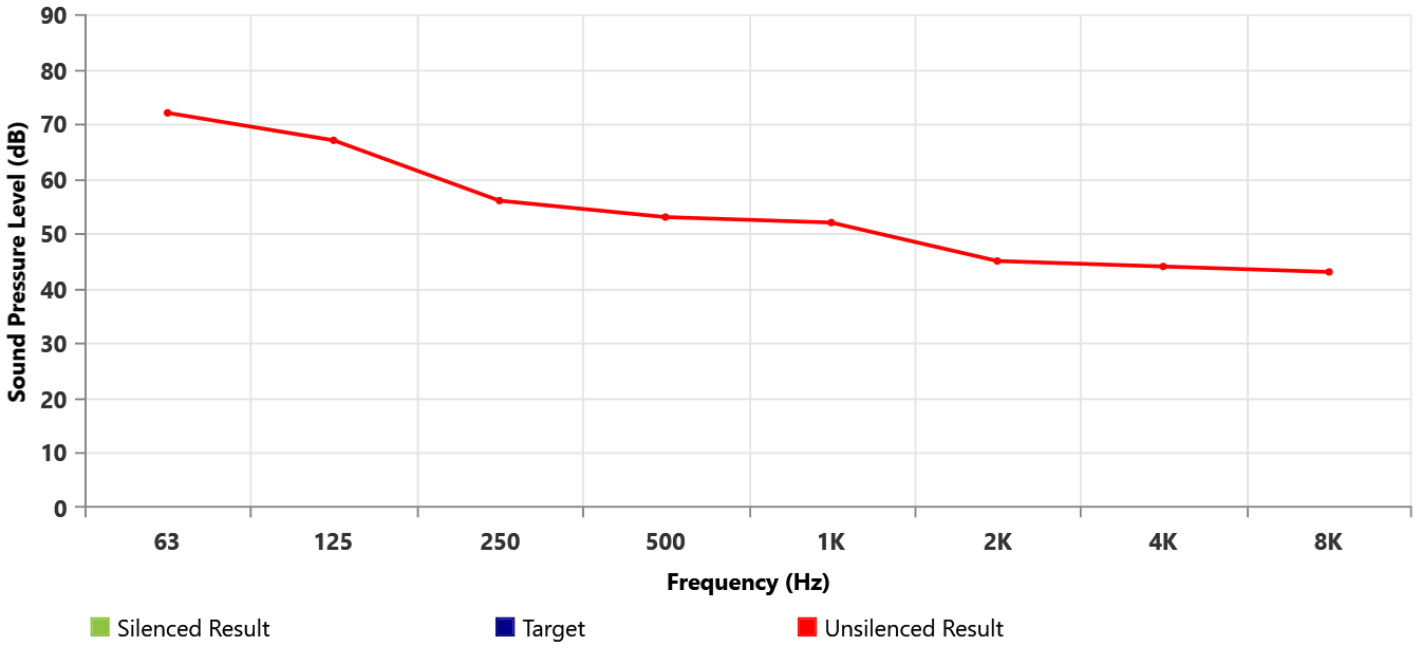
Received 09/19/2023
Planning and Building Department

PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

COOLING TOWER FULL SPEED

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Source - *Cooling tower*	101	98	90	89	91	87	86	85	
Custom - *Cooling Tower*	101	98	90	89	91	87	86	85	
Custom - *Cooling Tower*	101	98	90	89	91	87	86	85	
Custom - *Exhaust Fan*	77	84	85	83	76	73	70	67	
Barrier	-11	-13	-16	-18	-21	-24	-24	-24	
Receiver - *50 ft from the source*	-23	-23	-23	-23	-23	-23	-23	-23	Distance effect
Sum	**72**	**67**	**56**	**53**	**52**	**45**	**44**	**43**	
Target:									
Current: 57 dBA *(NC 54 / RC 50)*									



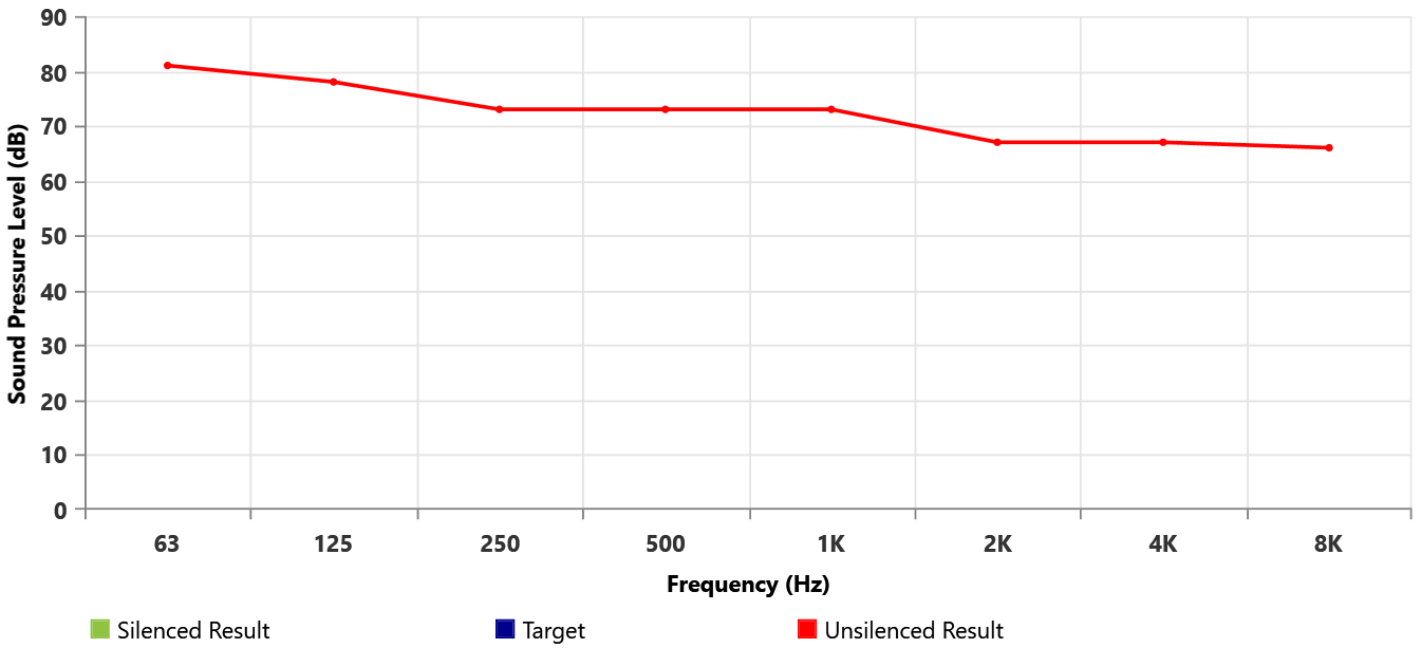
Received 09/19/2023
Planning and Building Department

PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

COOLING TOWER HALF SPEED

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Source - *Cooling tower*	87	85	82	85	89	86	86	85	
Custom - *Cooling Tower*	87	85	82	85	89	86	86	85	
Custom - *Cooling Tower*	87	85	82	85	89	86	86	85	
Custom - *Exhaust Fan*	77	84	85	83	76	73	70	67	
Barrier	-11	-13	-16	-18	-21	-24	-24	-24	
Receiver - *50 ft from the source*	-23	-23	-23	-23	-23	-23	-23	-23	Distance effect
Sum	**58**	**55**	**50**	**50**	**50**	**44**	**44**	**43**	
Target:									
Current: 54 dBA *(NC 49 / RC 48)*									



Application pg 80

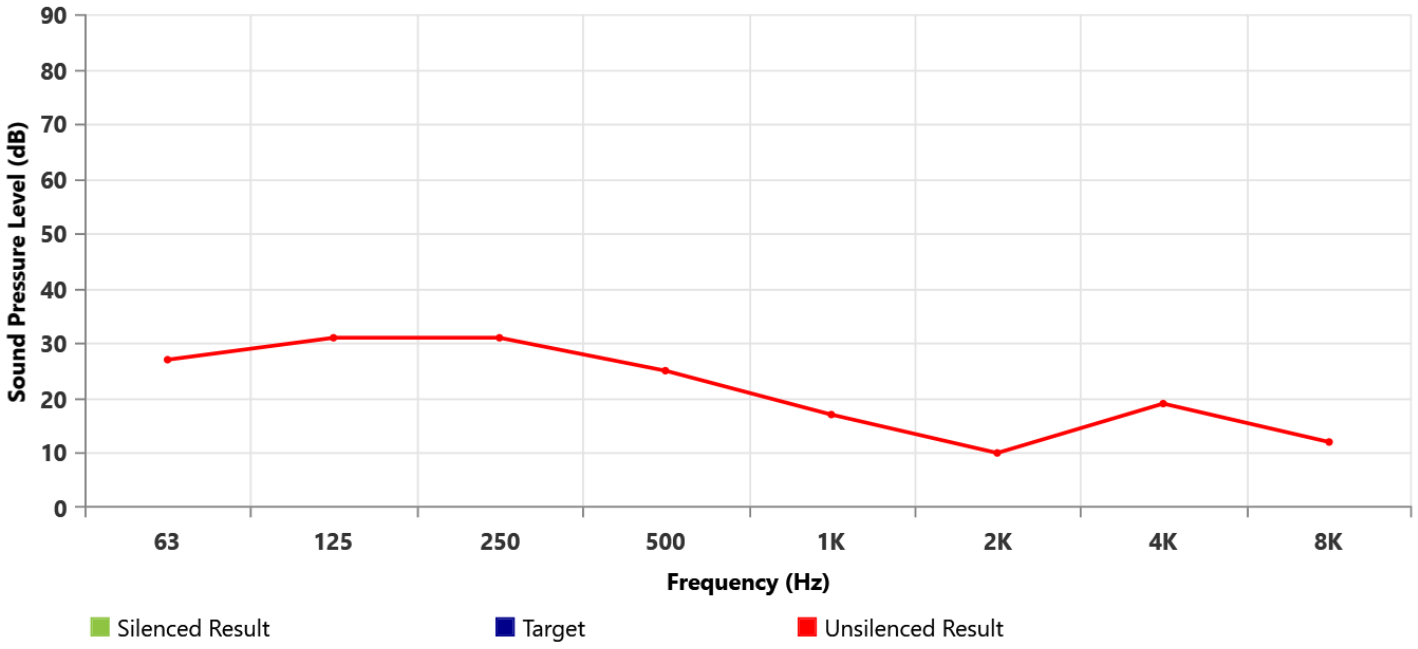
Received 09/19/2023
Planning and Building Department

PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

CEP FLOOR 1

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Source - *AHU-1*	77	82	80	74	68	64	43	32	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Building Assembly - *Concrete wall*	-27	-28	-29	-31	-36	-40	-43	-40	Assumed 4" concrete wall
Receiver - *50 ft from the source*	-23	-23	-23	-23	-23	-23	-23	-23	Distance effect
Sum	**27**	**31**	**31**	**25**	**17**	**10**	**19**	**12**	
Target:									
Current: 27 dBA *(NC 22 / RC < 25)*									



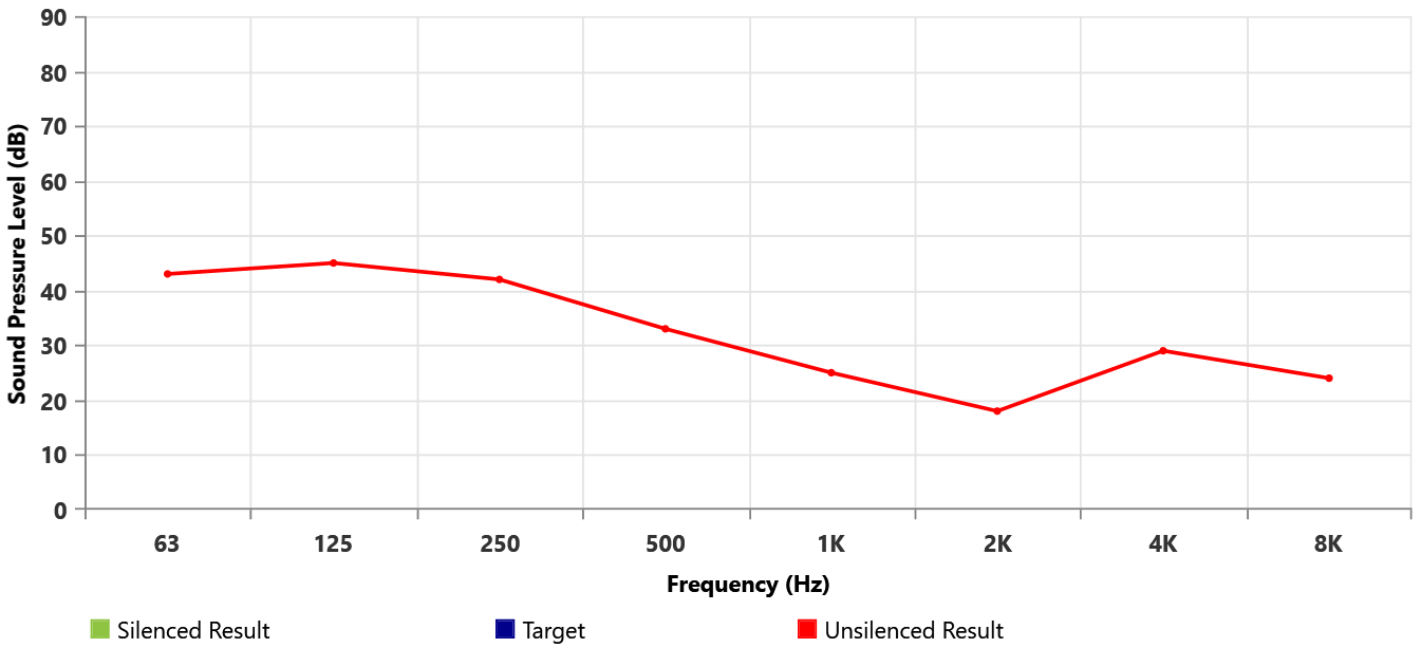
Received 09/19/2023
Planning and Building Department

PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

CEP FLOOR 1 THROUGH ROLL UP DOOR

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Source - *AHU-1*	77	82	80	74	68	64	43	32	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Custom - *Chiller*	64	72	74	73	71	68	80	70	
Custom - *Roll up door*	-9	-12	-16	-21	-26	-30	-31	-26	Assumed 0.08" Alum Barrier Wall
Receiver - *50 ft from the source*	-25	-25	-25	-25	-25	-25	-25	-25	Distance effect
Sum	**43**	**45**	**42**	**33**	**25**	**18**	**29**	**24**	
Target:									
Current: 37 dBA *(NC 31 / RC 25)*									



Received 09/19/2023
Planning and Building Department

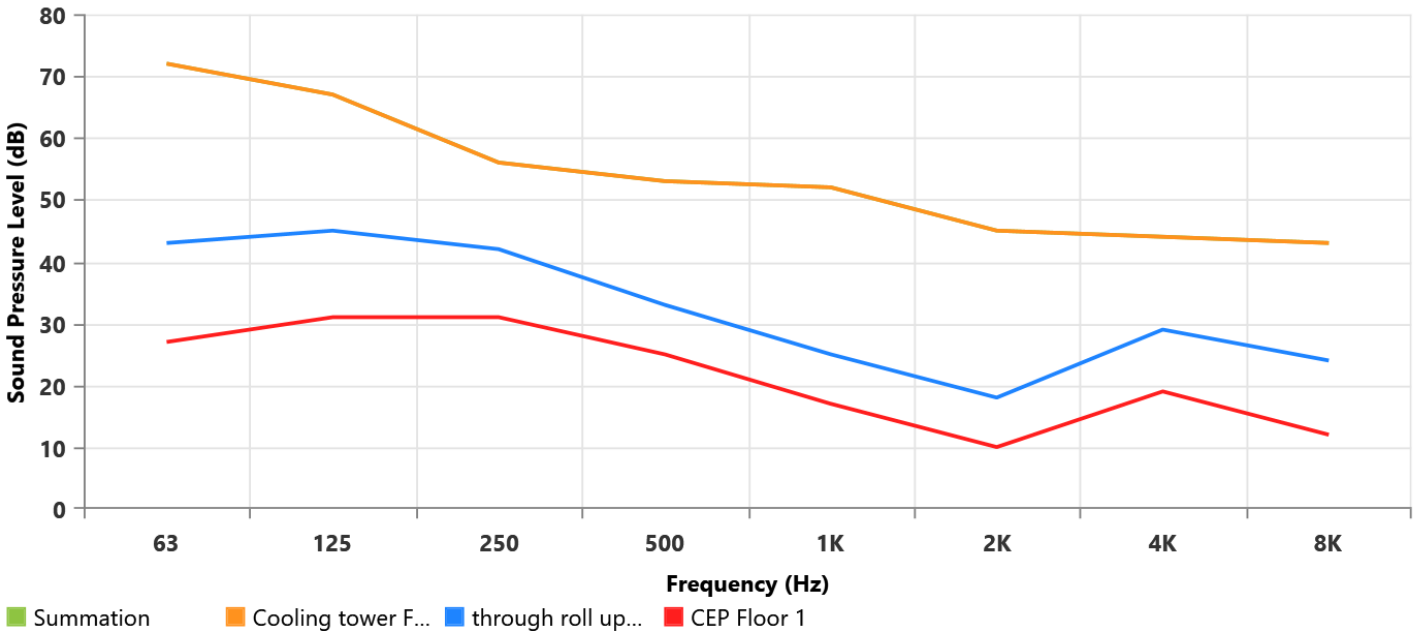
PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

NOISE LEVEL 50FT FROM CEP (AT FULL SPEED)

Path	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Cooling tower Full Speed	72	67	56	53	52	45	44	43
CEP Floor 1 through roll up door	43	45	42	33	25	18	29	24
CEP Floor 1	27	31	31	25	17	10	19	12
Sum	**72**	**67**	**56**	**53**	**52**	**45**	**44**	**43**

Current: 57 dBA *(NC 54 / RC 50)*



Received 09/19/2023
Planning and Building Department

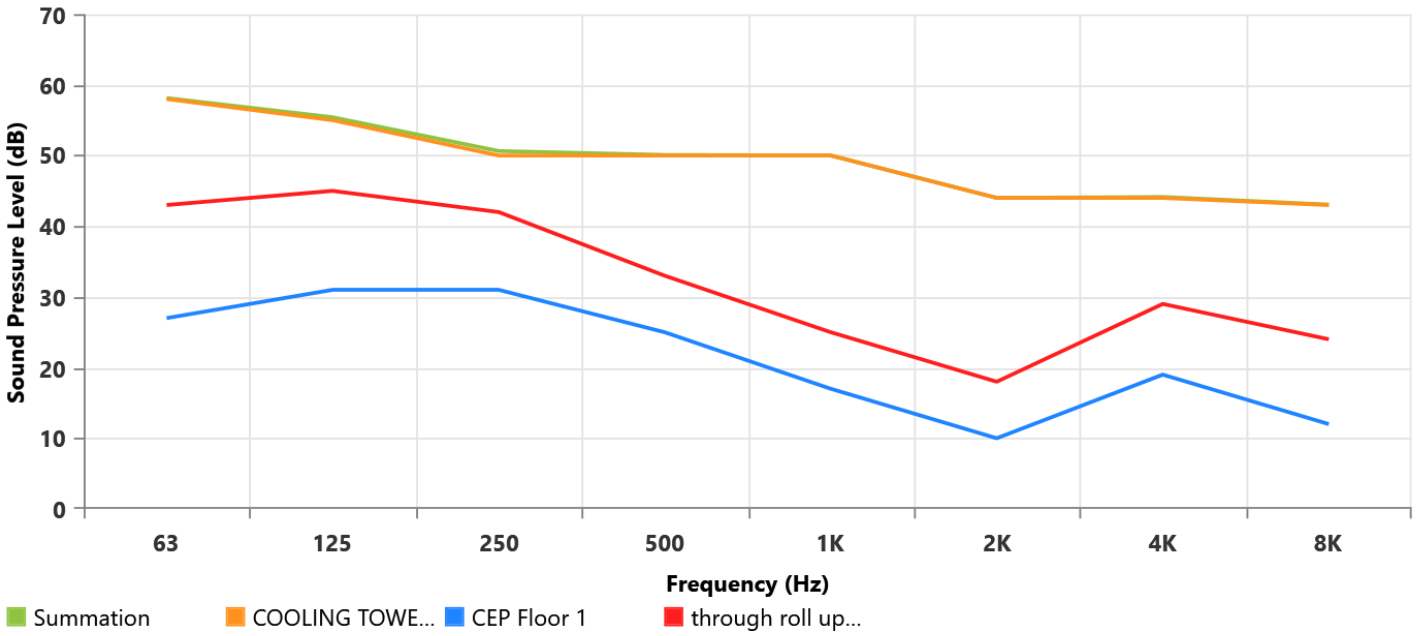
PROJECT: FLAGLER COLLEGE CEP-AA
LOCATION:
DATE: SEPTEMBER 12, 2023
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:

NOISE LEVEL 50FT FROM CEP (AT 50% SPEED)

Path	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
COOLING TOWER HALF SPEED	58	55	50	50	50	44	44	43
CEP Floor 1	27	31	31	25	17	10	19	12
CEP Floor 1 through roll up door	43	45	42	33	25	18	29	24
Sum	**58**	**55**	**51**	**50**	**50**	**44**	**44**	**43**

Current: 54 dBA *(NC 49 / RC 48)*



Application pg 84

This instrument was prepared by:
FRANK D. UPCHURCH, SR.
UPCHURCH AND UPCHURCH
600 Exchange Bank Building
St. Augustine, Florida 32084

OFF REC 122 PAGE 135

68 1448

WARRANTY DEED

THIS INDENTURE, Made this 7th day of March, 1968, between HERBERT E. WOLFE joined by his wife, VIRGIE P. WOLFE, of the County of St. Johns and State of Florida, parties of the first part, and FLAGLER COLLEGE, INC., a corporation existing under the Laws of the State of Florida, and having its principal place of business in the County of St. Johns and State of Florida, and its post office address Post Office Box 1957, St. Augustine, Florida, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of $10.00, and other good and valuable considerations, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of St. Johns and State of Florida, more particularly described as follows:

STATE OF FLORIDA DOCUMENTARY STAMP TAX MAR 27'68 3420 COMPTROLLER P.B. 190136 ST. JOHNS COUNTY

STATE OF FLORIDA DOCUMENTARY STAMP TAX MAR 27'68 9900 COMPTROLLER P.B. 190136 ST. JOHNS COUNTY

COPY

Beginning at the Southeast corner of Block 45-B of the City of St. Augustine, Florida, according to the Official Map of the said City dated June 12th, 1923, filed October 4th, 1923, in the office of the clerk of the circuit court for St. Johns County, Florida, which corner is also the intersection of the West property line of Sevilla Street and the North property line of King Street; thence Westerly along the North property line of King Street 370.45 feet, more or less, to the Southwest corner of said Block 45-B at the East property line of Markland Place; thence Northerly along the East property line of Markland Place 413.55 feet, more or less, to the South line of the 12 foot alley conveyed to Vernon A. Lockwood and Florence H. Lockwood, by deed dated November 25th, 1936, recorded in Deed Book 111, page 579, of the public records of St. Johns County, Florida; thence Easterly along the South line of said 12 foot alley 181 feet, more or less,

ST. JOHNS COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX MAR 27'68 9900 COMPTROLLER P.B. 190136

ST. JOHNS COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX MAR 27'68 9900 COMPTROLLER P.B. 190136

to a point on the West line of land deeded to Mary G. DeCrano by deed dated April 12th, 1897, recorded in Deed Book "XX", page 510 of the public records of St. Johns County, Florida; thence Southerly along the West line of said DeCrano property and the West line of land deeded to Philip B. Jennings and Annete O. Jennings, his wife, by deed dated April 10th, 1929, recorded in Deed Book 92, page 28 of the public records of St. Johns County, Florida, 149.4 feet, more or less, to the Southwest corner of said Jennings property; thence Easterly along the South line of said Jennings property 31.7 feet to a point which is 150 feet Westerly along the South line of said Jennings property from the West property line of Sevilla Street; thence Southerly on a line parallel to the West property line of Sevilla Street, 35 feet; thence Easterly on a line parallel with the South line of the said Jennings property 150 feet to the West property line of Sevilla Street; thence Southerly along the West property line of Sevilla Street 215.25 feet, more or less, to the point of beginning. Being the same property conveyed by Clarissa Anderson Dimick and husband to parties of the first part by deed dated June 23, 1939 and recorded in Deed Book 121, page 498, public records of St. Johns County, Florida, and by deed from Andrew Anderson, Jr., and wife, and Clarissa Anderson Dimick and husband, to parties of the first part, dated June 23, 1939 and recorded in Deed Book 121, page 493, public records of St. Johns County, Florida.

COPY

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $.55 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 MAR 27 1968

OFF REC 122 PAGE 137

AND the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrances, and that they have good right and lawful authority to sell the same; and that said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Herbert E. Wolfe (SEAL)

Virgie P. Wolfe (SEAL)

Signed, sealed and delivered
in the presence of:

Frank D. Upchurch

Mary B. Dare

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS:

I HEREBY CERTIFY that on this day before me, the undersigned officer duly authorized in the State and County last aforesaid to take acknowledgments, personally appeared HERBERT E. WOLFE and VIRGIE P. WOLFE, his wife, to me well known to be the persons described in and who executed the foregoing instrument; and they severally acknowledged to and before me that they executed the same.

WITNESS my hand and official seal this 7th day of March, 1968.

MARY B. VARN NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Mary B. Dare
Notary Public of the State of Florida
at Large

My commission expires September 24, 1969

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.
MAR 27 4 09 PM '68
CLERK CIRCUIT COURT

VERIFIED BY
MD.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2016100000
Location	102 KING ST
Address	50 SEVILLA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE - LOT 1 (EX N104 OF E181.6FT & 35 OF N139 OF E150FT) & LOT 2 (EX N22 OF E24FT) BLK 45-B (LIBRARY TENNIS COURTS PARK'G) OR122/135 *The Description above is not to be used on legal documents.
Property Use Code	Public Colleges (8400)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	2.650
Homestead	N

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Owner Information

Owner Name	Flagler College Inc 100%
Mailing Address	C/O DIR BUS SERVICES 74 KING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Educational		$15,261,866

Map



Valuation Information

	2023
Building Value	$14,109,575
Extra Features Value	$186,477
Total Land Value	$1,963,109
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$16,259,161**
Total Deferred	$997,295
Assessed Value	**$15,261,866**
Total Exemptions	$15,261,866
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$11,724,282	$187,033	$1,963,109	$0	$0	$13,874,424	$13,874,424	$13,874,424	$0
2021	$12,163,962	$156,751	$1,963,109	$0	$0	$14,283,822	$13,021,584	$14,283,822	$0
2020	$12,323,146	$158,904	$1,963,109	$0	$0	$14,445,159	$11,837,804	$14,445,159	$0
2019	$12,459,603	$162,119	$1,385,724	$0	$0	$14,007,446	$10,761,640	$14,007,446	$0
2018	$7,886,056	$165,098	$1,732,155	$0	$0	$9,783,309	$9,783,309	$9,783,309	$0
2017	$7,984,803	$165,094	$1,732,155	$0	$0	$9,882,052	$9,882,052	$9,882,052	$0
2016	$8,083,551	$170,009	$1,732,155	$0	$0	$9,985,715	$9,985,715	$9,985,715	$0
2015	$8,182,299	$175,057	$1,732,155	$0	$0	$10,089,511	$10,089,511	$10,089,511	$0
2014	$7,793,927	$174,692	$1,512,749	$0	$0	$9,481,368	$9,481,368	$9,481,368	$0
2013	$7,886,485	$179,674	$1,512,749	$0	$0	$9,578,908	$9,578,908	$9,578,908	$0
2012	$8,180,170	$186,476	$1,512,749	$0	$0	$9,879,395	$9,879,395	$9,879,395	$0
2011	$8,280,041	$190,960	$1,674,416	$0	$0	$10,145,417	$10,145,417	$10,145,417	$0
2010	$8,379,911	$195,444	$1,847,632	$0	$0	$10,422,987	$10,422,987	$10,422,987	$0

Building Information

Building 1
Building Value $1,898,063
Year Built 1890
Actual Area 11860
Conditioned Area 9412
Use Office Class A
Style 04
Exterior Wall Stucco

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Pine Wood, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
UNFINISHED ATTIC	660
FINISHED CANOPY	580
BASE AREA	9346
BASE AREA	66
UNFINISHED ENCLOSED PORCH	255
FINISHED CANOPY	60
FINISHED CANOPY	893
Total SqFt	11860

Building 2
Building Value $118,307
Year Built 1920
Actual Area 740
Conditioned Area 560
Use Public Schools
Style 04
Exterior Wall Hard Wood

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	560
FINISHED CANOPY	180
Total SqFt	740

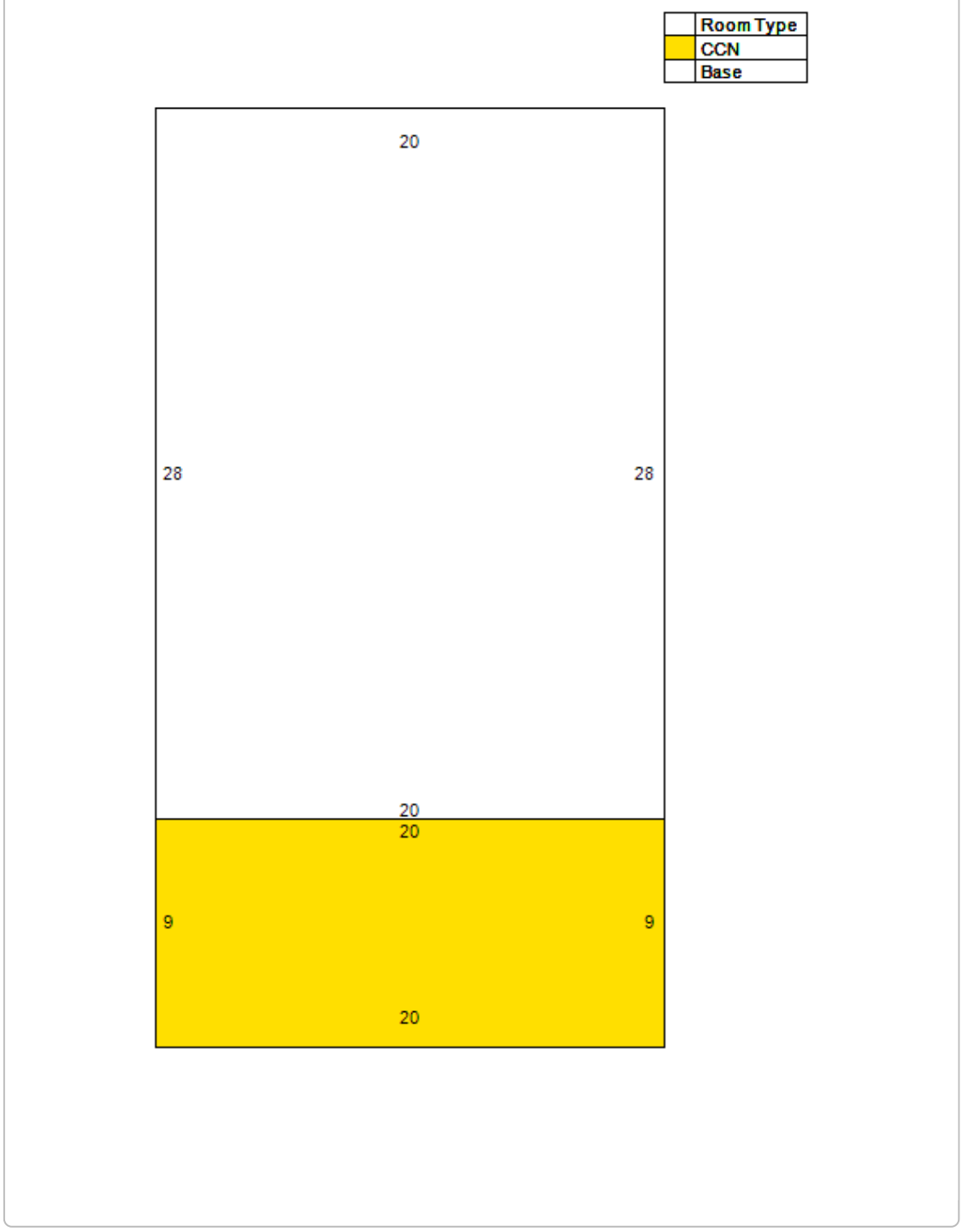
Building 3

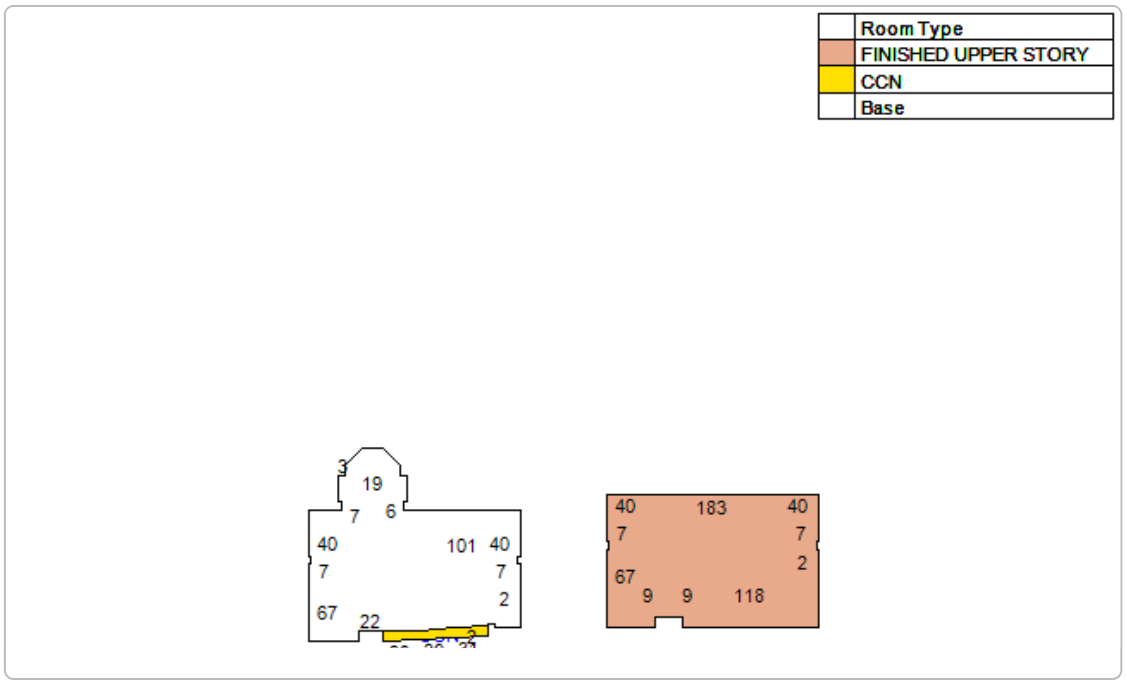
Roof Cover Clay Tile

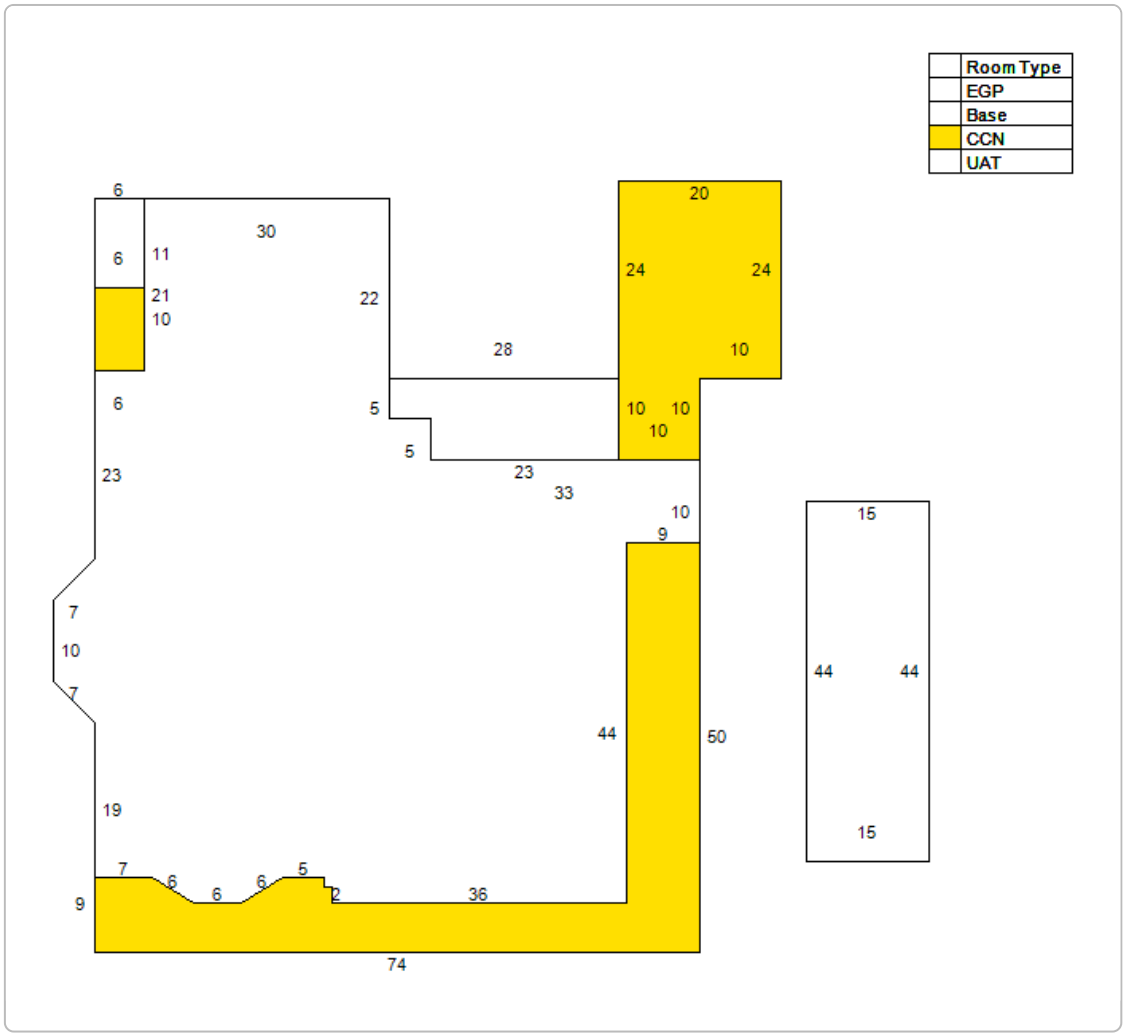
Building Value	$12,093,205	**Roof Structure**	Saw Tooth
Year Built	2007	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	43295	**Interior Wall**	Drywall
Conditioned Area	42540	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Siding	**Baths**	

Description	Square Footage
BASE AREA	21913
FINISHED CANOPY	755
FINISHED UPPER STORY	20627
Total SqFt	43295

Sketch Information


Room Type
CCN
Base
20
28
28
20
20
9
9
20





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		53515
Handicap Ramp (COM)		2061

Application pg 92

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		32780
Handicap Ramp (COM)		11512
Masonry Wall (Mix)		7763
Concrete Paving - Under 8" (COM)		10498
Freight Elevator (COM)		20500
4+ Passenger Elevator (Mix)		15250
Asphalt Paving (COM)		16456
Concrete Paving - Under 8" (COM)		1464
Garage - Low (Mix)		2300
Sprinkler Wet (COM)		3360
Pole Light (COM)		7763
Wood Fence - Under 6' (COM)		1053
Wood Fence - 6' and Above (COM)		202

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	0	0	115477	SF	$1,963,109

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/26/2023, 11:46:07 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Not For Profit Corporation
FLAGLER COLLEGE, INC.

Filing Information

Document Number	705807
FEI/EIN Number	59-1157081
Date Filed	06/25/1963
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/16/2022
Event Effective Date	NONE

Principal Address

74 KING STREET
ST AUGUSTINE, FL 32084

Changed: 03/22/1999

Mailing Address

74 King Street
ST AUGUSTINE, FL 32084

Changed: 10/28/2019

Registered Agent Name & Address

MATTHEWS, STACEY
74 King Street
ST AUGUSTINE, FL 32084

Name Changed: 06/16/2022

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title Secretary

Stevenson Dumas, Laura R
74 King Street
ST AUGUSTINE, FL 32084

Title Trustee

BAILEY, JOHN D. JR
461 San Nicolas Way
ST. AUGUSTINE, FL 32080

Title CFO

MATTHEWS, STACEY
74 KING STREET
ST AUGUSTINE, FL 32084

Title P

DELANEY, JOHN
74 KING STREET
ST AUGUSTINE, FL 32084

Title Chairman

Rood, John D, Ambassador
3030 Hartley Road
Suite 310
Jacksonville, FL 32257

Title VC

Tinlin, Charles J, Honorable
216 Fiddlers Point Drive
St. Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/03/2021
2022	01/27/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
06/16/2022 -- Amendment	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- REINSTATEMENT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format

01/09/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
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02/06/2013 -- ANNUAL REPORT	View image in PDF format
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01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
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01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
11/03/2000 -- REINSTATEMENT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
06/19/1995 -- ANNUAL REPORT	View image in PDF format

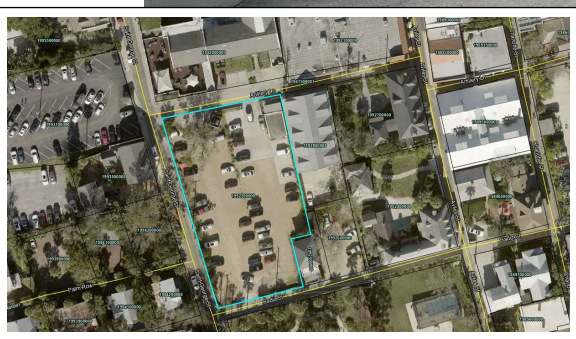
Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 2023 Meeting





Application HP2023-0071 Address: 2 Artillery Lane

The Vestry of Trinity Church of St. Augustine, Inc. – Applicant and Owner

Project description: To modify an existing parking area with new paving materials and landscaping.

Architectural Style:	N/A	Florida Master Site File:	SJ02473 (wall)
National Register:	Within St. Augustine NRHD	Construction date:	Parking Lot: post-1965
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992200000		
Agenda Item:	7(c)	Previous Action(s):	93-0535 (for Thrift Shop loggia/wall)

STAFF SUMMARY AND ANALYSIS:

1. Bounded by Artillery Lane to the north, building elevations and associated property walls to the east, St. Geroge Street to the west, and Cadiz Street to the south, this commercial parking lot is located in the HP-2 Zoning District and is within the St. Augustine National Register Historic District. The current lot is not visible on the Sanborn Map revised to 1965.
2. Work on the parking lot began without required permits, a stop work order was issued and multiple code violations were taken to the municipal code enforcement board. Code enforcement cases were heard, and fines levied for tree removal. Code violation cases are still pending subject to obtaining required approvals.
3. The proposed project has since gone before the City's Design Review Committee (Friday Review) and is in the process of civil plan review.
4. Historic Preservation staff has reviewed the multiple plan iterations submitted for civil plan review and determined that HARB review is required since the proposed work exceeds the current Architectural Guidelines for Historic Preservation's (AGHP) $1,000 maximum pre-approved limit to landscape features that include walls, driveways, and plant materials.
5. Since the civil plan review is still ongoing with a few outstanding approvals needed, staff recommended holding the HARB review of the final approved plans to ensure further HARB approval was not needed, but the applicant still wishes to be heard at the October meeting.
6. Per the Planning & Zoning review for landscape code compliance, the most recently reviewed plans still do not meet the landscape requirements for HP-2. The required number of shrubs and trees has not been met in the landscape plans, since every street frontage around the parking lot must be calculated as a front yard. (See attached review comments)
7. New proposed trees and shrubs specified on the landscape plan in modified landscape beds are found in the AGHP's recommended list or are found on Florida native plant lists, with the exception of the Eagleston Holly, which is a natural hybrid of the Dahoon Holly and American Holly, both listed in the AGHP. An irrigation plan was not included with the landscape plan. Efforts should be made to ensure the new landscaping is maintained.
8. Areas of concrete pavement are proposed for the entrance and exit at Artillery Lane and Cadiz Street, as well as a few ADA parking spaces. Plain concrete is not appropriate according to the AGHP. Recommended paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Followup correspondence from the design consultant on the project specified that the proposed gravel material will be loose coquina, with Public Works Department approval.
9. Current plans do not indicate changes to the existing wall. HARB approval may be required if future modifications are proposed. A masonry wall from different time periods encloses the parking lot, with the exception of the east side and the opening for automobile access facing Artillery Lane and Cadiz Street. According to a Florida Master Site File (FMSF) report, the 4' high coquina concrete portion of the wall with ornamental capstones, on the corner of St. George Street and Artillery Lane, was constructed c. 1901 and originally surrounded a large house constructed during the Flagler Era, which no longer stands. At the time of the 1979 FMSF survey, the southern part of the historic wall on St. George Street and an eastern portion along Artillery Lane was demolished and the blocks were being used for new construction of another part of the lot.
10. An A-14 application for Archaeological Review has been submitted. The FMSF noted that this site is one of the oldest sections of town and that there is significant archaeological potential for the property.

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 2 Artillery Lane for the plans submitted with this application,** if the board finds it meets the Secretary of the Interior's Standards 8 and 9, with the following conditions:

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans
2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Modify existing parking lot with paving materials that includes concrete paving and loose coquina gravel
2. Add new landscape materials in altered beds along the perimeter and center with proposed plants.

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

Parking, Landscaping and Site Features

Do...
- Retain 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.
- 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.
- Replace deteriorated or damaged landscape features in kind.

Don't...
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.

- 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.

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

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

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.

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.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File (for historic wall)
3. Planning & Zoning Civil Plan Review Comments
4. Sanborn map

STAFF PHOTOGRAPHS
2 Artillery Lane





STAFF PHOTOGRAPHS
2 Artillery Lane





STAFF PHOTOGRAPHS
2 Artillery Lane





STAFF PHOTOGRAPHS
2 Artillery Lane





STAFF PHOTOGRAPHS
2 Artillery Lane





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STAFF PHOTOGRAPHS
2 Artillery Lane



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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. 8 SJ 2473 1009==

Site Name: Bigelow House Wall 830== Survey Date: 7904 820==

Address: St. George St., St. Augustine, FL 32084 905==

Instructions for Locating: Southeast corner of Artillery Lane and St. Geroge St. running south along St. George & east along Artillary. 813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 34 (block) (lot) 868==

868==

Owner of Site: Name: Trinity Parish Episcopal Church;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469815 (easting) 3306570 (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==

(X) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

(X) Other Demolition 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Other: Wall 838== Present Use: Other: Wall 850==

Date: ca. +1901 844== Period: 20th c.-at. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: 964==

Plan Type: 966==

Exterior Fabrics: 854==

Structural Systems: Masonry, concrete block (coquina) 856==

Features of Structure: (942)

Window Type: 942==

Foundation: 942==

Roof Type: 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: In one of oldest sections of the city. Behind Trinity Baptist Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This coquina concrete block wall curves around the corner of Artillery Lane and St. George Street and was constructed circa 1901. The wall rises approximately four feet in height with a gate post raised a foot above. Ornamental capstones decorate the length of the wall and the gateposts. The southern part of the wall on St. George Street has been demolished as has the eastern part along Artillery Lane. The blocks are being used for new construction on another part of the lot. The site is located in one of the oldest sections of town and is adjacent to the Episcopal Church.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

This wall on the corner of St. George Street and Artillery Lane originally surrounded the Bigelow House, a two-story coquina and wood frame structure built during the Flagler Era. It is notable as a late example of coquina construction in the city.(4) The Bigelow House was cited as one of fifty significant architectural sites in St. Augustine by the original St. Augustine Historical Preservation and Restoration Association in 1937.(5) The site is of significant archeological potential.

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.

4. Block and Lot File, Block 34, Bigelow House Wall, Monuments, Sites and Objects, Historic St. Augustine Preservation Board.

Page 1

☐ Original
☒ Update

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

Site #8 SJ02473
Field Date 6-28-2016
Form Date 6-28-2016
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) BIGELOW HOUSE WALL — 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:	215		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 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # _____ — 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: 1901 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ — From (year): _____ — To (year): _____
Current Use Wall — 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 _____ — Exterior Plan _____ — Number of Stories _____
Exterior Fabric(s) 1. Coquina block — 2. _____ — 3. _____
Roof Type(s) 1. _____ — 2. _____ — 3. _____
Roof Material(s) 1. _____ — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) _____
Distinguishing Architectural Features (exterior or interior ornaments) _____
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02473

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Coquina block 3. concrete block
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 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) 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

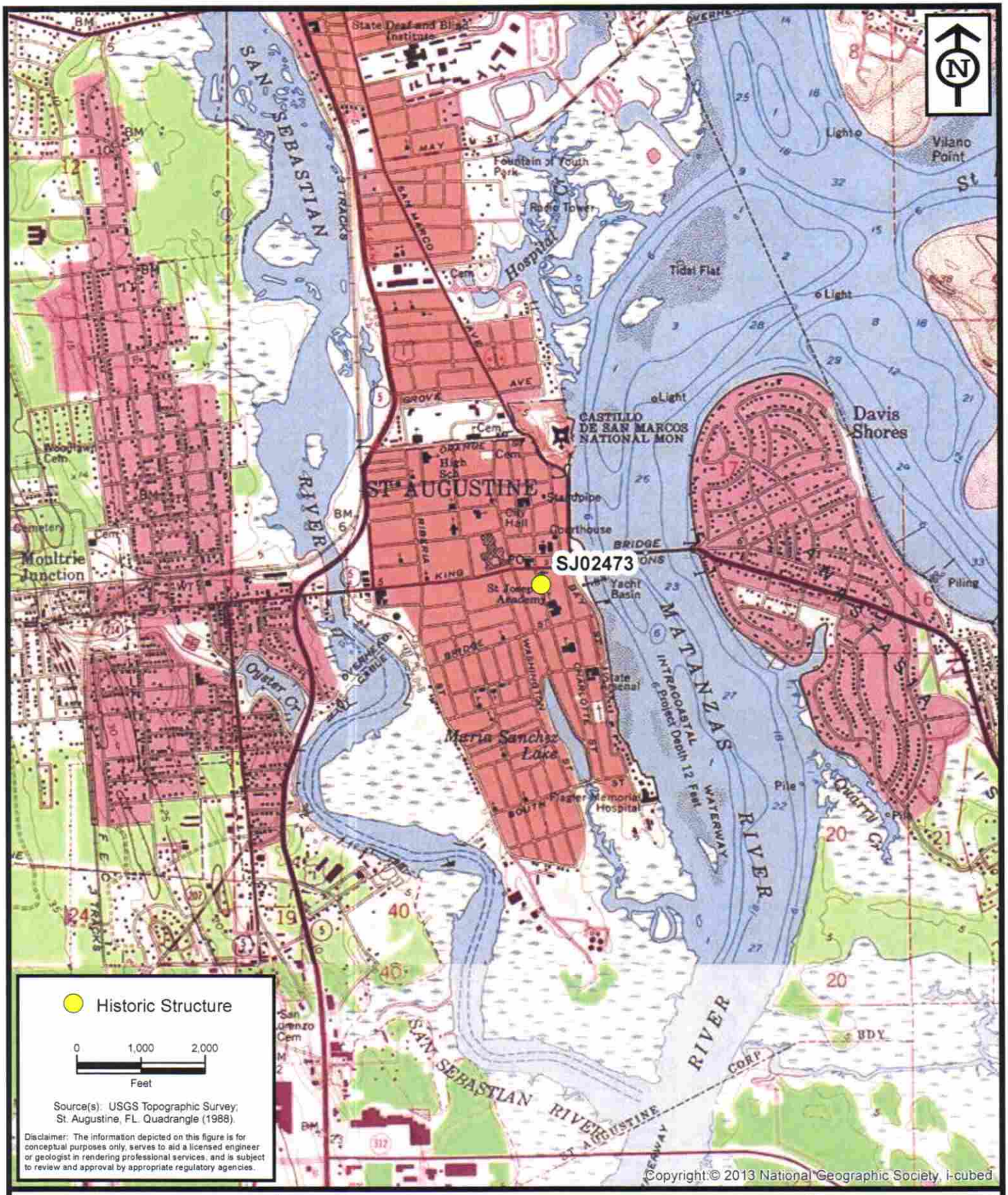
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ02473

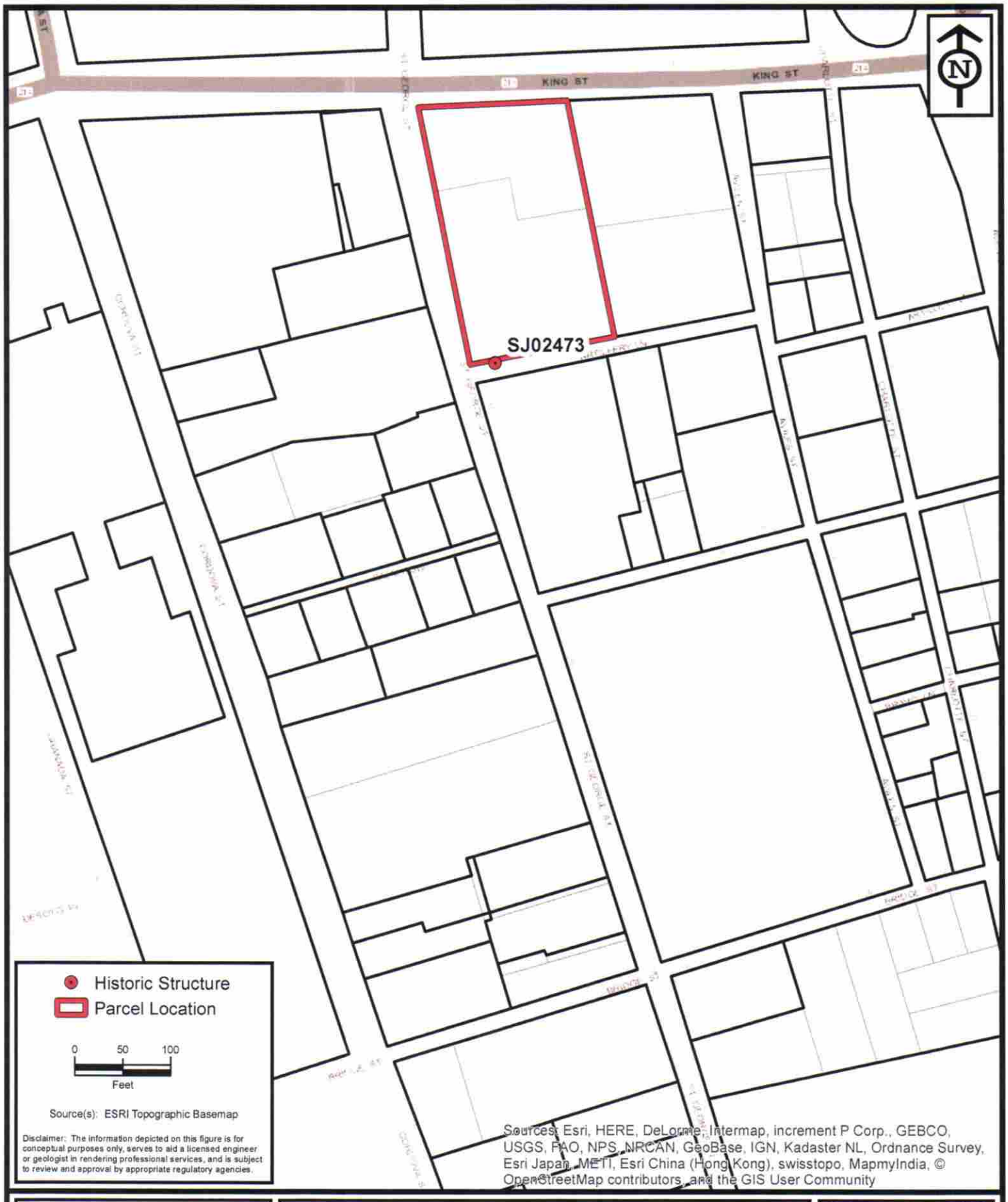
City of St. Augustine Historic Structure Survey

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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SJ02473



ENVIRONMENTAL SERVICES, INC.
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City of St. Augustine
Historic Structure Survey

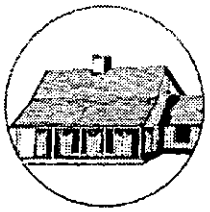
St. Johns County, Florida

Project:	AJ15441.00
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Drawn By:	AVL
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Approved By:	PD
Figure:	2

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SJ02473

☐ Original
☒ Update



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

Site# SJ02473
Field Date 9-15-2020
Form Date 5-28-2021
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) Bigelow House Wall — 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:	2		Artillery	Lane	

Cross Streets (nearest / between) SE corner of Artillery Lane and St. George 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 _____ — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # _____ — 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: 1901 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Wall — From (year): 1921 — To (year): 2021
Current Use Wall — From (year): 1921 — To (year): 2021
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature repairs
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

See FMSF, completed by David Nolan

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

DESCRIPTION

Style _____ — Exterior Plan _____ — Number of Stories _____
Exterior Fabric(s) 1. Stucco — 2. Caststone — 3. _____
Roof Type(s) 1. _____ — 2. _____ — 3. _____
Roof Material(s) 1. _____ — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02473

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. Coquina, dressed
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 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

The coquina stone and concrete block wall curves around the corner of Artillery Lane and St. George Street; the construction materials are believed to be remnants of the Bigelow House, a non-extant two story coquina and wood house.

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) Field survey

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

OPINION OF RESOURCE SIGNIFICANCE

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

The structure is an example of masonry walls, that enclose properties since colonial period; 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 3. Archaeology-historic 5. _____
2. Community planning & developm 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 _____

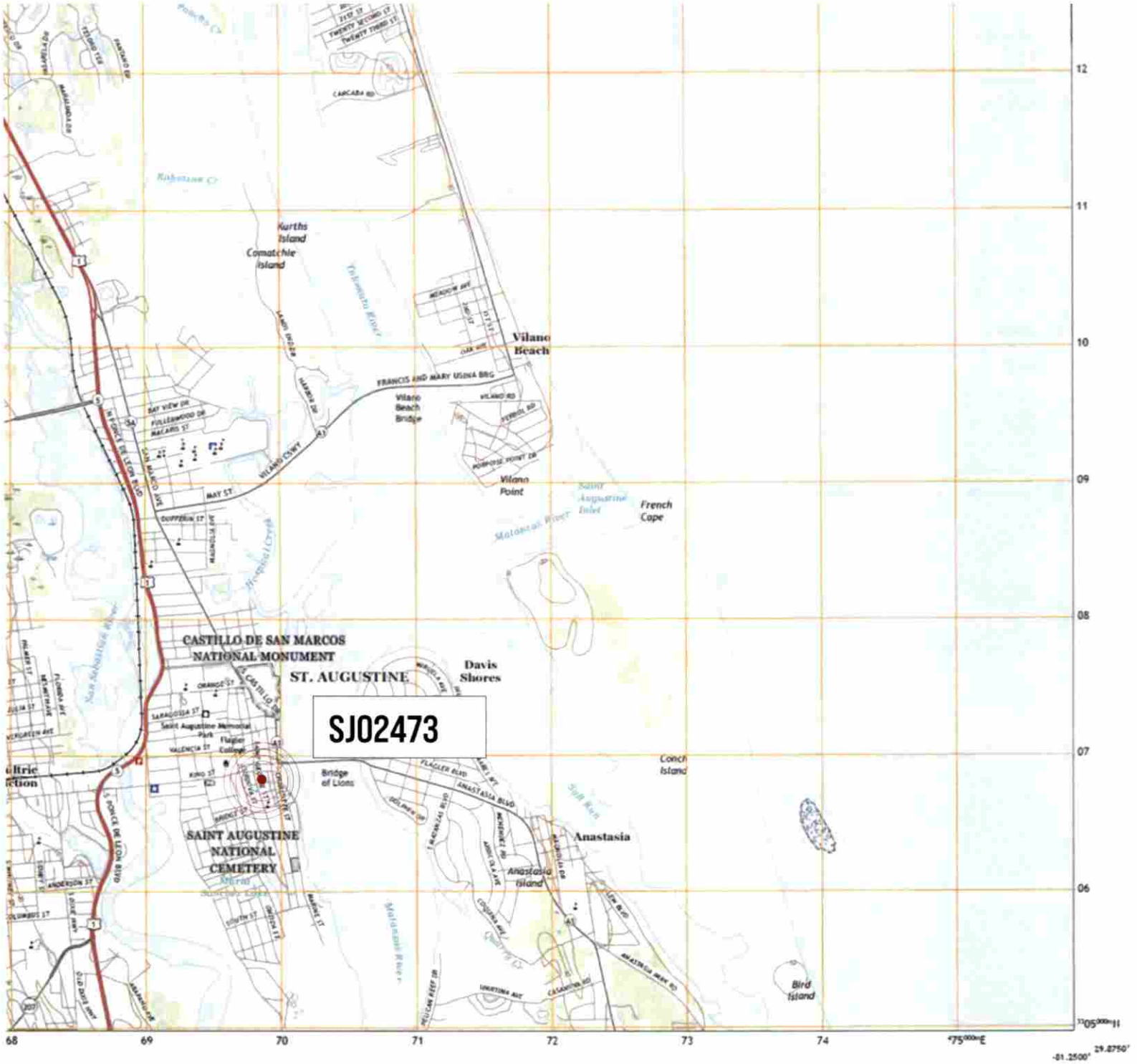
RECORDER INFORMATION

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

Required Attachments

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

Staff Report pg 31



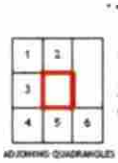
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KILOMETERS 0 0.5 1 2
METERS 1000 500 0 1000 2000
MILES 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

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





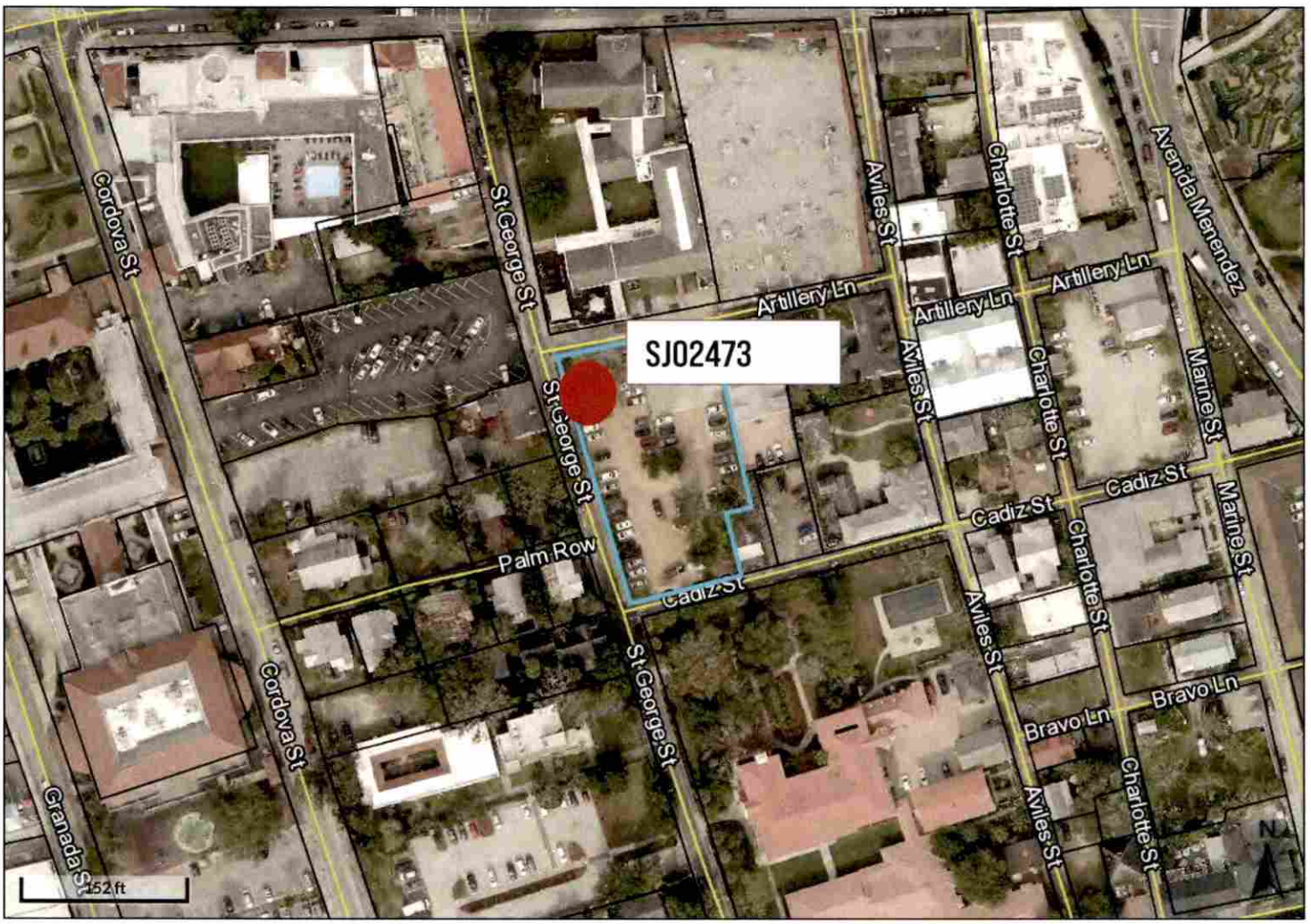
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02473** **Date: 05/28/2021** **Historic Structure**

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL



Parcel ID	1992200000	Physical Address	2 ARTILLERY LN SAINT AUGUSTINE
Property Class	2815 - Owner Occupied Parking Lots	Mailing Address	TRINITY CHR OF ST AU VESTRY 215 SAINT GEORGE ST SAINT AUGUSTINE FL 32084-0000
Taxing District	City of St Augustine		
Acres	0.62		

N

UF Historic Preservation UNIVERSITY of FLORIDA

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

FMSF: SJ02473

Date: 05/28/2021

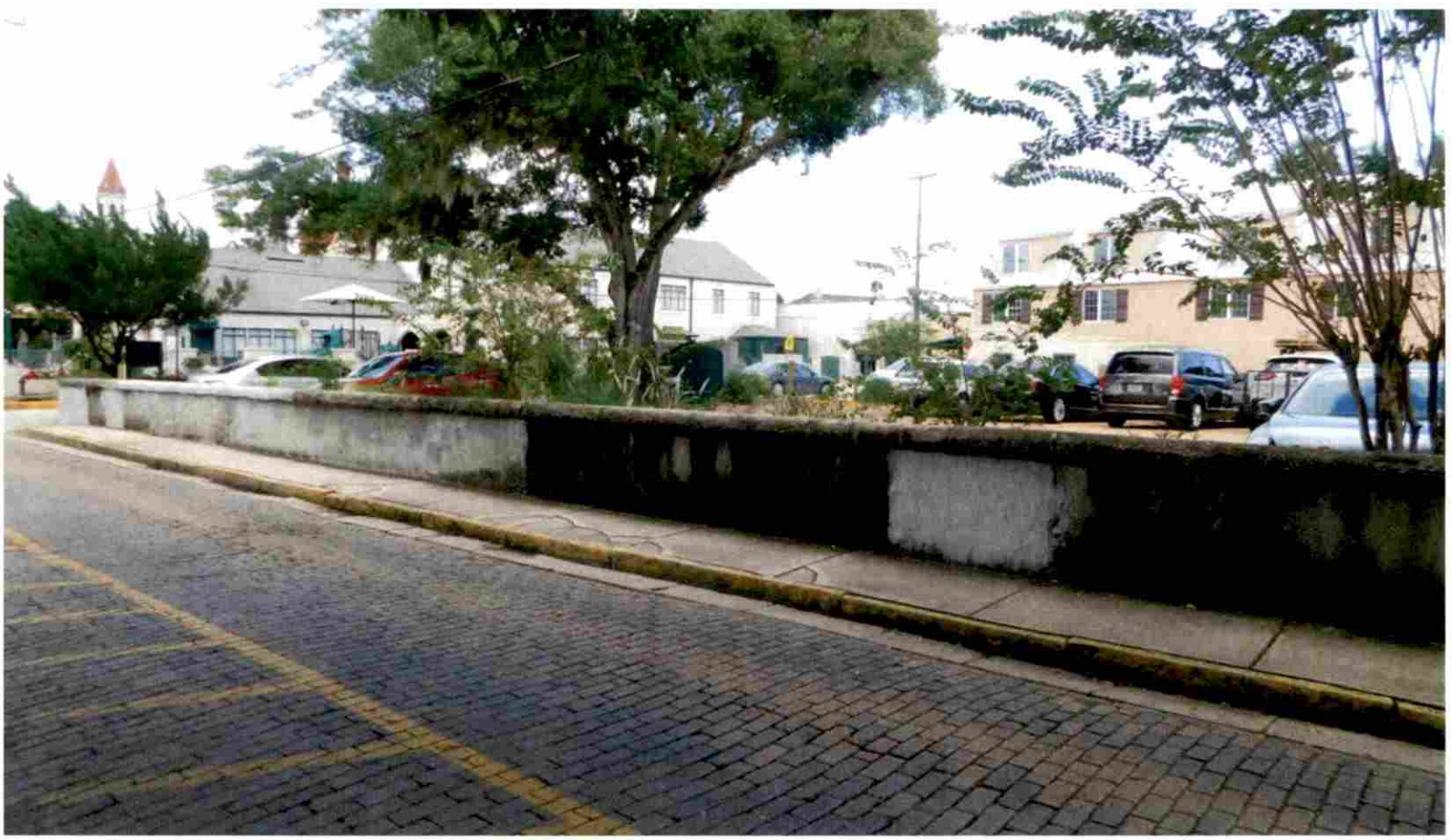
● Historic Structure



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02473 Date: 02/18/2021 Historic Structure



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02473 Date: 02/18/2021 Historic Structure



UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02473** **Date: 02/18/2021** **Historic Structure**


KODAK SAFETY FIL
33A

NO OUTLET

TOW AWAY ZONE

NO OVERNIGHT PARKING PERMITTED. VIOLATORS WILL BE TOWED AT OWNERS EXPENSE.

ARKING
$10


EXIT
ONLY
RESERVED
FOR
TRINITY
EPISCOPAL
PARISH
ONLY


TOW AWAY ZONE
NO OVERNIGHT PARKING PERMITTED. VIOLATORS WILL BE TOWED AT OWNERS EXPENSE.
TRINITY PARISH
Est. 1821
CHURCH PARKING



Planning & Zoning Comments

RE: PW2022-1008; Trinity Parish Parking Lot at 2 Artillery Lane

October 2, 2023

Planning and Zoning Staff Review:

Classification 3 applies to properties zoned HP-2 in the City's landscaping requirements.

- Front – E – with a yard of five feet 4 trees and 12 shrubs.
- Side/rear – D – with a yard of five feet 3 trees and 6 shrubs.
    - Artillery Lane bufferyard (front): 73 linear feet
        - 3 trees and 9 shrubs required
    - St. George Street bufferyard (front): 216 linear feet
        - 9 trees and 26 shrubs
    - Cadiz Street bufferyard (front): 82 linear feet
        - 3 trees and 10 shrubs required
    - Bufferyard adjacent to both 4 Artillery Lane and 28 Cadiz Street (side): 214 linear feet
        - 6 trees and 13 shrubs required

A grand total of 21 trees and 58 shrubs are required to be planted throughout the site to meet the requirements of bufferyard landscaping after removing widths of drive aisles.

Tree mitigation will need to be done for the trees previously removed.

Parking area screening requirements are to be met wherever there are gaps in screening.

The proposed ratio of required tree types meets City Code and is documented on landscaping plans.

The proposed number of trees planted for internal landscaping meets City Code.

To meet the requirements of Sec. 25 of the City's Code of Ordinances:

1. Provide the total of amount of landscaping from bufferyard requirements.
2. Mitigate the debits accrued from removal of existing trees on-site.
3. Add landscaping where needed to meet screening requirements for parking areas.

If there are any questions, please feel free to contact me.

Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department
jfredriksson@citystaug.com
904-209-4331

Sec. 25-52. – Definitions.

Bufferyard means a unit of yard with required landscaping adjacent to the property line.

Parking area means an area used for the parking, display or storage of vehicles, boats and equipment, whether self-propelled or not, and all land used for access and maneuvering. Any area designated, paved or unpaved, or used as such, shall meet the requirements of this article.

Planting area means any area designed for landscape planting.

Sec. 25-54. – Specific landscape requirements.

(a) *Landscaping and bufferyard requirements.* All developments in the city must meet the following bufferyards and landscaping requirements:
  (1) *Classification 1*—All uses except multiple family uses permitted in zoning districts RS-1, RS-2, HP-4 and HP-5.
  (2) *Classification 2*—All multiple family uses and all uses permitted in zoning districts RL-1.
  (3) *Classification 3*—All uses except multiple family uses permitted in zoning districts RG-1, RG-2, RGO, CL-1, HP-1, HP-2 and HP-3.
  (4) *Classification 4*—All uses except multiple family uses permitted in zoning district CL-2.
  (5) *Classification 5*—All uses except multiple family uses permitted in zoning districts CM-1 and CM-2.
  (6) *Classification 6*— All uses permitted in zoning districts IW, GU, MU and OL.
  (7) Bufferyard and landscaping requirements between separate uses in a planned unit development (PUD), and between the planned unit development (PUD) and adjacent property not a part of the planned unit development (PUD) shall be as established by the ordinance creating the planned unit development (PUD).

(b) *Landscaping and bufferyards within historic preservation districts 1, 2 and 3.* Within zoning districts HP-1, HP-2 and HP-3, specific bufferyard dimension requirements do not apply, but all required plant materials, walls or fences are to be installed within the site.

(c) *Landscaping and bufferyards for single family uses.* Single family uses shall not be required to meet bufferyard requirements, but shall be required to submit a site plan as defined in this chapter for review prior to issuance of a building permit. Single family uses shall only be required to replace existing trees removed as the result of permitted construction.

(d) *Intent of bufferyards*. The bufferyard is a unit of yard with required landscaping. Both the amount of land and the type and amount of landscaping required for each bufferyard are designed to ameliorate nuisances between adjacent land uses or between a land use and a public street. These bufferyards have been calculated to insure that they do function as "buffers."

(e) *Bufferyards required*. Bufferyards shall be required to eliminate or reduce potential nuisances, such as dirt, litter, noise, glare, unsightly buildings or parking lots, and to provide spacing to reduce the adverse impacts of noise, odor, danger from fire, and differing intensities of land use.

(f) *Bufferyards San Marco Avenue Design Standards*. Developments that must comply with the San Marco Avenue Design Standards, and which use the residential typology, may locate the required front landscaping bufferyard anywhere between the front building façade and the front property line. The planted area must contain the equivalent front bufferyard planting requirements.

(g) *Location of required bufferyards*. Bufferyards shall be located along the perimeter of the property being developed, abutting the property line. Bufferyards shall not be located on an existing or dedicated public right-of-way.
  (1) *Table of bufferyard requirements*. The letter designations contained in this table refer to the specific required bufferyards contained in subsection (f)(3) below. Use of native vegetation shall reduce the required number of plant units by ten (10) percent in those bufferyards where a fence is not required.

Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department
jfredriksson@citystaug.com
904-209-4331

Table of Bufferyard Requirements

Bufferyard	Unit Multiplier	Yard (feet)	Plant Units	Fences Required
A	1	5	1 tree	
B	1	5	2 trees	
C	1	5	3 trees	
D	.8	10		
	1	5	3 trees, 6 shrubs	
	.9	3		F1
E	.7	10		
	.9	7.5		
	1	5	4 trees, 12 shrubs	
	.9	3		F1
F	.7	10		
	.9	7.5		
	1	5	4 trees, 20 shrubs	
	.9	3		F2
G	.8	10		
	.9	7.5		
	1	5	5 trees, 25 shrubs	
	.9	3		F2
H	.7	15		

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Bufferyard	Unit Multiplier	Yard (feet)	Plant Units	Fences Required
	.9	10		
	1	7.5	5 trees, 30 shrubs	
	.9	5		F2
	.8	3		F3
I	.7	15		
	1	10	7 trees, 40 shrubs	F1
	.9	7.5		F2
	.9	5		F3

(2) *Bufferyard requirements.* These requirements are stated in terms of width and the number of trees and shrubs required per one-hundred (100) linear feet of bufferyard. Any of the options illustrated shall satisfy the requirements of this section. The "unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined for the indicated widths of the required bufferyard.

(3) *Specific required bufferyards:*

a. Classification 1: …..
Front ….. B
Side/rear ….. A

b. Classification 2: .....
Front .....D
Side/rear C

c. Classification 3: .....
Front .....E
Side/rear .....D

d. Classification 4: .....
Front .....F
Side/rear .....E

e. Classification 5: .....
Front .....G
Side/rear .....E

f. Classification 6: .....
Front .....H
Side/rear .....G

(4) *Parking area requirements.*

a. *Adjacent to public rights-of-way.* Bufferyards between parking areas and public rights-of-way shall form a solid opaque mass or screen of landscaping at least twenty-four (24) inches in height upon planting. This bufferyard may be composed of a berm with a maximum height of thirty (30) inches in conjunction with landscaping, with a total height of not less than thirty-six (36) inches in height at installation. A wall or fence of at least thirty-six (36) inches in height, but less than forty-eight (48) inches in height may be used

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in conjunction with landscaping, with the wall or fence installed adjacent to the parking area and the required landscaping installed between the wall or fence and the property line. When a mass or screen of landscape material is used, it shall obtain opacity within twelve (12) months of planting under normal growing conditions.

b. *Intersection visibility.* Where an accessway intersects a public right-of-way, landscaping shall be used to define the intersection provided, however, that all landscaping within the triangular areas described below shall provide unobstructed cross visibility at a level between two (2) and six (6) feet above the ground. Trees having limbs and foliage extending into this cross visibility area shall be allowed, provided that they are so located so as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas are:
    1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way pavement line with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends or the other sides.
    2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular areas being measured thirty (30) feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two (2) lines.

c. *Adjacent to other properties.* Where parking areas are adjacent to surrounding properties, landscaping shall be installed to screen parking areas from adjacent properties. All land between parking areas and the property line shall be screened with a wall or fence, or a combination of a berm, hedge or other landscaping at least forty-eight (48) inches in height at installation which shall form a continuous opaque screen under normal growing conditions.

d. *Adjacent to residentially zoned properties.* Whenever a parking facility containing ten (10) or more spaces is located closer than fifteen (15) feet to a residentially zoned lot, and is not entirely screened visually by intervening structures, a continuous opaque screen at least six (6) feet in height shall be provided along the adjoining property line. This screen shall consist of a solid wall or fence, or a mass of shrubbery at least five (5) feet in height at the time of installation. This screening requirement shall be in addition to any other landscape or bufferyard requirements.

(5) *Internal landscaping.* All parking areas shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement, and to direct and define logical areas for pedestrian and vehicular circulation.

a. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.

b. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.

(6) *Nonresidential uses abutting residential uses*. Where nonresidential land uses are proposed abutting existing residential land uses in districts zoned for residential land uses, the bufferyards required for nonresidential uses shall be the next more intensive bufferyard.

(7) *Buffers between districts*. Where an RG-1, RG-2, RGO, RL-1, MU, commercial or industrial district abuts an RS-1 or RS-2 district, without an intervening street or alley, any use which is not permitted or permissible by exception in the RS-1 or RS-2 district shall provide a visual barrier consisting of a solid wall, fence or shrubbery, at least six (6) feet in height, along all side and rear property lines so abutting.

Jacob Fredriksson, CNU-A
Planning Manager
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Sec. 28-2. – Definitions.

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other. Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department
jfredriksson@citystaug.com
904-209-4331

2 Artillery Lane

1930 SANBORN MAP, REVISED TO 1965



RECEIVED

AUG 28 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. HP2023-0071

Receipt No. 2700611

Meeting Date: OCT 19th 2023

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

1. NAME OF APPLICANT Trinity Parish Church

   Business (if applicable) _____

   Address 215 St. George Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone _____ E-mail Address _____

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ E-mail address _____

3. PROJECT STREET ADDRESS 2 Artillery Lane, St. Augustine, FL 32084

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE Parking Lot PROPOSED USE Parking Lot

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 Grade lot, plant trees & shrubs

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)

Grade parking lot, plant trees and shrubbery

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 Trinity Parish (Jim Saghir, Jr Warden)

SIGNATURE OF APPLICANT Jim Saghir Digitally signed by Jim Saghir Date: 2023.08.24 16:46:37 -04'00' DATE 8/24/2023

PRINT OWNER'S NAME Trinity Parish

SIGNATURE OF OWNER Jim Saghir Digitally signed by Jim Saghir Date: 2023.08.24 16:46:47 -04'00' DATE 8/24/2023

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.

Received 10/03/2023
Planning and Building Department

CONSTRUCTION PLANS FOR

TRINITY PARISH CHURCH PARKING

CITY OF ST. AUGUSTINE

Scott A Knowles
FL PE #55391
2023.07.05
09:24:21-04'00'

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS CONTRACTORS TO THE OWNER:

ACIENT CITY SURVEYING
4425 U.S. HIGHWAY NO. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
MICHAEL A. PIESCO, P.L.S.
(904) 797-9967

MATTHEWS DESIGN GROUP, LLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION OF INFORMATION ABOVE OR BELOW GROUND THAT MAY BE CRITICAL TO THE DESIGN OF THIS PROJECT. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.

C. WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER IS INVOLVED WITH THE PHYSICAL CONSTRUCTION ON AN ONGOING BASIS AT THE SITE.

MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.

D. SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

E. CONSTRUCTION TESTING:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, TESTING, LABORATORY ANALYSES, REPORTS, COSTS, ETC., CONCERNING SOILS AND PAVEMENT RELATED DESIGN REQUIREMENTS AND SPECIFICATIONS AS SET FORTH IN THESE PLANS.

F. AS-BUILT SURVEY NOTE:

UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO PROVIDE OWNER / ENGINEER WITH A SIGNED AND SEALED AS-BUILT SURVEY AND ANY OTHER RELATED CONSTRUCTION DOCUMENTS, IN ACCORDANCE WITH APPLICABLE PERMITTING AGENCY REQUIREMENTS, AS THE BASIS FOR PROJECT CERTIFICATIONS AND CLOSE-OUT.

G. RIGHT-OF-WAY:

ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.

H. PRE-CONSTRUCTION MEETING:

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE PERMIT ISSUANCE MEETING WITH CITY OF ST. AUGUSTINE STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE CITY AND PRIOR TO STARTING ANY SITE ACTIVITIES.

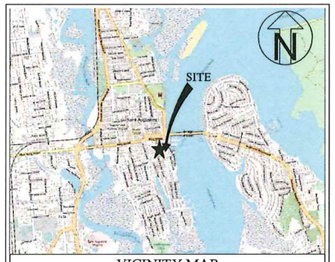
I. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO N.A.V.D. 1983.

J. FIRE SEVICES

WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED

*FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 16)

*FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)



VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES SHEET
3	COSA GENERAL NOTES
4	COSA GENERAL NOTES
5	SURVEY
6	DEMOLITION PLAN
7	SITE & GRADING PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE DETAILS
10	CONSTRUCTION DETAILS

OWNER:
TRINITY PARISH CHURCH
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084
PHONE: (904) 824-2876
CONTACT: MATT MARION

PREPARED BY:
MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

RESOURCE LIST

CITY OF ST. AUGUSTINE PUBLIC WORKS
P.O. BOX 210
ST. AUGUSTINE, FLORIDA 32085
(904) 209-4273
CONTACT: JONATHAN FOSTER, P.E.

PERMITS / APPROVALS — SUBMITTED — RECEIVED
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY

811
Know what's below.
Call before you dig.

FLOOD CERTIFICATION:
THIS SITE IS SHOWN IN FLOOD ZONE "AE" WITH A BFE OF 7' & 8' AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12109C0318J, FOR CITY OF ST. AUGUSTINE, FLORIDA, EFFECTIVE DECEMBER 7, 2018.

REGISTERED ENGINEER
SCOTT A. KNOWLES, PE
CA#26535 FL#55391

REVISIONS

NO.	DESCRIPTION	DATE
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DESIGN BY: RAM
DWG BY: TGB
CHK BY: RAM
DATE: 02-24-23
JOB No. 21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

COVER SHEET
TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.
1
OF 10

This item has been digitally signed and sealed by SCOTT A. KNOWLES, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

E:\PROJECTS\21190\21190 - TRINITY PARISH PARKING\DRAWINGS\CONSTRUCTION DOCUMENTS\CONSTRUCTION DOCUMENTS_TPS SHEET SET\21194 - COVER SHEET.DWG, LT, 6/5/2023 2:33 PM, Tom Barnes, MATTHEWS DESIGN GROUP, INC.

Received 10/03/2023
Planning and Building Department

GENERAL SITE NOTES:

1. MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.
2. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY OF ST. AUGUSTINE LAND DEVELOPMENT CODE, (LATEST REVISION) AND ALL CITY STANDARD DETAILS.
3. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF THEIR EMPLOYEES, AND FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL VERIFY ALL SURVEY CONTROL POINTS AS PROVIDED IN THE BOUNDARY SURVEY. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING THEMSELVES WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF OR WITHIN THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE ISSUES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE OF THE CONTRACTOR TO IDENTIFY/QUANTIFY THE AMOUNT OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED DURING THE BID PROCESS WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THE CONSTRUCTION CONTRACT.
7. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND CITY OF ST. AUGUSTINE FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND CITY OF ST. AUGUSTINE.
8. FOR BOUNDARY, ROADWAY, AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
9. UNLESS DIRECTED OTHERWISE BY THE OWNER OR THE ENGINEER, THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY REQUIREMENTS, THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING, PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING CITY OF ST. AUGUSTINE RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
11. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED, THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT, AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO DETERMINE IF THIS PROJECT IS WITHIN THE CITY'S JURISDICTION FOR INSPECTION. IF SO, THEN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY FOR A PRE-CON MEETING FOR INSPECTIONS.
14. DUE TO THE PROXIMITY TO EXISTING RESIDENTIAL HOMES THE APPLICANT SHOULD LIMIT HOURS OF OPERATION TO DAYTIME HOURS AND PROVIDE MITIGATION TO NOISE FROM PUMPS IF 24 HOUR DEWATERING ACTIVITIES ARE REQUIRED.
15. THE BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
16. ALL STOP SIGNS SHALL BE FINISHED WITH DIAMOND GRADE HIGH REFLECTIVITY SURFACE.
17. ALL STOP BARS SHALL BE THERMO-PLASTIC MATERIAL.

PAVING & DRAINAGE NOTES:

1. "AS-BUILT" DRAWINGS - DRAINAGE AS-BUILTS PROVIDED TO CITY OF ST. AUGUSTINE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR, THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF ST. AUGUSTINE STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY CITY OF ST. AUGUSTINE. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, ANY POINTS OF CHANGE IN SLOPE, TOE OF SLOPE AND POND BOTTOM AT 100' MAXIMUM INTERVALS ALONG POND BANK FOR ALL POND CONSTRUCTION, ALL DIMENSIONS AND ELEVATIONS ON THE CONTROL STRUCTURE DETAILS SHALL BE SHOWN ON AS-BUILT DRAWINGS.
2. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY OF ST. AUGUSTINE STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS, IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
4. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
5. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
6. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
7. BURNING OF TREES, BRUSH, AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED, AND COORDINATED WITH CITY OF ST. AUGUSTINE FIRE MARSHAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY OF ST. AUGUSTINE STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
9. UNSUITABLE MATERIALS UNDER WATER PIPE, SEWER PIPE, STORM PIPE, OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, AND BUILDINGS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SJRWMD.
13. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, CREEKS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.
14. ALL PIPE LENGTHS ARE SCALED DIMENSIONS, MEASURED FROM CENTER OF STRUCTURE TO END OF MITERED END SECTIONS. STRUCTURES WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARDS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW POINTS AS SHOWN ON THE PLANS.
15. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC, ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
16. ALL DRAINAGE STRUCTURES SHALL HAVE TRAFFIC BEARING GRATES.
17. ALL DRAINAGE PIPE JOINTS ARE TO BE FILTER-WRAPPED.
18. ALL INVERTS IN DRAINAGE STRUCTURES TO BE PRECAST OR BRICK WITH LAYER OF MORTAR BETWEEN EACH LAYER OF BRICK, OR REDOI-MIX CONCRETE WITH #57 STONE.
19. THE CONTRACTOR SHALL PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS, HANDICAP RAMPS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
20. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
21. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
22. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER LDC 6.04.07.L.5.G. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM CITY OF ST. AUGUSTINE RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A CITY OWNED OR MAINTAINED DITCH, POND, OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE CITY UPON COMPLETION, THE TELEVISING OF THE DRAINAGE LINES SHALL BE PREFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY, THE APPROVAL, BY THE CITY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
23. PLEASE BE AWARE THAT ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE A CITY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP, ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS INDEX 522-002, SHEETS 1 THROUGH 8, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE CITY REQUIREMENTS.
24. ALL SIDEWALKS AND CURB CUT RAMPS UNDER THE JURISDICTION OF CITY OF ST. AUGUSTINE SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO FDOT STANDARD PLANS INDEX 522-002 AND 522-001; AND TITLE 28, PART 36, APPENDIX A, CODE OF FEDERAL REGULATIONS (CFR) LATEST REVISION, AS WELL AS MEETING ALL ADA REQUIREMENTS.
25. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE HE/SHE IS NOT NOTIFIED OF DESIGN CONFLICTS.
26. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND MEASUREMENTS TAKEN IN THE FIELD WHEN POSSIBLE. THE INFORMATION SHOWN HEREON, IS NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.
27. POND SLOPES AS SHOWN ARE THE MAXIMUM ALLOWABLE SLOPE. IF SITE CONDITIONS OR OTHER ISSUES, SUCH AS GROUNDWATER SEEPAGE CAUSE SLOPE FAILURE, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CORRECT THE SLOPES TO MEET THE INTENT OF THE DESIGN. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF THESE ISSUES SO THAT ENGINEER MAY ASSIST WITH THE CORRECTIVE ACTION.
28. ALL STORM PIPE ON THIS PLAN SET, MUST MEET THE FOLLOWING STANDARDS: PP PIPE (12 INCHES TO 60 INCHES) FOR SIDE DRAIN, STORM DRAIN, AND OTHER SPECIFIED APPLICATIONS SHALL MEET THE REQUIREMENTS OF AASHTO MP21-11.

GENERAL SIGNING & MARKING NOTES:

1. ALL STRIPING SHALL CONFORM TO CITY OF ST. AUGUSTINE AND/OR FDOT SPECIFICATIONS.
2. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND ENDING OF PROJECT AND ALL SIDE STREETS.
3. SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX NO. 700-010, AND 700-101.
4. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAYS, CURB CUTS, ETC, SHALL BE ADJUSTED AS DIRECTED BY ENGINEER.
5. EXISTING SIGNS TO BE REMOVED SHALL BE DELIVERED AND STOCKPILED ON SITE IN THE MATERIALS STORAGE AREA AND RETURNED TO THE OWNER.
6. COST FOR SIGNING AND MARKING, IF ANY, SHALL BE INCLUDED IN THE COSTS FOR PAVEMENT.

WATER AND SEWER NOTES:

1. REFER TO WATER & SEWER NOTES ON 3.

EROSION CONTROL NOTES:

1. NO CONSTRUCTION ACTIVITY INVOLVING EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR AUDIBLE MATERIALS SHALL BEGIN WITHOUT AN APPROVED PLAN AND/OR WRITTEN CONSENT BY THE CITY OF ST. AUGUSTINE PUBLIC WORKS.
2. THE CONTRACTOR SHALL ESTABLISH ALL EROSION CONTROL MEASURES PRIOR TO EXCAVATION, DENUDING OR DEMOLITION OF ANY SITE SURFACE OR STOCKPILING OF ANY EARTHEN OR ERODIBLE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEVELOPMENT OF THE PROJECT AND SHALL NOT REMOVE ANY EROSION CONTROL MEASURE UNTIL ALL CONTRIBUTING SITE SURFACES AND VEGETATION HAVE BEEN ESTABLISHED AND STABILIZED.
4. THE CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF ALL SEDIMENT AND DEBRIS WHICH LEAVES THE PROJECT SITE(S).
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL CITY STORM DRAIN SYSTEMS WHICH RECEIVE SEDIMENT OR DEBRIS AS A RESULT OF CONSTRUCTION, STOCKPILING OR DISPOSAL ACTIVITIES. CLEANING OF THE STORM DRAIN WILL OCCUR FROM THE POINT OF INTERCEPT TO THE OUTFALL OF THE SYSTEM OR TO A POINT WITHIN THE SYSTEM WHERE SEDIMENT OR DEBRIS IS NO LONGER PRESENT.
6. RAIN DAYS CLAIMED BY THE CONTRACTOR, DO NOT EXCUSE THE CONTRACTOR OF DAILY INSPECTION AND MAINTENANCE OF ALL SITE EROSION CONTROL MEASURES AND CLEANUP.
7. ALL SEDIMENT COLLECTION SYSTEMS MUST BE MUCKED OUT WHEN 1/3 FULL. MUCKED SEDIMENT MUST BE PROPERLY CONTAINED AND DISPOSED.

GENERAL LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
4. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.
5. REMOVE ALL DEAD WOOD AND PRUNE TREES ACCORDING TO THE PRUNING GUIDELINES BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 EDITION. IF ARBORIST BELIEVES A LIMB SHOULD NOT BE REMOVED THE ARBORIST SHALL CONTACT THE LANDSCAPE DESIGNER. REMOVE ALL DEBRIS FROM THE SITE TO AN APPROVED OFF-SITE LOCATION. FOLLOW THE "AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS" AND ANSI Z133.1 GUIDELINES.
6. TREES SHALL HAVE A MINIMUM HEIGHTS OF (8) EIGHT TO (10) TEN FEET AND (2) TWO INCHES OF CALIPER.
7. ALL DISTURBED AREAS MUST BE STABILIZED BY MEANS OF MULCH, SEEDING, OR SOD AS CALLED OUT ON THIS PLAN. IF DISTURBED AREA IS OUTSIDE OF THE LIMITS OF THIS PLAN, AREAS MUST BE STABILIZED WITH EXISTING MATERIAL OR BETTER. I.E. SEEDING OR SODDING.
8. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN TEN (10) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
9. BALLED AND BURLAPPED STRAPPING, WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNKS. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOT BALL.
10. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES UNLESS APPROVED BY THE CITY ADMINISTRATOR. CANOPY TREES SHOULD BE SPACED A MINIMUM OF 20' TO 30'.
11. A MULCH RING OF PINE STRAW OR PINE BARK SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK, FOR ALL NEWLY PLANTED TREES.
12. PINE STRAW OR PINE BARK MULCH SHALL BE PROVIDED A MINIMUM OF FOUR (4) INCHES OF DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
13. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY A CONTAINER SIZE.
14. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIAL.
15. IRRIGATION SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM FOR ALL NEWLY PLANTED MATERIAL, UNLESS AN ALTERNATE MEANS IS APPROVED. ALL TREES SHALL BE IRRIGATED BY BUBBLER TYPE EMITTERS.
16. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
17. UNLESS OTHERWISE SPECIFIED, NO HIGH VOLUME IRRIGATION IS PROPOSED ON THESE PLANS.
18. UNLESS OTHERWISE SPECIFIED, ALL SOD SHALL BE BAHIA.

ROW IMPROVEMENT NOTES:

1. ALL EXISTING UTILITIES ARE TO BE ADJUSTED TO FINAL GRADE.
2. CONTRACTOR SHALL REMOVE ANY CONFLICTING STRIPING.

ST. AUGUSTINE NOTES:

1. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH ST. AUGUSTINE STANDARDS
2. COSA REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO FINAL INSPECTION.
3. ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENTS (PUBLIC OR PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER ST. AUGUSTINE STANDARDS THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM ST. JOHNS COUNTY RIGHT OF WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION, THE TELEVISING OF THE DRAINAGE LINES SHALL BE PREFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY, THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
4. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE-PERMIT ISSUANCE MEETING WITH COSA STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY COSA, AND PRIOR TO STARTING ANY SITE ACTIVITIES.
5. ARCHAEOLOGICAL MONITORING COSA ARCHAEOLOGY PROGRAM IS REQUIRED FOR ALL GROUND DISTURBANCES. THE CONTRACTOR MUST COORDINATE WITH THE CITY ARCHAEOLOGIST (904-669-4377) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DURING CONSTRUCTION.

GENERAL FDOT DRIVEWAY CONNECTION NOTES:

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   - A. STANDARD PLANS
   - B. STANDARD SPECIFICATIONS
   - C. FDOT DESIGN MANUAL
   - D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL
   - E. FDOT UTILITY ACCOMMODATION MANUAL

   (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY)
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMO PLASTIC.
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES / SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK, WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL BROKEN / CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
8. ALL DISTURBED AREAS WITHIN THE DEPARTMENT'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN URBAN, BAHIA IN RURAL).
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT OF WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.

GENERAL FIRE PROTECTION NOTES:

1. FIRE PROTECTION FOR THE PURPOSE OF THESE PLANS IS ANY UNDERGROUND WATER LINE NOT OWNED AND MAINTAINED BY A PUBLIC UTILITY AS WELL AS ANY PRIVATE FIRE SERVICE MAIN AND PIPE AND ITS APPURTENANCES ON PRIVATE PROPERTY (1) BETWEEN A SOURCE OF WATER AND THE BASE OF THE SYSTEM RISER FOR WATER-BASED FIRE PROTECTION SYSTEMS, (2) BETWEEN A SOURCE OF WATER AND INLETS TO FOAM-MAKING SYSTEMS, (3) BETWEEN A SOURCE OF WATER AND THE BASE ELBOW OF PRIVATE HYDRANTS OR MONITOR NOZZLES AND (4) USED AS FIRE PUMP SUCTION AND DISCHARGE PIPING, (5) BEGINNING AT THE INLET SIDE OF THE CHECK VALVE ON A GRAVITY OR PRESSURE TANK.
2. THIS SHALL ALSO APPLY TO COMBINED SERVICE MAINS USED TO CARRY WATER FOR FIRE SERVICE AND OTHER USES. I.E. DOMESTIC.
3. STANDARDS TO BE REFERENCED ARE TO BE THE MOST CURRENT AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE:
   NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES
   NFPA 20, STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
   NFPA 22, STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
   NFPA 16, STANDARD ON DELUGE FOAM-WATER SPRINKLER & FOAM-WATER SPRAY SYSTEMS
   NFPA 1963 STANDARD FOR FI

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Planning and Building Department

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com ==> Forms, Applications & Docs ==> Public Works Requests and Documents.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD - C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM. CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS FOSTER ADAPTERS FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY IN

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STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS *(CONTINUED)*

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   - A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   - B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   - C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

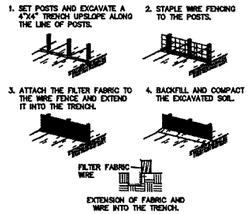
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



SILT FENCE CONSTRUCTION

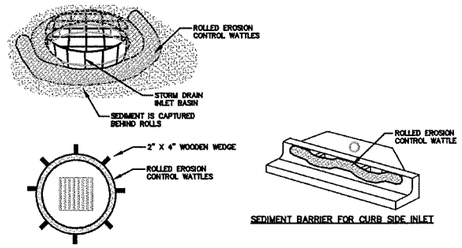
N.T.S.



NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER

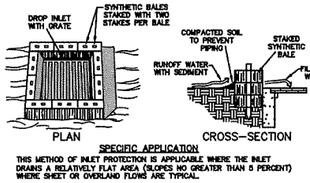
N.T.S.



NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

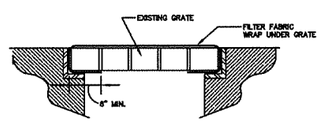
N.T.S.



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.



CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.

CITY OF ST. AUGUSTINE STORM WATER POLLUTION PREVENTION PLAN	REVISION DATE:	FEB 2017
	NOT TO SCALE	N-2

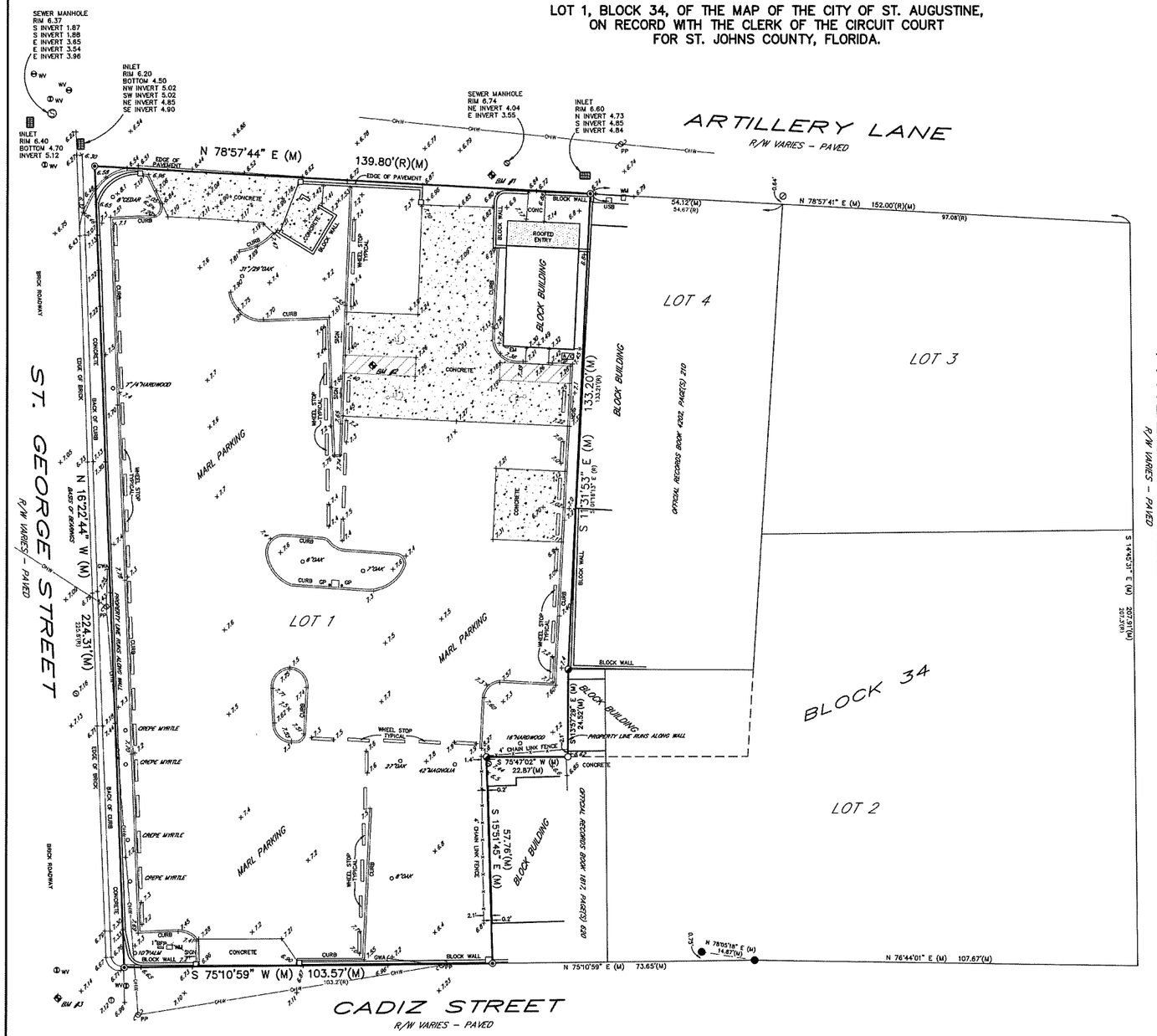
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Application pg 6
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Received 10/03/2023
Planning and Building Department

MAP OF SURVEY

LOT 1, BLOCK 34, OF THE MAP OF THE CITY OF ST. AUGUSTINE, ON RECORD WITH THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.



LEGEND

CONC	= CONCRETE
R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
OHW	= OVERHEAD WIRE(S)
GWA	= GUY WIRE ANCHOR
BFP	= BACK FLOW PREVENTER
GP	= GUARD POST
WV	= WATER VALVE
WM	= WATER METER
EM	= ELECTRIC METER
USB	= UTILITY SERVICE BOX
	= SANITARY SEWER MANHOLE
	= STORM DRAIN MANHOLE
	= TELEPHONE MANHOLE
	= SET NAIL AND DISK – LB # 8177
	= FOUND 3/8" IRON ROD – # 6388
	= FOUND NAIL AND DISK – # 6388
	= FOUND MAG NAIL – NO IDENTIFICATION
	= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
6"OAK	= TREE – TRUNK DIAMETER – TYPE
+7.5	= EXISTING SPOT ELEVATION
BM #1	= BENCHMARK # 1 – SET NAIL AND DISK ELEVATION 6.77 FEET NAVD 1988
BM #2	= BENCHMARK # 2 – SET NAIL AND DISK ELEVATION 7.40 FEET NAVD 1988
BM #3	= BENCHMARK # 3 – FOUND NAIL AND DISK – # 6824 ELEVATION 6.92 FEET NAVD 1988

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9 FEET NGVD 1929) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0314–H AND 0318–H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.
http://www2.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT–OF–WAY LINE OF ST. GEORGE STREET HAVING AN ASSUMED BEARING OF N 16°22'44" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. – 1988).

TO CONVERT ELEVATIONS FROM NAVD 1988 TO NGVD 1929, ADD 1.060 FEET.
CONVERSION FACTOR OBTAINED FROM:
HTTP: //WWW.NGS.NOAA.GOV/TOOLS/VERTCON/VERTCON.HTML

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 08/21/2018
FIELD BOOK/PAGE(S): 436/13–16, 20
DRAWING SCALE: 1" = 20'
JOB NUMBER: 18–332

REVISIONS

08/30/2018 8:30AM \\Form\projects\Autocad\2018\18-332\dwg\18-332.dwg

BOUNDARY SURVEY

#2 ARTILLERY LANE
ST. AUGUSTINE, FLORIDA, 32084

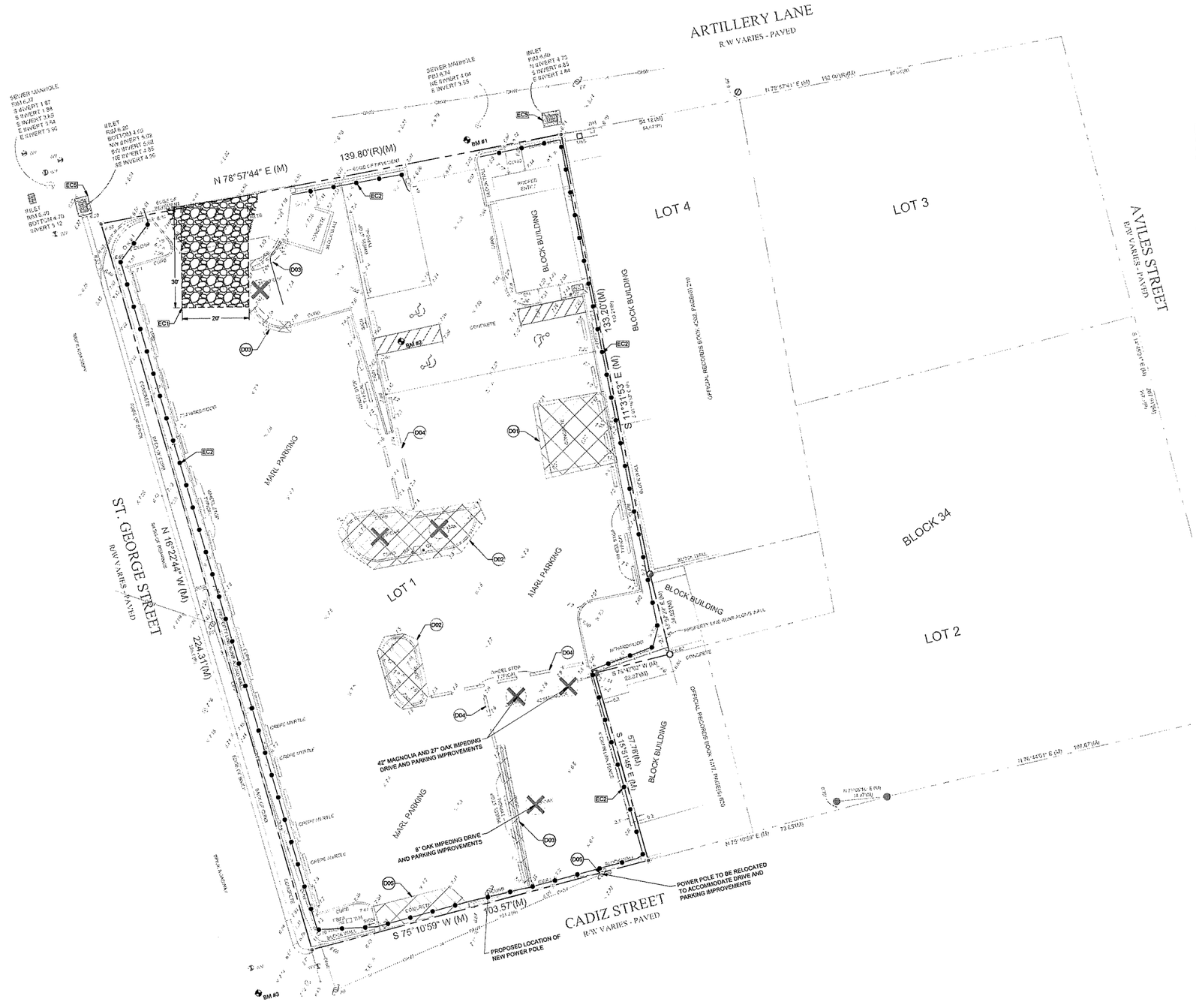
ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904–797–9867 FAX: 904–797–8027

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

Received 10/03/2023
Planning and Building Department



GRAPHIC SCALE
0 15' 22' 30'
1" = 15'

EROSION CONTROL DETAILS

EC1	STABILIZED CONSTRUCTION ENTRANCE
EC2	TYPE III SILT FENCE
EC5	HAYBALE INLET PROTECTION

DEMOLITION NOTES

D01	REMOVE EXISTING CONCRETE PAD, APPROXIMATELY (388 SF)
D02	REMOVE EXISTING CURB AND LANDSCAPE ISLAND
D03	REMOVE EXISTING CURB TO OPEN UP PARKING AREA
D04	REMOVE PARKING WHEEL STOPS, RELOCATE AS NEEDED
D05	POWER POLE TO BE RELOCATED
D08	REMOVE EXISTING CONCRETE DRIVE APRON

HATCH LEGEND
TO BE REMOVED

LEGEND
TREE PROTECTION
TREE TO BE REMOVED
BORE LOCATION

NOTE:
ANY DAMAGE OR REMOVED SIGNS DUE TO CONSTRUCTION, SHALL BE REPLACED OR REINSTALLED PER CURRENT FDOT DESIGN STANDARDS INDEX NO. 700-010 AND 700-101.

REGISTERED ENGINEER
SCOTT A. KNOWLES, PE
CA#26535 FL#55381

Released for permitting, not to be used for construction unless signed and sealed by SCOTT A. KNOWLES, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DESIGNED BY:	RAM
DRAWN BY:	TGB
CHECKED BY:	RAM
DATE:	02-24-23
JOB No.:	21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DEMOLITION PLAN

TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

SHEET No.
6
OF 10

G:\PROJECTS\2021\1184 - TRINITY PARISH PARKING\DESIGN\CONSTRUCTION DOCUMENTS\CONSTRUCTION DOCUMENTS_TPP SHEET SETS\1184 - DEMOLITION & EROSION PLAN_ 4/24/2023 2:28 PM, Tom Bartlett, MATTHEWS DESIGN GROUP, INC.

Received 10/03/2023
Planning and Building Department



GRAPHIC SCALE
0 15' 22' 30'
1" = 15'

SITE DETAILS

SD10	PARKING PAINT STRIPING
SD15	ACCESSIBLE PARKING SIGN
SD22	GRAVEL ROADWAY SECTION
SD36	6" THICK CONCRETE PAVEMENT SECTION
PD-08B	DRIVEWAY WITH CURB, WITHOUT SIDEWALK AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE
PD-08H	MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK

SITE NOTES

S1	PROPOSED PAVEMENT TO MATCH EXISTING ELEVATIONS.
S2	PARKING COMPLIANCE SUPERVISOR AND MONITORING AREA

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

FIRE SEVICES

1. WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED
   - *FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 18)
   - *FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS, (NFPA 1, CHP 18)

SITE DATA TABLE

TOTAL SITE	0.63 AC	27,504 SF
EXISTING BUILDING		0 SF
EXISTING IMPERVIOUS AREA		3,576 SF
EXISTING GRAVEL AREA		15,976 SF
PROPOSED BUILDING		0 SF
PROPOSED IMPERVIOUS AREA		3,376 SF
PROPOSED GRAVEL AREA		18,300 SF
TOTAL IMPERVIOUS		3,376 SF
TOTAL PERVIOUS		5,828 SF
TOTAL IMPERVIOUS %		12%
PARCEL NUMBER(S)		199220-0000
911 ADDRESS		2 ARTILLERY LN ST. AUGUSTINE, FL 32084
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE

HATCH LEGEND

CONCRETE PAVEMENT	
GRAVEL STONE	
SOD	

BENCHMARKS

BM1	SET NAIL AND DISK ELEVATION 8.77 FEET NAVD 1988, (5169, 5822)
BM2	SET NAIL AND DISK ELEVATION 7.40' FEET NAVD 1988, (5109, 5803)
BM3	FOUND NAIL AND DISK #5824 ELEVATION 6.92' FEET NAVD 1988 (4916, 5760)

REGISTERED ENGINEER
SCOTT A. KNOWLES, PE
CA#26535 FL#55391

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REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN BY:	RAM
DWG BY:	TGB
CHK BY:	RAM
DATE:	02-24-23
JOB NO.	21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

SITE & GRADING PLAN

TRINITY PARISH CHURCH PARKING

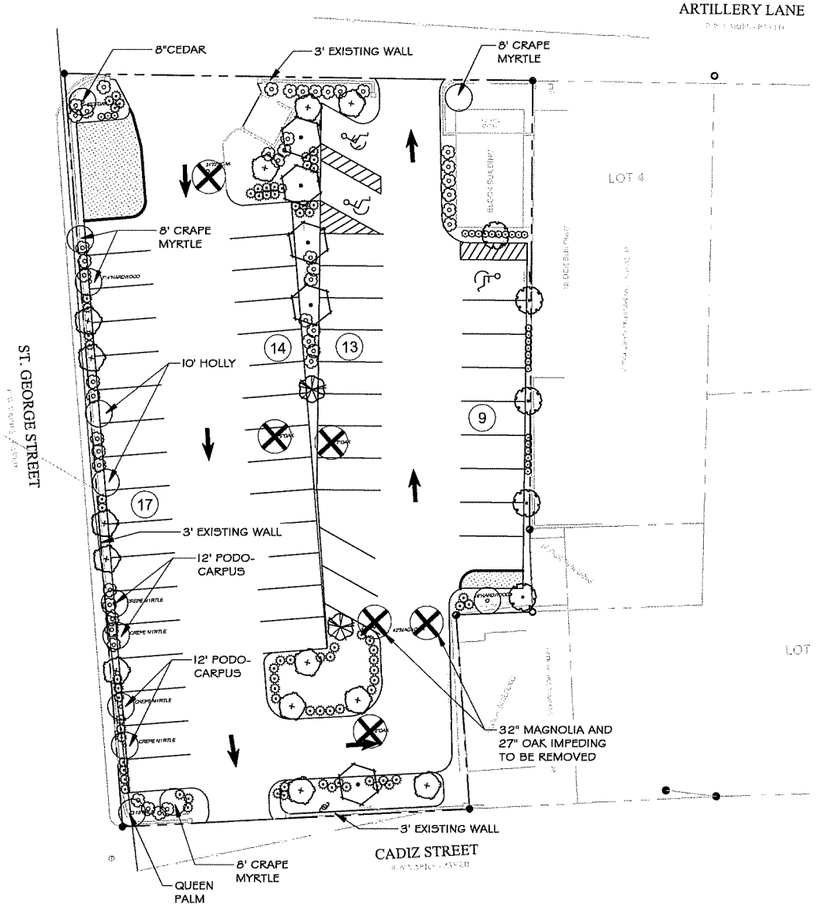
CITY OF ST. AUGUSTINE

PREPARED FOR
TRINITY PARISH CHURCH

SHEET No:
7
OF 10

I:\PROJECTS\21190\21190 - TRINITY PARISH PARKING\DRAWINGS\CONSTRUCTION DOCUMENTS_TPS SHEET SETS\21190 - SITE PLAN(DWG_7 SITE & GRADING PLAN_02092023 2:21 PM_Tom Burton - MATTHEWS DESIGN GROUP, INC.

Received 10/03/2023
Planning and Building Department



GRAPHIC SCALE
0 20 30 40
1"=20'

Digitally signed by Eric J Lanehart
Date: 2023.08.25 11:51:40 -04'00'

TREES ARE TO BE REMOVED PER THE ARBORIST REPORT BY EDWARD CONLON CERTIFIED ARBORIST FL 0829 A. INTERNATIONAL SOCIETY OF ARBORICULTURE. TREE RISK ASSESSMENT QUALIFIED FL 06 / 16 FLORIDA 15A

⊗ DENOTES TREES TO BE REMOVED

○ DENOTES EXISTING TREES

TREES REMOVED
2 CREDITS - 27" OAK
2 CREDITS - 32" MAGNOLIA
2 CREDITS - 60" OAK
1 CREDIT - 8" OAK
1 CREDIT - 7" OAK
1 CREDIT - 6" OAK

TREES REPLACED
4.5 CREDITS - 3, 3" ELM
4.5 CREDITS - 3, 3" CEDAR

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	---	2" Cal. / 10` Ht.	5
	JB	Juniperus silicicola `Brodie`	Brodie Southern Red Cedar	---	3" Cal. / 12` Ht.	13
	LW	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	---	3" Cal. / 10` Ht.	2
	UA	Ulmus alata	Winged Elm	---	3" Cal. / 10` Ht.	5
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	ES	Existing Shrub To Remain	ES	---		46
	VO	Viburnum obovatum	Walter's Viburnum	---	18" Ht. Min.	26
	ZP	Zamia pumila	Coontie	---	15" Ht. x 15" Sp.	76

FRONT YARD (FY) - BUFFER YARD E
SIDE/REAR YARD (SY) - BUFFER YARD D

PERIMETER PLANTINGS CALCULATIONS											
	PLANTINGS REQUIRED										
(FY)	ST. GEORGE STREET	216	FT. -	4	TREES PER 100 LF =	9 TREES	AND	12	SHRUBS PER 100 LF =	26 SHRUBS
(SY)	CADIZ STREET	82	FT. -	3	TREES PER 100 LF =	2 TREES	AND	6	SHRUBS PER 100 LF =	5 SHRUBS
(SY)	ARTILLERY LANE	73	FT. -	3	TREES PER 100 LF =	2 TREES	AND	6	SHRUBS PER 100 LF =	4 SHRUBS
(SY)	EAST	214	FT. -	3	TREES PER 100 LF =	6 TREES	AND	6	SHRUBS PER 100 LF =	13 SHRUBS
	TOTAL TREES REQUIRED =	19			TOTAL SHRUBS REQUIRED =	48				

			PLANTINGS PROPOSED		
(FY)	ST. GEORGE STREET	9 TREES	7 EXISTING TREES, 2 PROPOSED	26 SHRUBS	> REQUIRED SHRUBS
(SY)	CADIZ STREET	4 TREES	2 EXISTING, 1 PROPOSED	6 SHRUBS	> REQUIRED SHRUBS
(SY)	ARTILLERY LANE	4 TREES	2 EXISTING, 1 PROPOSED	5 SHRUBS	> REQUIRED SHRUBS
	ARTILLERY LANE	4 TREES	2 EXISTING, 1 PROPOSED	13 SHRUBS	> REQUIRED SHRUBS
	TOTAL TREES PROVIDED =	19	TOTAL SHRUBS PROVIDED =	50	

NOTE: TREES ARE UNDER POWER LINES ALONG ST. GEORGE STREET

RATIO OF REQUIRED TREES		
SHADE TREES =	18 =72%	50% MINIMUM
UNDERSTORY TREES =	7 = 28%	50% MAXIMUM
PALMS =	0 = 0 %	25% MAXIMUM

INTERNAL LANDSCAPE AREA REQUIRED IS FOR EVERY 5,000 S.F. OF PAVEMENT SHALL BE A MINIMUM OF 5% FOR LANDSCAPE	1,072.70 S.F.
TOTAL INTERNAL LANDSCAPING AREA PROVIDED	2,700.00 S.F.
TOTAL PARKING AREA	21,454.00 S.F.
REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE	11.00 TREES
TOTAL TREES INTERNAL ISLANDS	11 TREES PROPOSED

REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#2535 FLA#666877

REVISIONS

NO.	DATE	DESCRIPTION
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This item has been digitally signed and sealed by ERIC J LANEHART on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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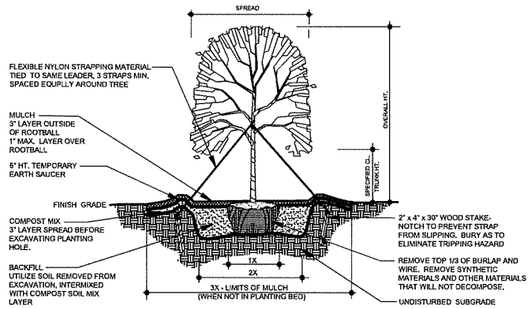
DESIGN BY: E.J.L.
DWG BY: E.J.L.
CHK BY: E.J.L.
DATE:
JOB No. 21190

LANDSCAPE PLAN
TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH

SHEET No. 8 OF 10

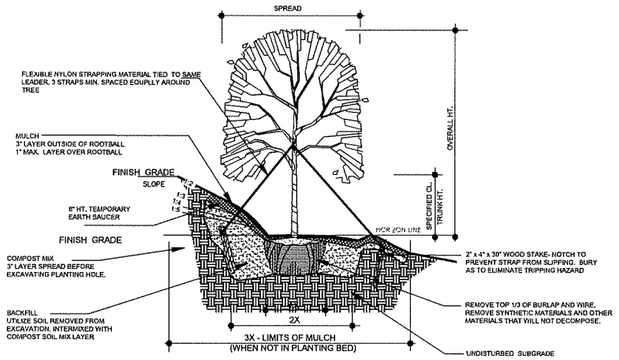
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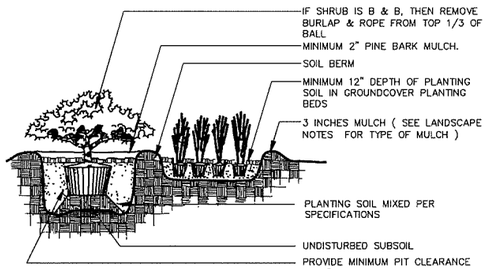
NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.

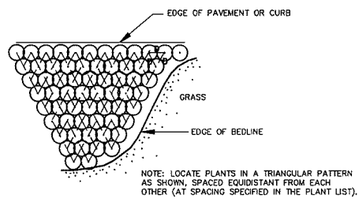


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- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

2 TREE PLANTING ON SLOPE - SILGLE TRUNK
SCALE N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL



SHRUB/GROUNDCOVER SPACING PLAN

REGISTERED LANDSCAPE ARCHITECT ERIC J. LANEHART LA#6666877 STATE OF FLORIDA

Digitally signed by Eric J Lanehart
Date: 2023.08.25 11:52:54 -04'00'

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.

2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards

3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before

4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.

14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.

17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

19. There will be special care to all existing trees to be retained on site to avoid construction damage.

This item has been digitally signed and sealed by ERIC J. LANEHART, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT ERIC J. LANEHART CA#26535 FL #6666877

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
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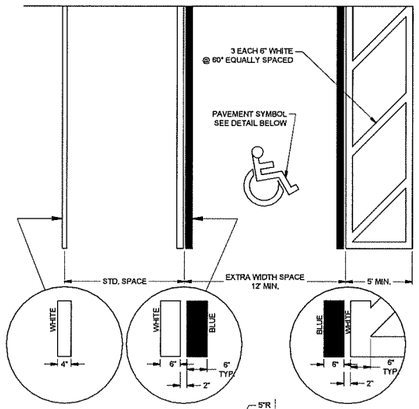
DESIGN BY: E.J.L.
DWG BY: E.J.L.
CHK BY: E.J.L.
DATE:
JOB No. 21190

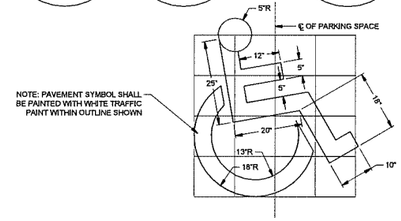
LANDSCAPE PLAN AND SPECIFICATIONS
TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR TRINITY PARISH

SHEET No.: 9 OF 10

S:\PROJECTS\21090-199 - TRINITY PARISH PARKING\DESIGN\PARKING\CONSTRUCTION DOCUMENTS\199 LANDSCAPE PLAN (LDRs)_LANDSCAPE PLAN 23_8-25-2023 2:23 PM, Tom Barber, MATTHEWS DESIGN GROUP, INC.

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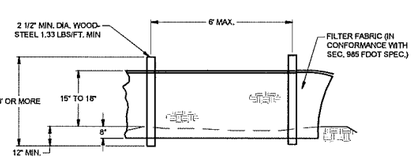
PARKING PAINT STRIPING
N.T.S. SD15

NOTES:

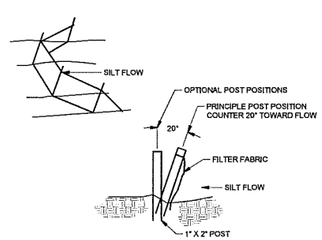
ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED, ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

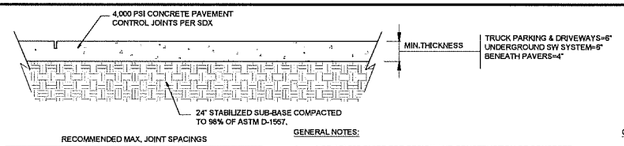
THE ABOVE INFORMATION WAS OBTAINED FROM THE GEOTECHNICAL EXPLORATION FOR THE PROPOSED SITE PROVIDED BY UNIVERSAL ENGINEERING SCIENCES DATED JANUARY 12, 2005.

GRAVEL ROADWAY SECTION
N.T.S. SD02



TYPE III SILT FENCE
N.T.S. SC2





RECOMMENDED MAX. JOINT SPACINGS

PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITETOPPING ONLY)	8
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

GENERAL NOTES:

1. USE ACI 330 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.
2. USE ACI 330.1 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS.
3. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
4. PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
5. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
6. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP.

COMPACTED SUBGRADE:

1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY USING STANDARD EFFORT AS DETERMINED BY ASTM D 698 FOR A MINIMUM DEPTH OF 12 INCHES.

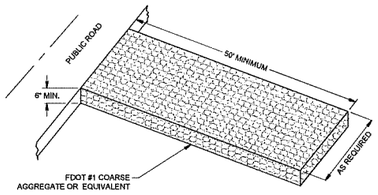
CONCRETE PAVEMENT SECTION
N.T.S. SD36

CURBS:

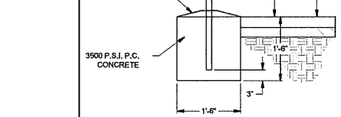
1. ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
2. ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH ½" WIDTH ISOLATION JOINT MATERIAL (UNLESS OTHERWISE NOTED) PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT.
3. THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED; JOINTS SHALL BE FORMED WITHIN 12 HOUR OF PLACEMENT.
4. ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES.
5. CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 8 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH ½" WIDTH ISOLATION JOINT MATERIAL.

JOINT SPACING DETERMINATION:

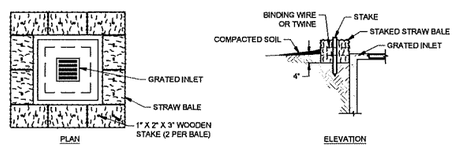
1. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT.
2. KEEP ALL JOINTS CONTINUOUS.
3. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT;
   A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH.
   B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. D=5 INCHES, SPACING AT 12x12').



STABILIZED CONSTRUCTION ENTRANCE
N.T.S. EC1



ACCESSIBLE PARKING SIGN
N.T.S. SD15



GENERAL NOTES:

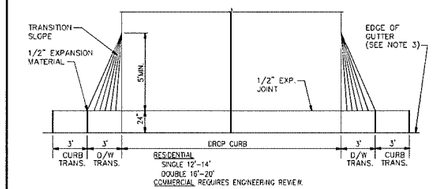
1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

HAYBALE INLET PROTECTION
N.T.S. EC5

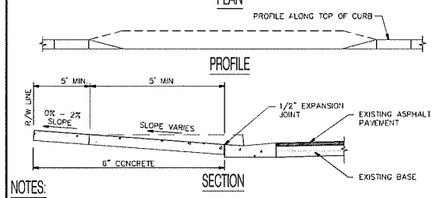
City of St. Augustine — Paving and Drainage Details PD-08B

PUBLIC WORKS DEPARTMENT

DESC. DRIVEWAY WITH CURB, WITHOUT SIDEWALK AND HAS CONCRETE OR ASPHALT CONNECTION TO PRIVATE | DATE 3/5/85 | REVISED 1/23/14



PLAN



SECTION

NOTES:

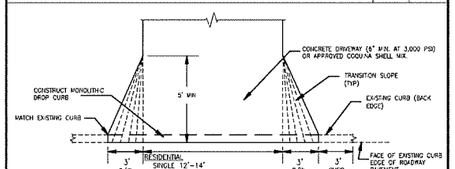
1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" 3000 PSI CONCRETE, OR APPROVED MIX OF COQUINA SHELL (SEE GENERAL SPECIFICATIONS).

3. FOR DRIVEWAY REPLACEMENT OR NEW DRIVEWAY PLACEMENT ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 24" FROM BACK OF CURB. REMOVE ALL EXISTING MATERIALS CONTAINED THEREIN (SEE SHADED AREA ON PLAN) AND REPLACEMENT WITH NEW CURB AND GUTTER AS REQUIRED. USE 1/2" EXPANSION MATERIAL BETWEEN EXISTING CONCRETE CURB AND GUTTER AND NEW CONCRETE CURB AND GUTTER AS AFFLICABLE. USE ADDITIONAL 3' CURB TRANSITION SECTION BEYOND END OF DRIVEWAY TRANSITION TO MATCH NEW CURB TO EXISTING CURB ON EACH SIDE OF DRIVEWAY. NEW CURB AND GUTTER SHALL BE FDOT TYPE "F". NEW CURB AND GUTTER IS REQUIRED FOR EXISTING STREETS WHICH DO NOT PRESENTLY HAVE CONCRETE GUTTERS.

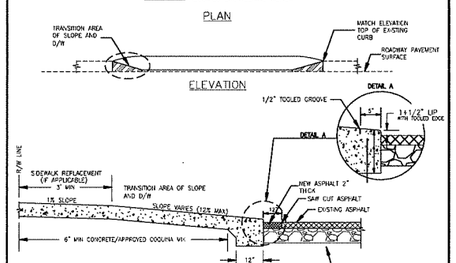
City of St. Augustine — Paving and Drainage Details PD-08H

PUBLIC WORKS DEPARTMENT

DESC. MONOLITHIC CONCRETE DRIVEWAY WITH / WITHOUT SIDEWALK | DATE 5/15/13 | REVISED 1/28/14



PLAN



SECTION

NOTES:

1. NEW OR REPLACED DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK 3000 P.S.I. CONCRETE, OR APPROVED MIX OF COQUINA SHELL.
2. FOR DRIVEWAY REPLACEMENT OR CONSTRUCTION OF A NEW DRIVEWAY ON EXISTING PAVED STREETS, SAW CUT ASPHALT FROM LIMITS OF CURB TRANSITIONS AT A DISTANCE OF 12" FROM FACE OF CURB. REMOVE EXISTING ASPHALT AND CONSTRUCT NEW HOT MIX ASPHALT TYPE S-1 AT A MINIMUM THICKNESS OF 2" ON TOP OF COMPACTED ROADWAY BASE.

REVISIONS

NO.	DATE	DESCRIPTION
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—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

REGISTERED ENGINEER
SCOTT A. KNOWLES, PE
CA#29535 FL#85391

These plans in their digital signed and sealed format by SCOTT A KNOWLES, PE are the property of the Engineer of Record and shall not be used by any person, firm or corporation for any purpose whatsoever without the written permission of the Engineer of Record.

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

CONSTRUCTION DETAILS

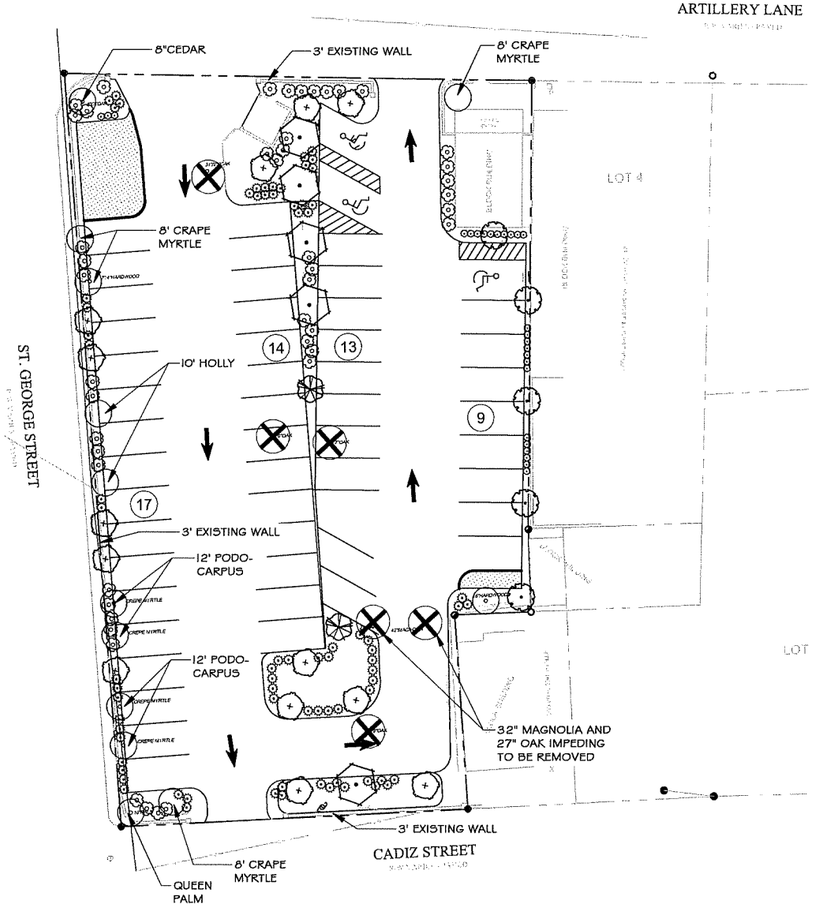
TRINITY PARISH CHURCH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH CHURCH

DESIGN BY:	RAM
DWG BY:	TGB
CHK BY:	RAM
DATE:	02-24-23
JOB No.	21190

SHEET No. 10 OF 10

S:\PROJECTS\2021\21190 - TRINITY PARISH\PARKING\DESIGN\CONSTRUCTION DOCUMENTS\CONSTRUCTION DETAILS_CONSTRUCTION DETAILS.DWG, 2/24/2023 2:21 PM, Tom Barker, MATTHEWS DESIGN GROUP, INC.

Received 10/03/2023
Planning and Building Department



GRAPHIC SCALE
0 20 30 40
1"=20'

Digitally signed by Eric J Lanehart
Date: 2023.06.30 14:25:05 -04'00'

TREES ARE TO BE REMOVED PER THE ARBORIST REPORT BY EDWARD CONLON CERTIFIED ARBORIST FL 0829 A. INTERNATIONAL SOCIETY OF ARBORICULTURE. TREE RISK ASSESSMENT QUALIFIED FL 06 / 16 FLORIDA 15A

⊗ DENOTES TREES TO BE REMOVED

○ DENOTES EXISTING TREES

TREES REMOVED
2 CREDITS - 27" OAK
2 CREDITS - 32" MAGNOLIA
2 CREDITS - 60" OAK
1 CREDIT - 8" OAK
1 CREDIT - 7" OAK
1 CREDIT - 6" OAK

TREES REPLACED
4.5 CREDITS - 3, 3" ELM
4.5 CREDITS - 3, 3" CEDAR

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	---	2" Cal. / 10` Ht.	5
+	JB	Juniperus silicicola `Brodie`	Brodie Southern Red Cedar	---	3" Cal. / 12` Ht.	13
	LW	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	---	3" Cal. / 10` Ht.	2
	UA	Ulmus alata	Winged Elm	---	3" Cal. / 10` Ht.	5
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	ES	Existing Shrub To Remain	ES	---		46
	VO	Viburnum obovatum	Walter's Viburnum	---	18" Ht. Min.	26
	ZP	Zamia pumila	Coontie	---	15" Ht. x 15" Sp.	76

FRONT YARD (FY) - BUFFER YARD E
SIDE/REAR YARD (SY) - BUFFER YARD D

PERIMETER PLANTINGS CALCULATIONS											
PLANTINGS REQUIRED											
(FY)	ST. GEORGE STREET	216	FT. -	4	TREES PER 100 LF =	9 TREES	AND	12	SHRUBS PER 100 LF =	26 SHRUBS	
(SY)	CADIZ STREET	82	FT. -	3	TREES PER 100 LF =	2 TREES	AND	6	SHRUBS PER 100 LF =	5 SHRUBS	
(SY)	ARTILLERY LANE	73	FT. -	3	TREES PER 100 LF =	2 TREES	AND	6	SHRUBS PER 100 LF =	4 SHRUBS	
(SY)	EAST	214	FT. -	3	TREES PER 100 LF =	6 TREES	AND	6	SHRUBS PER 100 LF =	13 SHRUBS	
	TOTAL TREES REQUIRED =	19			TOTAL SHRUBS REQUIRED =	48					

			PLANTINGS PROPOSED		
(FY)	ST. GEORGE STREET	9 TREES	7 EXISTING TREES, 2 PROPOSED	26 SHRUBS	> REQUIRED SHRUBS
(SY)	CADIZ STREET	4 TREES	2 EXISTING, 1 PROPOSED	6 SHRUBS	> REQUIRED SHRUBS
(SY)	ARTILLERY LANE	4 TREES	2 EXISTING, 1 PROPOSED	5 SHRUBS	> REQUIRED SHRUBS
	ARTILLERY LANE	4 TREES	2 EXISTING, 1 PROPOSED	13 SHRUBS	> REQUIRED SHRUBS
	TOTAL TREES PROVIDED =	19	TOTAL SHRUBS PROVIDED =	50	

NOTE: TREES ARE UNDER POWER LINES ALONG ST. GEORGE STREET

RATIO OF REQUIRED TREES		
SHADE TREES =	18 =72%	50% MINIMUM
UNDERSTORY TREES =	7 = 28%	50% MAXIMUM
PALMS =	0 = 0 %	25% MAXIMUM

INTERNAL LANDSCAPE AREA REQUIRED IS FOR EVERY 5,000 S.F. OF PAVEMENT SHALL BE A MINIMUM OF 5% FOR LANDSCAPE	1,072.70	S.F.
TOTAL INTERNAL LANDSCAPING AREA PROVIDED	2,700.00	S.F.
TOTAL PARKING AREA	21,454.00	S.F.
REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE	11.00	TREES
TOTAL TREES INTERNAL ISLANDS	11	TREES PROPOSED

REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#2635 FL#6666877

REVISIONS

NO.	DATE	DESCRIPTION
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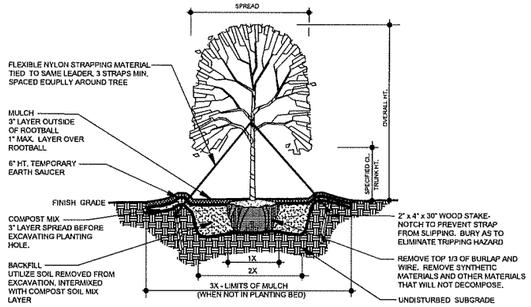
DESIGN BY: E.J.L.
DWG BY: E.J.L.
CHK BY: E.J.L.
DATE:
JOB No. 21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN
TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH

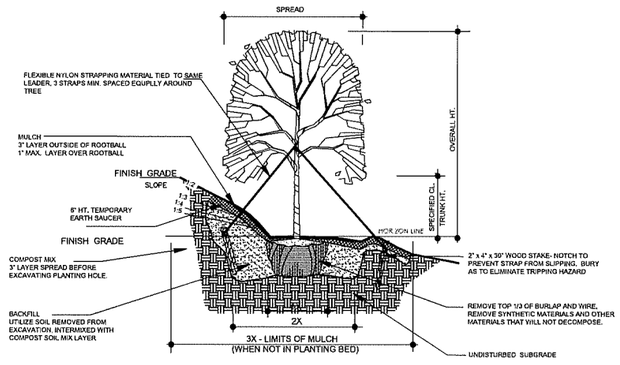
SHEET No. 8 OF 10

Received 10/03/2023
Planning and Building Department



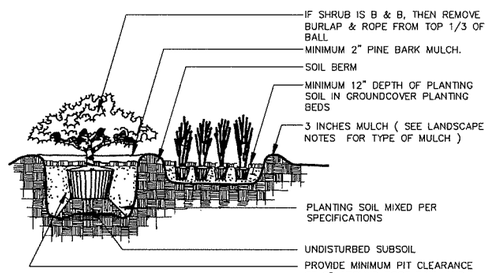
NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS. CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.

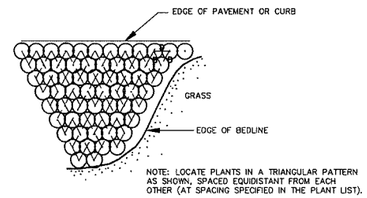


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- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

2 TREE PLANTING ON SLOPE - SILGLE TRUNK
SCALE N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

Digitally signed by Eric J Lanehart
Date: 2023.06.30 14:25:55 -04'00'

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.

2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards

3. All plant material shall be container grown or B#B. B#B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before

4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.

14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.

17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

19. There will be special care to all existing trees to be retained on site to avoid construction damage.

REGISTERED LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#26535 FL#6666877

This set has been digitally signed and sealed by ERIC J LANEHART on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN BY:	E.J.L
DWG BY:	E.J.L
CHK BY:	E.J.L
DATE:	
JOB No.	21190

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN AND SPECIFICATIONS

TRINITY PARISH PARKING
CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH

SHEET No.
9
OF 10

S:\PROJECTS\21190\21185 - TRINITY PARISH PARKING\DRAWING\CONSTRUCTION DOCUMENTS\21185 - LANDSCAPE PLAN (L-DWG)_LANDSCAPE PLAN (L-DWG)_07/07/2023 1:58 PM Eric Lanehart, MATTHEWS DESIGN GROUP, INC.

Candice Seymour

From: Candice Seymour
Sent: Thursday, September 28, 2023 12:09 PM
To: frmatt@trinitysta.org; kelly@trinitysta.org
Cc: Meredith H. Randolph
Subject: 2 Artillery Lane- Certificate of Appropriateness application for the October 19, 2023 Historic Architectural Review Board meeting

RE: 2 Artillery Lane

Greetings!

We received your Certificate of Appropriateness Application for a parking lot at the above-referenced property and noted that no plans were submitted with the application, making this application incomplete. I am aware that this project is currently undergoing Civil Site Plan review which may include alterations to the plans being proposed.

We are happy to hold your incomplete application to a future meeting date to allow time for you to submit finalized plans to complete this application. Proceeding with the application as submitted (with no plans attached) will ultimately result in the application not being heard because it is incomplete, and may require additional noticing fees if readvertisement is necessary.

A list of future meeting dates and deadlines can be found here. Feel free to reach out to me with any questions.

Have a great day!

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

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

Meredith H. Randolph

From: Tom Bartlett <tbartlett@mdginc.com>
Sent: Tuesday, October 3, 2023 1:23 PM
To: Candice Seymour; Harb
Cc: Scott Knowles; Jim Saghir; Art Thomas; Matt Marino; DL_MDG_SA Project Group; Eric Lanehart
Subject: RE: 21190 - Trinity Parish Submission to COSA HARB Review

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. When in doubt, contact IT.

Candice

Thank you, I appreciate you helping us move this forward. I will reach out to Jim Saghir for response on granting the site visit permission for Staff. Comments to the remaining items below.

- Please include the following emails on communications
1. Scott Knowles – scott@mdginc.com
2. Jim Saghir – jas@demorgan.com
3. Tom Bartlett – tbartlett@mdginc.com

- We will confirm Landscape compliance with Jacob Fredrikson based on previous discussions with him and our Landscape Architect, Eric Lanehart.

- With the Public Works Department approval, we will specify the proposed gravel material as loose coquina.

We will make the appropriate changes to the plans and update as needed.

Thank you,

MATTHEWS DESIGN GROUP

Tom Bartlett, EI | Project Engineer
Phone: 904.826.1334
www.**MDGinc**.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, October 3, 2023 11:43 AM
To: Tom Bartlett <tbartlett@mdginc.com>; Harb <harb@citystaug.com>
Cc: Scott Knowles <scott@mdginc.com>; Jim Saghir <jas@demorgan.com>; Art Thomas <shrimpngrits88@gmail.com>; Matt Marino <frmatt@trinitysta.org>; DL_MDG_SA Project Group <saprojectfile@mdginc.com>
Subject: RE: 21190 - Trinity Parish Submission to COSA HARB Review

Caution: This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tom,

We received your submittal, and I sent the scope of work to the Clerk's Office for advertising. I am waiting to hear back that they can get the advertising submitted to the Record before the deadline, so I cannot confirm that the item will be placed on the agenda, but we have done all we can on our end to make that happen. We are required per state statute to advertise every application in the newspaper no later than 10 days prior to the hearing date, and the Record has strict submittal deadlines prior to the advertising date.

Please reply to confirm receipt of this e-mail. A couple of items upon initial review:

- A member of our staff will need photographs of the site to supplement our staff report. We are happy to meet someone on-site if necessary. Feel free to contact us to schedule a time this week. If you don't mind us visiting the site unattended, we just ask that you grant us permission to do so when you confirm this e-mail.
- Please also confirm which e-mail(s) we should use moving forward for communications regarding this application. The application submitted did not provide any contact information, so I initially utilized the primary church-related e-mails from the attached thread regarding payment.
- I compared the landscape calculations provided by Jacob with those on your landscape plan. Per our landscape ordinance, every street frontage is calculated as a front yard. Your calculations for Artillery Lane and Cadiz Street are for side yards. Based upon Jacob's latest comment in the Civil Review Portal (dated yesterday) you are still short some trees and shrubs. This should not be a concern for the HARB application but may hold-up future reviews.
- The type of concrete and proposed gravel material should be clarified. The Architectural Guidelines for Historic Preservation (AGHP) states the following:
    - 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.

The deadline for additional materials to be included in the meeting packet is October 9, 2023. Additional materials must be sent to the harb@citystaug.com e-mail address.

Thank you. Feel free to reach out to me with any questions!

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

CITY OF ST AUGUSTINE EST. 1565

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: Tom Bartlett <tbartlett@mdginc.com>
Sent: Tuesday, October 3, 2023 9:18 AM
To: Harb <harb@citystaug.com>
Cc: Scott Knowles <scott@mdginc.com>; Jim Saghir <jas@demorgan.com>; Art Thomas <shrimpngrits88@gmail.com>; Matt Marino <frmatt@trinitysta.org>; DL_MDG_SA Project Group <saprojectfile@mdginc.com>
Subject: 21190 - Trinity Parish Submission to COSA HARB Review

> **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. When in doubt, contact IT.

Good Morning Candice,

Thank you for speaking with me this morning regarding the Trinity Parish Parking project. The link below contains the full submission packet submitted 8/25/2023 to the Public Works Department. The items included are listed below.

1. Landscape Plans S&S
2. Full Set Construction Plans S&S
3. Planning and Building Response Letter
4. Public Works Response Letter (Robert Wright)
5. Public Works Response Letter (Jacob Fredriksson)
6. HARB Certificate Appropriateness Application
7.

2023-08-25_Trinity Parish COSA Submission

Please let us know if you have any questions or need further information.

Thank you,

MATTHEWS DESIGN GROUP

Tom Bartlett, EI | Project Engineer
Phone: 904.826.1334
7 Waldo Street, St. Augustine, FL 32084
TBartlett@MDGinc.com
www.**MDGinc**.com

Received 10/03/2023
Planning and Building Department

MATTHEWS | DCCM

August 25, 2023

Julie Courtney
City of St. Augustine
Planning & Building Department
75 King Street, Lobby B, 4th Floor
St. Augustine, FL 32084

Re: 2 Artillery Lane – Trinity Parish Parking Lot
PW2022-1008
Responses to Comments from RAI-07
Project No.: 21190

Dear Julie:

On behalf of our client, Trinity Episcopal Parish, please find the following information enclosed for your review.

- RAI Response Letter
- Certificate of Appropriateness
- One (1) Revised Construction Plans (Signed & Sealed) Hand Delivered

The following is a list of the comments provided to us by your letter dated March 23, 2023, followed by responses by Matthews | DCCM.

General Comments

1. Plans and revisions were submitted to Public Works and reviewed in August and December 2022, and updated revised plans were reviewed in March 2023. Looking at the most recent plans, it appears that approval by the Historic Architectural Review Board (HARB) through a public hearing is required. Details are below on how to apply. Since plans show that multiple protected trees are proposed for removal, the project should be reviewed by the Planning and Zoning Board first in case certain landscape or other elements must change on the proposed plans. In addition, this property is within Archaeology Zone IB and will require archaeological review. An A14 application was received but may need to be modified based on any revisions to the final plans and scope of work.

Matthews | DCCM: We are currently coordinating with HARB to get on the review schedule.

2. This property is located within the Historic Preservation Two (HP-2) Zoning District. Since the landscaping plan with the plant materials and ornamentation looks to exceed $1,000, a Certificate of Appropriateness (COA) application approval by HARB is required. In addition, the HARB needs to review any proposed alterations to the site, such as the alteration of the existing wall, the construction of any new walls or fences, any changes to the surface lot materials, or landscape features including new walks, driveways.

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Planning and Building Department

All alterations to the site should be detailed together in the application materials submitted. HARB applications are found at this link: https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF

The COA application and supporting materials (site plan showing the existing conditions and showing the proposed project scope with any revisions clearly noted, a landscape plan, photos of the project area, and specifications of any new elements or materials, and elevations that show how the existing wall will be changed if applicable) should be emailed to harb@citystaug.com.

Matthews | DCCM: We are currently coordinating with HARB to get on the review schedule, and will complete the Certificate of Appropriateness as part of the process.

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM

Eric Lanehart, PLA, ISA
Director of Landscape Architecture

21052.01cosarai
RJ/mj/kb

Received 10/03/2023
Planning and Building Department

August 25, 2023

Jacob Fredriksson
City of St. Augustine
Public Works Department
75 King Street, Lobby B, 4th Floor
St. Augustine, FL 32084

Re: Trinity Parish Parking Lot at 2 Artillery Lane
PW2022-1008
Responses to Comments from RAI-06
Project No.: 21190

Dear Jacob:

On behalf of our client, Trinity Episcopal Parish, please find the following information enclosed for your review.

- RAI Response Letter
- One (1) Revised Construction Plans (Signed & Sealed)

The following is a list of the comments provided to us by your letter dated August 2, 2023, followed by responses by Matthews | DCCM.

Planning and Zoning Staffing Review
Reviewer: Jacob Fredriksson, CNU-A, Senior Development Review Planner, at 209-4331 or jfredriksson@citystaug.com

1. A grand total of 25 trees and 70 shrubs are required to be planted throughout the site to meet the requirements of bufferyard landscaping.

Matthews | DCCM: The landscape plan shows the correct amount of trees and shrubs to be planted.

2. Tree mitigation will need to be done for the trees previously removed.

Matthews | DCCM: The landscape plan has a table showing that the removed trees are being met with new trees interior to the site.

3. Parking area screening requirements are to be met wherever there are gaps in screening.

Matthews | DCCM: There are no gaps in the landscaping and the landscape plan includes a stone wall around the North, South and West boundary and an exiting solid fence and buildings along the East.

4. The proposed ratio of required tree types meets City Code and is documented on landscaping plans.

Matthews | DCCM: Please see the attached plans meeting landscaping requirements.

Received 10/03/2023
Planning and Building Department

5. The proposed number of trees planted for internal landscaping meets City Code.

Matthews | DCCM: Acknowledged

6. To meet the requirements of Sec. 25 of the City's Code of Ordinances:
    1. Provide the total amount of landscaping from bufferyard requirements.
    2. Mitigate the debits accrued from removal of existing trees on-site.
    3. Add landscaping where needed to meet screening requirements for parking areas.

Matthews | DCCM: The landscape plan has a table describing the above requirements for bufferyards and mitigation. We don't feel that there are any gaps in the landscaping and the parking is screened with landscape and the exiting stone wall, solid fence, and buildings.

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM

Eric Lanehart, PLA, ISA
Director of Landscape Architecture

21190cosarai
EL/kb/tb

21190cosarai
SAK/kb/tb

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1992200000
Location Address	2 ARTILLERY LN SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.620
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Trinity Chr Of St Aug Vestry 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$460,013

Map



Valuation Information

	2023
Building Value	$0
Extra Features Value	$29,495
Total Land Value	$1,356,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,385,495**
Total Deferred	$925,482
Assessed Value	**$460,013**
Total Exemptions	$460,013
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$0	$11,394	$406,800	$0	$0	$418,194	$418,194	$418,194	$0
2021	$0	$11,415	$406,800	$0	$0	$418,215	$418,215	$418,215	$0
2020	$0	$11,446	$406,800	$0	$0	$418,246	$418,246	$418,246	$0
2019	$0	$11,476	$406,800	$0	$0	$418,276	$403,457	$418,276	$0
2018	$0	$11,507	$355,272	$0	$0	$366,779	$366,779	$366,779	$0
2017	$0	$11,529	$355,272	$0	$0	$366,801	$366,801	$366,801	$0
2016	$0	$11,559	$355,272	$0	$0	$366,831	$366,831	$366,831	$0
2015	$0	$11,589	$355,272	$0	$0	$366,861	$366,861	$366,861	$0
2014	$0	$11,619	$355,272	$0	$0	$366,891	$366,891	$366,891	$0
2013	$0	$11,650	$355,272	$0	$0	$366,922	$366,922	$366,922	$0
2012	$0	$11,681	$355,272	$0	$0	$366,953	$366,953	$366,953	$0
2011	$0	$11,711	$393,240	$0	$0	$404,951	$404,951	$404,951	$0
2010	$0	$11,741	$433,920	$0	$0	$445,661	$445,661	$445,661	$0

Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		12079
Wood Fence - 6' and Above (COM)		184
Concrete Paving - Under 8" (COM)		17232

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	226	120	27120	SF	$1,356,000

No data available for the following modules: Sales Questionnaire Form, Building Information, Sketch Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/25/2023, 11:49:14 PM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N20000003884
FEI/EIN Number	59-0657335
Date Filed	04/07/2020
Effective Date	04/06/2020
State	FL
Status	ACTIVE

Principal Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Mailing Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

BELGER, MEREDITH
215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084

Name Changed: 02/08/2021

Officer/Director Detail

Name & Address

Title Rector

MARINO, MATTHEW
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084

Title Junior Warden

Saghir, Jim
132 Faun Rd.
ST. AUGUSTINE, FL 32086

Title Senior Warden

Schwarz, Meredith
205 S Ocean Grande Dr., Unit 201
Ponte Vedra Beach, FL 32082

Title Treasurer

BELMONT, MARY LOU
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/08/2021
2022	03/24/2022
2023	02/22/2023

Document Images

02/22/2023 -- ANNUAL REPORT	View image in PDF format
03/24/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- Domestic Non-Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 2023 Meeting



Application: HP2023-0074 Address: 156 Avenida Menendez

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

Project description: To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

Architectural Style:	Mediterranean Revival & Frame Vernacular	Florida Master Site File:	8SJ0201 8SJ1271
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930 c. 1839
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	8(a)	Previous Action(s):	COD 2004-1149 OOA 2005-1171 COA 2005-1460 COD HP2023-0068

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Avenida Menendez on the block between Bridge and St. Francis Streets, the Mediterranean Revival portion of this 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 in the Historic Preservation-One (HP-1) zoning district and is listed as a contributing building in the St. Augustine National Register Historic District.
2. City Ordinances and the Architectural Guidelines for Historic Preservation (AGHP) allow for review of an Opinion of Appropriateness (OOA) which is a determination by the HARB that the general concept, preliminary construction plans, details, or specifications of a project meet the architectural requirements of the AGHP, but there is insufficient information provided to meet the requirements for a Certificate of Appropriateness.
3. The applicant is seeking an Opinion regarding alterations to the site as detailed in the scope of work below. Each element of the project will require a separate application to HARB (three (3) total) including:
    a. A Certificate of Demolition (COD) for removal of later additions to 59 Marine Street including the 1924-1930 Mediterranean Revival portion, and a wood-frame addition estimated to be from around 1900.
    b. A Certificate of Relocation to move 59 Marine Street east on the lot; and,
    c. A Certificate of Appropriateness for exterior alterations to 59 Marine Street, site alterations, and construction of a new residential structure along Avenida Menendez.
4. In November of 2004, the HARB heard and subsequently denied a request to demolish 156 Avenida Menendez because no proposed replacement plans were provided although replacement was proposed. Subsequently, an OOA and COA application were submitted and approved to maintain the existing building but alter the roof form and façade. Details from the approval of COA 2005-1460 are provided for reference. Permitting records indicate that work was completed.
5. Applications materials submitted for this application indicate that neither the Mediterranean Revival masonry addition along Avenida Menendez nor the turn-of-the-century wood frame addition are suitable for elevation or rehabilitation; however, enough fabric of the 1839 Frame Vernacular residence remains to restore that structure.
6. Relocation of the 59 Marine Street would remove the building from its original location on the lot and could disrupt the streetscape along Marine Street which is characterized by buildings and property walls constructed close to the street. A streetscape site plan showing the building and wall configurations of adjacent properties as well as the proposed configuration on the subject property would clarify what, if any, impact relocation of 59 Marine Street would have.

7. Removal of 156 Avenida Menendez and new construction on the easterly portion of the lot could alter the scale of the Avenida Menendez streetscape. A line drawing showing the existing mass and scale of buildings along the streetscape in comparison to the new construction proposed would illustrate what impacts loss of the existing building and proposed new construction may have along the streetscape.
8. According to the Secretary of the Interior's Standards (SOIS) for Rehabilitation standard #4, consideration should be given to how the building evolved over time, as it states "those changes have acquired historic significance in tehri own right shall be retained and preserved." The HARB should also consider the inability of the now historic addition to be elevated in efforts to make the overall structure more resilient to water intrusion.
9. The applicant has not identified an architectural style for the proposed new construction. AGHP recommendations for new buildings are included in this report. The HP-1 zoning district allows for many architectural styles, and the Board may make recommendations regarding styles that are more consistent with the streetscape.
10. This property is located in Archaeology Zone IB and any proposed ground disturbing activity, including demolition and new construction, will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an Opinion of Appropriateness at **156 Avenida Menendez** to allow the applicant time to provide additional information including:

1. Site plan showing proposed placement of existing and new structures on the lot
2. Scaled streetscape line drawing elevation and buidling footprint comparisons of existing and proposed structures
3. More develped conceptual information on proposed architectural style and mass and scale for the new construction along Avenida Menendez.
4. More information on proposed project scope for residential structure fronting Marine Street, including details on the elevation of the structure

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove 1930s masonry (156 Avenida Menendez) and 1900s additions to the 1839 structure addressed 59 Marine Street
2. Shift 59 Marine Street east on lot to create a parking area
3. Construct secondary residential structure along Avenida Menendez

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings.

Materials

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

Architectural Styles for New Construction

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

HP-1

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

Demolition and Relocation

Demolition

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition.

The Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts. The demolition can be postponed for up to 24 months and the demolition can also be denied if the structure is of exceptional significance, is a contributing property to a National Register Historic District or is individually listed on the National Register.

Demolition of a Colonial building additionally requires the approval of the City Commission.
When reviewing an application for demolition, the Historic Architectural Review Board (HARB) will not take financial considerations or costs of rehabilitation into account unless the owner claims an undue economic hardship as provided for in Section 28-89, 3(b) and submits evidence in support of such claim, and will use the following criteria:

- Whether or not the structure is a designated landmark or is eligible for designation.
- Whether or not the structure is individually listed on the National Register of Historic Places.
- Whether or not the structure is a contributing property to a National Register District.
- Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
- The contribution of the structure to the mass and scale of the streetscape.
- The impact of the loss of the structure on the streetscape.
- Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
- The historical or cultural merit of the structure.
- The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.
- Whether or not the structure is representative of a style or type of architecture or a method of construction.
- Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.

- 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 justification for the proposed demolition.

Relocation
Relocation refers both to removing all or part of a building or structure from one property and placing it on a different property, and also to shifting the location or orientation of all or part of a building or structure on the same property.

Historic neighborhoods are unique because of the mix of predominant architectural styles of the buildings and structures they contain, and also because of the site development characteristics in vogue at the time they were developed. Therefore, it may not be appropriate to relocate a large structure into neighborhood of small structures (or vice versa), or to move a mid-19th Century building into an area developed during the 20th Century, or to place a building on a site in such a manner that it disrupts the streetscape.

The Historic Architectural Review Board (HARB) reviews all applications to relocate buildings and structures which are:
- individually listed in the National Register of Historic Places;
- located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3; or
- which are listed on the Florida Master Site File.

Relocation of a Colonial building to a different site additionally requires the approval of the City Commission.
When reviewing an application to relocate a building or structure on the same site or to move a building or structure to a new site, the Historic Architectural Review Board (HARB) will use the following criteria:
- Whether or not the structure is a designated landmark or is eligible for designation.
- Whether or not the structure is individually listed on the National Register of Historic Places or is eligible to be individually listed.
- Whether or not the structure is a contributing property to a National Register District.
- Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
- The contribution of the structure in its existing location to the mass and scale of the streetscape.
- The impact that the loss of the structure or the relocation of the structure on the site will have on the streetscape.
- Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
- The historical or cultural merit of the structure in relation to its existing site.
- The impact that the loss of the structure or the relocation of the structure on the site will have on the historical or cultural integrity of the city, district and neighborhood.
- Whether or not the structure is representative of a style or type of architecture or a method of construction.
- Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.
- 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.
- The justification for the proposed relocation.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File surveys
3. Sanborn Maps
4. Order, Minutes, and Submittal from COA 2005-1460

STAFF PHOTOGRAPHS
156 Avenida Menendez



East Elevation (156 Avenida Menendez)



STAFF PHOTOGRAPHS
156 Avenida Menendez





West Elevation (59 Marine Street)

STAFF PHOTOGRAPHS
156 Avenida Menendez





West Elevation (59 Marine Street)

STAFF PHOTOGRAPHS
156 Avenida Menendez



North Elevation



STAFF PHOTOGRAPHS
156 Avenida Menendez



South Elevation



STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

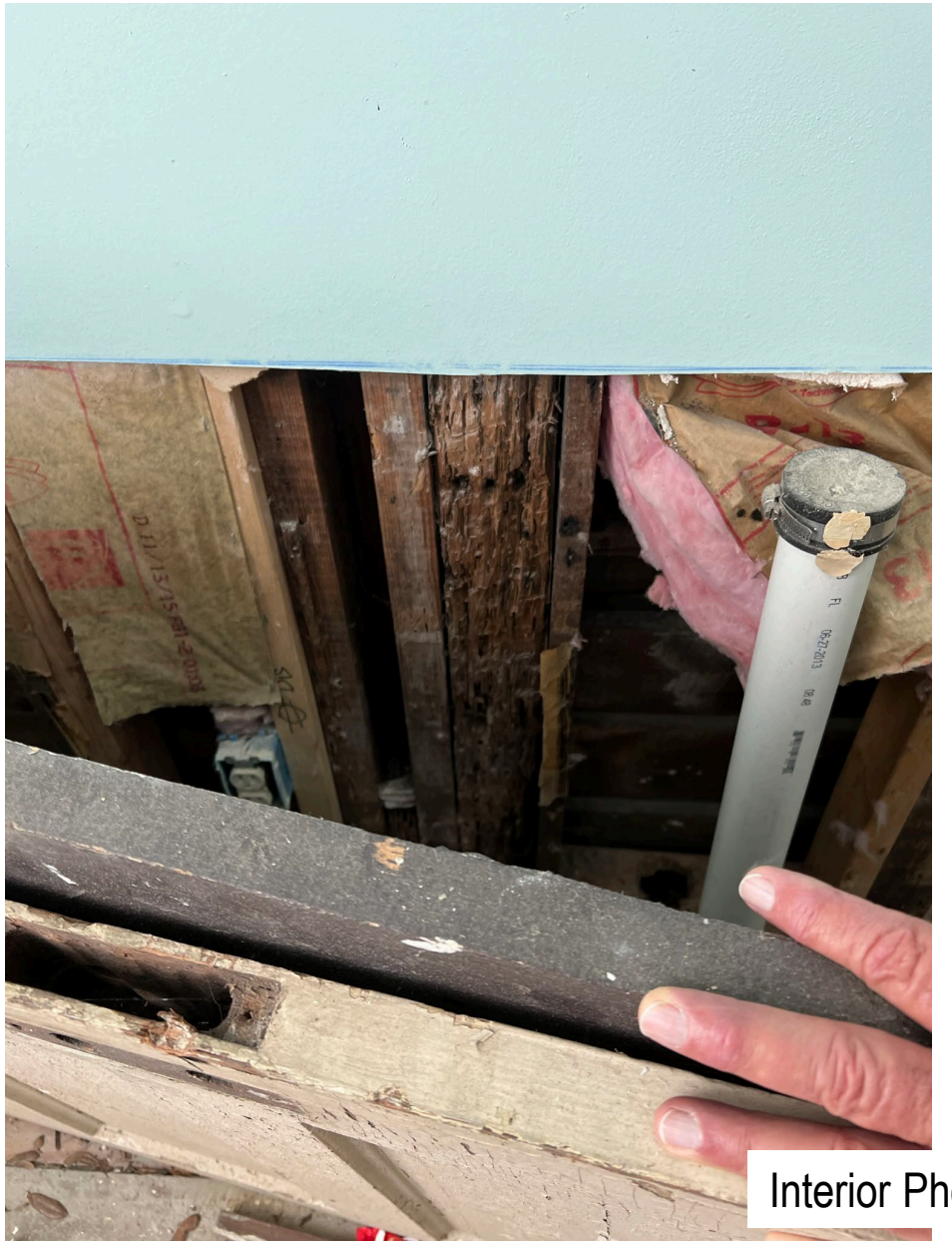
STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

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156 Avenida Menendez





Interior Photographs

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Interior Photographs

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Interior Photographs

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156 Avenida Menendez





Interior Photographs

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STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

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156 Avenida Menendez





Interior Photographs

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STAFF PHOTOGRAPHS
156 Avenida Menendez





Context Photographs (Marine Street)

1980

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: 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, 1888-1953.

3. St. Augustine City Directory, 1930.

Staff Report pg. 30

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.

Staff Report pg. 31



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1271 1009==

Site Name: 59 Marine Street 830== Survey Date: 7808 820==

Address: 59 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

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

868==

Owner of Site: Name: Charles, Anne Mrs.;

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: 832==

UTM: 17 470080 3306350 890== Location: T07S R30E S17 812==
(zone) (easting) (northing) (T) (R) (S)

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

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

Staff Report Page 35

II. SITE DESCRIPTION, continued.

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

Date: +1839 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement, DHS 2/2 metal 942==

Foundation: Brick piers; stone piers (coquina) 942==

Roof Type: Gambrel 942==

Secondary Roof Structures: Dormer, gable 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

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

Ornament Exterior: Rejas 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: House on street line. In one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Military

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 59 Marine Street was constructed in 1839. Distinctive features include the window rejas, the gambrel roof, and the gable dormer overlooking the street. The building now serves as an apartment house with a post-1930's addition extending from the east side. The new addition and the top floor apartment windows overlook the bay. The older portion of the house is set on both brick and coquina piers. It abuts the street and is in an area boasting several colonial structures.

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

(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 Roeque, "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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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)

This house at 59 Marine Street first appears on a deed transaction in June 1839, when a "dwelling house and lot" is conveyed by Michael Neligan and his wife to three children, Michaelina, Henry H., and Camilla for "love and affection". The house was not mentioned in the previous transaction of January 1839 between Michael Neligan and Mathias Leonardy, grantees, and B. A. Putnam.(3) The property was owned in 1838 by Kingsley B. Gibbs, a member of a prominent family whose roots in the city can be traced to the arrival of George Gibbs III in 1821.(4) In 1886 the son, Henry, ran a boarding house at this residence.(5) In 1870 the house and property was owned by Daniel Mickler who is mentioned in the 1885 Webb's Florida as an Army captain leading a company during the Indian wars. An 1899 City Directory lists him as residing at this address. Members of the Mickler family have been prominent St. Augustine citizens since the Territorial Period (1821-1845). Since 1930 an addition on the east has increased the building's potential as an apartment house. Anne Charles, owner, manages the apartments known as Bahia Tierra.(6)

ARCHAEOLOGY

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

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3. St. Johns County Courthouse Deed Records, Book O, 101; Book N, p. 338.
4. Deed Records, Book N., p. 337; Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967), pp. 17, 2.
5. Webb's City Directory, 1886.
6. Deed Records, Book 5, p. 321; Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885), p. 197; St. Augustine City Directory, 1899, 1978.

☐ Original
☒ Update

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

Site #8 SJ001271
Field Date 5-19-2016
Form Date 5-19-2016
Recorder # _____

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

Site Name(s) (address if none) 59 Marine Street — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
59		Marine	Street	

Address: 59 Marine Street
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 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: 1839 ☒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 interior, windows, 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 Rectangular — Number of Stories 2-3
Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
Roof Type(s) 1. Gambrel 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) single and paired wood 1/1 and 2/1, 3-light metal awning
Distinguishing Architectural Features (exterior or interior ornaments) symmetrical facade, central entry divides units
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) flush with ROW -- and same parcel as 156 Avenida Menendez

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)	

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site #8 SJ001271

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. Masonry - General 3. Wood frame
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. Coquina
Main Entrance (stylistic details) single wood door recessed slightly; opening has pedimented and wood trim entry

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

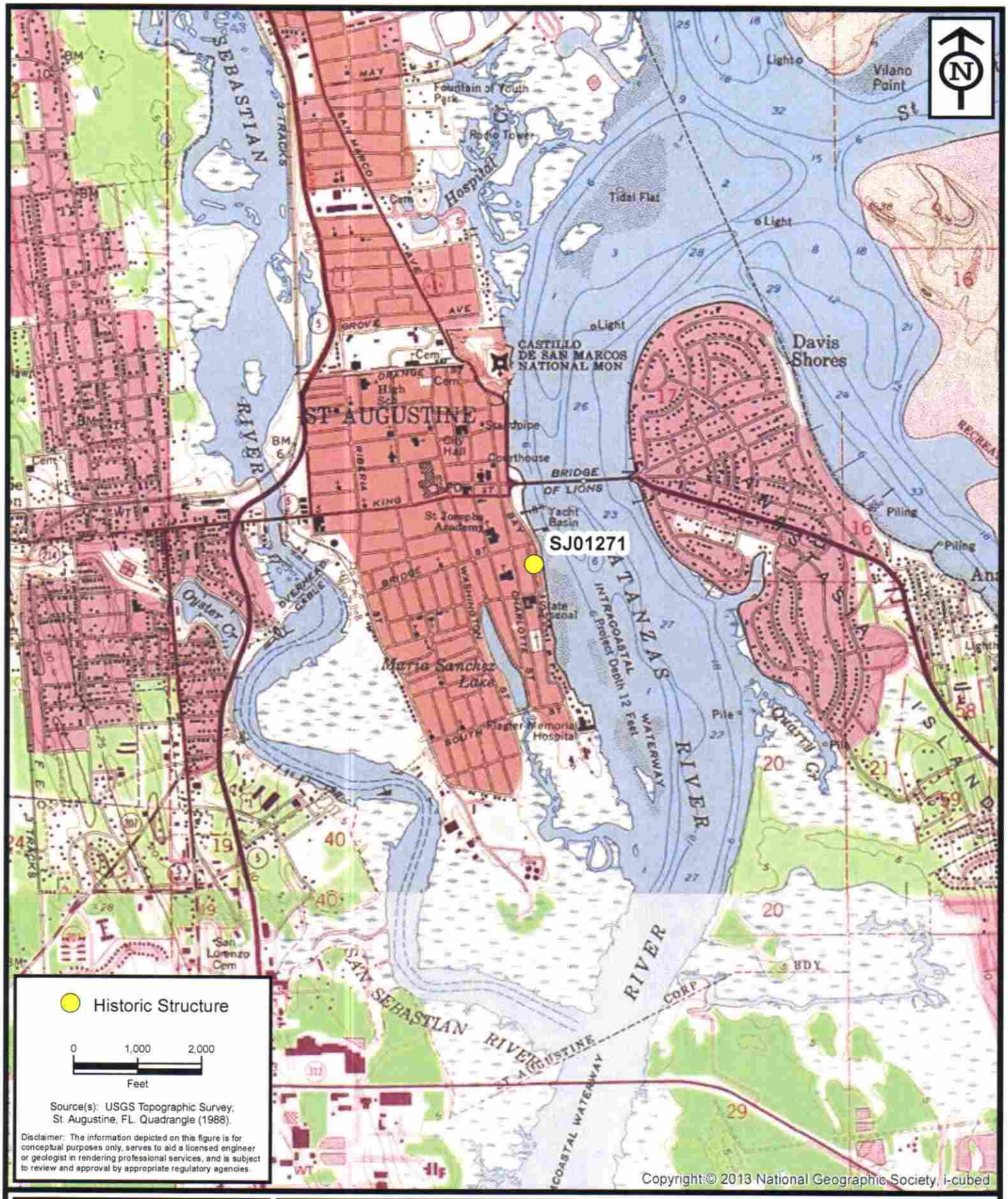
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

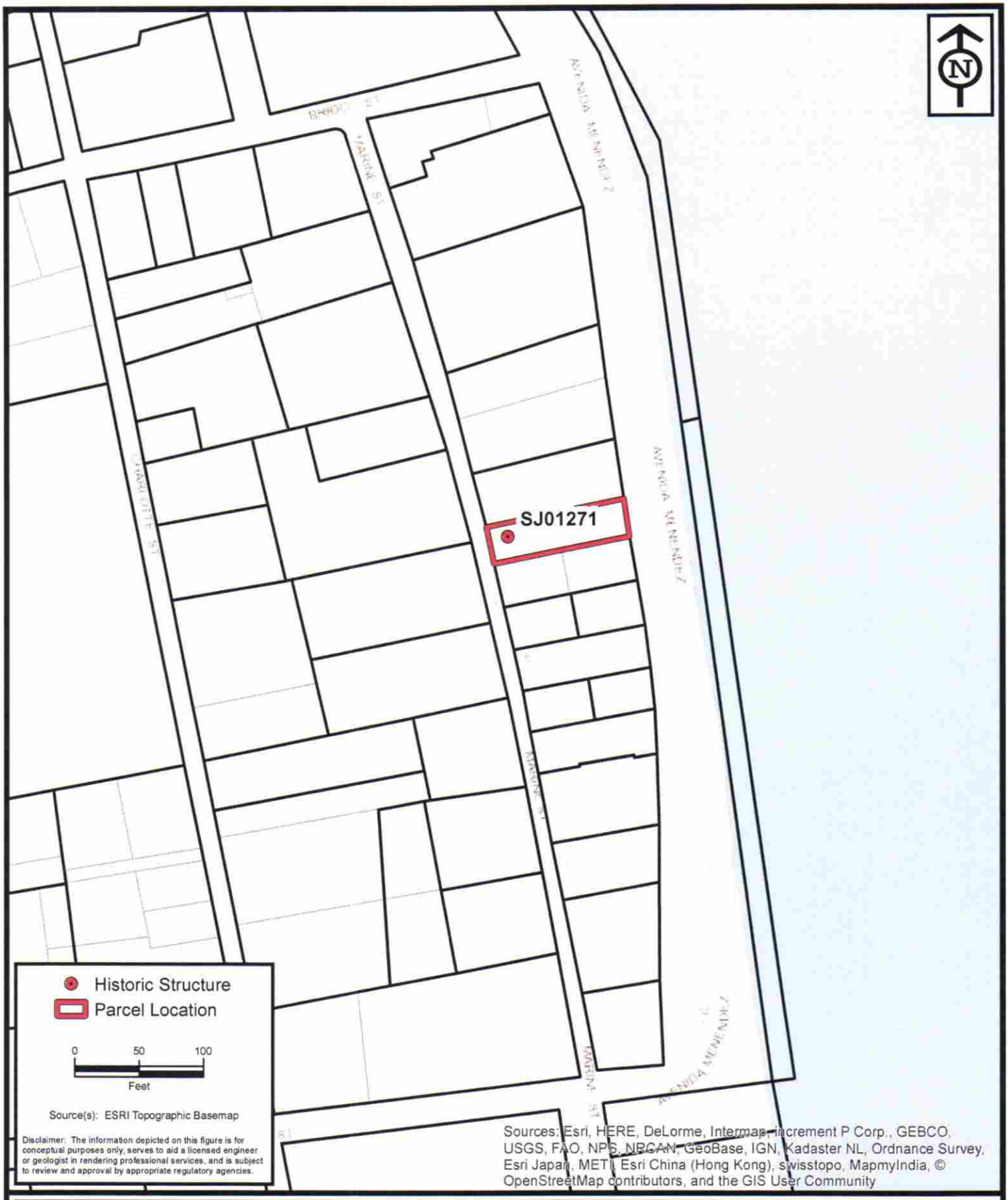
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City of St. Augustine
Historic Structure Survey

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 - SJ01271

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

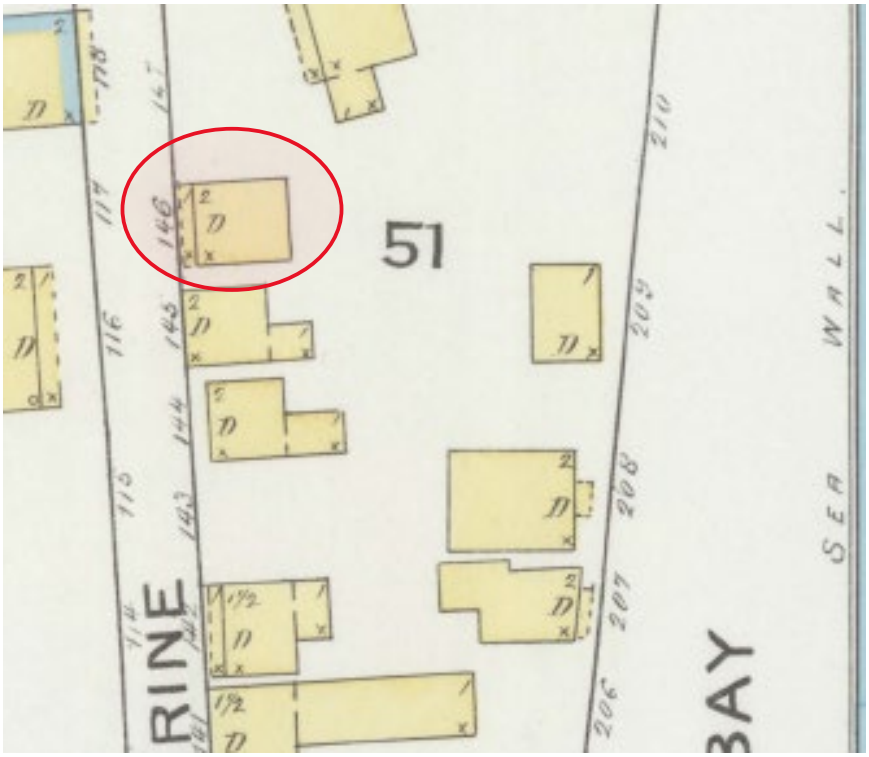
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→28A
29





SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1893

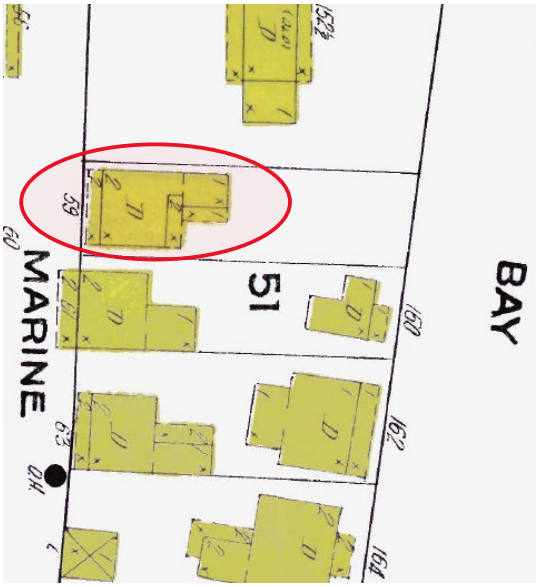


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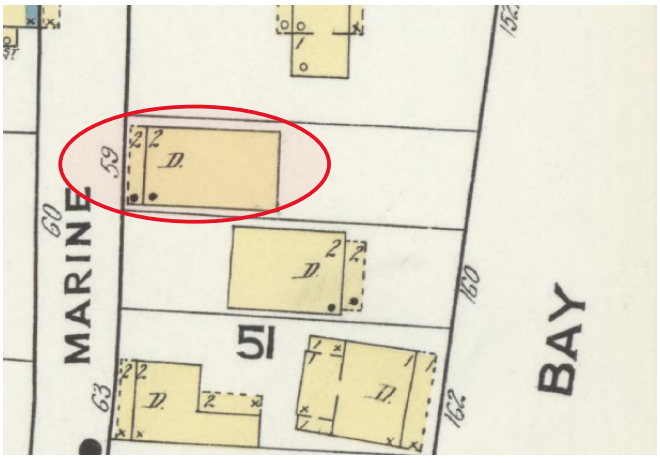
SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1904

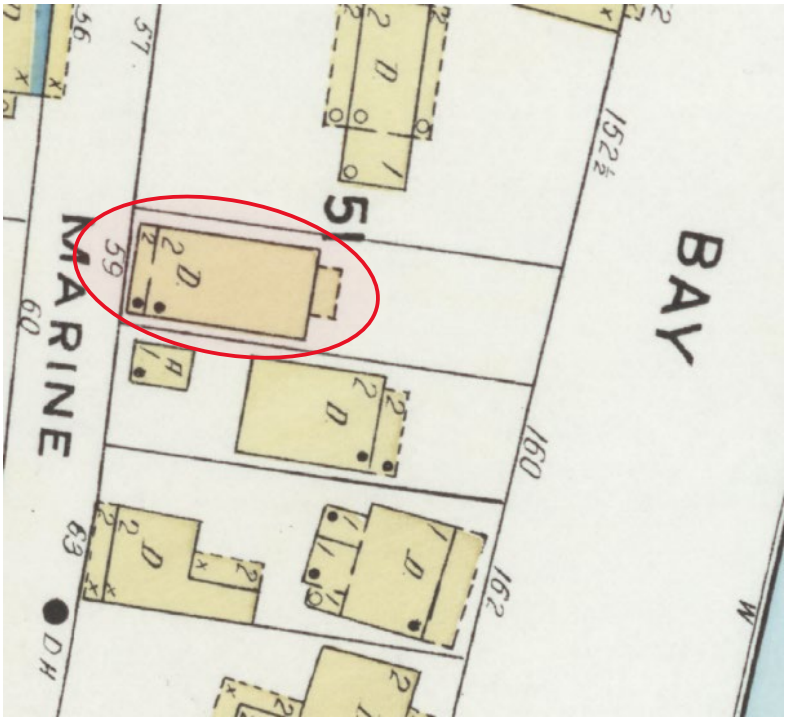


1910

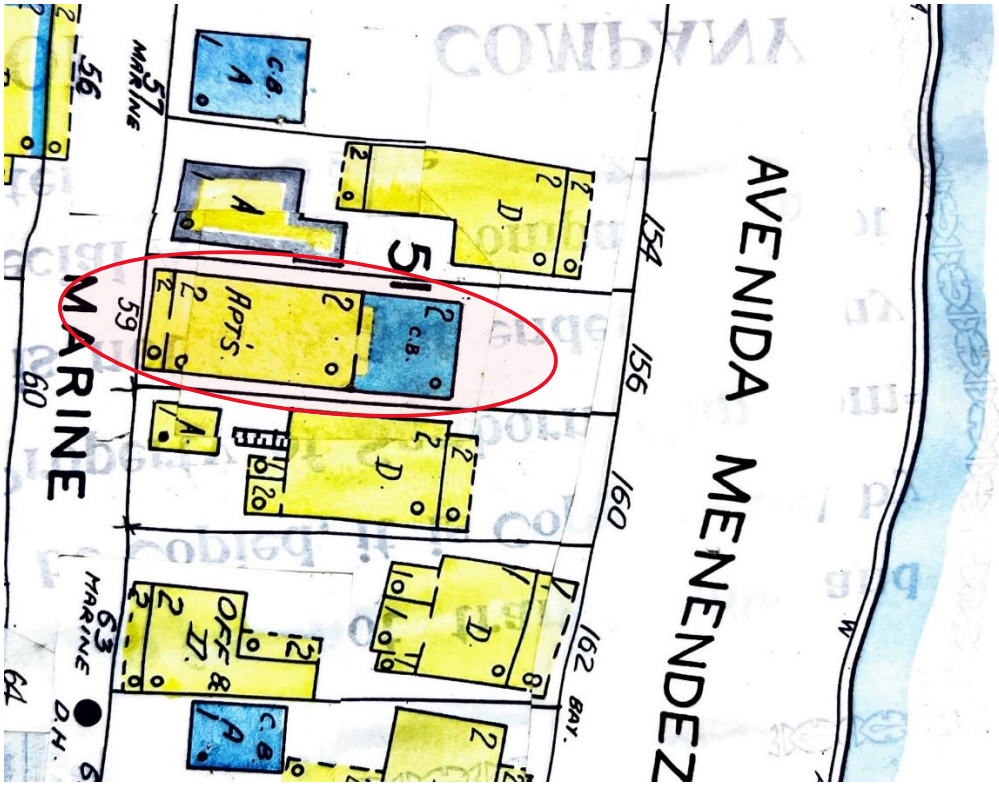


1917

SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1924



1930 updated to 1965

February 13, 2006

Robert Graubard
33 Water Street
St. Augustine, FL 32084

Re: Certificate of Appropriateness – 156 Avenida Menendez – 2005-1460

Dear Mr. Graubard:

On Thursday, January 19, 2006, the Historic Architectural Review Board (HARB) met and discussed your application to renovate the building exterior at 156 Avenida Menendez.

Specifically, the HARB **approved** your application with conditions as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

Mark A. Knight, A.I.C.P.
Director, Planning & Building

MK:ts

cc: William B. Harriss, City Manager
James Whitehouse, Staff Attorney
Pamela Halterman, Recording Secretary
BDAC File

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2005-1460

IN THE MATTER OF:

APPLICANT: Robert Graubard
33 Water Street
St. Augustine, FL 32084

OWNER: Margaret Stacklum

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

DESCRIPTION OF SITE OF CERTIFICATE OF APPROPRIATENESS:
156 Avenida Menendez

LEGAL DESCRIPTION: City of St. Augustine, Lot 6, Block 22 OR1501/234

PARCEL NUMBER: 198480-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 19, 2006, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW 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 January 19, 2006 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

2. A public hearing was held, with notice given as required by law, and ☒ Members of the public testified under oath, or ☐ No members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation-one (HP-1).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has provided the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:
   - The window surrounds on the stucco portion of the building shall match those currently found on the shingled portion of the building.
   - Railings on the Avenida Menendez side of the building shall be made of wood and mounted on a cantilevered porch not to exceed 36 inches in depth instead of mounted flush to the building's façade.
   - The applicant agrees to install gutters on the eaves of the building to alleviate roof drainage problems. These gutters shall comply with the Architectural Guidelines for Historic Preservation.
   - This Certificate of Appropriateness did not include approval of exterior hardware, exterior light fixtures, gutters, or a screen/fence for the HVAC units. The applicant is required to apply for an additional Certificate of Appropriateness to address these work items.

DONE AND ORDERED, at a public hearing on the 19th day of January, A.D., 2006, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Dana Ste. Claire personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Dana Ste. Claire, personally known to me and who is the person 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 February, A.D., 2006.

Nancy E Brilliant
Notary Public, State of Florida

Notary Public State of Florida
Nancy E Brilliant
My Commission DD457828
Expires 09/20/2009

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
January 19, 2006

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, January 19, 2006 in The Alcazar Room, City Hall. The meeting was called to order by Chairman Dana Ste. Claire, and the following were present:

1. ROLL CALL

Dana Ste. Claire
Karen Harvey
Peter Rumpel
Antoinette Wallace
Paul Weaver

City Staff:

Mark Knight, Director, Planning and Building Department
Tom Scofield, Historic Preservation Planner
James Wilson, City Attorney
Pam Halterman, Recording Secretary

2. APPROVAL OF MINUTES (December 15, 2005 regular meeting).

Minutes from the December 15, 2005 regular meeting were approved as presented.

3. OPINION OF APPROPRIATENESS

None

4. CERTIFICATE OF APPROPRIATENESS

Item 4(a) 2005-1068
Kanti Patel
Sea Wall Motor Lodge, Inc.
32 Avenida Menendez
To install an awning.

In response to an inquiry from Mr. Ste. Claire, Mr. Knight affirmed that no additional material had been submitted to staff.

MOTION

Mr. Rumpel moved to deny the application without prejudice. Ms. Harvey seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(b) 2005-3286
City of St. Augustine
Historic Districts
To approve new trash receptacle design.

Mr. Knight advised that the City would like to withdraw the application but would return at a future meeting with a new proposal.

Item 4(c) 2005-1460
Robert Graubard
Margaret Stacklum
156 Avenida Menendez
To renovate building façade.

Mr. Ste. Claire noted that the project had previously been before the board as an Opinion of Appropriateness. He said the board had offered Mr. Graubard some recommendations at that time.

Robert Graubard, 33 Water Street, was sworn in. He stated that he had submitted new plans which showed the elimination of the metal railings which the board had recommended. He noted that the wood railings would not be flush with the building. He affirmed that they would return to the board with such elements as light fixtures, gutters, landscaping and hardware.

Mr. Ste. Claire opened the hearing to public comment.

Wesley DeWitt Cowan, representing Mary Kate Beatie, owner of the property at 57 Marine Street, stated that Ms. Beatie had three concerns:

- Drainage problems in the area
- Access to the subject property during construction
- The building was located one foot from property line

Mr. Cowan advised that the eaves encroached onto Ms. Beatie's property. He explained that they had spoken with Mr. Graubard and would allow him to place ladders on their property; however, the agreement must be in writing. He suggested that the board place a condition on their approval whereas the front wall shall be moved back in order to use the area as access to the property during construction. He voiced that they were in favor of the renovation; however, he asked the board to consider his suggestions.

Mr. Ste. Claire pointed that that many of the concerns that Mr. Cowan voiced fell outside the purview of the HARB; however, staff took notes of the zoning issues mentioned that day.

Debra Callahan, 56 Marine Street, was sworn in. She voiced that she was in favor of the renovations to the building. She asked for clarification regarding the drawings which had indicated three stories on the front side of the building and two stories on the rear. She questioned whether the exterior appearance would remain as it was that day. She also asked if the structure was safe enough to pass a structural test.

Mr. Ste. Claire closed the public hearing.

Mr. Graubard stated that he had intended to use Avenida Menendez for construction access, and they planned to rent a few parking spaces in front of the building for a construction dumpster and construction vehicles which was common practice in the City. He affirmed that he would enter into an agreement with the closest adjacent neighbor and supply the necessary insurance in order to continue their good relationship. He noted that a gutter system would be placed on the building to prevent further water problems between structures. He explained that the rear side would consist of two stories which would be residential. He stated that the front would have a new pitched roof to create a loft area on the building which appeared to be three stories but was only a half-story loft area. He affirmed that the building currently did not have porches; however, French doors would be added where the windows were located and a step-out of thirty inches would be constructed in front of the doors. He stated that construction time was currently unknown. He noted that bids had yet to be received for the construction. He said if the bids were too high the developer would reconsider and reevaluate the entire project.

Mr. Weaver noted that the building could be thirty-five feet high according to Code.

Mr. Ste. Claire stated that the boards' main concerns had been addressed by the applicant.

MOTION

Ms. Wallace moved to approve the application as submitted. Ms. Harvey seconded.

Mr. Rumpel suggested that trim should be placed around the windows similar to trim on the stucco side of the building.

Ms. Wallace amended the motion to include Mr. Rumpels' suggestion. Ms. Harvey seconded the amendment.

MOTION CARRIED UNANIMOUSLY

Item 4(d) 2005-1464
Marc Rude
11 Cadiz Street
To revise plans for carriage house addition to include improvements addressing fire code.

Mr. Rude, 11 Cadiz Street, was sworn in.

Mr. Ste. Claire noted that the application involved a Victorian house in which an addition was desired; however, concerns with Fire Code had been raised.

Mr. Rude advised that his contractor had more insight regarding the Fire Code issues.

Cary Wilkerson, Advantage Enterprises, 1864 Lakotna Drive, Orange Park, was sworn in. He stated that the construction was ninety-five percent complete; however, the State Licensing Department for B & B Inns found a possible issue with an alarm. He noted that the Fire Marshal was then called in; however, the Marshal had never seen the construction plans prior to the building permit being issued. He explained that the new addition was placed less than ten feet from the exterior wall of the main structure which triggered Code issues. He stated that, after much review, a second egress would be added in order to eliminate the need to modify the existing structure. He noted that the additional staircase resulted in a variance application.

Mr. Ste. Claire clarified that a variance application was not before the HARB but an application for architectural appropriateness was involved with the change.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

In response to an inquiry from Mr. Ste. Claire, Mr. Wilkerson affirmed that a ten foot separation existed between buildings; however, the separation narrowed to only eight feet, four inches at one end of the structure.

Mr. Ste. Claire asked if the applicant could eliminate the need for a second egress by providing an interior connector between both buildings.

Mr. Knight advised that he did not know if a connector would satisfy the Fire Code issue.

Mr. Wilkerson stated that two rooms had already been closed off; therefore, a connector was not a viable option. He explained that the structures were one inch apart but wood trim covered the gap; however, they were independent structures.

I2005-1451

CITY OF ST. AUGUSTINE

A6 - APPLICATION TO HISTORIC ARCHITECTURAL REVIEW BOARD

RECEIVED

DEC 12 2005

Planning / Building Dept.

Application Fee $30.00

Receipt No. PB68122

BDAC Project No. 2005-1460

Meeting Date January 19, 2006

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT ~~Agent~~ Robert Graubard Daytime Telephone 794-8080

   Business (if applicable) & Business Partner

   Address 33 Water Street City St Augustine State FL Zip 32084

2. NAME OF PROPERTY OWNER Margaret Stedham Daytime Telephone 845-888-5260

   Business (if applicable) _____

   Address PO Box 601 City Wurtsboro State NY Zip 12790

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

   Lot 6 Block 22

   Subdivision City Parcel Number 198480-0000

4. PROJECT STREET ADDRESS 156 Avenida Menendez

5. SPECIFIC PROPOSED USE Residential Condos

6. ACTION REQUESTED

   ☒ Certificate of Architectural Appropriateness ☐ Certificate of Demolition/Removal/Relocation

   ☐ Opinion of Architectural Appropriateness ☐ Appeal of Staff Determination

   ☐ Other _____

7. DESCRIPTION FOR ACTION REQUESTED

After receiving an opinion of Architectural in October Appropriateness, I have modified the front pursuant to suggestions by the Board

8. AGREEMENT

In filing this application, I understand that it becomes a 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.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

I further understand that if a certificate is approved that the associated permit must be obtained prior to starting work.

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.

10. SIGNATURE OF APPLICANT Robert M Graham DATE 12/12/05

PRINT NAME Robert M Graham

11. SIGNATURE OF PROPERTY OWNER Margaret Stacklum DATE 12/12/05

PRINT NAME Margaret Stacklum

RECEIVED
DEC 12 2005
Planning / Building Dept.

STAFF USE ONLY

A. CURRENT ZONING CLASSIFICATION _____

B. BUILDING DESCRIPTION _____

C. COMMENTS _____

D. _____

PLANNING AND BUILDING MANAGER OR AUTHORIZED SIGNATURE DATE

1980

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: 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.

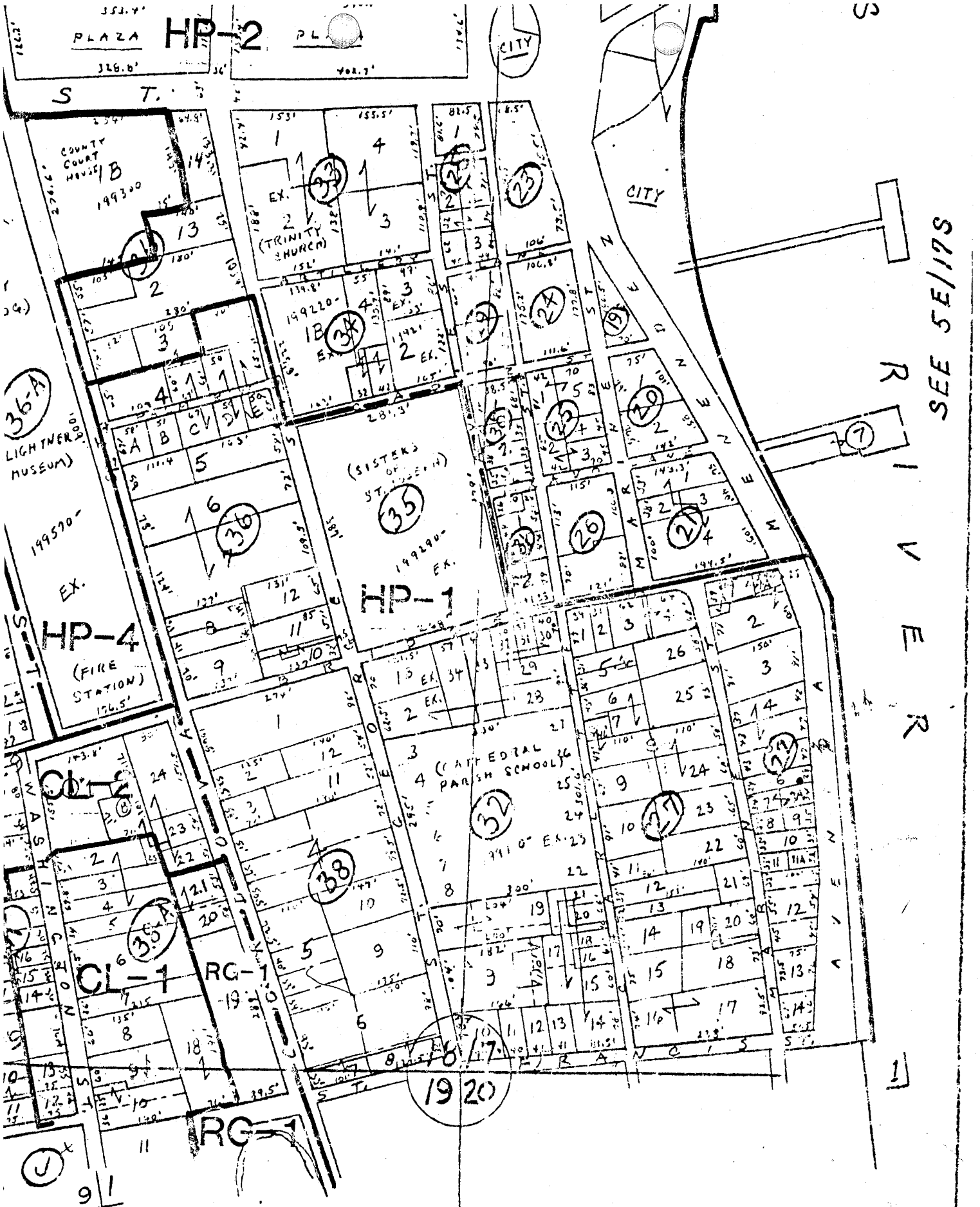
3. St. Augustine City Directory, 1930.

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.


HP-2
PLAZA
HP-1
HP-4
(FIRE STATION)
CL-1
RG-1
CITY
SEE SE/12S
RIVER
(TRINITY CHURCH)
(SISTERS OF ST. JOSEPH)
CATHEDRAL PARISH SCHOOL
LIGHTNER MUSEUM)
COUNTY COURT HOUSE
EX.
S T.
1920

Property Maintenance

City of St. Augustine

Property Information

Street # :	156	Street Name:	AVENIDA MENENDEZ	Unit # :	
Zip Code		Sign Zone:			
Parcel # :	198480 0000				
Section/Township/Range:	180730	Archaeological District:	1B	Zoning:	HP1
Use Code:	000800	Tax District:		Impact Zone:	☐
Legal Description:	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR1501/234				
Adjacent Area:	4249	Heated/Cooled Area:	4232	Landuse:	2S
Building Count:	1	Year Built:	1800		2M05
Flood Zone:	AE	Panel # :			

Property Values

Amend 10 Cap:	$ 0.00
Agricultural Value:	$ 0.00
Assessed Value:	$ 490,700.00
Building Value:	$ 135,740.00
Class:	$ 0.00
Extra Feature Value:	$ 0.00
Exempt Value:	$ 0.00
Just Value:	$ 490,700.00
Land Value:	$ 354,960.00
Taxable Value:	$ 490,700.00
Total Land Value:	$ 490,700.00

Owner Information

Name:	STACKLUM MARGARET M
Address:	12 GRAND STREET
City:	WURTSBORO
State:	NY
Zip Code:	12790-0000

Transfers

05/31/2000
04/20/2000
04/06/1992

Date:	05/31/2000
Adjusted Price:	$ 106,100.00
Book/Page:	1501/234
Type of Deed:	WD
Qualified/Unqualified:	Unqualified
Vacant/Improved:	Improved

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Historic Architectural Review Board

DATE: January 19, 2006

RE: **Certificate of Appropriateness #2005-1460**

LOCATION	156 Avenida Menendez
AGENDA ITEM	4(c)
APPLICANT	Robert Graubard
OWNER	Margaret Stacklum
REQUEST	To renovate a building façade.
PLANS DATED	December 12, 2005

GENERAL/BACKGROUND INFORMATION
156 Avenida Menendez, Mediterranean Revival, 1930

Plan review indicates that the applicant intends to redesign the front (non-historic addition) of the building to including raising the height of the building with a new roof, removing and replacing windows and the front door, removing and replacing windows on the historic main building and adding new windows to the main building, removing a fire escape staircase on the south side.

APPLICABLE CODES/ORDINANCES

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-1, HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-One, -Two and -Three (HP-1, HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended.

STAFF SUMMARY AND ANALYSIS

Although listed as a Mediterranean Revival style building, it appears that the eastern portion of the building is a Mediterranean Revival style latter addition to the original structure, which is Frame Vernacular in style.

This property received an Opinion of Appropriateness from HARB on October 20, 2005. The board approved the Opinion with the condition that the railings on the East façade be changed from iron to wood and that the windows are trimmed in wood.
These plans show the wood railings on the East façade.

Mediterranean Revival portion, facing Avenida Menendez

Windows – Removal of the rectangular fixed pane windows and installation of double hung wood windows appears to be appropriate.

Roof – The new roof design will eliminate the current flat roof. It is a pitched, standing seam metal roof. The tile roof overhang is being eliminated as a design feature.

Front Façade – The front façade will be completely changed by eliminating the multi-pane windows, the tile roof overhang and the front door. The new façade will have 4 sets of double French doors with 3 foot tall wood railings flush mounted in front of the doors (presumably so that the doors can open inward and the railings will provide security). These French doors and the new entrance door will have shed roof overhangs above them. The railing for the front stairs is being removed and replaced.

Frame Vernacular portion, facing Marine Street

Windows - The entire window design and placement is being changed. Given the fact that the existing windows are of various size and style, the variety of sizes associated with the new windows appears to be appropriate.

Air Conditioner Units – The south elevation shows new air conditioner units, which will be replacing the window units now serving the property. The new units should be screened from view with fencing or landscaping.

No hardware or light fixture details have been submitted.

In general, the changes proposed for this building are an improvement to the existing property. The shed roof overhangs, French doors and flush mounted grills on the East elevation are not typical for the Mediterranean Revival style of architecture but were found to be satisfactory by the Board at the October 2005 meeting.

STAFF RECOMMENDATION

Based on a review of the AGHP, staff finds that the Board can approve a Certificate of Appropriateness for changes to 156 Avenida Menendez. If new hardware or light fixtures or air conditioner screening is intended, a further application should be submitted for approval.

David Birchim
Planning Manager

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
October 20, 2005

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, October 20, 2005 in The Alcazar Room, City Hall. The meeting was called to order by Chairman Dana Ste. Claire, and the following were present:

1. ROLL CALL

Dana Ste. Claire
Karen Harvey
Peter Rumpel
Antoinette Wallace
Paul Weaver

City Staff:

Mark Knight, Director, Planning and Building Department
David Birchim, Planning Manager
James Whitehouse, Staff Attorney[1]
Pam Halterman, Recording Secretary

2. APPROVAL OF MINUTES (September 15, 2005 regular meeting).

Minutes from the September 15, 2005 regular meeting were approved as presented.

3. OPINION OF APPROPRIATENESS

Item 3(a) 2005-11710
Robert Graubard
Margaret Stacklum
156 Avenida Menendez
To modify the roof and façade of an apartment house.

Robert Graubard, 33 Water Street, was sworn in. He stated that they would like to renovate the ugliest building located on the south part of Avenida Menendez.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Mr. Weaver asked for photographs of the building and pointed out the two different styles on the structure. He said the style had been changed to Mediterranean Revival and the Master Site File had dated the building to 1930 which he did not agree with.

Mr. Graubard stated that the back portion of the structure had been constructed in the 1850's, and in 1930 the front cement portion was connected to the building. He said the building was currently shotgun apartments with aluminum windows.

Mr. Weaver suggested that the aluminum windows, grill work and chimney made the building appear as contemporary and it had been substantially altered. He said he would recommend that the elevation remain in the Mediterranean style. He noted that the applicant planned a major change to the roof.

Mr. Graubard explained that a flat roof was on the front section and a higher roof existed

[1] Mr. Whitehouse arrived at 4:09 pm.

on the rear portion of the building which he planned to match to appear in the same style. He noted that the windows were jalousie type and not original to the building.

Ms. Wallace noted that the adjacent building had a pitched roof; therefore, the pitched roof would not be out of character.

Mr. Graubard affirmed that the flat roof would be eliminated in order to connect the existing pitched roof.

Mr. Weaver said he was concerned with the building style remaining consistent. He suggested that the shingles and gable end was more appropriate with the roof and proposed materials; however, the French doors and iron railing appeared more as Mediterranean style. He asked if it was essential that the gable roof remain.

Mr. Rumpel expressed that he would prefer the gable roof remain on the building but the mansard roof could be removed. He suggested that not enough detail had been provided for the railing but a wooden balcony railing system would be more appropriate. He said the French doors were reasonable. He stated that the applicant should attempt to blend together the back and front of the building. He noted that trim on the stucco portion of the building should be added to better blend with the rear of the building.

Mr. Graubard asked whether shingling the entire front and adding wooden railings to the elevation would be appropriate and appear as one style.

Mr. Weaver affirmed that to be correct. He suggested that the wrought iron railing and French doors be retained but remove the shingles and retain the stucco would be consistent.

Mr. Rumpel said he agreed with adding shingles and the applicant should attempt to retain both styles but tie each section together.

Mr. Ste. Claire asked the board if it would be appropriate for the applicant to return with a Certificate of Appropriateness application reflecting one of the existing styles.

Mr. Weaver expressed that the Mediterranean style was the important design of the building. He suggested that the shingle element was not appropriate.

Ms. Wallace questioned whether a flat roof would work with the redesigned interior.

Mr. Graubard said it would not work.

Mr. Weaver said the only element he questioned was placing shingles on the building and said it was not appropriate to mix the style on the rear with the front of the building.

Mr. Rumpel said he did not agree with Mr. Weaver. He expressed that the front concrete addition was poorly done and it would be better to create a cohesive whole on the building but remain respectful to the two different styles. He suggested that the applicants' general approach was appropriate.

Mr. Graubard noted that he had two different opinions from the board members and asked if a consensus existed to help him go in one direction with the building.

Ms. Wallace stated that retaining the peaked roof would not be consistent with the Mediterranean style; therefore, if the peaked roof was essential to the interior design the applicant knew which design he needed to retain.

Mr. Rumpel noted that one could have a Mediterranean style building with a sloped roof.

Mr. Weaver agreed with Mr. Rumpel. He said he remained concerned with the shingles. He noted that the French doors and iron balconies were appropriate with a Mediterranean style.

Mr. Graubard said he would like to retain the pitched roof and French doors, and he would create the railings from wood.

MOTION

Mr. Rumpel moved to approve the application with the condition that the applicant install wood railings and trim around the windows. Ms. Wallace seconded.

Ms. Harvey noted that the style was confusing but she realized the attempt to maintain the historic integrity of the older part of the building. She agreed that it was appropriate to attempt to join the two styles on the building.

MOTION CARRIED UNANIMOUSLY

4. CERTIFICATE OF APPROPRIATENESS

Item 4(a) 2005-1068
Kanti Patel
Sea Wall Motor Lodge, Inc.
32 Avenida Menendez
To install an awning.

Mr. Ste. Claire noted that the applicant had requested that his application be tabled until the November meeting.

MOTION

Mr. Weaver moved to table the application until the November 17, 2005 meeting. Mr. Rumpel seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(b) 2005-1074
Marco Barrera
Tom and Despina Xynidis
17 Hypolita Street
To install an awning.

Mr. Ste. Claire asked for a representative to approach the podium but there was no response.

Mr. Birchim reported that he had not been able to contact the applicant and the telephone number they had provided was no longer in service.

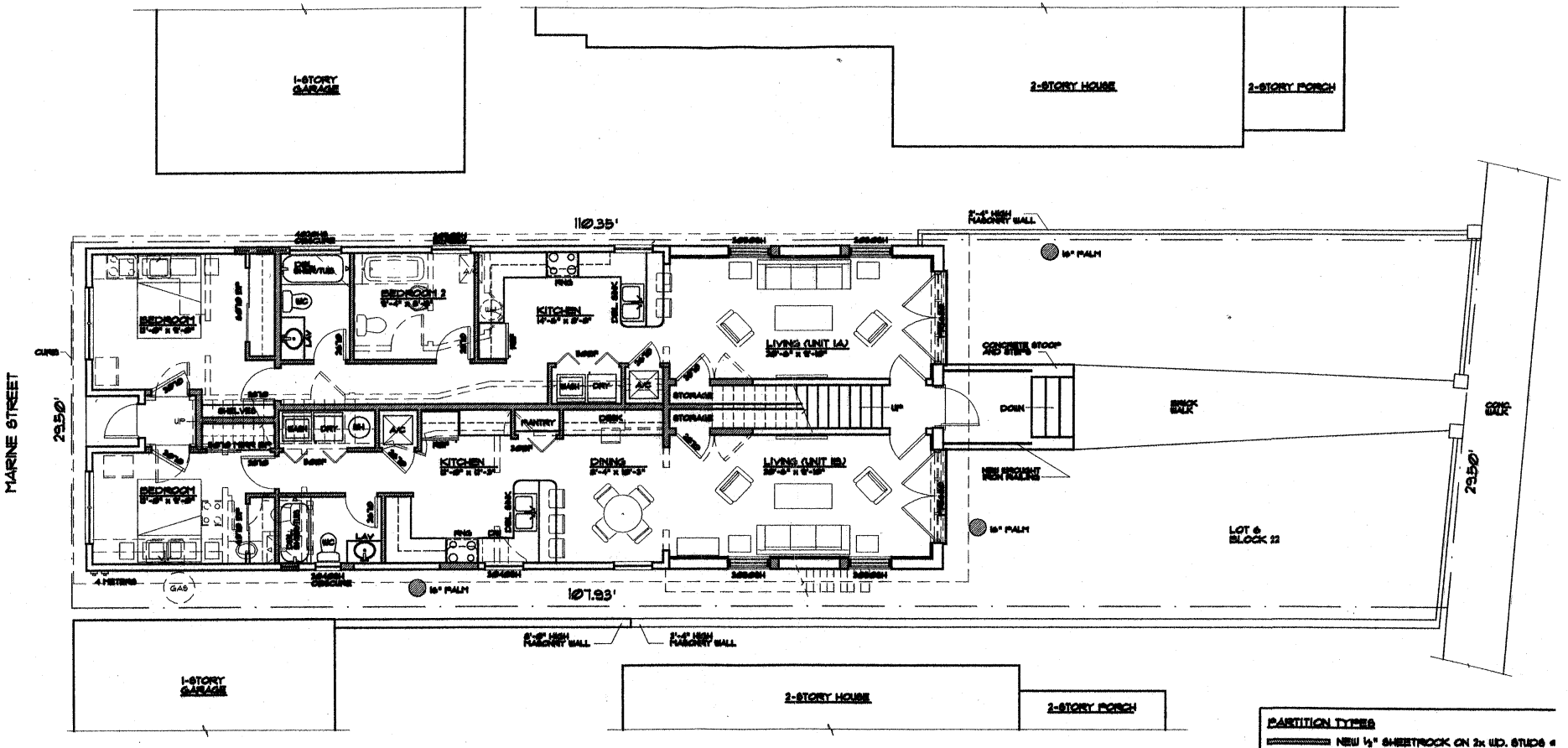
In response to an inquiry from Mr. Weaver, Mr. Birchim affirmed that it would be the second time the application had been tabled.

MOTION

Ms. Wallace moved to table the application until the November 17, 2005 meeting. Mr. Weaver seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(c) 2005-1126
St. Photios Greek Orthodox Natl' Shine



NORTH

FIRST FLOOR PLAN (PROPOSED)

1/4" = 1'-0"

PARTITION TYPES

- NEW ½" SHEETROCK ON 2x W.D. STUDS @
- EXIST. PARTITIONS TO REMAIN
- EXIST. CMU WALLS TO REMAIN
- PARTITIONS TO BE DEMOLISHED. GROUT SMOOTH AND MATCH ADJACENT FINISH.

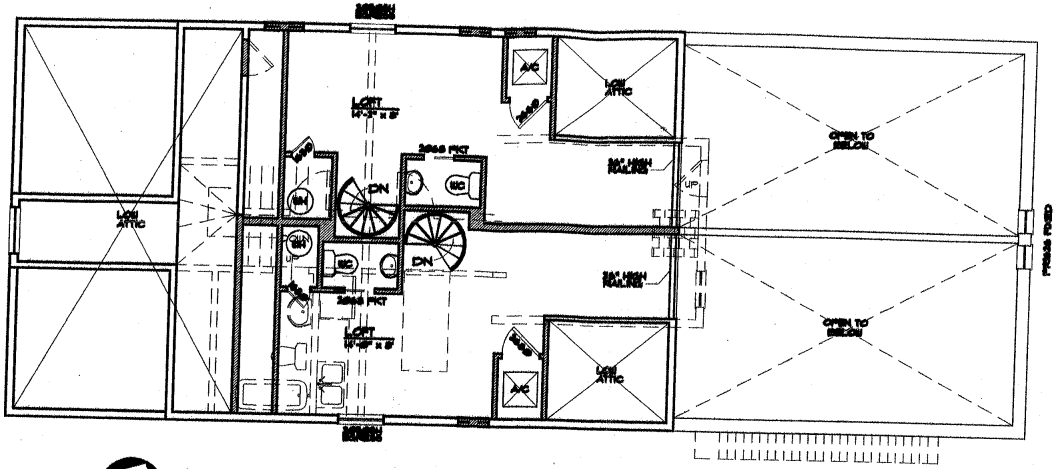
DESIGN DRAWINGS ONLY NOT FOR CONSTRUCT

156 AVENIDA MENENDEZ

FIRST FLOOR PLAN (PROPOSE

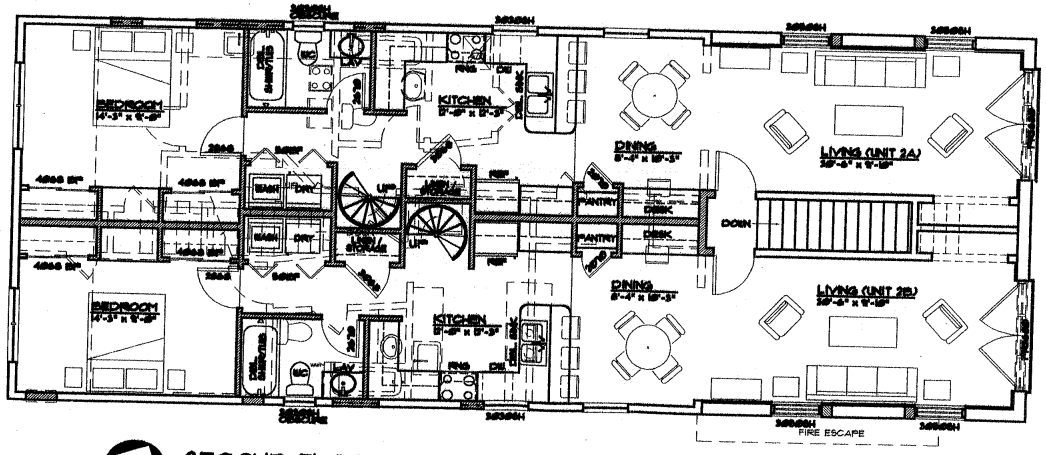
BRYAN McCLOSKEY ARCHITECTS, P.A.

Staff Report pg



THIRD FLOOR PLAN (PROPOSED)

NORTH



SECOND FLOOR PLAN (PROPOSED)

NORTH

PARTITION TYPES

NEW ½" SHEETROCK ON 2x W.D. STUD

EXIST. PARTITIONS TO REMAIN

EXIST. CMU WALLS TO REMAIN

PARTITIONS TO BE DEMOLISHED. GROUT SMOOTH AND MATCH ADJAC FINISH.

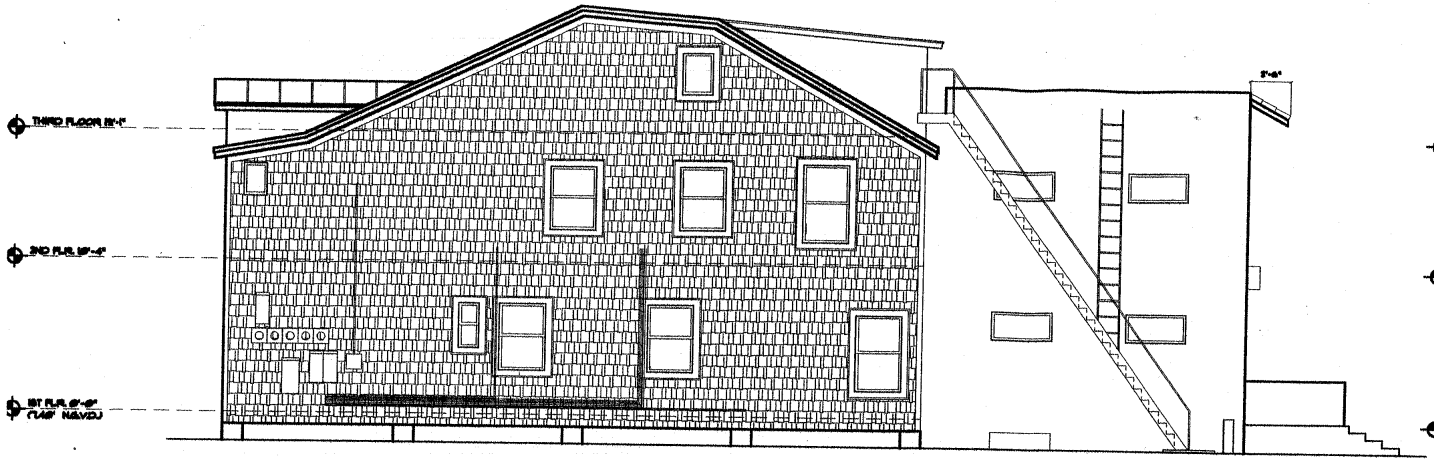
DESIGN DRAWINGS ONLY NOT FOR CONSTR

156 AVENIDA MENENDEZ

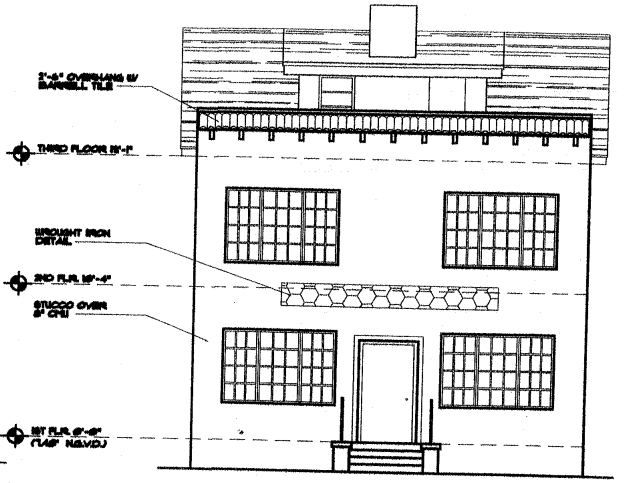
2ND / 3RD FLOOR PLAN (PR

BRYAN McCLOSKEY ARCHITECT, P.A.

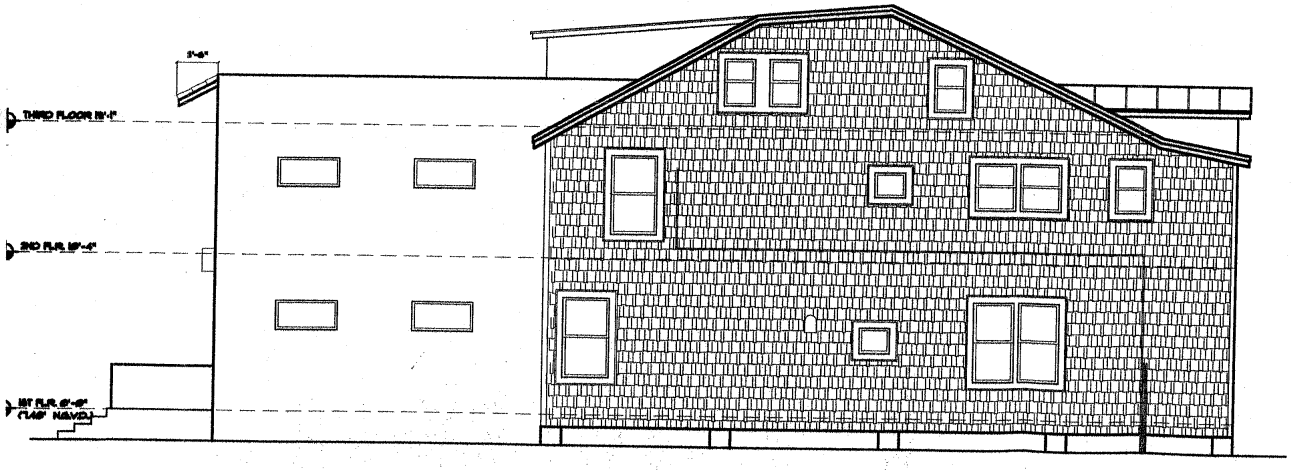
Staff Report pg. 7



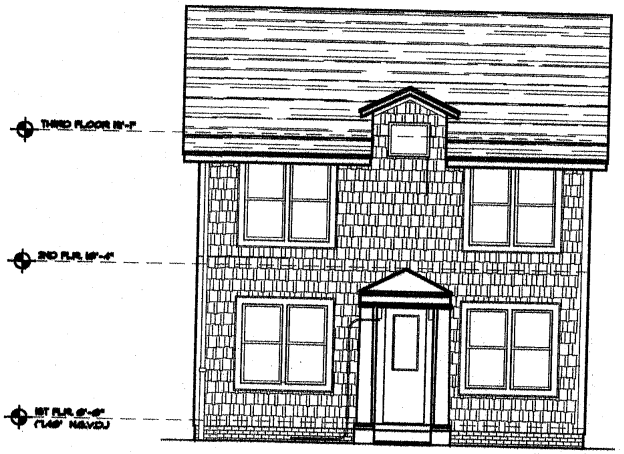
SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION

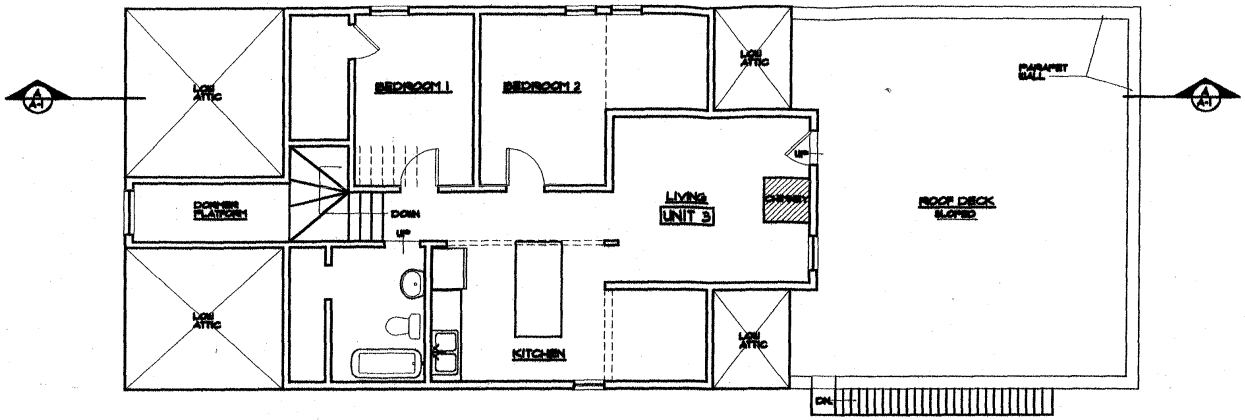
DESIGN DRAWINGS ONLY - NOT FOR CONSTRUCTION

86 AVENIDA MENENDEZ

EXTERIOR ELEVATIONS (EXISTING)

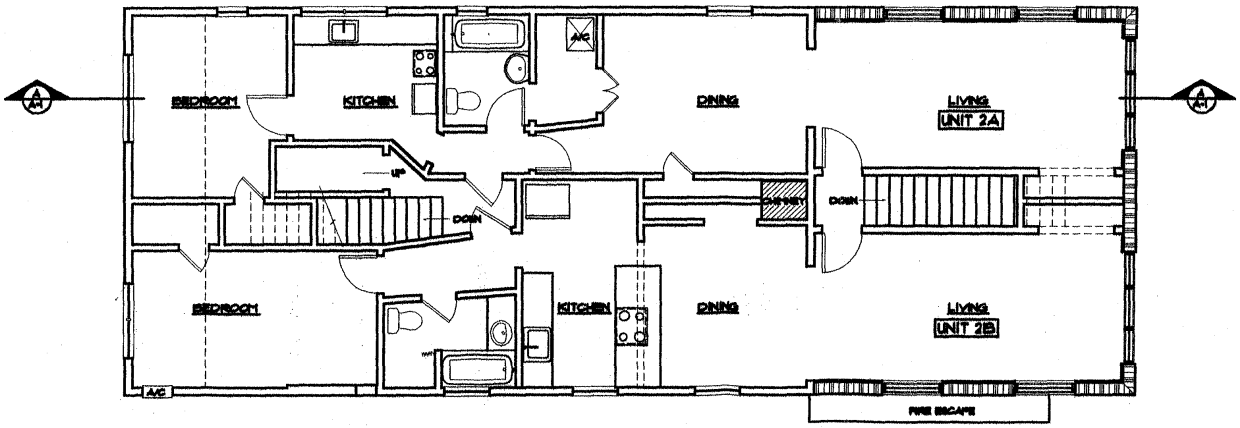
BRYAN McGLOCKLIN

Staff Report pg. 78



THIRD FLOOR PLAN (EXISTING)

NORTH



SECOND FLOOR PLAN (EXISTING)

NORTH

PARTITION TYPES

EXIST. WOOD FRAME WALLS

EXIST. CMU WALLS TO REMAIN

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

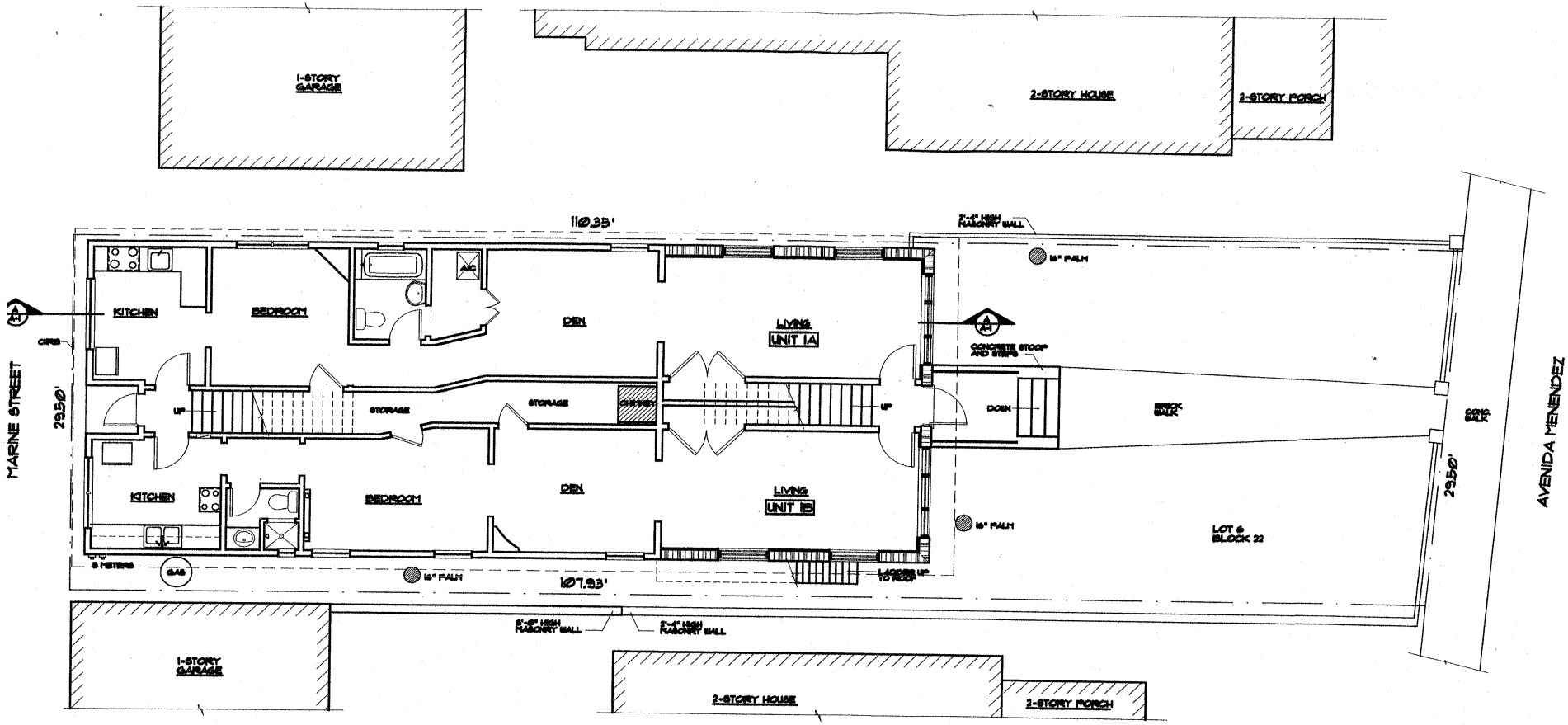
156 AVENIDA MENENDEZ

2ND / 3RD FLOOR PLAN (EXISTING)

BRYAN McCLOSKEY

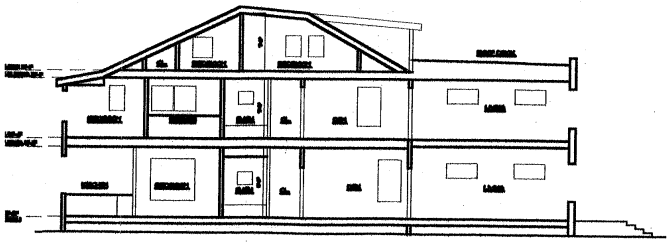
A-2

Staff Report Item 4



FIRST FLOOR PLAN (EXISTING)

NORTH



BUILDING SECTION (EXISTING)

PARTITION TYPES

EXIST. WOOD FRAME WALLS

EXIST. CMU WALLS TO REMAIN

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

RECEIVED

SEP 30 2005

Planning / Building Dept.

SITE COVERAGE CALCULATIONS	
LOT	3,208 SQ. FT.
EXISTING HOUSE	1,811 SQ. FT.
EXISTING ROOF COVERAGE	1,960 SQ. FT.
% OF LOT COVERAGE	56.4 %

156 AVENIDA MENENDEZ

1ST FLOOR PLAN / SECTION (EXISTING)

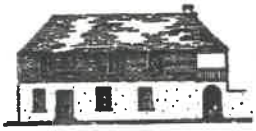
ARCHITECT

A-1

Staff Report 05-75

Received 09/18/2023
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. HP2023-0074

Receipt No. 2727081

Meeting Date: October 19, 2023

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

1. NAME OF APPLICANT JOHN VALDES
   Business (if applicable) JOHN VALDES + ASSOC. INC
   Address 1395 US-1 SOUTH SUITE A
   City ST AUGUSTINE State FL Zip Code 32084
   Daytime telephone 904 669 1230 E-mail Address john@johnvaldes.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER KEITH + MIA ANDREWS
   Business (if applicable) N/A
   Address 5K MUL HOLLAND PARK
   City PALATKA State FL Zip Code 32177
   Daytime telephone (required) 904 349 8408 E-mail address _____
3. PROJECT STREET ADDRESS 156 AVENIDA MENENDEZ / 59 MARINE ST
4. LEGAL DESCRIPTION: Lot 6 Block 22 Subdivision CITY Parcel 1984900000
5. EXISTING USE Guest Apartment PROPOSED USE SINGLE FAMILY 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
☑	☑	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)

SEE ATTACHED DESCRIPTION OF WORK

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 JOHN VALOES

SIGNATURE OF APPLICANT _____ DATE 9/17/23

PRINT OWNER'S NAME _____

*SIGNATURE OF OWNER _____ DATE _____

ATTACHED OWNERS AUTHORIZATION FOR AGENT

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 09/18/2023
Planning and Building Department
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Planning and Building Department

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 09/18/2023
Planning and Building Department

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.

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	
ROOFS AND ROOFING - Scaled drawing of existing and proposed conditions	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)	Need	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	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	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	
FOUNDATION - Photographs of affected foundation	Photographs of affected foundation in detail and in context of whole building and adjacent buildings	Need	
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	Need	
FENCES/WALLS/GATES - Scaled site plan showing the property line	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)	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	

Checklist Item	Checklist Item Description	Status	Comments
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	

Other Details Necessary for Review

While all detailed drawings and additional information noted above are not required for an Opinion of Appropriateness, site plan, elevation, and streetscape/building footprint drawings, however simple, are generally needed for the review of proposed work as well as general details such as proposed architectural style(s) and materials.

Received 09/18/2023
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 156 AVENIDA MENENDEZ / 59 MARINE ST

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

*Owner's Name: ATTACHED OWNERS AUTHOR for AGENT *Owner's Signature: _____

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JOHN VALDES & ASSOCIATES, INC.
Lic# CBC1252403

Building Contractors • Project Managers / Consultants • Restoration / Renovation Specialist

Historical Review Board Member;

Thank you for your time, energy, and the expertise you bring to HARB. Being a long-time COSA board member, (including on HARB), I appreciate what you do, and the little thanks that you receive

I am presently working with the building at 156 Avenida Menendez / 59 Marine Street, which is under contract by Dan Cava, who recently purchased the adjoining home at 160 Avenida Menendez. (We will be lifting and moving 160 Avenida Menendez slightly forward, and you will be seeing us back before your board to discuss those plans soon).

In the course of discussions regarding 160 Avenida Menendez, Mr. Cava naturally expressed concern in the deteriorated condition of the adjacent property, (156 Avenida Menendez), and expressed an interest to purchase and perhaps renovate it. Introductions were made, a price agreed-upon— so here we are.

Mr. Cava and Mr. & Mrs. Keith & Tina Andrews (present owners of 156 Avenida Menendez / 59 Marine Street), asked me, John Valdes & Associates, to explore either restoration or demolition of the building.

As part of our exploratory analysis of the structure, we permitted for removal of the interior plaster from the exterior walls of the building on both the first and second floor and exposed the hidden wall structure.

Our historical research and limited exploratory demolition discovered three separate portions, or phases, of building and additions: 1), original (circa 1839), 2). the first addition to the east— now, mid-section, from approximately 1900, and 3). the most recent, circa 1930's eastern elevation— a masonry portion with a Mediterranean Revival facade.

We also found—as we suspected—exposed portions of the original "knob & tube" electrical system which was dangerously near failure; we found a failing, antiquated plumbing system, a compromised foundation/floor system, as well as extensive termite and other wood-destroying-organism (WDO) damage.

Having said that, the exciting news is that our inspection also exposed that the original 1839 Territorial building's wall structure, (hidden behind the two later additions, and facing Marine Street) remained substantially in place and restorable.

1395 US Hwy 1 S, Suite A ■ St. Augustine, FL 32084
(904) 824-6150 ■ (904) 824-1597 ■ Fax: (904) 824-0122 ■ email: john@johnvaldes.com

The prominent 1930s masonry addition to the east elevation of the building has been determined to be structurally unstable and not a good candidate to be lifted or restored. An earlier, wood-frame addition (circa 1890-1910's per Sanborn maps) is heavily damaged from termite activity and should also be removed to allow for the access to lift and restore of the original Territorial structure. Please see the attached additional analysis below.

I am excited to share with you that we have the opportunity to restore an 1839 territorial building, and we have a willing buyer who is on board with funding the preservation of that structure.

Mr. Cava has instructed me, with Mr. & Mrs. Andrews cooperation, to pursue necessary HARB approval to remove the later two additions, in order to lift and restore the historically-significant, original structure.

Mr. Cava's intent would be to use the restored building as a guest house, while constructing a new HARB approved single-family residence on Avenida Menendez.
*Note: This use would replace a five-apartment boarding house!

If your Opinion is favorable in allowing us to move forward to a Certificate of Appropriateness for partial demolition, Mr. Cava will close on the property and Les Thomas Architect will prepare the necessary drawings and other documentation to return to HARB. At that time, we will provide all the necessary documentation to satisfy the requirements of the city's Historic Architectural Review Board, to include elevations of the restored structure, and the new home to be constructed on the east-facing, waterfront portion of the property.

We have an exciting opportunity to remove a potentially dangerous and definitely failing building from our bayfront and historic core, while saving and preserving a significant 1839 structure!

I hope you are as excited at the opportunity as we are.

Kindest regards,

JOHN

John Valdes, President
John Valdes & Associates Inc.
Saving Our History, One Building at a Time Since 1989

HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION OVERVIEW
156 Avenida Menendez
St. Augustine Florida

REQUEST: Opinion of Appropriateness / Consideration to approve the demolition of two additions (on the Avenida Menendez side) to the original remaining 1839 Territorial structure (at 59 Marine Street) allowing for the original building's elevation, restoration and preservation (see photos 1 through 4).

SUBJECT PROPERTY: 59 Marine Street / 156 Avenida Menendez, St. Augustine, Fl

PROPERTY DESCRIPTION & USE:
Two-and-a-half story masonry/wood frame, 5-unit boarding house (see legal description and master site file report).

AGE and DESCRIPTIONS of ORIGINAL CONSTUCTION:

ORIGINAL STRUCTURE: (SEE PHOTOS 2, 3, AND 5)
Reported construction in 1839, 59 Marine Street is a 25ft wide by 30ft deep (see photo #2) two-story, wood-frame home on masonry piers with two-story west (Marine Street elevation) porches located directly on 59 Marine Street (see photos #3 and #5).

CONDITION:
The rough-sawn hand-hewed cypress and yellow-pine timber that was used to balloon-frame the original structure has suffered widespread damage from wood-destroying organisms but remains in restorable condition (see photos #7 through #12).

There has also been localized disruption to the original structure, caused by later modifications—particularly the introduction of bathrooms—and the integrating of the later additions on to the building.

The framing and sheathing of the original structure can be saved and integrated into a renovated functional structure. The existing cypress shingle on the exterior is in very poor condition and will require replacement with cedar shingle as part of the restoration process (see photos #5 and #6).

The existing foundation is in very poor condition. It would be replaced as part of the lifting and re-foundationing of the structure to increase its survivability during high water events.

RECOMMENDATION:
We strongly recommend the restoration of the original 1839 Territorial structure.

AGE and DESCRIPTIONS of ADDITIONS

FIRST (Remaining) ADDITION:
(Constructed Est.1890 to 1910) is a 25ft x15ft two-and-a-half story wood-frame addition (see photos #2, #3, #5, #13, and #14) to the east side of the original structure and the modification of the roof to create the additional attic space for a fifth apartment.

CONDITION:
The milled yellow-pine timber used to construct the wood frame additions to the building have suffered considerable termite damage (particularly the third-floor attic apartment and roof system) as well as subterranean termite damage to the ground floor sub-structure.

Repair would require considerable reconstruction and replacement.

RECOMMENDATION:
We recommend Demolition and Removal of the late 19th century (1890-1900) wood-frame additions to the original structure with restoration emphasis being placed on the 1839 structure.

SECOND (Remaining) ADDITION:
(Constructed est 1930+) is a 25 ft x 20ft two-story masonry Mediterranean revival style addition (see photos #1, #2, #4, #15, and #16) to the east side of the earlier wood frame addition facing Avenida Menendez and recognized as 156 Avenida Menendez. The masonry addition was constructed on or about 1930, and was used as part of the expanded five-unit boardinghouse.

CONDITION:
The 1930 masonry addition to the East elevation (156 Avenida Menendez) is in very poor structural condition and cannot be successfully lifted without very extensive reconstruction and re-enforcement (see attached document from Larue House Movers).

The termite damage to the wooden components of the floor systems and roof structure is wide-spread and would require very extensive remedial work.

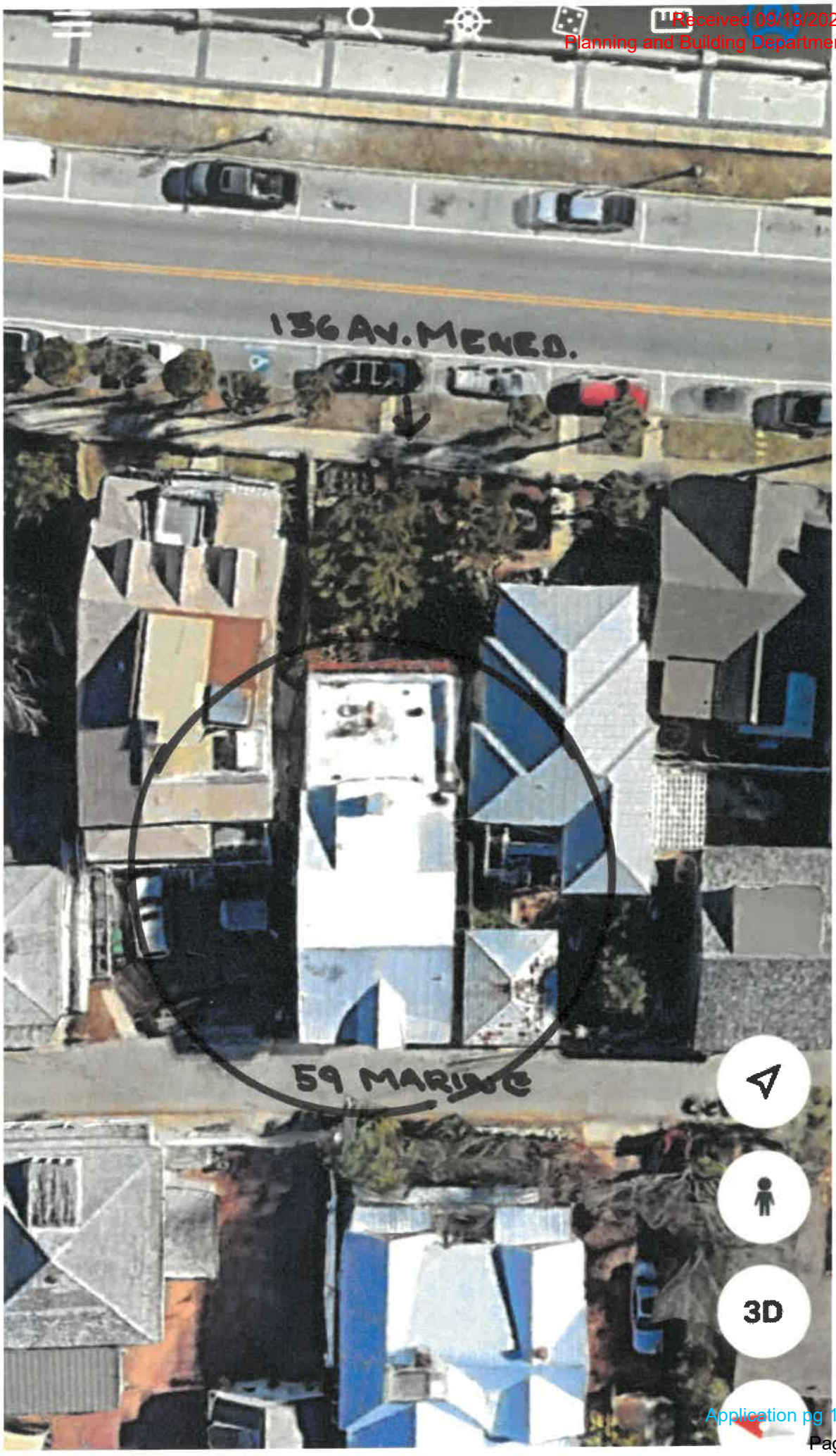
RECOMMENDATION:
We recommend the demolition and removal of the 1930 masonry addition to allow for access to lift and restore the original 1839 building.

Without the removal of the masonry addition, access to lift the wood frame structure is not possible (see attached Larue letter).

(Sources: Master Site file, Sanborn Maps and Field Interior Exploratory Demolition)

Received 09/13/2023
Planning and Building Department

#1



Received 09/13/2023
Planning and Building Department



#3



NORTHWEST ELE.

59 MARINE ST

#5



SOUTH ELEV.

Received 09/18/2023
Planning and Building Department

#4

156 AVENIDA MEN.



1930+-
ADDITION

EAST ELEV.

#6



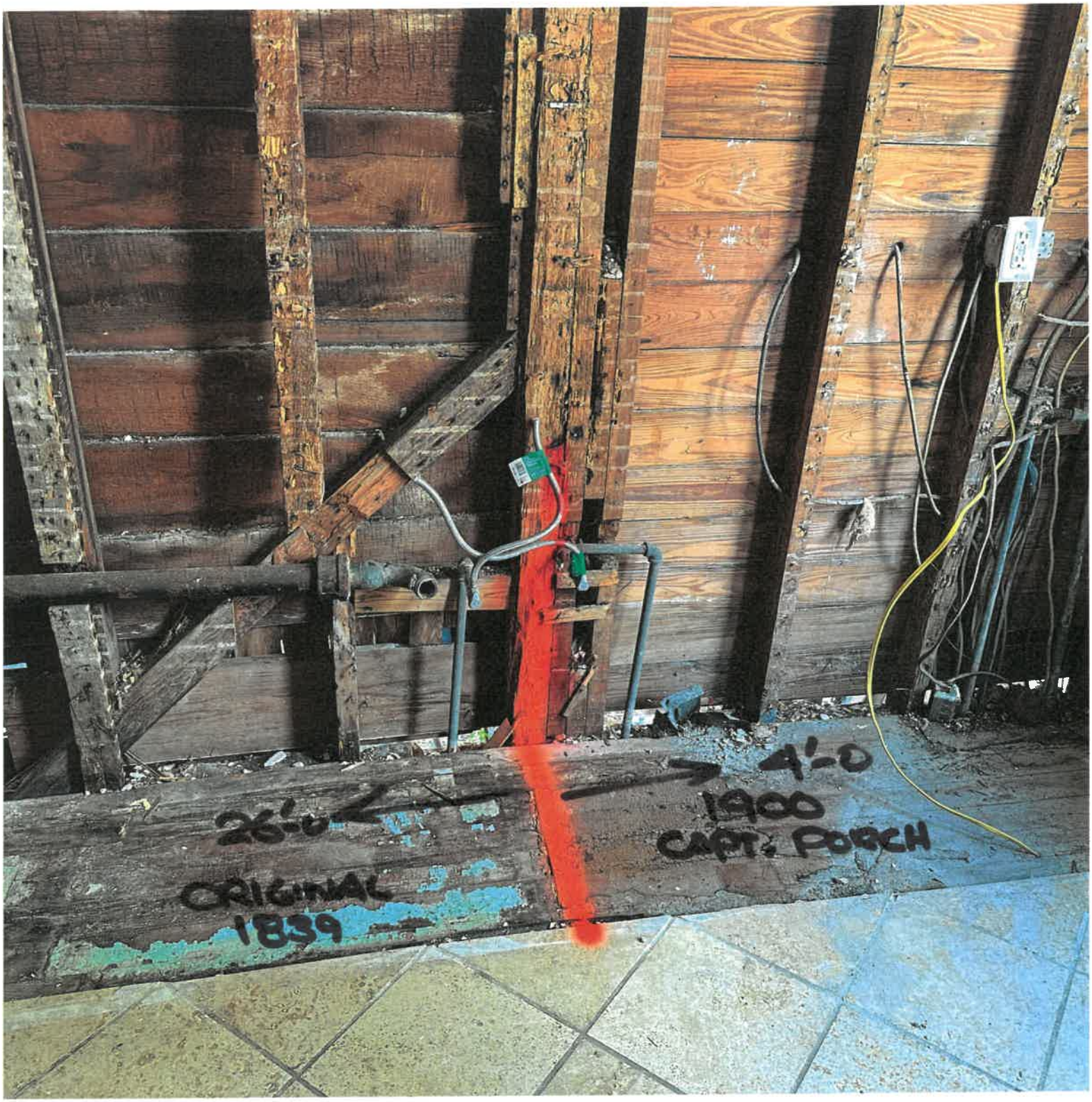
#4 METERS NOW APARTMENTS

SOUTH ELE

#7



#8




1900
ADDITION
15'-0
26'-0
ORIGINAL
1839
SOUTH EAST
CORNER

10



Received 09/18/2023
Planning and Building Department



NORTH WALL
ORIGINAL
1884

Received 09/18/2023
Planning and Building Department



#13



#14



#15



#16



Received 09/18/2023
Planning and Building Department

LaRue House Movers & Sons, Inc.
315 South Vermont Ave
Green Cove Springs, FL 32043
904-284-3317 / Fax # 904-284-8644
laruehousemovers@bellsouth.net
A Family Business Since 1945
State Certified Building Contractor CBC056852 Licensed Bonded & Insured**

ESTIMATE

DATE: **June 20, 2023**

TO: **John Valdes & Associates, INC.**
St. Augustine, FL 32080
904-824-6150
john@johnvaldes.com

ATTN: **John Valdes**
RE: 156 Avenida Menendez - Raise of house

We are pleased to submit an estimate on the above job which shall consist of LaRue House Movers & Sons, Inc. (hereinafter referred to as "Contractor") performing the following work for the above named Customer (hereinafter referred to as "Owner"):

We feel that the east 2 story masonry section is not structurally sound and would be unsafe to attempt to raise with the severe cracking in the masonry block work, Therefor we recommend that it be demolished. The west frame 2 story section may be a good candidate to raise . The north and south 2 story walls have failed and are bulging outward to a point that it would be unsafe to raise the building. To raise the building it would require exploratory demo on the north and south walls to determine if they could be pushed back in place and repair the failed framing. Assuming the walls can be corrected this is what we estimate the cost to raise the house would be.

We will raise one (1) wood frame 2 story house approximately 4'-5' off of the existing foundation and hold for Owner to construct a new foundation. Owner will have sixty (60) days to complete the foundation.

An Engineer may be required, Owner will be responsible for Engineer and Engineer's fees. If a compaction test is required or desired by Owner, it is the Owners responsibility to have test done.

Owner is responsible for the following:
Remove wall on east side of property, Demo the block addition; trim the cedar tree or remove it; Repair the north and south walls to make safe to raise the house and any other unforeseen framework that would make the building unsafe to raise; We would require access on the north and south properties for employees to carry materials ; any and all right of way (including written permission from neighboring properties to access their properties); removing and replacing any shrubs-landscaping on property; disconnecting a/c unit, all duct-work; telephone wires and electrical wires (wires must be disconnected from structure) before start of job; cutting plumbing; Owner to remove all foundation debris; Owner is to supply any and all necessary permit(s).

All contractors' labor, material and services to be performed for the sum of: Raise of house: **$62,000.00**

Application pg 28

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



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

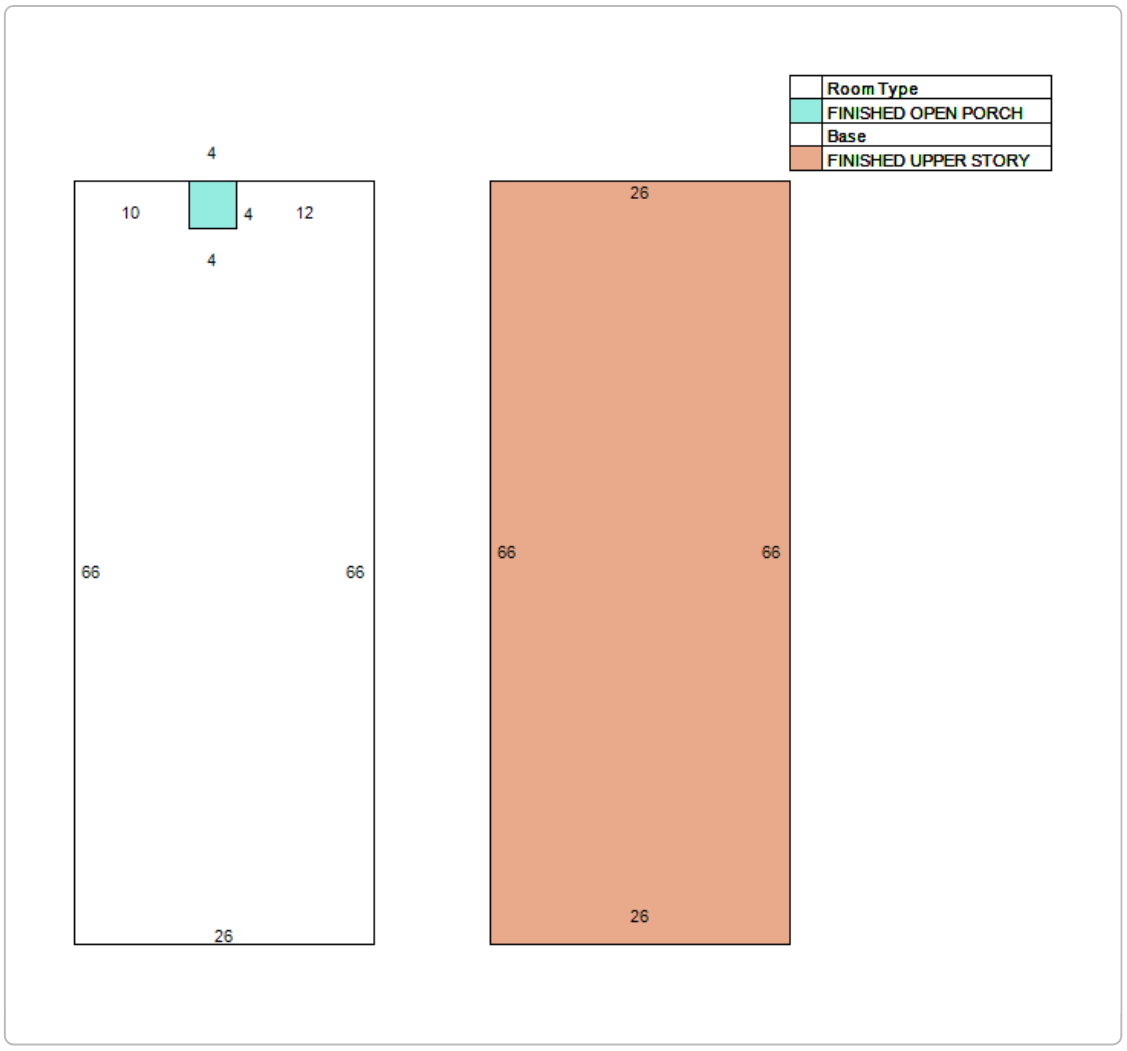
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$284,560	$391	$487,200	$0	$0	$772,151	$258,839	$563,312	$208,839
2021	$146,813	$391	$348,000	$0	$0	$495,204	$251,300	$293,904	$201,300
2020	$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.
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Contact Us

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FOR OCTOBER 19, 2023 HARB MEETING

HP2023-0067
295 St. George Street

NO NEW INFORMATION SUBMITTED BY APPLICANT

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

September 21, 2023

Best Roofing & Waterproofing, LLC
2675 Dobbs Rd, Unit B
St. Augustine, FL 32086

cc: Maria Pellecer

Re: Certificate of Appropriateness – 295 St. George Street – HP2023-0067

Dear Mr. Mariutto,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing asphalt shingle roof with a metal roof material.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the October 19, 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 October 9, 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.:	HP2023-0067
Applicant:	Best Roofing & Waterproofing, LLC
Owner:	Maria Pellecer
Address:	295 St. George Street
Parcel Number:	2003700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing asphalt shingle roof with a metal roof material.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 21, 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 September 21, 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 the existing asphalt shingle roof with a metal roof material.

Subject to the following conditions:

- _____
- October 19th
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of September, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0067

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 21 day of September, 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, October 10, 2023 10:11 AM
To: david grande
Cc: Meredith H. Randolph
Subject: RE: 52 & 54 Charlotte Street- Certificate of Appropriateness application for the September 21, 2023 Historic Architectural Review Board meeting

Hi Dave,

I received your continuance request and will add this application to the November 16th agenda.

Our city archaeologist, Dr. Andrea White, just sent me an e-mail to expressed some concern regarding the archaeological impacts of the pervious pavers. Is it possible for you to provide a detail drawing of the paver installation? Basically, a section of the ground showing how far down you would be digging and what kind of aggregate you would be using under the pervious pavers. That would help both the board and our archaeology staff with review of the project.

Thank you, Have a great day!

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

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

From: david grande <davidgrande317@gmail.com>
Sent: Tuesday, October 10, 2023 9:37 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 52 & 54 Charlotte Street- Certificate of Appropriateness application for the September 21, 2023 Historic Architectural Review Board meeting

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. When in doubt, contact IT.

Please submit Our continuance

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Please submit Our continuance

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 19, 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. (Continued from the September 21, 2023 Meeting)

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:	9(d)	Previous Action(s):	COA 2003-0590 COA 2004-1156 COA HP2022-0046

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the September 21, 2023 meeting to allow the applicant time to provide additional information and drawings, and make modifications to the raised rear deck.
2. The applicant submitted additional materials in response to HARB's comments including:
    - Additional 3D renderings and elevation drawings
    - Existing elevations marking the windows proposed for removal/full replacement (total of two (2) noted)
    - A photographic example 1/1 window with statement that they will be made of Accoya wood by Austin Historical
3. As recommended by the HARB, the new drawings provided show the rear deck 8' shorter and under a gable roof, stepped down below the height of the existing roof on the east elevation. The access stairs have been relocated beneath the deck. Drawings show turned posts to match those on the front elevation. The applicant should specify whether the porch railings will be simplified or designed to match the front porch. A simplified railing may help to differentiate the new rear porch from the original front porch. The height of the deck is still unclear, though the applicant may provide this information during their presentation.
4. The proposed windows have an appropriate material and design. The applicant should consider whether any additional windows may be damaged to the extent of replacement and indicate those for the Board. The HARB may determine that further replacement of windows requires additional HARB approval. Handcrafted windows can be installed with an engineer's report confirming that they meet Florida Building Code requirements. The City Building Official can answer questions regarding this process if needed.
5. North elevation drawings show the paired square windows on the enclosed secondary entry porch. South Elevation drawings show 4 sets of paired 1/1 windows, 2 on the ground floor and 2 above, for the enclosed two-story porch on that elevation. Both changes were made in response to Board comments.

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, two square windows on north elevation
    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, 2 sets paired windows on each story of south elevation.
    d. Construct new 2nd story deck on rear (east) elevation:
        i. ~19' wide x ~~28'~~ 20' deep
        ii. Egress Stair under deck
        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 Accoya wood 1/1 DHS, manufactured by Austin Historical
        iii. Existing exterior 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.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 8, 9, and 10 apply.

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- 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



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

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



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

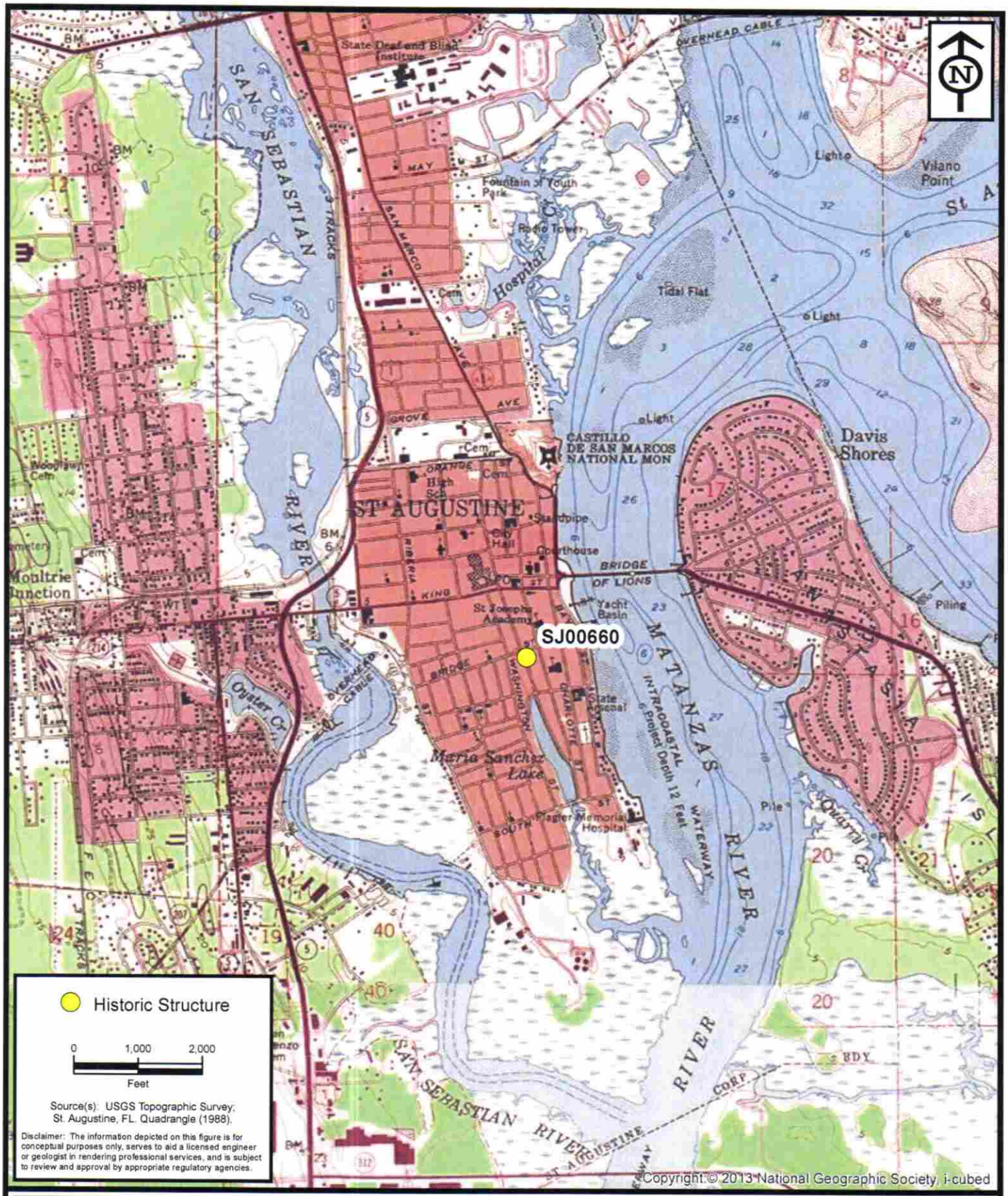
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

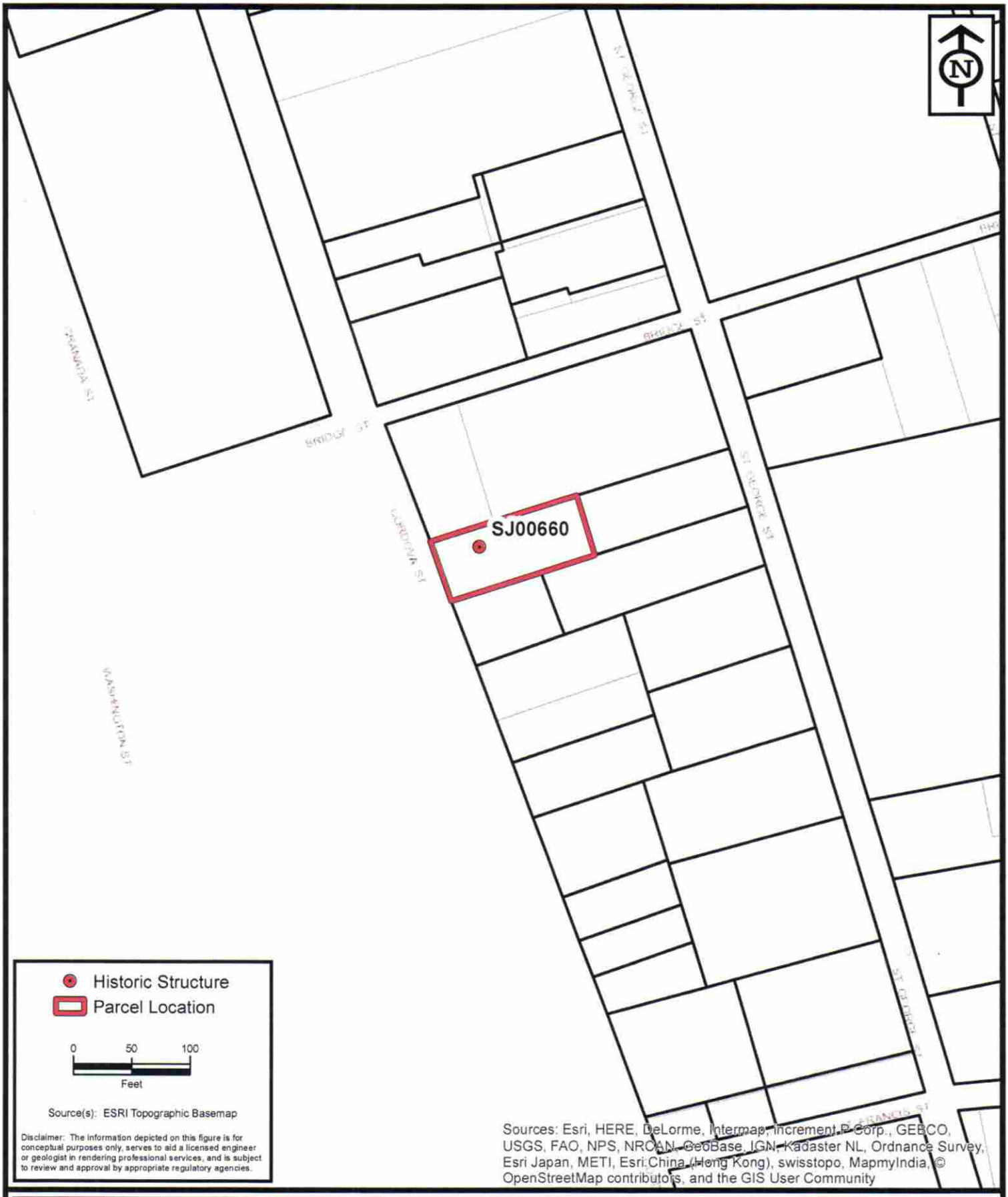
Project Location - SJ00660

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00660\Location.mxd Date: 1/28/2016 3:56:42 PM



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

Parcel Location - SJ00660

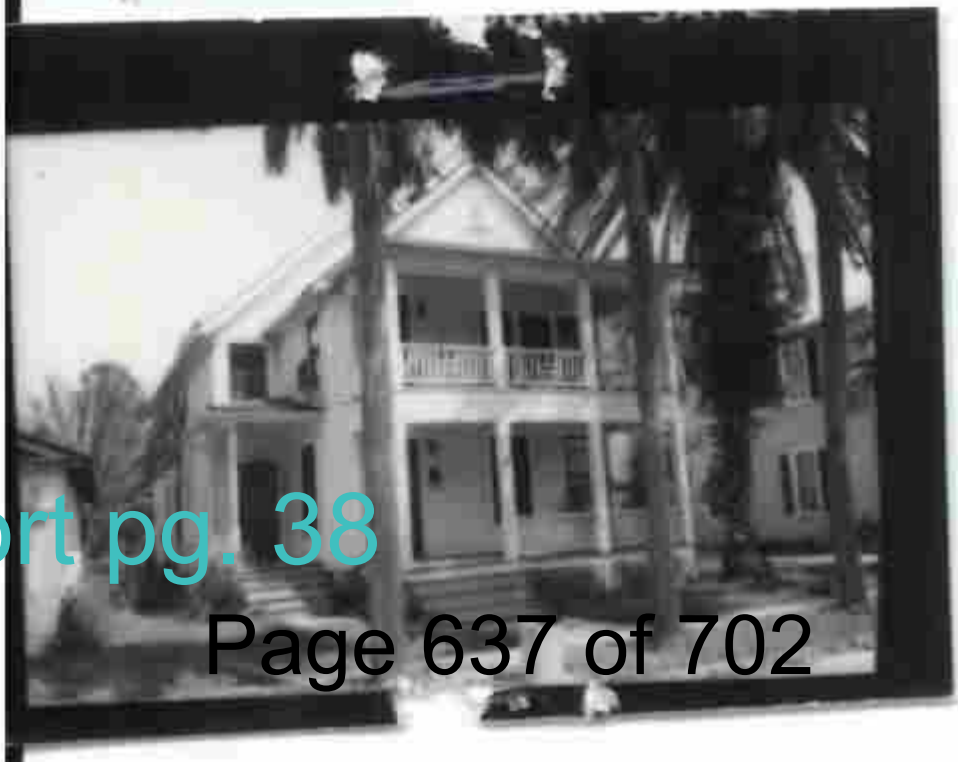
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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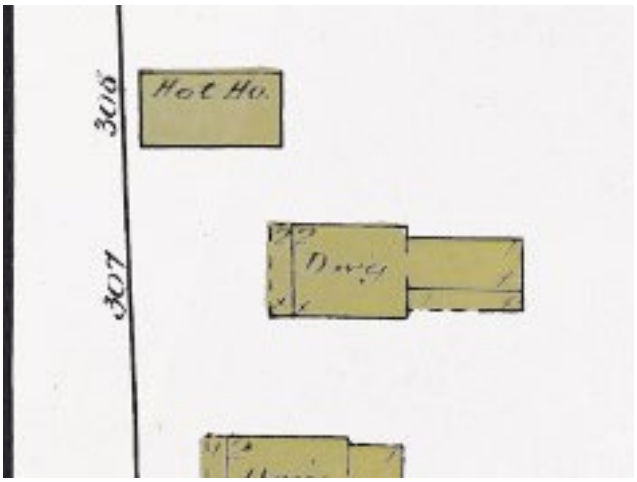



155A
155
PROTECTED BY XFINITY HOME
PROTECTED BY XFINITY Home

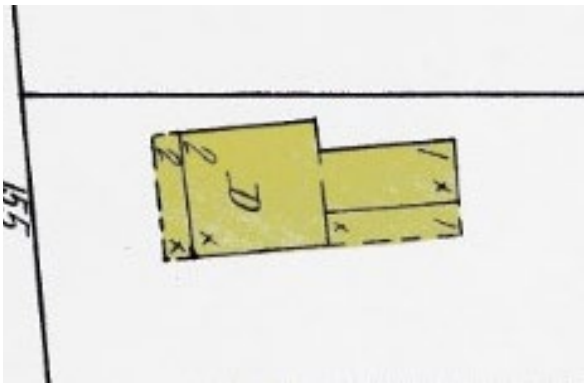


Staff Report pg. 41

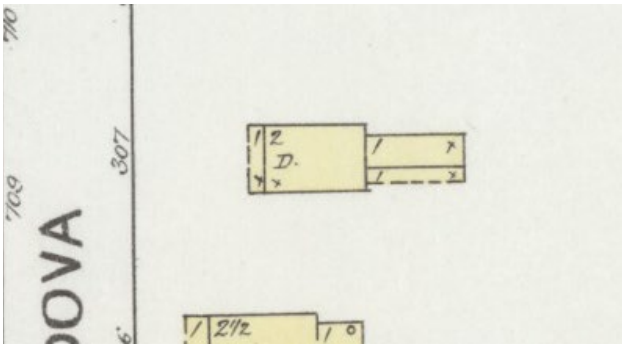
SANBORN MAPS
155 Cordova Street



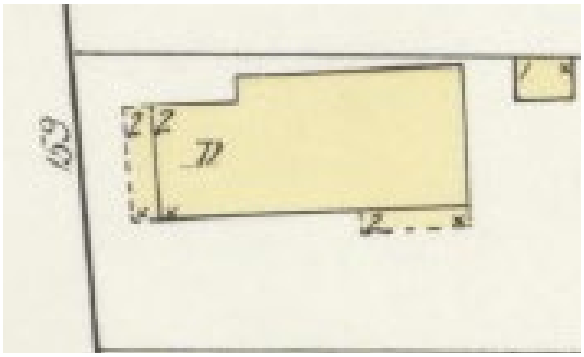
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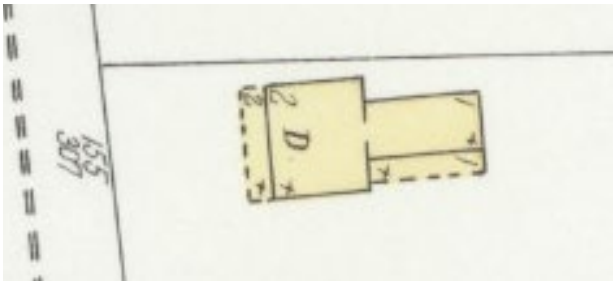
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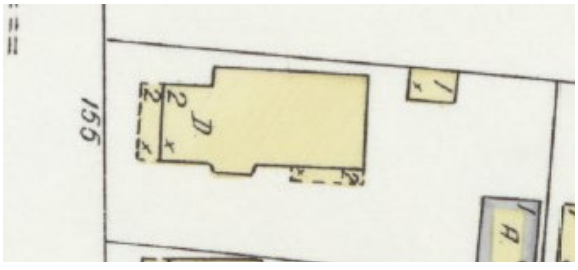
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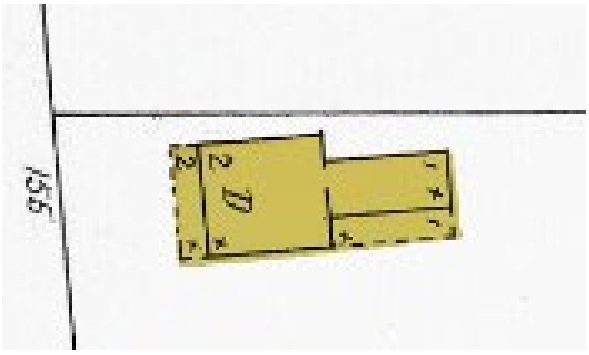
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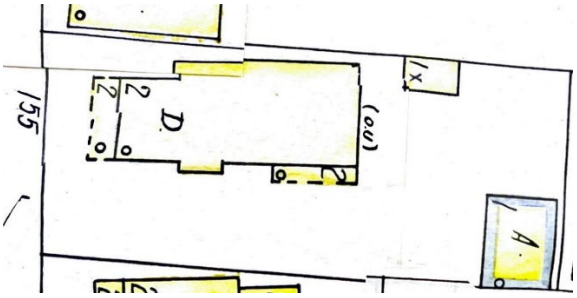
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1924



1904



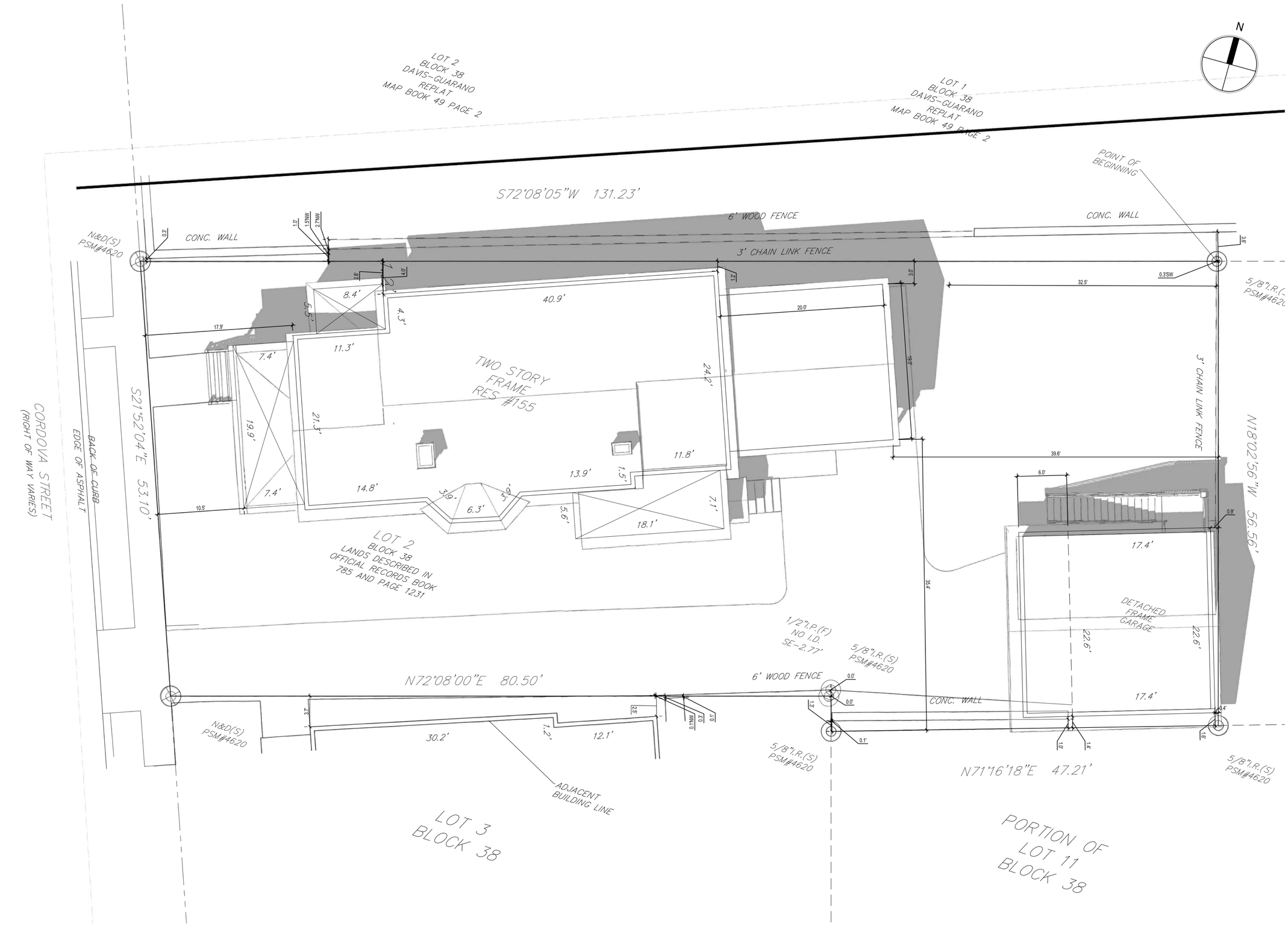
1930 updated to 1965

FOR OCTOBER 19, 2023 HARB MEETING

HP2023-0063
155 Cordova Street

NEW INFORMATION SUBMITTED BY APPLICANT

Received 10/06/2023
Planning and Building Department



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
10/05/2023	ISSUED FOR HARB REVIEW

Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
SITE PLAN

Scale
3/16" = 1'-0"

A-100

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HISTORIC PHOTO



SOUTHWEST STREET VIEW

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

LAV ENGINEERING, PLLC
LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC, CMC
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(386)-310-7829
LAV@LAVENGFL.COM
CA34752

△ Date	Description
10/05/2023	ISSUED FOR HARB REVIEW

Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
FRONT PORCH VIEW

Scale
NOT TO SCALE

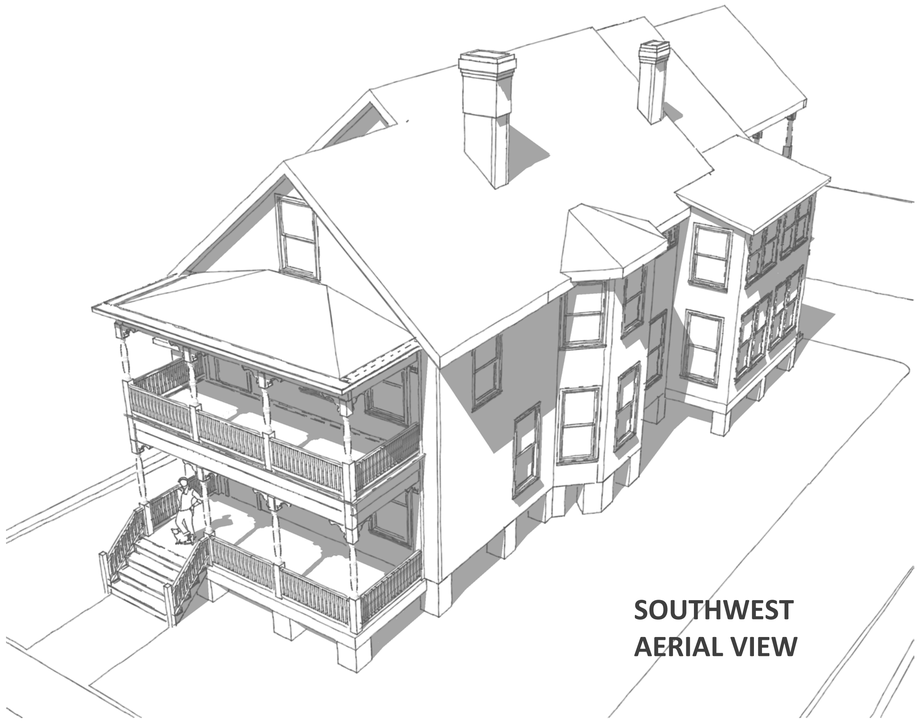
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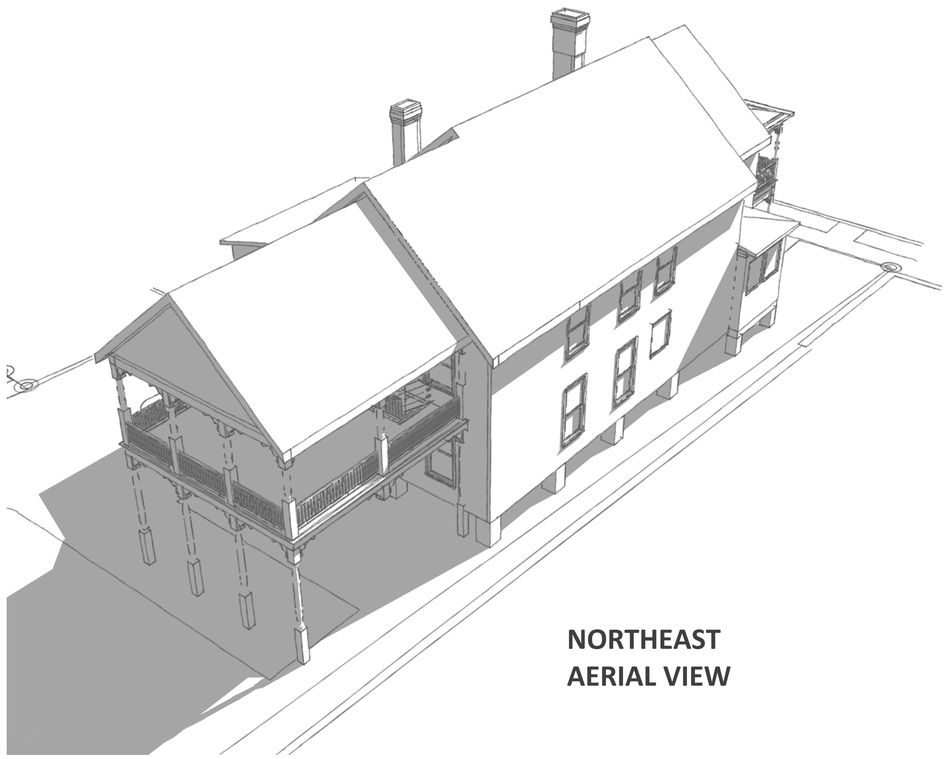
NORTHWEST
AERIAL VIEW



SOUTHWEST
AERIAL VIEW



SOUTHEAST
AERIAL VIEW



NORTHEAST
AERIAL VIEW

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

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Project Name
CORDOVA STREET

Project Number
23115

Description
AERIAL VIEWS

Scale
NOT TO SCALE

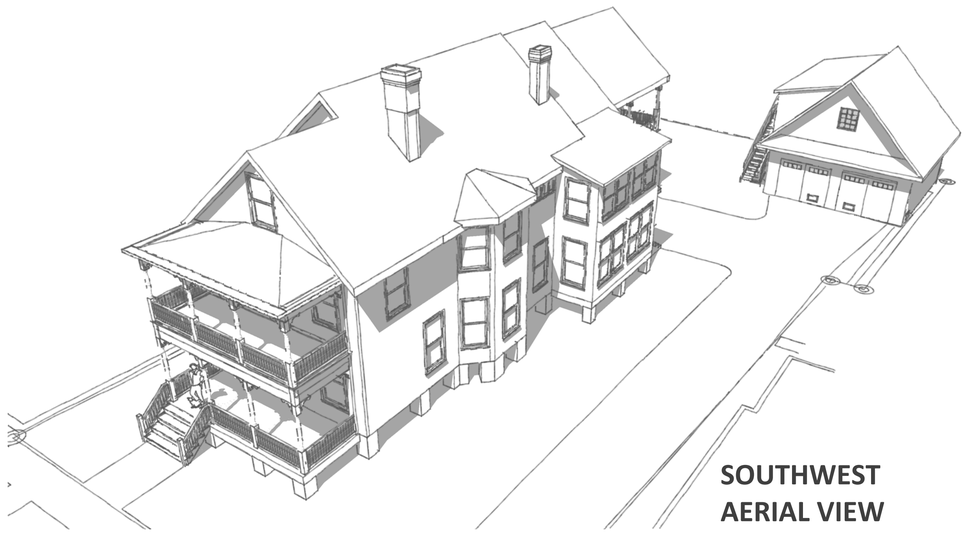
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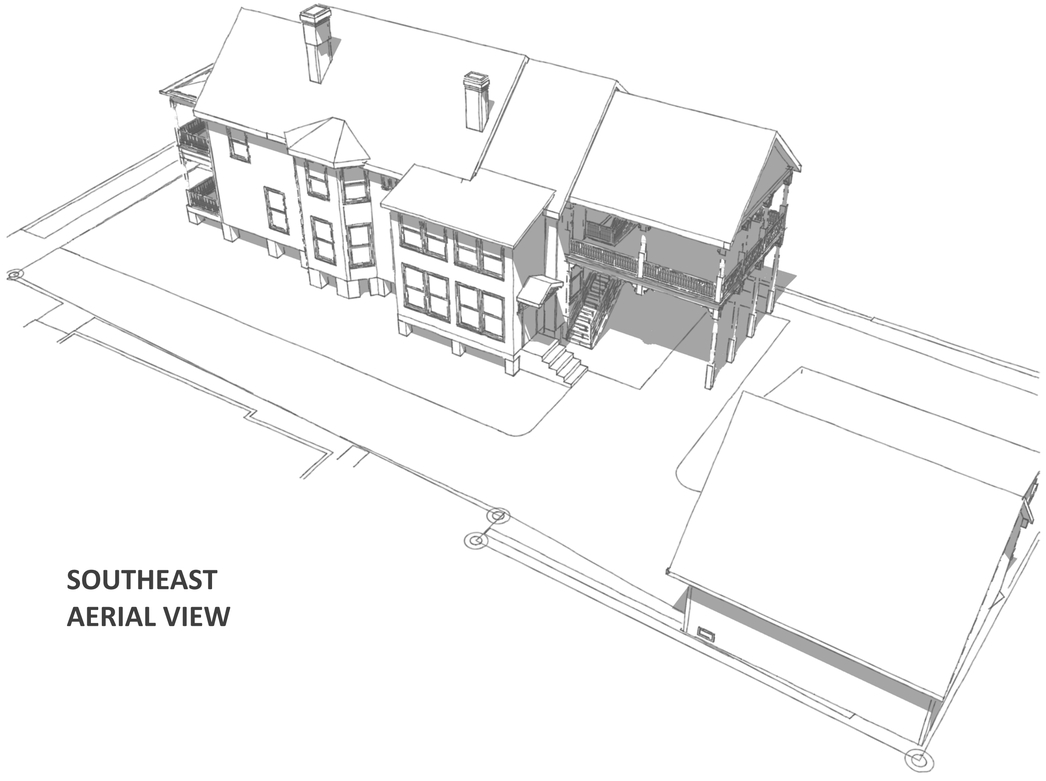
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SOUTHWEST
AERIAL VIEW



SOUTHWEST
AERIAL VIEW



SOUTHEAST
AERIAL VIEW



NORTHEAST
AERIAL VIEW

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

LAV ENGINEERING, PLLC
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(386)-310-7829
LAV@LAVENGFL.COM
CA34752

△ Date	Description
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Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
AERIAL VIEWS

Scale
NOT TO SCALE

A-103

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WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

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(386)-310-7829
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CA34752

△ Date	Description
10/05/2023	ISSUED FOR HARB REVIEW

Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
EXTERIOR ELEVATIONS

Scale
3/16" = 1'-0"

A-104

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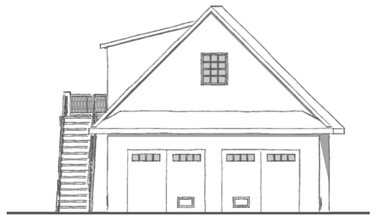
Received 10/06/2023
Planning and Building Department



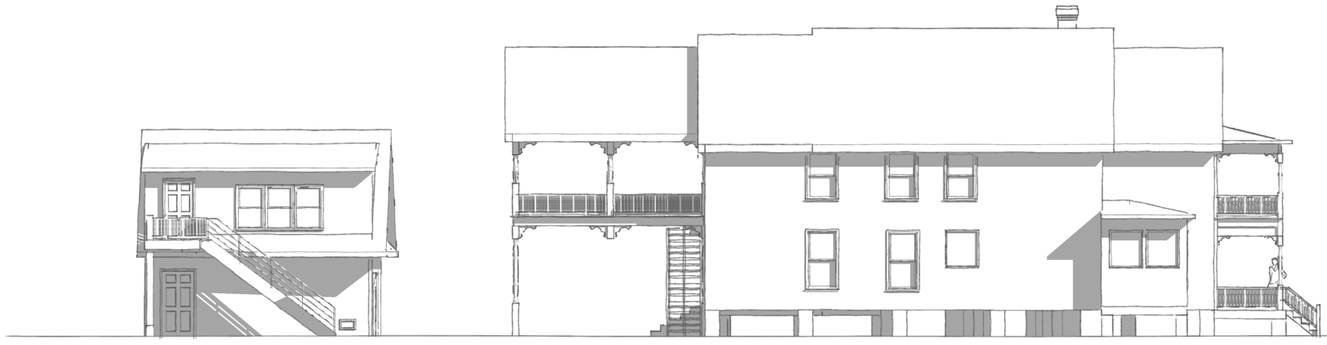
WEST ELEVATION



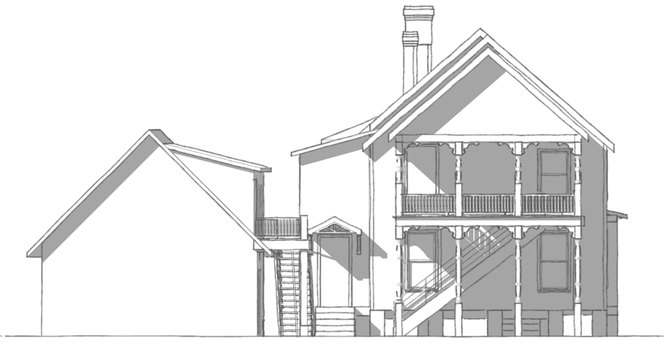
SOUTH ELEVATION



UNOBSTRUCTED GARAGE
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

LAV ENGINEERING, PLLC
LOUIS ANTHONY VIGLIOTTI, PE, CGC, CFC, CMC
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ORMOND BEACH, FL 32174
(386)-310-7829
LAV@LAVENGFL.COM
CA34752

△ Date	Description
10/05/2023	ISSUED FOR HARB REVIEW

Seal / Signature

Project Name
CORDOVA STREET

Project Number
23115

Description
EXTERIOR ELEVATIONS

Scale
1/8" = 1'-0"

A-105

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Planning and Building Department



REAR YARD DECK VIEW



STREET VIEW

CORDOVA STREET

155 CORDOVA STREET
SAINT AUGUSTINE FL, 32084

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LAV@LAVENGFL.COM
CA34752

△ Date	Description
10/05/2023	ISSUED FOR HARB REVIEW

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Project Name
CORDOVA STREET

Project Number
23115

Description
ADDITIONAL MODEL VIEWS

Scale
NOT TO SCALE

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Planning and Building Department



3 South
3/16" = 1'-0"



1 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"



2 North
3/16" = 1'-0"



1/1, all wood (species: Accoya)
34” x 34” sashes, to match originals
[mfg: Austin Historical]

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

September 21, 2023

Gabriel Wicks
155 Cordova Street
St. Augustine, FL 32084

cc: Gabriel & Megan Wicks

Re: Certificate of Appropriateness – 155 Cordova Street – HP2023-0063

Dear Mr. Wicks,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **APPROVED the repair and restoration of the front porch** and **CONTINUED the remainder of your application to the October 19, 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 October 9, 2023.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and 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: 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.:	HP2023-0063
Applicant:	Gabriel Wicks
Owner:	Gabriel & Megan Wicks
Address:	155 Cordova Street
Parcel Number:	1996000000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 21, 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 September 21, 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 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.

Front Porch

Subject to the following conditions:

-
- - Everything else continued to October 19th
-
- - Approve: Repair & restoration of front porch
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of September, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0063

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 21 day of September, 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.

RECEIVED

AUG 04 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. HP2023-0063

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.

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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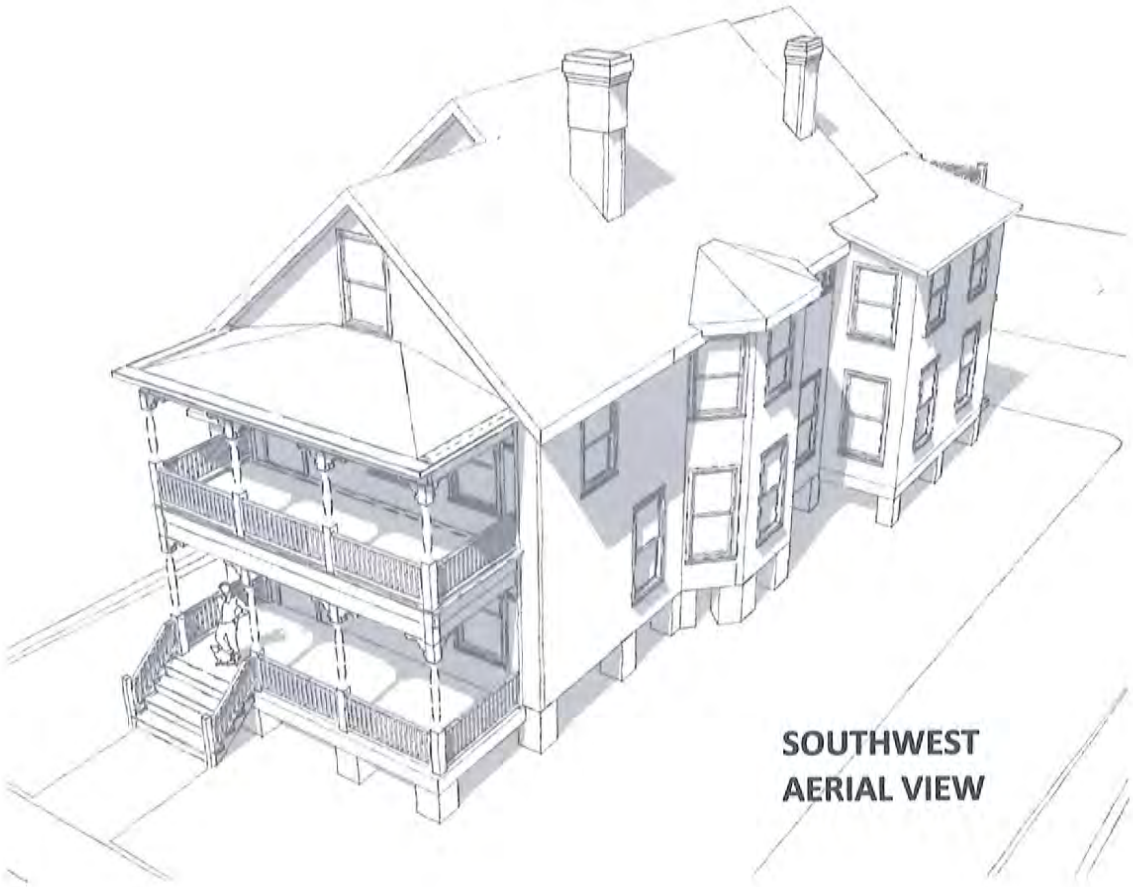
Another remnant of the multi-unit remodel is a covered two-story porch with exterior staircase on the southeast corner of the house. This was also added between 1910-1917 and serves as an entryway to the upper and lower rear units of the building.





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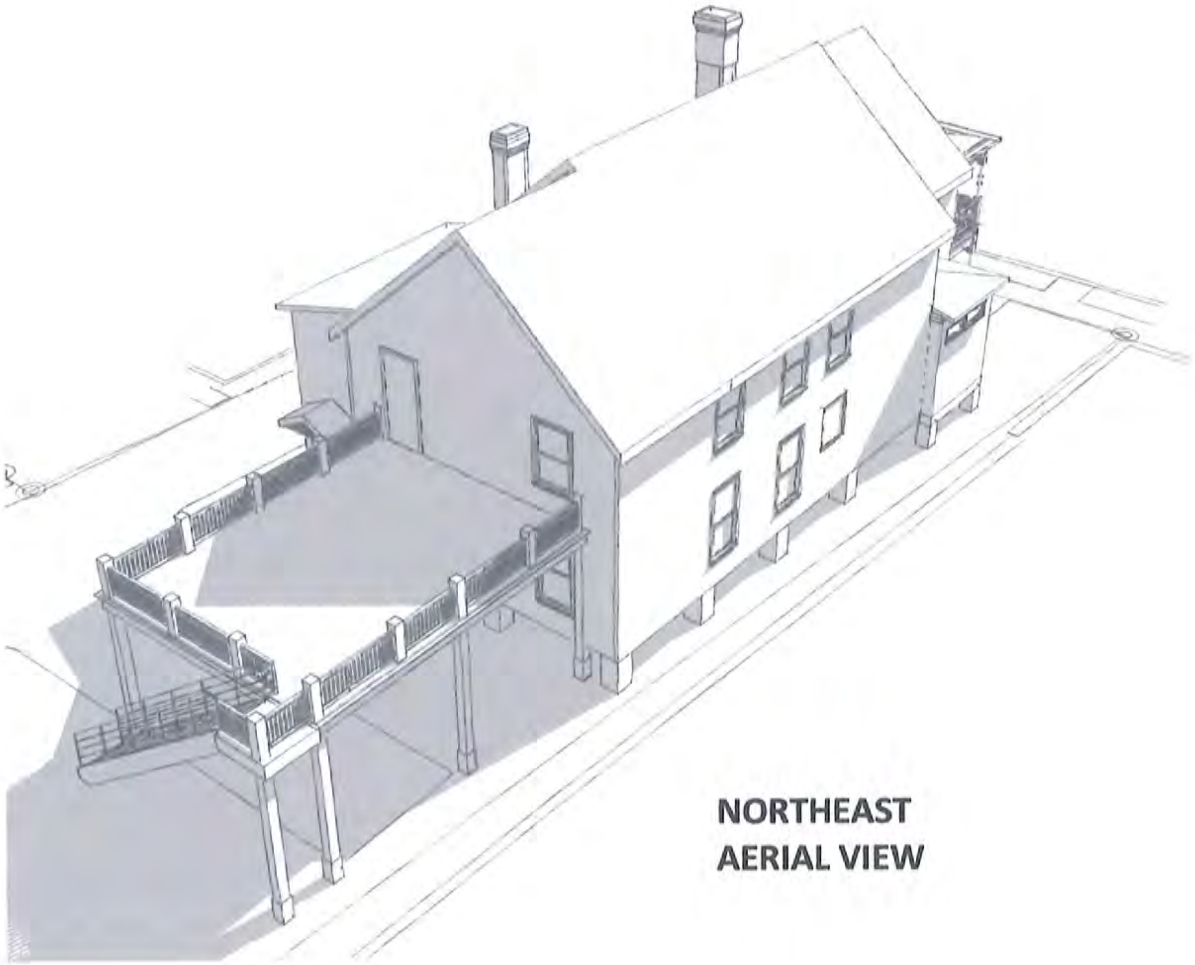
Enclosing this space will further erase the rental house aesthetic and return the home to its original identity as a single-family dwelling—while at the same time making use of otherwise wasted space.



SOUTHWEST AERIAL VIEW

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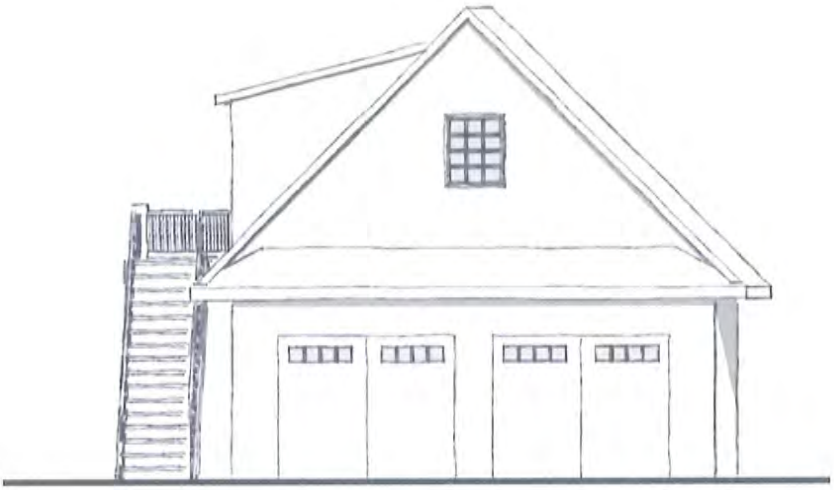
We would also like to add a tasteful raised deck at the rear of the house. The design will be appropriate to the style of the house, mirroring the lines of the front porch, and will not be visible from the street. Elevation of the deck is necessary for two reasons: 1) since the house is located at the 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

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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.

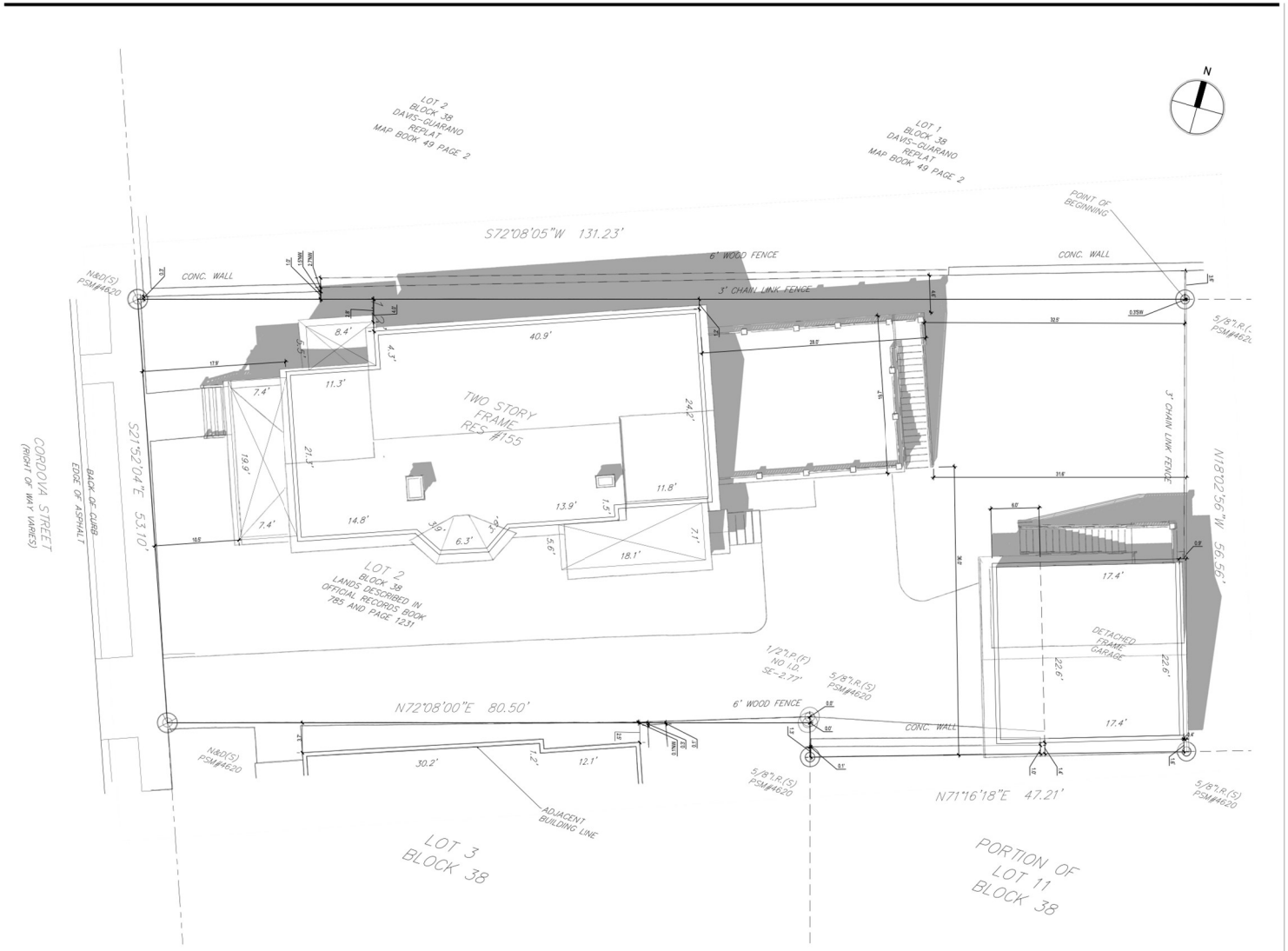
Trim and decking: Pressure-treated pine and poplar.

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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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 SEAL)

_____
Notary Public
Notary Print Name : Jessica Peel
My Commission Expires: 09/11/2025

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

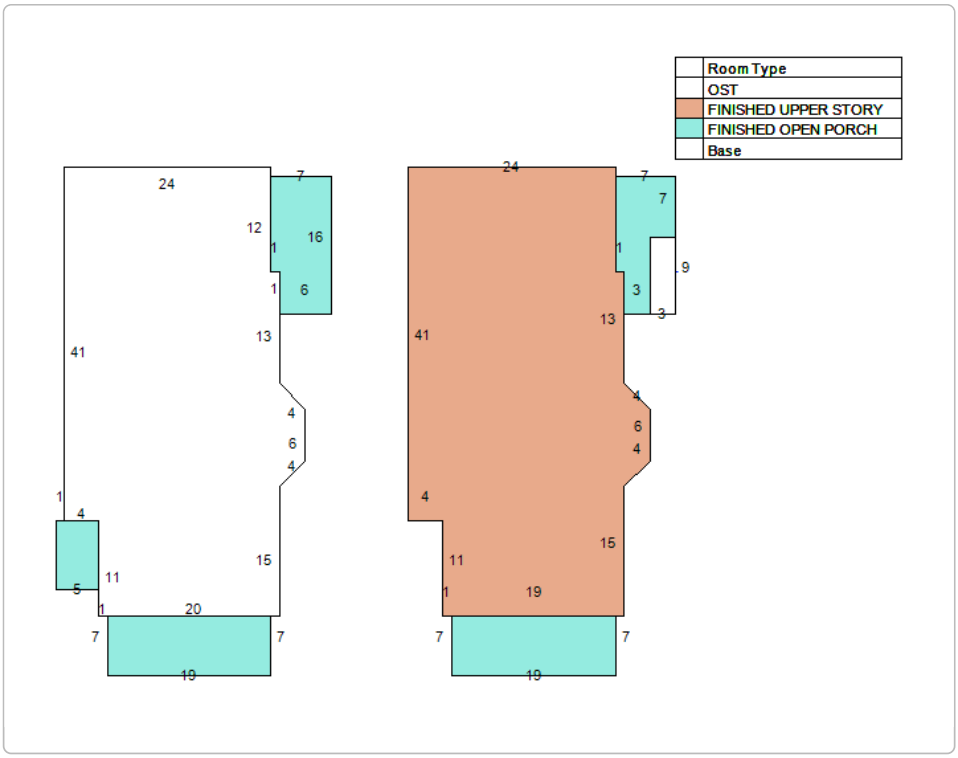
Building Information

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.

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Contact Us

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FOR OCTOBER 19, 2023 HARB MEETING

HP2023-0062
56 Carrera Street

NO NEW INFORMATION SUBMITTED BY APPLICANT

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

September 21, 2023

R K S Construction & Design, Inc.
1545 St. Marks Pond Blvd
St. Augustine, FL 32095

cc: BCS Acquisition Group, LLC

Re: Certificate of Demolition – 56 Carrera Street – HP2023-0062

Dear Mr. Strickland,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the October 19, 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 October 9, 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.:	HP2023-0062
Applicant:	R K S Construction & Design, Inc.
Owner:	BCS Acquisition Group, LLC
Address:	56 Carrera Street
Parcel Number:	2040700000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 21, 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 September 21, 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 RG-1.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- _____
- To October 19, 2023
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of September, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0062

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of September, 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.

Application pg 4

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 19, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of September 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

20 Avenida Menendez (Change out (2) HVAC Systems Like for Like Tonnage)

44 Avenida Menendez (New Commercial Building for Restaurant)

135 Avenida Menendez (New Fire Sprinkler System for Restaurant)

228 Charlotte Street (HVAC Changeout, in same spot as old unit behind a wall and not visible from any street)

47 Cordova Street (Replace cedar siding. Replacement is limited to cedar lap siding on the rear addition of the building which was installed without underlayment and has been subject to water intrusion)

101 Marine Street (Construct new trellis on north side of existing residence)

272 St. George Street (Construct detached garage - Remove existing shed & attached masonry wall)

285 St. George Street (Installing 8' of 6'H Wood Double-Sided Stockade Fence in existing 6' Wood Fence Line)

312 St. George Street (Removal of all cloth wiring)

SIGNS

11 Aviles Street (The BART Art Gallery: 1 new hanging sign 24"x36" 6sf, must provide 8' clearance. Using pre-approved colors, fonts and Material)

7 Bridge Street (Bayfront Marin Sanchez House: 1 new bracket sign on post 3'x2' 6sf, must maintain 8 foot clearance. Using pre-approved fonts, colors and material)

214 Charlotte Street (PAStA Art Gallery: 1 new bracket sign 2'x3' 6sf. Using preapproved material, fonts and Downing Stone, Rookwood Red & White colors. Must provide 8' clearance.)

21 Hypolita Street (DJ's Clam Shack: 1 new sign on existing post 2'x3' 6sf, must provide 8' clearance, and 1 new facia sign above window 1'x6' 6sf. Using pre-approved colors, fonts and material.)

152 St. George Street (H.W. Davis: 1 change of copy bracket sign 2'x3' 6sf. Using preapproved material, fonts and colors. Must provide 8' clearance.)

DEMOLITION

NONE

Meredith Randolph

Meredith Randolph, Planning and Building Clerk