CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, NOVEMBER 16, 2023 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) September 21, 2023 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. 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	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	Southern Construction - Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street To remove the existing driveway and walkways and install pervious pavers.

d)	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.
*e)	Certificate of Demolition HP2023-0052 Continued from August 17, 2023 REQUESTING CONTINUANCE TO DECEMBER 21, 2023	Alexandra & William Daughtery - Applicant and Owner 15 Lovett Street To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

7. Certificate of Appropriateness

a)	HP2023-0077	The Tipsy Duck Parlor - Applicant Claude L. Jr. & Kristina G. Weeks - Owner 58 Hypolita Street To replace an existing door on the east elevation, adjacent to Spanish Street, with a new design and add an awning above.
b)	HP2023-0080	Sarah Ryan Architect - Applicant Lions Beach Capital, LLC - Owner 171 Cordova Street To construct a new two-story residential building with two units, following Opinion of Appropriateness HP2023-0030 and Certificate of Demolition HP2023-0029 approval with conditions.
c)	HP2023-0081	Open City Architecture, LLC - Applicant TEP, Inc. - Owner 17 King Street To modify existing storefronts of the commercial building including new fenestration patterns on the east elevation, adjacent to Aviles Street, and west elevation, adjacent to King Street; and, to construct a new gate on the south elevation along Artillery Lane.

8. Certificate of Demolition and Partial Demolition

a)	HP2023-0078	City of St. Augustine - Applicant & Owner 90 S Dixie Highway To demolish a commercial building constructed c. 1967 that is not recorded in the Florida Master Site File or located in a district.

b) HP2023-0079 City of St. Augustine - Applicant and Owner
92 S Dixie Highway
To demolish a building constructed c. 1943 that is not recorded in the Florida Master Site File or located in a district.

9. Planning and Building Staff Communications
   a) Staff Approved Permits Report
10. Other Business
   a) Proposed 2024 HARB Meeting Dates
11. Next Scheduled Meeting Date(s):
   a) December 21, 2023 - Regular Meeting
12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
September 21, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 21, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

2. General Public Comments for Items not on the Agenda

Tara Owen President, Old City South Neighborhood Association, briefly presented some concerns regarding rules and regulations for residents in the Historic Districts

A brief discussion followed amongst the Board and there was consensus that this topic should be added to the agenda for the next meeting

John Valdes was pleased to hear the discussion; he noted that the quality of products available was inferior to those of years past. He spoke of the idea of preservation compared to reality and suggested that residents be allowed to spend dollars on things that could be preserved.

Lauren Giber spoke regarding 15 Lovett Street and asked the Board to not allow demolition.

Charles Pappas said the it would be helpful to define where alternative materials could be used.

BJ Kalaidi asked if item HP2023-0049 would be discussed.

Public comment was closed.

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the July 18, 2023 minutes as presented. The motion was SECONDED by Mr. Beach.

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

MOTION

Mr. Benoit MOVED to APPROVE the minutes for the August 1, 2023, meeting. The motion was SECONDED by Mr. Beach and APPROVED by UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Seymour advised that Item 6(c) HP2023-0049 had been administratively withdrawn as the applicant had come into compliance.

Ms. Duncan announced item 6 (d) HP2023-0052, 15 Lovett Street had requested a continuance to the November HARB meeting. She said item 9(a) HP2023-0061, 1 Cordova Street requested a continuance to January 18, 2024, meeting.

MOTION

Mr. Benoit MOVED to CONTINUE item HP2023-0052 15 Lovett Street to the November 16, 2023, HARB meeting. The motion was SECONDED by Mr. Beach and approved by UNANIMOUS VOICE VOTE.

MOTION

Mr. Benoit MOVED to CONTINUE HP 2023-0061 to the January 18, 2024, HARB meeting. The motion was SECONDED by Mr. Beach and approved by UNANIMOUS VOICE VOTE.

MOTION

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

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0068– John Valdes & Associates, Inc. - Applicant
Keith G. & Tina M Andrews - Owner
156 Avenida Menendez

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

John Valdes waived his right to a presentation.

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

The Board provided their ex parte communication

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

Public hearing was opened.

Lauren Giber said the entire street had a wall. She questioned why this was being removed and would it be replaced with a higher wall.

Ms. Duncan explained that the wall would be removed, and all materials would be saved for reconstruction later.

Public hearing was closed.

There was consensus from the Board for support of this application, with the explanation that the wall was being removed so necessary equipment could be brought on the property.

MOTION

Mr. Weaver MOVED to APPROVE HP2023-0068 to permit the demolition of a masonry wall at this property. The motion was SECONDED by Mr. Beach.

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

5. (b) HP2023-0069– John Valdes & Associates, Inc. – Applicant Daniel Cava – Owner 160 Avenida Menendez

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

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

The Board provided their ex parte communication

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

Public hearing was opened, however there was no response.

MOTION

Mr. Weaver MOVED to APPROVE HP2023-0069 to permit the demolition of a masonry wall at this property. The motion was SECONDED by Mr. Beach.

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

6. Continued Items from Previous Meetings

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

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

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

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

2. The proposed scope of work to the exterior and interior of the existing building has been sufficiently clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

With the condition: If more replacement or alterations were performed than was indicated or new work is proposed prior to Part III of this application is heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Keith Whitter reviewed the application

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response

The Board discussed:

- The Intent of Ad Valorem Tax was to encourage preservation
- Should retain originality of the building
- Should use appropriate materials as vinyl flooring was not appropriate
- Suggested using wood floor as those were preferred
- Exposed duct work should be removed
- Brought clarity to project

Mr. Beach questioned the requirements of interior standards. He asked if materials would have to match the original materials used. He questioned if the design would need to be brought back to the original design.

Ms. Courtney noted the building had been heavily altered in the 1950's, and this would not be a restoration. She said since the work had been done over fifty years ago this would be considered historic preservation. She added that the flooring would not have to be hard wood on the second and third levels.

Board discussion continued:

- Felt the painted wood floor had character
- Questioned if current building elevation standards were met
- Should save the exterior of the building

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0034 with the condition that where applicant has proposed vinyl wood floor on the second and third floor, that an alternate material is found either engineered wood floor or other vinyl flooring that is more compatible with the project. The motion was SECONDED by Mr. MacDonald.

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

6. (b) Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023 Alan J. Frez Construction, Inc. – Applicant Maria F. Gandarez - Owner
317 St. George Street

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

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 317 St. George Street with the following findings and/or condition:

1. APPROVE replacement of wood siding with the following conditions:
a. Replacement material is wood (not composite) and matches in design and dimension the existing wood novelty siding.
b. Siding on, at minimum, the front (west) and south elevations be repaired, and any replacement be done with existing wood siding salvaged from other elevations of the building as feasible.
c. Window trim, corner boards, and other architectural features are retained and reinstalled or recreated match existing in dimensions and material.

2. CONTINUE the application for after-the-fact installation of the fence to allow the applicant time to consider an appropriate fence material and design.

Holly Pierce reviewed the application.

The Board provided their ex parte communication.

Certified notices were sent for a prior meeting; however, one additional email was received.

Public hearing was opened.

Lauren Giber said due diligence was important, and the neighbor was not happy with the fence.

The following individuals spoke in support of the applicant and for changes in the materials available for restoration:

Richard L. Marquis
Donna King

Marguarite Kuehn
Tara Owen
Patrick Corsetta
Amy Weir
Barbara Franz
BJ Kalaidi
Public hearing was closed.

The Board discussed:

- Must work under the current AGHP
- Prior application clearly stated wood for wood
- Historic Preservation Districts were about preservation not rehabilitation
- Should use appropriate materials as stated in the guidelines
- Could replace damaged boards but leave old boards that were in good condition.
- Fence should be brought into compliance regarding appearance and the material used

Mr. MacDonald asked if the previous deck replacement had been permitted, and if not should the Board address it.

Ms. Seymour advised that the deck repair was supposed to be in kind, not wholesale replacement, and it had not been permitted.

Ms. Lopez said that this could become a code enforcement issue.

Ms. Courtney added that any new changes would have to be advertised. She agreed that it could become a code enforcement issue.

Board discussion continued:

- Needed to identify a few composite materials that could be used
- The Board chose to adopt stricter guidelines than the National Trust
- Should leave current repairs as they were
- Future repairs should use wood for wood in kind
- Fence should be resolved and use a compatible material
- Side of fence that faced the neighbor could be finished to meet the guidelines
- Previous garage repairs were approved and the other part of the application was continued
- Main house should use wood not composite

Ms. Pierce informed the Board that a stop work order had prevented them from doing further work on the fence. She said that she would use the Board's recommendations going forward.

Mr. Weaver asked how the applicant could have the stop order removed.

Ms. Seymour advised that once there was approval from HARB, the applicant would be able to submit the fence permit and the stop work order would be removed at that time.

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE application HP2023-0011 with

the following conditions: 1) Concerning the fence, the existing horizontal vinyl fence while incompatible, will remain visible only to the existing residents and will be coupled by on the outside of the existing framework, a vertically installed stockade fence to the same height that it was, and said fence would have a wood cap piece to match plus or minus what was there originally and the exterior fence would be finished white, 2) Repairs to the existing addition and garage shall remain, finding that they are compatible to the date of construction to that part of the house and that additional proposed repairs to the existing house be made with new and/or existing wood siding until otherwise edited. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald further commented that because there was composite material on the 1992 east end, Trex on the front porch, and front porch railings were not wood, this should be brought back before the Board.

Ms. Lopez asked for clarification regarding the partial approval. She questioned if part of the application was continued and if so, that would be the October 19, 2023, meeting.

Mr. Benoit replied that nothing was being continued. He pointed out that the applicant may want to wait until the guidelines were updated.

Mr. Weaver referred to page three in the staff report. He noted item B highlighted that the front, west, and south elevations should be repaired with existing wood salvaged from the other elevations if feasible. He asked for this to be included in the motion.

Ms. Lopez requested a recap of the motion.

MOTION

Mr. Benoit AMENDED the motion to PARTIALLY APPROVE application HP2023-0011 following the staff recommendations regarding siding and any replacement material going forward today would be a wood to match the existing design and dimension of the siding that is there; on the front west of the house the siding shall be repaired and/or reworked using existing materials as much as possible, leaving as much material there as possible, prioritizing the front elevation for preservation; the north and east elevations would be removed and replaced entirely with new wood siding; the front the window trim, corner boards and other architectural features shall be retained and/or reinstalled to match existing dimensions and material, With the clarification that no existing siding on the garage or the 1992 addition would have to come off; Retain the existing non-compatible fence on the inside with the expectation that it would only be visible from that resident and on the outside of the framework that is there install a stockade fence to match what was there using evidence of what was there a wood stockade fence with a wood horizontal cap finished white to match what was there. The Motion was seconded by Mr. MacDonald.

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

6. (c) Certificate of Appropriateness
HP2023-0049 Continued from August 17, 2023 DJ's Clam Shack - Applicant
Mikma Properties LLC - Owner
21 Hypolita Street
ADMINISTRATIVELY WITHDRAWN

For after-the-fact approval of signage with colors and graphics that are not pre-approved.

[1] Break from 3:42p.m. – 3:54p.m.

6. (d) Certificate of Demolition HP2023-0052 Continued from August 17, 2023– Alexandra & William Daughtery - Applicant and Owner 15 Lovett Street
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023 MEETING

To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the LincoInville National Register Historic District.

Applicant requested a continuance to the November 16, 2023 HARB meeting. See Motion under item 4.

7. Certificates of Appropriateness

7. (a) HP2023-0064-Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street
To remove the existing driveway and walkways and install pervious pavers.
Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 52 Charlotte Street if the HARB can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials

2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Doug Collins reviewed the application.

Ex Parte Communication:

None

Public hearing was opened, however there was no response.

After a brief discussion there was consensus amongst the Board members that there needed to be a clear plan showing the area that would be covered with pavers; and it was acceptable to use an approved product from the building to the street, and in the rear of the building a Tremron type paver could be used. The Board agreed the application should be continued.

MOTION

Mr. MacDonald MOVED to CONTINUE HP2023-0064 52 Charlotte Street to bring the plan back next month October 19, 2023 and within that plan the driveway could either be two ribbons of shellcrete, which is a preapproved product or true clay pavers, sand set, and in the rear of the building, Tremron pervious pavers could be used as described meeting with public works to determine the coverage and bring back the plan that will work. The motion was SECONDED by Mr. Weaver.

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

7.(b) HP2023-0065-Southern Construction – Applicant Baijanti Estates, LLC – Owner 54 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 54 Charlotte Street if the HARB can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials.

2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

Discussion was heard under item 7. (a)

MOTION

Mr. MacDonald MOVED to CONTINUE application to October 19, 2023 HP2023-0065, 54 Charlotte Street to bring back a site plan within the guidelines of public works showing historic materials in the driveway, either ribbon concrete or true clay pavers, with the Tremron pavers in the rear. The motion was SECONDED by Mr. Weaver.

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

7. (c) HP2023-0067-Best Roofing & Waterproofing, LLC – Applicant Maria Pellecer – Owner 295 St. George Street

To replace the existing asphalt shingle roof with a metal roof material.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 295 St George Street:

1. CONTINUE to allow the applicant time to consider a more appropriate replacement material as recommended by the HARB.

2. APPROVE if the HARB finds that the proposed roof material and design meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design in an appropriate material for the building's architectural style.

Gino Mariuto reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Patrick Corsetta spoke in support of the application as he lived next door.

BJ Kalaidi said that the Board could choose to continue this application so that the roofer would be able to find a different material that matches so that the building would be preserved the way it should be.

Public hearing was closed.

The Board discussed:

- Agreed that metal roofing was inappropriate for replacement of architectural shingle
- Optional materials were suggested, such as, cedar shake, wood, or composite concrete roof tile
- Applicant could stay with architectural shingle
- Application could be handled administratively if an appropriate material was selected
- Should continue the application to give the homeowner time to decide

MOTION

Mr. Weaver MOVED to CONTINUE application HP2023-0067, 295 St George Street to October 19 2023 HARB meeting. The motion was SECONDED by Mr. Beach.

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

7. (d) HP2023-0066-Shoreland Home Builders, LLC – Applicant Paul J. Thompson – Owner 168 Avenida Menendez

To modify the previously approved Certificate of Appropriateness application PL2019-0104, including construction of a lower masonry wall than previously approved and installation of the existing wrought-iron fence on top; and, maintaining the existing aluminum rail on the second-story balcony where the wrought-iron fence was approved to be installed.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 168 Avenida Menendez if the HARB finds the following:

1.The previously approved masonry wall altered to the 3' height with the 3' cast iron fence mounted on top and the higher gate meets the applicable Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9.

Kevin Marks reviewed the application

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi asked for clarification on the height of the proposed wall and expressed that she would like to see consistency.

Public hearing was closed.

The Board discussed:

- Felt that repurposing the wrought iron fence was good
- Using other parts of the existing barrier was favored
- Height of the proposed fence was acceptable and would help to mitigate flooding
- Design of balcony railing and material used should match style of property
- Suggestions for material included wrought iron or powder coated aluminum
- Design should be simple and possibly made to match the repurposed fencing on the front of the house

Ms. Courtney referenced the staff report and pointed out the December 2010 HARB approval to add new decorative iron balcony railing to match the existing railing on the front porch.

MOTION

Mr. Benoit MOVED to APPROVE HP 2023-0066 with the following condition 1) regarding the balcony railing, that the applicant is approved to refer back to the 2010 HARB approval and submit a design compatible with that approval or come back with an application for a different approval 2) as relates to the existing wall, the revised design is approved that holds the masonry wall component down with only two new masonry columns to support the new wood gate, the rest of the wall would be constructed as presented today with the addition of finish materials and the repurposed wrought iron fencing on top. The motion was SECONDED by Mr. MacDonald.

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

7. (e) HP2023-0063-Gabriel Wicks – Applicant Gabriel & Megan Wicks - Owner 155 Cordova Street

To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take
the following actions for a Certificate of Appropriateness at 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 locations not identified and approved with this application are proposed in the future, 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.

Gabe Wicks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened, however, there was no response

The Board was complimentary of the proposed project and had the following comments and recommendations:

- Felt the back porch was out of proportion with the rest of the house
- Cover over the porch with gable roofing could change perspective of home
- Should provide photos with elevations for the back and sides of the house
- Should add windows to the front porch
- Suggested working with an architect to add some resiliency to the garage
- Meet as much of Federal Emergency Management Agency (FEMA) code as possible for garage
- Window replacement would need approval
- Consider adding decking at the back of the house to improve look of the columns

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0063 finding that the applicant is well on the way to a good application, need modification to the back porch and clarification on the garage about meeting some resiliency and responding to the Boards feedback.

Mr. Wicks sought partial approval to start work on the front porch.

Mr. MacDonald suggested approval for the front of the house but not the enclosure of the double porch in the back.

Ms. Seymour mentioned the window replacement. She said the process with Certificates of Appropriateness (C.O.A.)

typically was, the applicant provided specifications for proposed replacement windows. She said the applicant did not have the specifications but was open to recommendations for suppliers.

Ms. Courtney noted past window applications proposed to be restored and instead were replaced. She said that there should be a condition in place to stop that from happening on this application.

Mr. Weaver asked if the applicant would need to provide a window survey.

Ms. Seymour advised that if the applicant could identify the windows needing replacement and the board could approve; however, a window survey was not necessary.

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE HP2023-0063 and partial approval extends to the proposed repair/rehabilitation of the front porch and removal of the side porch sets of stairs and enclosing same said side porch which is on the north side of the building. The rest of the application will be continued to the October 19, 2023, meeting. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked if the Board was approving the enclosure with additional windows on the side.

Mr. Wicks explained that the area under discussion was a landing and not a room.

The Board discussed what type of window to put in this area. They agreed that a transom window was not appropriate and presented the idea that a smaller window would be most appropriate.

MOTION

Mr. Benoit AMENDED THE MOTION to approve only work on the front porch until applicant returns to resolve all other work with plans and elevations. The rest of the application will be continued to the October 19, 2023, meeting. The motion was SECONDED by Mr. Weaver.

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

8. Certificates of Demolition

8. (a) HP2023-0062-R K S Construction & Design, Inc. – Applicant BCS Acquisition Group, LLC – Owner 56 Carrera Street

For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 56 Carrera Street:

1.DENY the application because completed partial demolition does not match the previously existing architectural elements and did not use in-king features, compromising the overall historic character and architectural integrity of the structure; OR,

2. CONTINUE the application to allow that applicant time to consider replacement doors and windows in a compatible replacement material and design that maintains the historic character and integrity of the building

and the district

Joshua Strickland presented the application

Ex Parte Communication:

(None)

22 certified notices were sent, two were returned in favor, one was returned opposed and three had comments.

Public hearing was opened, however there was no response.

Mr. Macdonald asked the applicant to elaborate on the project. He wanted to clarify if the windows were being replaced or reinstalled properly.

Mr. Strickland replied that when the windows were installed there were missing screws and holes that needed to be fixed and the openings were not proper. He indicated that he would be doing the same thing as the neighboring house at 54 Carrera Street.

Ms. Lopez advised that this application fell under the partial demolition ordinance, unlike the structure next door, which was heard prior to the ordinance being in place. She noted HARB now had authority to determine the materials used in the project.

Mr. Strickland questioned the difference in the decisions. He said that the work was done before he was on the project.

Ms. Courtney further explained the new ordinance and what specifically HARB was concerned with regarding the design compatibility of the replacement windows. She pointed out the size and style of the replacement materials.

The Board agreed that the size and style of the windows on the front of the house was inappropriate, additionally there was consensus that the French door on the front of the house would have to be removed and replaced with a two-panel door. The applicant was advised of some acceptable replacement materials and further that if the applicant followed the guidelines very closely, the project could be administratively approved. The Board felt a denial or continuance would be options for this application. It was decided to continue the application to give the applicant time to obtain drawings to show what work would be done to correct problems as well as information on the type of materials that would be used for the project.

MOTION

Mr. Benoit MOVED to continue application HP2023-0062 to the October 19, 2023 meeting. The motion was SECONDED by Mr. MacDonald.

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

9. Certificate of appropriateness – City owned property REQUESTING CONTINUANCE TO JANUARY 18, 2024

9.(a) HP2023-0061-St. Johns Regional Audubon – Applicant City of St. Augustine – Owner 1 Cordova Street a.k.a. 10 S. Castillo Drive

To develop a native plant garden with informational signage and additional landscape features south of the Visitor's Information Center.

Applicant requested a continuance. See Motion under item 4.

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a) Introduction of Adopted Ordinance 2023-24 Amending HARB Section of City Code and Adding Language Related to Partial Demolition Review.

Ms. Courtney reviewed the adopted ordinance 2023-24 with the Board. She noted that the National Alliance of Preservation Commissions (NAPC) was offering a workshop for realtors on October 12, 2023. She announced that the City of St. Augustine was one of three finalists in the Tenth Annual Florida Association of Planners great places in Florida Award.

12. Next Scheduled Meeting Date(s):

(a.) Thursday, October 19, 2023, Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 6:35 P.M.[2]

Catherine Duncan, Chairperson

[2] Transcribed by Michele Fudo

FOR NOVEMBER 16, 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

October 19, 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 October 19, 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 November 16, 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 November 6, 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 OCTOBER 19, 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 October 19, 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:

-
- November 16, 2023
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19th day of October, 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 19th day of October, A.D., 2023.

Michele Fudo

Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0064 Address: 52 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti & Brothers Estates Inc

Project description: To remove the existing driveway and walkways and install pervious pavers. *Continued from September 21, 2023.*

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ0534
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1914-1917
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970500000		
Agenda Item:	6(b)	Previous Action(s):	COA 2003-0757 COA 2003-0764 COA 2004-1102 COA 2011-0019 COA 2015-0121

STAFF SUMMARY AND ANALYSIS:

1. This application was continued from the September 21, 2023 meeting to allow the applicant time to provide additional details regarding the location and design of proposed paving with Board recommendations.
2. Considering both Board and Archaeological concerns, the applicant has chosen a 9" x 6" brick in an Antique Red color. Based upon the manufacturer information provided by the property owner, it appears the bricks are a concrete material colored to simulate a clay brick.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that appropriate paving materials are loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. In some cases, the AGHP allows for alternative materials if the material is compatible in quality, color, texture, finish, and dimension to those common to the district.
4. A new, more clearly marked, site plan was submitted indicating that existing landscaped areas will remain, and proposed brick pavers will replace existing paved/graveled areas. The Board had suggested maintaining a ribbon-style driveway as currently exists. The applicant may want to consider making this modification to the site plan or provide justification for why that may be infeasible.
5. This property is in Archaeology Zone IA. While installation of regular pavers will be less impactful than that of pervious pavers, Archaeological review may still be required and should be applied for before or with a building permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness **at 52 Charlotte Street** if the HARB can make the following findings for the installation of brick pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to appropriate paving materials.
2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing paved drive/walkways.
2. Install 6" x 9" 60mm concrete pavers in color Antique Red - Charcoal

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.

- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
52& 54 Charlotte Street

54 Charlotte Front Elevation

54 Charlotte NE Elevation

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

54 Charlotte SE Elevation

54 Charlotte Walk & Paver Details

Staff Report pg 7

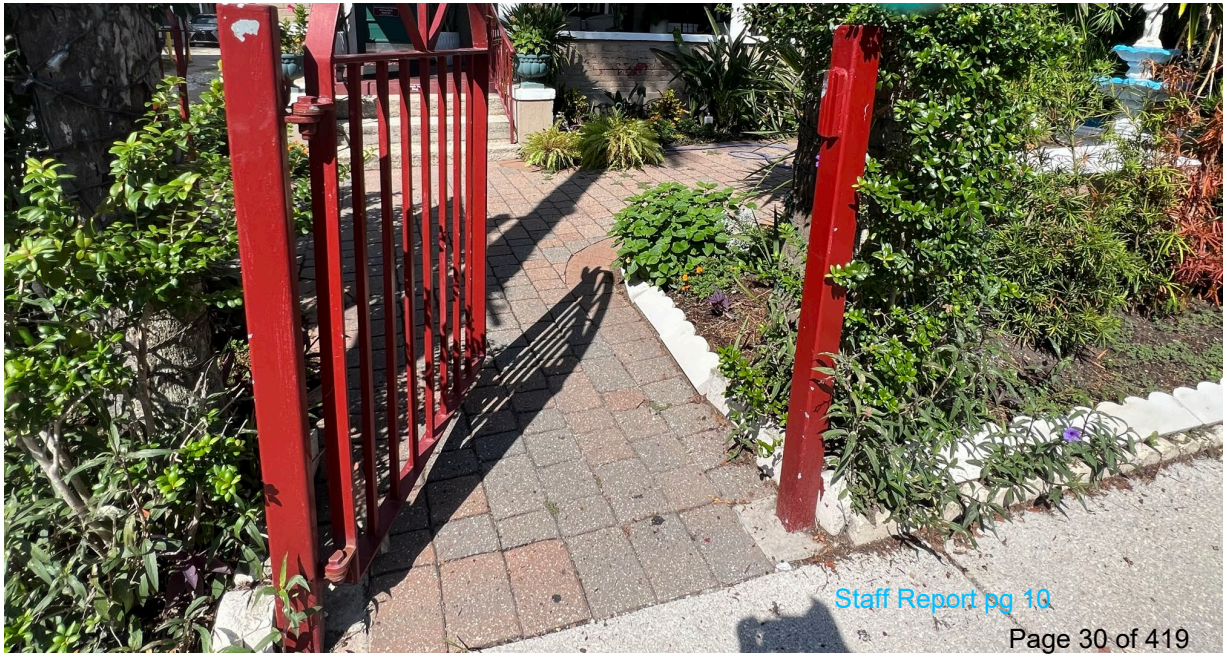
STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared Driveway between properties located on 52 Charlotte Street lot.

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

52 Charlotte Street Front Elevation and Paved Courtyard

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street



STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared Ribbon Driveway
And parking at rear of 52 Charlotte

Staff Report pg 11

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Parking at rear of 54 Charlotte

Parking at rear of 52 Charlotte

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Parking area at rear of 54 Charlotte
(and approved new exterior stair in progress)

STAFF PHOTOGRAPHS
52 & 54 Charlotte Street

Shared driveway looking east

Parking area at rear of 54 Charlotte
(and approved new exterior stair in progress)

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ534 1009==

Site Name: 52 Charlotte Street 830== Survey Date: 7809 820==

Address: 52 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 9 (block) Shares lot 13 and east 22 (lot) 868==

of south 36 feet, Lot 16, block 9 with 21 Hypolita Street. 868==

Owner of Site: Name: Helm, Frank H.;

Address: 52 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469865 (easting) 3306950 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick; composition shingles 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 2/2 942==

Foundation: Brick wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: 942==

Porches & Balconies: Two-story, front, second floor screened, first floor open. 942==

Chimney Location: End, exterior, lateral slope, center ridge 942==

Materials: (882)

Chimney: Brick with metal cap 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: Round wood posts, brick arches on windows 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Law, Railroads, Minorcans, Families, Literature, Military, Politics/Government, Maritime 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular residence at 52 Charlotte Street (formerly 54 Charlotte) was constructed between 1914 and 1917. The current building appears on the 1917 Sanborn as a two-story structure with a two-story open porch. The porch on the present residence consists of round wood posts with the second floor screened and the first floor open. Brick arches accent the windows.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the col-

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

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

This residence at 52 Charlotte Street (formerly 54 Charlotte) was occupied in the early 1920's by Levi W. Nelson, an attorney, and his wife Maude. By 1924 it is listed as the residence of Peter R. Perry, an attorney with the firm of MacWilliams and Perry, later MacWilliams, Perry and Upchurch. Perry was elected mayor of the city in 1920.(3) His law partners were prominent residents in their own right, both serving terms in the State Legislature (4), and achieving numerous other distinctions. Later residents were Sidney C. King, accountant for Florida East Coast Railway Company and the Benett family: Chester E. Benett, a dock master at the Municipal Pier, his wife Nellie R.; and Williams E., United States Navy. Members of the Benett (or Benet) family descend from Minorcan colonists who arrived in St. Augustine about the time of the New Smyrna migration in 1777. Other relatives of the Benet family include the literary trio of Stephen Vincent, William Rose, and Laura Benet.(5)

Sanborn Fire Insurance Maps show that the site was occupied by a one-story "saloon" and "bowling alley" in 1884. By 1888 the building was used for a "bar" and "billiards", later becoming a "blacksmith" and "horseshed". The horseshed disappeared by 1899 and any remaining structures burned in the 1914 fire.(6)

ARCHAEOLOGY

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

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

3. City Directory, 1920-21 through 1927-28; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 268.

4. Allen Morris, The People of Lawmaking in Florida, 1822-1979 (Tallahassee, 1979).

5. City Directory, 1930, 1934.

6. Record, Tuesday, April 7, 1914.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 52 Charlotte Block & Lot BL 9 Lot pt. 13

CARTOGRAPHIC

Prior to existing structure

(House number prev. 54 Charlotte)

+1884 1 story frame "Saloon". "Bowling Alley" adjacent to N.W. end of building also 1 story frame.

+1888 Building used for "Bar" and "Billiards"

+1893 "Blacksmith" bowling alley becomes "Horseshed"

+1899 ~~Used~~ Horseshed nonexistent; and building nonexistent in 1917 probably ~~was~~ destroyed by fire.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

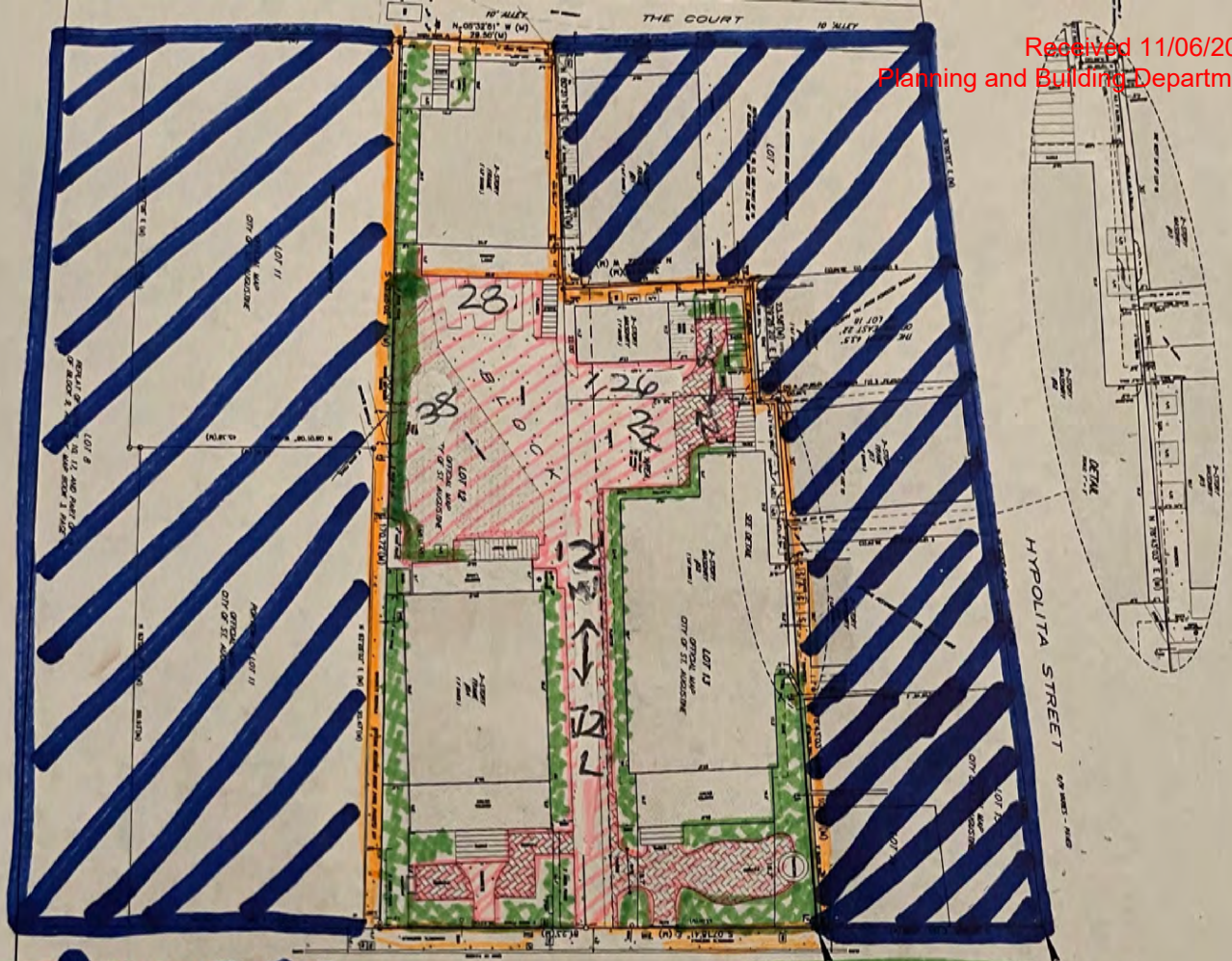
Staff Report pg 21

FOR NOVEMBER 16, 2023 HARB MEETING

COA HP2023-0064
&
COA HP2023-0065

New Material Submitted by the Applicant

Received 11/06/2023
Planning and Building Department



PAVERS

Driveway 12w X 72 Long
HH Back storage are LOT. 28x38
IOC Back area. 26w X 22L
(IOC Back patio 8w x 12L)
(existing pavers 8w x 22L)

LANDSCAPE

2FT OFF WALL
or Fence ALL
Landscape stay
as exsisting

Pavers: Antique Red Charcoal
available 6x4 - 6x6 or 6x9
2 1/1 3/8 thin in yellow, red,
Charcoal

See photos:

→ Removal of gravel and existing paver old
Replace with new pavers

MAP OF SURVEY

ANCIENT CITY SURVEYORS
ACS PROFESSIONAL LAND SURVEYORS

BOUNDARY SURVEY

52 & 54 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA, 32084

Received 11/06/2023
Planning and Building Department

EURO 3PC

SMALL
Length - 6 1/4", Width - 4 1/8"

MEDIUM
Length - 6 1/4", Width - 6 1/4"

LARGE
Length - 9 3/8", Width - 6 1/4"

THICKNESS
1 1/4" / 30mm - Transport Fees May Apply
2 3/8" / 60mm

Antique Red - Charcoal 1106

Received 11/06/2023
Planning and Building Department

Received 11/06/2023
Planning and Building Department

Received 11/06/2023
Planning and Building Department

October 19, 2023

Southern Construction
4 Remington Road
Ormond Beach, FL 32137

cc: Baijanti Estates, LLC

Re: Certificate of Appropriateness – 52 Charlotte Street – HP2023-0064

Dear Mr. Grande,

On October 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove the existing driveway and walkways and install pervious pavers.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the November 16, 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 November 6, 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.:	HP2023-0064
Applicant:	Southern Construction
Owner:	Baijanti Estates, LLC
Address:	52 Charlotte Street
Parcel Number:	1970500000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove the existing driveway and walkways and install pervious pavers.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 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 October 19, 2023 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- _____
- November 16, 2023
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of October, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0064

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 19th day of October, A.D., 2023.

_____
Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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

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

September 21, 2023

Southern Construction
4 Remington Road
Ormond Beach, FL 32137

cc: Baijanti Estates, LLC

Re: Certificate of Appropriateness – 52 Charlotte Street – HP2023-0064

Dear Mr. Grande,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove the existing driveway and walkways and install pervious pavers.

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.:	HP2023-0064
Applicant:	Southern Construction
Owner:	Baijanti Estates, LLC
Address:	52 Charlotte Street
Parcel Number:	1970500000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove the existing driveway and walkways and install pervious pavers.

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-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- -Driveway to be Coquina Concrete or Clay Brick, Tremron in rear,
- show landscaping on site plan w/ paved areas more clearly delineated.
- - Consult with Public Works on allowed paving
-
- October 19
-
-

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. HP2023-0064 **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.

RECEIVED

AUG 22 2023

Planning/Build Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0064

Receipt No. 2700824

Meeting Date: September 21, 2023

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

1. NAME OF APPLICANT DAVID GRANDE

   Business (if applicable) SOUTHERN CONSTRUCTION

   Address 4 REMINGTON RD

   City ORMOND BCH State FL. Zip Code 32174

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

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

2. NAME OF PROPERTY OWNER ERICKA PATEL

   Business (if applicable) _____

   Address 52 CHARLOTTE ST

   City ST. AUGUSTINE State FL. Zip Code 32084

   Daytime telephone (required) 8587059075 E-mail address ERIMAR.PATEL@GMAIL.COM

3. PROJECT STREET ADDRESS 52 CHARLOTTE ST. ST. AUGUSTINE FL

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE B+B PROPOSED USE B+B

6. PROPOSED PROJECT WORK

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

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

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

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

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

D. PAINT COLORS (check one)

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

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

REPLACE EXISTING DRIVEWAY AND WALKWAYS WITH STONE PAVERS

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DAVID GRANDE

SIGNATURE OF APPLICANT _____ DATE 8/22/23

PRINT OWNER'S NAME Frieda Patel

SIGNATURE OF OWNER _____ DATE 8/22/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

DG INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

If there is a particular paver pattern proposed beyond the example provided, please clarify this. Additionally, any proposed plant material should also be included with this application.

Project number: HP2023-0064 Project Address: 52 Charlotte Street

Reviewed by: Candice Seymour Date: 08/28/23

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

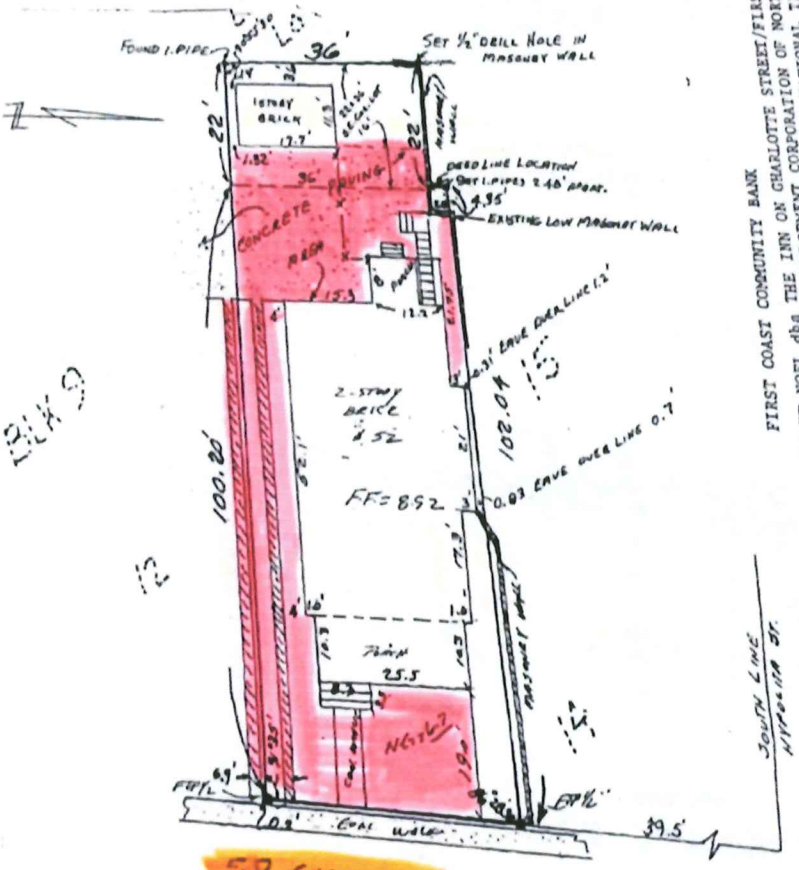
Project Address: 529 54 Charlotte ST Saint Augustine FL. 32084

Applicant's Name: DAVID GRADE Applicant's Signature: David Grade

Owner's Name: Erika Patel Owner's Signature:

Lot 13 in Block 9 in the City of St. Augustine, as per official map adopted in January, 1905; and also a piece of land 22 feet by 36 feet in the Southeast corner of Lot 16 of said Block 9, and West of and adjoining said Lot 13 and more particularly described as follows: Commence at the Southeast corner of said Lot 16, thence run Westerly along South line of said Lot 16, 22 feet, thence Northerly and parallel with the East line of said Lot 16, 36 feet, thence Easterly and parallel with the South line of said Lot 16, 22 feet to the west line of said Lot 13; thence Southerly along the West line of said Lot 13 to point of beginning.

CERTIFIED TO: VANESSA WYATT NOEL dba THE INN ON CHARLOTTE STREET/FIRST AMERICAN TITLE INS CO/MICHAEL L BROOKS/BUSINESS DEVELOPMENT CORPORATION OF NORTHEAST FLORIDA INC/U S SMALL BUSINESS ADMINISTRATION/OLD REPUBLIC NATIONAL TITLE INS CO



52 CHARLOTTE ST.

LEGEND:

F.I.P. – FOUND IRON PIPE/PIN
F.I.R. – FOUND IRON ROD
S.I.R. – SET IRON ROD (L.B. 6072) 5/8"
F.C.M. – FOUND CONCRETE MONUMENT
S.C.M. – SET CONCRETE MONUMENT
CONC. – CONCRETE
I.D. – SURVEYOR'S IDENTIFICATION MARK
R/W – RIGHT OF WAY
℄ – CENTERLINE
R – RADIUS
CD – CHORD DISTANCE
L – ARC LENGTH
CB – CHORD BEARING
T.B.M. – TEMPORARY BENCH MARK
B.M. – BENCH MARK
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.C. – POINT OF CURVE
P.T. – POINT OF TANGENCY
P.C.C – POINT OF CONCAVE CURVATURE
P.R.C – POINT OF REVERSE CURVATURE
P.I. – POINT OF INTERSECTION
ELEV/EL. – ELEVATION
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM
F.F. – FINISHED FLOOR ELEVATION
O.R. – OFFICIAL RECORDS BOOK
N.T.S. – NOT TO SCALE
(D) – DEED MEASUREMENT
(F) – FIELD MEASUREMENT
(P) – PLAT MEASUREMENT
BLK. – BLOCK
P.R.M. – PERMANENT REFERENCE MONUMENT
P.C.P. – PERMANENT CONTROL POINT
(TYP) – TYPICAL

NOTES:

According to the Federal Emergency Management Agency Flood Map no. 120045 H 0463 G effective 11-27-12 the property described hereon is/is not in Zone AE(12')

Basis of bearing structure: Field Angles

Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

No underground structures, utilities or foundations were located or determined by this survey.

This survey does not reflect or determine ownership.

This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.

All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.

Basis of elevations: NGVD 29

The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

JOB NO: 98-0037	DATE	F.B.	PAGE	REVISIONS
Boundary	5-28-98	LL	—	
SCALE: 1"=20'				

DEVINO & Associates, Inc.
ENGINEERS • SURVEYORS
3505 U.S. 1 SOUTH, SUITE #3
ST. AUGUSTINE, FLORIDA 32086
904-797-1867 FAX 904-797-2049

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

NICHOLAS H. FRANKLIN
Professional Land Surveyor L.S. #4620
FOR DEVINO AND ASSOCIATES L.B. #6072

TREMRON®
WE MAKE IT EASY

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

PERVIOUS PAVERS

Home / Pavers / Pervious Pavers

AQUA PAVER
SF RIMA
4X8 PERMEABLE
OLDE TOWNE PERMEABLE
TURF BLOCK
PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

Application pg 21

tremron.com/pavers/pervious-pavers

TREMRON

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

Sierra

PERVIOUS PAVERS OLDE TOWNE

PRODUCT CODE: PV21340E

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 6"X4", 6"X6", 6"X9"

SF PER CUBE: 124

CUBE WEIGHT: 3330 LBS

FINISH: STANDARD

PERVIOUS PAVERS PHOTOS

Instr #2019087662 BK: 4836 PG: 339, Filed & Recorded: 11/22/2019 8:39 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $5,600.00

Rec: $18.50 Doc: $5600.00 ($800,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 62618

WARRANTY DEED

This Warranty Deed, Made the 20 day of November, 2019, by

RODNEY E. HOLEMAN, conveying separate non homestead property whose post office address is:
104 Oyster Catcher Circle ST Augustine FL 32080,
hereinafter called the "Grantor", to

BAIJANTI & BROTHERS ESTATES, INC, a Florida Corporation, whose post office address is:
52 Charlotte ST St Augustine FL 32084,
hereinafter called the "Grantee".

COPY

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

LOT 13 IN BLOCK 9 IN THE CITY OF ST. AUGUSTINE, AS PER OFFICIAL MAP ADOPTED IN JANUARY, 1905; AND ALSO A PIECE OF LAND 22 FEET BY 36 FEET IN THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 9, AND WEST OF AND ADJOINING SAID LOT 13 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 16, 22 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 16, 36 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, 22 FEET TO THE WEST LINE OF SAID LOT 13; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 13 TO POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1010, PAGE 1600, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness Signature: _____ _____
RODNEY E. HOLEMAN

Printed Name: Carol A Lagasse

Witness Signature: _____

Printed Name: Richard Bibben

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 20 day of November, 2019 by RODNEY E. HOLEMAN, who is/are personally known to me or has/have produced driver license(s) as identification.

_____
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)

CAROL A LAGASSE
Notary Public - State of Florida
Commission # GG 013684
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1970500000
Location Address	52 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	CITY OF ST AUG LOT 13 & E22 OF S36FT LOT 16 BLK 9 OR4836/339 INN ON CHARLOTTE ST B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

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

Map

Valuation Information

	2023
Building Value	$1,073,322
Extra Features Value	$5,492
Total Land Value	$379,040
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,457,854**
Total Deferred	$478,751
Assessed Value	**$979,103**
Total Exemptions	$0
Taxable Value	**$979,103**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$578,627	$7,490	$379,040	$0	$0	$965,157	$890,094	$75,063	$890,094
2021	$422,646	$7,490	$379,040	$0	$0	$809,176	$809,176	$0	$809,176
2020	$623,610	$7,490	$379,680	$0	$0	$1,010,780	$1,010,780	$0	$1,010,780
2019	$561,698	$7,433	$284,760	$0	$0	$726,800	$726,800	$0	$726,800
2018	$515,960	$7,433	$147,126	$0	$0	$670,519	$670,519	$0	$670,519
2017	$530,493	$7,433	$147,126	$0	$0	$685,052	$685,052	$0	$685,052
2016	$519,062	$7,433	$132,888	$0	$0	$659,383	$659,383	$0	$659,383
2015	$532,902	$7,851	$122,209	$0	$0	$662,962	$662,962	$0	$662,962
2014	$495,283	$7,941	$154,246	$0	$0	$657,470	$657,470	$0	$657,470
2013	$507,823	$7,941	$154,246	$0	$0	$670,010	$629,439	$40,571	$629,439
2012	$412,788	$5,183	$154,246	$0	$0	$572,217	$572,217	$0	$572,217
2011	$458,013	$5,500	$170,856	$0	$0	$634,369	$634,369	$0	$634,369
2010	$742,669	$5,876	$189,840	$0	$0	$938,385	$938,385	$0	$938,385

Building Information

Building 1
Building Value $973,069
Year Built 1918
Actual Area 3956
Conditioned Area 3418
Use Bed & Breakfasts
Style 04
Exterior Wall Jumbo Brick

Roof Cover Metal
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

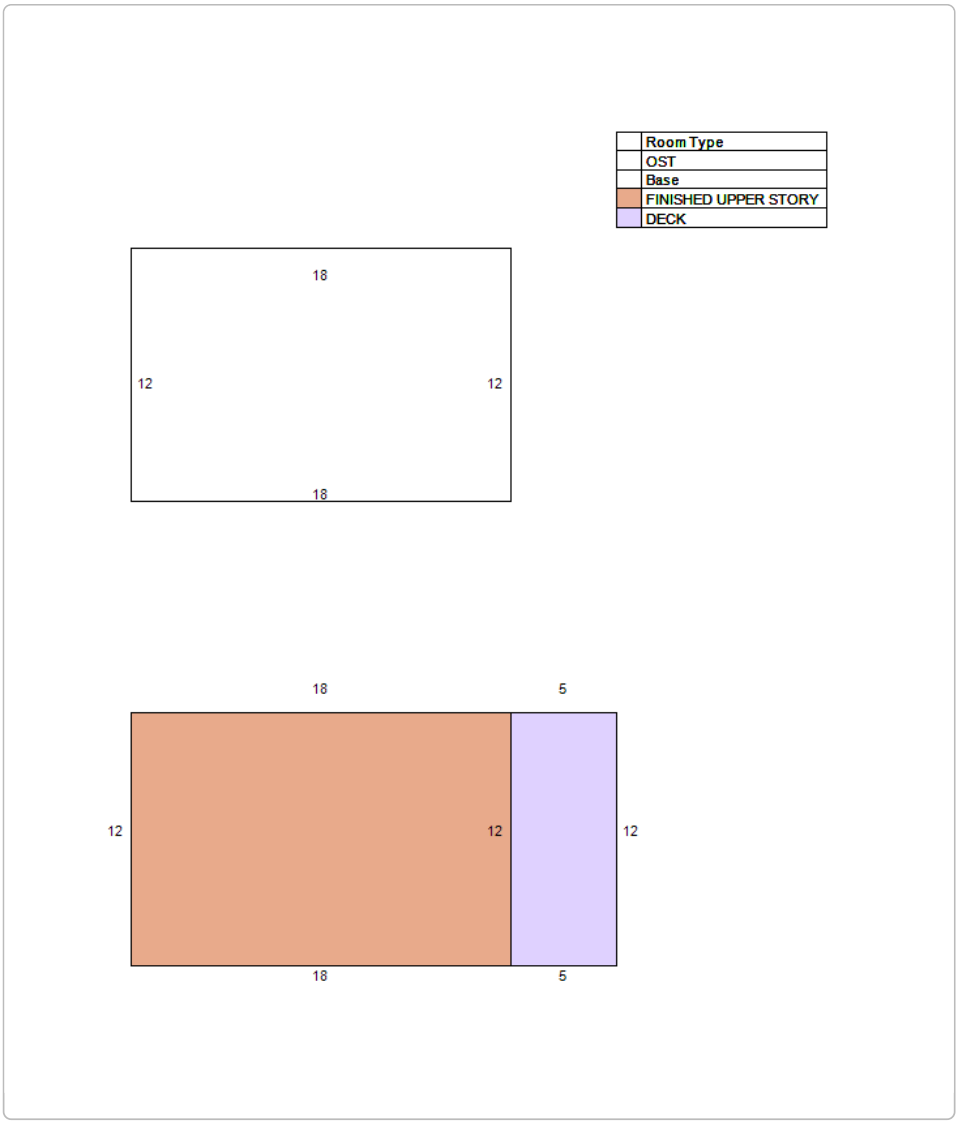
Description	Square Footage
FINISHED ENCLOSED PORCH	96
BASE AREA	1632
FINISHED UPPER STORY	1632
FINISHED CANOPY	250
FINISHED ENCLOSED PORCH	96
FINISHED CANOPY	250
Total SqFt	3956

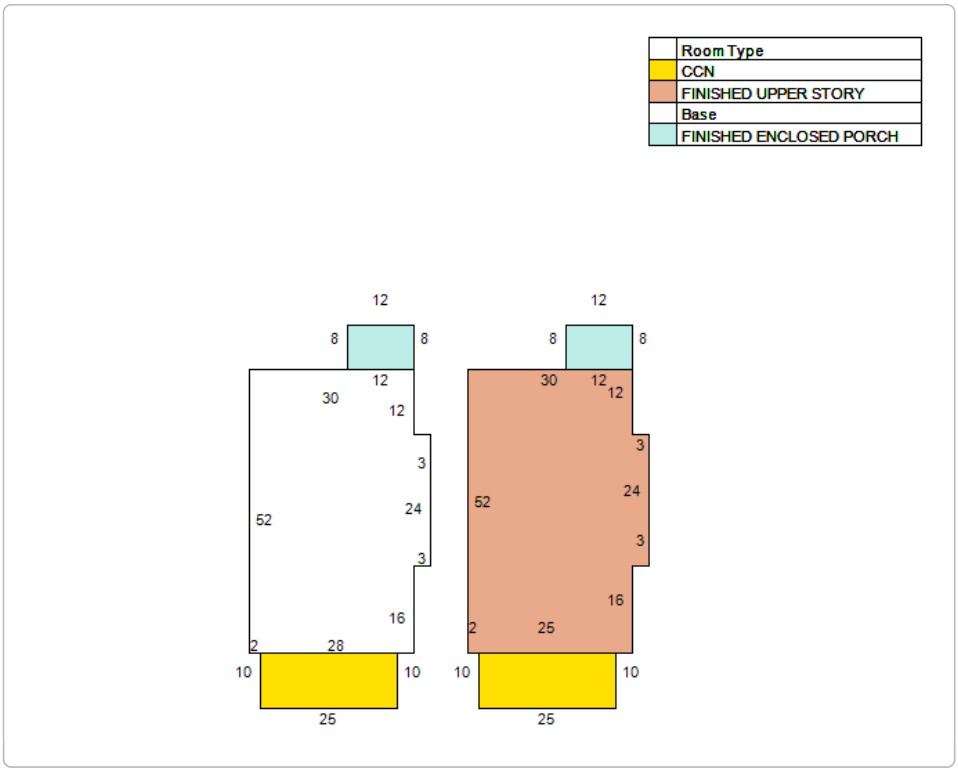
Building 2
Building Value $100,253
Year Built 1918
Actual Area 572
Conditioned Area 432
Use Bed & Breakfasts
Style 04
Exterior Wall Jumbo Brick

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED DECK	60
FINISHED UPPER STORY	216
BASE AREA	216
OUTSIDE STAIRS	80
Total SqFt	572

Sketch Information


Room Type
OST
Base
FINISHED UPPER STORY
DECK
18
12
12
18
18
5
12
12
12
18
5



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		528
Wood Fence - 6' and Above (COM)		28
Sprinkler Wet (COM)		911
Brick Pavers (COM)		354
Sprinkler Wet (COM)		171
Fireplace (Mix)		3500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	0	0	4738	SF	$379,040

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/22/2019	11/20/2019	$800,000.00	WARRANTY DEED	4836	339	U	I	HOLEMAN RODNEY E	BAIJANTI & BROTHERS ESTATES INC
	9/1/2010	$825,000.00	WARRANTY DEED	3351	1268	Q	I	WRIGHTFIELDS LLC	HOLEMAN RODNEY E
	1/24/2006	$1,604,100.00	WARRANTY DEED	2632	1201	Q	I	SCHWARTZ PAUL O & CONNIE GOODWIN	WRIGHTFIELDS LLC
	8/17/2004	$1,213,100.00	WARRANTY DEED	2264	1480	Q	I	VILLAS ON THE BAY INC	SCHWARTZ PAUL O & CONNIE GOODWIN
	9/10/2003	$100.00	QUIT CLAIM DEED	2043	625	U	I	NSHE GLENVIL LLC	VILLAS ON THE BAY INC
	6/18/2003	$615,000.00	WARRANTY DEED	1979	748	U	I	NOEL VANESSA WYATT JOINED BY DAVID ELDRIDGE	NSHE GLENVIL LLC
	5/29/1998	$472,000.00	WARRANTY DEED	1323	380	Q	I	TAYLOR RONALD EDWARD & LYNDA BOUCHIE	NOEL VANESSA WYATT
	3/29/1996	$225,000.00	WARRANTY DEED	1163	1799	Q	I	SIMMONS CLAYTON J,G MARIE	TAYLOR RONALD EDWARD & LYNDA BOUCHIE
	12/1/1986	$0.00		729	1611	U	I		SIMMONS CLAYTON J,G MARIE
	10/1/1984	$0.00		657	985	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
BAIJANTI & BROTHERS ESTATES, INC

Filing Information

Document Number	P19000074947
FEI/EIN Number	84-3283122
Date Filed	09/23/2019
Effective Date	09/23/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2021

Principal Address

52 Charlotte street
AUGUSTINE, FL 32084

Changed: 04/01/2022

Mailing Address

52 Charlotte street
AUGUSTINE, FL 32084

Changed: 04/01/2022

Registered Agent Name & Address

FLOR PATEL, ERICKA
72 PICKETT DRIVER ST
AUGUSTINE , FL, FL 32084

Name Changed: 01/27/2021

Officer/Director Detail

Name & Address

Title CEO

FLOR PATEL, ERICKA
72 PICKETT DRIVE ST
AUGUSTINE, FL 32084

Title CFO

PATEL, MARIO
72 PICKETT DRIVE ST
AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	04/01/2022
2023	01/20/2023

Document Images

01/20/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- REINSTATEMENT	View image in PDF format
09/23/2019 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0065 Address: 54 Charlotte Street

Applicant: Southern Construction

Property Owner: Baijanti Estates, LLC

Project description: To remove the existing driveway and walkways and install pervious pavers. *Continued from September 21, 2023*

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ2468
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970400000		
Agenda Item:	6(c)	Previous Action(s):	COA 1993-0687 COA F2007-0310 COA HP2023-0025 COA HP2023-0036

STAFF SUMMARY AND ANALYSIS:

1. This application was continued from the September 21, 2023 meeting to allow the applicant time to provide additional details regarding the location and design of proposed paving with Board recommendations.
2. Considering both Board and Archaeological concerns, the applicant has chosen a 9" x 6" brick in an Antique Red color. Based upon the manufacturer information provided by the property owner, it appears the bricks are a concrete material colored to simulate a clay brick.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that appropriate paving materials are loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. In some cases, the AGHP allows for alternative materials if the material is compatible in quality, color, texture, finish, and dimension to those common to the district.
4. A new, more clearly marked, site plan was submitted indicating that existing landscaped areas will remain, and proposed brick pavers will replace existing paved/graveled areas. The Board had suggested maintaining a ribbon-style driveway as currently exists. The applicant may want to consider making this modification to the site plan or provide justification for why that may be infeasible.
5. This property is in Archaeology Zone IA. While installation of regular pavers will be less impactful than that of pervious pavers, Archaeological review may still be required and should be applied for before or with a building permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness **at 54 Charlotte Street** if the HARB can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials
2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing paved drive/walkways.
2. Install 6" x 9" 60mm concrete pavers in color Antique Red - Charcoal

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

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

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

LIST OF ATTACHMENTS:

1. (See Staff Photographs under 52 Charlotte Street)
2. Florida Master Site File

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

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

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

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

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

EXTERIOR ORNAMENT: brick & battered wood posts
CONDITION: SURROUNDINGS: urban; narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

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

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

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: P.O. Box 1643

St. Augustine, Fl 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469867 (easting) 3306930 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Brick piers 942==

Roof Type: Hip 942==

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

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

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick with metal cap 882==

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

Ornament Exterior: Brick & battered wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

Staff Report pg 10

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

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

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

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

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

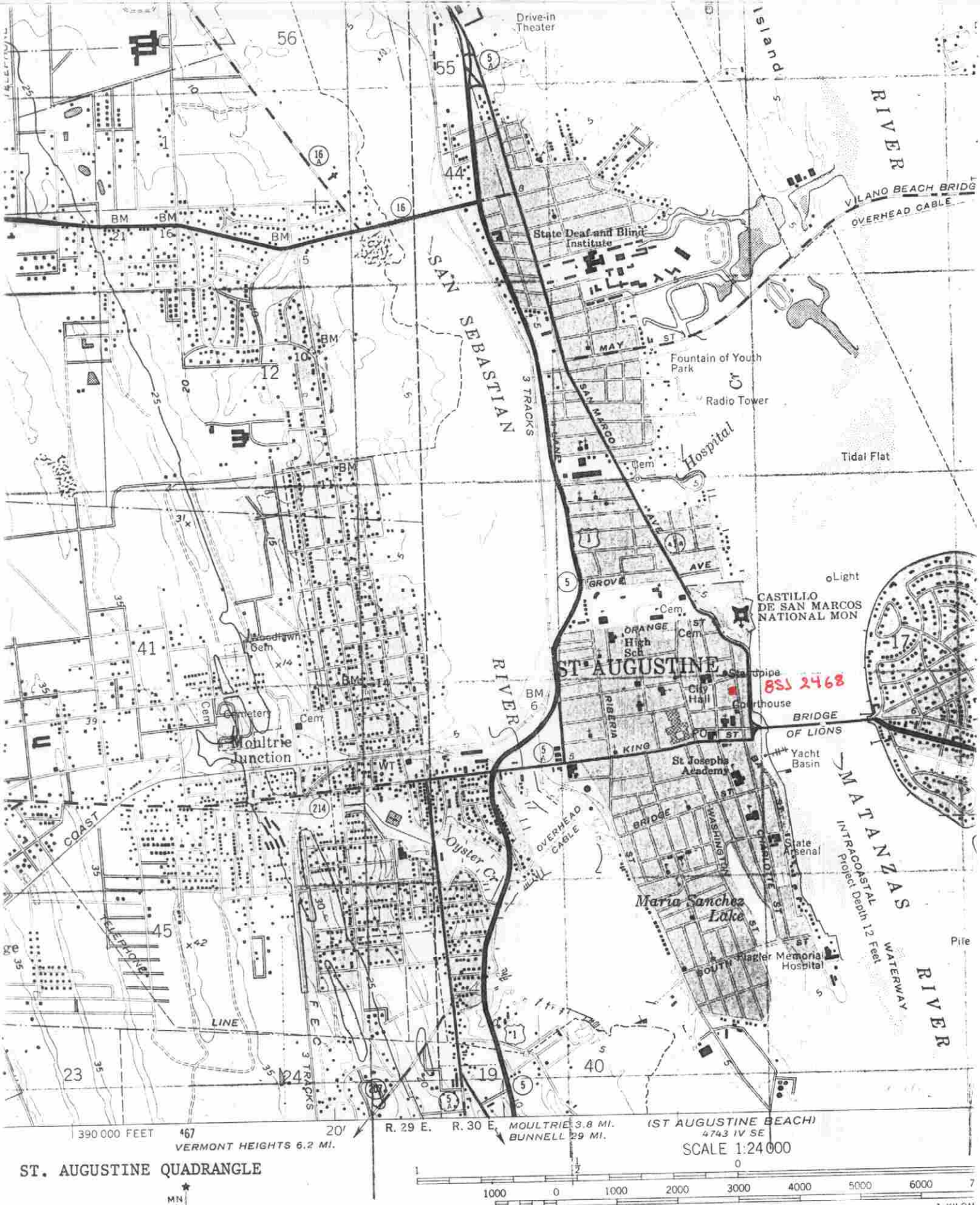
"shooting gallery" in 1884 and as a private residence in 1888. The south end of the building served as a "fruit stand" in 1893 and disappeared by 1899. A two-story frame dwelling replacing the former structure was destroyed by fire in 1914.

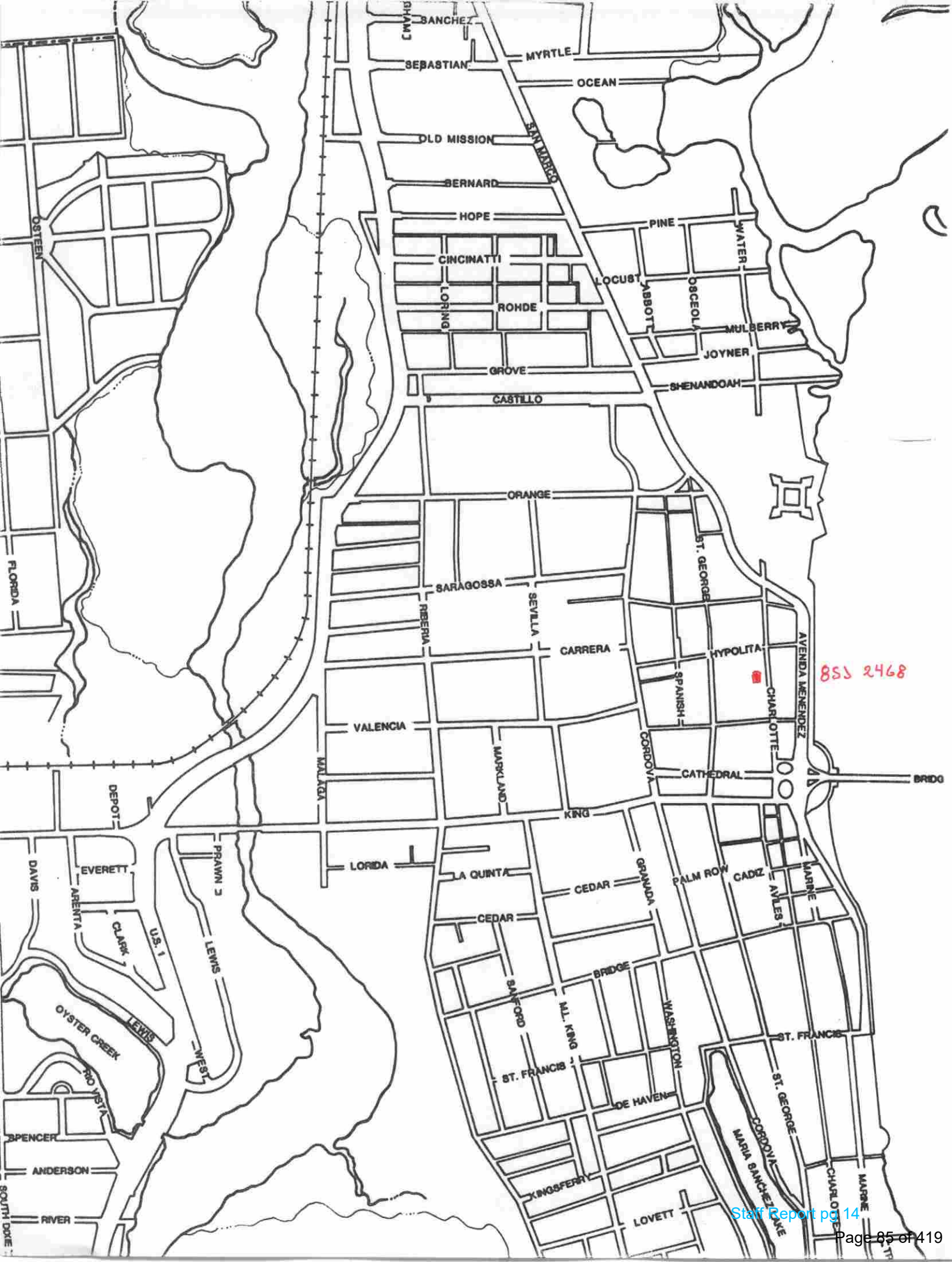
ARCHAEOLOGY

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

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

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


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


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

BSJ 2468

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

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

Cross Streets (nearest / between) Hypolita
USGS 7.5 Map Name ST. AUGUSTINE **USGS Date** 1956 **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine **In City Limits?** ☒yes ☐no ☐unknown **County** St. Johns
Township 7S **Range** 30E **Section** 18 **¼ section:** ☐NW ☐SW ☐SE ☐NE **Irregular-name:** _____
Tax Parcel # 1970400000 **Landgrant** _____
Subdivision Name _____ **Block** _____ **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

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

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

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02468

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood 2 panel door with 8 square lights; wood trim

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

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

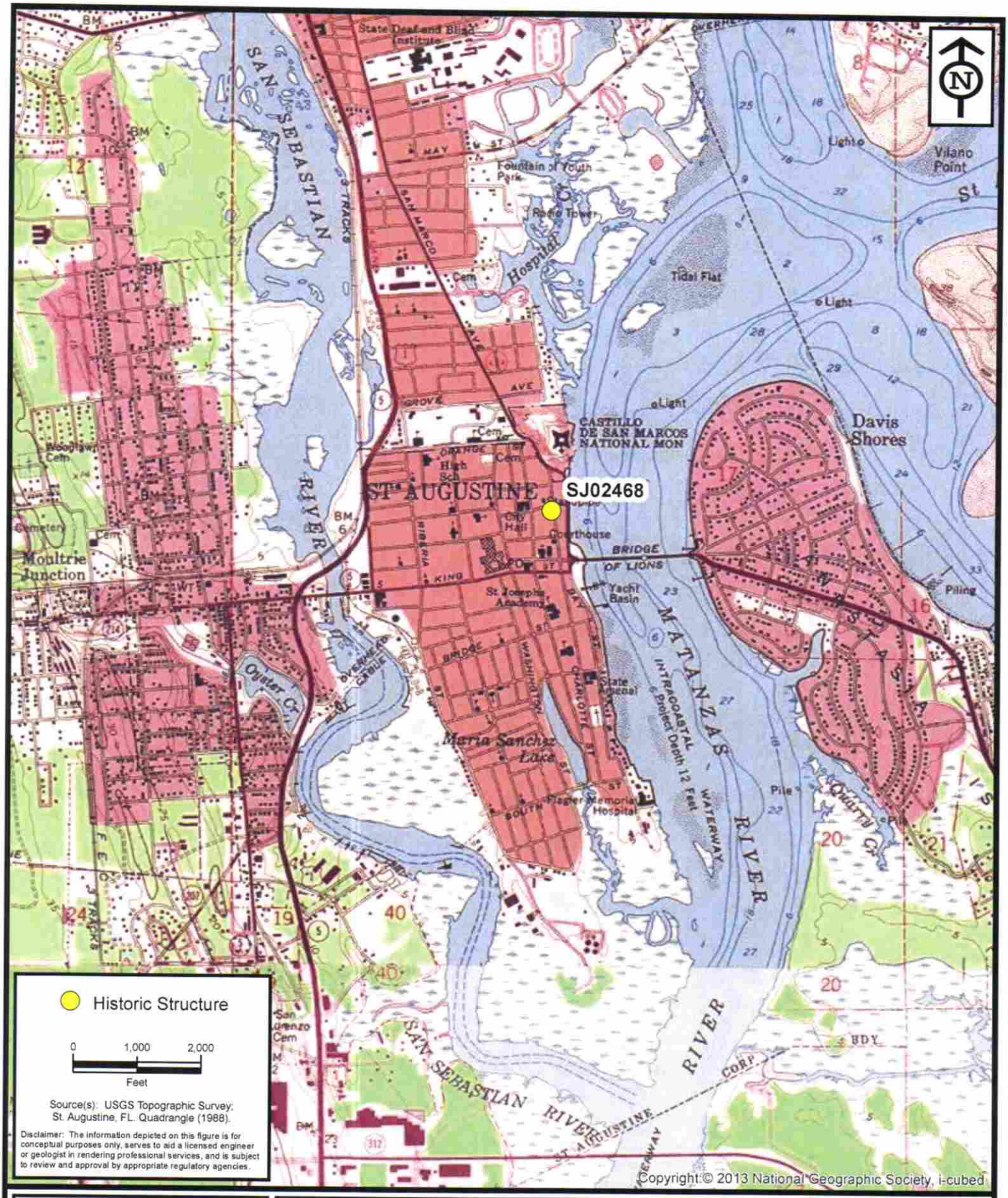
RECORDER INFORMATION

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

Required Attachments

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

Staff Report pg 16



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

Project Location - SJ02468

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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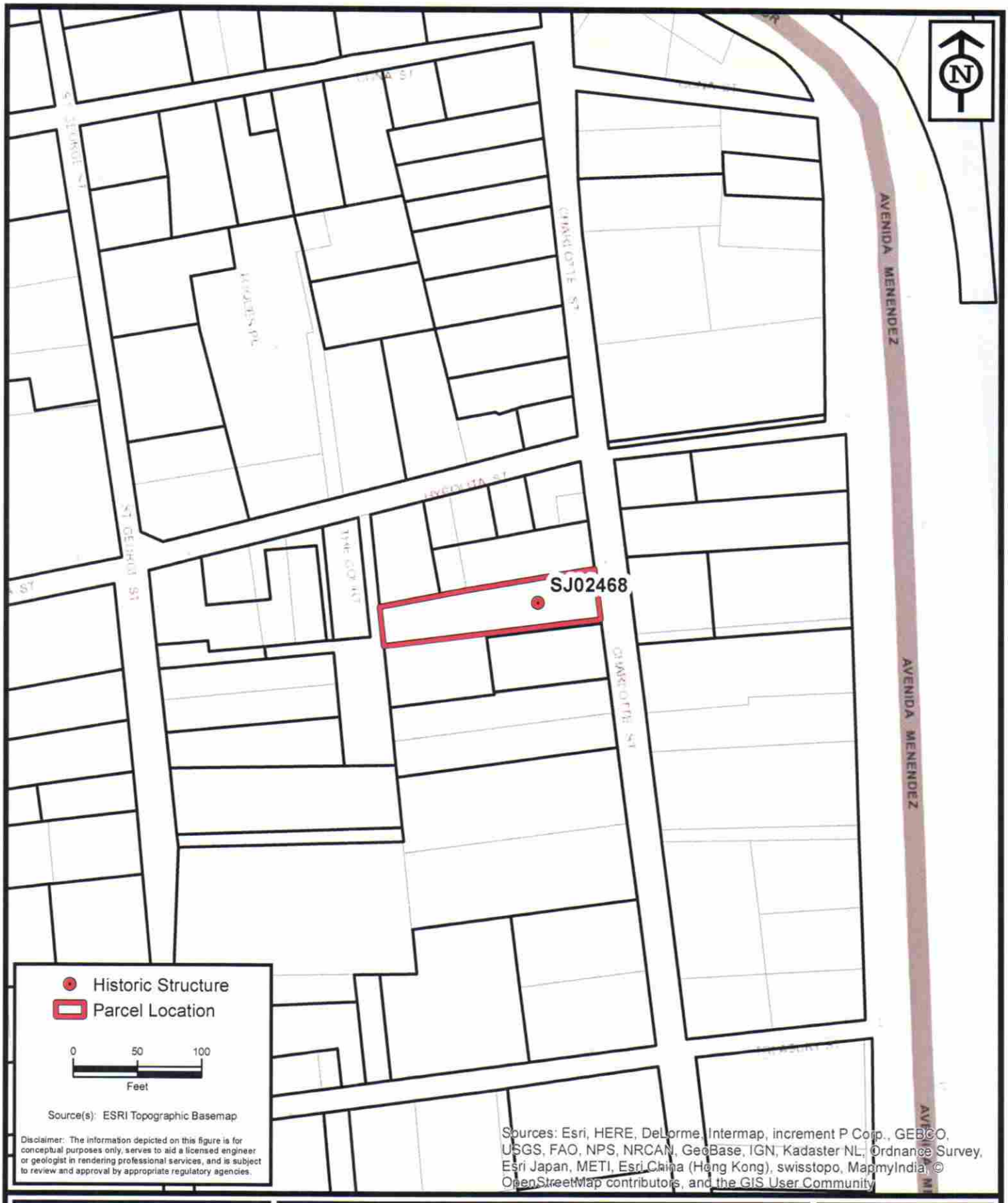
SJ02468



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

Parcel Location - SJ02468

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ02468

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

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

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

HISTORY

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

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

DESCRIPTION

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

4/1 DHS.

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ02468

DESCRIPTION (continued)

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

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

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

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

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

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

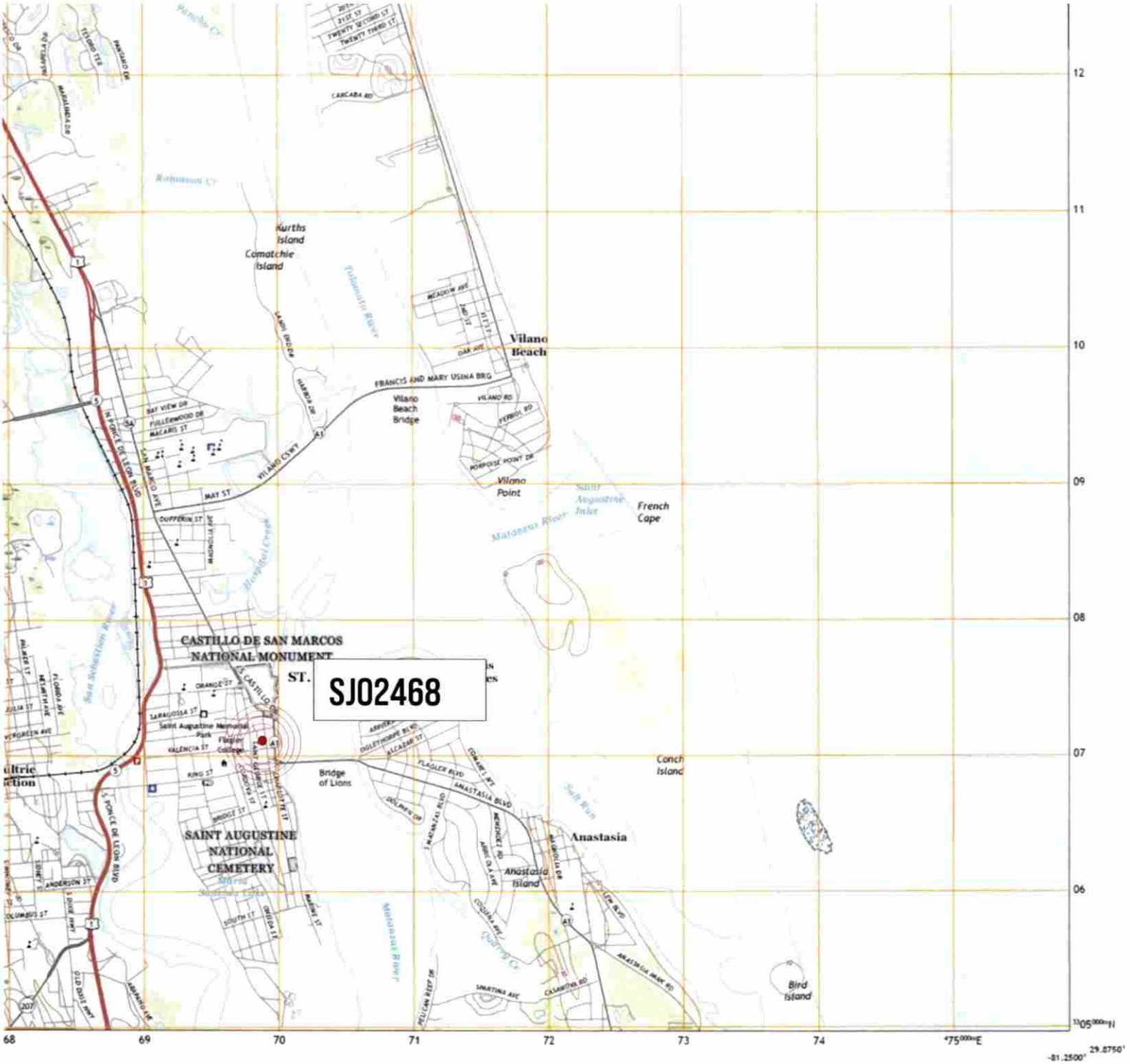
RECORDER INFORMATION

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

Required Attachments

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

Staff Report pg 20



SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

QUADRANGLE LOCATION

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

ADJOINING QUADRANGLES

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

SAINT AUGUSTINE, FL
2018

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

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Overview

Legend

☐ Parcels

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

N

UF | Historic Preservation UNIVERSITY of FLORIDA

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

FMSF: SJ02468

Date: 02/25/2021

● Historic Building

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

Hemingway House
INN
BED & BREAKFAST
INFO

FOR NOVEMBER 16, 2023 HARB MEETING

See New Material Submitted by the Applicant under COA HP2023-0064 (52 Charlotte Street)

October 19, 2023

Southern Construction
4 Remington Road
Ormond Beach, FL 32137

cc: Baijanti Estates, LLC

Re: Certificate of Appropriateness – 54 Charlotte Street – HP2023-0065

Dear Mr. Grande,

On October 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove the existing driveway and walkways and install pervious pavers.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the November 16, 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 November 6, 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.:	HP2023-0065
Applicant:	Southern Construction
Owner:	Baijanti Estates, LLC
Address:	54 Charlotte Street
Parcel Number:	1970400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove the existing driveway and walkways and install pervious pavers.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 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 October 19, 2023, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- _____
- November 16th, 2023
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of October, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0065

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 19th day of October, A.D., 2023.

_____
Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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

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

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

September 21, 2023

Southern Construction
4 Remington Road
Ormond Beach, FL 32137

cc: Baijanti Estates, LLC

Re: Certificate of Appropriateness – 54 Charlotte Street – HP2023-0065

Dear Mr. Grande,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove the existing driveway and walkways and install pervious pavers.

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.:	HP2023-0065
Applicant:	Southern Construction
Owner:	Baijanti Estates, LLC
Address:	54 Charlotte Street
Parcel Number:	1970400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove the existing driveway and walkways and install pervious pavers.

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-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- -Return with site plan as allowed by public works
- -Tremron in rear only
-
- October 19
-
-
-

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. HP2023-0065

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

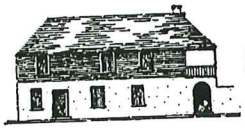
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

RECEIVED

AUG 22 2023

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0065

Receipt No. 2700824

Meeting Date: September 21, 2023

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

1. NAME OF APPLICANT DAVID GRANDE

   Business (if applicable) SOUTHERN CONSTRUCTION

   Address 4 REMINGTON RD

   City ORMOND BCH State FL Zip Code 32174

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

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

2. NAME OF PROPERTY OWNER ERICKA PATEL

   Business (if applicable) _____

   Address 54 [redacted] CHARLOTTE ST.

   City ST. AUGUSTINE State FL. Zip Code 32084

   Daytime telephone (required) 8587059075 E-mail address ERIMAR.PATEL@GMAIL.COM

3. PROJECT STREET ADDRESS [redacted] 54 CHALOTTE ST. ST. AUGUSTINE

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE B+B PROPOSED USE B+B

6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

REPLACE EXISTING DRIVEWAY AND WALKWAYS WITH STONE PAVERS

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DAVID GRANDE

SIGNATURE OF APPLICANT _____ DATE 8/22/23

PRINT OWNER'S NAME Ericka Patel

SIGNATURE OF OWNER X _____ DATE 8/22/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

DG INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

If there is a particular paver pattern proposed beyond the example provided, please clarify this. Additionally, any proposed plant material should also be included with this application.

Project number: HP2023-0065 Project Address: 54 Charlotte Street

Reviewed by: Candice Seymour Date: 08/28/23

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: ~~325~~ 54 Charlotte ST Saint Augustine FL. 32084

Applicant's Name: DAVID GRAUDE Applicant's Signature: [signature]

Owner's Name: Erika Patel Owner's Signature: [signature]

03/26/14 14-0164_54 CHARLOTTE STREET.DWG 14.30 CADZ

MAP SHOWING SURVEY OF

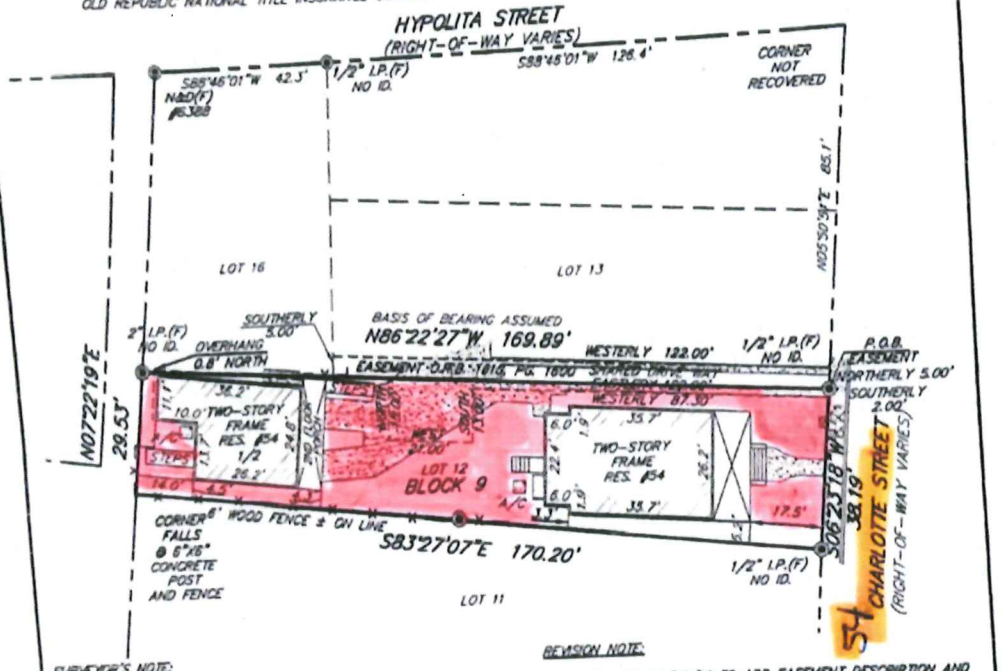
IN THE CITY OF ST. AUGUSTINE LOT NUMBERED TWELVE (12) OF BLOCK NINE (9), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, MADE BY GOULD T. BUTLER, C.E., DATED JUNE 15, 1923 AND FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, ON THE 4TH DAY OF OCTOBER A.D., 1923.

TOGETHER WITH AN EASEMENT ACROSS LOT (13) OF BLOCK NINE (9), OF THE CITY OF ST. AUGUSTINE, FLORIDA AS SET OUT AND DESCRIBED IN GRANT OF EASEMENT ACROSS LOT (13) OF BLOCK (9), OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS SET OUT AND DESCRIBED IN GRANT OF EASEMENT AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1010, PAGE 1800, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT (12) OF BLOCK NINE (9), THENCE RUN NORTHERLY 5.00 FEET TO THE NORTH EDGE OF A CONCRETE RIBBON; THENCE RUN WESTERLY 122.00 FEET ALONG NORTH EDGE CONCETE RIBBON A DISTANCE OF 122.00 FEET; THENCE RUN SOUTHERLY 5.00 FEET TO THE NORTH PROPERTY LINE OF LOT (12) OF BLOCK NINE (9); THENCE RUN EASTERLY ALONG SAID SOUTH PROPERTY LINE A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
RODNEY E. HOLEMAN
HARBOR COMMUNITY BANK
McCLURE BLOODWORTH PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



SURVEYOR'S NOTE:

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT #20-2014-000076-A3, EFFECTIVE DATE: MARCH 24, 2014 @ 11:00PM

REVISION NOTE:

1. REVISED ON 04/02/14 TO ADD EASEMENT DESCRIPTION AND EDIT CERTIFICATIONS.

AREA = 0.13 ± ACRES
OR ±, 5 753sq. ft.

LEGEND

A/C – AIR CONDITIONER PAD
ID. – IDENTIFICATION
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM
RES. – RESIDENCE
℄ – CENTERLINE
+ – DENOTES NOT TO SCALE
I.P.(S) – 5/8" IRON ROD SET (LANDTECH)

GRAPHIC SCALE
30 0 15 30

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not researched this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- Nothing hereon shall be interpreted to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the real field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency Filter Map No. 12015S-0318H effective date 09/02/04 the property described hereon appears to lie in Zone AE(9')
- Basis of bearing structure SEE SURVEY
- Basis of elevations: N.G.V.D.

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
14-0164	03/12/14	1"=30'	667/17	N.H.F.	M.H.

TYPE BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
8100 A1A SOUTH, SUITE A
ST AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

TREMRON®
WE MAKE IT EASY

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

PERVIOUS PAVERS

Home / Pavers / Pervious Pavers

- AQUA PAVER
- SF RIMA
- 4X8 PERMEABLE
- OLDE TOWNE PERMEABLE
- TURF BLOCK
- PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

Application pg 15

tremron.com/pavers/pervious-pavers

TREMRON®

HOME PRODUCTS INSPIRATION CATALOG COMPANY RESOURCES

Sierra

PERVIOUS PAVERS OLDE TOWNE

PRODUCT CODE: PV21340E

THICKNESS: 2-¾" (60MM)

DIMENSIONS: 6"X4", 6"X6", 6"X9"

SF PER CUBE: 124

CUBE WEIGHT: 3330 LBS

FINISH: STANDARD

PERVIOUS PAVERS PHOTOS

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

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

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

WARRANTY DEED

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

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

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

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

COPY

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

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

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

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

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

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

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

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

Witness Signature: _____ _____
RODNEY E. HOLEMAN

Printed Name: Rich D'Bozier

Witness Signature: _____

Printed Name: Carol A Lagasse

COPY

State of Florida
County of St Johns

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

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab

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

Owner Information

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

Map

Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$382,541	$3,029	$420,350	$0	$0	$805,920	$805,920	$0	$805,920
2021	$370,039	$3,066	$420,350	$0	$0	$793,455	$793,455	$0	$793,455
2020	$457,235	$3,103	$464,100	$0	$0	$924,438	$821,886	$152,552	$771,886
2019	$401,636	$3,139	$331,500	$0	$0	$710,100	$179,843	$580,257	$129,843
2018	$337,242	$3,176	$205,530	$0	$0	$545,948	$545,948	$50,000	$495,948
2017	$346,984	$3,213	$205,530	$0	$0	$555,727	$548,910	$56,817	$498,910
2016	$334,574	$3,250	$185,640	$0	$0	$523,464	$523,102	$50,362	$473,102
2015	$364,310	$2,734	$170,722	$0	$0	$537,766	$537,766	$50,000	$487,766
2014	$142,980	$2,734	$170,722	$0	$0	$316,436	$305,832	$60,604	$255,832
2013	$145,609	$2,734	$170,722	$0	$0	$319,065	$301,312	$67,753	$251,312
2012	$122,835	$2,718	$170,722	$0	$0	$296,275	$296,275	$50,000	$246,275
2011	$126,735	$2,718	$190,612	$0	$0	$320,065	$320,065	$50,000	$270,065
2010	$128,684	$2,718	$212,160	$0	$0	$343,562	$343,562	$50,000	$293,562

Building Information

Building 1
Building Value $392,233
Year Built 1915
Actual Area 2604
Conditioned Area 2004
Use Bed & Breakfasts
Style 04
Exterior Wall Wood

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

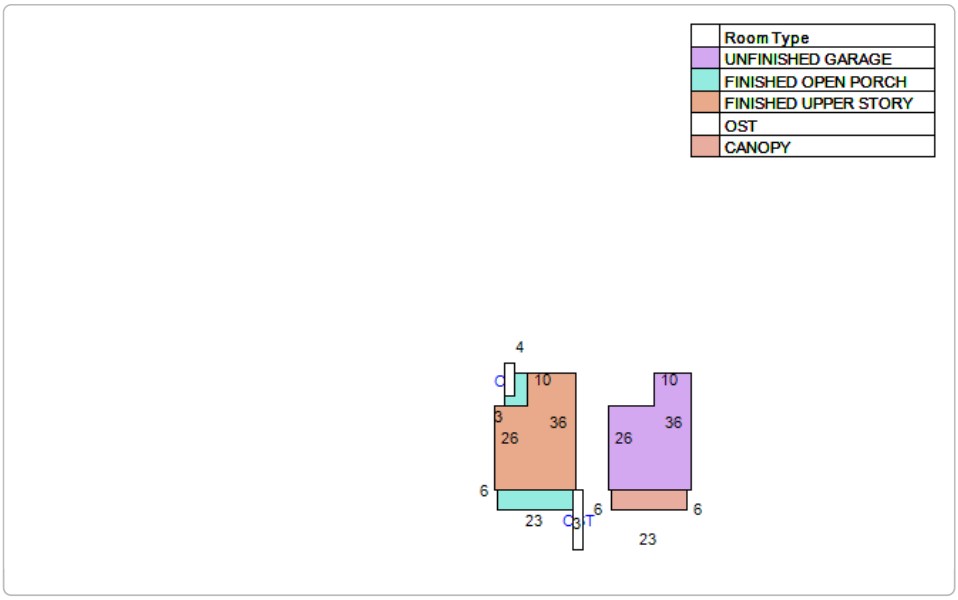
Description	Square Footage
FINISHED UPPER STORY	936
FINISHED OPEN PORCH	234
BASE AREA	936
ADDITION	132
FINISHED OPEN PORCH	234
FINISHED OPEN PORCH	132
Total SqFt	2604

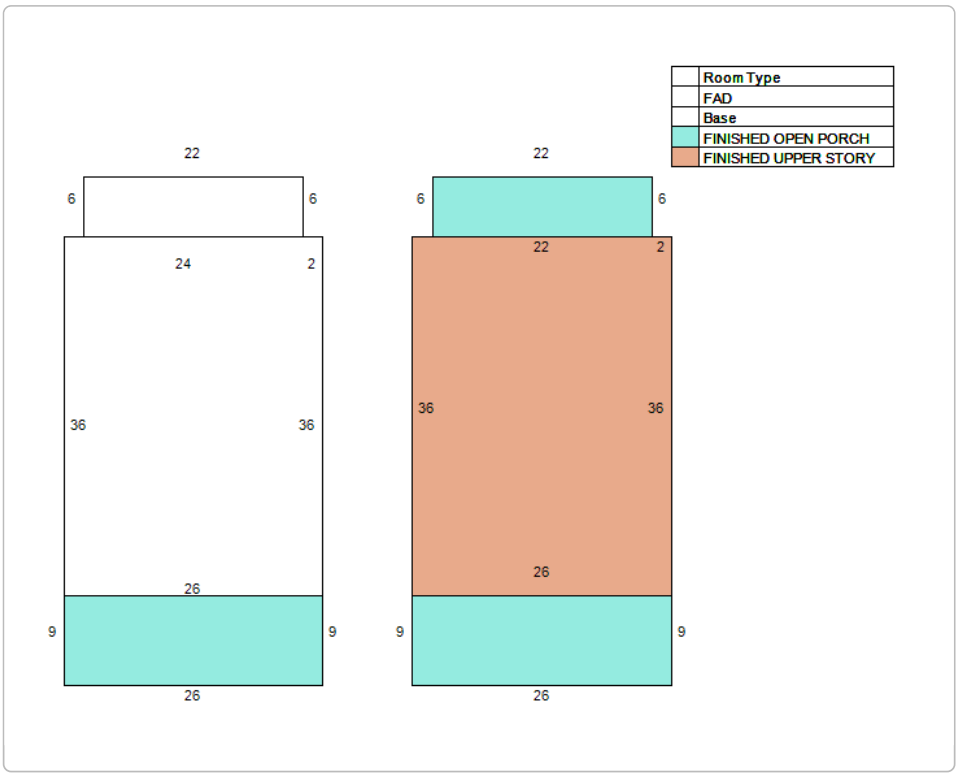
Building 2
Building Value $147,269
Year Built 1925
Actual Area 1969
Conditioned Area 800
Use Bed & Breakfasts
Style 04
Exterior Wall Wood

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

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

Sketch Information





Extra Feature Information

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

Land Information

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

Sale Information

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

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
BAIJANTI ESTATES, LLC

Filing Information

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

Principal Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Mailing Address

52 CHARLOTTE ST
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Name Changed: 04/01/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- REINSTATEMENT	View image in PDF format
06/18/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0062 Address: 56 Carrera Street

R K S Construction & Design, Inc.– Applicant
BCS Acquisition Group, LLC – Owner

Project description: For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation. *Continued from September 21, 2023*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00348
National Register:	Model Land Company NRD: Contributing	Construction date:	c. 1911-1914
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2040700000		
Agenda Item:	6(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the north side of Carrera Street between Riberia Street and N. Ponce de Leon Boulevard (US Hwy 1). The Frame Vernacular residence, constructed between 1911 and 1914, shares a lot with 56-1/2 Carrera Street to the west and both buildings are contributing to the Model Land Company National Register Historic District.

This application was continued at both the September 21, 2023 and October 19, 2023 hearings to allow the applicant time to provide plans to mitigate impactful alterations to the building fenestration, particularly on the front elevation where the second story balustrade was shortened to accommodate larger replacement windows sitting proud of the window openings, and inappropriately sized and designed front doors installed with improper framing. The applicant has provided existing and proposed drawings which show proposed mitigation for these front elevation changes. The HARB generally requires additional information including window and door specifications that show size, material, and design. These were not provided by the applicant as of the drafting of this staff report but may be addressed during the meeting if the Board allows.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. These remain unchanged from previous hearings.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition** at **56 Carrera Street:**

1. **CONTINUE** the application to allow that applicant time to provide additional information including replacement window and door specifications for the front elevation.
2. **APPROVE** the application with proposed mitigation of the front elevation with the following conditions and findings:
    a. Conditions:
        i. That specifications for the windows and doors provided by the applicant during the meeting are sufficient and consistent with the architectural design of the building, including simulated divided lites with raised muntin profiles if deemed necessary; AND,
        ii. Any future window replacement being considered is addressed or additional HARB review may be required; AND,
        iii. Documentation is/will be provided to ensure that the proposed windows will be installed within the window openings in a manner that matches or is compatible with the previously existing windows.
    b. Findings:
        i. That the proposed mitigation for the front elevation windows and doors is consistent with the previous condition of the building; AND,
        ii. Mitigation, along with existing replacement windows on secondary elevations, which are not being modified, will not impact the architectural integrity of the building in such a way that it may no longer be considered a contributing building to the Model Land Company National Register Historic District in a future update.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already completed replacement of 19 wood windows with vinyl windows
2. Change to fenestration of second story enclosed porch (original rail height reduced to install larger windows—See proposed plan for mitigation in application packet)
3. Inappropriately sized replacement doors on the front elevation (See proposed plan for mitigation in application packet)

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to other Frame Vernacular structures of the same age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but architecturally contributes to the streetscape and National Register District in which it is located. The wood windows which have been removed were a character-defining architectural feature of the structure and inappropriate alterations to the fenestration, including modifications to the second story enclosed porch and two front entry doors changes the overall appearance of building. Overall, the unapproved and unpermitted work has negatively impacted the architectural integrity of this contributing building to the district.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The recently adopted Partial Demolition Ordinance requires that partial demolition of character defining architectural features on structures contributing to National Register Historic Districts may be evaluated and approved with the consideration of appropriate replacements in material and/or design. The vinyl replacement windows are inappropriate because they do not replicate the previously existing window designs in scale, use of exterior muntins with raised profile, etc.. In the case of the front elevation, the ill-fitting doors and increased size of the second story windows with resulting impacts to the railing below are inappropriate alterations to the original fenestration.

5. The historical or cultural merit of the structure. The building is designated as a contributing building to the Model Land Company National Register Historic District and is recorded in the Florida Master Site File. No historic or cultural associations with the building are known that would qualify it for listing individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While the structure as a whole is not proposed for demolition, partial demolition, via permanent removal and inappropriate replacement of the character-defining wood windows, has negatively altered the historic architecture of the building as evidenced when comparing earlier Google Streetview photographs of the building with current photographs. The wood 1/1 and 2/2 (likely true divided lite sashes with exterior muntins/raised profiles) were replaced with incompatible vinyl windows with interior muntins in various lite patterns including 1/1, 2/2, and 6/6. The new Partial Demolition Ordinance allows Staff or the Board to consider appropriate designs for replacement windows and doors that are appropriate in design and will not compromise the overall historic character and integrity of the structure.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular building that has been altered over time.

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

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that are difficult to reproduce. The replacement windows and changes in fenestration on the front elevation are significantly different in appearance, the doors are awkwardly framed and do not fit the existing openings, and the original second-story railing has been reduced in height to accommodate larger windows.

10. ***The justification for the proposed demolition.*** The applicant for this case is not the original owner that completed this non-compliant work. It is staff's understanding the work was done by the previous owner due to deterioration of the previously existing windows; however, no evidence of this has been provided.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR PARTIAL DEMOLITION REVIEW, CRITERIA FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

The building was built by 1914, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District. The replacement windows and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
56 Carrera Street

Front (south) Elevation

Front (south) Elevation (Streetview March 2021)

STAFF PHOTOGRAPHS
56 Carrera Street

STAFF PHOTOGRAPHS
56 Carrera Street

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56 Carrera Street

STAFF PHOTOGRAPHS
56 Carrera Street

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56 Carrera Street

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STAFF PHOTOGRAPHS
56 Carrera Street

STAFF PHOTOGRAPHS
56 Carrera Street

Staff Report pg 19

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ348 1009==

Site Name: 56 Carrera Street 830== Survey Date: 7807 820==

Address: 56 Carrera Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) E (block) pt. 7 (lot) 868==

868==

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

Address: P.O. Box 1643

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469140 (easting) 3306934 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Private Residence 838== Present Use: Private Residence 850==

Date: +1914 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weather w/cornerboards, drop siding, novelty shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/1, 1/1, attic louver 942==

Foundation: Concrete block piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

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

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-V crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

1980

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 56 Carrera Street was constructed between 1911 and 1914. A two-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

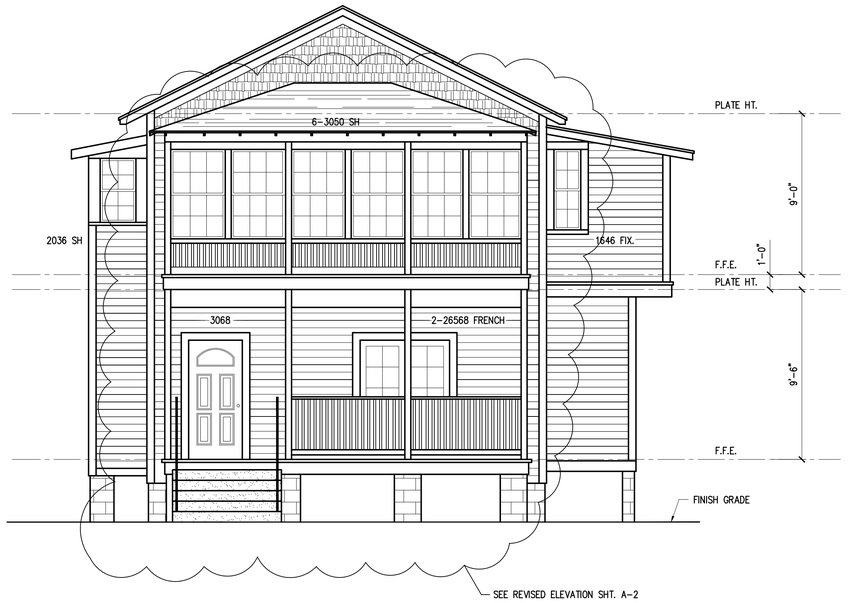
FOR NOVEMBER 16, 2023 HARB MEETING

COD (Partial) HP2023-0062 – 56 Carrera Street

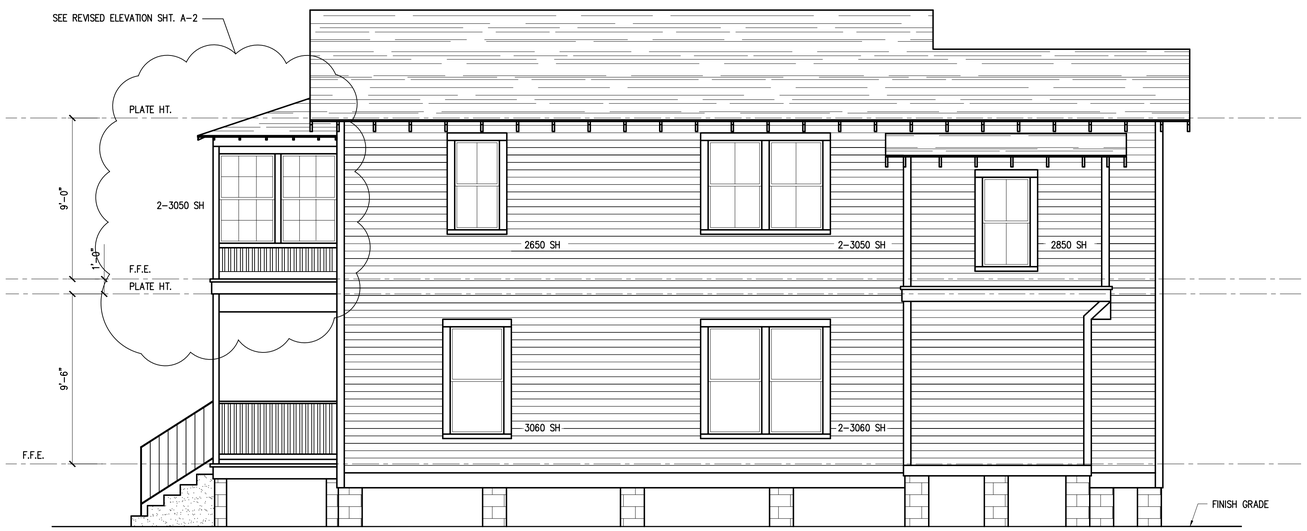
New Material Submitted by the Applicant

Received 11/06/2023
Planning and Building Department

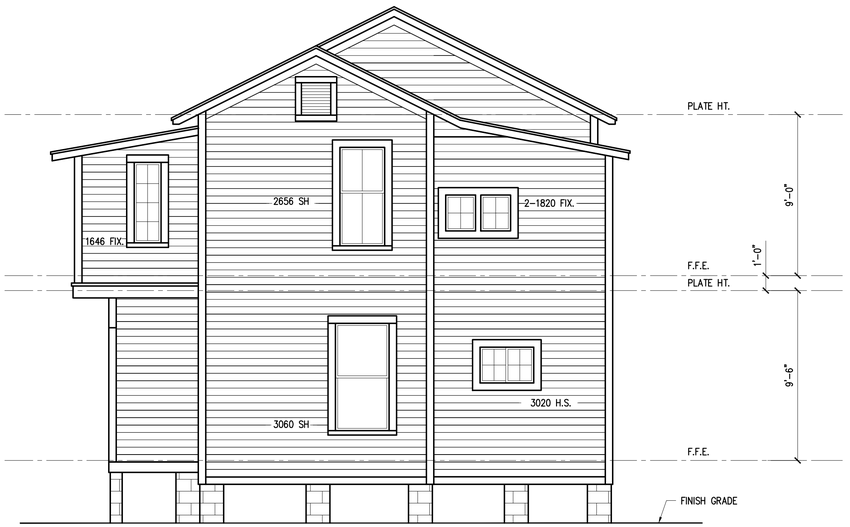
LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

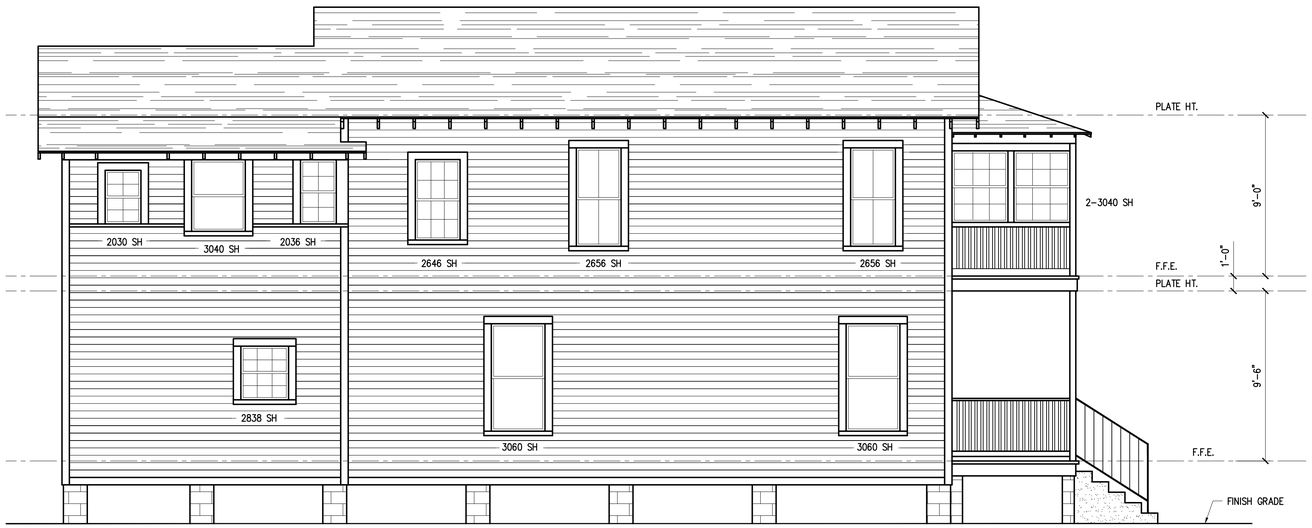
JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

56 CARRERA STREET
EXISTING EXTERIOR ELEVATIONS
ST. AUGUSTINE, FLORIDA

REV.	DATE	DESCRIPTION
0	11-03-23	IFP

JOB NO.	J2396
DRAWN:	JWJ
DATE:	11-03-23
SCALE:	SHOWN
DRAWING NO.	A-1

Received 11/06/2023
Planning and Building Department

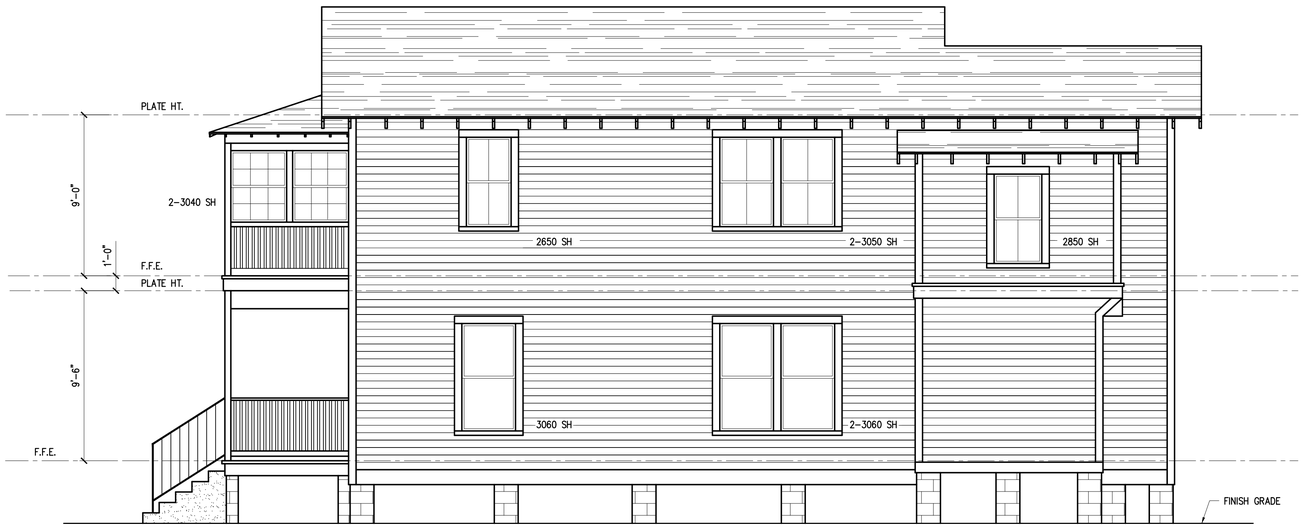


LEFT SIDE ELEVATION

1/4" = 1'-0" REVISED

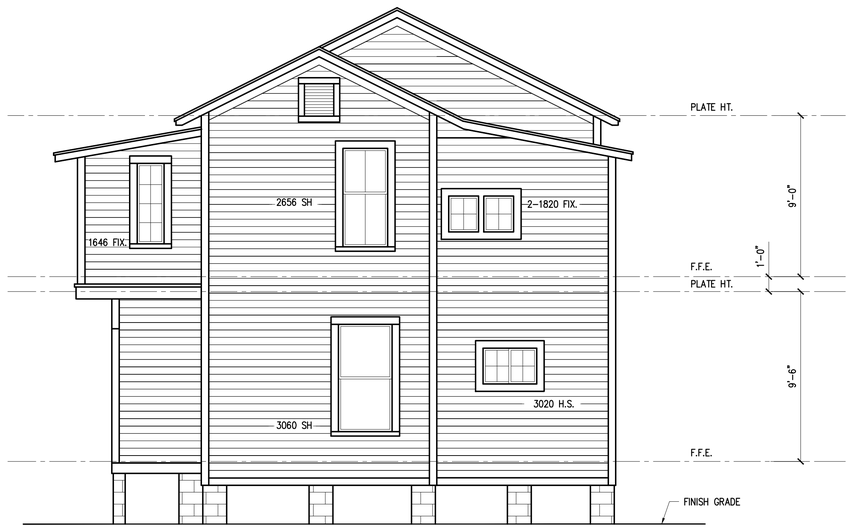
FRONT ELEVATION

1/4" = 1'-0" REVISED



RIGHT SIDE ELEVATION

1/4" = 1'-0" REVISED



REAR ELEVATION

1/4" = 1'-0"

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

56 CARRERA STREET
REVISED EXTERIOR ELEVATIONS
ST. AUGUSTINE, FLORIDA

REV.	DATE	DESCRIPTION
0	11-03-23	IFP

JOB NO. J2396
DRAWN: JWJ
DATE: 11-03-23
SCALE: SHOWN
DRAWING NO.
A-2

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

October 19, 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 October 19, 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 November 16, 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 November 6, 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 OCTOBER 19, 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 October 19, 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.
- _____
- November 16, 2023
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of October, 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 19th day of October, A.D., 2023.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

_____
Notary Public, State of Florida

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

FOR 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.

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0062

Receipt No. 2707244 Meeting Date September 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Joshua Strickland
   Business (if applicable) RKS Construction & Design inc
   Address 1545 St. Marks Pond Blvd
   City St. Augustine State FL Zip 32095
   Daytime telephone 904-315-0200 E-mail address Josh@1stfla.com

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

2. NAME OF PROPERTY OWNER Glenn Connelly
   Business (if applicable) BCS Acquisitions group LLC
   Address 12708 webbe ct
   City Jacksonville State FL Zip 32225
   Daytime telephone (required) 904-315-0200 E-mail address Connelly.G@att.net

3. PROJECT STREET ADDRESS 56 Carrera St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block E Subdivision Blocks 1E Parcel Number 2040700000

5. DATE OF CONSTRUCTION 1912 Source: Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:
   Exterior Doors/windows were replaced before purchase, requesting we pull permits and reinstall windows/doors correctly for inspections.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ☐ Photographs of existing conditions including façade of the building.
        - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Joshua Strickland DATE 24July23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Glenn Connelly DATE 24July 23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 56 Carrera St, ST. Augustine, FL 32082

Applicant's Name: Joshua Strickland Applicant's Signature: [signature]

Owner's Name: Glenn connelly Owner's Signature: [signature]

Instr #2023048813 BK: 5780 PG: 144, Filed & Recorded: 6/23/2023 11:37 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,745.00

Prepared by and return to:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441
File Number: **23-0788**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th day of June 2023** between **Twin Peaks Property Mgmt LLC, a Florida Limited Liability Company** whose post office address is **54 Carrera St., Saint Augustine, FL 32084**, grantor, and **BCS Acquisition Group LLC, a Florida Limited Liability Company** whose post office address is **5925 Farm Pond Road, Apex, NC 27523**, grantee:

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

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

LOT 7, BLOCK E, MODEL LAND CO'S SUBDIVISION OF BLOCKS E AND F, ST. AUGUSTINE FLORIDA, TO AMEND PLAT RECORDED IN BOOK OF MAPS NO. 1, PAGE 131, ST. JOHNS COUNTY RECORDS, APRIL 9, 1907 ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification Number: 204070-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2022**.

SIGNATURE PAGE WARRANTY DEED TWIN PEAKS PROEPRTY MGMT LLC

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

Signed, sealed and delivered in our presence:

Witness
Printed Name:_____

Witness
Printed Name Dawn Evans

Twin Peaks Property Mgmt LLC
a Florida Limited Liability Company

By: Joseph Scott Bebry
Its: Manager

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 6th day of June 2023 by Joseph Scott Bebry, Manager of Twin Peaks Property Mgmt LLC who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

LISA POUTRE
Commission # HH 371386
Expires April 13, 2027

Notary Public
Print Name: Lisa Poutre
My Commission Expires: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

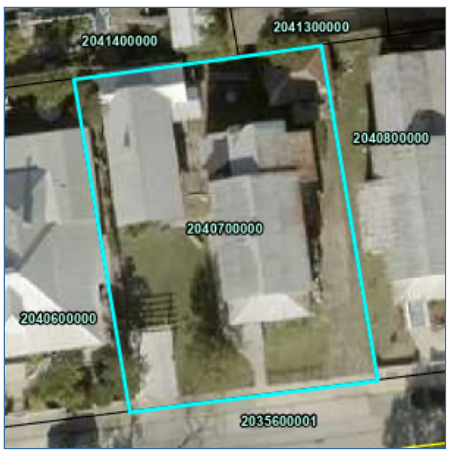
Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	2040700000
Location Address	56 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5780/144 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Bcs Aquistion Group LLC 100%
Mailing Address	5925 FARM POND RD APEX, NC 27523-0000

Map



Valuation Information

	2023
Building Value	$196,284
Extra Features Value	$930
Total Land Value	$249,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$446,414**
Total Deferred	$0
Assessed Value	**$446,414**
Total Exemptions	$0
Taxable Value	**$446,414**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$209,589	$1,814	$209,328	$0	$0	$420,731	$420,731	$0	$420,731
2021	$173,207	$1,814	$177,556	$0	$0	$352,577	$352,577	$0	$352,577
2020	$188,870	$1,814	$177,556	$0	$0	$368,240	$368,240	$0	$368,240
2019	$172,617	$991	$177,556	$0	$0	$351,164	$351,164	$0	$351,164
2018	$162,463	$991	$177,556	$0	$0	$341,010	$341,010	$0	$341,010
2017	$166,884	$991	$177,556	$0	$0	$345,431	$343,572	$1,859	$343,572
2016	$157,155	$991	$154,192	$0	$0	$312,338	$312,338	$0	$312,338
2015	$146,125	$991	$140,176	$0	$0	$287,292	$287,292	$0	$287,292
2014	$128,734	$991	$140,176	$0	$0	$269,901	$269,901	$0	$269,901
2013	$133,415	$991	$140,176	$0	$0	$274,582	$255,304	$19,278	$255,304
2012	$120,086	$991	$111,018	$0	$0	$232,095	$232,095	$0	$232,095
2011	$122,122	$991	$123,354	$0	$0	$246,467	$246,467	$0	$246,467
2010	$126,193	$991	$137,060	$0	$0	$264,244	$264,244	$0	$264,244

Building Information

Building 1
Building Value $152,144
Year Built 1912
Actual Area 2532
Conditioned Area 2238
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 5
Baths 3

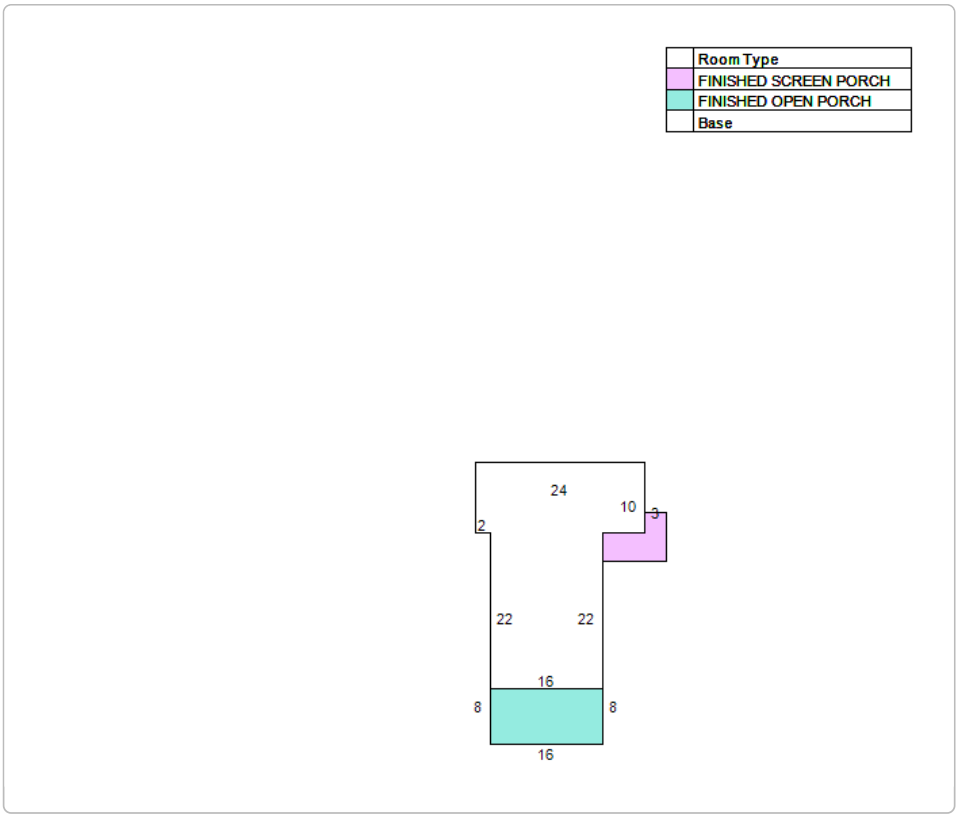
Description	Square Footage
FINISHED UPPER STORY	1108
BASE AREA	1108
BASE AREA	22
FINISHED SCREEN PORCH	147
UNFINISHED ENCLOSED PORCH	147
Total SqFt	2532

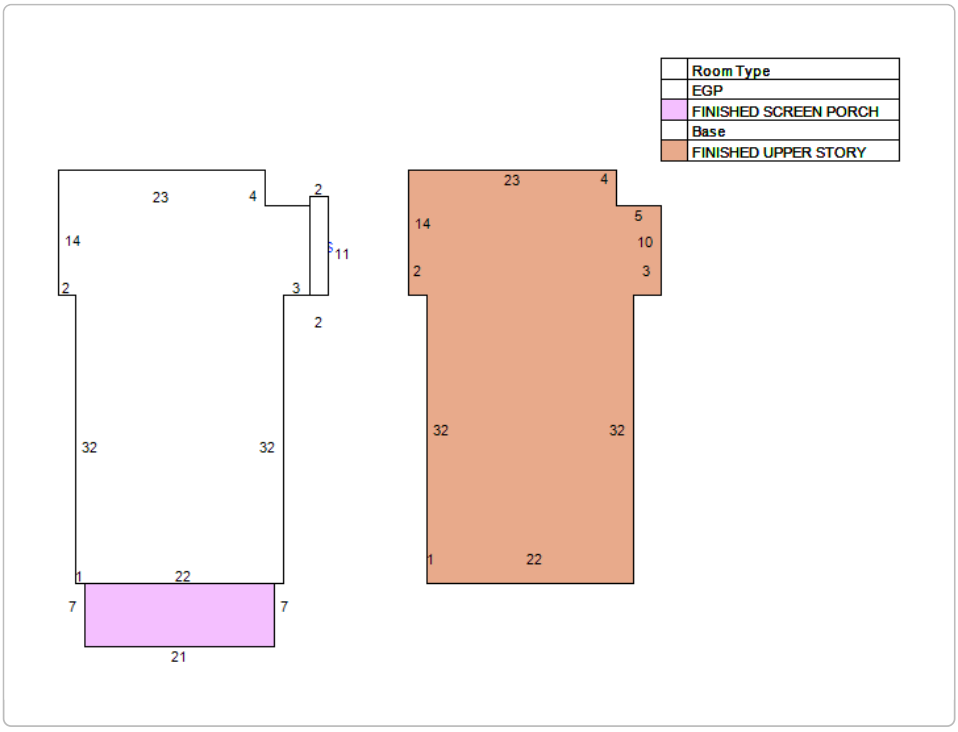
Building 2
Building Value $44,140
Year Built 1920
Actual Area 765
Conditioned Area 592
Use Single Family Residence
Style 01
Exterior Wall Wood Shingle, Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	592
FINISHED OPEN PORCH	128
FINISHED SCREEN PORCH	45
Total SqFt	765

Sketch Information





Extra Feature Information

Code Description	Status	Value
Carport (Mix)		930

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	94	70	EF	$249,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/23/2023	6/7/2023	$535,000.00	WARRANTY DEED	5780	144	Q	I	TWIN PEAKS PROPERTY MGMT LLC	BCS AQUISTION GROUP LLC
7/11/2022	7/8/2022	$100.00	WARRANTY DEED	5594	163	U	I	BEBRY JOSEPH SCOTT	TWIN PEAKS PROPERTY MGMT LLC
11/9/2021	11/9/2021	$320,400.00	WARRANTY DEED	5416	784	U	I	CROCKETTS PROPERTIES LLC	BEBRY JOSEPH SCOTT
6/1/2021	6/1/2021	$435,000.00	WARRANTY DEED	5279	1358	Q	I	GALLAGHER JAMES CANNON	CROCKETTS PROPERTIES LLC
4/8/2013	1/21/2013	$45,000.00	WARRANTY DEED	3712	232	U	I	GALLAGHER ANGIE M	GALLAGHER JAMES CANNON
	7/30/2007	$325,000.00	WARRANTY DEED	2959	1951	U	I	GALLAGHER MICHAEL F	GALLAGHER JAMES CANNON,ANGIE MARIE
	9/9/2004	$290,000.00	WARRANTY DEED	2280	1955	Q	I	GASTER LEONARD S	GALLAGHER MICHAEL F
	6/8/2004	$100.00	PERSONAL REP	2221	683	U	I	PITTMAN ELIZABETH S ESTATE BY PERS REP	GASTER LEONARD S
	2/27/2004	$0.00	LETTERS OF ADMN	2157	1593	U	I	PITTMAN ELIZABETH S ESTATE	PITTMAN ELIZABETH S ESTATE (LETT OF ADMIN)
	1/14/1998	$100.00	WARRANTY DEED	1290	370	U	I	PITTMAN ELIZABETH S TRUSTEE	PITTMAN ELIZABETH S
	6/3/1997	$100.00	OTHER INSTRUMENT	1245	1835	U	I	PITTMAN ELIZABETH S	PITTMAN ELIZABETH S TRUSTEE
	2/22/1991	$100.00	WARRANTY DEED	888	31	U	I	HELDERMAN RUSSELL,ALICE TRUSTEES	PITTMAN ELIZABETH S
	7/1/1990	$0.00		862	937	U	I		HELDERMAN RUSSELL,ALICE TRUSTEES

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/25/2023, 11:50:52 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
R K S CONSTRUCTION & DESIGN, INC.

Filing Information

Document Number	P03000039613
FEI/EIN Number	90-0067354
Date Filed	04/08/2003
State	FL
Status	ACTIVE

Principal Address

1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Changed: 03/21/2019

Mailing Address

1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Changed: 03/21/2019

Registered Agent Name & Address

STRICKLAND, ROY E
1545 ST. MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Address Changed: 03/21/2019

Officer/Director Detail

Name & Address

Title DP

STRICKLAND, ROY E
1545 ST. MARK'S POND BLVD
ST. AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2021	03/31/2021

2022	03/08/2022
2023	02/19/2023

Document Images

02/19/2023 -- ANNUAL REPORT	View image in PDF format
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03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
02/23/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
04/08/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
BCS ACQUISITION GROUP, LLC

Filing Information

Document Number	L13000019836
FEI/EIN Number	46-2134657
Date Filed	02/07/2013
Effective Date	02/07/2013
State	FL
Status	ACTIVE

Principal Address

5925 FARM POND ROAD
APEX, NC 27523

Changed: 03/15/2018

Mailing Address

5925 FARM POND ROAD
APEX, NC 27523

Changed: 03/15/2018

Registered Agent Name & Address

FLORIDA REGISTERED AGENT
2975 BEE RIDGE ROAD
SUITE C3
SARASOTA, FL 34239

Name Changed: 03/15/2018

Authorized Person(s) Detail

Name & Address

Title MGR

SMITH, SIDNEY S
5925 FARM POND ROAD
APEX, NC 27523

Title MGR

Connelly, Glenn W
12708 Wedge Court
Jacksonville, FL 32225

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	03/28/2022
2023	04/11/2023

Document Images

04/11/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
08/21/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
07/19/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
05/06/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, November 6, 2023 8:34 AM
To: Alex M. Daugherty
Cc: William Daugherty; George Daugherty; scott hill; Meredith H. Randolph
Subject: RE: Certificate of Demolition – 15 Lovett Street – HP2023-0052

Thank you for updating us on the status of your project. Unless otherwise instructed, we will submit the email below as a request to continue this application to the December 21, 2023 HARB meeting.

Have a great week!

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: Alex M. Daugherty <amd@wmdaugherty.com>
Sent: Friday, November 3, 2023 5:55 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: William Daugherty <wmd@wmdasset.com>; George Daugherty <gdaugherty13@gmail.com>; scott hill <scott@scottvhill.com>
Subject: Re: Certificate of Demolition – 15 Lovett Street – HP2023-0052

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.

Hi. Hope all is well.
We gave not heard from our architect, Bob Balch, about his next availability. Let's try to defer this again until he gets back to us regarding his return to FL.
Let us know how we can be most helpful.
Many thanks.
Alex Daugherty
805-452-3787

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0077 Address: 58 Hypolita Street

Applicant: The Tipsy Duck Parlor

Property Owner: Claude L. Jr. & Kristina G. Weeks

Project description: To replace an existing door on the east elevation, adjacent to Spanish Street, with a new design and add an awning above.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1940
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1981300000		
Agenda Item:	*****	Previous Action(s):	COA HP2022-0015

STAFF SUMMARY AND ANALYSIS:

1. This masonry vernacular building with a stepped parapet on the front façade, metal roof covering the gable roof, and stucco finish with unfinished block construction visible on the rear elevations, was constructed in 1940, according to the St. Johns County Property Appraiser. Located on the northwest corner of Hypolita and Spanish Streets in the Historic Preservation 3 Zoning district (HP-3), the building is non-contributing to the St. Augustine Town Plan Nation Register District and was constructed prior to design requirements which would have dictated that the building reflect one of the city's three colonial periods. Architectural features such as the 9/9 windows and multi-lite doors may have been added later to create a more colonial look.
2. The applicant is requesting alterations as detailed in the scope of work below.
3. The partially glazed replacement door is noted on the application as either having 6 lites, which would match the existing entry doors on the southeast corner of the building, or 9 lites, which is consistent with the number of lites in the existing window sashes. The applicant should clarify which lite configuration is proposed, and the HARB may suggest a preference. Per the Architectural Guidelines for Historic Preservation (AGHP), the door should be wood and match the architectural style of the building. The application does not clearly specify the material. Lites should have exterior muntins with a raised profile.
4. According to the AGHP, for pre-1821 architecture, awnings are not appropriate along a street façade. For post-1821 architecture, Fabric and canvas awnings are permitted if the design is representative of the style and period of the building and the design, color, edging and hardware reflect the style and period of the building. The proposed dome awning is not representative of the Spanish Colonial style common along the streetscape. If an awning were found to be appropriate along the streetscape by the HARB, a traditional awning of canvas material may reflect the style and period of the building more closely.
5. The applicant should clarify whether the existing sign above the secondary entrance, where the awning is proposed, will be moved, or removed. Signage on the awning is not appropriate. A new signage location may be approved administratively unless it does not meet AGHP or sign code requirements.
6. Justification for the proposed awning should be provided. It is unclear that weather protection is a driving factor for installation of the awning because the eave of the building is approximately 15" deep. The proposed awning would extend less than a foot beyond the eave.
7. There are not any apparent zoning concerns related to installation of the awning over the existing sidewalk. Signage is allowed above the sidewalk with a minimum height-to-bottom of 8'. It is not clear how high above the sidewalk the awning is proposed to be installed.

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 58 Hypolita Street**:

1. **CONTINUE** the proposed awning to allow the applicant time to consider an awning design/material more appropriate to the architectural style of the building and surrounding district.
2. **APPROVE** replacement of the existing door with a wood half lite door to match the existing main entrance doors with the condition that the door be wood, have exterior muntins with a raised profile, and the number of lites be clarified with a justification for the decision.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing door with a half-lite, 6 or 9 pane door painted to match existing color scheme. Material should be specified.
2. Install a dome awning above the secondary entrance along Spanish Street:
   a. 4' wide, 2' deep, 19" high
   b. Material to be clarified by applicant
   c. Color to be clarified by applicant

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.

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

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.

- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Windows and Window Treatments

Do...

- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't…

- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Pre-1821

Awnings should be white or natural canvas or sailcloth, and they should be supported on poles or a trellis, or made to roll up and down as balcony or loggia screens. Awnings are not appropriate on the street facade of a building.

Post-1821

Fabric and canvas awnings are permitted if the design is representative of the style and period of the building. The awning should not conceal important architectural features. The design, color, edging and hardware should reflect the style and period of the building.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
58 Hypolita Street

Southeast Elevation

Staff Report pg 7

STAFF PHOTOGRAPHS
58 Hypolita Street

Existing Window

Door Proposed for Replacement and Awning

Staff Report pg 8

STAFF PHOTOGRAPHS
58 Hypolita Street

Southeast Corner (Site of Previously Approved COA)

Staff Report pg 9

STAFF PHOTOGRAPHS
58 Hypolita Street

Building Views from the South

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0077

Receipt No. 2742744

Meeting Date: November 16, 2023

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

1. NAME OF APPLICANT Robert Geiger
   Business (if applicable) The Tipsy Duck Parlor
   Address 58 Hypolita Street
   City St Augustine State FL Zip Code 32084
   Daytime telephone 904-810-2284 E-mail Address robbecky02@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Len Weeks
   Business (if applicable) Len Weeks Construction
   Address 62 Hypolita Street suite 3
   City St Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-1626 E-mail address _____
3. PROJECT STREET ADDRESS 58 Hypolita Street
4. LEGAL DESCRIPTION: Lot 13 Block 17 Subdivision _____ Parcel _____
5. EXISTING USE no change PROPOSED USE no change
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 replace solid side door with 6 pane glass door w/ HORIZONTAL RAISED PANELS on the bottom to match EXISTING FRONT DOORS. -PAINTING to match EXISTING APPROVED COLOR.
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☒ New awning/canopy installation of awning above side door 4' wide, 2' deep, 19" high
- ☐ 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)

Installation of awning above side door, fronting Spanish Street, measuring 4' wide, 2' deep and 19" high and replacement of solid side door with 6 pane glass door.

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 Robert Geiger

SIGNATURE OF APPLICANT _____ DATE 10/06/23

PRINT OWNER'S NAME Len Weeks

SIGNATURE OF OWNER Len Weeks DATE 10/06/23

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2023-0077
58 Hypolita St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
AWNING/CANOPY - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable	Need	While the renderings provided are helpful, a simple scaled site plan noting the location and dimensions of the awning is generally required.
AWNING/CANOPY - Scaled elevation(s) showing the building façade and existing	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	Need	While the renderings provided are helpful, a simple scaled elevation noting the location and dimensions of the awning is generally required.
AWNING/CANOPY - Scaled detail of existing or proposed	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	Need	Drawing details of the awning, particularly a section indicating the proposed frame and fabric materials and colors, as well as an installation detail, are needed.
AWNING/CANOPY - Documentation of justification for changing	Documentation of justification for changing the existing awning/canopy and the extent of the affected area	Need	
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	While the renderings provided are helpful, a simple scaled elevation noting the location and dimensions of the door is generally required.
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	An elevation drawing with labeled dimensions would meet both this and the previous requirement.
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	

Other Details Necessary for Review

Please clearly identify proposed materials and color(s) for the awning.

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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: 58 Hypolita Street

Applicant's Name: Robert Geiger Applicant's Signature: _____

Owner's Name: Len Weeks Owner's Signature: Len Weeks

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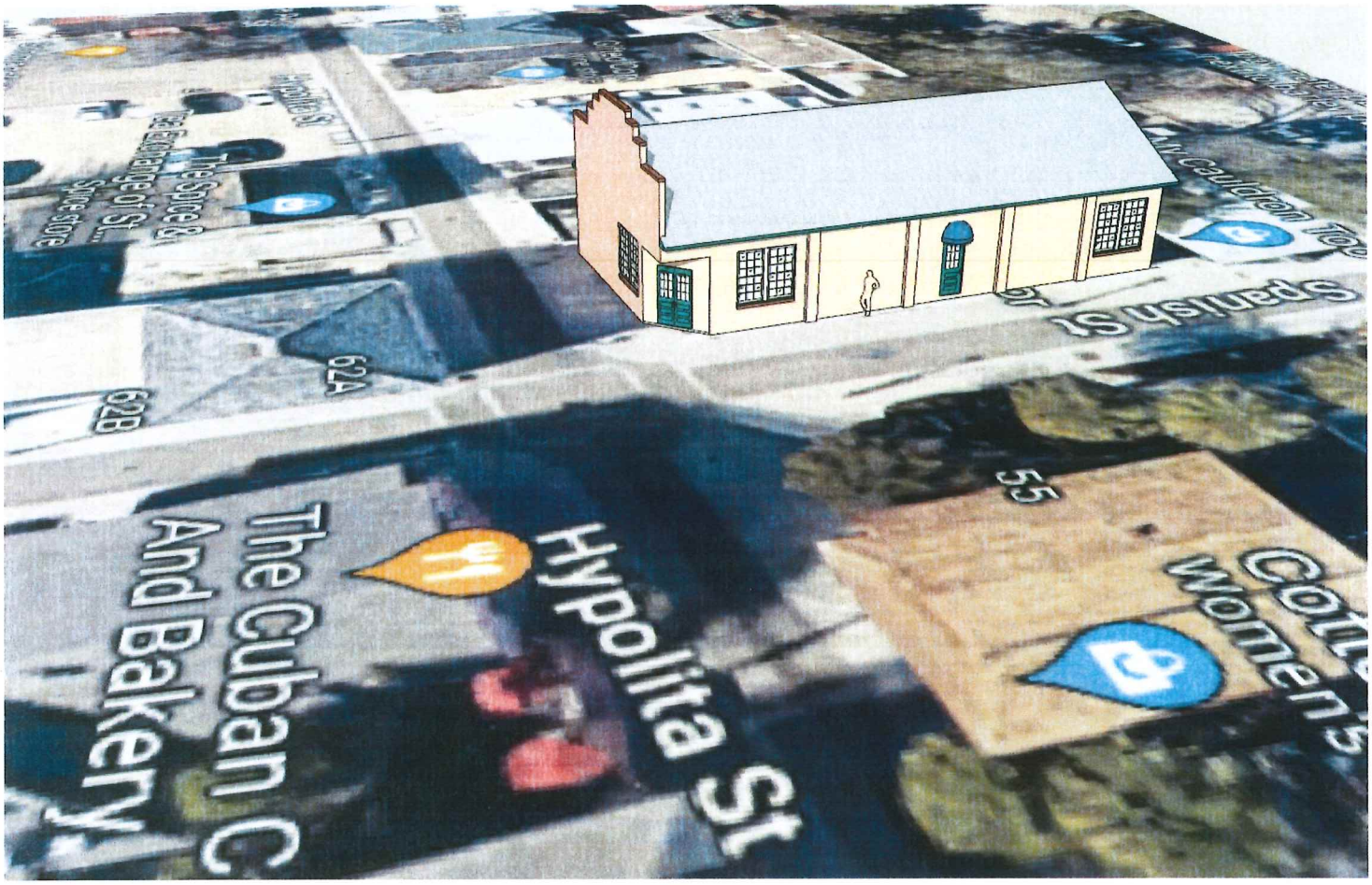

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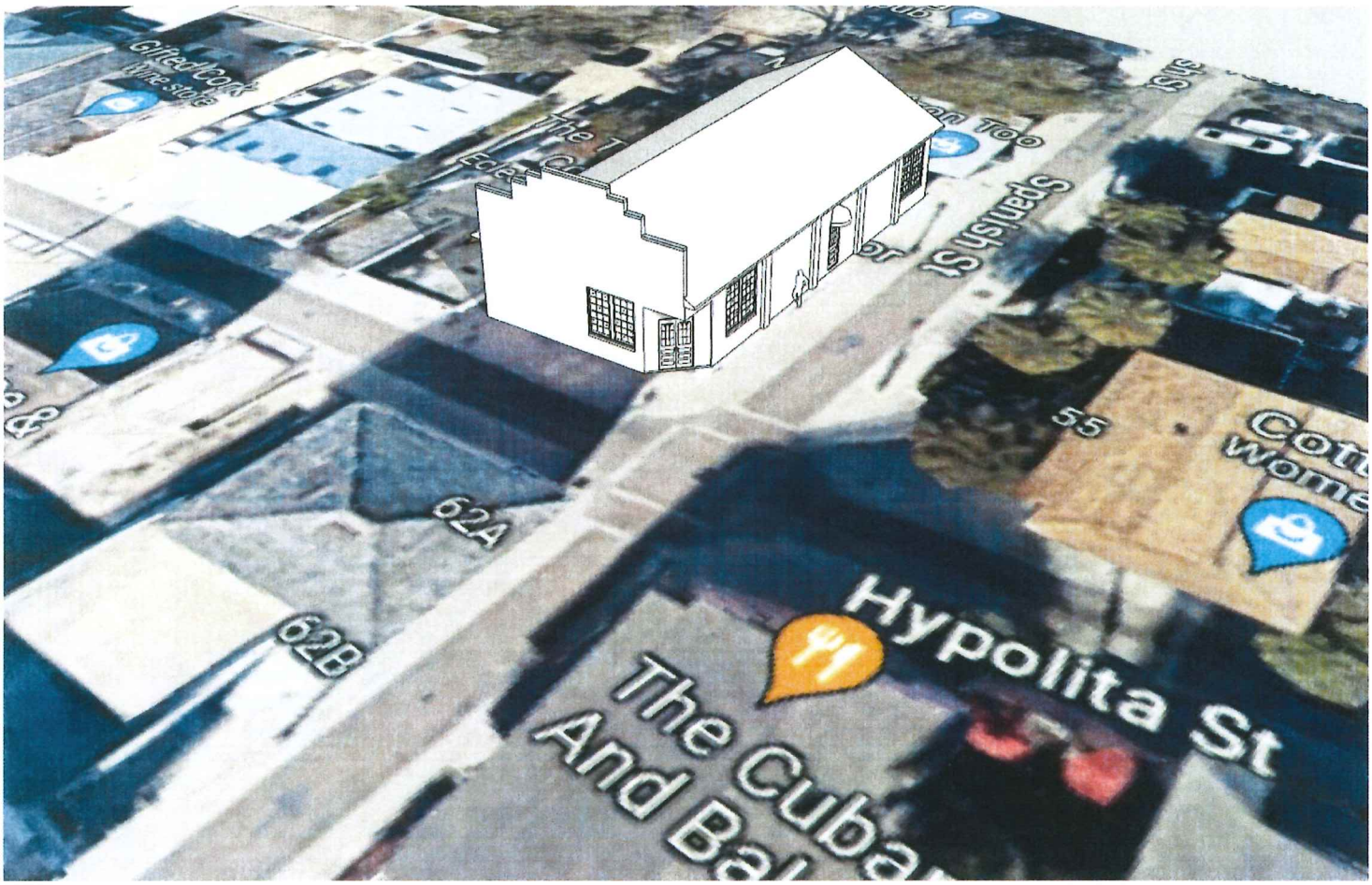

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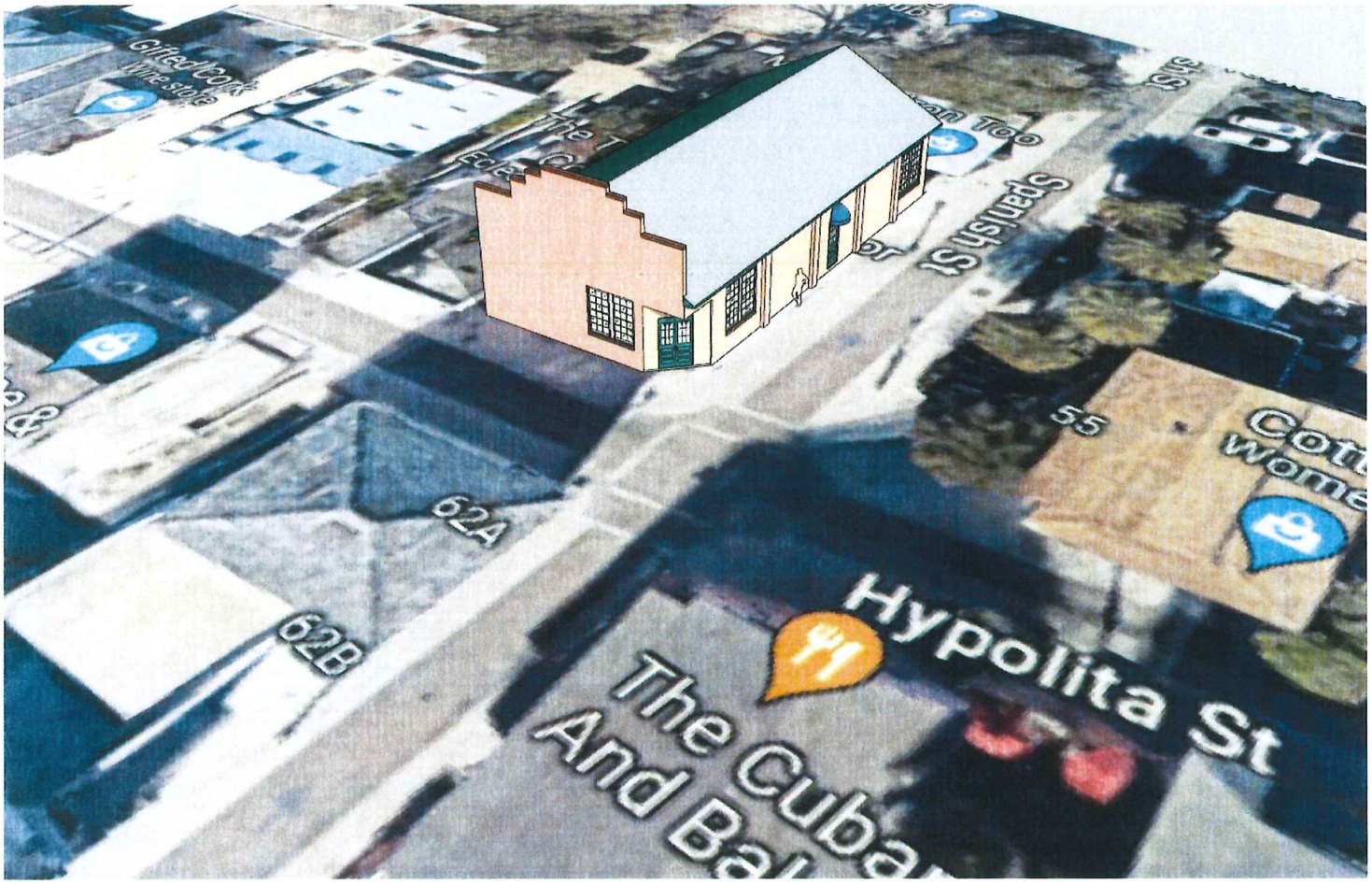

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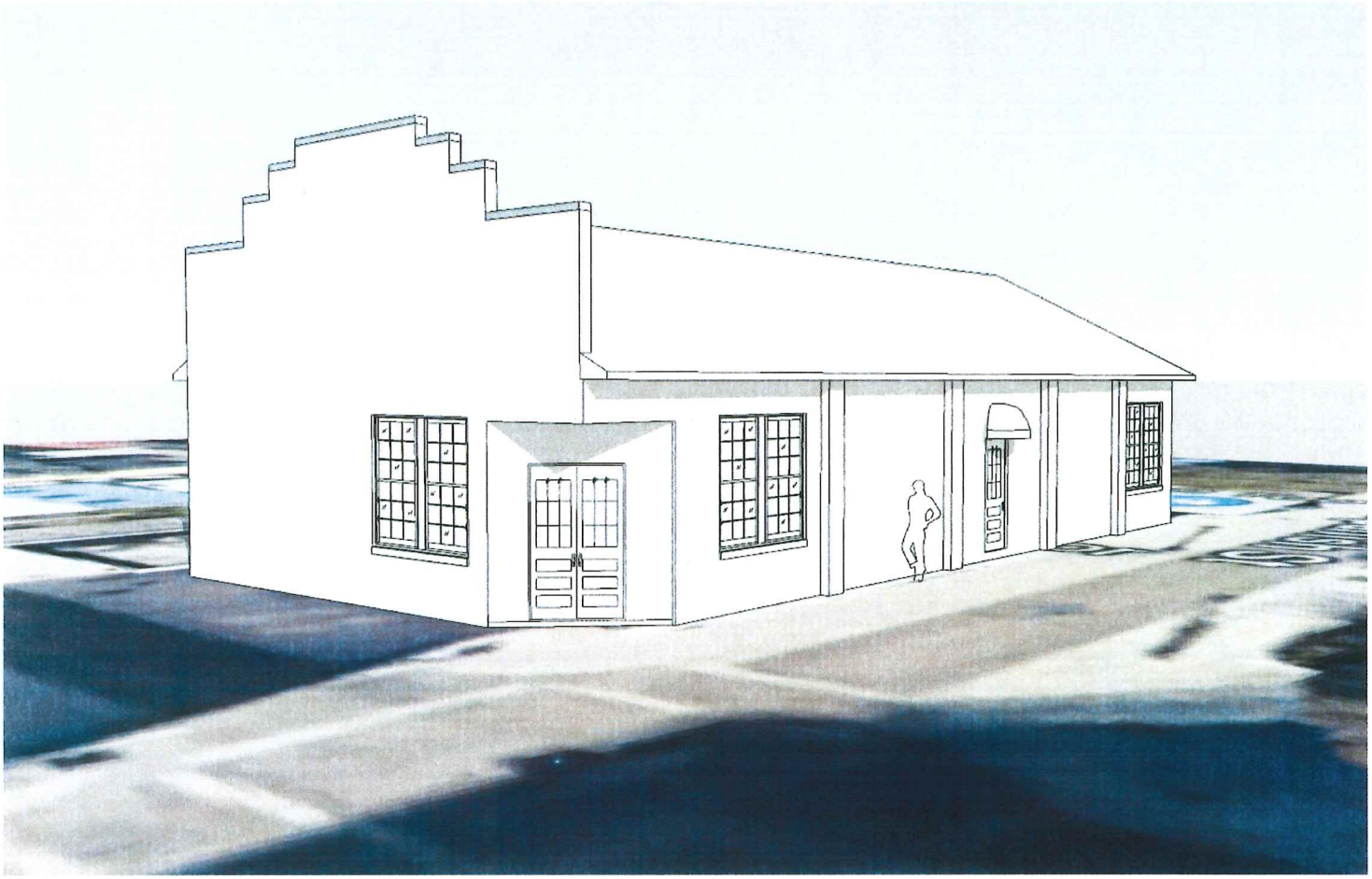

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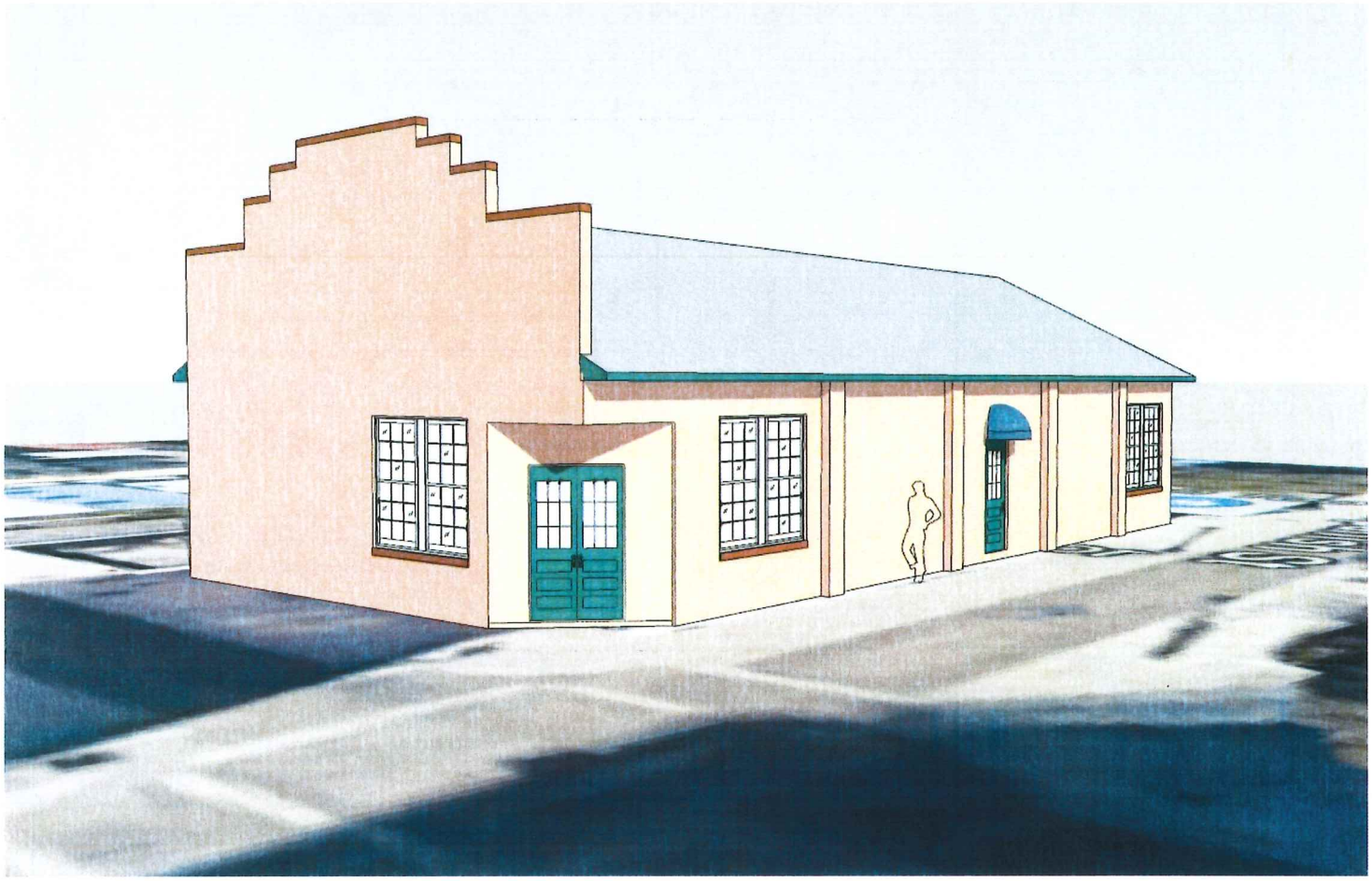

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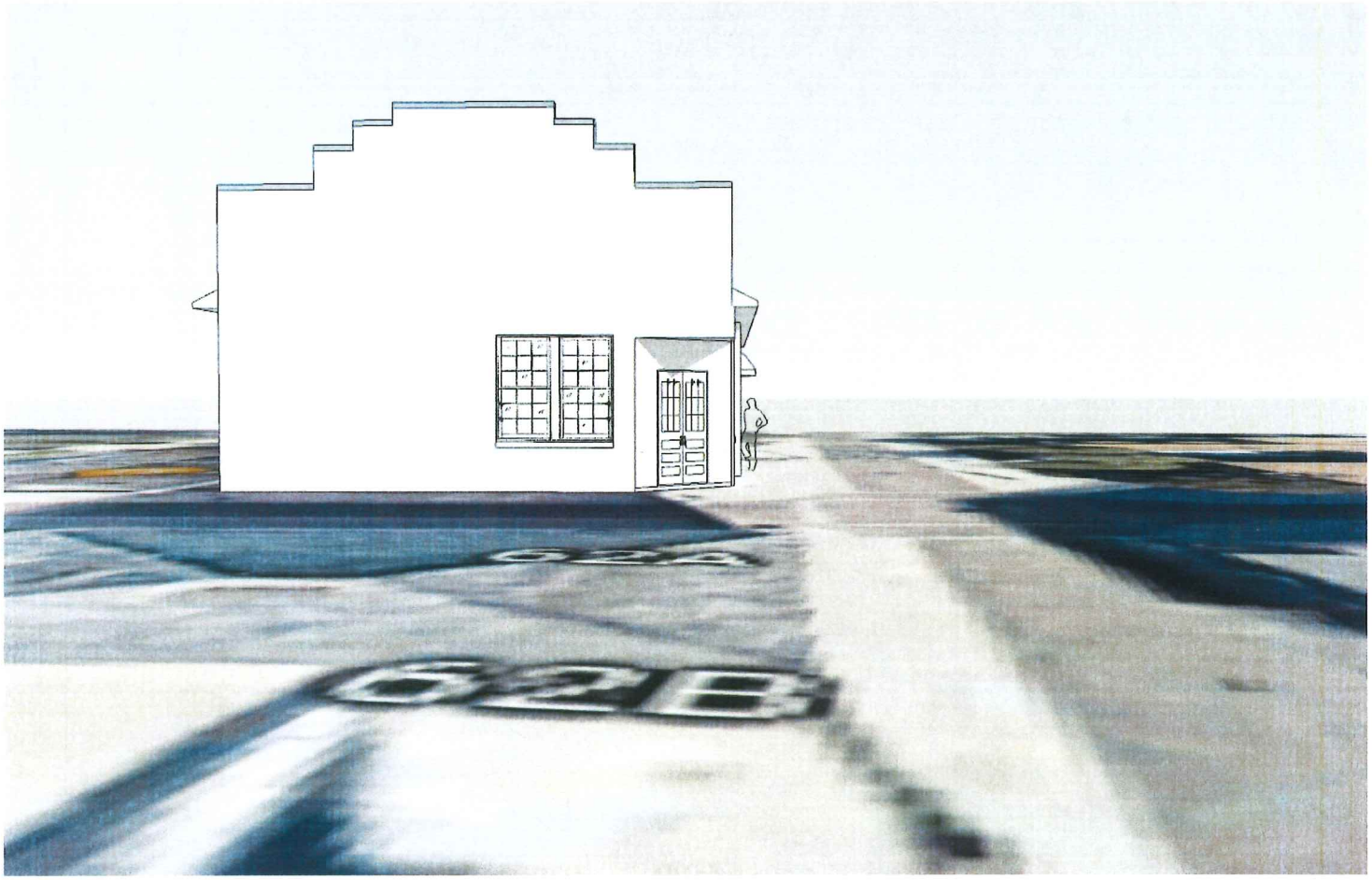

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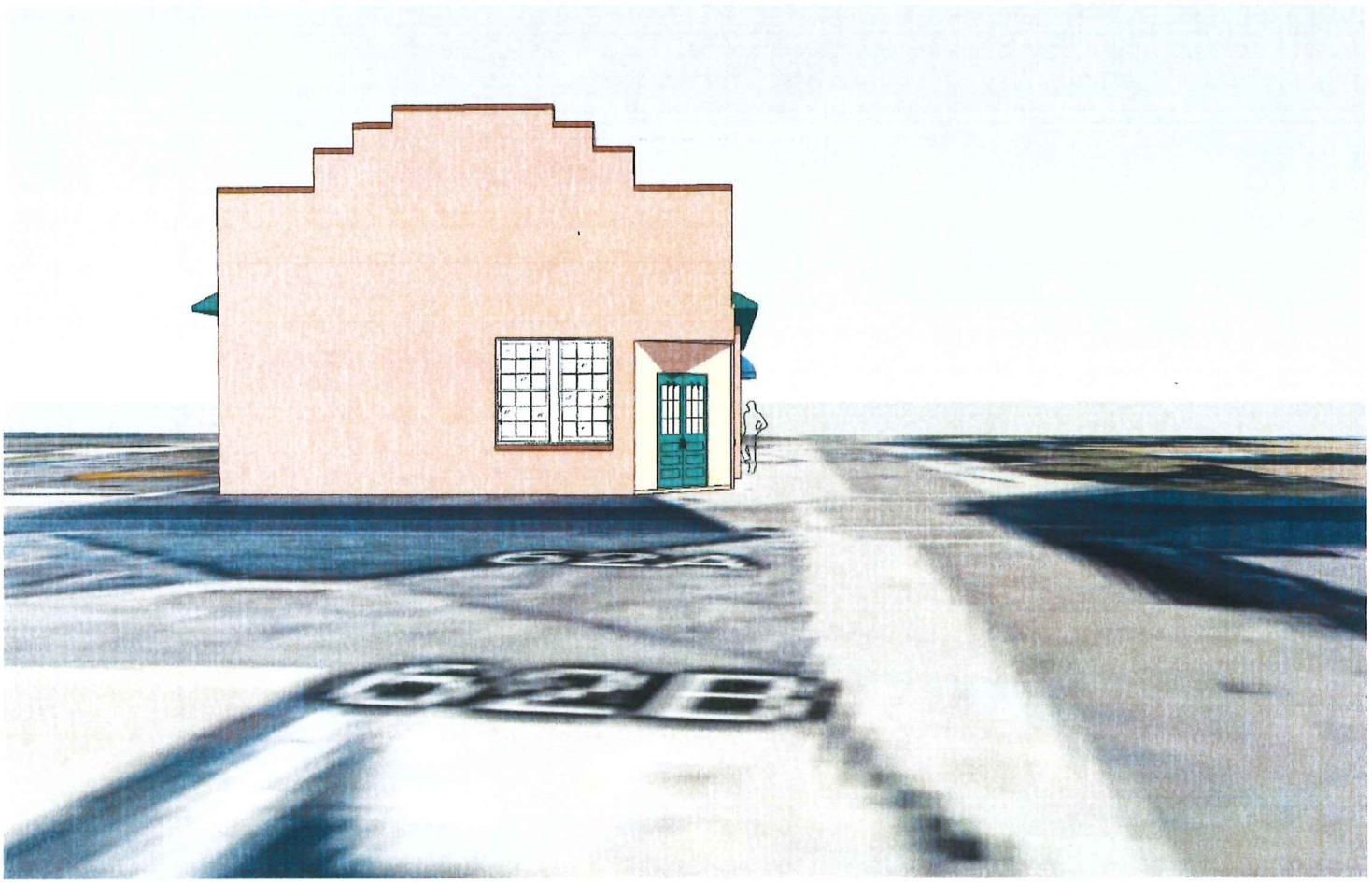

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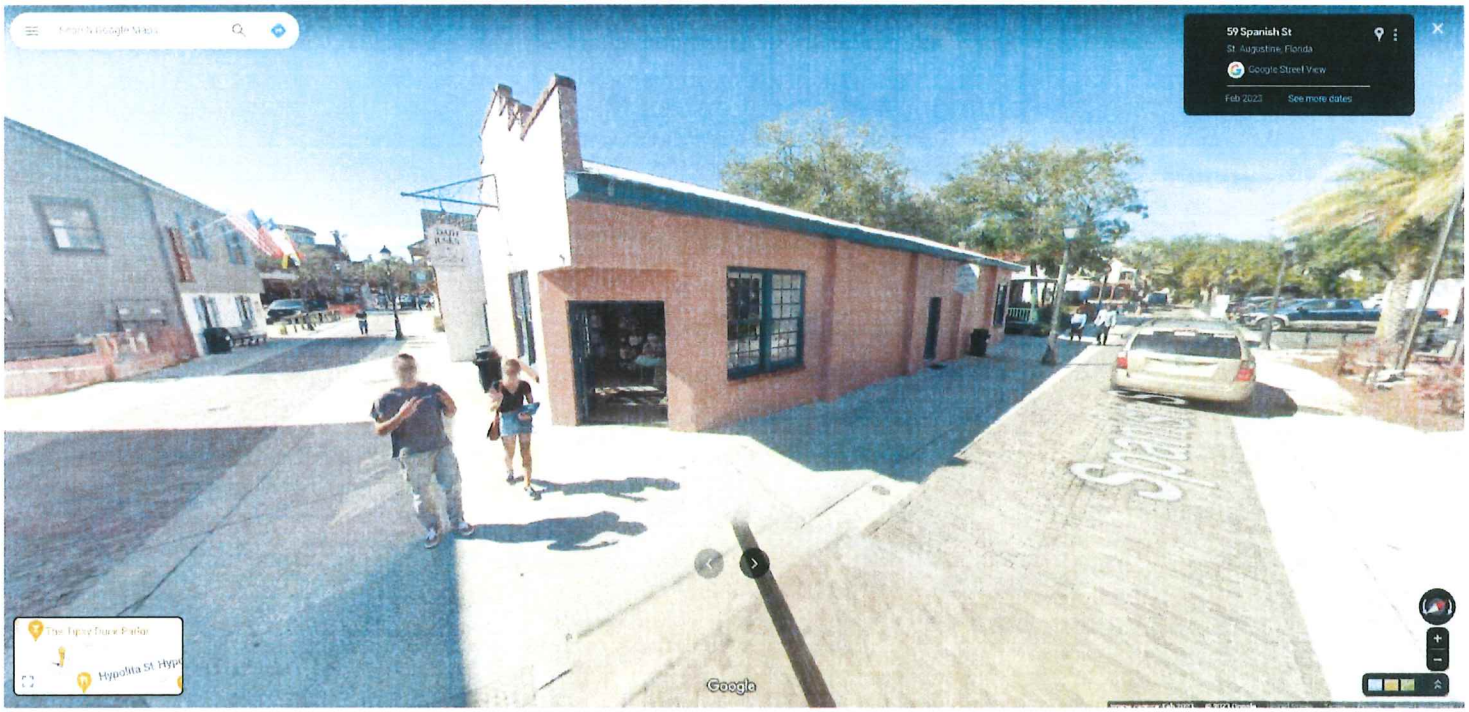

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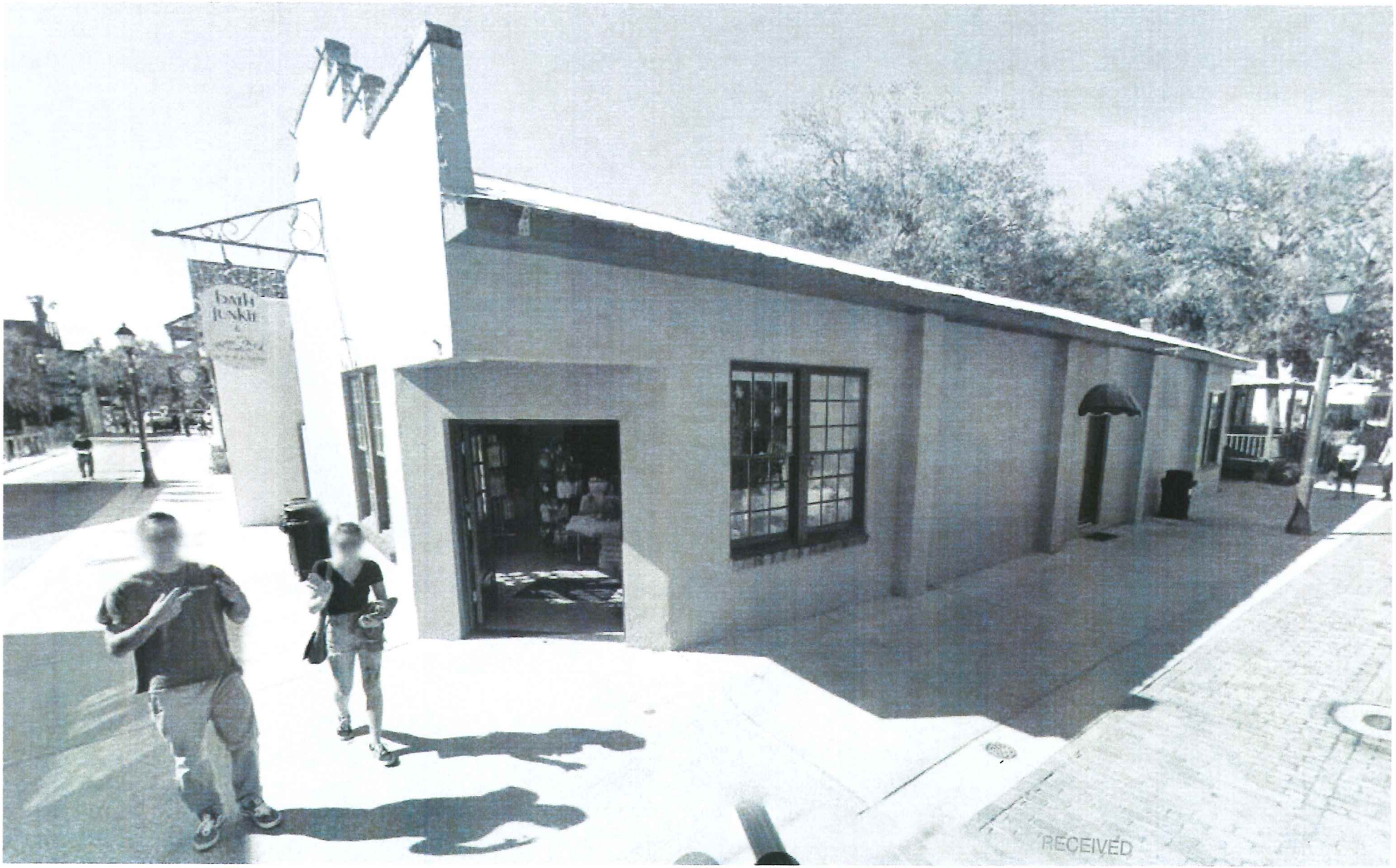

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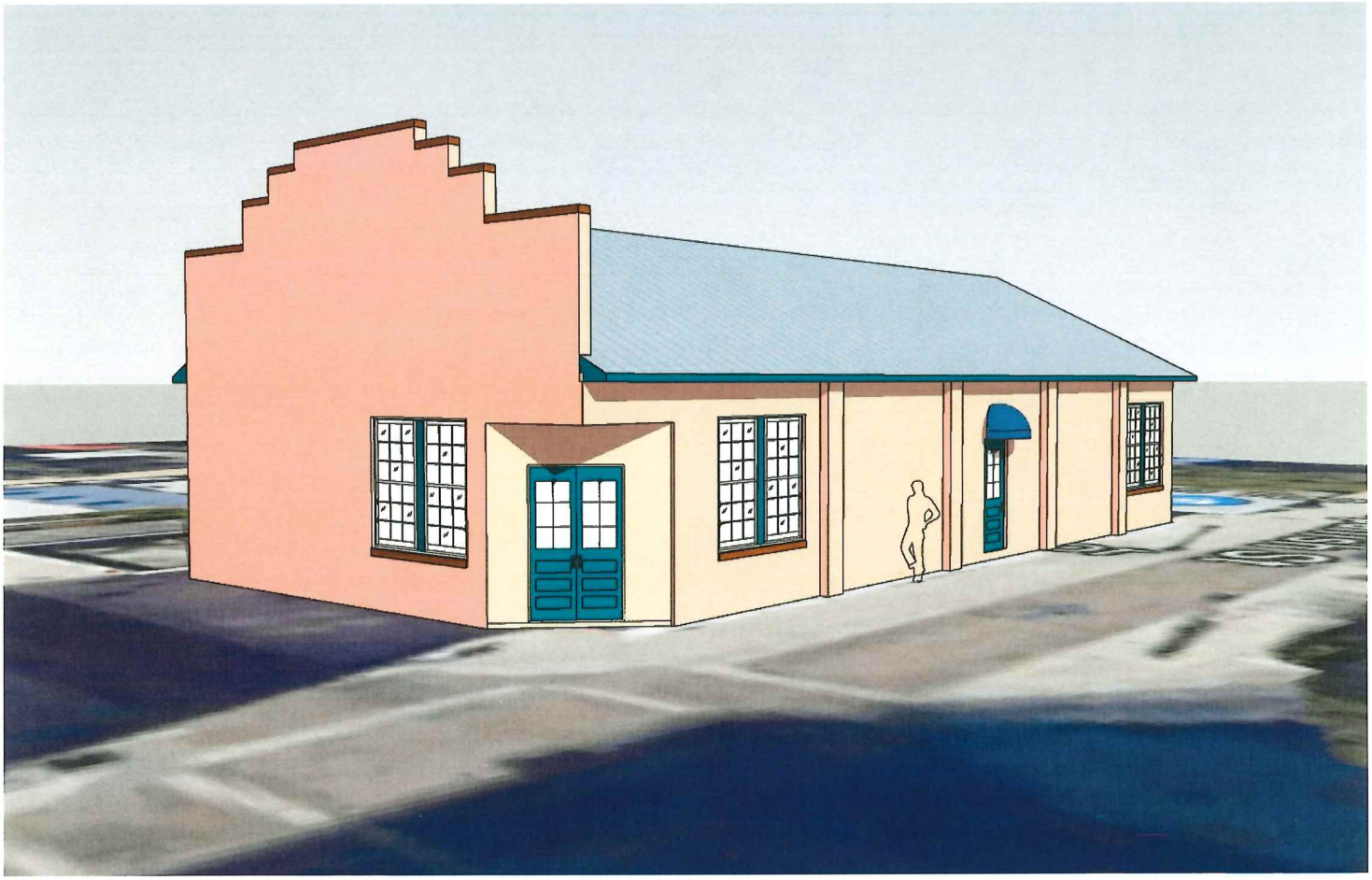

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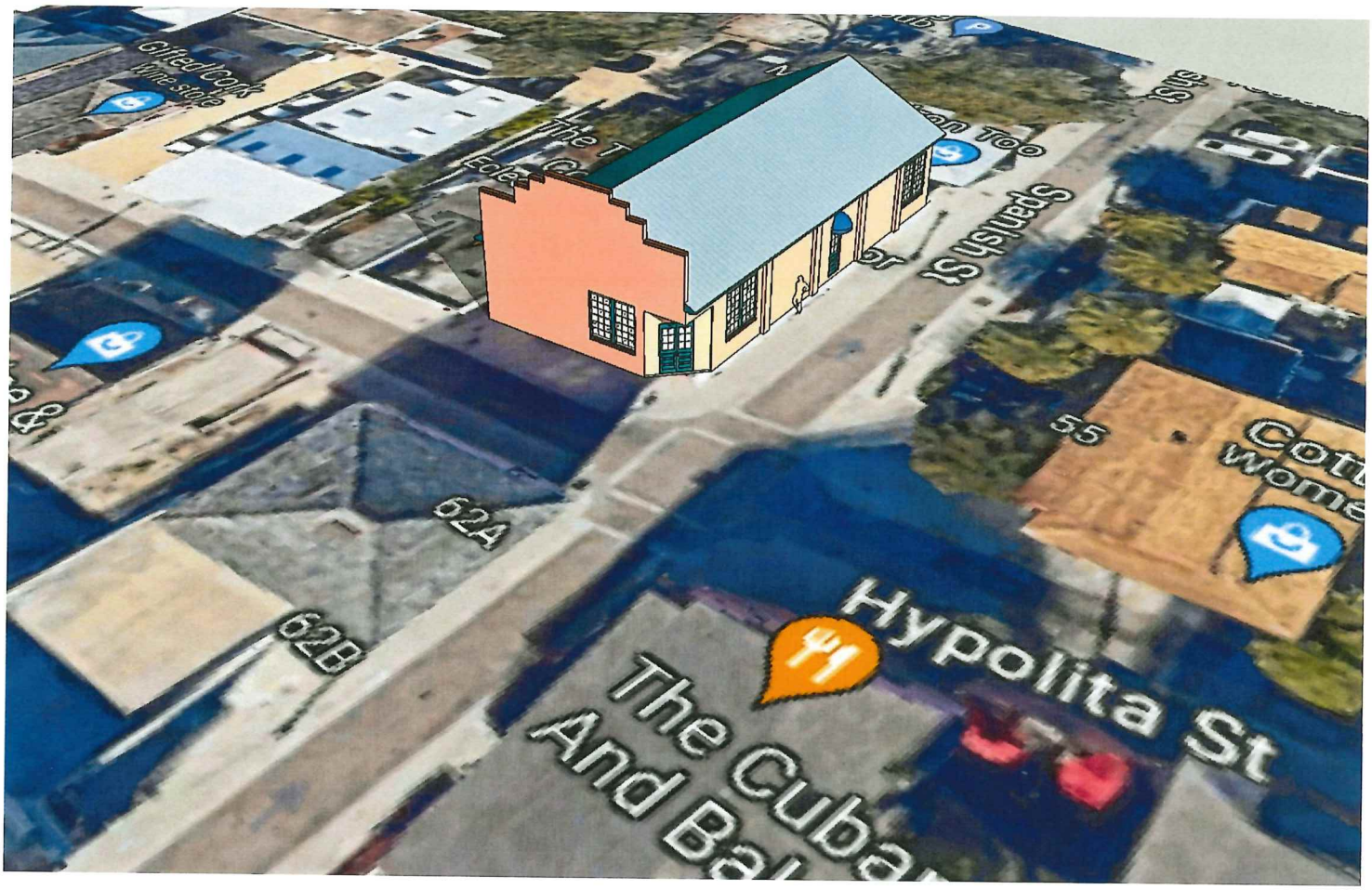

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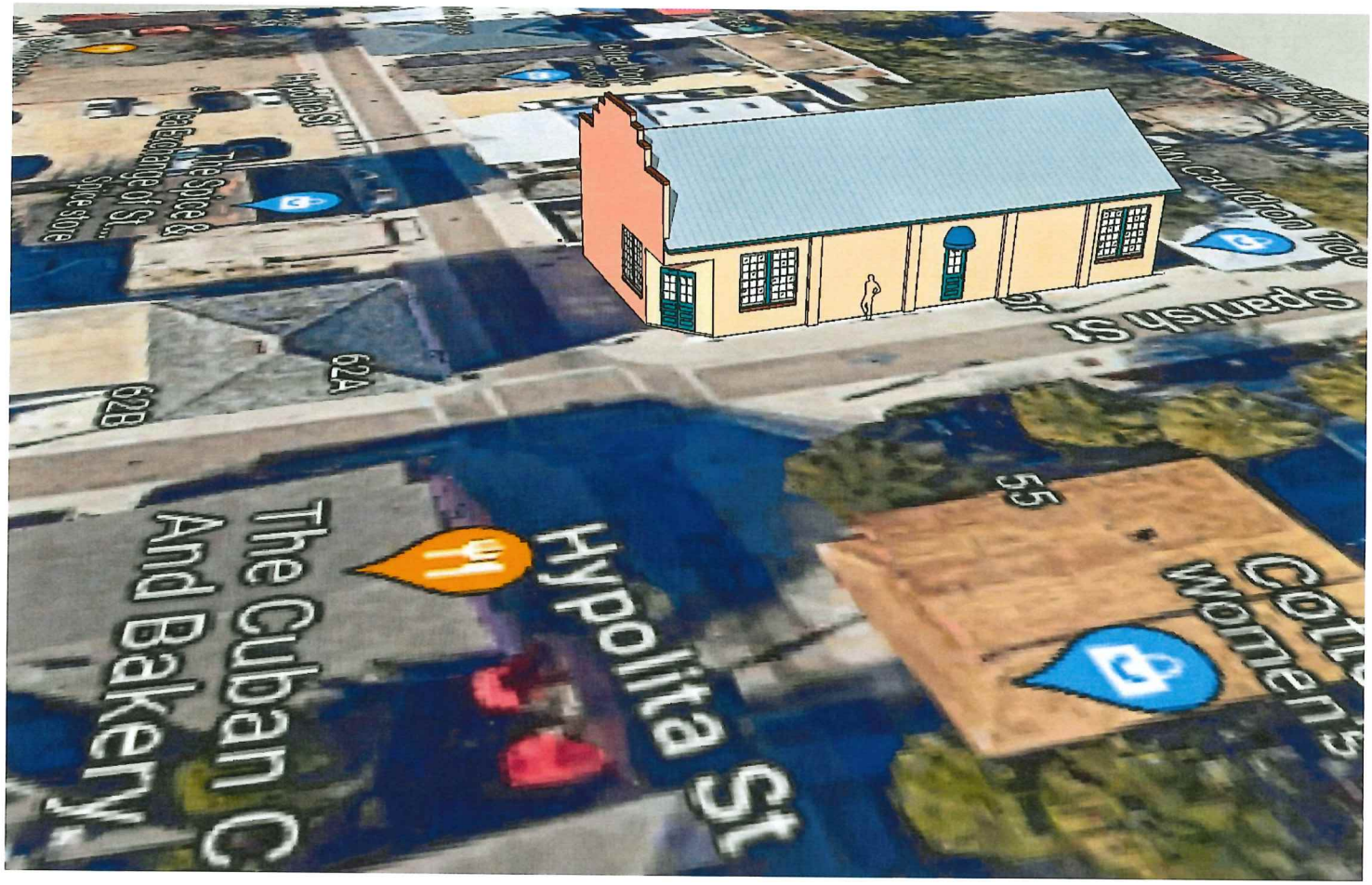

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17914

FOR RECORDER

THIS INSTRUMENT PREPARED BY:
Della A. Masters
Anastasia Title Services, Inc.
2730 U.S. 1 South, Suite G
St. Augustine, Florida 32086

RECORD AND RETURN TO:
Anastasia Title Services, Inc.
2730 U.S. 1 South, Suite G
St. Augustine, Florida 32086

RE PARCEL ID #: **198130-0000**
BUYER'S TIN:

WARRANTY DEED

THIS WARRANTY DEED made this **15th day of January, 1998** by **Emmett William Pacetti and Virginia R. Pacetti, husband and wife,** hereinafter called Grantor, and whose address is **800 Mickler Boulevard, St. Augustine, Florida 32084** to **Claude L. Weeks, Jr. and Kristina G. Weeks, husband and wife,** hereinafter called Grantee and whose address is **P.O. Box 3225, St. Augustine, Florida 32085-3225.**

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars 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, lying and being in **St. Johns** County, **Florida,** viz:

Beginning at the Northwest intersection of Hypolita and Spanish Streets, said intersection point being 38.7 feet from corner of concrete building at Northeast intersection of said streets, and 23.8 feet from the corner of the stone building at the Southwest intersection of said streets; thence run Northerly along and with the West line of Spanish Street 69.5 feet; thence run Westerly and at right angles to the said last line 37 feet; thence run Southerly and parallel to Spanish Street 69.5 feet more or less; to a point on the North line of Hypolita Street; thence run Easterly along and with the North line of Hypolita Street 37 feet to the place or point of beginning. Said land being part and parcel of Block 17, City of St. Augustine, St. Johns County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, **1997.**
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Form Software by Automated Real Estate Systems, Inc. 1-800-330-1295

O.R. 1290 PG 0225

Signed, sealed and delivered in our presence:

Witness Signature

Della A. Masters
Witness Printed Signature

PB Wainwright
Witness Signature

PB Wainwright
Witness Printed Signature

Emmett William Pacetti

Virginia R. Pacetti

STATE OF **FLORIDA**
COUNTY OF **ST. JOHNS**

The foregoing instrument was acknowledged before me this **15th day of January, 1998** by **Emmett William Pacetti and Virginia R. Pacetti, husband and wife.** He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)

DELLA A MASTERS
My Commission CC490865
Expires Sep. 17, 1999

COPY

Form Software by Automated Real Estate Systems, Inc. 1-800-330-1285

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1981300000
Location Address	58 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	CITY OF ST AUGUSTINE E37FT OF LOT 13 & 14 BLK 17 OR1290/224 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.060
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Weeks Claude L Jr,Kristina G 100% Weeks Kristina G 100%
Mailing Address	PO BOX 3225 SAINT AUGUSTINE, FL 32085-3225

Map

Valuation Information

	2024
Building Value	$138,845
Extra Features Value	$0
Total Land Value	$300,564
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$439,409**
Total Deferred	$167,141
Assessed Value	**$272,268**
Total Exemptions	$0
Taxable Value	**$272,268**

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

Historical Assessment Information

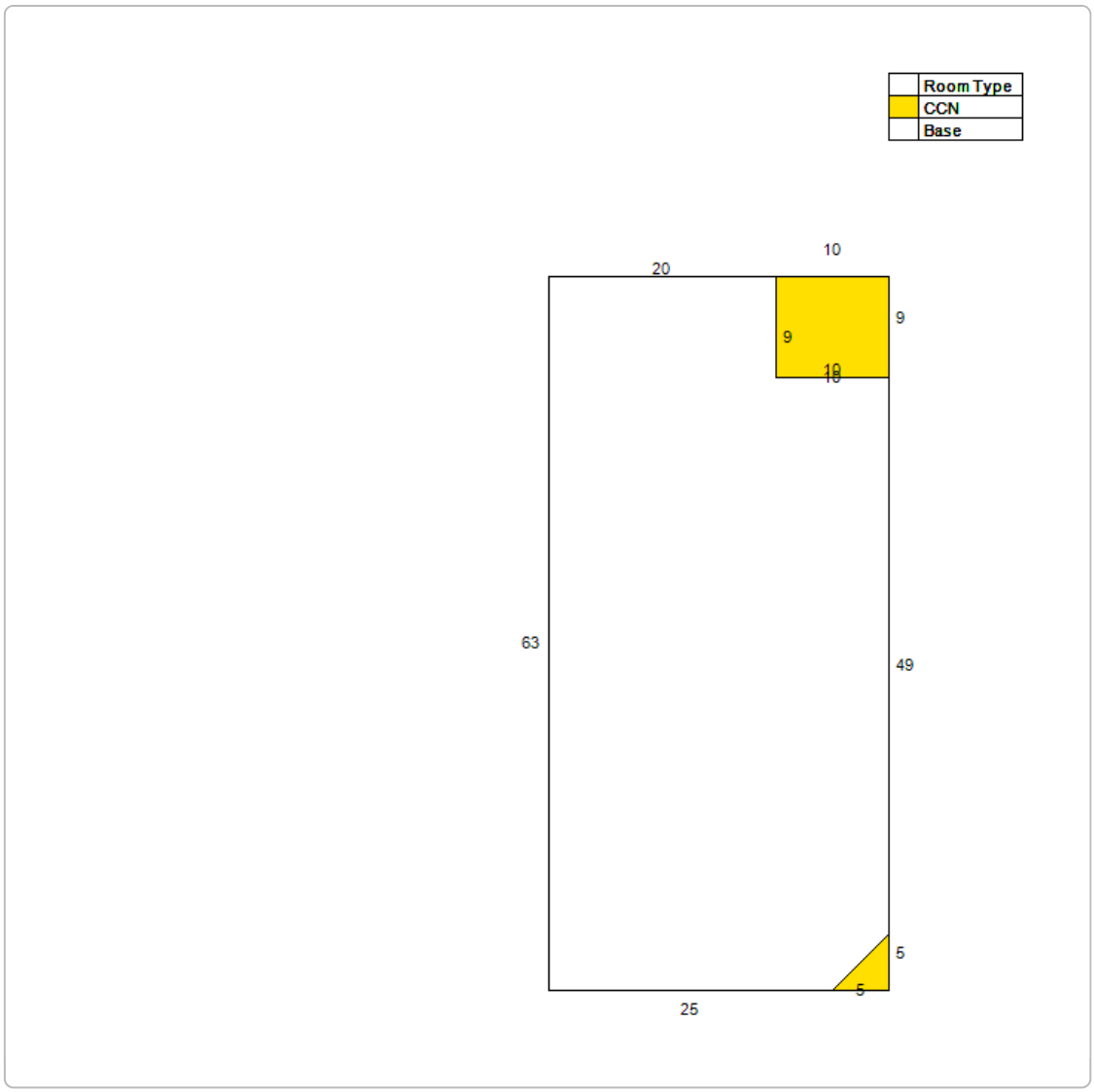
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$142,869	$0	$300,564	$0	$0	$443,433	$247,516	$195,917	$247,516
2022	$100,459	$0	$220,150	$0	$0	$320,609	$225,015	$95,594	$225,015
2021	$95,967	$0	$220,150	$0	$0	$316,117	$204,559	$111,558	$204,559
2020	$106,305	$0	$220,150	$0	$0	$326,455	$185,963	$140,492	$185,963
2019	$57,425	$0	$220,150	$0	$0	$277,575	$169,057	$108,518	$169,057
2018	$60,448	$0	$93,240	$0	$0	$153,688	$153,688	$0	$153,688
2017	$63,470	$0	$93,240	$0	$0	$156,710	$156,710	$0	$156,710
2016	$66,492	$0	$93,240	$0	$0	$159,732	$153,480	$6,252	$153,480
2015	$70,119	$0	$84,175	$0	$0	$154,294	$139,527	$14,767	$139,527
2014	$42,668	$0	$84,175	$0	$0	$126,843	$126,843	$0	$126,843
2013	$44,801	$0	$84,175	$0	$0	$128,976	$128,976	$0	$128,976

Building Information

Building	1
Building Value	$138,845
Year Built	1940
Actual Area	1891
Conditioned Area	1788
Use	Stores (City/Historical)
Style	04
Exterior Wall	Concrete Stucco, Concrete Block
Roof Cover	Metal
Roof Structure	Wood Truss
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1788
FINISHED CANOPY	90
FINISHED CANOPY	13
Total SqFt	1891

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	37	70	2613.6	SF	$300,564

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/15/1998	$280,000.00	WARRANTY DEED	1290	224	U	I	PACETTI EMMETT W & VIRGINIA R	WEEKS CLAUDE L JR & KRISTINA G

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 17, 2023 Meeting

Application HP2023-0080 Address: 171 Cordova Street

Applicant: Sarah Ryan Architect

Property Owner: Lions Beach Capital, LLC

Project description: To construct a new two-story residential building with two units, following Opinion of Appropriateness HP2023-0030 and Certificate of Demolition HP2023-0029 approval with conditions.

Architectural Style:	Proposed: Frame Vernacular	Florida Master Site File:	SJ06471 (existing)
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	c. 1950 (existing)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996700000		
Agenda Item:	7(b)	Previous Action(s):	OOA HP2023-0030 COD HP2023-0029

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Cordova Street between Bridge and St. Francis Streets, the existing residential building was constructed c. 1950 according to the Florida Master Site File, is in the Historic Preservation-One (HP-1) zoning district and is a non-contributing building in the St. Augustine National Register Historic District.
2. The HARB heard and approved a Certificate of Demolition for the existing residence and an Opinion of Appropriateness for proposed new construction at the August 17, 2023 meeting after being continued from the May 18, 2023 meeting. Minutes for the August meeting are provided for the board's reference.
3. The proposed site plan appears to meet zoning requirements for setbacks and maintains consistency with sites on neighboring lots. The Board had requested, at the August hearing, that consideration be given to the tree on the northwest property line and there was discussion regarding pushing the proposed structure further back and slightly north on the property to accommodate the tree. This tree is not noted on the site plan, nor was a list of landscape materials provided. Proposed landscape materials must be those listed in the Architectural Guidelines for Historic Preservation (AGHP) pre-approved plant list, or be a Florida Native species, for administrative approval.
4. Streetscape elevations and building footprints comparing the proposed structure within the context of the surrounding buildings were not provided with this COA application but were included in the OOA documentation. These OOA submittals are provided for the board's reference, though current modifications to the design make these drawings inaccurate.
5. Hardscape materials proposed include coquina concrete and gravel, which are consistent with the AGHP. The proposed mechanical equipment is also appropriately located at the rear of the building.
6. Per the AGHP, metal 5v crimp roof in a galvalume finish, wood Jeld-Wen 1/1 sash windows, pine lap siding, brick veneered foundation piers, and square wood lattice foundation screening are all appropriate materials and designs for Frame Vernacular residences. While the door designs shown in the elevations provided appear to be consistent with the Frame Vernacular design of the building, no specifications were provided for the doors. The AGHP states that exterior doors were generally wood. Alternative door materials have been approved on secondary elevations and second stories only if the design reflects the architectural style of the building.
7. The stairs were reoriented, in response to HARB comments, to a porch side entry which helps to emphasize the horizontal lines of the building. Ceiling heights were also lowered from 9' to 8' to lower the mass of the building per the board's recommendation.
8. Colors proposed are found within the pre-approved color palette. Trim and window color Roycroft Vellum is found in both the Late Victorian and Colonial and Classical Revival palettes appropriate for the Frame Vernacular Style. Body color Quartersawn Oak is found within the Mediterranean Revival and Bungalow color palettes and requires HARB's approval. The Pre-approved Colors document states that Vernacular houses in the early 1900s had lighter colored trim than body colors, but very dark sash colors with dark greys and browns, as well as subdued greens, as appropriate body colors.
9. Lighting fixtures proposed are of appropriate material and color and appear to be a modern interpretation of a colonial lantern. According to the AGHP, modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. The bulb utilized for this fixture should be a soft white color. Flashing or flickering bulbs are not appropriate.

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 171 Cordova Street:**

1. **APPROVE** the application if the HARB determines that the new residential building meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design consistent with the AGHP and complimentary to the streetscape with the following conditions:
    a. The proposed body color, Quartersawn Oak, is approved as presented or modified as recommended by the Board
    b. The exterior door design(s) is clarified and the material is specified as wood.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new two-story multi-family residence:
    a. 1 Unit above, and 1 below
    b. Hipped standing seam metal roof, 5v crimp, galvalume finish
    c. 1/1 DHS windows wood windows (Jeld-Wen)
    d. Wood lap siding (pine)
    e. Two-story front porch side entry stair, 90 degree turned landing to face street
    f. Brick-veneered piers with square wood lattice infill
    g. Height: ~ 31/ 8"
    h. ~69 ft long by 30' wide
    i. Body color: Quartersawn Oak, Trim: Roycroft Vellum
2. Coquina concrete drive and walkways
3. Gravel for utility and rear yard sitting area
4. Associated landscaping

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**

Vernacular (1821-1940)

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

Frame Vernacular

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

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

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

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

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

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

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

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

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-1

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

St. Augustine Code of Ordinances

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

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

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

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

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

(1) *Minimum lot requirements:*

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

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

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

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

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

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

(3) *Maximum and minimum yard requirements:*

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

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

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

b. Rear:

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

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

c. Side:

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

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

(4) *Maximum height of structures:*

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Minutes from the August 17, 2023 meeting
3. Streetscape Drawings – OOA HP2023-0030

STAFF PHOTOGRAPHS
171 Cordova Street

West (front) Elevation

STAFF PHOTOGRAPHS
171 Cordova Street

South Elevation

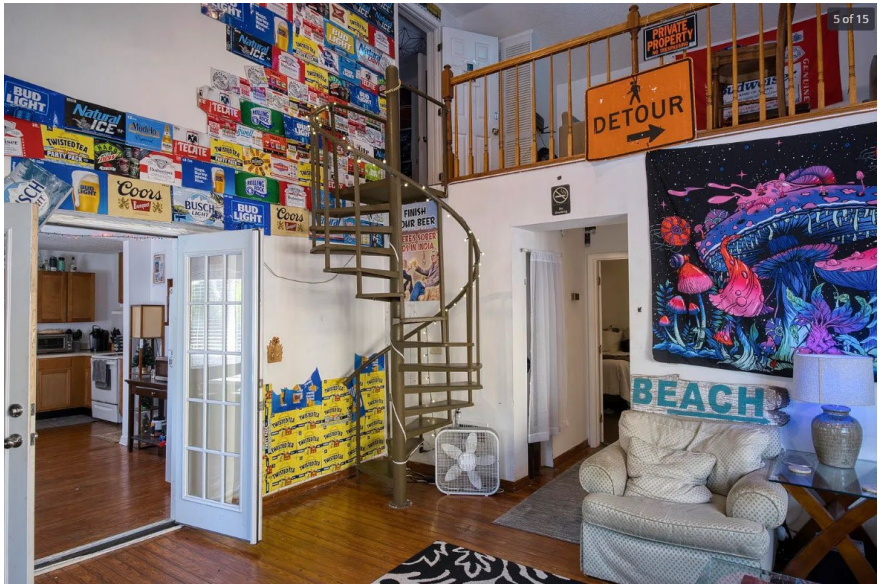
STAFF PHOTOGRAPHS
171 Cordova Street

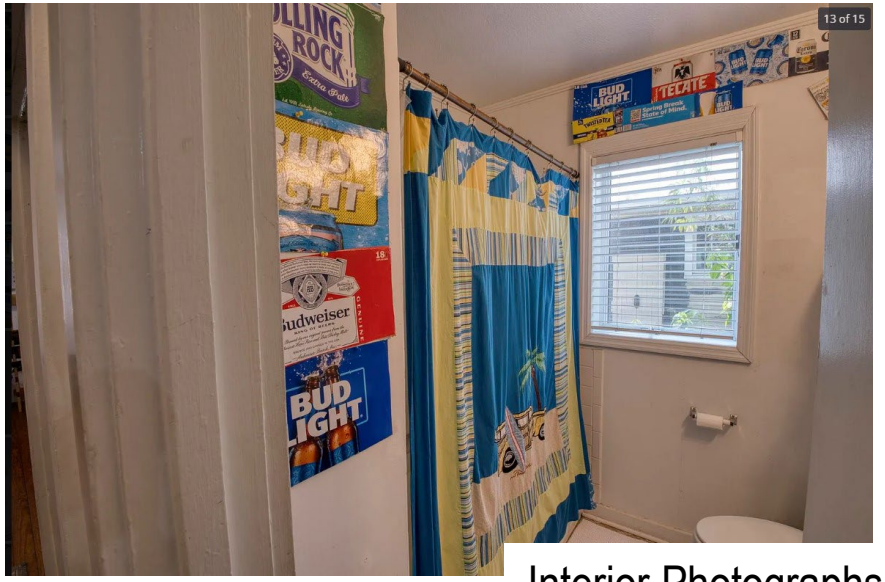
North Elevation

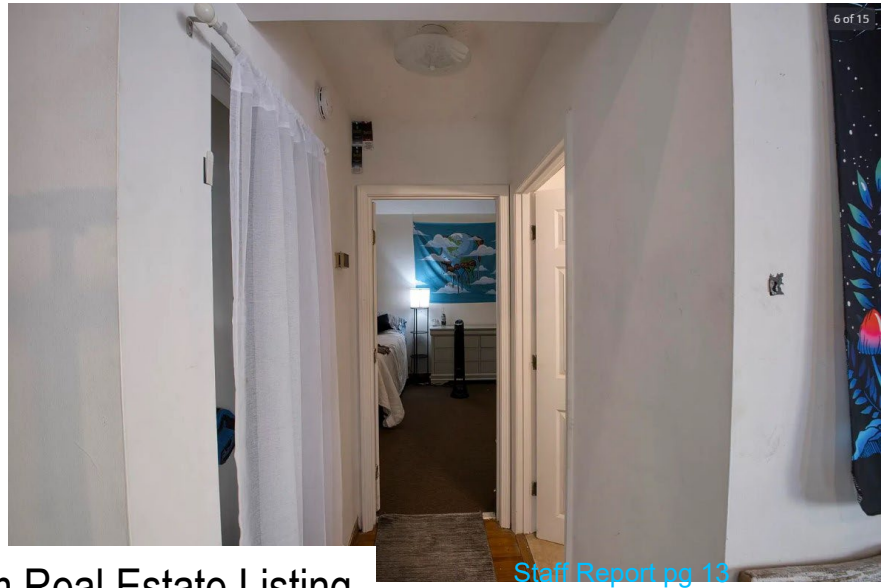
STAFF PHOTOGRAPHS
171 Cordova Street

East Elevation

STAFF PHOTOGRAPHS
171 Cordova Street



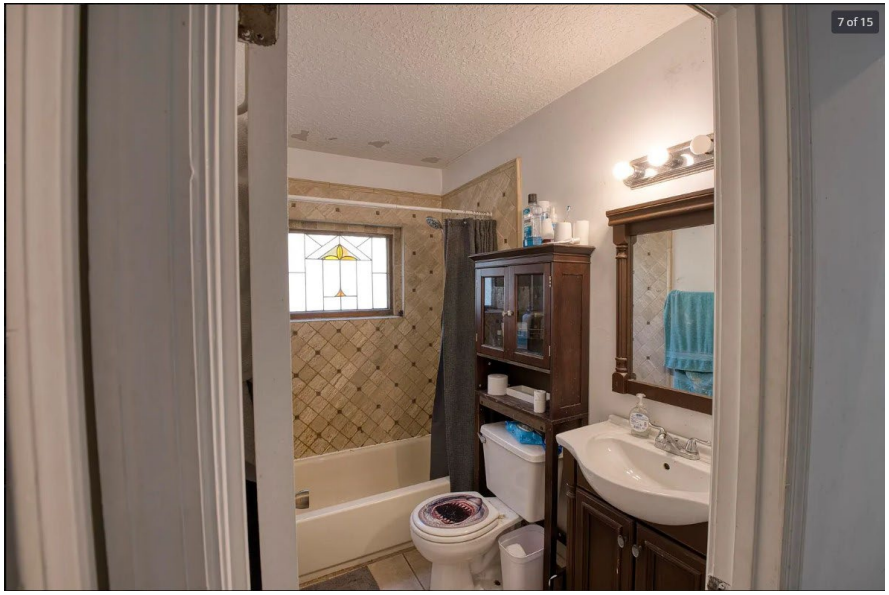




Interior Photographs from Real Estate Listing

Staff Report pg 13

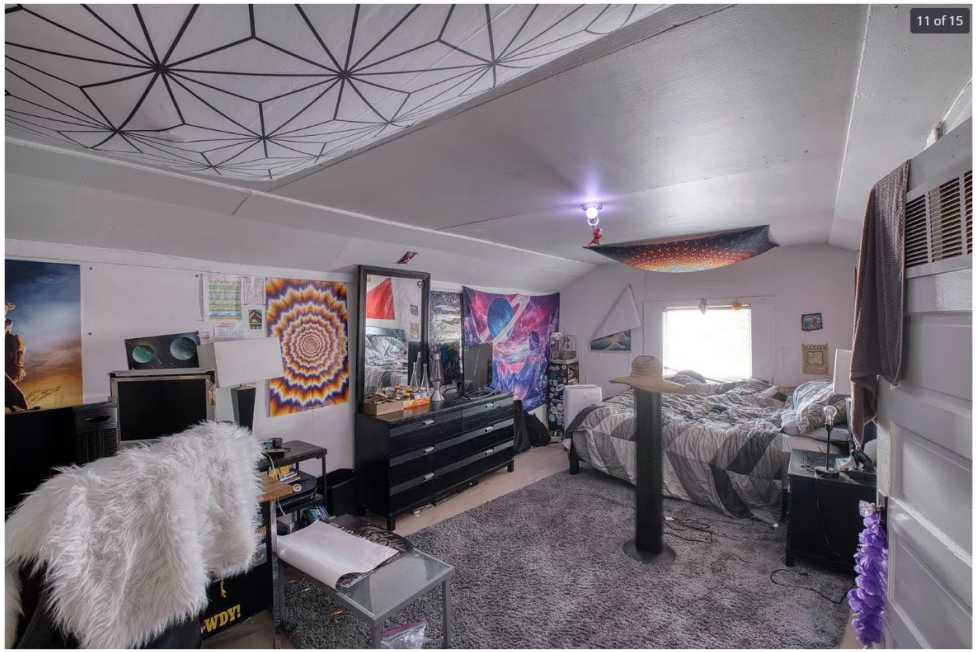
STAFF PHOTOGRAPHS
171 Cordova Street



Interior Photographs from Real Estate Listing

Staff Report pg 14

STAFF PHOTOGRAPHS
171 Cordova Street



Interior Photographs from Real Estate Listing

STAFF PHOTOGRAPHS
171 Cordova Street

Context Photographs

Staff Report pg 16

STAFF PHOTOGRAPHS
171 Cordova Street

Context Photographs

Staff Report pg. 17

STAFF PHOTOGRAPHS
171 Cordova Street

Context Photographs

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness HP2023-0030 Continued from May 18, 2023 – Sarah Ryan Architect - Applicant Lions Beach Capital LLC - Owner 171 Cordova Street

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

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

Sara Ryan reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

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

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

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

Public hearing was closed.

The Board discussed:

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

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

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

MOTION

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

[1] Attached to original packet

[2] Attached to original packet

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

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

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

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

6. (b) Certificate of Demolition HP2023-0029 Continued from May 18, 2023
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

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

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

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

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

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

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

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

Public hearing was closed.

The Board discussed:

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

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

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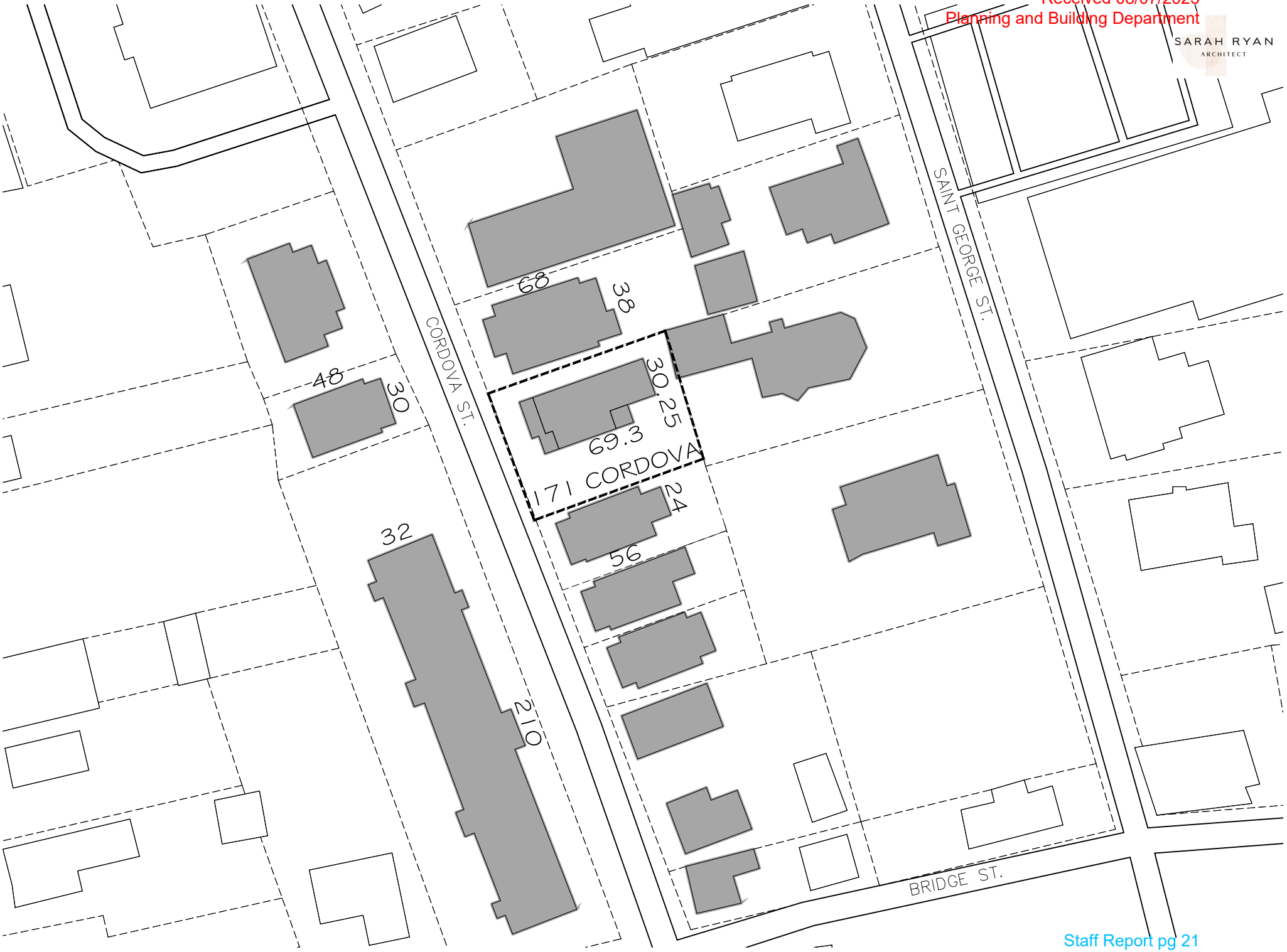
Planning and Building Department

SARAH RYAN
ARCHITECT



SITE PLAN (PROPOSED)

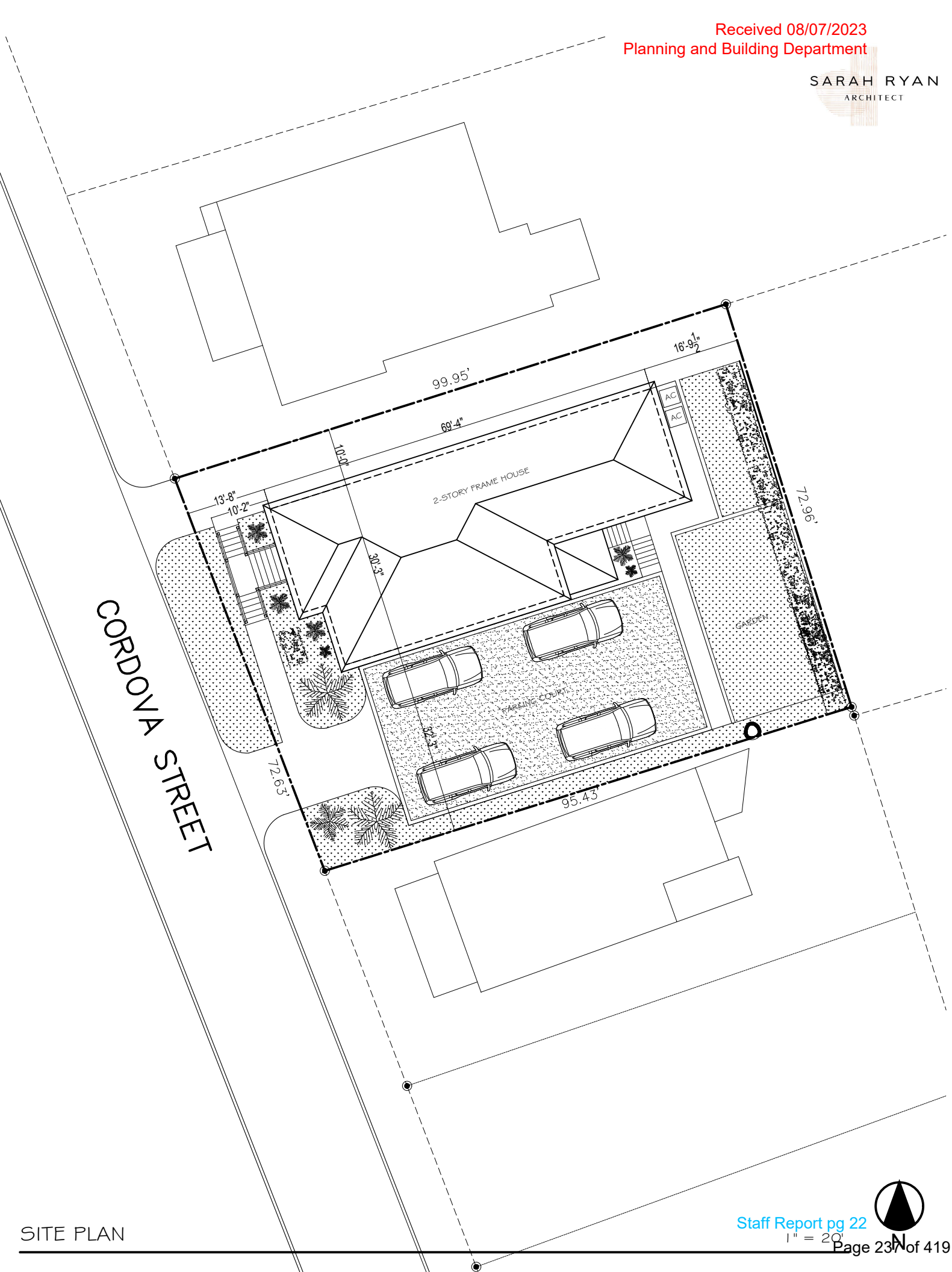
1/64" = 1'

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

Staff Report pg 21

Received 08/07/2023
Planning and Building Department

SARAH RYAN
ARCHITECT



SITE PLAN

1" = 20'

Received 08/07/2023
Planning and Building Department

Received 08/07/2023
Planning and Building Department

Received 10/17/2023
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. HP2023-0080

Receipt No. 2742749

Meeting Date: November 16, 2023

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

1. NAME OF APPLICANT Sarah Ryan
   Business (if applicable) Sarah Ryan Architect
   Address 201 Owens Ave
   City St Augustine State FL Zip Code 32080
   Daytime telephone 904-547-9430 E-mail Address sr@sarahryanarchitect.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Eva Nagorski & Carl Spadaro
   Business (if applicable) Lions Beach Capital
   Address 6899 Phillips Industrial Blvd
   City Jacksonville State FL Zip Code 32256
   Daytime telephone (required) _____ E-mail address enagorski@gmail.com
3. PROJECT STREET ADDRESS 171 Cordova Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE residential PROPOSED USE residential - multi family
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
547	943	Roof
16	23	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features

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

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

D. PAINT COLORS (check one)

- [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)

Please see memo with description.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Sarah Ryan

SIGNATURE OF APPLICANT S Ryan DATE 10.16.23

PRINT OWNER'S NAME EVA NAGORSKI + CARY SPADARO

SIGNATURE OF OWNER DATE 10.16.23

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.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

EVA NAGORSKI
CARL SPADARO

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

_____

BY: _____
Signature of Owner

Carl Spadaro
Print Name of Owner

904 607 1463
Telephone Number

State of Florida

County of St. Johns

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

By Carl Spadaro

Identification verified: Drivers License

Oath sworn: ✓ Yes ____ No

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

Notary Signature: _____

My Commission expires: 12/27/2026

Rev:120219 jw

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

KSR INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0080

171 Cordova 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	Proposed metal roof style and color should be specified.
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	Please specify color and indicate specific lap siding profile and source, if known.
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 detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	A porch detail showing railing design is needed.
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	
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	I see noted that proposed windows are wood Jeld-Wen. A brochure showing specifications of the proposed window is generally required.
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	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Proposed lighting fixtures and other electrical or mechanical fixtures/equipment should be included in this application.
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	If any fencing is proposed, please indicate on site plan.
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	If applicable.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	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)	Need	

Checklist Item	Checklist Item Description	Status	Comments
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	Please provide proposed hardscape materials and colors.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	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	
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 - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	See comments above.
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

N/A

Received 10/17/2023
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 171 Cordova St.

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

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

Received 11/06/2023
Planning and Building Department

SARAH RYAN
ARCHITECT

November 6th, 2023

To: HARB November 2023 meeting
Attn: Julie Courtney, Historic preservation officer and HARB members
Re: 171 Cordova Ave – Cert. of Appropriateness

Dear HARB,

Included in this application are the items listed below for the new two-story multi-family home at 171 Cordova:

1) Floor Plans (1st and 2nd floors)
2) Elevations
3) Building Sections
4) Hardscape - Site Plan
    a. The front stair has modified to accommodate the front stair and align the new structure between 85% and 115% of the average front setback established by adjacent neighbors
5) Zoning Memo with setbacks and lot coverage
6) Material Specs including:
    a. Metal Roof
    b. Lap Siding
    c. Windows
    d. Exterior Lighting fixtures

    *No new fencing is proposed

Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

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

Received 11/06/2023
Planning and Building Department

Cordova Residence

AREA CALCULATIONS

LIVABLE AREAS:	
FIRST FLOOR	1,474
SECOND FLOOR	1,533
SUB-TOTAL LIVABLE AREAS:	3,007
GARAGE/COVERED AREAS:	
FIRST FLR. COVERED ENTRY/PORCH	240
FIRST FLR. REAR ENTRY	100
SECOND FLOOR COVERED PORCH	160
SECOND FLOOR OPEN PORCH	80
SUB-TOTAL COVERED AREAS:	580
TOTAL UNDER ROOF:	3,587

WALL LEGEND:

3 1/2" — 2x4 STUD WALL

5 1/2" — 2x6 STUD WALL

WINDOW / DOOR LEGEND:

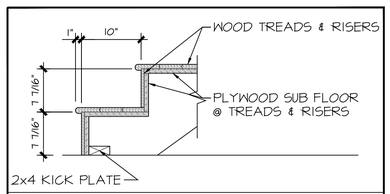
4'-0" (WIDTH) 5'-0" (HEIGHT) 4050 F.G. +8'-0" H.H. HEAD HEIGHT

2'-8" (WIDTH) 8'-0" (HEIGHT) 2880

*ALL WINDOW, DOOR & TRANSOM CALL OUTS REFLECT FEET & INCHES AS SHOWN

GENERAL NOTES - WINDOWS & DOORS

1. WINDOW: JELD-WEN - WOOD
2. GENERAL CONTRACTOR TO FIELD VERIFY COUNT OF WINDOWS & DOORS.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ROUGH OPENING SIZES OF ALL WINDOWS AND DOORS PRIOR TO ORDERING. SIZES SHOWN ARE GENERIC.
4. PROVIDE WINDOWS MEETING EGRESS, AS REQUIRED PER FBC R 310, EMERGENCY ESCAPE AND RESCUE OPENINGS AS REQUIRED.
5. ALL OPERABLE WINDOWS TO HAVE SCREENS.
6. WHITE PRIMED INTERIOR & EXTERIOR - LOW E 3 FILM.
7. REFERENCE ELEVATIONS FOR WINDOW AND DOOR HINGE DIRECTION.
8. REFERENCE ELEVATIONS FOR WINDOW AND DOOR HEAD HEIGHTS.



INTERIOR STAIR DETAIL

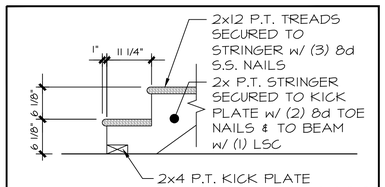
SCALE: 3/4" = 1'-0" (1st FLR. TO 2nd FLR.)

STAIR DATA

PER 2020 FBC-311.7

FLOOR TO FLOOR HEIGHT = 11'-1 7/8"

NUMBER OF RISERS (18) @ 7 7/16" EACH



EXTERIOR FRONT STAIR

SCALE: 3/4" = 1'-0" (GROUND FLR. TO 1st FLR.)

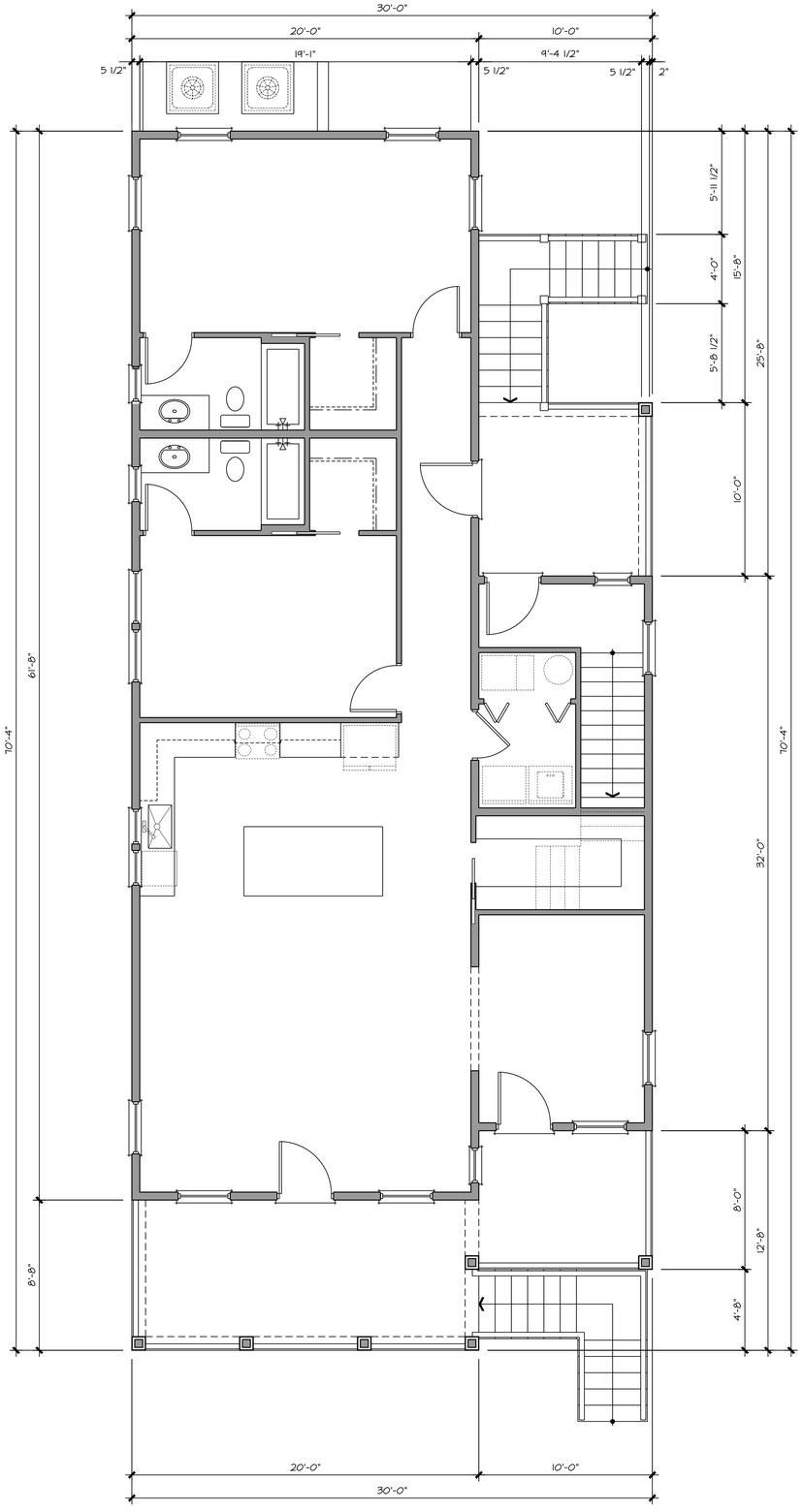
STAIR DATA

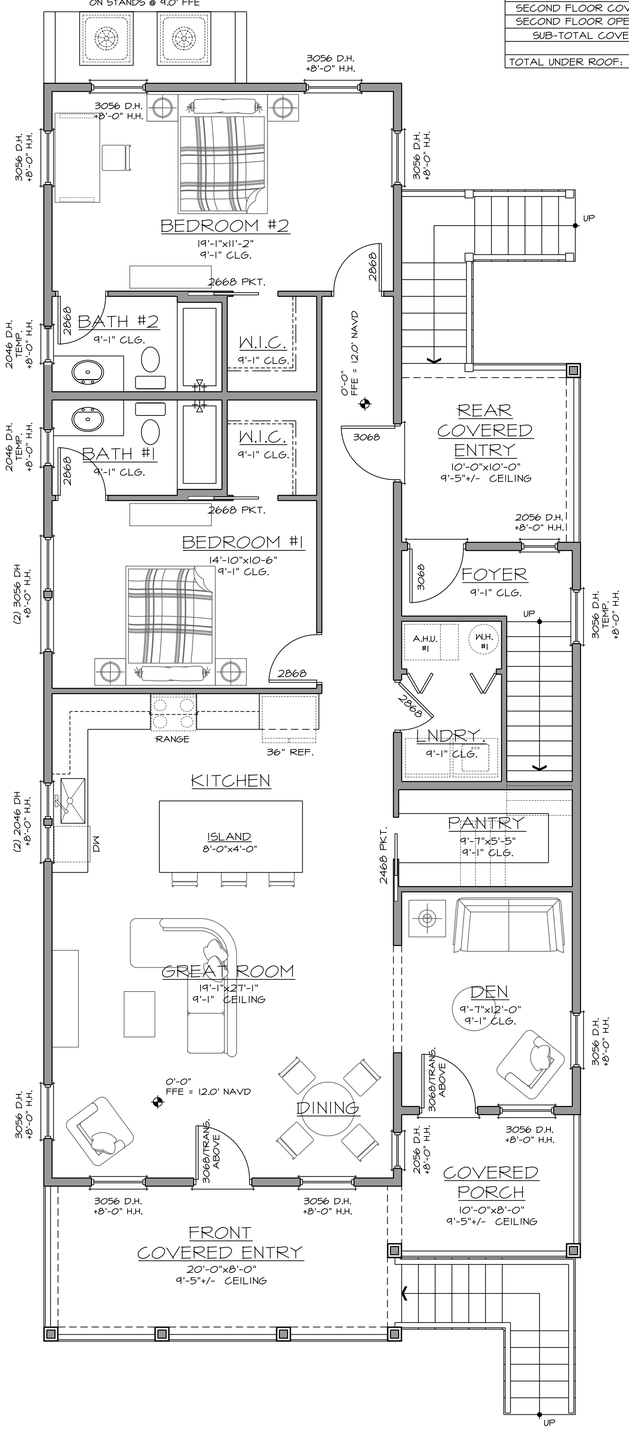
PER 2014 FBC-311.7

FLOOR TO FLOOR HEIGHT = 6'-7 1/2"

NUMBER OF RISERS (13) @ 6 1/8" EACH

* SUBJECT TO CHANGE PER SITE CONDITIONS





OWNER CONTACT

Eva Nagorski
917.502.9601
Carl Spadaro
904.607.1463

PROJECT LOCATION

171 Cordova St.
St Augustine FL 32084

CONTRACTOR:

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine, FL 32080
904-547-9430

STRUCTURAL ENGINEER:

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date:	Description: Revisions:
1	10.17.2023	HARB SUBMISSION
2	11.1.2023	UPDATED

Scale 1/4":1'-0"

Sheet title

FIRST FLOOR PLANS

Sheet Number A3

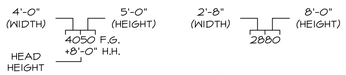
NOT FOR CONSTRUCTION

Application pg 9

Received 11/06/2023
Planning and Building Department

WALL LEGEND:

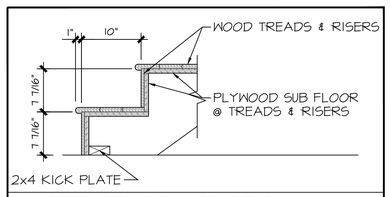
WINDOW / DOOR LEGEND:



*ALL WINDOW, DOOR & TRANSOM CALL OUTS REFLECT FEET & INCHES AS SHOWN

GENERAL NOTES - WINDOWS & DOORS

1. WINDOW: JELD-WEN - WOOD
2. GENERAL CONTRACTOR TO FIELD VERIFY COUNT OF WINDOWS & DOORS.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ROUGH OPENING SIZES OF ALL WINDOWS AND DOORS PRIOR TO ORDERING. SIZES SHOWN ARE GENERIC.
4. PROVIDE WINDOWS MEETING EGRESS, AS REQUIRED PER FBC R 310, EMERGENCY ESCAPE AND RESCUE OPENINGS AS REQUIRED.
5. ALL OPERABLE WINDOWS TO HAVE SCREENS.
6. WHITE PRIMED INTERIOR & EXTERIOR - LOW E 3 FILM.
7. REFERENCE ELEVATIONS FOR WINDOW AND DOOR HINGE DIRECTION.
8. REFERENCE ELEVATIONS FOR WINDOW AND DOOR HEAD HEIGHTS.



INTERIOR STAIR DETAIL

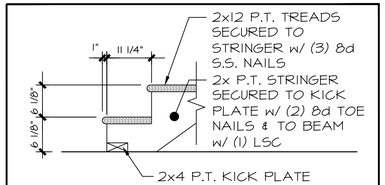
SCALE: 3/4" = 1'-0" (1st FLR. TO 2nd FLR.)

STAIR DATA

PER 2020 FBC-311.7

FLOOR TO FLOOR HEIGHT = 11'-1 7/8"

NUMBER OF RISERS (18) @ 7 7/16" EACH



EXTERIOR FRONT STAIR

SCALE: 3/4" = 1'-0" (GROUND FLR. TO 1st FLR.)

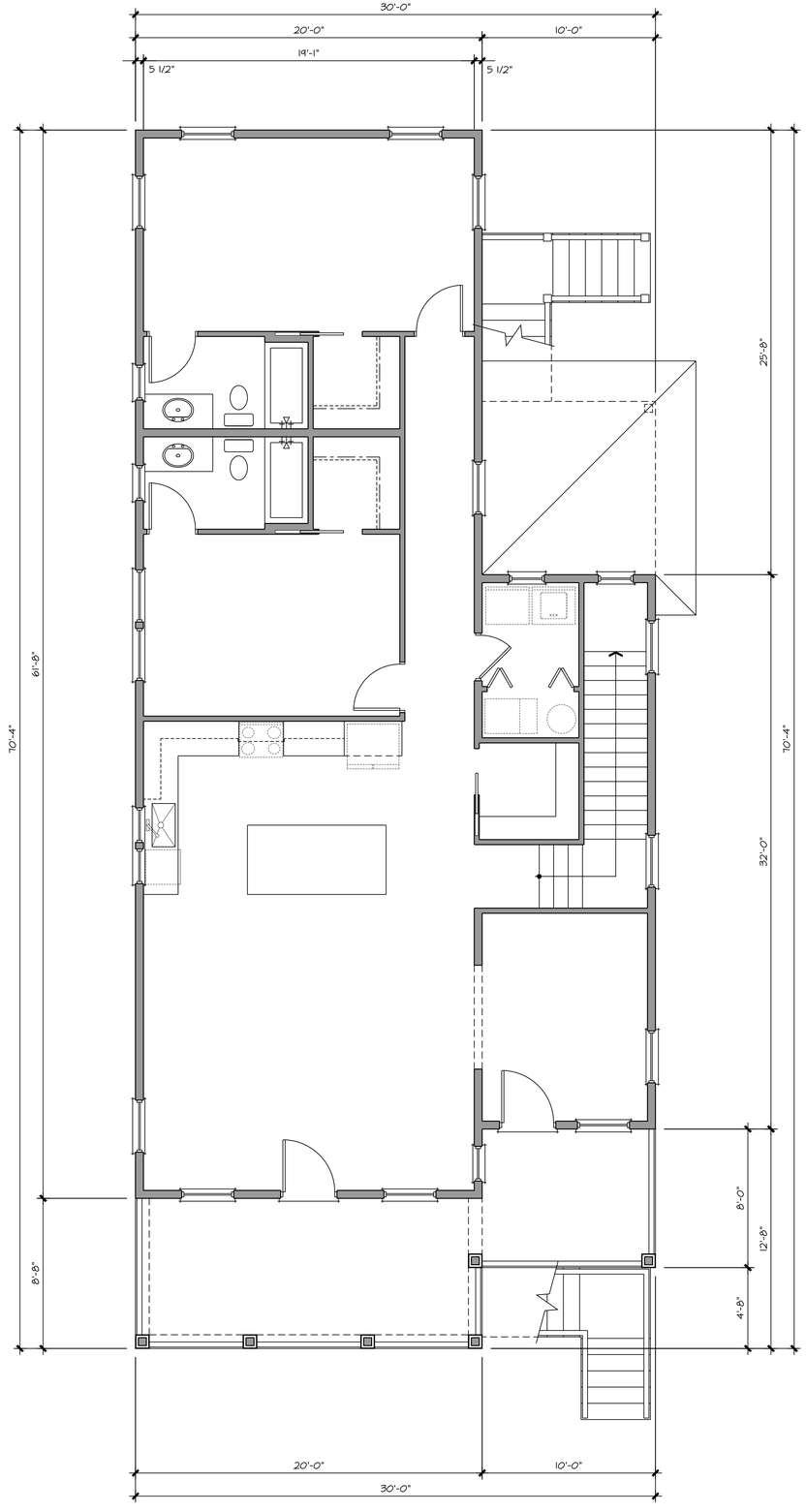
STAIR DATA

PER 2014 FBC-311.7

FLOOR TO FLOOR HEIGHT = 6'-7 1/2"

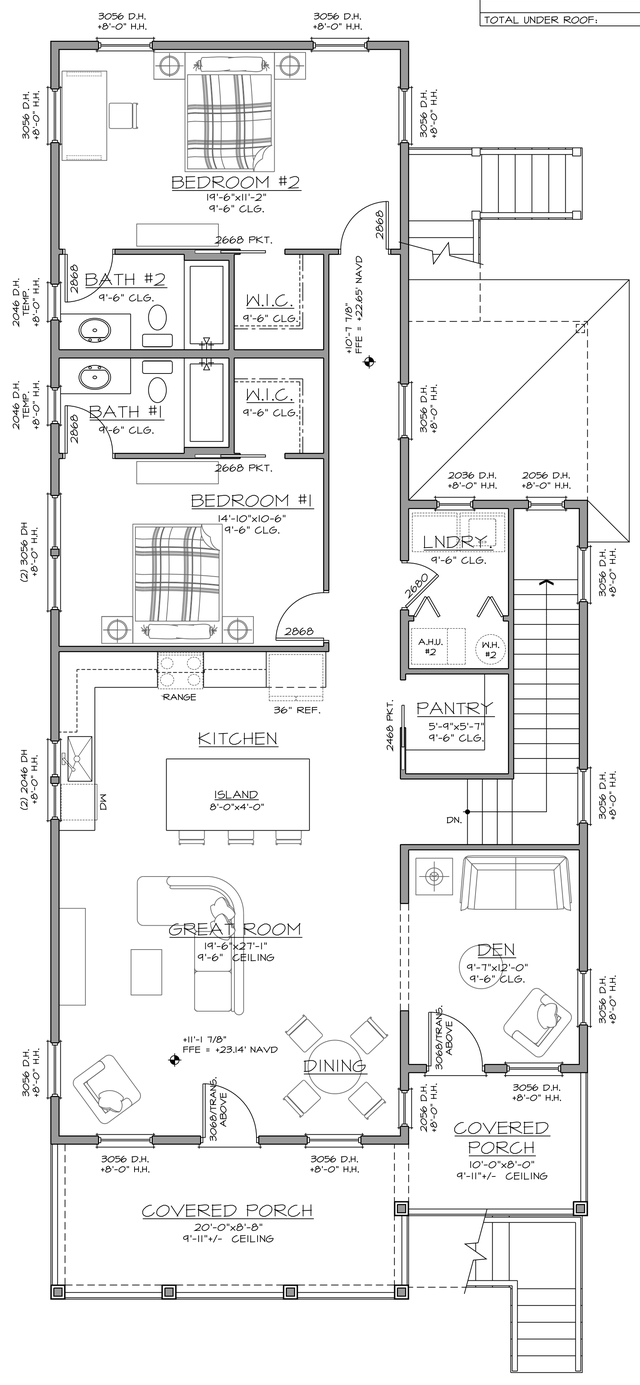
NUMBER OF RISERS (13) @ 6 1/8" EACH

* SUBJECT TO CHANGE PER SITE CONDITIONS



AREA CALCULATIONS

LIVABLE AREAS:	
FIRST FLOOR	1,474
SECOND FLOOR	1,533
SUB-TOTAL LIVABLE AREAS:	3,007
GARAGE/COVERED AREAS:	
FIRST FLR. COVERED ENTRY/PORCH	240
FIRST FLR. REAR ENTRY	100
SECOND FLOOR COVERED PORCH	160
SECOND FLOOR OPEN PORCH	80
SUB-TOTAL COVERED AREAS:	580
TOTAL UNDER ROOF:	3,587



Cordova Residence

OWNER CONTACT

Eva Nagorski
917.502.9601
Carl Spadaro
904.607.1463

PROJECT LOCATION

171 Cordova St.
St Augustine FL 32084

CONTRACTOR:

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine, FL 32080
904-547-9430

STRUCTURAL ENGINEER:

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date:	Description:	Revisions:
1	10.17.2023	HARB SUBMISSION	
2	11.1.2023	UPDATED	

Scale 1/4":1'-0"

Sheet title

SECOND FLOOR PLANS

Sheet Number A3.1

NOT FOR CONSTRUCTION

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EXTERIOR FINISH LEGEND:

5V CRIMP METAL ROOF
(SEE WALL SECTIONS)

PINE LAP SIDING
PAINTED FINISH
(SEE WALL SECTIONS)

1" THINSET BRICK FINISH
(SEE WALL SECTIONS)

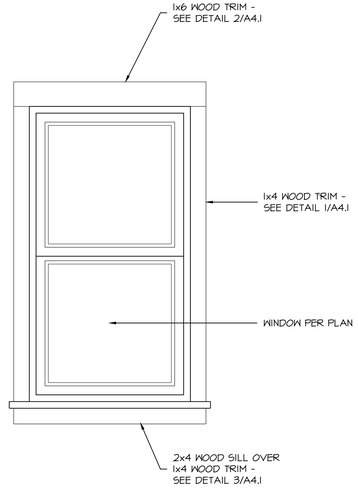
VERTICAL WOOD LATTICE
1/2" THICK - PAINTED FINISH
(SEE WALL SECTIONS)

FRONT ELEVATION - WEST

SCALE: 1/4" = 1'-0"

REAR ELEVATION - EAST

SCALE: 1/4" = 1'-0"



1 TYPICAL WINDOW/DOOR TRIM DETAIL

SCALE: 3/4" = 1'-0"

LEFT SIDE ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

Cordova Residence

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Sheet title

EXTERIOR ELEVATIONS

Sheet Number A4

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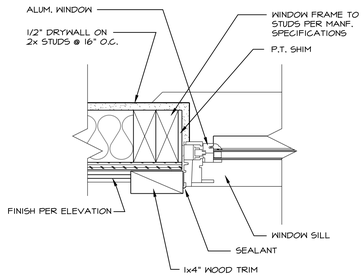
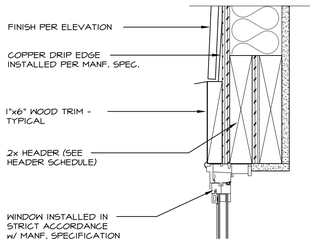


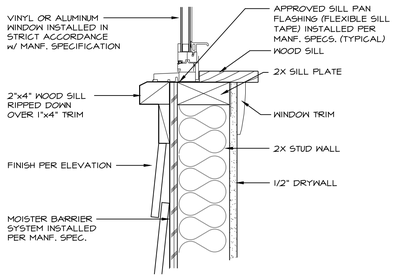
1 JAMB @ WINDOW

N.T.S.



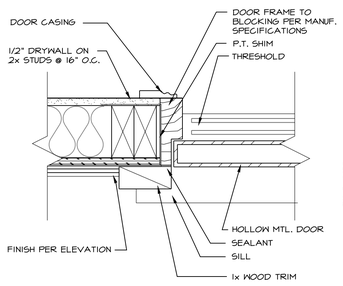
2 WINDOW HEAD DETAIL

N.T.S.



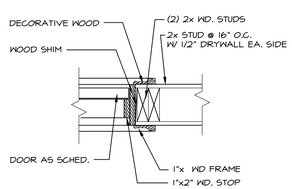
3 WINDOW SILL DETAIL

N.T.S.



4 JAMB @ EXTERIOR DOORS

N.T.S.



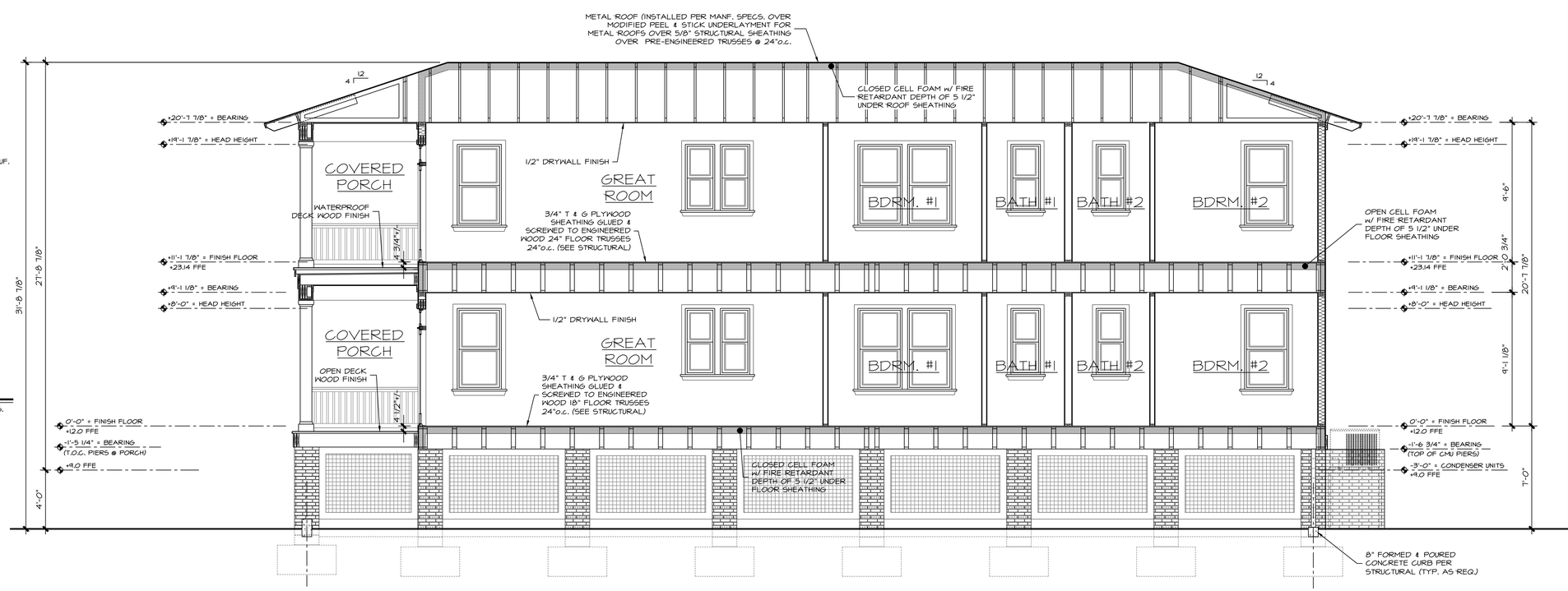
INTERIOR DOOR JAMB DETAIL (NON-BEARING)

5

N.T.S.

RIGHT SIDE ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



BUILDING SECTION "A"

SCALE: 1/4" = 1'-0"

THIS IS ONLY A REPRESENTATION, PLEASE REFER TO FOUNDATION, TRUSS & WALL SECTION DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
*THE STRUCTURAL PLANS SHALL SUPERCEDE WHAT IS SHOWN HERE.

Cordova Residence

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Scale

Sheet title

EXTERIOR ELEVATION & BUILDING SECTION

Sheet Number A4.1

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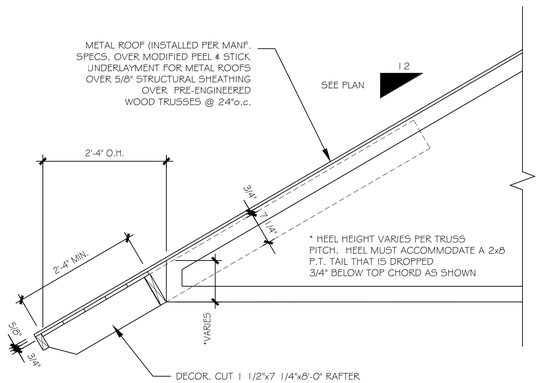
ROOF NOTES:

1) ALL ROOF TRUSSES ARE DESIGNED TO 4:12, SEE ROOF PLAN, ELEVATIONS & BUILDING SECTIONS.
2) ALL FLOOR TRUSSES ARE DESIGNED TO BE 18" OR 24" IN DEPTH, SEE ELEVATIONS & SECTIONS.
3) ALL HIP OVERHANGS ARE TO BE 2'-4", UNLESS OTHERWISE NOTED ON PLAN.
4) ALL OVERHANGS ARE CONVENTIONALLY FRAMED - SEE DETAIL 1/A5
5) DECK FLOOR SYSTEMS TO BE CONVENTIONALLY FRAMED PER STRUCTURAL.

ROOF FINISH LEGEND:

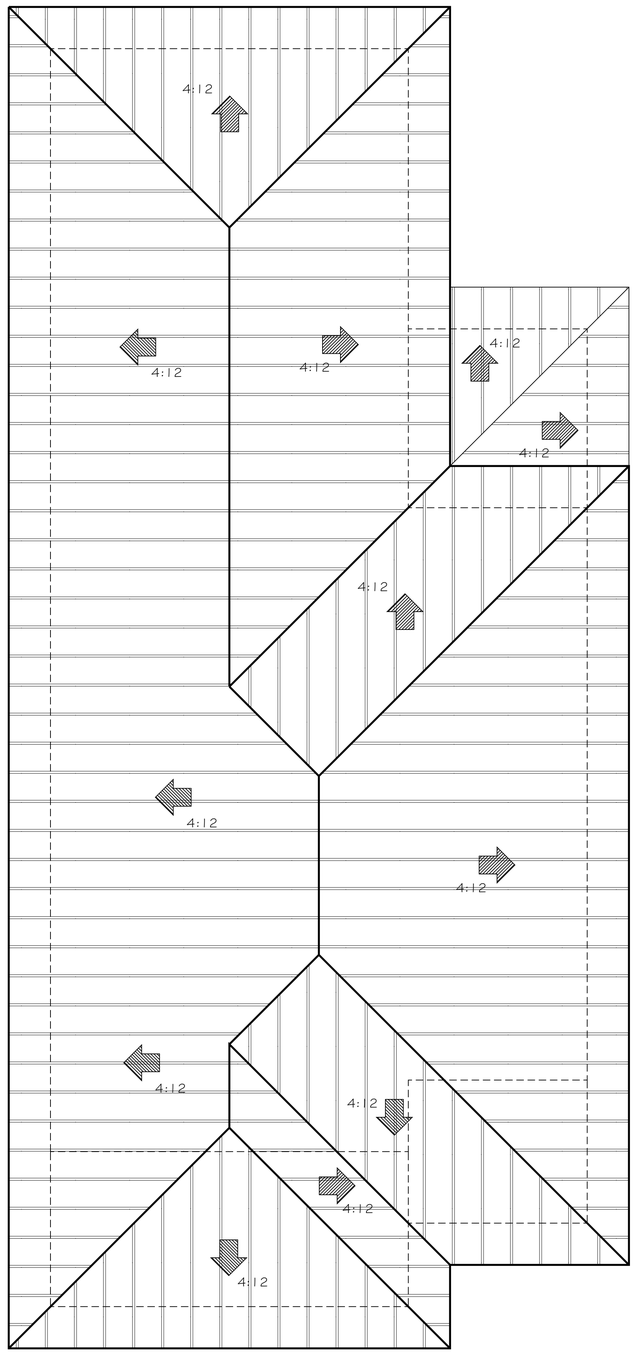
STANDING SEAM METAL ROOF
w/ CONCEALED FASTENERS
(SEE WALL SECTIONS)

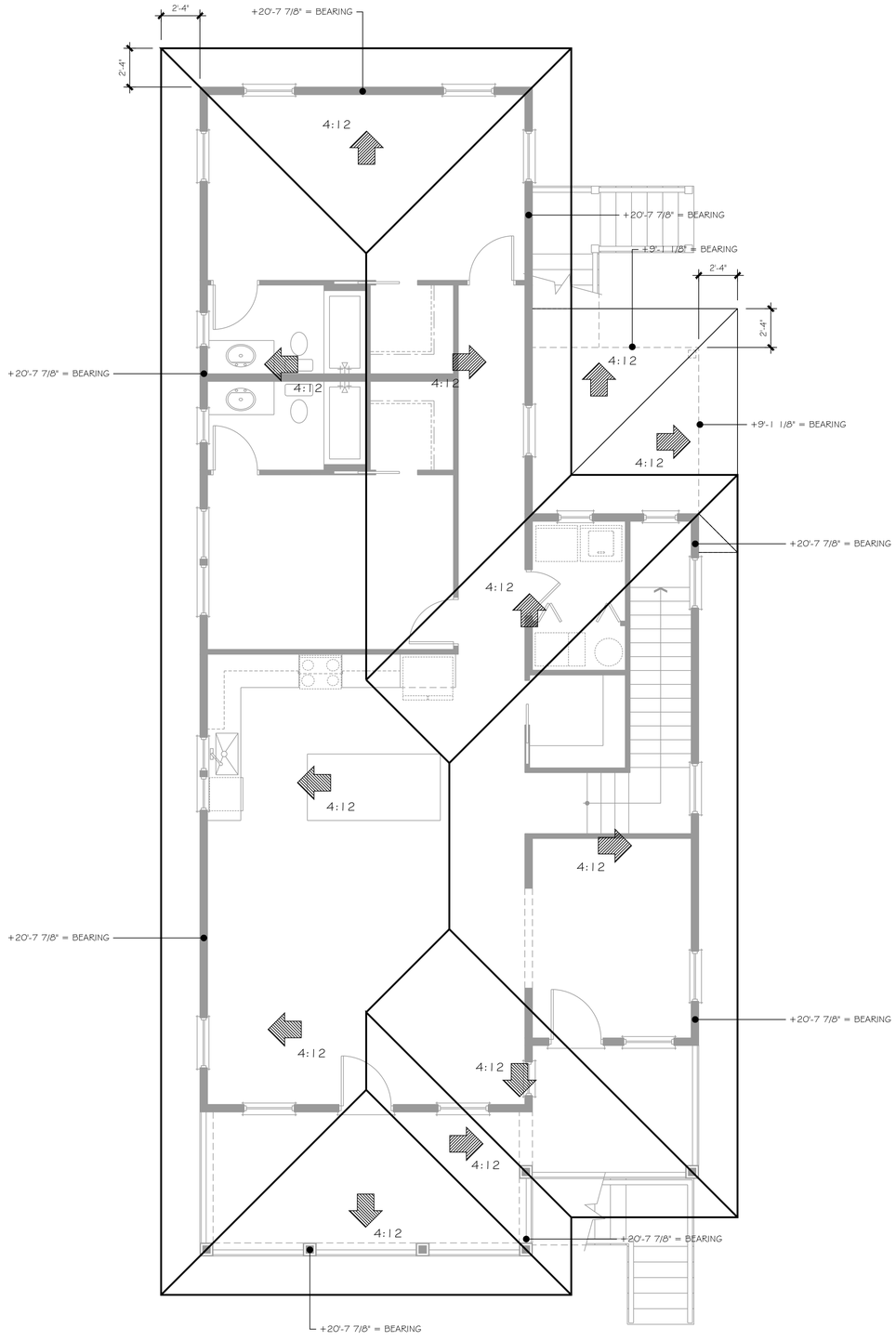


TYPICAL EXPOSED
RAFTER TAIL TRUSS DETAIL

1

3/4" = 1'-0"





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1	10.17.2023	HARB
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Scale

Sheet title

ROOF PLAN

Sheet Number A5

NOT FOR CONSTRUCTION

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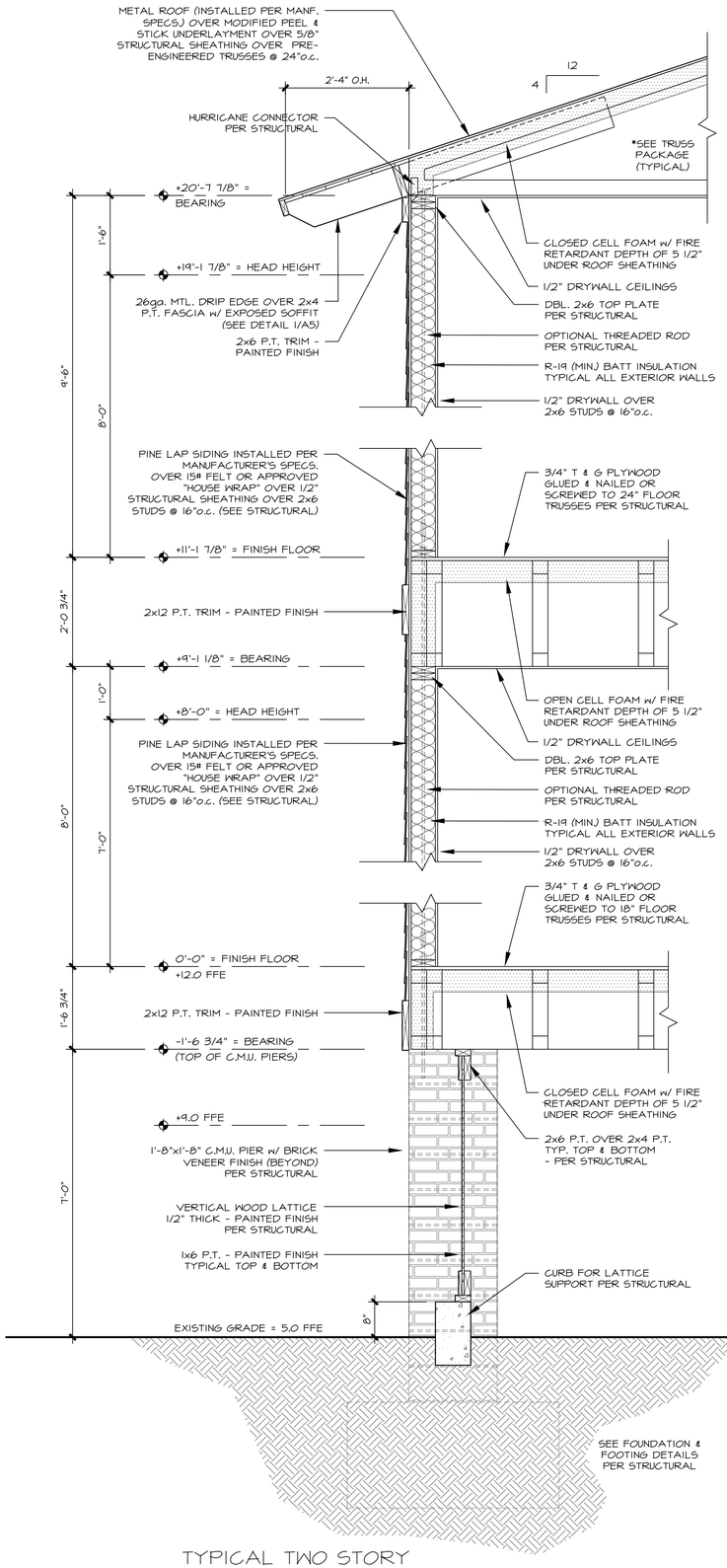
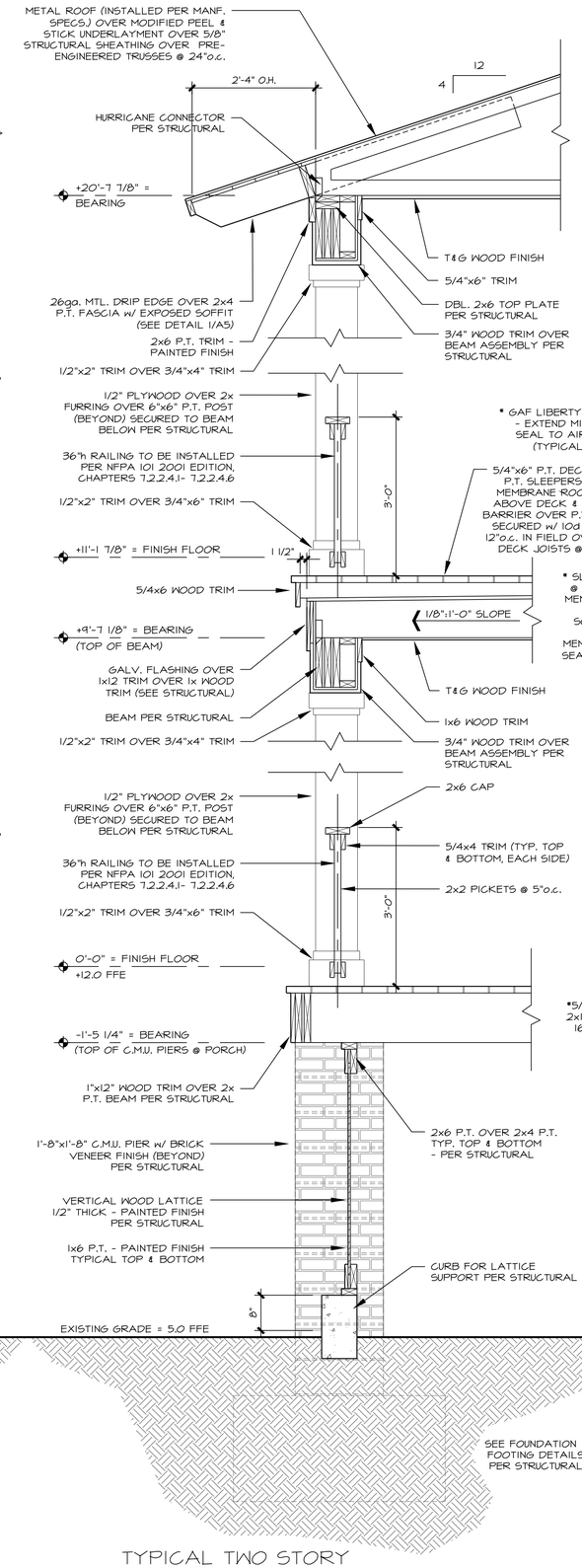
Planning and Building Department



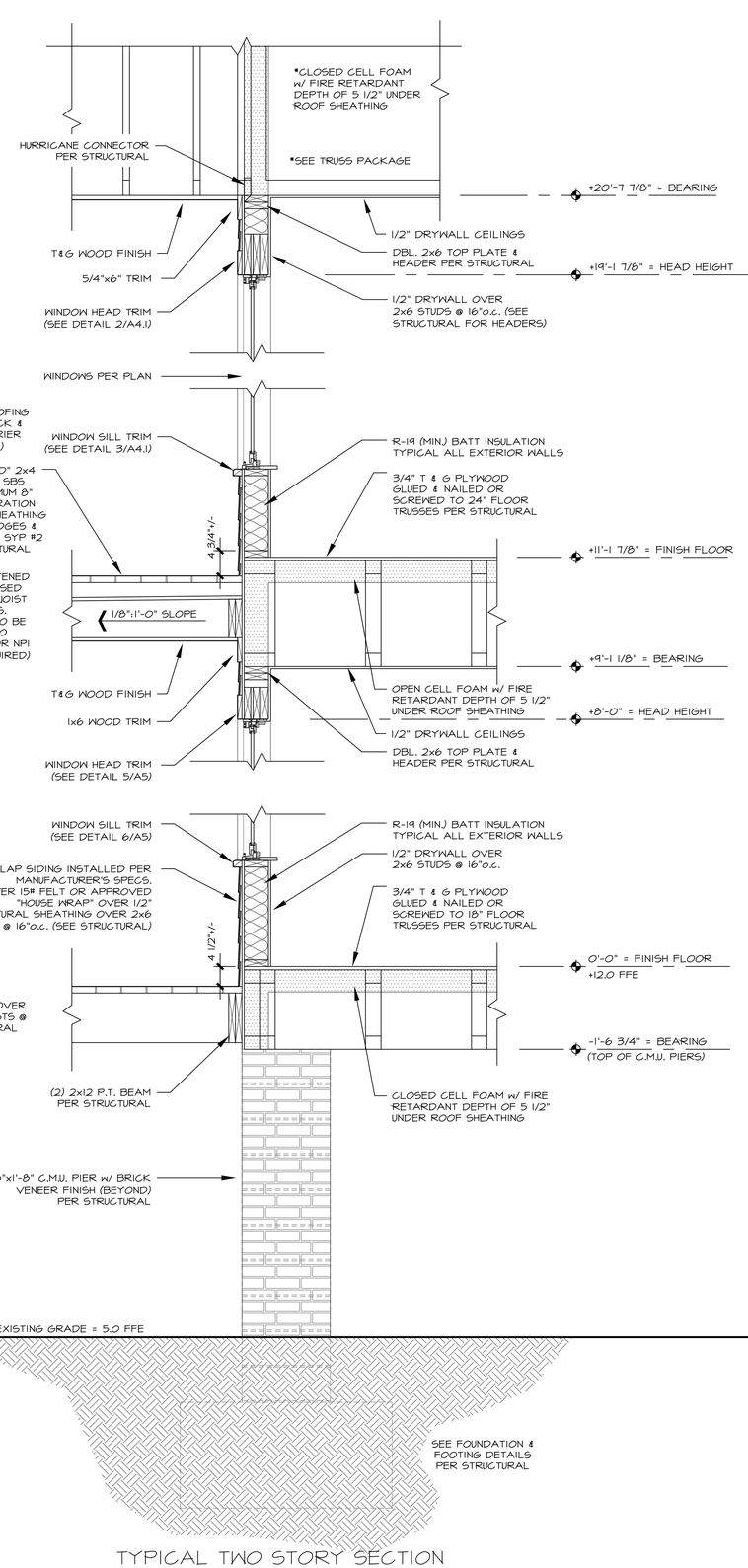
1 TYPICAL TWO STORY EXTERIOR WALL SECTION

3/4" = 1'-0"



2 TYPICAL TWO STORY SECTION @ ENTRY / DECK

3/4" = 1'-0"



3 TYPICAL TWO STORY SECTION BETWEEN LIVING / PORCHES

3/4" = 1'-0"

Cordova Residence

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Scale

Sheet title

WALL SECTIONS

Sheet Number A7

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Received 11/06/2023
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Cordova Residence

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No.	Date:	Description: Revisions:
1	10.17.2023	HARB SUBMISSION
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Scale 3/16":1'-0"

Sheet title

SITE PLAN

Sheet Number L1

NOT FOR CONSTRUCTION

Received 11/06/2023
Planning and Building Department

SARAH RYAN
ARCHITECT

Zoning

Date: 11.6.23

Address: 171 Cordova Ave

Jurisdiction: City of St Augustine

Zoning: HP-1

Setbacks:

FRONT	10′-6″ average to front porch wall (will dimension to overhang for permit documents) Stairs under 30″ project past this setback - Neighbor to North is 11.4′ to front porch wall - Neighbor to South is 10.4′ to front porch wall
SIDE SOUTH	32′-6″ Setback
SIDE NORTH	10′-0″ Setback easement
REAR EAST	18′-6″ Setback

Lot Coverage: 28.5%
Building 2027 SF
Property 7095 SF

ISR: 40.5%
Building 2027 SF
Hardscape 1826 SF

Base Flood Elevation: AE-8 + 1.0

FFE: 12.0′

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

171 Cordova Street

trim and windows

Roycroft Vellum
SW 2833

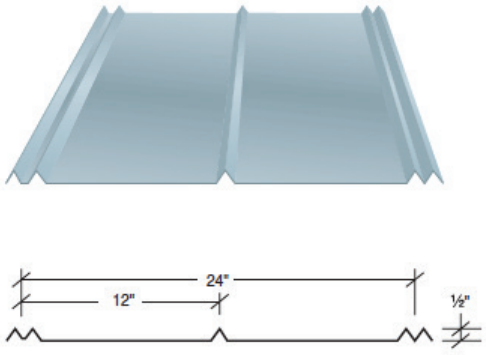
body

Quartersawn Oak
SW 2836

Pre-approved Paint Colors

Product Specifications

Applications: Roof
Coverage Widths: 24"
Rib Height: ½"
Panel Attachment: Exposed Fastening System
Gauges: 29, 26
Finishes: Siliconized Polyester
Coatings: Galvalume Plus®, Signature® 200, G-40 Galvanized



5V Crimp Metal Roof

BELDEN
THE BELDEN BRICK COMPANY

mortar width = 3/8”
mortar color = light beige

ST ANNE BLEND

Type	Face
Color	Pink
Texture	Antique Colonial
Plant	Plant 3
Manufacturing Method	Molded
Cooling	Sand

Thin Set Brick Pier Veneer

Application pg 17

Received 11/06/2023
Planning and Building Department

171 Cordova Street

Titan 14" High Mystic Black Outdoor Wall Light

- 14" high x 5" wide. Extends 7 1/4" from the wall. Backplate is 7" high x 5" wide. Center of mounting point to top of fixture is 3 1/4". Weighs 4.6 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included). Shown with an Edison filament bulb.
- Contemporary modern Titan outdoor wall light. Clean and open look with a rectangular profile. From the John Timberland brand.
- Built-in dusk-to-dawn photocell sensor. Automatically turns on at dusk and turns off at dawn.
- Mystic black finish frame and backplate. Clear glass sides, open bottom, allows the bulb to be seen. Installation only with bulb facing down as shown.

Exterior lighting

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

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

Parcel Identification No 199670-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Scott Patrou

Nand Sethi

WITNESS
PRINT NAME: Brandon Edmondson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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

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

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

COPY

St. Johns County, FL

Apply for Exemptions

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	1996700000
Location Address	171 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG N72.6FT OF LOT 5 BLK 38 OR5662/1912 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.160
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

Valuation Information

	2024
Building Value	$111,725
Extra Features Value	$0
Total Land Value	$291,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$402,813**
Total Deferred	$0
Assessed Value	**$402,813**
Total Exemptions	$0
Taxable Value	**$402,813**

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
2023	$113,527	$0	$291,088	$0	$0	$404,615	$404,615	$0	$404,615
2022	$171,839	$0	$342,247	$0	$0	$514,086	$316,040	$198,046	$316,040
2021	$132,841	$0	$154,468	$0	$0	$287,309	$287,309	$0	$287,309
2020	$144,418	$0	$129,283	$0	$0	$273,701	$273,701	$0	$273,701
2019	$132,056	$0	$129,283	$0	$0	$261,339	$261,339	$0	$261,339
2018	$133,916	$0	$129,283	$0	$0	$263,199	$261,096	$2,103	$261,096
2017	$137,636	$88	$129,283	$0	$0	$267,007	$237,360	$29,647	$237,360
2016	$139,496	$110	$117,530	$0	$0	$257,136	$215,782	$41,354	$215,782
2015	$127,221	$132	$90,666	$0	$0	$218,019	$196,165	$21,854	$196,165
2014	$96,601	$132	$81,599	$0	$0	$178,332	$178,332	$0	$178,332
2013	$99,110	$154	$81,599	$0	$0	$180,863	$180,863	$0	$180,863

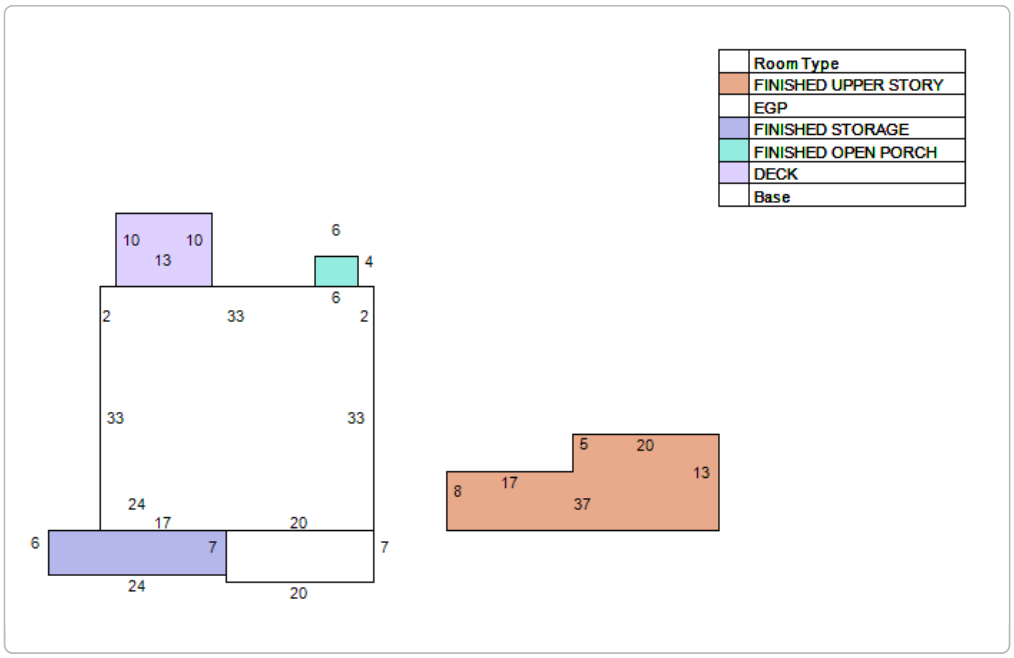
Building Information

Building 1
Building Value $111,725
Year Built 1950
Actual Area 2055
Conditioned Area 1617
Use Single Family Residence
Style 01
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	1221
FINISHED DECK	130
FINISHED OPEN PORCH	24
FINISHED STORAGE/UTILITY	144
UNFINISHED ENCLOSED PORCH	140
FINISHED UPPER STORY	396
Total SqFt	2055

Sketch Information



Land Information

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

Sale Information

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

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

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Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
LIONS BEACH CAPITAL, LLC

Filing Information

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

Principal Address

6899 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256

Mailing Address

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JACKSONVILLE, FL 32256

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

Report Year	Filed Date
2023	01/18/2023

Document Images

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

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0081 Address: 17 King Street (Multiple Units)

Applicant: Open City Architecture, LLC

Property Owner: TEP, Inc.

Project description: To modify existing storefronts of the commercial building including new fenestration patterns on the east elevation, adjacent to Aviles Street, and west elevation, adjacent to King Street; and, to construct a new gate on the south elevation along Artillery Lane.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ01026
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1955
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992100000		
Agenda Item:	7(c)	Previous Action(s):	COA 2007-0343 COA F2013-0005 COA HP2022-0067 COA HP2022-0080

STAFF SUMMARY AND ANALYSIS:

1. Located on the southwest corner of King and Aviles Streets, this Commercial Masonry Vernacular structure was built in 1955 and designed by architect Morris Lapidus (1902-2001), most well-known for several Modern buildings, particularly hotels in Miami and Miami Beach. Storefronts line both King and Aviles Streets with utilitarian access along Artillery Lane.
2. HARB has heard several applications for this building. Applications similar or related to the current application include COA 2007-0343 which approved alterations to the storefront at 21 King Street (currently an art gallery) which do not appear to have been completed. A permit from 1988 indicated replacement of storefront glass along Aviles Street, though the units affected are not clear. Last year, the HARB denied COA HP2022-0067 for alterations to the storefront at 4 Aviles Street due to multiple continuances and lack of communication from the applicant. After-the-fact COA application HP2022-0080 was approved with modifications to the newly installed storefront system to match the fenestration of the previously existing storefront more closely.
3. A detailed scope of the proposed work is provided below.
4. Along Artillery Lane, the applicant proposes installing a steel and steel mesh gate. For fences, walls, and gates, the Architectural Guidelines for Historic Preservation (AGHP) states that gates must match the architectural style of the building. Out of the materials listed in this section, wood and iron appear to be most feasible for this application, and the applicant may consider a wood gate to match the existing wood doors; however, painting the steel and mesh gate to match the existing door may mitigate its impact on this utilitarian side of the building. Security was cited as the justification for this proposed alteration, and the applicant suggested that the door is a means of egress requiring certain hardware that may not be feasible with other style or material gates.
5. Four out of the five storefronts along Aviles Street are proposed for replacement citing concern that the existing plate glass is hazardous if shattered and does not meet current code. The applicant was advised by another party that the existing original storefronts at 2, 4, and 8 Aviles Street are likely to fail once the glass is removed. The storefront system at unit 6 will be replaced to reinstall the low brick wall and bring the frame finish color back to silver to match the adjacent storefronts.
6. The storefront alterations along King Street are limited to units 31-33, the old Woolworth's units, and are proposed due to similar safety concerns. While the storefront system, including the doors, are to be replaced, the Woolworths door handles will be retained and reinstalled as a nod to the building's history which includes Civil Rights protests at the Woolworth's lunch counter. Due to limitations in the available size of tempered glass, a transom is being proposed across the top of the storefront. The applicant has provided several iterations of the design for the Board's consideration.
7. The AGHP encourages retention and repair of historic storefronts, including windows, sash, doors, transoms, and decorative features, where such features contribute to the architectural and historic character of the building, and discourages replacement storefronts that do not convey the same visual appearance as the original. While the aluminum framing material and finish is appropriate, and the applicant has illustrated that the new storefront system frames on Aviles and King will be consistent as possible in both color and size, changes to the design of each storefront, including aligning the transom and door frame heights, are likely altering a feature that architect Morris Lapidus had installed by-design. Irregular mullion patterns are seen in other documented Lapidus storefront

designs. The applicant may consider retaining storefront characteristics, including the differing transom and door-frame heights, and the double transom above the Woolworth's doors which appear to be an original feature of the building. The approval of the replacement storefront at 10 Aviles Street was conditioned upon modifying the storefront to retain its original character.

8. Loss of the inset storefront, another common Lapidus storefront characteristic, at 4 Aviles Street was a concern of the HARB at the September 15, 2023 meeting. The minutes for this meeting are provided. There is no record of the original storefront configuration along Aviles Street. Unit 6 was clearly modified, though a permit search returned no clear indication of when the replacement occurred. The 2008 Google Streetview photos show a silver storefront system at 6 Aviles Street consistent with 10 Aviles Street's configuration, but without the low brick wall. Storefronts angled toward the entry door, like units 6 and 10, are also seen in Lapidus designs.
9. The 2016 Florida Master Site File update states that the building retains historical significance with historical events, but the exterior façade has been compromised. The form also notes that due to its association with significant events, and location within a contiguous district, the building is eligible to be a contributing building.

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 17 King Street**:

1. **APPROVE** the proposed gate along Artillery Lane as proposed or modified by the HARB if the Board finds that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,
2. **CONTINUE** the proposed storefront alterations to allow the applicant time to consider design modifications more consistent with the existing storefront design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install steel gate with streel mesh in existing secondary entry stoop along Artillery Lane (south elevation)
2. East Elevation:
    a. Unit 8: Replace glass and storefront system
        i. Retain existing inset entryway
        ii. Increase door height to that of lower transom mullion
    b. Unit 6: Replace existing glass and storefront system:
        i. Reinstall low brick wall
        ii. Color to be unfinished metal to match other existing storefronts
        iii. Double doors to replace existing single door
    c. Unit 4: Reconfigure Storefront
        i. Remove existing storefront
        ii. Install mirrored version of proposed Unit 6 configuration (removing the inset entryway)
    d. Unit 2: Replace existing glass and storefront system:
        i. Silver storefront system to match others
        ii. Double doors to replace existing single door

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- Introduce a new design that is incompatible in size, scale, material, and color.

Post-1821
Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

Fences, Walls and Gates

Post-1821
Fences, walls and gates must match the architectural style of the primary building.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Polk City Directory Reserach: 1955
4. Sanborn Map: 1930 Updated to 1957
5. Minutes from September 15, 2022
6. Minutes from the November 17, 2022 Meeting
7. Lapidus Storefront Examples

Photo and Research Sources:
https://www.claasshaus.com/blog/the-storefront-king-morris-lapidus
https://www.miamilivingmagazine.com/post/morris-lapidus-moderist-architect-facts-history
https://www.floridamemory.com/items/show/296608 (Aviles)
https://www.floridamemory.com/items/show/73822 (King)

STAFF PHOTOGRAPHS
17 King Street

North Elevation (King Street)

STAFF PHOTOGRAPHS
17 King Street

Original Door Handles to Remain

North Elevation Details

Woolworth's Storefront Proposed for Alterations

STAFF PHOTOGRAPHS
17 King Street

Woolworth's Storefront Proposed for Alterations

STAFF PHOTOGRAPHS
17 King Street

Woolworth's Storefront Proposed for Alterations

Staff Report pg 10

STAFF PHOTOGRAPHS
17 King Street

Woolworth's Storefront Proposed for Alterations

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STAFF PHOTOGRAPHS
17 King Street

Woolworth's Storefront Proposed for Alterations

North Elevation Details

Existing Storefront to Remain

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STAFF PHOTOGRAPHS
17 King Street

North Elevation Details

Existing Storefronts to Remain

Staff Report pg 13

STAFF PHOTOGRAPHS
17 King Street

Staff Report pg 14

STAFF PHOTOGRAPHS
17 King Street

Unit 8: Replace Storefront:
Maintain configuration
Increase door height to meet bottom of transom

Staff Report pg 15

STAFF PHOTOGRAPHS
17 King Street

East Elevation Details

Staff Report pg 16

STAFF PHOTOGRAPHS
17 King Street

Unit 6: Replace Storefront:
Add brick wall
Install double door
Color to be silver
Door and transom heights to match

STAFF PHOTOGRAPHS
17 King Street

Unit 4 (right) to be mirror image of new unit 6 (existing left)

Staff Report pg 18

STAFF PHOTOGRAPHS
17 King Street

Unit 2: Replace Storefront:
Maintain configuration
Install double door
Color to be silver
Door and transom heights to match.

Staff Report pg 19

STAFF PHOTOGRAPHS
17 King Street

Unit 2 Details

Staff Report pg 20

STAFF PHOTOGRAPHS
17 King Street

Location of proposed steel gate
South Elevation

STAFF PHOTOGRAPHS
17 King Street

South Elevation

STAFF PHOTOGRAPHS
17 King Street

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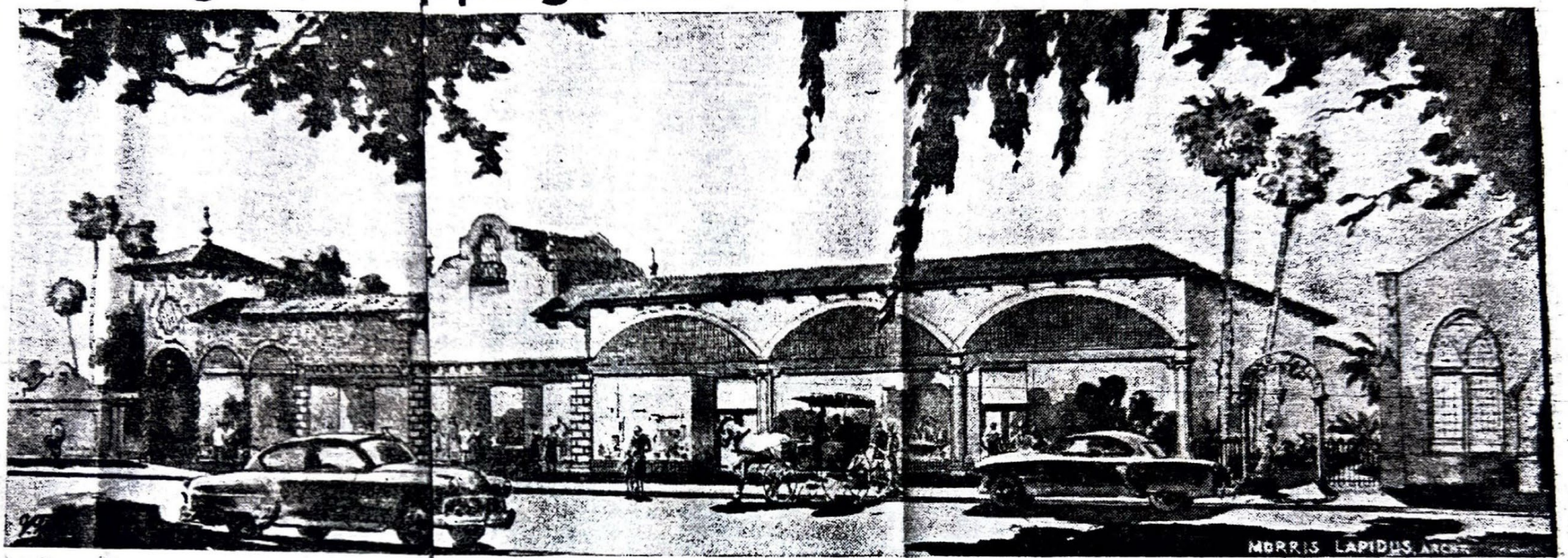
STAFF PHOTOGRAPHS
17 King Street

Looking W. on King Street from the Bayfront

Staff Report pg 24

STAFF PHOTOGRAPHS
17 King Street

Drawing Of Shopping Center Planned For Sanchez Block



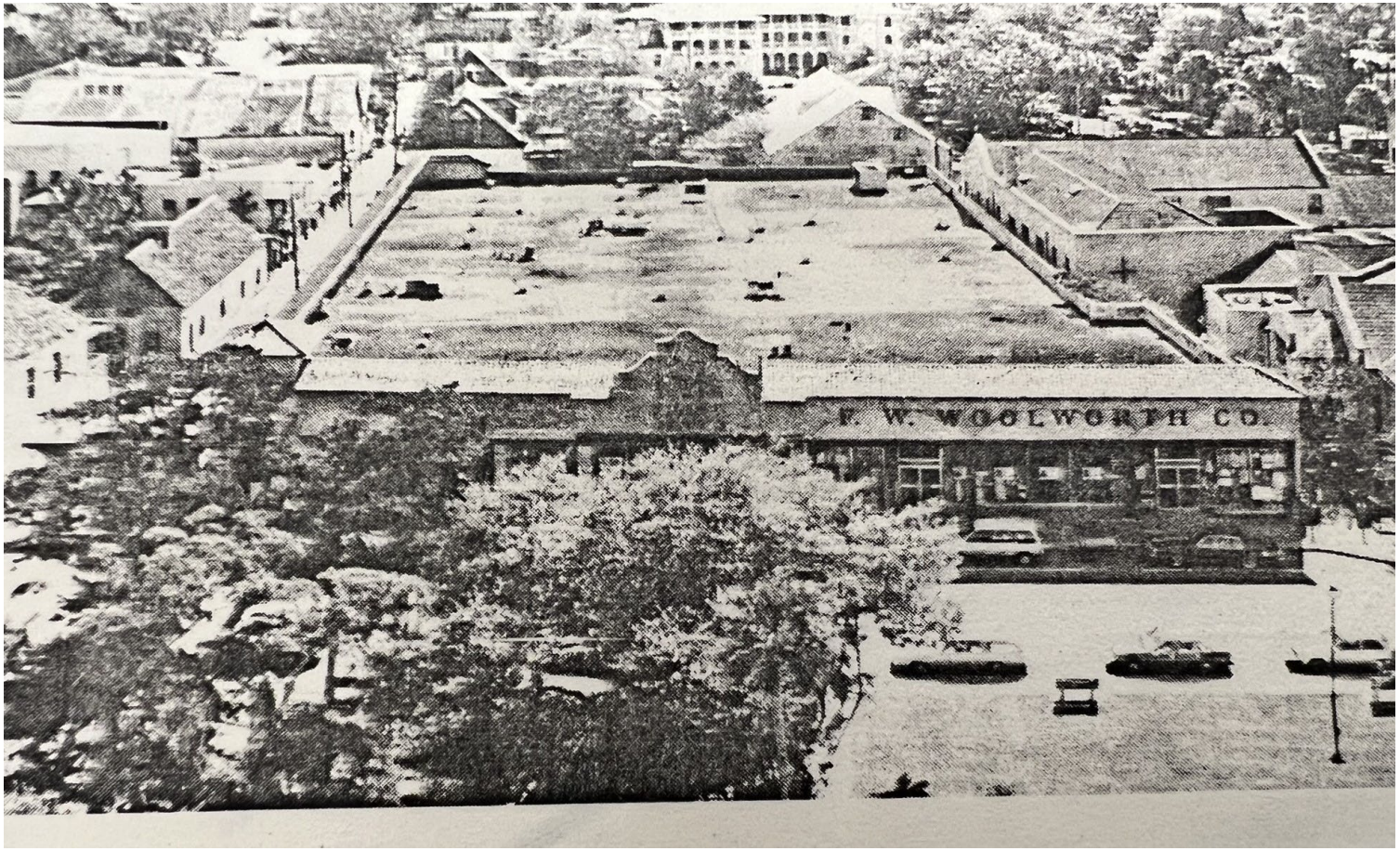
Shown above is an architect's drawing of the proposed Spanish-type building to be constructed on the Sanche property on King Street, opposite the Plaza.

This new shopping center will have four large stores facing King Street, and five smaller shops on Aviles Street. Occupying the King Street stores, starting from left, will be Walgreen's, Butler's Shoes, the Diana Shop and Woolworth's. The building is expected to be completed for occupancy by January or early February.

1954 Newspaper Article

Staff Report pg 25

STAFF PHOTOGRAPHS
17 King Street



Newspaper Photo c.1980s

Staff Report pg 26

STAFF PHOTOGRAPHS
17 King Street

Entrance to Aviles - 1979

Staff Report pg 27

Staff Report pg 28

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow ;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

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

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

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

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; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update

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

Site #8 SJ01026
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) Woolworth's — 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:	17		King	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 # 1992100000 — 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: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature storefronts and ext. fabric
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. Coquina block — 3. Brick; Ceramic tile
Roof Type(s) 1. Flat — 2. Hip — 3. parapet
Roof Material(s) 1. Built-up — 2. — 3. clay tile
Roof secondary strucs. (dormers etc.) 1. — 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing, spiral co
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

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 SJ01026

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

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) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. African American 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 _____

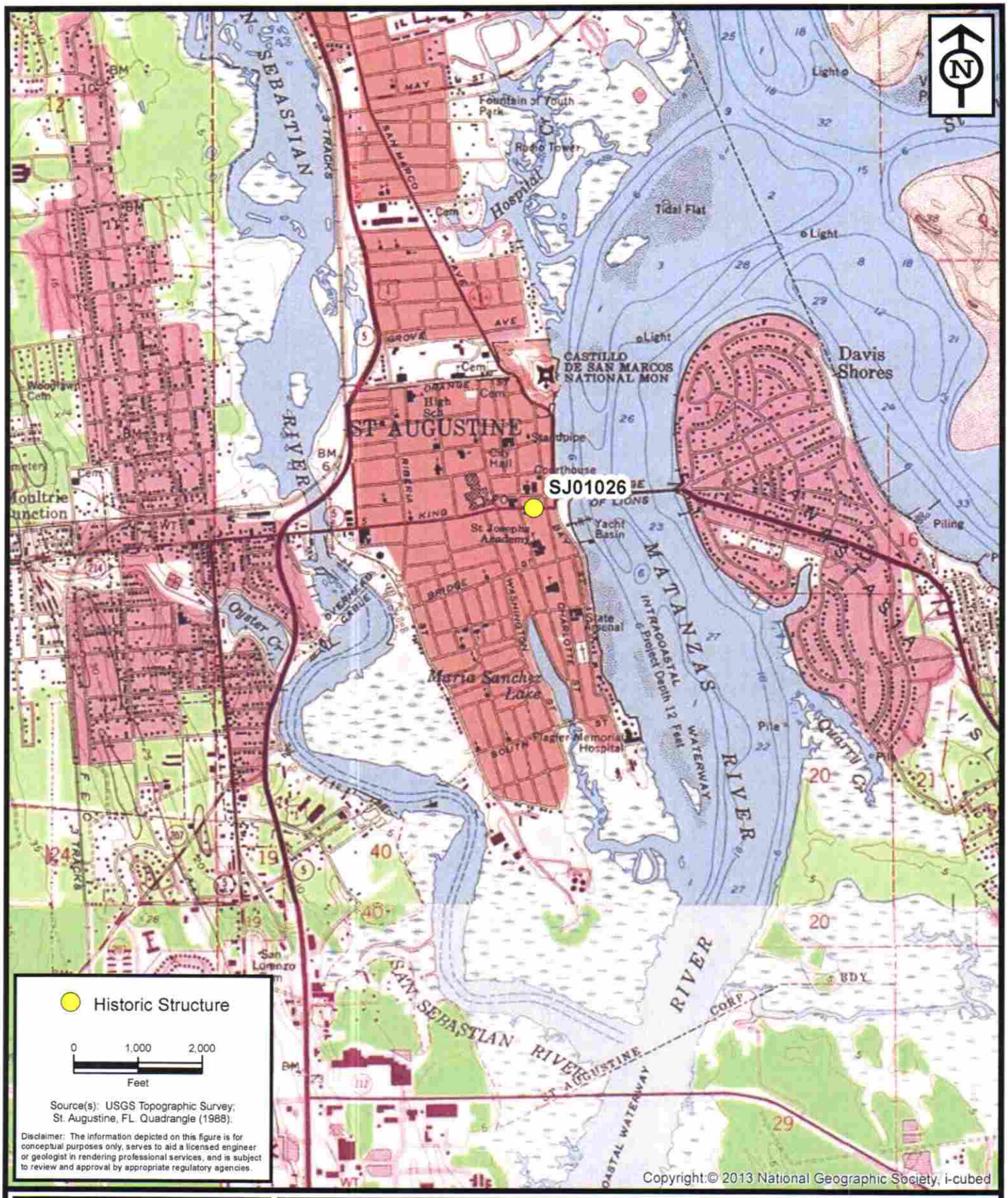
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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.



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

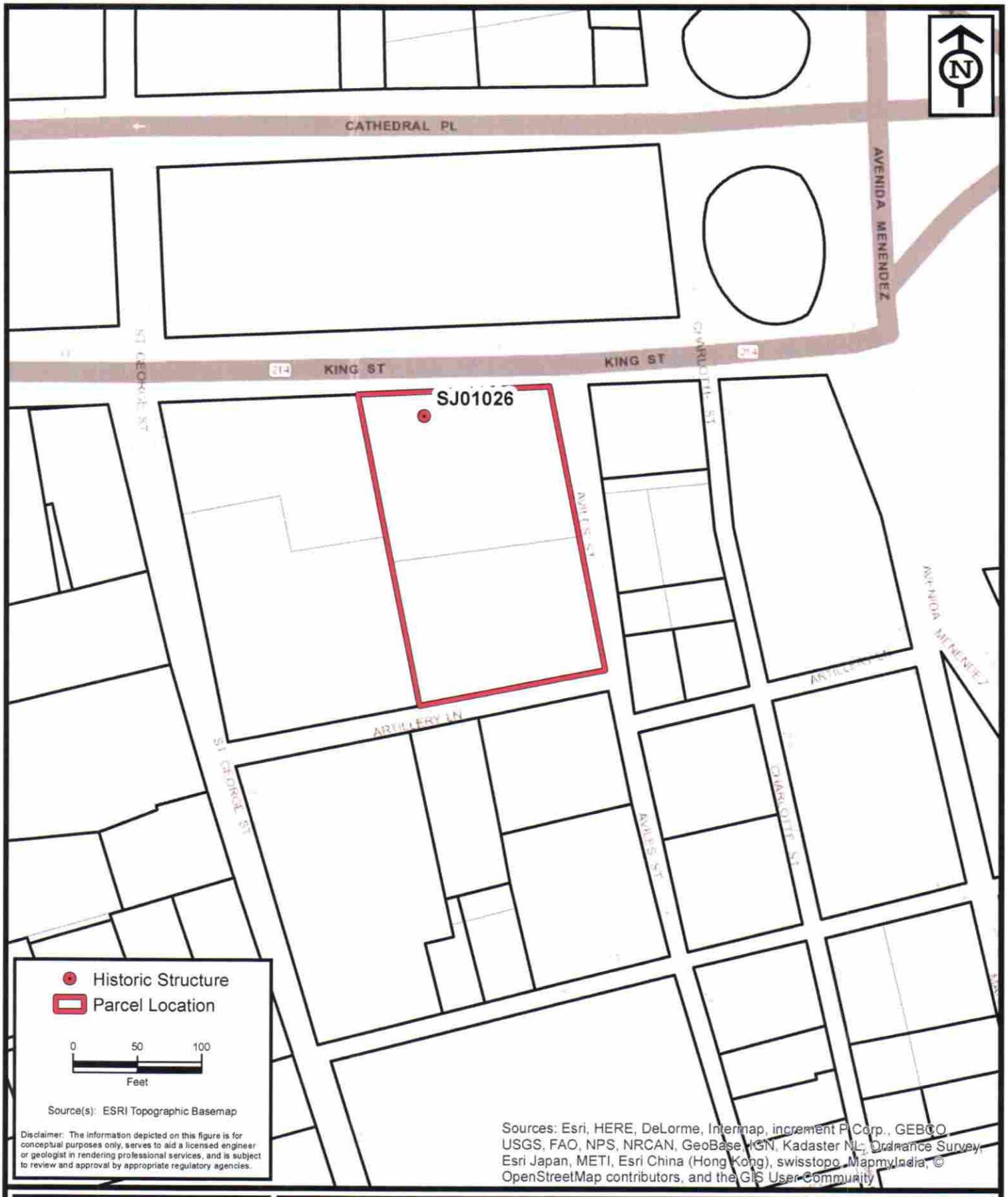
Project Location - SJ01026

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\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM



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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:	2

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SJ 1026

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures

FREEDOM TRAIL

Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

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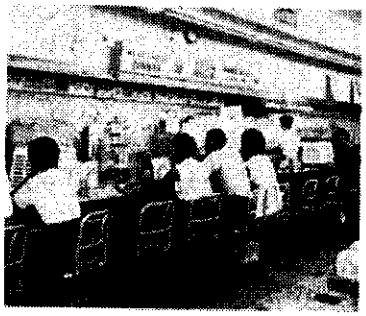
The St. Augustine Four



The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES
KATHRYN FENTRESS | CLYDE JENKINS

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

31 King Street

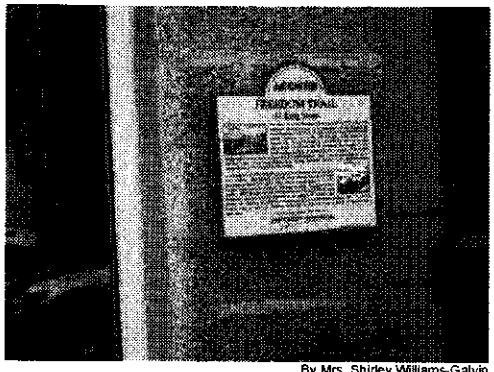
Inscription. The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

By Mrs. Shirley Williams-Galvin

1. Freedom Trail Marker

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman



By Mrs. Shirley Williams-Galvin

2. Woolworth's Department Store marker

Erected 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

Marker series. This marker is included in the Florida, St. Augustine Freedom Trail marker series.

Location. 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

Also see . . . ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

Additional keywords. The St. Augustine Freedom Trail

StAugustine.com

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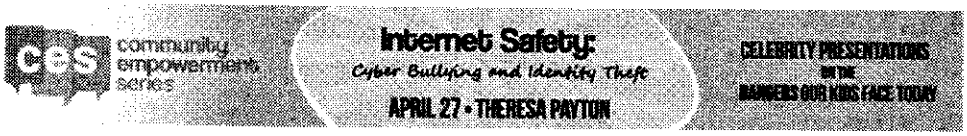


Are you searching for **joeann ulmer**? **Highlight these search terms in the article**

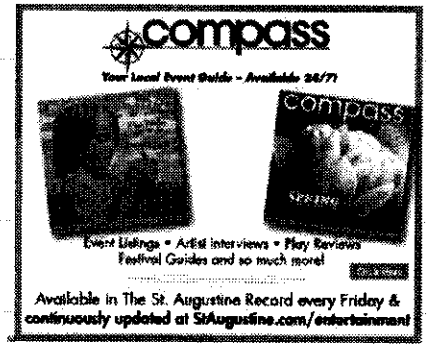
Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.



Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.

Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge

JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.

The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

Related Searches

BEVERLY SINGLETON WHEELER **LOCAL GROUP** **KEYNOTE SPEAKER** **DAVID NOLAN** **EARL JOHNSON JR.** **AMERICA** **SAMUEL WHITE** **LINCOLNVILLE** **PETER WILLOTT** **COMMISSIONER** **MARTIN LUTHER KING JR.** **AUDREY NELL EDWARDS** **HISTORIAN** **JACKSONVILLE** **AUGUSTINE CITY** **KU KLUX KLAN** **KINDERGARTEN TEACHER** **CAROLYN FISHER** **CARL SINGLETON CONTRIBUTED PHOTO** **BAPTIST CHURCH**

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Courtesy of SAHS

Drawing Of Shopping Center Planned For Sanchez Block

Shown above is an architect's drawing of the proposed Spanish-type building to be constructed on the Sanchez property on King Street, opposite the Plaza.

This new shopping center will have four large stores facing King Street, and five smaller shops on Aviles Street. Occupying the King Street stores, starting from left, will be Walgreen's, Butler's Shoes, the Diana Shop and Woolworth's. The building is expected to be completed for occupancy by January or early February.

Plans Announced For Downtown Shopping Center

Plans were announced on Saturday for St. Augustine's new-
it shopping center to be located on the Sanchez block on King
treet, south of the old Plaza.
The old Sanchez building is being
zed and in its place will be con-
ucted a shopping center building
Spanish architecture which will
in St. Augustine's
l world atmosphere. The owners
y.
The new building is expected to
ready for occupancy by late Jan-
ary or early February of 1955.
The property, located at the cor-
r of King Street and Aviles
reet, was purchased early this
ar by an investment group head-
l by Michael R. Sudakow of Mi-
mi Beach, and represented by the
owell S. Fyvolent office, a Flor-
a real estate broker.
The owners have stated that the
siness block will be occupied by
ur leading merchandisers in their
specific lines. The stores facing
ing Street will be occupied by F.
. Woolworth Co., the Diana
ops, Butler's Shoes and Wal-
reen Drug Agency.
Woolworth will occupy 75 feet of
ore frontage on King Street with
depth of over 200 feet. This
ation store will be completely
r-conditioned and will offer the
test in variety self-service mer-
handising features. The rear por-
on of the Woolworth premises
ill be so designed to permit the
ection of a second floor and the
acement of their sales area.
Diana Shops, a leading women's
parel chain store, will have an
r-conditioned shop fronting 31
et on King Street and having a
pth of 172 feet. The Diana Shops
ill carry a complete line of coll-
ren and women's wear mercan-
se.
Butler's Shoes will occupy a store
aving a frontage of 32 feet with
depth of 125 feet. This shoe
ore chain was born in Florida
ver 50 years ago and now has
ore than 100 stores featuring
footwear for women and young-
sters.
Walgreen's, to be located at the
King Street-Aviles Street corner of
the building, will have a frontage
of 50 feet and depth of 125 feet.
This new home of the Walgreen
Agency will be operated by Howard
S. Paggett. The new Walgreen
store will be completely air-condi-
tioned and will feature the latest
design in store fixtures, store lay-
outs and operation.
In addition to the four King
Street stores, the new building will
have store frontage on Aviles St.
which will be available to tenants
who will help complement this busi-
ness block, it was announced.
There will be five stores located on
Aviles Street.
The business building will be the
first to be constructed since the
city's new zoning ordinance went
into effect, and the owners feel
that they are setting a precedent
for any future building in St. Au-
gustine or planning a structure of
Spanish architecture in keeping
with the Plaza area.
The exterior plans for the build-
ing were recently approved by the
city zoning board.
R. M. Thompson Co., of Coco-
nater is the contractor, and asso-
ciate architects are Morris Lapidus
and F. A. Hollingsworth.
The new building will be set back
12 feet from the curb on King
Street so as to afford an ample
sidewalk.
The same investment group
headed by Mr. Sudakow, and rep-
resented by the Fyvolent office, are
now developing properties in Clear-
water, Orlando, Jacksonville and
St. Petersburg. Handling the St.
Augustine project is Howard D.
Spencer, an associate. The con-
cern has developed Central Plaza
in St. Petersburg, Florida's largest
shopping center, and has just an-
nounced plans for another ex-
tensive shopping center at Orlando.

U. S. Assures Philippines

The St. Augustine Record

ST. AUGUSTINE . . . . FOUNDED IN 1565 . . . . THE NATION'S OLDEST CITY

VOL. LX, No. 28 Home Owned—Home Operated Established in 1894 ST. AUGUSTINE, FLORIDA, SUNDAY MORNING, SEPTEMBER 5, 1954 Member of Associated Press NEA Photo and Feature Service PRICE TEN CENTS

Voluntary Limit On Army Pledged By West Germany

BONN, Germany, Sept. 4 (AP)—Chancellor Konrad Adenauer tonight pledged that, even after obtaining full sovereignty, West Germany would voluntarily limit her armed forces.

In a broadcast over all West German radio networks, the 78-year-old Chancellor said:

"The Federal Republic will be ready to impose . . . self, even

L. C. Ringhaver Buys Comatchie Island Property

Another large real estate transaction was completed on Saturday with the sale of the north half of Comatchie Island to L. C. Ringhaver of this city.

The property, which lies north of the Vilano Beach causeway, along the west bank of North River, was sold to Mr. Ringhaver by J. Marion Hutson.

The transaction was handled

Red Shelling Of Quemoy Watched Closely By U. S.

Two American Army Officers Are Killed By Communist Bombardment

By FRED HAMPSON

TAIPEH, Formosa, Sunday, Sept. 5 (AP)—Guns on the Red mainland [illegible] intermittently bombarded [illegible] killed two U. S.

Staff Report pg 48

Staff Report pg 49

Staff Report pg 51

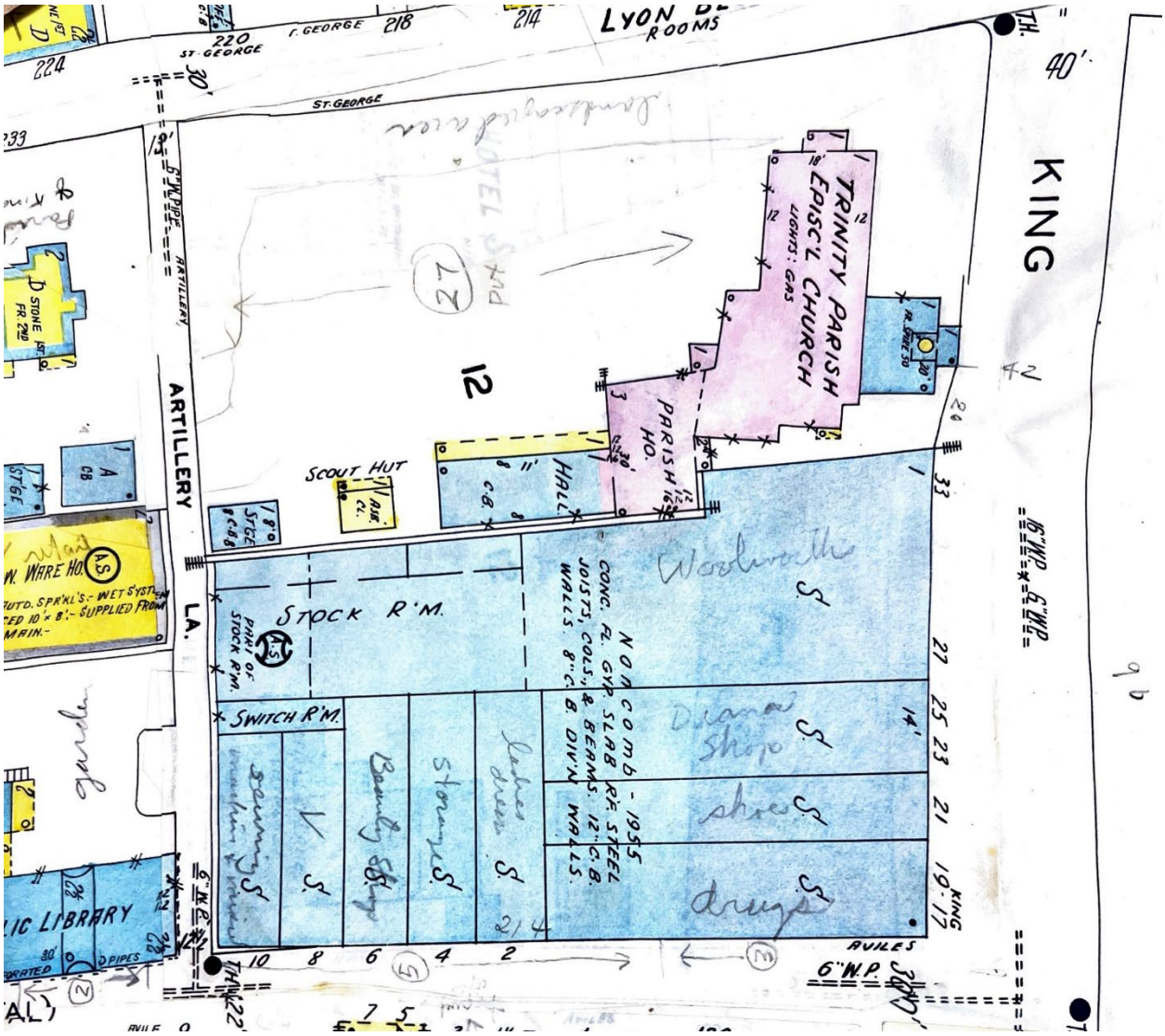
GOT ?
BREAKFAST
TOY
TOY
TOYS

17 King Street (c. 1955)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	STREET	UNIT #	BUSINESS
1955	King Street	17	Service Drugs (Walgreens Company)
		21	Butler's Shoe Store
		25	Diana Shop Women's Clothing
		31-33	F. W. Woolworth Co. Department Store
	Aviles Street	4	Aviles Book Shop
		6	Beauteria Beauty Shop
		8	Vacant
		10	Singer Sewing Center

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

1930 SANBORN MAP UPDATED TO 1957



Ms. Nelson said Code Enforcement had informed them no one was allowed to walk under the mechanical equipment. She said the gate proposal was to move the gate but that was not allowed. She said they were open to creative solutions and a plant would be fine as well.

Mr. Benoit suggested a potted plant as that would help it grow faster and if needed could be removed.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0058 finding that the proposed mechanical equipment was difficult to see on portion of the building from the right-of-way; also finding that it was a temporary fixture that could be removed from the building and was not a permeant change to the structure with the following conditions: lattice work and the gate facing the street were painted to coordinate with the building and the lattice work would be either a square 90 degree pattern or infers the existing railing pattern on the house that referred to traditional details or typically with lattice and the applicant would install a potted plant in front of the screening to help add some screening capabilities to the mechanical equipment and a sketch showing this should be reviewed by staff for final review. The motion was SECONDED by Mr. Weaver.

Ms. Duncan asked if there would be another five feet of lattice above the fence.

Mr. Benoit said it did not need to be lattice but should be more in line with the railings that have the vertical rail.

Ms. Duncan thought the plant would take care of the screening, and there would be nothing above the fence. She asked staff if that was sufficient so that it would be blocked.

Mr. Weaver said one concept was to have lattice with a climbing plant and then another was to add a potted plant. He said the screening did not have to be lattice.

Mr. MacDonald felt either of those were appropriate.

Ms. Duncan agreed and said if a potted plant with lattice was used, it would need to be a climbing plant.

Mr. Weaver said the mechanical equipment should be the same color as the building and asked for that to be added to the motion.

Mr. Benoit AMENDED the motion to include the request. The motion was SECONDED by Mr. Weaver.

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

6. (d) HP2022-0067 – KRB Construction LLC – Applicant
TEP, Inc – Owner
4 Aviles Street (a.k.a. 17 King Street)

Mr. Benoit recused himself from the application as he was on the TEP Board.[3]

To modify the existing storefront along Aviles Street with new configuration and materials.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE a Certificate of Appropriateness at 4 Aviles Street to allow the applicant time to consider materials and design more compatible to the existing commercial architecture of the building and existing storefronts.

[3] Recusal form attached to minutes

Chad Schwaniger reviewed the application and provided a picture of the proposed double door request.

Ex Parte Communication:

(None)

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

The Board discussed:

- Over time, more of the store fronts had been brought to the street and understood the value of store space
- Felt this change was not out of character and thought the concept was good
- Should match the shop track that was existing and did not have an issue with the double door
- Had prepared a National Register nomination for staff as the building was built by Morris Lapidus, Mid Century Architect in Florida
- Was originally called the Ponce de Leon Plaza and was from the period and that was what was there today
- Had plenty of street space
- Felt this was a character defining feature and was an important building
- Most of the materials were still there and was the traditional mid-century store front design that was on the building
- Proposed would alter a character defining feature and was not in support of the application
- Was a valid point but the east elevation at 6 Aviles Street there were some brought forward, and others were back
- Which made it even more important to keep as it could be one of the last original storefronts on the building
- Property had been missed on surveys due to the age, but it was an important building
- Agreed it should be saved as it was an original mall idea
- Unsure how the adjacent neighbor was approved; however, this would be removing the character and the intent of the building
- People have viewed the building as a modern building and not historic, but it had character defining features
- Storefront had arches that were defined and had recessing which provided a different experience
- Not all of the storefronts had been updated

Applicant response:

- Biggest issues were the homeless that lived in the recessed area
- This was taking away from the owner's restaurants capability by 150 feet
- Other storefronts had been updated
- Would not be completely flat it would be angled
- The recess cuts into the owner's ability to serve people and seating

Discussion continued:

- Windows were not flat across, but that store would be joining the one in question
- More space was in the connecting storefront
- Did not feel 150 feet was a lot of extra space
- Had the ability to use the sidewalk for seating
- Board was not able to design the interior as that was outside of their purview
- The Board purview was to maintain the integrity of the historic building exterior
- Building was a cohesive building designed by a well-known Florida architect and would need to keep the architectural design
- Having no other store front that matched made keeping this one more important
- Building was of National Register caliber and this was a character defining feature
- Did not feel this feature to change
- Building was 50% recessed and 50% not recessed

- Building was mid-century modern and there was a lot of interior space in the adjacent bay
- Asked if the applicant wanted to have an up or down vote or a continuation

Applicant response:

- It was the same business and they would be connected
- There was no other store front that matched
- Because of HARB many storefronts had changed and this one was being required to stay
- Did not agree with this as others had changed and those had been allowed
- First 30 feet across of the storefront was unusable, and this was a restaurant and not a clothing store

Mr. MacDonald said the store front would stay the same and suggested coming back with a new plan that would work for them.

Mr. Schwaniger said he would speak to his client and understood the concerns. He said he would explain to his client that they were turned down and could come back with a new plan. He asked if there was a way to get approval for the glass because the frame and glass were very fragile.

Ms. Duncan suggested continuing the application. She said this would allow him to speak to the owner make changes as needed or if they decided on not making changes the application could be withdrawn.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0067 4 Aviles Street (a.k.a. 17 King Street) to continue to the October 20, 2022 meeting. The motion was SECONDED by Mr. MacDonald

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

6. (e) HP2022-0059 – A to Z Custom Homes Inc. – Applicant
46 Avenida Menendez, Inc. – Owner
70 Hypolita Street
To replace existing asphalt shingle, stamped tin shingle, and metal panel roof materials with new metal panels.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 70 Hypolita Street:

1. APPROVE the application for the replacement of the existing asphalt shingle material with 5-V crimp metal panels

2. CONTINUE the application to replace the existing stamped tin shingles to allow the applicant time to determine whether they could be repaired or replaced with new stamped-tin shingles that would match the existing.

Charles Mahone, A to Z Construction, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Felt the tin tab roof was recent based on the evidence provided
- Thought the 5-V Crimp was the most consistent material

[4] Break from 2:35p.m.-2:41p.m.

7. (d) HP2022-0080 – A.D. Davis Construction Corp.– Applicant
TEP, Inc.– Owner
10 Aviles Street (a.k.a. 17 King Street)

Mr. Benoit recused himself. [4]

For after-the-fact approval of a storefront replacement with a configuration different from the previously existing storefront.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Appropriateness at 10 Aviles Street to allow the applicant time to consider altering the new storefront design to be consistent with the historic window patterns of the building's Aviles Street elevations.

Mike Davis and Sammy Hale reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi felt the building should be put back the way it was before as it was an important street. She thanked Mr. Davis for apologizing.

Public hearing was closed.

The Board discussed:

- Thanked the applicant for being corporative
- Building should be put back the way it was before it was changed as it was an important building
- Further down the replacement looked to be in line with other horizonal banding but the adjacent suite it was lining up with the hop of the door
- Asked if the scale of the mullion was the same as the others
- Felt this was the best solution and thought it should be taken back so that it all aligned across
- Should put back to what was there prior

Applicant response:

- New store front was unable to get the same material as it no longer met code, but it was the same material that had been used on King Street (same building) and approved by HARB
- Proposed matching the mullion that was next to the one directly next to it
- Suggesting keeping the doors at the lower height

MOTION

Dr. Wingo MOVED to APPROVE application HP2022-0080 to approve the applicant replacing the existing nonconforming windows with the previously existing storefront windows. The motion was SECONDED by Mr. MacDonald.

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

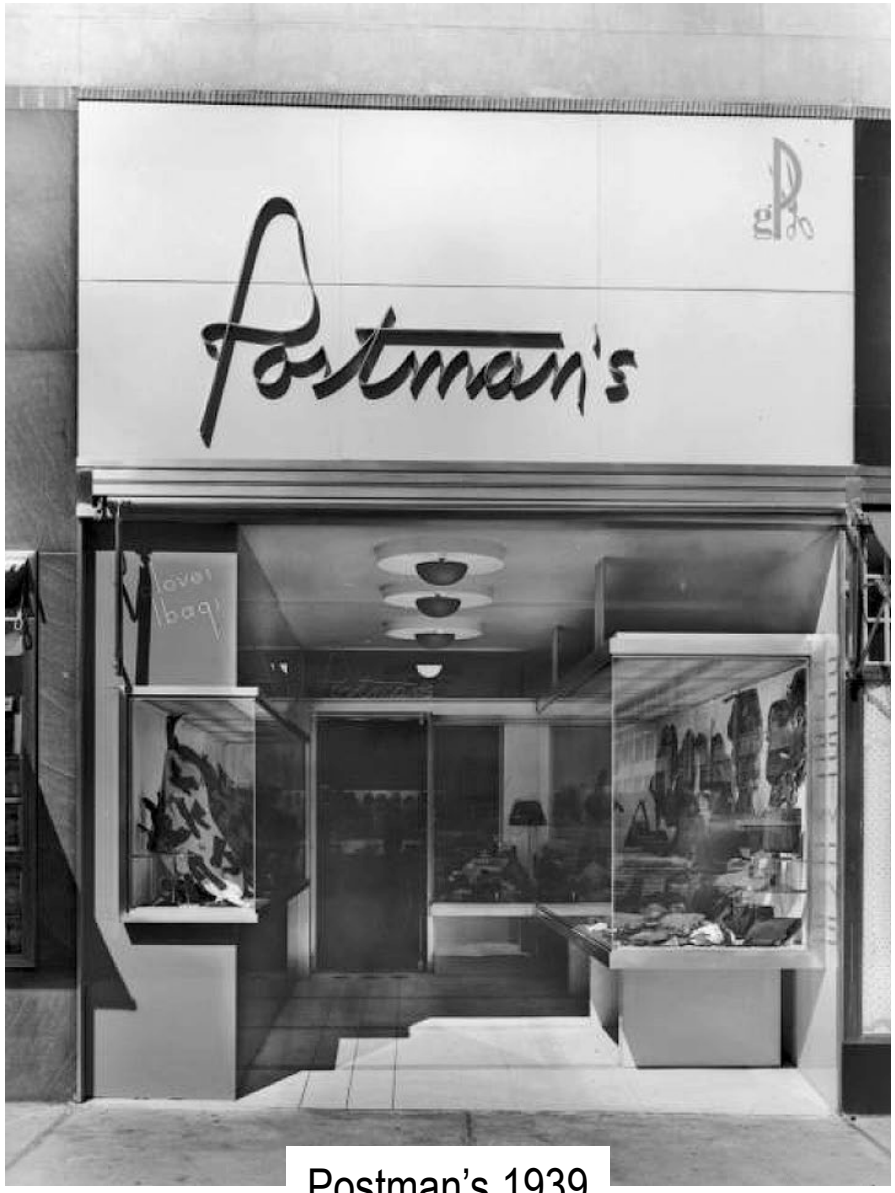
7. (e) HP2022-0078 – Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive – Lots 14

Application HP 2022-0079 was heard with item 7(e).

To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-

[4] Recusal form attached to original minutes

Lapidus Storefront Examples



Postman's 1939

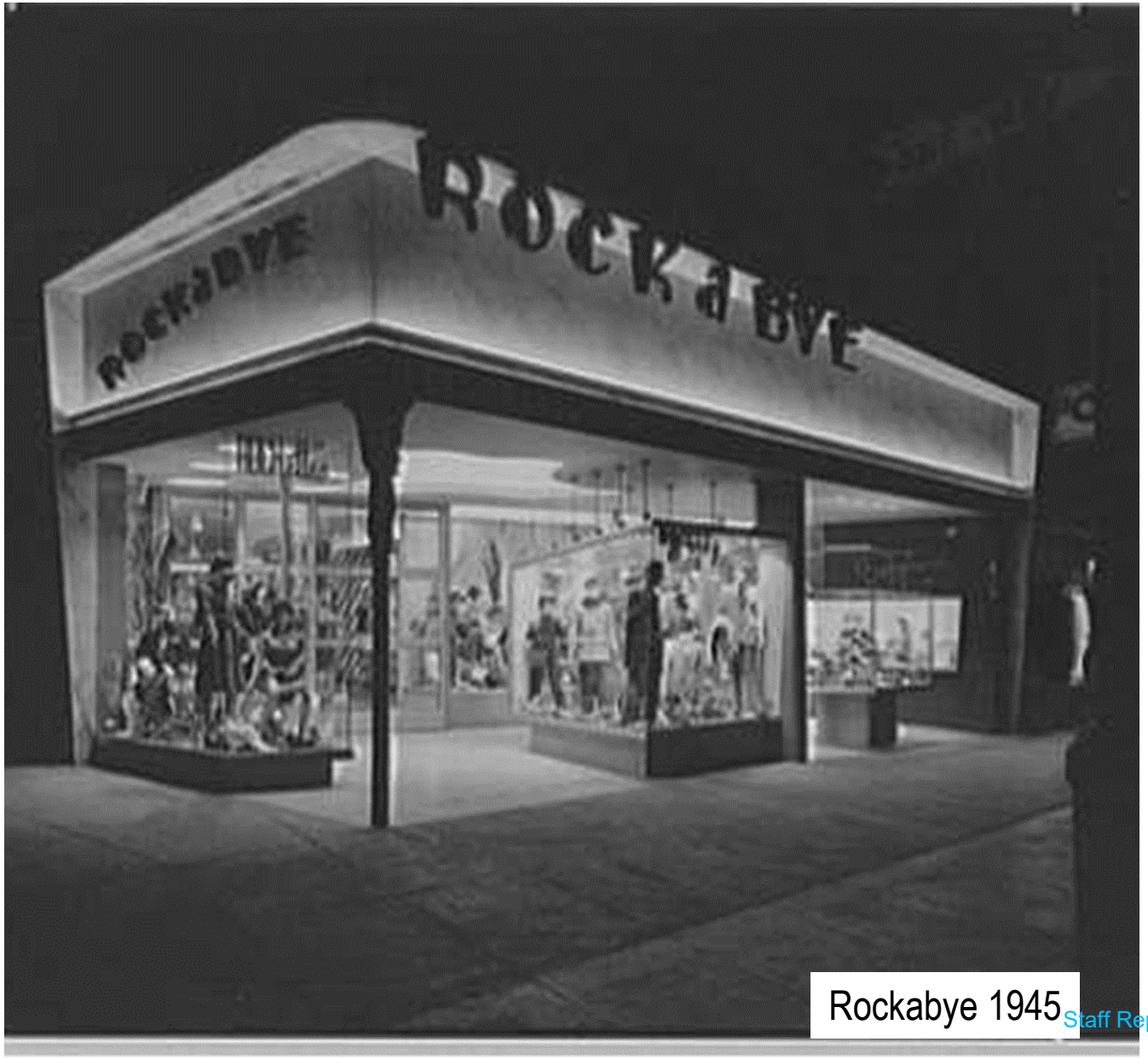
Staff Report pg 59

Lapidus Storefront Examples

Mangel's 1942

Staff Report pg 60

Lapidus Storefront Examples



Rockabye 1945

Staff Report pg 61

Lapidus Storefront Examples

Crystal Motors 1950

Staff Report pg 62

Lapidus Storefront Examples

BeeHive (Interior) 1958

Staff Report pg 63

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. HP2023-0081

Receipt No. 2742752

Meeting Date: November 16, 2023

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

1. NAME OF APPLICANT R. Conner Dowling
   Business (if applicable) Open City Architecture
   Address 695 16th St.
   City St. Augustine State FL Zip Code 32080
   Daytime telephone 904.770.5277 E-mail Address conner@opencityarchitecture.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER TEP, INC.
   Business (if applicable) _____
   Address 215 St. George St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904.824.2876 E-mail address _____
3. PROJECT STREET ADDRESS Multiple - See Attached
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision City of St. Augustine Parcel 1992100000
5. EXISTING USE Retail / Commercial / Restaurant PROPOSED USE Retail / Commercial / Restaurant
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☒	Exterior Doors REPLACE EXISTING WITH NEW STOREFRONT SYSTEM
☐	☒	Windows REPLACE EXISTING STOREFRONT WITH NEW STOREFRONT SYSTEM
☐	☐	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 STEEL 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

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 R. Conner Dowling

SIGNATURE OF APPLICANT R Conner Dowling DATE 10.17.23

PRINT OWNER'S NAME TEP, INC.

SIGNATURE OF OWNER Matt Marino, Rector Trinity Parish DATE 10/17/2023

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.

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.

MM 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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0081

17 King St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Elevation for King Street is not loading correctly.
WINDOWS - Scaled elevation of existing and proposed window	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	Need	King Street elevation not loading properly.
WINDOWS - For replacing historic windows: a window evaluation	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.	Need	More detail on the window conditions driving the proposed changes should be included in this application.
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	Photograph of proposed gate location does not appear to be included in the drawings.

Other Details Necessary for Review

Page H3 of the provided drawings appears to have an error which causes only the notations to be visible when opened. Please double-check this document and resubmit.

Received 10/17/2023
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: 8,6,4 and 2 Aviles St, 29 and 31 King St. (All addresses in the Ponce de Leon Shopping Center Building)

Applicant's Name: R. Conner Dowling Applicant's Signature: R Conner Dowling

Owner's Name: TEP, INC. Owner's Signature: Matt Marino
Rector, Trinity Parish

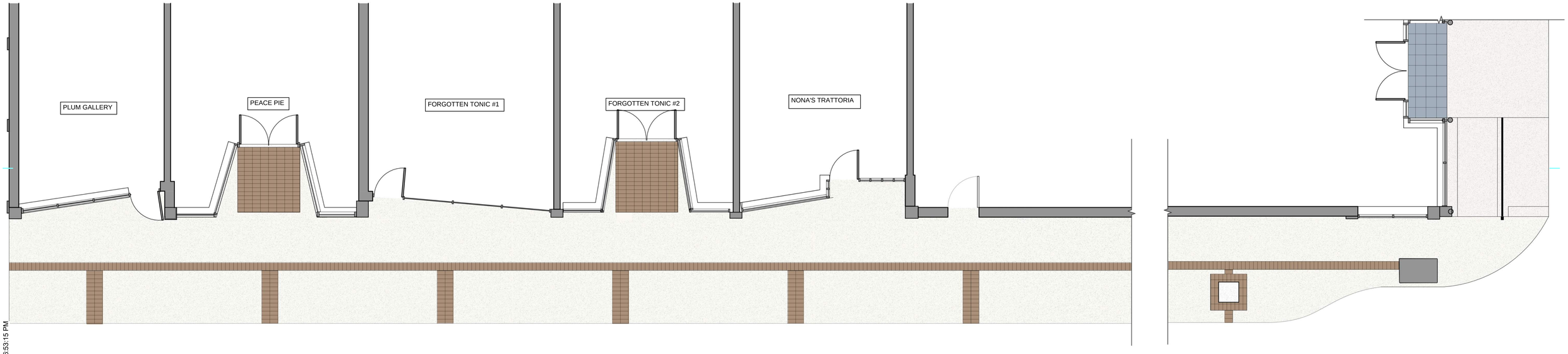
3. PROJECT STREET ADDRESS:

8 Aviles St	Peace Pie
6 Aviles St	Forgotten Tonic
4 Aviles St	Forgotten Tonic
2 Aviles St	Nonna's Trattoria
29 King St	Old Woolworths - Current Frank Reubel Fine Jewelry
31 King St	Old Woolworths - currently being renovated

7. PROJECT DESCRIPTION:

The project would replace windows at four of the five storefronts on Aviles street for safety and security. We are requesting approval for all of the upgrades at this time, but the project will not be completed concurrently. The current storefront windows and door at 10 Aviles street will remain as is and serve as the model for the others to follow. The Storefront and configuration at 8 Aviles street will remain the same, only the windows and framing will be updated. The storefront at 6 Aviles street will be replaced to fit the original character of the street by changing the framing color from black back to aluminum and adding the brick base at the bottom. We are proposing a change to the profile at 4 Aviles street; removing the vestibule and creating a mirror image of 6 Aviles street. At 2 Aviles Street we are proposing to restore the framing to the original aluminum color and 1 ¾" profile, convert the single door to a double door, with a fixed panel to complete the storefront.
Along King Street, we propose updating the glass to the section of building that the old Woolworth's inhabited (29 and 31 King Street). We will be replacing the glass and metal framing, but the original Woolworth's door pulls will remain. Please see the attached Product information for window and framing specifications.

EAST ELEVATION



AVILES STREET

10/14/2023 6:53:15 PM

MARK	DATE	DESCRIPTION

Copyright 2308

Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

Ponce de Leon Shopping Center Storefront Replacement for Trinity Parish

2,4,6,8 and 10 Aviles St. + 31 King St.
St. Augustine, FL 32084

HARB Submission

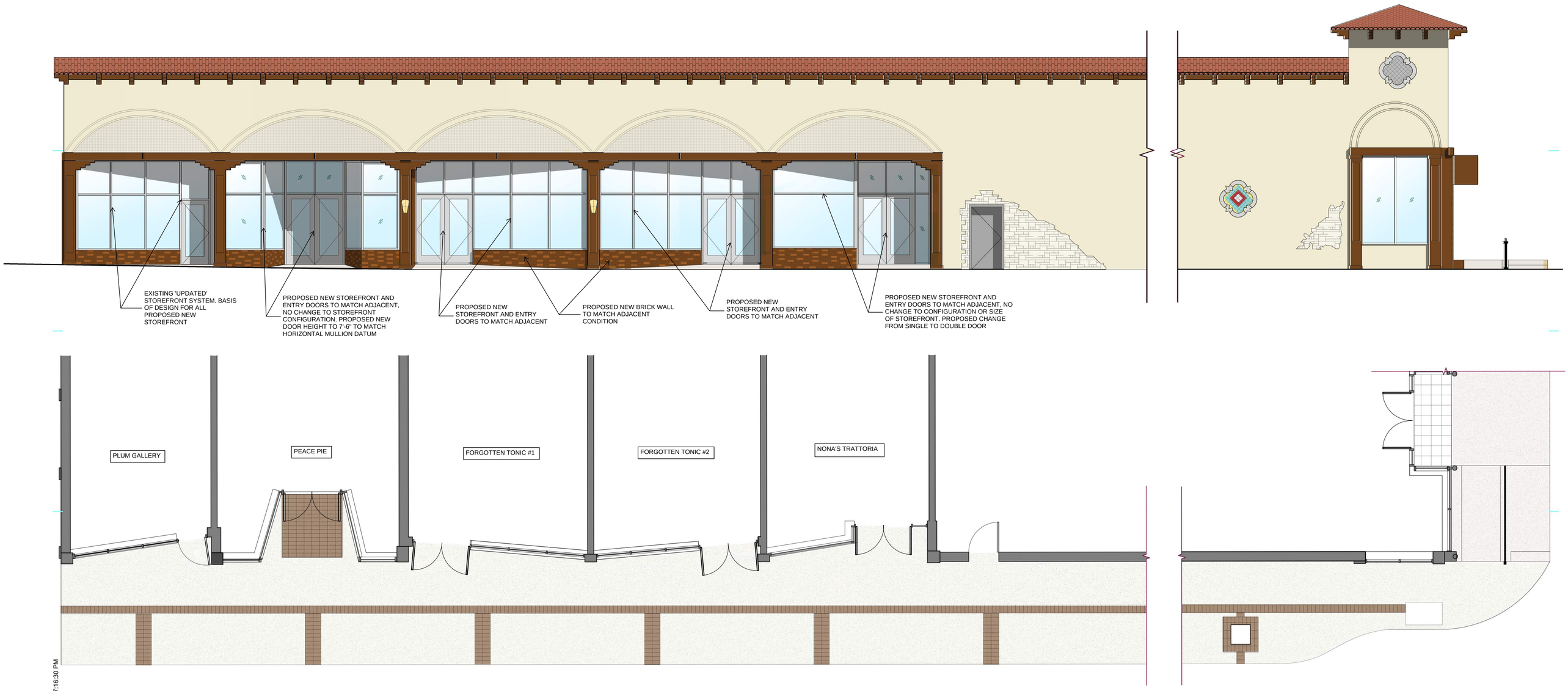
Issued: 10.17.23
Scale:
Drawn By: RCD

EXISTING PLAN AND ELEVATION - AVILES ST

H01

Received 11/02/2023
Planning and Building Department

PROPOSED EAST ELEVATION



10/14/2023 7:16:30 PM

MARK DATE DESCRIPTION

Copyright 2308

Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

Ponce de Leon Shopping Center
Storefront Replacement
for Trinity Parish

2,4,6,8 and 10 Aviles St. + 31 King St.
St. Augustine, FL 32084

HARB Submission

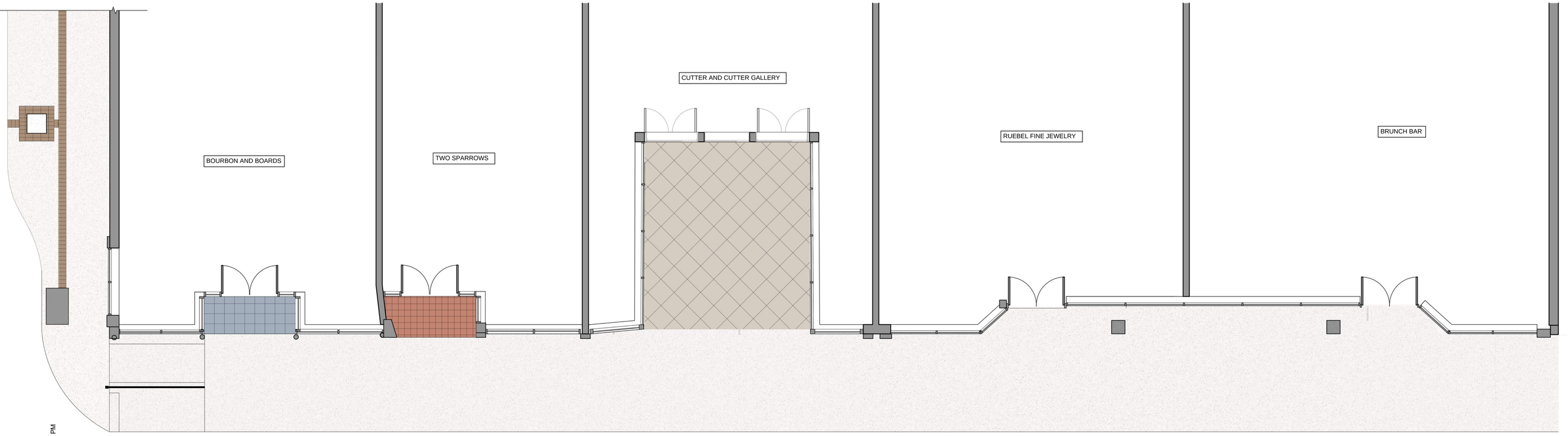
Issued: 11.01.23
Scale:
Drawn By: Author

PROPOSED PLAN AND ELEVATION - AVILES ST

H02

Received 11/02/2023
Planning and Building Department

PROPOSED NORTH ELEVATION



KING STREET

10/15/2023 2:19:53 PM

MARK DATE DESCRIPTION

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Open City Architecture

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

Ponce de Leon Shopping Center
Storefront Replacement
for Trinity Parish

2,4,6,8 and 10 Aviles St. + 31 King St.
St. Augustine, FL 32084

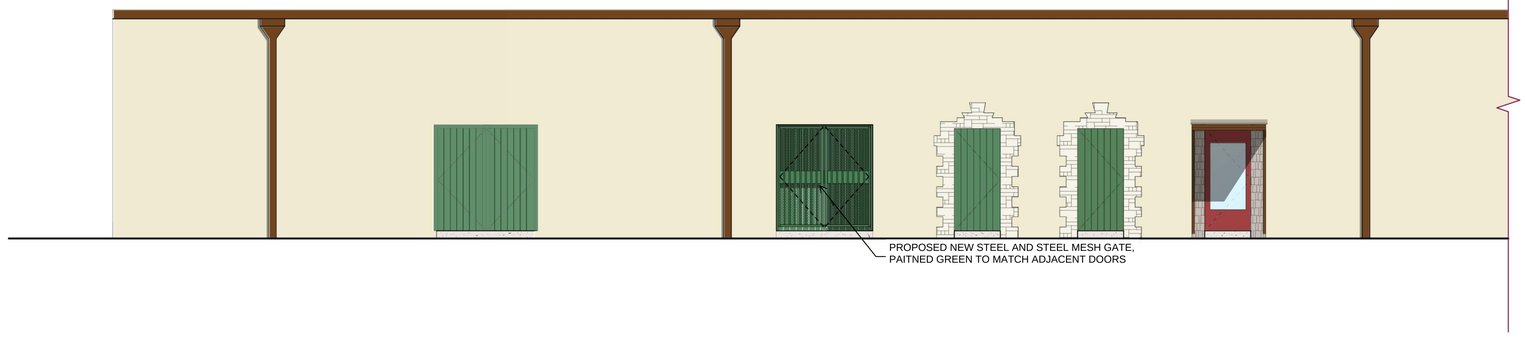
HARB Submission

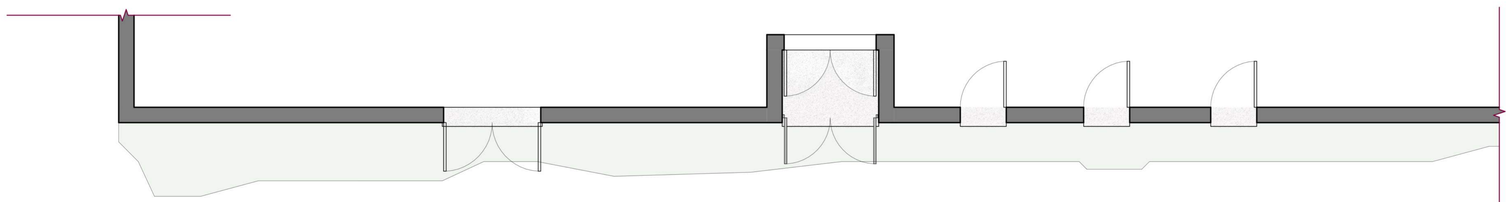
Issued: 11.01.23
Scale:
Drawn By: Author

PROPOSED PLAN AND ELEVATION - KING ST

H03

SOUTH ELEVATION with New Gate





ARTILLERY LANE

10/15/2023 2:21:31 PM

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HARB Submission

Issued: 10.17.23
Scale:
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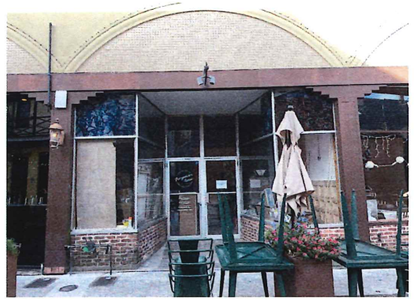
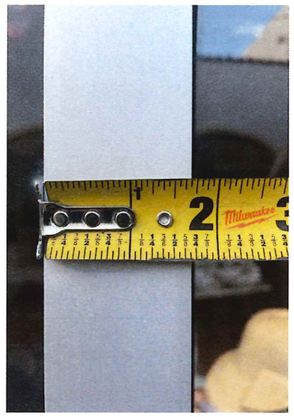
PROPOSED PLAND AND ELEVATION - ARTILLERY LANE

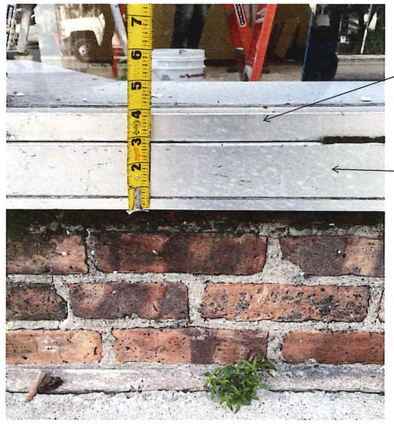
H04



EXISTING CONDITION - AVILES STREET

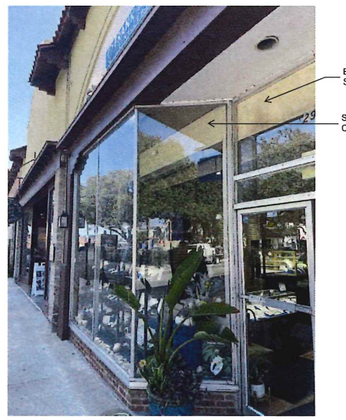


TYPICAL NEW PROPOSED YKK STOREFRONT MULLION WIDTH (1 11/16") AND FINISH COLOR

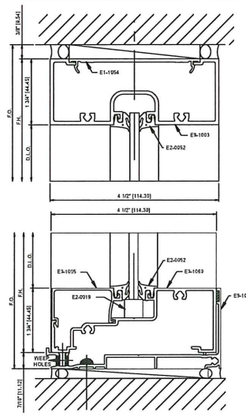


TYPICAL CONDITIONA AT BASE OF 'WOOLWORTHS' STOREFRONT

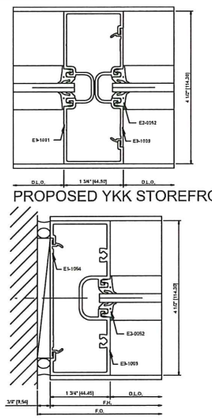
EXISTING CONDITION - KING STREET



EXISTING EAST END AT WOOLWORTHS STOREFRONT



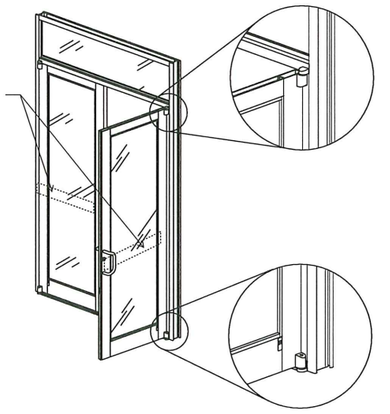
PROPOSED YKK STOREFRONT HEAD/SILL



PROPOSED YKK STOREFRONT INT. MULLION

PROPOSED YKK STOREFRONT JAMB

HISTORIC WOOLWORTHS DOOR PUSH AT WOOLWORTH DOOR SETS



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Storefront Replacement
for Trinity Parish

2,4,6,8 and 10 Aviles St. + 31 King St.
St. Augustine, FL 32084

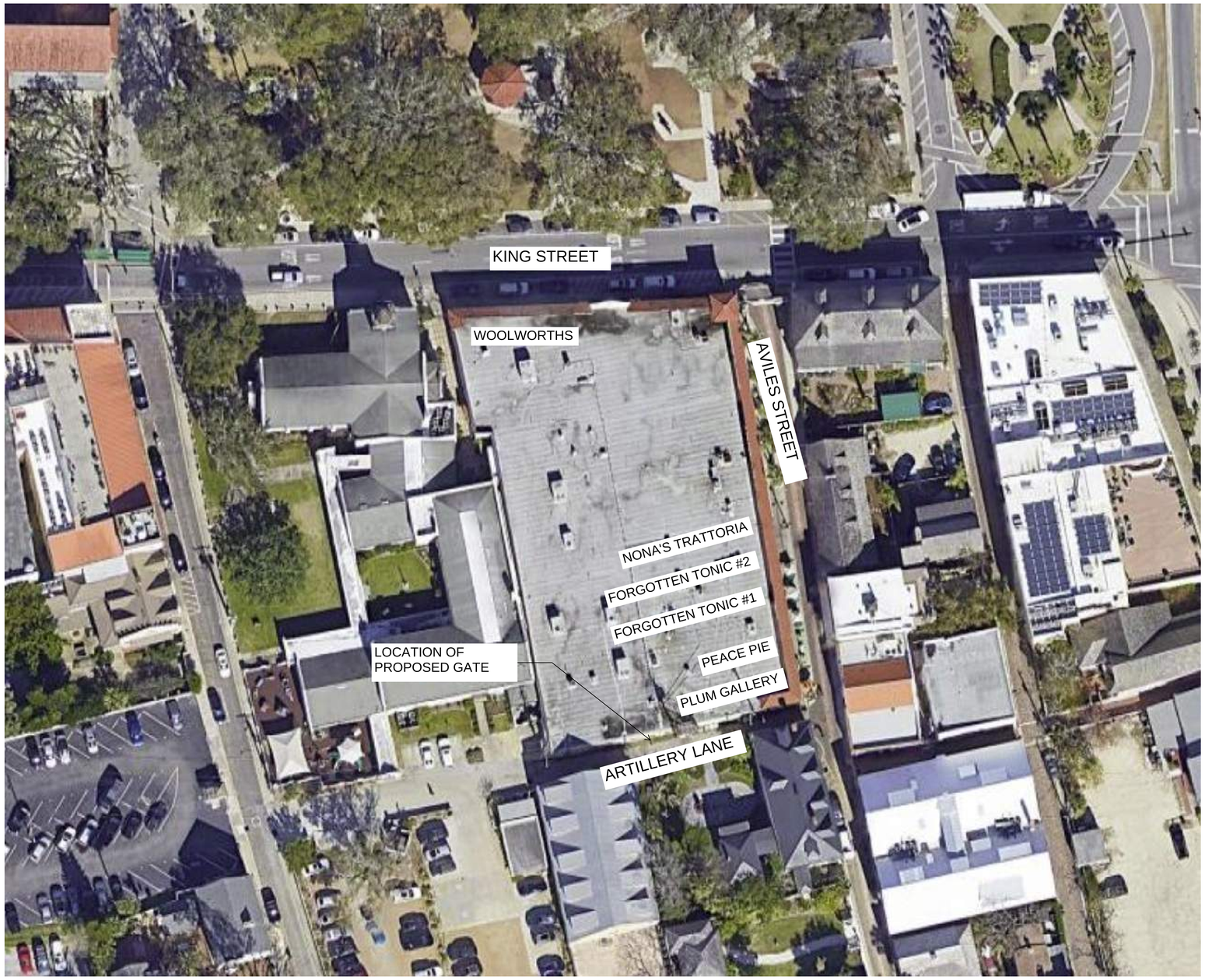
HARB Submission

Issued: 11.01.23
Scale:
Drawn By: Author

DETAILS

H05

Application pg 12



10/16/2023 3:59:50 PM

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Ponce de Leon Shopping Center Storefront Replacement for Trinity Parish

2,4,6,8 and 10 Aviles St. + 31 King St.
St. Augustine, FL 32084

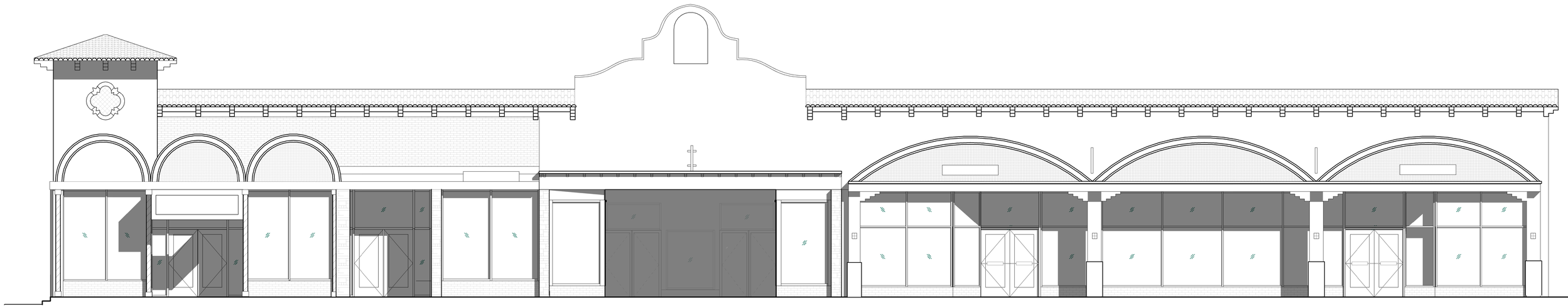
HARB Submission

Issued: 10.17.23
Scale:
Drawn By: Author

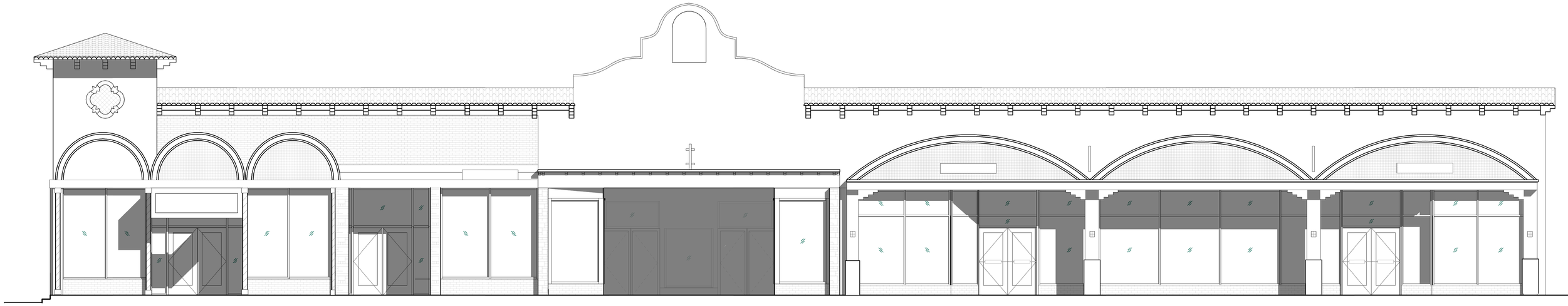
SITE PLAN

H06

Received 11/02/2023
Planning and Building Department



MULLION ALIGNED WITH TOP OF ENTRY DOOR



MULLION ALIGNED WITH EXISTING MULLION OVER ENTRY DOORS

11/1/2023 10:55:36 AM

MARK DATE DESCRIPTION

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Open City Architecture

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Saint Augustine, FL 32080
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conner@opencityarchitecture.com

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St. Augustine, FL 32084

HARB Submission

Issued: 11.01.23
Scale:
Drawn By: Author

WOOLWORTHS
ELEVATION STUDIES

H08

Candice Seymour

From: R Conner Dowling <conner@opencityarchitecture.com>
Sent: Tuesday, October 24, 2023 3:41 PM
To: Candice Seymour
Cc: Rebecca Chapman
Subject: Re: 17 King Street- Certificate of Appropriateness application for the November 16, 2023 Historic Architectural Review Board meeting
Attachments: 2023_10_24 H03 Proposed King.pdf; Artillery Lane Vestibule.JPG

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.

Hello Candice,

Thanks for your email. This is confirmation of receipt.

All of the proposed work can be viewed on the exterior of King St, Artillery Ln and Aviles street, but I would be happy to meet someone from the staff there onsite early next week, if possible.
Would Monday at 11am or 1:15pm work?

I've attached an updated pdf for sheet H03. Please let me know if it comes through. All of the elevations are to 1/4"=1'-0" scale. All the pdf sheets are 30"x42" when printed full size.
Also, please find the attached photo of the location at Artillery Lane for a proposed gate, for safety and security reasons.

Please accept the addition information below as a response to the request for 'More detail on window conditions driving the proposed changes'

King Street windows at Woolworths: The current storefront window system is in disrepair and in need of replacement for both public safety and building security. The current glass is in danger of shattering along the public right of way if impacted. An impact rated storefront system with matching mullion profile width is proposed. This system would match the existing color of the existing storefront system and match new storefront systems used elsewhere in the building along King Street (i.e. the northeast unit, currently Bourbon and Boards)

Aviles Street:

- 10 Aviles (Plum Gallery) has already been updated with a new storefront system. No new work proposed.
- 8 Aviles (Peace Pie) No configuration change to current storefront system other than door height. Storefronts on Aviles do not have another entry for loading equipment etc. Owner has gotten requests for slightly larger doors for loading/unloading of deliveries and equipment. Current glass and storefront system susceptible to damage as well as safety and security concerns of large panes of glass breaking.
- 6 Aviles (Forgotten Tonic #1) Storefront is currently not the original storefront system in black color. The design proposes a brick wall to match adjacent storefronts and replace the black storefront with silver to match the original color. Double door is proposed for functional reasons of loading/unloading of deliveries and equipment
- 8 Aviles (Forgotten Tonic #2) Proposing to change the existing condition of the entry to mirror 6 aviles. The current owner is experiencing safety and security issues with the recessed entry. Current glass and storefront system susceptible to damage as well as safety and security concerns of large panes of glass breaking.
- 10 Aviles (Nona's Trattoria) No configuration change to current storefront system other than door height. Storefronts on Aviles do not have another entry for loading equipment etc. Owner has gotten requests

for slightly larger doors for loading/unloading of deliveries and equipment. Current glass and storefront system susceptible to damage as well as safety and security concerns of large panes of glass breaking.

Artillery Lane: New Steel Gate with Steel mesh proposed at exit door along Artillery Lane. Owner is having issues with vagrancy and the vestibule used as a toilet regularly. The proposed gate would still function as an emergency exit out to the Parish Hall Kitchen. Proposed Gate to be painted green to match adjacent doors along Artillery Lane.

Please let me know if the updated pdfs are legible. They are currently working on my end.

Thank you for your help.

Best Regards,
-Conner

R Conner Dowling, AIA
Principal

Open City Architecture
904 770 5277
opencityarchitecture.com

On Tue, Oct 24, 2023 at 10:21 AM Candice Seymour <cseymour@citystaug.com> wrote:

> RE: 17 King Street
>
> Greetings!
>
> This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on November 16, 2023, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:
>
> - Our staff will need to photograph the property to supplement our staff report for this item. **Please confirm receipt of this email and let us know a convenient time within the next 5-7 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.
> - A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the attached checklist details information still needed.
>
> Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of**

9305

1

(1)

(1)

SAR-UBU

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

Prepared by and return to:
Sanford N. Reinhard
Attorney at Law
Sanford N. Reinhard, P.A.
2875 NE 191 Street Suite 404
Aventura, FL 33180

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

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

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

That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.

Parcel Identification Number: 199210-0000

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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

Signed, sealed and delivered in our presence:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: SANFORD N. REINHARD

Witness Name: VINCENZA A PESSOLANO

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1992100000
Location Address	17 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.830
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Tep Inc 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$995,516

Map

Valuation Information

	2024
Building Value	$1,370,881
Extra Features Value	$0
Total Land Value	$1,812,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,182,881**
Total Deferred	$166,167
Assessed Value	**$3,016,714**
Total Exemptions	$995,516
Taxable Value	**$2,021,198**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,445,656	$0	$1,812,000	$0	$0	$3,257,656	$2,742,467	$1,420,203	$1,837,453
2022	$1,269,497	$0	$1,812,000	$0	$0	$3,081,497	$2,493,152	$1,411,085	$1,670,412
2021	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,266,502	$1,252,456	$1,518,556
2020	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,060,456	$1,390,506	$1,380,506
2019	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,873,142	$1,435,430	$1,255,005
2018	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,702,856	$1,549,521	$1,140,914
2017	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,548,051	$1,653,241	$1,037,194
2016	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,407,319	$660,331	$942,904
2015	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,279,381	$746,050	$857,185
2014	$574,174	$0	$588,900	$0	$0	$1,163,074	$1,163,074	$360,553	$802,521
2013	$602,883	$0	$588,900	$0	$0	$1,191,783	$1,191,783	$369,453	$822,330

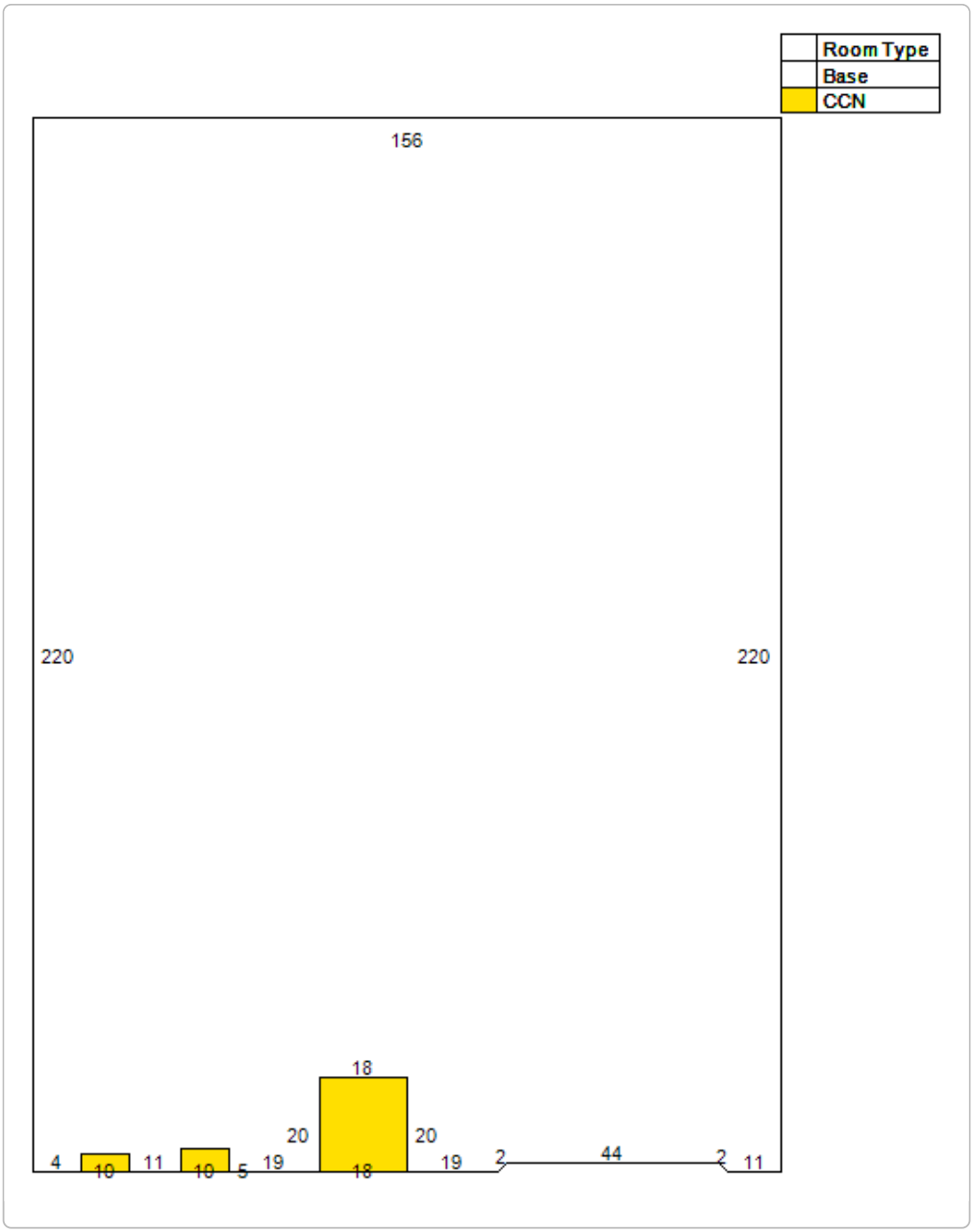
Building Information

Building 1
Building Value $1,370,881
Year Built 1954
Actual Area 34228
Conditioned Area 33778
Use Stores (Retail)
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Asphalt Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	33778
FINISHED CANOPY	360
FINISHED CANOPY	50
FINISHED CANOPY	40
Total SqFt	34228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	151	240	36240	SF	$1,812,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2003	$2,750,000.00	WARRANTY DEED	1948	1162	Q	I	BETMAR INVESTMENTS LTD	TEP INC
	7/1/1999	$100.00	WARRANTY DEED	1434	430	U	I	COOPER BETTY	BETMAR INVESTMENTS LTD
	12/8/1992	$725,000.00	WARRANTY DEED	971	251	Q	I	ESPRIT/ST AUG LIMITED PTNRSP	COOPER BETTY
	9/1/1978	$0.00		663	134	U	I		ESPRIT/ST AUG LIMITED PTNRSP
	1/1/1978	$600,000.00		365	193	Q	I		

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

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Detail by Entity Name

Florida Not For Profit Corporation
TEP, INC.

Filing Information

Document Number	N01000000372
FEI/EIN Number	31-1762698
Date Filed	01/18/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/24/2004
Event Effective Date	NONE

Principal Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Hicks, Keely Ann
142 King St.
Suite A
Saint Augustine, FL 32084

Name Changed: 03/21/2022

Address Changed: 02/14/2023

Officer/Director Detail

Name & Address

Title President

Marino, Matthew A., President
215 Saint George Street
SAINT AUGUSTINE, FL 32084

Title Manager (Non Voting)

HALE, SAMUEL
44 Avenida Menendez
Saint Augustine, FL 32084

Title VP, Treasurer

WARREN, JON
7801 POINT MEADOWS DRIVE
JACKSONVILLE, FL 32256

Title VP, Secretary

Schwarz, Meredith
215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title Director

Cormeny, Terry
215 St George Street
St Augustine, FL 32084

Title Manager (non-voting)

Belger, Meredith
705 Guava Drive
Saint Augustine, FL 32095

Title Director

Benoit, Jon
900-D Anastasia Blvd
Saint Augustine, FL 32080

Title Director

Mariner, Marty
215 St. George St.
Saint Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2021	03/18/2021
2022	03/21/2022
2023	02/14/2023

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03/21/2001 -- Amendment	View image in PDF format
01/18/2001 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
OPEN CITY ARCHITECTURE, LLC

Filing Information

Document Number	L20000087025
FEI/EIN Number	85-0901061
Date Filed	03/23/2020
Effective Date	05/01/2020
State	FL
Status	ACTIVE

Principal Address

695 16th St
ST. AUGUSTINE, FL 32080

Changed: 05/12/2022

Mailing Address

P.O.B OX 840101
st. augustine, FL 32080

Changed: 05/12/2022

Registered Agent Name & Address

DOWLING, RUSSELL C
695
16TH ST.
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

DOWLING, RUSSELL C
695, 16TH ST.
ST. AUGUSTINE, FL 32080

Title AR

JOHNSON, AMANDA L
695, 16TH ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	01/13/2021
2022	01/07/2022
2023	04/26/2023

Document Images

04/26/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HP2023-0078 Address: 90 S Dixie Highway

City of St. Augustine – Applicant & Owner

Project description: To demolish a commercial building constructed c. 1967 that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Masonry Vernacular (Commercial)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1967
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1283100000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the southwest corner of SR207 and S. Dixie Highway, this Commercial Masonry Vernacular Building was constructed c. 1967 according to the St. Johns County Property Appraiser. Polk City Directory research indicates businesses on the property as early as 1955, though it is unclear whether the existing structure housed those businesses. The 1965 update of the 1930 Sanborn Map does not indicate a building on the property. This may not be accurate due to extensive changes to the area around that time including the construction of SR 207.

The building features a low-sloping side gable roof with asphalt shingles, a brick front façade which has been painted, and painted concrete block on the sides and rear. A rear store entry is emphasized by a gable roof with commercial double-doors. Commercial double-doors are also seen, centrally located, on the front elevation with half-glazed multi-lite secondary entrances on the far right and left of the building. Fixed storefront, vinyl sash with interior muntins, and glass block windows are found on the front and rear of the building.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

1. Demolition of a commercial building

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building sits singularly on a peninsula surrounded by roadway due to the curvature of SR 207. The rear of a shopping center sits across S. Dixie Highway to the east, and an adjacent Masonry Vernacular residence on a large lot, formerly a trailer park, is also being proposed for demolition.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area which is dominated by commercial development.

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

5. The historical or cultural merit of the structure. The building is not recorded in the Florida Master Site File. No historic or cultural associations are known that would qualify the building for individual listing and no district exists in this area.

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

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple masonry commercial building that has seen alterations over time. The building is not unusual or particularly unique.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine along the US1 and SR 207 Corridors, though most masonry commercial buildings in the area are more recent construction.

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

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property as a homeless resource facility.

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 1967and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, individually listed on the National Register of Historic Places, or recorded in the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
90 S Dixie Highway

North Elevation

Staff Report pg 7

STAFF PHOTOGRAPHS
90 S Dixie Highway

North Elevation

Staff Report pg 8

STAFF PHOTOGRAPHS
90 S Dixie Highway

North Elevation

Staff Report pg 9

STAFF PHOTOGRAPHS
90 S Dixie Highway

West Elevation

Southwest Elevation

Staff Report pg 10

STAFF PHOTOGRAPHS
90 S Dixie Highway

South Elevation

STAFF PHOTOGRAPHS
90 S Dixie Highway

South Elevation

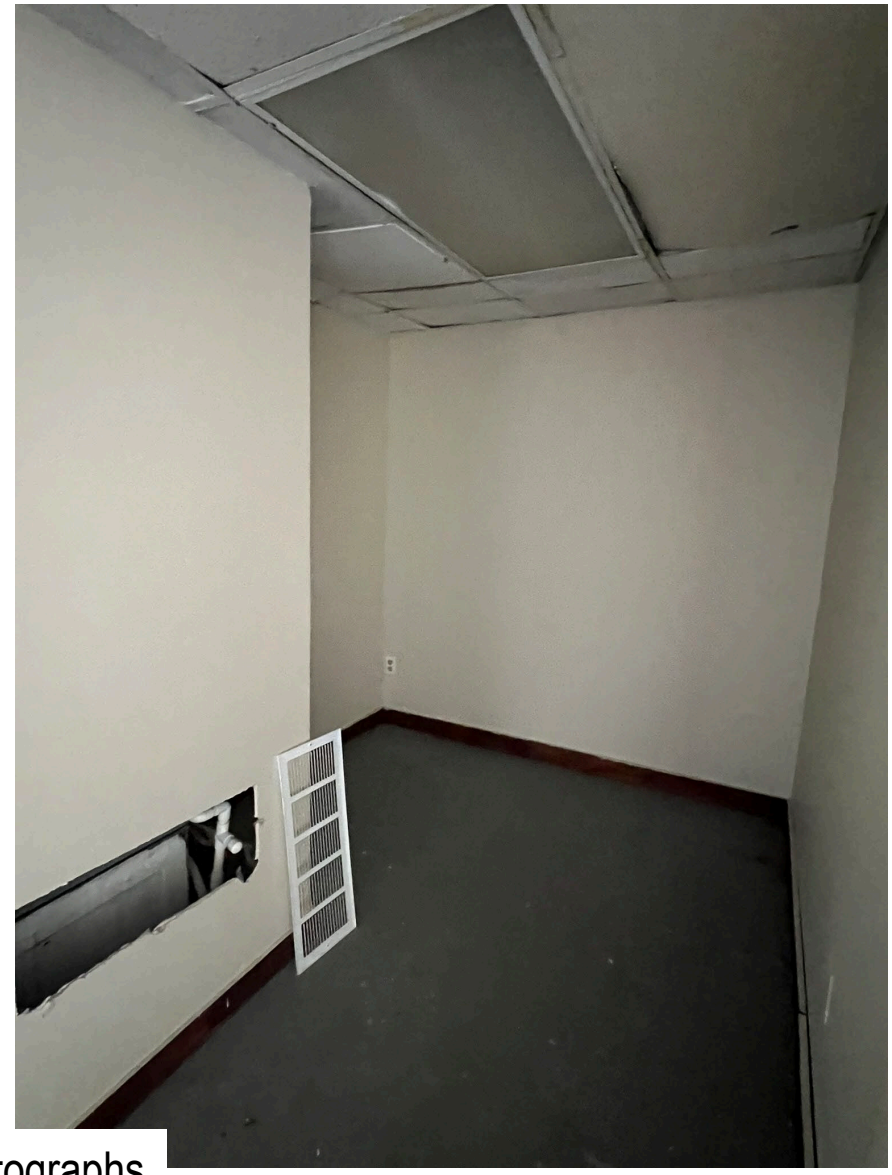
Southeast Elevation

STAFF PHOTOGRAPHS
90 S Dixie Highway

East Elevation

Staff Report pg. 13

STAFF PHOTOGRAPHS
90 S Dixie Highway



Interior Photographs

STAFF PHOTOGRAPHS
90 S Dixie Highway

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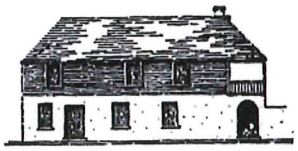
Interior Photographs



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. HP2023-0078

Receipt No. N/A Meeting Date November 16, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Barry E. Fox
   Business (if applicable) City Of St. Augustine
   Address 75 King St.
   City St. Augustine State FL. Zip 32084
   Daytime telephone 904-669-9030 E-mail address bfox@citystaug.com

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

2. NAME OF PROPERTY OWNER City Of St. Augustine
   Business (if applicable) Same As Above
   Address 75 King St.
   City St. Augustine State FL. Zip 32086
   Daytime telephone (required)_____ E-mail address _____

3. PROJECT STREET ADDRESS 90 South Dixie Hwy

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10 Block 4 Subdivision San Juan Parcel Number 1283100000

5. DATE OF CONSTRUCTION 1967 Source: SJC Property App.

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME BARRY E. FOX DATE 09/26/2023

SIGNATURE OF APPLICANT Barry E. Fox

PRINT 1st OWNER'S NAME DAVID BIRCHIM DATE 9/26/2023

SIGNATURE OF 1st PROPERTY OWNER Dav Birchim

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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ST AUGUSTINE
EST. 1565

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Owner's Authorization For Agent

Barry E. Fox is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, 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: 90 South Dixie Hwy.

BY: David Birchim
Signature of Owner

DAVID BIRCHIM
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

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

By Emily Howington

Identification verified:

Oath sworn: ✓ Yes ____ No

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Signature: Emily Howington

My Commission expires: 8/28/26

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

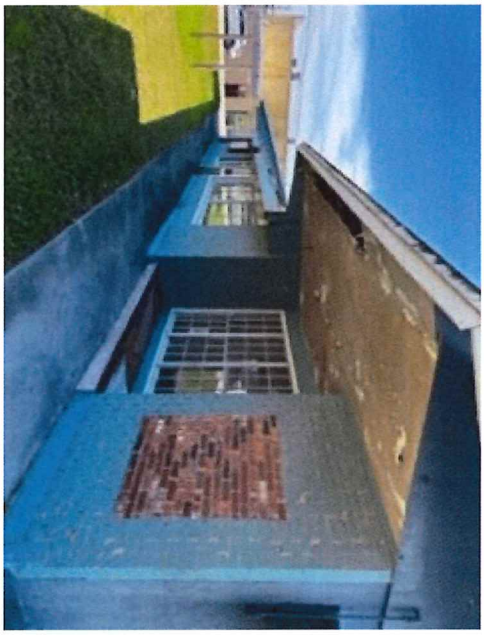
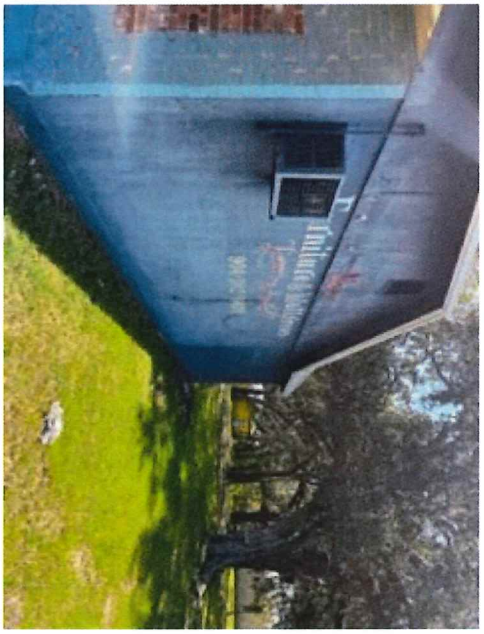
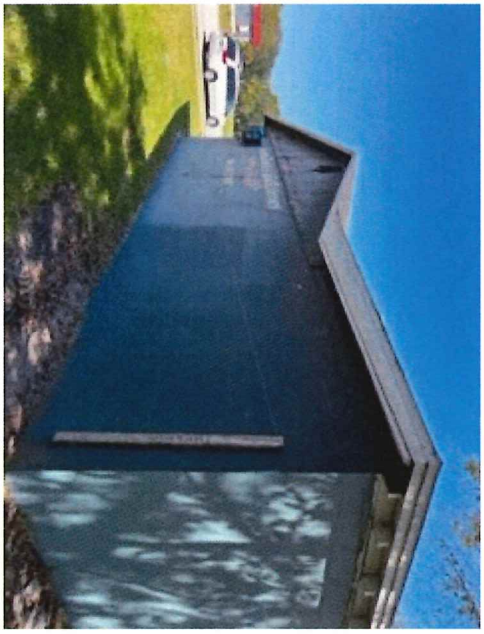
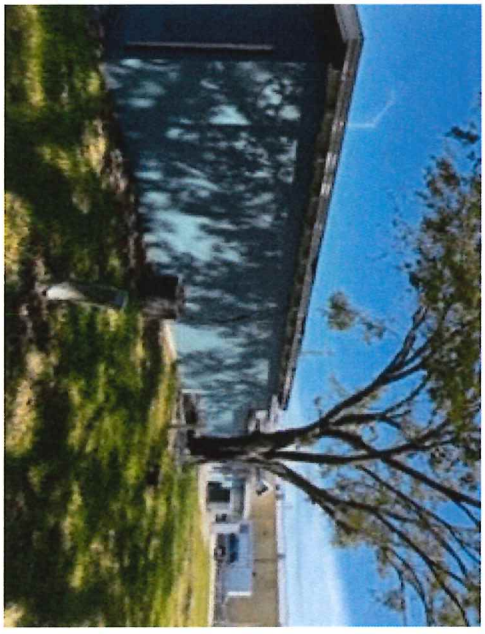
1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building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

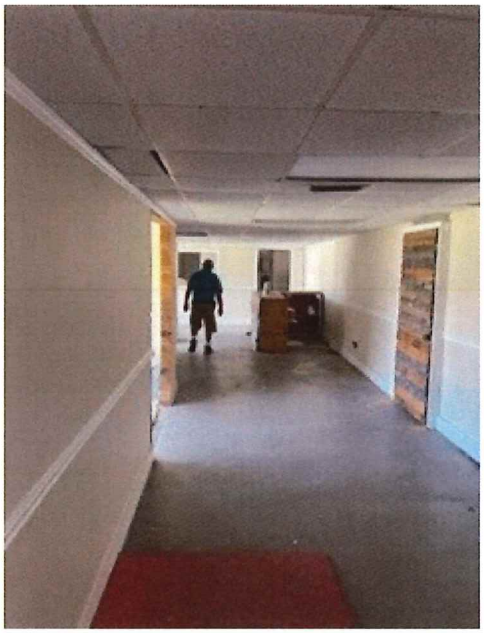
BOARD REVIEW

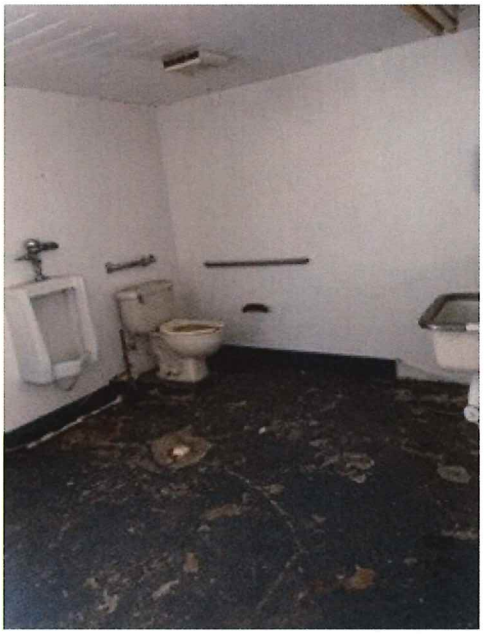
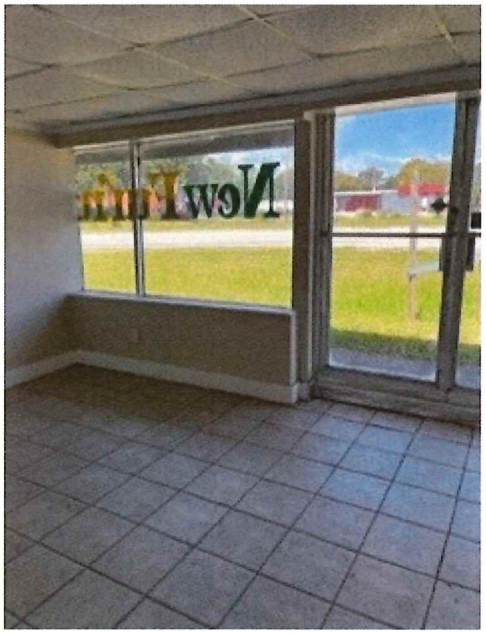
Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application.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

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

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



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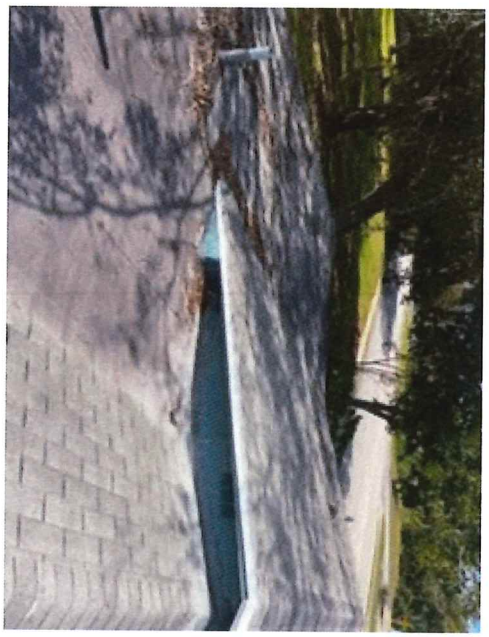

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AES ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

November 6, 2023

Ms. Sarah S. Ryan, AIA
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080-7376

Re: Structural Evaluation - 90 South Dixie Highway
St. Augustine, Florida

AES Project: #323-216

Dear Sarah:

Per your request, Atlantic Engineering Service of Jacksonville (AES), visited the site referenced above on October 25, 2023, to review the existing structures. There are two (2) structures on the site. A retail building located at the north end of the site at the intersection of South Dixie Highway and Route 207. The second building was the old office and restroom building for the trailer park at the south end of the site. The following provides our observations and recommendations.

I. Retail Building

The existing structure is a one-story masonry building with a wood framed roof and a concrete slab on grade floor. It is assumed the building is supported on shallow foundations. The existing building has at least two (2) additions added to the rear of the building (south) with very low sloped roofs.

The following was observed:

a. The slab elevation at the rear of the building is below grade and at the front of the building (north) is only a few inches above a Florida Department of Transportation (DOT) drainage ditch. There is visible evidence of recent debris from the drainage ditch reaching the sidewalk. (See Photographs #1 and #2)
b. There are steps from the rear of the building up to the grade, and also to the east and west wings, which will all require ramps for accessibility. (See Photograph #3)
c. The ceiling height in the main portion of the building is only 7-feet. There is a step up in the slab elevations at the east and west wings of the building. This low ceiling will also make the required interior ramps an issue, lowering the ceilings to less than 7-feet at the ramps.
d. The masonry walls were visually in good condition, however, considering the age of the structure, the walls are likely lightly reinforced or completely unreinforced. Further investigation of the walls will be required.
e. The roof is stick framed to act as trusses. The trusses will need further structural investigation to determine if they comply with the current codes. There are no visible hurricane ties. The east and west wings are constructed with modern pre-engineered trusses.
f. The building is set very close to the road. A portion of the roof structure was modified due to the encroachment on the DOT right away. (See Photographs #4 and #5)
g. There is visible deterioration of the roof overhangs on the rear of the building. (See Photograph #6)
h. The roof is in fair condition. The roof and flashing will likely need to be replaced in order to complete the roof framing repairs.

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Based on our observations of the building, it will require significant rehabilitation to occupy the building. The renovations will likely exceed fifty (50) percent of the value of the structure, triggering a complete code upgrade of the building. Even though this building is not in a designated flood area, it appears to be subject to flooding. The building is placed very low on the site and is subject to flooding from the DOT drainage ditch. With the low ceilings, the slab cannot be raised without raising the roof. The costs of renovating this building will be extensive. If this building has no historical value, it would be more economical to replace the building with a new building at a higher elevation and more suitably located on the lot.

II. Office/Bathroom Building

This structure consists of masonry walls supporting a stick framed roof with a metal roof deck.

The following was observed:

a. The interior slab steps down from the exterior grade of the building. There is no visible evidence of flooding around the building. (See Photographs #7 and #8)
b. There was no significant distress observed to the exterior masonry walls. However, considering the age of the structure, the walls are likely lightly reinforced or completely unreinforced. Further investigation of the walls will be required.
c. There was no significant distress or deterioration observed to the roof framing. A few rafter tails will require replacement. There are no hurricane ties anchoring the roof to the walls. The supports for the front entrance overhang are in poor condition and poorly anchored. They will require replacement.
d. The metal roof deck is corroded and buckled in a few locations and requires replacement. (See Photograph #9 and #10)

This building structure is in fair condition with only minor to moderate structural repairs and reinforcement needed to the structure. However, the renovation of this structure will also likely exceed fifty (50) percent of the value of the building, which will require bringing the building up to the current codes.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage

Jude T. Kostage, PE
Principal

JTK/drg

JUDE T. KOSTAGE LICENSE NO. 53981 STATE OF FLORIDA PROFESSIONAL ENGINEER

JUDE T KOSTAGE Digitally signed by JUDE T KOSTAGE DN: C=US, O=JUDE T KOSTAGE, dnQualifier=A01410C000001870D5ECB3100033FDD, CN=JUDE T KOSTAGE Reason: I am verifying this document Date: 2023.11.06 15:09:21-05'00'

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/06/23 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

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Photograph #1
Rear (South) Face of Building
Interior Slab Below Exterior Grade

Photograph #2
Visible Water Debris at Sidewalk

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Photograph #3
Non-Compliant Ramp at the Slab Step

Photograph #4
Roof Modification Due to the Encroachment on Road

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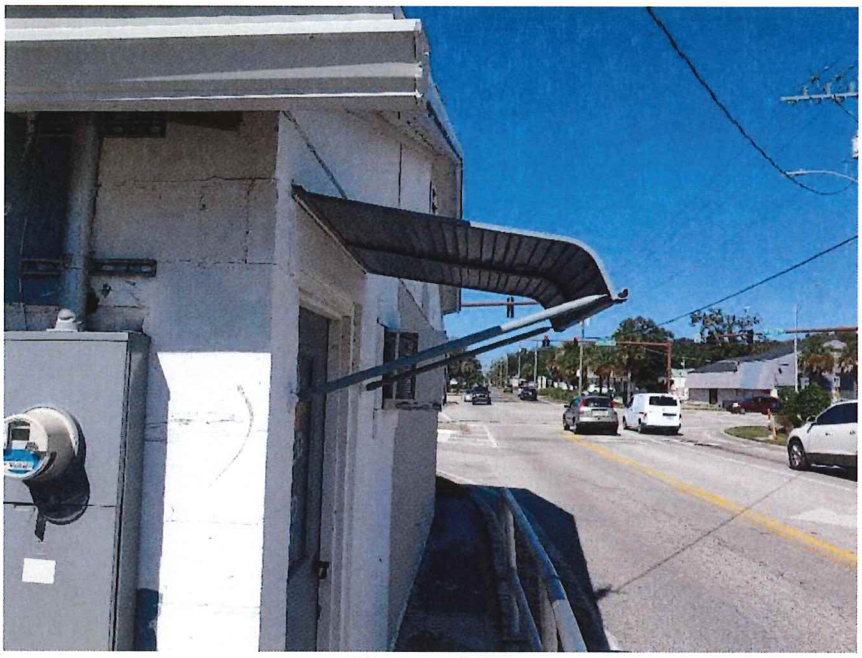

Photograph #5
Building Encroachment on South Dixie Highway

Photograph #6
Rotted Fascia and Decking

Photograph #7
Stepdown at Interior Slab

Photograph #8
Front Grade of Building
and Front Porch Overhang

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Photograph #9
Corroded and Buckled Metal Roof Deck

Photograph #10
Corroded Metal Roof Deck

Instr #2023064063 BK: 5809 PG: 462, Filed & Recorded: 8/14/2023 2:56 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $8,050.00

Rec: $18.50 Doc: $8050.00 ($1,150,000.00)

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):
128290-0000, 128310-0000, and 128260-0090
File No.: 64655

WARRANTY DEED

This Warranty Deed, Made the 11th day of August, 2023, by

Spadaro Holdings, LLC, a Florida Limited Liability Company, whose post office address is:

6899 Phillips Industrial Blvd Jacksonville FL 32256,
hereinafter called the "Grantor", to

COPY

City of St. Augustine, A Florida Municipal Corporation, whose post office address is:

75 King ST St Augustine FL 32084,
hereinafter called the "Grantee".

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

Parcel 1: Lot(s) 8 and 9, Block 3, together with all of Harper Avenue (a 50 foot wide County Road, vacated July 19, 1969 as recorded in Official Records Book 152, Page 40), all lying South of State Road 207, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, of the Public Records of St. Johns County, Florida, less and except those parcels of land described in those instruments recorded in Official Records Book 1117, Page 763 and Official Records Book 3858, Page 608, Public Records of St. Johns County, Florida.

Parcel 2: Lot(s) 9, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 22, Block 4, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, of the Public Records of St. Johns County, Florida, less and except portion lying within right-of-way of State Road No. 207 as set forth in Special Warranty Deed recorded in Deed Book 228, Page 175.

Parcel 3: Lot 10, Block 4, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, 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

Witness Signature: _____
Printed Name: Carol A Lagasse

Witness Signature: _____
Printed Name: Kelley Lagasse

SPADARO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

_____
Carl R. Spadaro
MGR

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11th day of August, 2023 by Carl R. Spadaro, MGR of Spadaro Holdings, LLC, a Florida Limited Liability Company. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1283100000
Location Address	90 S DIXIE HWY SAINT AUGUSTINE 32084-0000
Neighborhood	Retail Stores S Dixie & Old Moultrie (COM) (680.35)
Tax Description*	6-15 SAN JUAN SUB LOT 10 BLK 4 OR5809/462 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	San Juan
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.110
Homestead	N

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Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	75 KING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
City		$300,527

Map

Valuation Information

	2024
Building Value	$240,527
Extra Features Value	$0
Total Land Value	$60,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$300,527**
Total Deferred	$0
Assessed Value	**$300,527**
Total Exemptions	$300,527
Taxable Value	**$0**

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

Historical Assessment Information

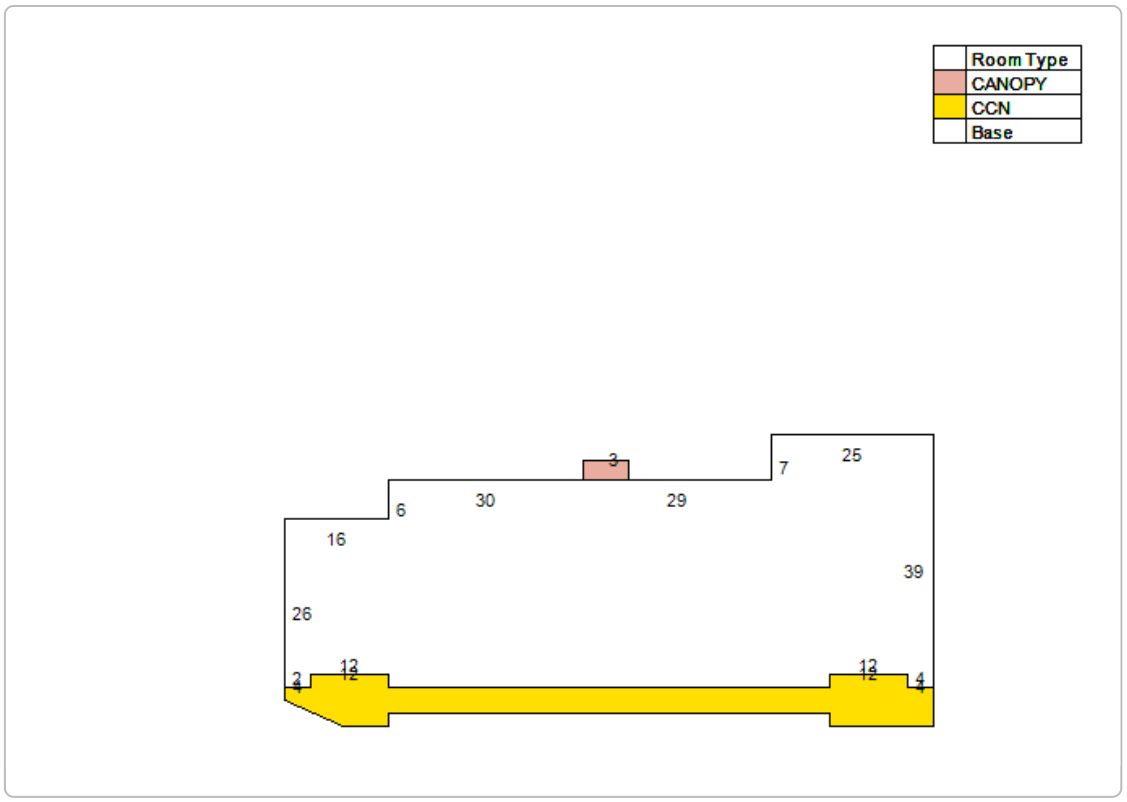
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$247,499	$0	$60,000	$0	$0	$307,499	$271,019	$36,480	$271,019
2022	$186,381	$0	$60,000	$0	$0	$246,381	$246,381	$0	$246,381
2021	$165,956	$0	$45,000	$0	$0	$210,956	$125,521	$85,435	$125,521
2020	$171,062	$0	$45,000	$0	$0	$216,062	$114,110	$101,952	$114,110
2019	$150,320	$0	$45,000	$0	$0	$195,320	$103,736	$91,584	$103,736
2018	$154,677	$0	$37,500	$0	$0	$192,177	$94,305	$97,872	$94,305
2017	$46,688	$0	$50,000	$0	$0	$96,688	$85,732	$10,956	$85,732
2016	$46,688	$0	$31,250	$0	$0	$77,938	$77,938	$0	$77,938
2015	$46,688	$0	$26,250	$0	$0	$72,938	$72,938	$0	$72,938
2014	$43,942	$0	$26,250	$0	$0	$70,192	$70,192	$0	$70,192
2013	$43,942	$0	$26,250	$0	$0	$70,192	$70,192	$0	$70,192

Building Information

Building	1
Building Value	$240,527
Year Built	1967
Actual Area	3746
Conditioned Area	3231
Use	Stores (Retail)
Style	04
Exterior Wall	Concrete Block, Jumbo Brick
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	3231
FINISHED CANOPY	494
UNFINISHED CANOPY	21
Total SqFt	3746

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	100	50	5000	SF	$60,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/14/2023	8/11/2023	$1,150,000.00	WARRANTY DEED	5809	462	U	I	SPADARO HOLDINGS LLC	CITY OF ST AUGUSTINE
6/1/2021	5/24/2021	$1,130,000.00	WARRANTY DEED	5279	1629	Q	I	J & J MOPAR INC	SPADARO HOLDINGS LLC
	2/4/2000	$75,000.00	WARRANTY DEED	1473	1840	Q	I	HARVEY ENTERPRISES & CO INC	J & J MOPAR INC
	10/1/1990	$65,000.00		873	839	Q	I		HARVEY ENTERPRISES & CO INC

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 16, 2023 Meeting

Application HPP2023-0079 Address: 92 S Dixie Highway

City of St. Augustine – Applicant & Owner

Project description: To demolish a building constructed c. 1943 that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1943
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	4444440001		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of S. Dixie Highway one lot south of SR 207, this Masonry Vernacular building was constructed c. 1943 according to the St. Johns County Property Appraiser. Polk City Directory research does not list the property until 1949 when San Juan Trailer Park is noted at this location. The 1957 and 1965 updates of the 1930 Sanborn Map do not indicate a building on the property. This may not be accurate due to extensive changes to the area around that time including construction of SR 207.

The building features a hipped metal roof with shed extensions above two entry doors on the east and north elevations, half lite doors, and windows which are fully or partially boarded up but appear to be 1/1 sash windows. The exterior fabric is painted stucco.

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 requires review and approval by the HARB.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

1. Demolition of a non-residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building sits centrally located on a large, treed lot that was once the site of a trailer park and is dwarfed by the surrounding commercial structures which either sit closer to the street or are taller and more massive in scale.

3. The impact of the loss of the structure on the streetscape. The building's typology is unique for the area in that few residential style buildings remain along this stretch of S. Dixie Highway.

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

5. The historical or cultural merit of the structure. The building is not recorded in the Florida Master Site File. From 1949 through the late 1980s the structure appears to have been the main office/owner's residence of the San Juan Trailer Park, also known as the Harper Trailer Park. No historic or cultural associations are known that would qualify the building for individual listing and no district exists in this area.

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

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple masonry vernacular residence that has seen alterations over time, including commercial uses.

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

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

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property as a homeless resource facility.

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 1949 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
92 S Dixie Highway

East Elevation

Staff Report pg 7

STAFF PHOTOGRAPHS
92 S Dixie Highway

North Elevation

Staff Report pg 8

STAFF PHOTOGRAPHS
92 S Dixie Highway

South Elevation

Staff Report pg 9

STAFF PHOTOGRAPHS
92 S Dixie Highway

West Elevation

Staff Report pg 10

STAFF PHOTOGRAPHS
92 S Dixie Highway

Interior Photographs

Staff Report pg 11

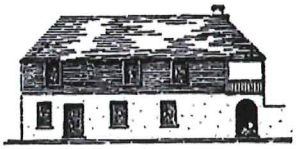
STAFF PHOTOGRAPHS
92 S Dixie Highway

Interior Photographs

STAFF PHOTOGRAPHS
92 S Dixie Highway

Interior Photographs

Staff Report pg 13



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. HP2023-0079

Receipt No. N/A Meeting Date November 16, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Barry E. Fox
   Business (if applicable) City Of St. Augustine
   Address 75 King St.
   City St. Augustine State FL. Zip 32084
   Daytime telephone 904-669-9030 E-mail address bfox@citystaug.com

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

2. NAME OF PROPERTY OWNER City Of St. Augustine
   Business (if applicable) Same As Above
   Address 75 King St.
   City St. Augustine State FL. Zip 32084
   Daytime telephone (required)_____ E-mail address _____

3. PROJECT STREET ADDRESS 92 South Dixie Hwy

4. LEGAL DESCRIPTION OF PROPERTY
   Lot ↓ Block 4 Subdivision San Juan Parcel Number 1282900000
   9,11,12,13,14,15,16,17,18,20,22

5. DATE OF CONSTRUCTION 1943 Source: SJC Property App.

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Barry E. Fox DATE 09/26/2023

SIGNATURE OF APPLICANT Barry E. Fox

PRINT 1st OWNER'S NAME DAVID BIRCHIM DATE 9/20/2023

SIGNATURE OF 1st PROPERTY OWNER Dad Birchi

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

CITY OF
ST AUGUSTINE
EST. 1565

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Owner's Authorization For Agent

Barry E. Fox is/are hereby authorized TO ACT ON BEHALF OF City Of St. Augustine, 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: 92 South Dixie Hwy.

BY: Dan Birchim
Signature of Owner

DAVID BIRCHIM
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

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

By Emily Howington

Identification verified:

Oath sworn: ✓ Yes ____ No

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Signature: _____

My Commission expires: 8/28/26

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

RECEIVED
SEP 26 2023
Planning/Building Dept.

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Instr #2023064063 BK: 5809 PG: 462, Filed & Recorded: 8/14/2023 2:56 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $8,050.00

Rec: $18.50 Doc: $8050.00 ($1,150,000.00)

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):
128290-0000, 128310-0000, and 128260-0090
File No.: 64655

WARRANTY DEED

This Warranty Deed, Made the 11th day of August, 2023, by

Spadaro Holdings, LLC, a Florida Limited Liability Company, whose post office address is:

6899 Phillips Industrial Blvd Jacksonville FL 32256,
hereinafter called the "Grantor", to

COPY

City of St. Augustine, A Florida Municipal Corporation, whose post office address is:

75 King ST St Augustine FL 32084,
hereinafter called the "Grantee".

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

Parcel 1: Lot(s) 8 and 9, Block 3, together with all of Harper Avenue (a 50 foot wide County Road, vacated July 19, 1969 as recorded in Official Records Book 152, Page 40), all lying South of State Road 207, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, of the Public Records of St. Johns County, Florida, less and except those parcels of land described in those instruments recorded in Official Records Book 1117, Page 763 and Official Records Book 3858, Page 608, Public Records of St. Johns County, Florida.

Parcel 2: Lot(s) 9, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 22, Block 4, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, of the Public Records of St. Johns County, Florida, less and except portion lying within right-of-way of State Road No. 207 as set forth in Special Warranty Deed recorded in Deed Book 228, Page 175.

Parcel 3: Lot 10, Block 4, San Juan, according to the map or plat thereof, as recorded in Map Book 6, Page 15, 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

Witness Signature: _____
Printed Name: Carol A Lagasse

Witness Signature: _____
Printed Name: Kelley Lagasse

SPADARO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

_____
Carl R. Spadaro
MGR

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11th day of August, 2023 by Carl R. Spadaro, MGR of Spadaro Holdings, LLC, a Florida Limited Liability Company. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1282900000
Location	92 S DIXIE HWY
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Salon Spa Barber Shops Countywide (COM) (680.41)
Tax Description*	6-15 SAN JUAN SUBD LOTS 9 11 & 13 (EX R/W OF RD 207 IN DB 228/175) & LOTS 12 14 15 16 & 17 18 20 & 22 BLK 4 OR5809/462 *The Description above is not to be used on legal documents.
Property Use Code	Salon/Spa/Barber Shops (2530)
Subdivision	San Juan
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	75 KING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
City		$630,284

Map

Valuation Information

	2024
Building Value	$32,972
Extra Features Value	$0
Total Land Value	$597,312
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$630,284**
Total Deferred	$0
Assessed Value	**$630,284**
Total Exemptions	$630,284
Taxable Value	**$0**

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

Historical Assessment Information

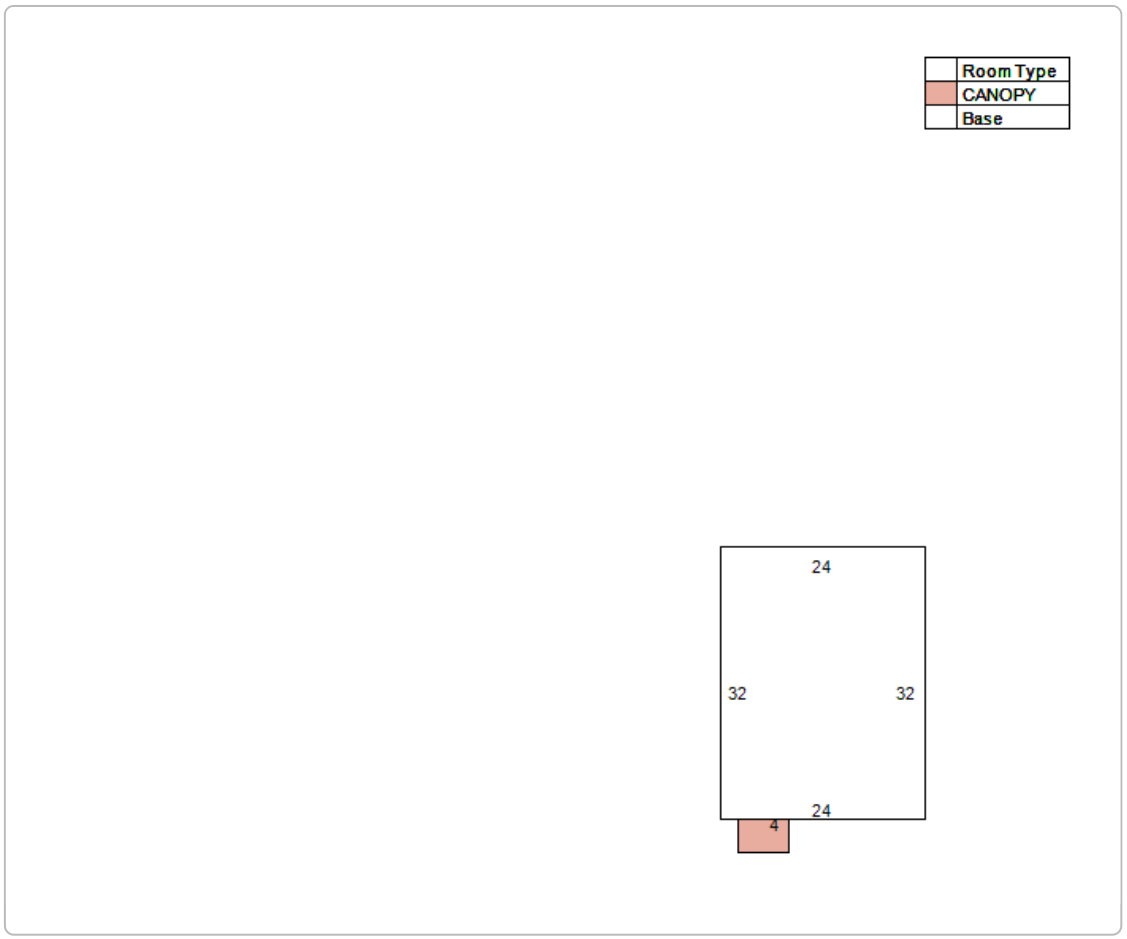
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$34,804	$0	$597,312	$0	$0	$632,116	$632,116	$0	$632,116
2022	$15,263	$0	$597,312	$0	$0	$612,575	$612,575	$0	$612,575
2021	$24,801	$0	$447,984	$0	$0	$472,785	$126,552	$346,233	$126,552
2020	$0	$0	$373,320	$0	$0	$373,320	$115,047	$258,273	$115,047
2019	$21,752	$0	$373,320	$0	$0	$395,072	$104,588	$290,484	$104,588
2018	$22,383	$0	$373,320	$0	$0	$395,703	$95,080	$300,623	$95,080
2017	$9,007	$0	$248,880	$0	$0	$257,887	$86,436	$171,451	$86,436
2016	$9,215	$0	$74,664	$0	$0	$83,879	$78,578	$5,301	$78,578
2015	$9,215	$0	$62,220	$0	$0	$71,435	$71,435	$0	$71,435
2014	$8,673	$0	$62,220	$0	$0	$70,893	$70,893	$0	$70,893
2013	$8,673	$0	$74,720	$0	$0	$83,393	$83,393	$0	$83,393

Building Information

Building	1
Building Value	$32,972
Year Built	1943
Actual Area	792
Conditioned Area	768
Use	Salon/Spa/Barber Shops
Style	04
Exterior Wall	Concrete Stucco, Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl
Interior Wall	Plaster
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	1
Baths	1

Description	Square Footage
BASE AREA	768
UNFINISHED CANOPY	24
Total SqFt	792

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Salon/Spa/Barber Shops	75	75	49776	SF	$597,312

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/14/2023	8/11/2023	$1,150,000.00	WARRANTY DEED	5809	462	U	I	SPADARO HOLDINGS LLC	CITY OF ST AUGUSTINE
6/1/2021	5/24/2021	$1,130,000.00	WARRANTY DEED	5279	1629	Q	I	J & J MOPAR INC	SPADARO HOLDINGS LLC
10/16/2013	10/14/2013	$0.00	ANNEXATION	3803	249	U	V	CITY OF ST AUGUSTINE	
	7/1/1999	$190,000.00	WARRANTY DEED	1423	1244	Q	I	HARPER ROY S & PATRICIA C	J & J MOPAR INC
	11/1/1984	$0.00		660	1030	U	I		HARPER ROY S
	4/1/1982	$0.00		538	217	U	I		

No data available for the following modules: 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: 10/20/2023, 11:45:48 PM

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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: November 16, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of October 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

32 St Francis Street (Interior Renovation - Demo two existing kitchens & two existing bathrooms and replace with new: New cabinets, countertops, appliances, & flooring in kitchens, New tile for shower, vanity, toilet, flooring, etc. in bathrooms)

110 St George Street (Shingle Roof Replace FL 10674 - Owens Corning – Quarry Grey)

272 St George Street (Shingle Roof Replacement FL#16305 Pinnacle Pristine Pewter)

SIGNS

16 Avenida Menendez, Unit A (Mary's Harbor View Cafe: Reface of 1 hanging sign 2'x3' 6sf and reface of 1 wall sign 2'x3' 6sf. Hanging sign to provide 8' clearance. Using pre-approved fonts, colors, and materials)

DEMOLITION

112 Carrie Johnson Way (Demo existing residence)

81 Coquina Avenue (Remove existing 1 story structure & garage – HARB approved)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

Meeting Schedule 2024

January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024
October 17, 2024
November 21, 2024
December 19, 2024

DRAFT