CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JANUARY 18, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) November 16, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	HP2023-0091	Colour Homes LLC - Applicant Zeke D. Williams - Owner 82 Chapin Street To demolish a residential building, constructed c. 1910-1927, that is recorded in the Florida Master Site File and not located in a district.

6. Certificate of Appropriateness

a)	HP2023-0083	Patrick and Gail Crocetta - Applicant and Owner 289 St. George Street To modify Certificate of Appropriateness 2020-0066 to utilize landscape materials to screen the masonry wall instead of the approved wood picket fence.
*b)	Certificate of Appropriateness HP2023-0087 Continued from December 21, 2023 REQUESTING CONTINUANCE TO FEBRUARY 15, 2024	Jason Canning Architect Inc - Applicant Bishop of the Diocese of St. Augustine - Owner 35 Treasury Street To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

7. Certificate of Demolition and Partial Demolition

a)	Certificate of Demolition (Partial) 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.
b)	Certificate of Demolition (Partial) HP2023-0090 Continued from December 21, 2023	Mario Cano - Applicant and Owner 57 Dumas Street To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

8. Certificate of Appropriateness – City owned property

a)	HP2023-0061 Continued from September 21, 2023	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 north of the Visitor's Information Center.

9. Planning and Building Staff Communications
   a) Staff Approved Permits Report
10. Other Business
11. Next Scheduled Meeting Date(s):
    a) February 15, 2024 - 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
November 16, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 16, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Vice-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Gaere MacDonald, Vice-Chairperson
	Jon Benoit
	Paul Weaver, III
	Brad Beach
Absent	Catherine Duncan, Chairperson (Excused)
City Staff:	Julie Courtney, Historic Preservation Officer
	Candice Seymour, Historic Preservation Planner
	Isabelle Lopez, City Attorney
	Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the September 21, 2023; Regular Meeting minutes as presented. The motion was SECONDED by Mr. Beach.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver Moved to continue item (6.e.) to the December 21, 2023, meeting. The Motion was seconded by Mr. Beach

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

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Benoit.
MOTION CARRIED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2023-0067 – Best Roofing & Waterproofing, LLC – Applicant Maria Pellecer – Owner 295 St. George Street
Continued from September 21, 2023

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

Ms. Seymour advised the Board that no new information had been submitted by the applicant, and the permit had not been revised.

Mr. MacDonald asked if the Board wanted to continue this application again or should it be closed and moved to another hearing.

Mr. Weaver reviewed the previous discussions and stated that he did not have an issue with a continuance.

Mr. Weaver reminded the Board and staff that the Board had advised that replacement in kind could be handled administratively.

Ms. Lopez told the Board that if there were to be a decision at this meeting there would need to be a public hearing.

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

The Board discussed:

Mr. Weaver restated for the record that the application was for a metal roof to be placed on a St. Augustine Colonial Revival Style building. The discussion seemed to be that this was not appropriate for that period and style of building. The Board gave the applicant the opportunity to come back, and there had been no new information provided and the applicant had not appeared at the last two meetings.

MOTION

Mr. Weaver MOVED to DENY item (6.a.) Certificate of Appropriateness HP2023-0067 based on the staff presentation and discussion that a metal roof on this period and style of building is inappropriate. The Motion was SECONDED by Mr. Beach.

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

6.(b) Certificate of Appropriateness HP2023-0064 – Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street
Continued from September 21, 2023

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 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.

Ex Parte Communication:

(None)

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

Doug Collins reviewed the application.

The Board discussed:

- Confirmed the use of a TremRon type product
- Confirmed the applicant had seen the recommendation of the clay brick paver
- Color and texture were important
- Thought the product would be appropriate for the back of the property, however, the front should be ribbon curve clay brick
- Coquina concrete would also be acceptable

- Surface needed to be compatible with the standards of the district
- Liked landscape buffers to soften the look
- Repour the ribbons using shellcrete and fill with gravel
- Use ribbons and brick in the middle to keep classic look
- Applicant wanted to eliminate any trip hazard
- Pavers would be set in sand
- There were brick pavers already in place for the sidewalk, would like to see the same for the rest of the property
- Patterns to be used would be running bond or basket weave
- An updated rendering of the proposal should be provided before the project was completed
- Supported approval if replacement of materials was in kind

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2023-0064; 52 Charlotte Street to remove existing driveways and walkways and to install coquina concrete ribbons where they now exist; to install clay brick pavers in either a running bond or basket weave pattern and in the parking area to install clay brick pavers in either a running bond or basket weave pattern and to provide staff with an updated drawing with notes that indicate the materials and the pattern that would be used. The Motion was SECONDED by Mr. Beach.

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

6.(c) Certificate of Appropriateness HP2023-0065 – Southern Construction – Applicant Baijanti & Brothers Inc – Owner 54 Charlotte Street

Continued from September 21, 2023
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.

This application was discussed with the previous application.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2023-0065; 54 Charlotte Street to remove existing driveways and walkways and to install coquina concrete ribbons where they now exist; to install clay brick pavers in either a running bond or basket weave pattern and in the parking area to install clay brick pavers in either a running bond or basket weave pattern and to provide staff with an updated drawing with notes that indicate the materials and the pattern that would be used. The Motion was SECONDED by Mr. Beach.

DRAFT

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

6.(d) Certificate of Demolition HP2023-0062 – RKS Construction & Design, Inc. – Applicant BCS Acquisition Group, LLC – Owner 56 Carrera Street
Continued from September 21, 2023

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. 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.

Joshua Strickland reviewed the application.

Mr. Weaver asked for clarification of the original doors that were in place prior to the installation of the French doors.

Ms. Courtney advised that solid panel doors were in place prior to the current French door.

Mr. MacDonald questioned if the door was in place because of an apartment.

Mr. Strickland said that he felt that sometime in the past there had been three separate apartments. The future planned use would be a single-family home.
Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi expressed concerned about the use of the term apartment. She asked if it

was possible to use this space for a short-term rental or an Air B&B.

Public hearing was closed.

The Board discussed:

- Windows were not submitted for review
- Application was not completed
- Aluminum Clad window could be used as an acceptable replacement
- Recognizes progress but the application was still not complete
- Repurposing the original door was acceptable
- One over one window was the solution
- Recommended a continuance
- Wanted to see a complete representation of the replacement window including the head, jamb, sills showing the profile; the recess of the window, what type of window and how big the sash was
- Needed to match the detailing that was there previously as well as the window lites

Mr. MacDonald asked the Board if they could support putting windows where the double doors had been, however Mr. Strickland indicated that the homeowner preferred the doors.

Mr. Benoit liked the French door look for the double door instead of the solid door panel. He suggested a Flush Glazed French door that was single lite and 60-inch

MOTION

Mr. Weaver MOVED to CONTINUE application HP2023-0062 56 Carrera Street to the December 21, 2023 meeting. The motion was SECONDED by Mr. Benoit.

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

6.(e) Certificate of Demolition HP2023-0052 – Alexandra & William Daughtery – Applicant and Owner 15 Lovett Street
Continued from August 17, 2023

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.

Ms. Seymour advised the Board that the applicant had requested a continuance to the December 21,2023 meeting.

See Motion under item four.

7. Certificates of Appropriateness

7. (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.

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 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.

Ex Parte Communication:

(None)

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

Robert Geiger reviewed the application.

The Board discussed:

- Building was a General Commercial Typology more than a Colonial Revival
- Thought the proposed awning was appropriate
- This was a clean way to update the door and provide another entrance
- Needed to match the lites of the side door to the pattern on the front door
- Replacement door should be only six-lite
- Bracket sign needed to be offset from the proposed awning
- Canvas was the most appropriate material for the awning, the door should be wood
- Bubble awning was not appropriate, needed to change the design to be more appropriate for the Historic District

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0077, finding that the overall improvements do not materially change the historic nature of the building, with the following conditions: (1). The side entry door was wood, six-lite and three horizontal panel to match the existing front doors and (2). The proposed awning be rectilinear in nature as opposed to the dome shape shown, canvas material in the hunter green color. The motion was SECONDED by Mr. Weaver.

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

7. (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.

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 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.

The Board provided their Ex Parte Communication:

Sarah Ryan reviewed the application.

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

The Board discussed:

- Liked the modification of the stairs on the front of the house as it maintained the streetscape and helped to mitigate the height of the house compared to the other homes on the street
- House would be on piers which would help to manage the drainage issues.

- Motor court in between houses helped with the transition from the one-story to the two-story typology
- Felt that the second-floor porch should diminish more to make the transition to the one-story porch.
- Felt the applicant had addressed previous comments from the Board in the design presented
- Paint color was not part of the approved palette
- Needed clarification for the style of the front doors

Ms. Seymour confirmed that the color choice was approved.

Ms. Courtney advised the front door was 4621 Fir presented in a photograph for the record.

Mr. Weaver said the style is reminiscent of a Charleston style home, he asked if there was any way to mitigate the appearance of the columns and piers as they seem to be too tall.

Mr. Beach suggested landscaping.

Mr. Benoit said some sort of curb with back fill will take away some of the visible latticework.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0080 171 Cordova Street as approved with the design based on the following conditions: (1). The front doors are the 4621 Fir with the HRP sticking, including a three-quarter door lite and (2). The paint will match the guidelines and (3). The front elevation, based on the lattice work, will be new detailing provided to staff to show the landscaping to reduce the lattice work and make it more compatible with the adjacent properties. The motion was SECONDED by Mr. Weaver.

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

7. (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.

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

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 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.

Conner Dowling, Sammy Hale, and John Moore reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

[1] Recusal form is with the original minutes

BJ Kalaidi stated that she was concerned with preserving the history of the City. She said that her main concern was the Woolworth's and civil rights connection. She felt that the City's history was not being told.

Public hearing was closed.

The Board discussed:

- Needed to maintain the current design as much as possible as this was a good example of the Lapidus design
- Supported the work on the gate
- Understood the safety issues
- The storefront should be preserved as much as possible
- Wanted to maintain the character of the storefront and repair or replace with the same style of architecture
- Should match the original design intent for the recessed entry feature

Mr. Beach asked if there was a possibility of restoring the original design.

Mr. Dowling explained that the Peace Pie building had the same entry condition, and the proposal was to change the store front because of the plate glass issue. He said that they would copy what the Plum Gallery had done to make the Forgotten Tonic #2 fit better with the rest of the store front. The front door was the only entry and exit to the building, so they would be using a double door instead of a single door.

Board discussion continued:

- Supported the replacement of the glass for safety issues
- Keeping the Woolworths store front as close to the original as possible was very important for maintaining the connection between the history of the store and the City
- Double door entry with Forgotten Tonic #1 provided better access to move products and equipment.

MOTION

Mr. Weaver MOVED to APPROVE application HP2023-0081 17 King Street storefront as designed; To APPROVE the Aviles Street series of store fronts with Forgotten Tonic number two to match the Peace Pie store front; To APPROVE a metal gate for the Artillery Lane façade based on a drawing with notes to be presented to staff. The motion was SECONDED by Mr. Beach.

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

8. Certificates of Demolition and Partial Demolition

8. (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.

Ms. Seymour reviewed the application.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Ex Parte Communication:

(None)

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

Sarah Ryan reviewed the application for the Board.

Mr. Weaver asked if there had been any significant materials found that could be salvaged.

Ms. Ryan responded that none were found.

Public hearing was opened.

BJ Kalaidi understood that this building would be demolished, she said that she hoped this would be a good situation for the homeless. She mentioned the animal trough that existed on the property as a reminder of what this building was used for in the past.

Public hearing was closed.

The Board discussed:

Barry Fox advised the Board that the animal trough was a significant historical marker and would be protected. He said that the existing canopy would be saved as well. He said that the site would be fenced as soon as the buildings were removed.

Mr. Fox advised that the new structure would be a type of service center for the homeless population in the city, such as showers, laundry, and mail. He added that different providers would be able to use this site for services to the unsheltered.

Mr. Weaver expressed his concern for speculative demolition. He said that typically there would be a condition that plans and permits be in place before demolition occurs. He asked if there were any special or legitimate reasons to expedite this.

Mr. Fox advised the Board that this was related to budgeting. He said that the septic on the property had to be cleaned and there would need to be fencing placed on the property and one of the buildings sat very close to the Department of Transportation (D.O.T.) property line. He wanted to have a clean slate going forward.

MOTION

Mr. Weaver MOVED to APPROVE item (8.a). HP2023-0078 90 S. Dixie Highway to approve the demolition with no conditions and no need for salvage and given the safety issues brought forth by the applicant no condition that a plan or permit be in place before the demolition. The motion was SECONDED by Mr. Beach.

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

8. (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.

Ms. Seymour reviewed the application.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Ex Parte Communication:

(None)

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

Public hearing was opened, however there was no response.

This application was discussed under item (8.a.)

MOTION

Mr. Weaver MOVED to APPROVE item (8.b). HP2023-0079 92 South Dixie Highway to approve the demolition with no conditions and no need for salvage and given the safety issues brought forth by the applicant no condition that a plan or permit be in place before the

demolition takes place. The motion was SECONDED by Mr. Beach.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Proposed 2024 HARB Meeting Dates

MOTION to APPROVE the scheduled calendar for 2024 motion approved by unamimous voice vote

11. Next Scheduled Meeting Date(s):

(a) December 21, 2023 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:47 P.M.[2]

_____
Catherine Duncan, Chairperson

[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 18, 2024 Meeting

Application HP2023-0091 Address: 82 Chapin Street

Colour Homes LLC – Applicant Zeke D. Williams – Owner

Project description: To demolish a residential building, constructed c. 1910-1927, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ516
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1041600000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Chapin Street between Spring and Palmer Streets in West Augustine, this one-story Frame Vernacular residence features a front gable metal roof with shed roofed front porch and wood novelty siding. Existing windows are boarded up but, from the interior, appear to be wood 2/2 and 6/6 sash windows. The building has been vacant for many years and was being used by the current property owner as storage for building materials. The Florida Master Site File (FMSF) survey from 1979 listed the building as altered, in fair condition, with deterioration as a threat to the site.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **82 Chapin Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. Any useable materials be salvaged as feasible in accordance with section 28-89(2)d
2. No permit be issued for the demolition 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.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other small Frame Vernacular residences along the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant has provided plans for the proposed replacement which retains the one-story scale seen along the streetscape with a modern, shed-roofed, style. 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 the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. According to Polk City Directory Research, the longest-running property owner of the building was S. Clyde Connor, a laborer with the City Parks Department. No historic or cultural association are known that would qualify the building for listing individually, although it could contribute to a district, if one were created, based upon the retention of its scale and original exterior fabric.

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 located in a historic district. While it is not eligible for individual designation, it would likely be contributing to a historic district if one were created.

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 Frame Vernacular structure common in the West Augustine area.

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, North City, and Lincolnville neighborhoods.

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

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a single-family home and the owner expressed concerns regarding the condition of the building and termite damage.

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

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

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

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

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

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

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

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

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

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

The building was built by 1917 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
82 Chapin Street

South (front) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
82 Chapin Street

Southeast Elevation

Southwest Elevation

STAFF PHOTOGRAPHS
82 Chapin Street

Southwest Elevation

West Elevation

STAFF PHOTOGRAPHS
82 Chapin Street

West Elevation

STAFF PHOTOGRAPHS
82 Chapin Street

Porch Details

STAFF PHOTOGRAPHS
82 Chapin Street

Window Detail

Interior

STAFF PHOTOGRAPHS
82 Chapin Street

Interior

Staff Report pg. 13

STAFF PHOTOGRAPHS
82 Chapin Street

Interior

Staff Report pg. 14

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ516 1009==

Site Name: 82 Chapin Street 830== Survey Date: 7908 820==

Address: 82 Chapin Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Greeno Tract (subdivision) 8 (block) 8, pat. 3 (sic) (lot) 868==

868==

Owner of Site: Name: Williams, Est. David;

Address: c/o Naomi Kelp

119 Lincoln Street 902==

Occupant or Manager: St. Augustine, Fla. 32084 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 468049 (easting) 3306745 (northing) 890== Location: T07S (T) R29E (R) S41 (S) 812==

Map Reference: USGS St. Augustine 7.5' dN 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==
(X) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 1 story open front porch 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: 0 954== Stories: 1 950==

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 one-story Frame Vernacular residence was constructed between 1910 and 1917.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40 and son-in-law of Territorial Governor, Robert Reid, acquired the

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.

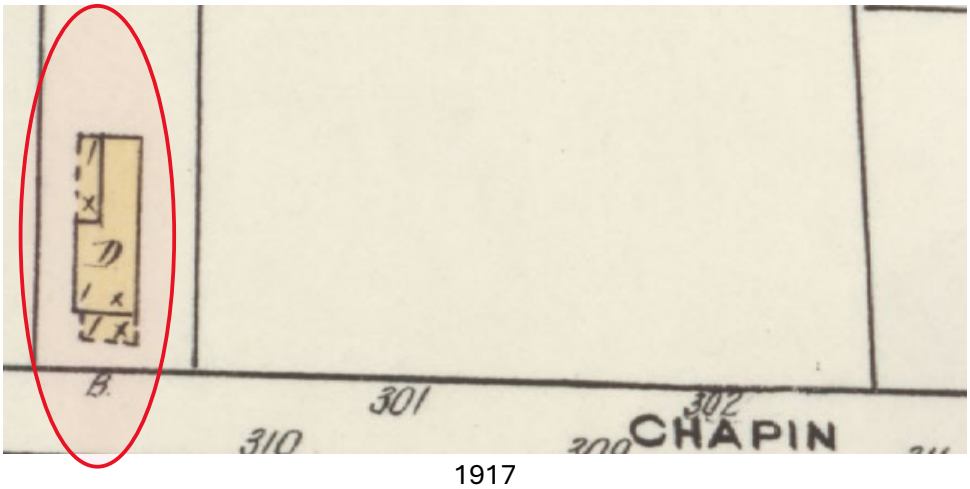
2. Ibid.; Biographical File, SAHS.

3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.

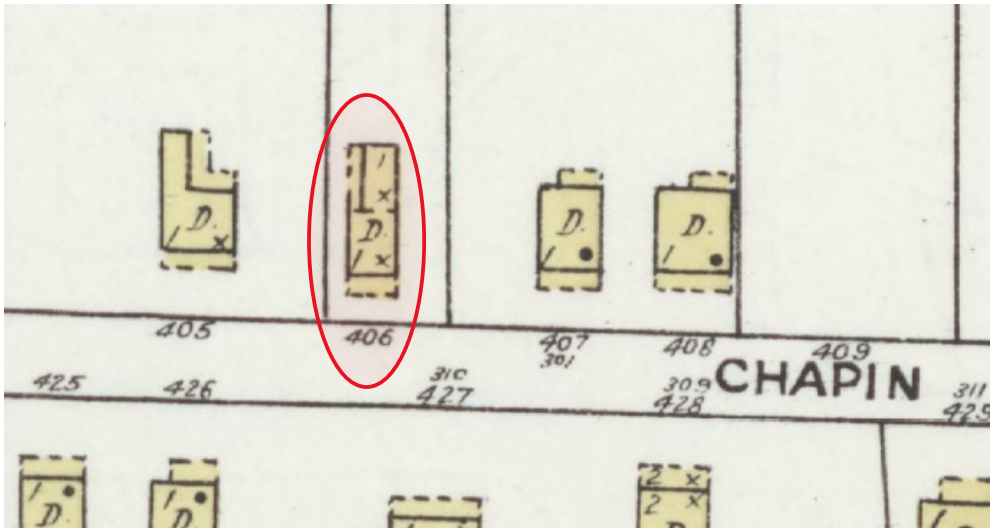
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted propery owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

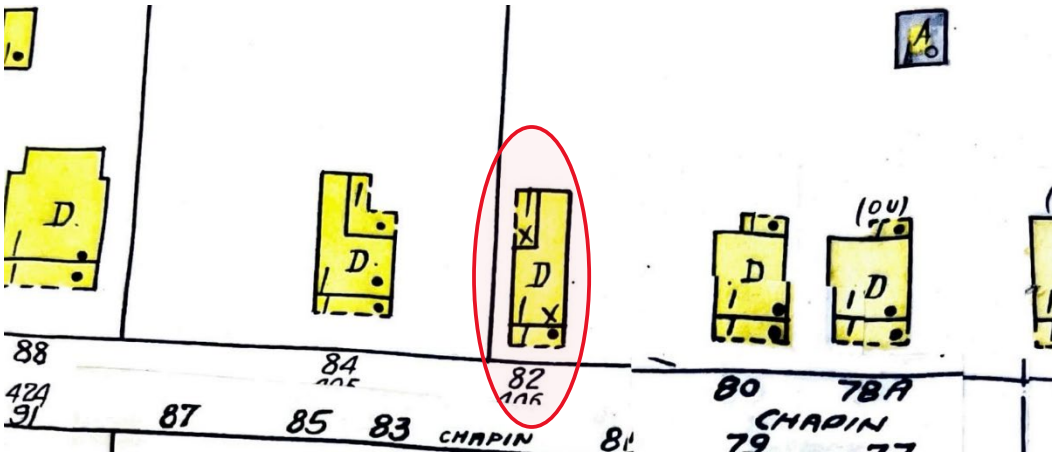
SANBORN MAPS
82 Chapin Street



1917



1924



1930 updated to 1965

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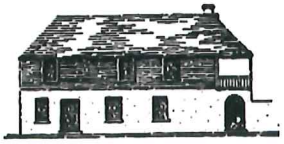

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: ($300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0091

Receipt No. 2778363 Meeting Date January 18, 2024

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jason Stancil
   Business (if applicable) Colour Homes LLC
   Address 34 Cordova Street
   City St Augustine State FL Zip 32084
   Daytime telephone 904-704-3354 E-mail address corene@colour-homes.com

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

2. NAME OF PROPERTY OWNER William Zeke
   Business (if applicable) _____
   Address 67 Florida Ave
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 904-451-7042 E-mail address corene@colour-homes.com

3. PROJECT STREET ADDRESS 82 Chapin Street, St Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 3 & 8 Block 8 Subdivision Greeno Tract Parcel Number 1041600000

5. DATE OF CONSTRUCTION 1925 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: New single family residence

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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 Jason Stancil DATE 10/30/2023

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME William Zeke DATE 11/21/23

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.

CITY OF ST AUGUSTINE EST. 1565

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Owner's Authorization For Agent

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

_____

BY: _____
Signature of Owner

William Zeke
Print Name of Owner

_____
Telephone Number

State of Florida

County of St Johns

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

By William Zeke

Identification verified:

Oath sworn: _____Yes____ No

NOTARY PUBLIC STATE OF FLORIDA
CORENE STRICKLAND
MY COMMISSION # GG 939270
EXPIRES: January 20, 2024
Bonded Thru Notary Public Underwriters

Notary Signature: _____

My Commission expires: 1.20.24

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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: 82 Chapin St, St Augustine, FL 32084

Applicant's Name: Jason Stancil Applicant's Signature: _____

Owner's Name: William Zeke Owner's Signature: _____

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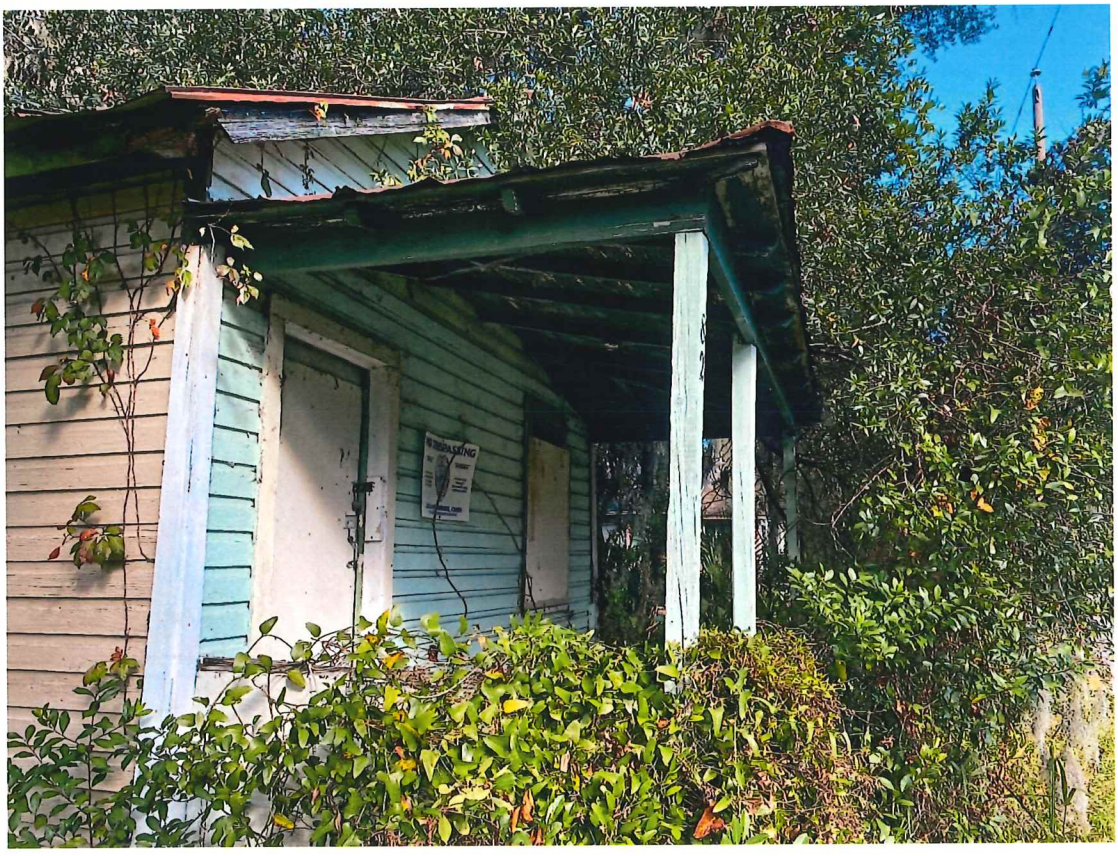

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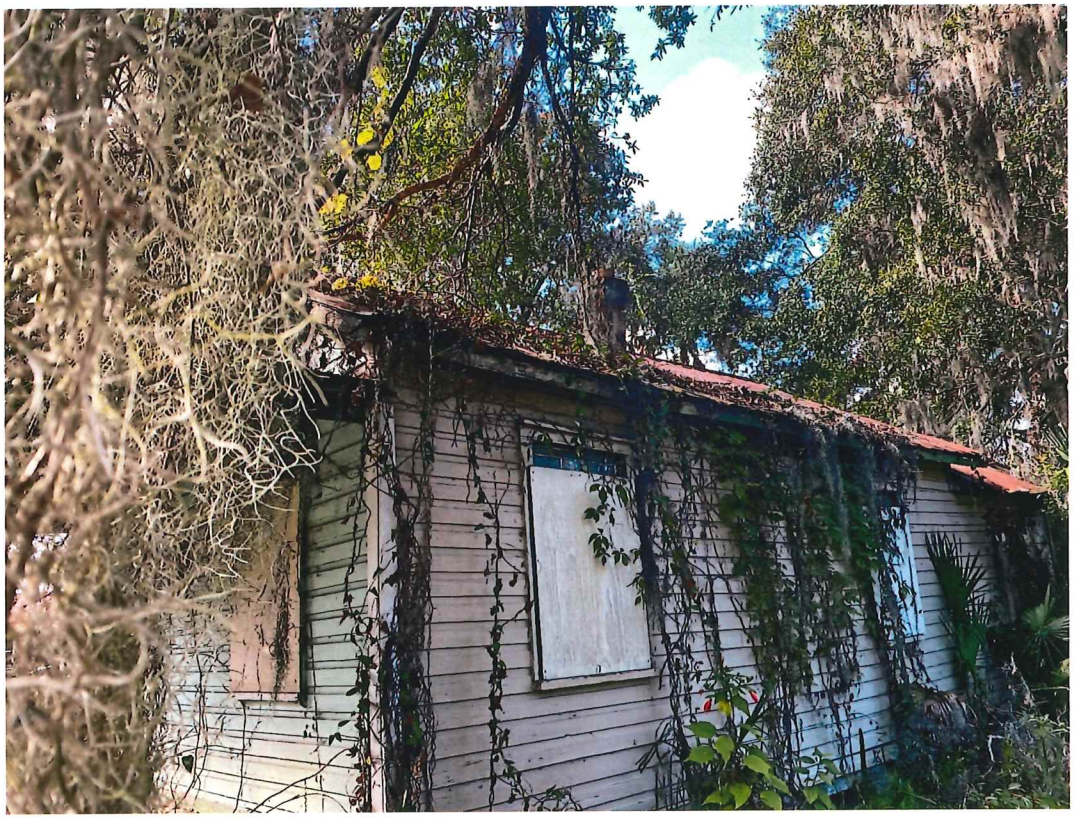

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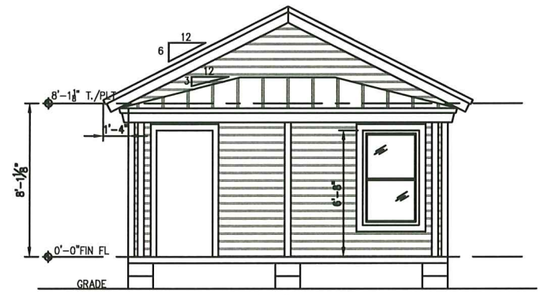
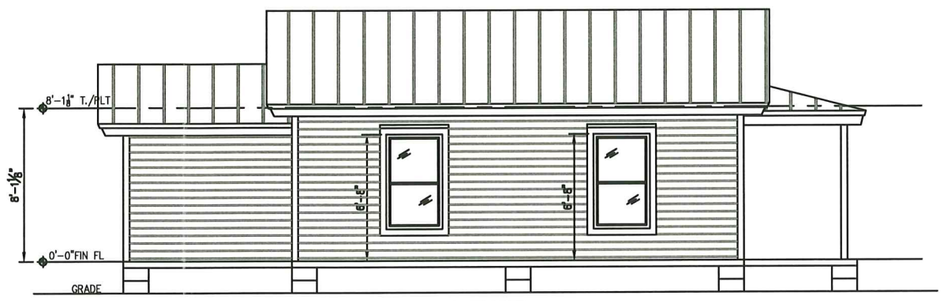


FRONT



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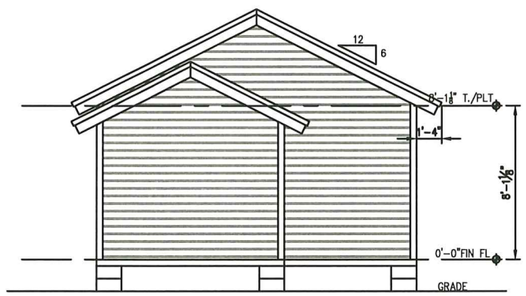


REAR

RIGHT

Demo Elevations Plan

11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

(I/WE) DO CERTIFY THAT (I/WE) HAVE REVIEWED THESE PLANS FOR ACCURACY AND THAT ALL OPTIONS AND CHANGES (I/WE) HAVE AGREED TO IN WRITING ARE CORRECT AS SHOWN. TELEPHONE, T.V., ELECTRICAL OUTLETS, THERMOSTAT & LIGHT FIXTURE LOCATIONS AND OTHER DETAILS ARE SHOWN AS (I/WE) HAVE SPECIFIED. ALL QUESTIONS (I/WE) MAY HAVE HAD HAVE BEEN ANSWERED TO (MY/OUR) SATISFACTION. (I/WE) UNDERSTAND THAT ANY FUTURE CHANGES TO THIS PLAN WILL BE SUBJECT TO A $250.00 ADMINISTRATION FEE PER CHANGE IN ADDITION TO THE NORMAL PRICE OF THE CHANGE.

SIGNED: DATE:
SIGNED: DATE:

ISSUED: 10/05/2023
REVISED:

COLOUR HOMES

License #: CRC1329512

992

LOT #:
Built For:

Job Address: 82 Chopin St
St Augustine, FL 32084

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS

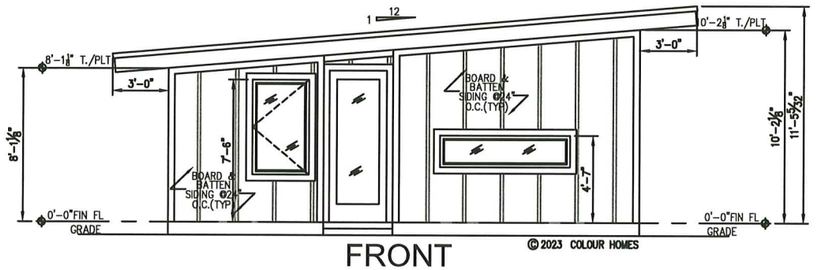
DATE LAST SAVED: 10/10/2023

SHEET TITLE
Demo Elevations

A-4

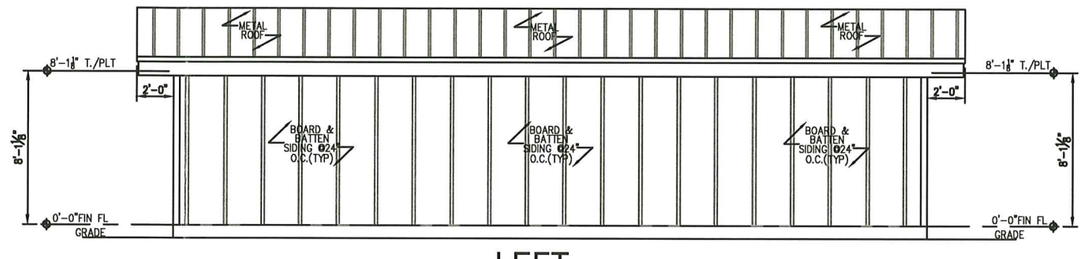
SHEET OF

RECEIVED
NOV 28 2023
Planning/Building Dept.

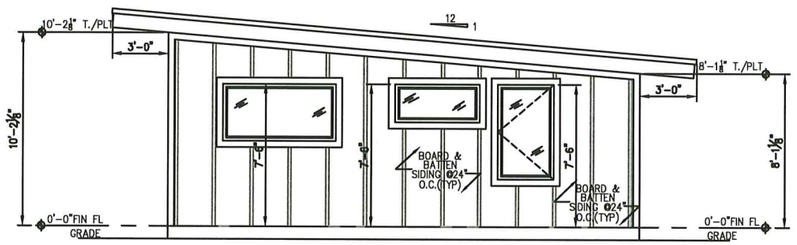


FRONT

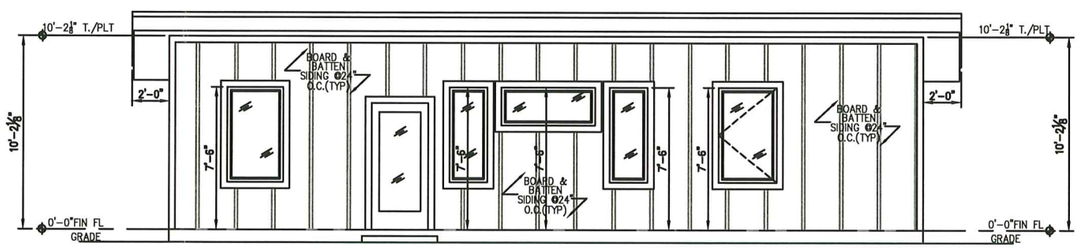
© 2023 COLOUR HOMES



LEFT



REAR



RIGHT

Elevations Plan

11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

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SIGNED: DATE:
SIGNED: DATE:

REVISED 10/05/2023
PLACED

992 COLOUR HOMES

LOT #:
Built For:
Job Address: 82 Chopin St St Augustine, FL 32084
License #: CRC1329512

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 10/9/2023

SHEET TITLE
Elevations

A-3
SHEET OF

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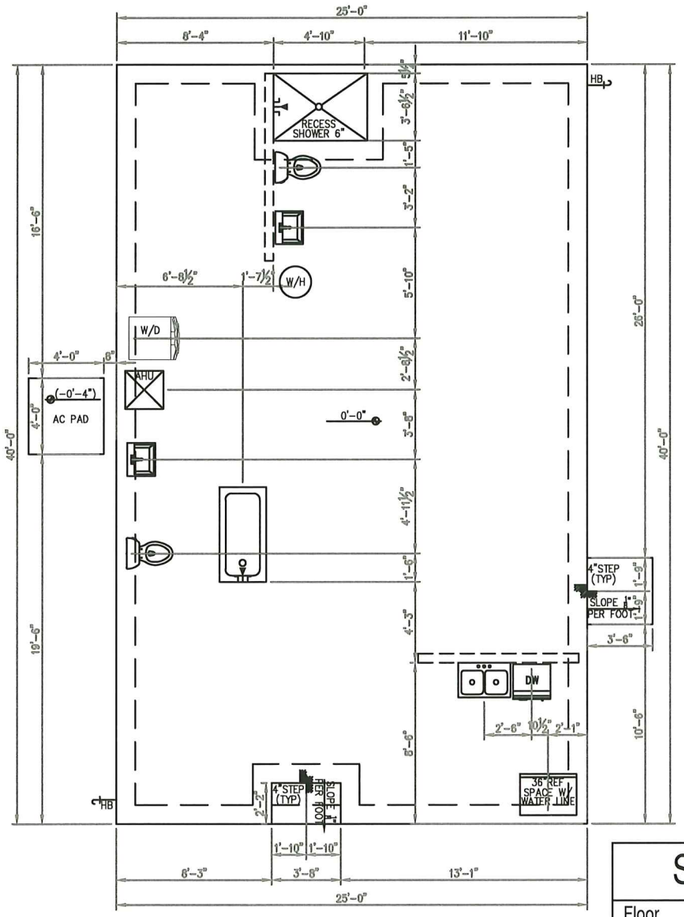
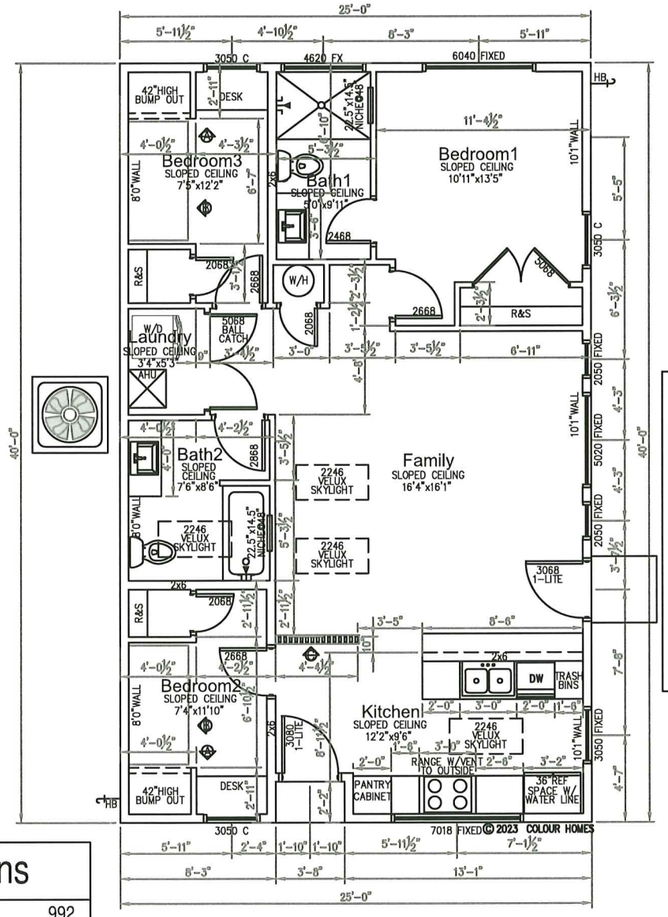
NOV 28 2023
Planning/Building Dept.



Slab Plan

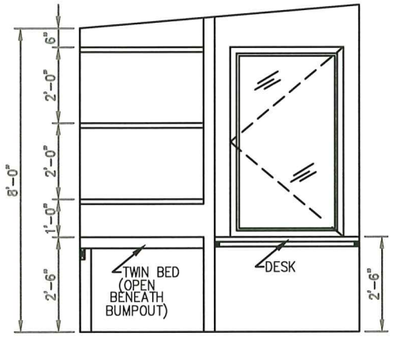
11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

Square Footage Tabulations	
Floor	992
Entry	8
Uncovered Concrete	28
Total Under Roof	1000
Total A/C Space	992
Total Slab	1028
Cubic Foot Volume AC Space (ACH50 - 5)	8928

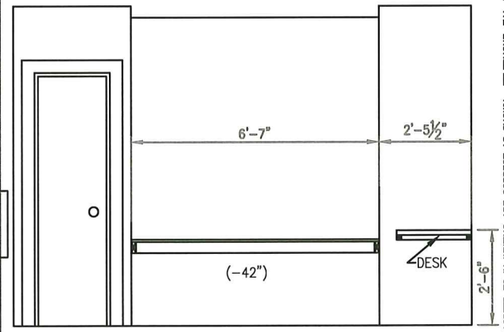


Floor Plan

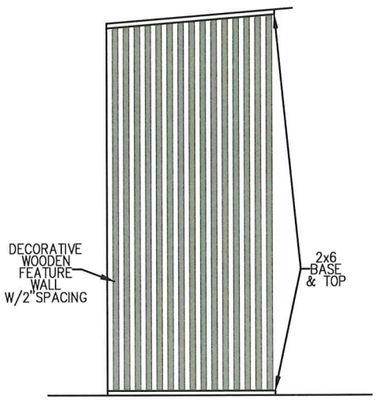
11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"



DESK DETAIL
SCALE: 1/4"=1'-0"



TWIN BED DETAIL
SCALE: 1/4"=1'-0"



FAMILY ROOM FEATURE WALL DETAIL
SCALE: 1/4"=1'-0"

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ISSUED 10/05/2023
REVISED

COLOUR HOMES

992

Job Address: 82 Chapin St
St Augustine, FL 32084

License #: CRC1329512

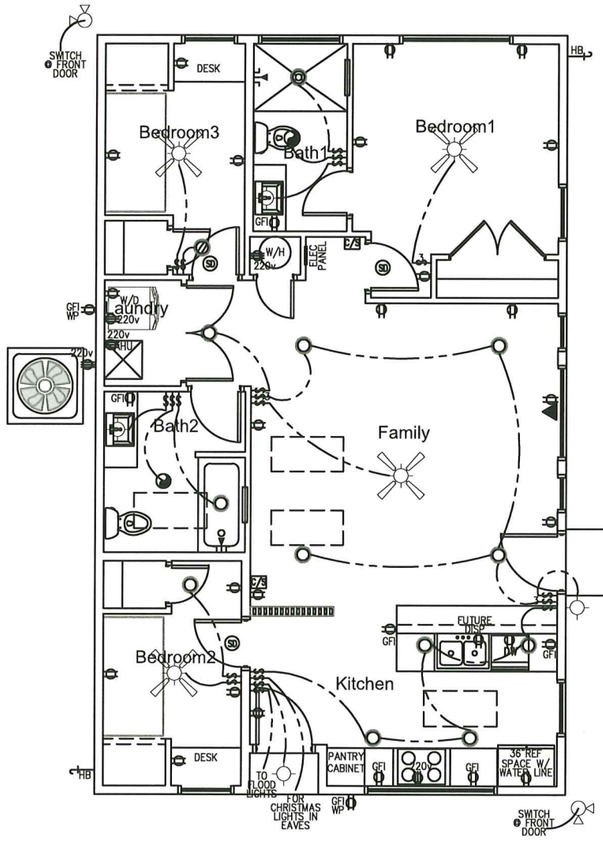
LOT #:
Built For:

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 10/9/2023

SHEET TITLE
Slab/Floor

A-1

SHEET OF



Electrical Plan

11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

ELECTRICAL NOTES:

1. Provide and install certied SMOKE DETECTORS as required by National Fire Protection Association (NFPA) and meeting requirements of all governing codes.
2. Provide and install GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) as required by National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Electrical Contractor to provide required Direct Hook-Ups / Cutoffs.
4. HVAC contractor to verify Thermostat locations. All Electrical and Mechanical Equipment (i.e. Furnaces, A/C Units, Electrical Panels, Sanitary Sump Pits, Drain Tile Sump, and Water Heaters) are subject to relocation due to field conditions.
5. All interior/exterior lighting meets or exceeds min. 75% High Efficancy lighting

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO ℄
WALL OUTLETS OVER COUNTER	48" TO ℄
REMAINING SWITCHES	48" TO ℄
WALL OUTLETS	16" TO ℄
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO ℄
WATER SOFTENER AND SUMP OUTLETS	48" TO ℄
TELEPHONE OUTLETS	16" TO ℄
TELEVISION OUTLETS	16" TO ℄
EXERIOR GFI OUTLETS	16" TO ℄
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO ℄
BASEMENT WALL OUTLETS	48" TO ℄
FRONT DOOR COACH LIGHT	72" TO ℄
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO ℄
DINING AND BREAKFAST FIXTURE	64" TO BTM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BTM OF FIXTURE
THERMOSTAT	54" TO ℄
DOORBELL CHIMES	84" TO ℄
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHP"	66" TO ℄
KITCHEN WALL HUNG MICROWAVE OUTLET.	76" TO ℄
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO ℄

ELECTRICAL KEY

- Wall Switch
- Three-Way Switch
- Four-Way Switch
- DM Dimmer Switch
- 110V Duplex Outlet
- 110V Switched Outlet
- 110V Quad Outlet
- 220V Outlet
- Special Service Outlet / Junction Box
- LVP Low Voltage Panel
- WP Waterproof Outlet
- GFI Ground-Fault Circuit Interrupter Outlet
- Ceiling Mounted Incandescent Light
- Wall Mounted Incandescent Light
- Recessed Incandescent Light
- Flood Light
- Exhaust Fan
- Exhaust Fan w/Light
- SD Smoke Detector
- C/S Carbon Monoxide / Smoke Detector
- Junction Box
- CH Chimes
- PB Push Button
- Electrical Panel
- LED Light Fixture
- Ceiling Fan Prewire
- C TV CABLE
- P PHONE
- CAT5
- LVP LOW VOLTAGE PANEL
- CO CONDUIT
- M MODEM

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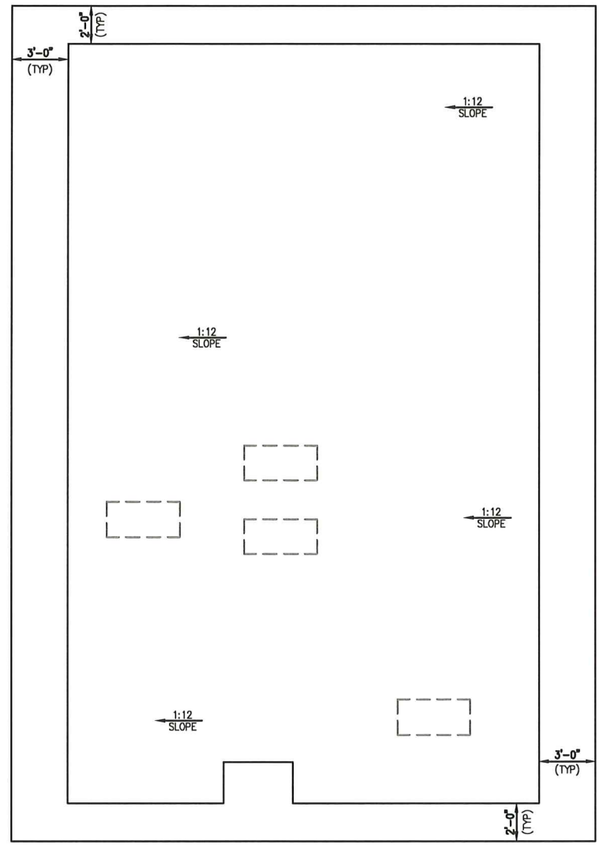
Planning/Building Dept.



Roof Plan

11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

DATE:
DATE:
REV. 10/05/2023
SIGNED:
SIGNED:

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COLOUR HOMES

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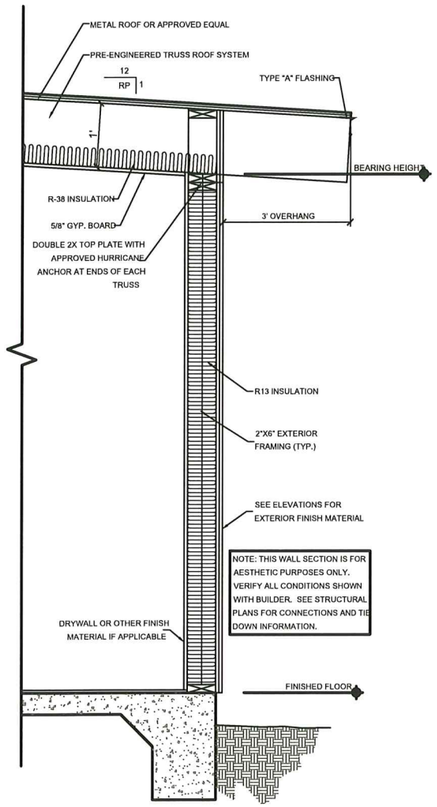
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 10/9/2023

SHEET TITLE
Elec-Roof

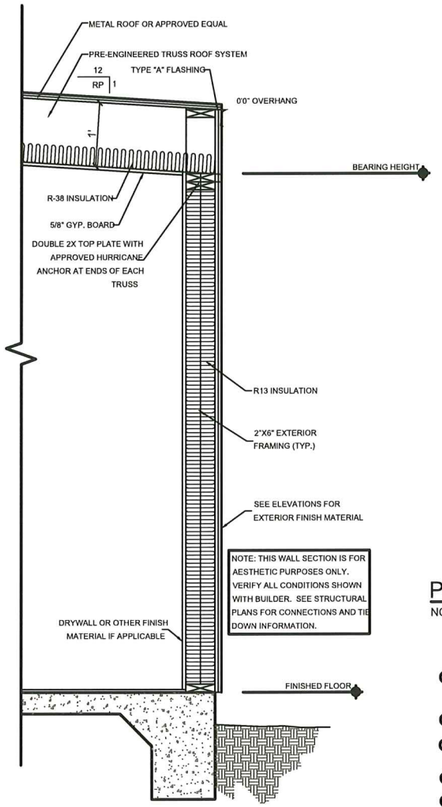
A-2
SHEET OF



SEE ENGINEERING PLANS FOR STEM WALL DETAIL

TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



SEE ENGINEERING PLANS FOR STEM WALL DETAIL

TYPICAL WALL SECTION

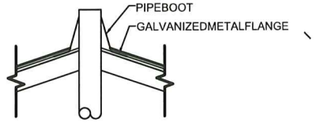
SCALE : 1" = 1'-0"

R703.4FLASHING:

APPROVEDCORROSION-RESISTANTFLASHINGSHALLBEAPPLIED SHINGLE-FASHIONINSUCHAMANORTOPREVENTENTRYOFWATERINTOTHE WALLCAVITYORPENETRATIONOFWATERTOTHEBUILDINGSTRUCTURAL FRAMINGCOMPONENTS.THEFLASHINGSHALLEXTENDTOTHESURFACEOFTHE EXTERIORWALLFINISH.APPROVEDANTI-CORROSIONRESISTANTFLASHINGSHALL BEINSTALLEDATALLOFTHEFOLLOWINGLOCATIONS:
1.ATTHEINTERSECTIONOFCHIMNEYSOROTHERMASONRYCONSTRUCTIONWITH FRAMEORSTUCCOWALLS,WITHPROJECTINGLIPSONBOTHSIDESUNDERSTUCCO COPINGS.
2.UNDERANDATTHEENDSOFMASONRY,WOODORMETALCOPINGSANDSILLS.
3.CONTINUOUSLYABOVEALLPROJECTINGWOODTRIM.
4.WHEREEXTERIORPORCHES,DECKSORSTAIRSATTACHTOAWALLORFLOOR ASSEMBLYORWOODFRAMEDCONSTRUCTION.
5.ATALLWALLANDROOFINTERSECTIONS.
6.ATBUILTINGUTTERS.

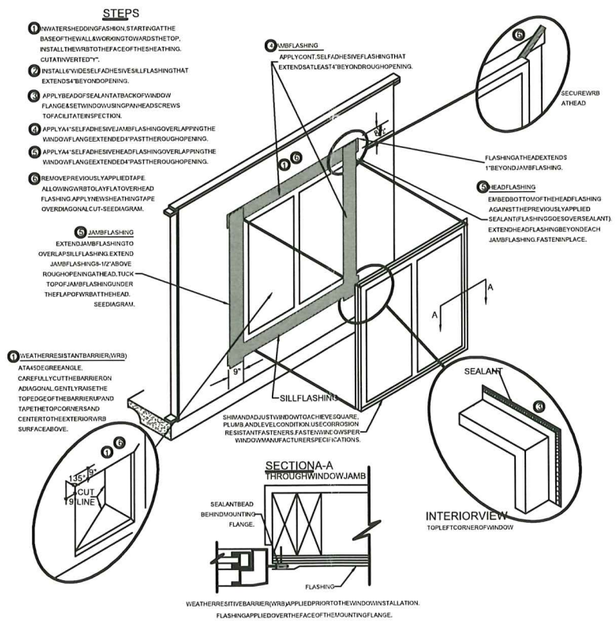
VALLEYSHINGLEINSTALLATION:
INSTALLSHINGLESUSINGWEAVEMETHOD

1.EXTEND(1)FULLENDSHINGLEMINIMUM12"PASTCENTER LINEOFVALLEY.SEEMANUFACTURERSWRITTEN INSTRUCTIONSFORADDITIONALINSTALLINFORMATION.
2.DONOTNAILMINIMUM6"FROMVALLEYCENTERLINE.



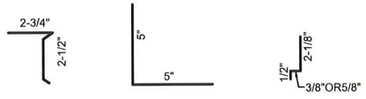
PLUMBINGSTACKFLASHINGDETAIL

NOTTOSCALE



WINDOWINSTALLATION

SCALE:N.T.S.



A 26GAUGEGALVANIZED 2-1/2"METALDRIPEDGE
B 26GAUGEGALVANIZED 5"X5"ANGLEFLASHING
C 32GAUGEGALVANIZED "Z"FLASHING

SHINGLES:
ULCLASSAFIRERATING:ASTMD3018,TYPEI

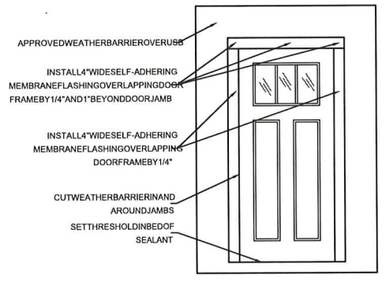
ULWINDRESISTANCE:
UASTMD3161,TYPEI(MODIFIEDTO110MPH)

VALLEYFLASHING:
26GA,GALVANIZED,18"WIDE

FASTENING:
(4)11OR12GAUGENAILS1-1/4"LONGWITH3/8"ØHEAD

FLASHINGDETAILSANDSHINGLEINFORMATION

SCALE:3"=1'-0"



DOORFLASHINGINSTALLATIONANDDETAIL

SCALE:N.T.S.

GENERALNOTES:

1.PARKINGBUMPER(IFREQUIRED)MUSTBEINSTALLEDBEFOREC.O.
2.5/8"TYPE"X"GYP.BOARDREQUIREDONCEILINGOFGARAGEWHEREHABITALSPACEIS ABOVEPERFBCR302.6.
3.HVACPENETRATINGRATEDASSEMBLIESTOCOMPLYWITHFBCR302.5.
4.UNDERSTAIRPROTECTIONTOCOMPLYWITHFBCR302.7(IFACCESSIBLE).

RECEIVED
NOV 28 2023
Planning/Building Dept.

DATE:
DATE:
ISSUED 10/05/2023
REVISED
SIGNED:
SIGNED:

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HOMES

COLOUR

992

LOT #:
Built For:

Job Address: 82 Chopin St
St Augustine, FL 32084

License #: CRC1329512

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 10/9/2023

SHEET TITLE
General

N-1
SHEET OF

Instr #2014045093 BK: 3912 PG: 1912, Filed & Recorded: 8/5/2014 8:25 AM #Pgs:2 Cheryl Strickland,Clerk of the Circuit Court St. Johns C
Recording $18.50 Doc. D $252.00

File: 60007 $252.00 ($36,000.00) Rec: $18.50
In, Return and Prepared by: Marlene Lagasse', An Employee of
Estate Title of St. Augustine, Inc.
Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
104160-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of July A.D.2014 by **THOMAS JEFFERSON TREMMEL AND JEAN MARIE TREMMEL, HUSBAND AND WIFE** hereinafter called the grantor, to **ZEKE D. WILLIAMS** whose post office address is 67 Florida Ave St Augustine Fl 32084 hereinafter called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of $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, State of Florida, viz:

PART OF LOT 3 AND ALL OF LOT 8, BLOCK 8, GREENO TRACT, RAVENSWOOD SUBDIVISION ACCORDING TO MAP OR PLAT THEREOF RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE SOUTHWESTERLY RIGHT OF WAY OF PALMER STREET AS NOW ESTABLISHED, AND THE NORTHERLY RIGHT OF WAY OF CHAPIN STREET, A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE RUN SOUTH 89°50'20" WEST, 352.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY OF CHAPIN STREET, SOUTH 89°50'20" WEST, 50.00 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01°24'43" WEST, 149.20 FEET; THENCE NORTH 01°34'47" WEST, 46.00 FEET; THENCE SOUTH 84°36'53" EAST, 35.16 FEET; THENCE SOUTH 05°56'13" EAST, 192.73 FEET TO THE POINT OF BEGINNING.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

INITIAL

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

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

Signed, sealed and delivered in the presence of:

2 Sandra S. Hostetter
Witness :

2a Sandra S. Hostetter
Print Witness Signature:

3 Alan B. Tilson
Witness:

3a Alan B. Tilson
Print Witness Signature:

1 [signature]
Signature THOMAS JEFFERSON TREMMEL
P.O. Address: 306 W. McDowell ST
Lexington VA 24450

1 Jean Marie Tremmel
Signature JEAN MARIE TREMMEL
P.O. Address:

4 STATE OF Virginia
COUNTY OF Rockbridge

The foregoing instrument was acknowledged before me this 30 day of July, 2014 by THOMAS JEFFERSON TREMMEL AND JEAN MARIE TREMMEL, HUSBAND AND WIFE who produced drivers license as identification and who did not take an oath.

JANET D. TOMLIN
Notary Public 356105
Commonwealth of Virginia
My Commission Expires Sept. 30, 2017

Notary Public, State and County Aforesaid

6 Janet D Tomlin
Notary Signature

6a Janet D Tomlin
Printed Notary Signature
My Commission Expires: 9/30/2017

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1041600000
Location Address	82 CHAPIN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(8) GREENO TRACT PT OF LOT 3 & ALL OF LOT 8 BLK 8 OR3912/1912 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Williams Zeke D 100%
Mailing Address	67 FLORIDA AVE SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2024
Building Value	$5,920
Extra Features Value	$0
Total Land Value	$40,660
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$46,580**
Total Deferred	$18,419
Assessed Value	**$28,161**
Total Exemptions	$0
Taxable Value	**$28,161**

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

Historical Assessment Information

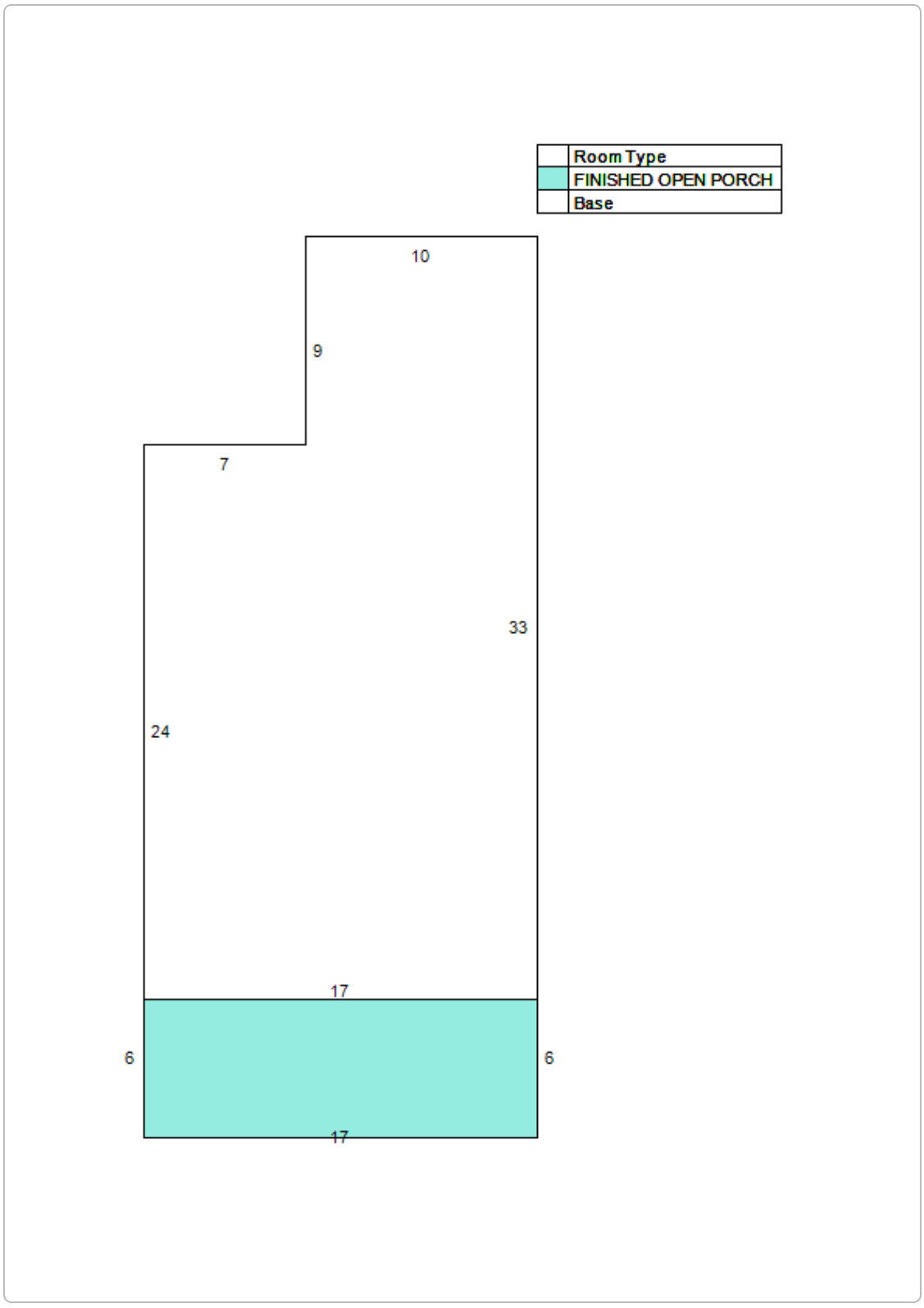
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$5,920	$0	$40,660	$0	$0	$46,580	$25,601	$20,979	$25,601
2022	$5,862	$0	$40,018	$0	$0	$45,880	$23,274	$22,606	$23,274
2021	$3,868	$0	$24,182	$0	$0	$28,050	$21,158	$6,892	$21,158
2020	$3,754	$0	$18,190	$0	$0	$21,944	$19,235	$2,709	$19,235
2019	$3,373	$0	$18,190	$0	$0	$21,563	$17,486	$4,077	$17,486
2018	$3,373	$0	$14,338	$0	$0	$17,711	$15,896	$1,815	$15,896
2017	$2,922	$0	$13,696	$0	$0	$16,618	$14,451	$2,167	$14,451
2016	$2,547	$0	$10,914	$0	$0	$13,461	$13,137	$324	$13,137
2015	$2,099	$0	$9,844	$0	$0	$11,943	$11,943	$0	$11,943
2014	$0	$1,000	$9,844	$0	$0	$10,844	$10,844	$0	$10,844
2013	$0	$1,000	$9,844	$0	$0	$10,844	$10,844	$0	$10,844

Building Information

Building	1
Building Value	$5,920
Year Built	1925
Actual Area	600
Conditioned Area	498
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	0
Baths	0

Description	Square Footage
BASE AREA	498
FINISHED OPEN PORCH	102
Total SqFt	600

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	40	150	40	EF	$40,660

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/5/2014	7/30/2014	$36,000.00	WARRANTY DEED	3912	1912	U	I	TREMMEL THOMAS JEFFERSON,JEAN MARIE	WILLIAMS ZEKE D
	1/21/2010	$35,000.00	WARRANTY DEED	3281	1556	Q	I	STERK ROBERT J	TREMMEL THOMAS JEFFERSON,JEAN MARIE
	4/8/2005	$30,000.00	WARRANTY DEED	2414	1573	Q	I	CONNOR BETTYE JEAN	STERK ROBERT J
	5/29/1993	$0.00	SUMMARY ORDER ADMIN	1008	450	U	I	CONNER WALTER B ESTATE	CONNOR BETTYE JEAN
	12/3/1991	$100.00	WARRANTY DEED	917	1009	U	I	CONNER SEPTIMUS C SR (DECD 8/27/92)	CONNOR WALTER B (HAD JTRS WITH SEPTIMUS)
	7/1/1987	$0.00		760	1451	U	I		CONNER SEPTIMUS C SR
	6/1/1984	$0.00		651	1158	U	I		
	5/1/1984	$0.00		644	56	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/11/2023, 11:47:59 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
COLOUR HOMES LLC

Filing Information

Document Number	L19000032702
FEI/EIN Number	84-3209967
Date Filed	01/31/2019
Effective Date	01/31/2019
State	FL
Status	ACTIVE

Principal Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Mailing Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Registered Agent Name & Address

STANCIL, JASON
450 SR 13
106-329
St. Johns, FL 32259

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

STANCIL, JASON K

450 SR 13
106-329
St. Johns, FL 32259

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	03/06/2023
2023	04/26/2023

Document Images

04/26/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 18, 2024 Meeting

Application HP2023-0083 Address: 289 St. George Street

Applicant: Patrick and Gail Crocetta

Property Owner: Patrick and Gail Crocetta

Project description: To modify Certificate of Appropriateness 2020-0066 to utilize landscape materials to screen the masonry wall instead of the approved wood picket fence.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01935
National Register:	N/A	Construction date:	1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003400000		
Agenda Item:	6(a)	Previous Action(s):	F2020-0066

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street within the Historic Preservation-One (HP-1) zoning district.
2. On July 16, 2020, the HARB approved, with conditions, Certificate of Appropriateness (COA) application F2020-0066 to install a masonry wall for flood mitigation purposes with a wood picket fence in front to retain a fence design appropriate to the Bungalow style of the building.
3. The applicant is proposing to forgo installation of the approved picket fence in favor of vegetation to screen the wall. Some foxtail ferns have already been planted in front of the existing white stuccoed masonry wall and a creeping vine can be seen already beginning to establish on the street-facing side.
4. The Architectural Guidelines for Historic Preservation (AGHP), states that masonry walls are only appropriate for Spanish Renaissance Revival and Moorish style structures, which prompted the previous application proposal to screen the masonry wall with a picket fence more appropriate to the Bungalow style of the building.
5. According to the AGHP, landscaping must be compatible with the overall character of the historic property and the district in size, scale, materials, and color. The foxtail fern, also called the Myers' Fern, is not a Florida Native Plant nor listed in the AGHP; however, the University of Florida Institute of Food and Agriculture Sciences (IFAS) considers the plant "Florida Friendly." The applicant should identify the type of vine being utilized, particularly if it is not listed on the pre-approved plant materials list. Any proposed plants that are not on the pre-approved list or a Florida Native Plant require the HARB's approval as an appropriate plant material for the architectural style and scale of the property.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **289 St. George Street** with he following findings:

1. That screening the masonry wall with proposed plant materials meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary landscape design that is appropriate for the architectural style of the building
2. That the proposed plant materials, if not pre-approved or a Florida Native, are appropriate in size and scale for their use and the architectural style of the building.

Candice Seymour
Candice Sevmour. Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Utilize vegetation including, including border plants and vines, in lieu of the previously approved picket fence to screen the masonry wall constructed for floor protection.

CITY CODES/DESIGN GUIDELINES:

Secretary of the Interior's Standards 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

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Parking, Landscaping and Site Features

Do...

- 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.

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.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- 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.

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.

Historic Plant Materials

The following list of plant materials is provided for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used. This list groups plants by their type (trees, shrubs, vines, flowers, bedding plants, herbs, vegetables and field crops, and fruits and nuts) and by their general era of introduction to the United States, although not necessarily to St. Augustine. Whenever known, the exact date of introduction is indicated.

The plant list is not a complete summary of historic landscape materials, but provides sufficient information to create a period landscape. Other documented plants may also be appropriate. Knowledge and understanding of historic landscape design styles will result in a more accurate period landscape.

Heirloom seeds and plants can also be used to faithfully reproduce an historic landscape or setting. These plants are the exact species and used by our ancestors. These plants are often hardier and tastier than modern varieties. They may also have a completely different appearance and habit of growth.
Please note that some plants are listed under more than one category.

Vines

1600-1699

Carolina Jasmine	*Gelsemium sempervirens*
Trumpet Creeper	*Camposis radicans*
Trumpet Honeysuckle	*Lonicera sempervirens*
Virginia Creeper	*Parthenocissus quinquefolia*

1700-1776

American Wisteria	*Wisteria frutescens*
Cross Vine	*Bignonia capreolata*
English Ivy	*Hedera hedix*

1776-1850

Chinese Wisteria	*Wisteria sinensis*
Clematis	*Clematis spp*
Japanese Honeysuckle	*Lonicera japonica* (1806)

1850-1900

Boston Ivy	*Parthenocissus tricuspidata*
Bouganvillea	*Bouganvillea glabra and spectabilis*
Climbing Roses	*Rosa spp*
Confederate Jasmine	*Trachelospermum jasminoides*
Crimson Rambler	*Rosa cathayensi var. crimson rambler*
Japanese Wisteria	*Wisteria floribunda*

Bedding Plants

1850-1900

Ageratum	*Ageratum spp*
Banana	*Musa spp*
Begonia	*Begonia spp*
Canna	*Canna ehemannii*
Century Plant	*Agave americana*
Coleus	*Coleus spp*
Copper Leaf	*Acalypha wilkesiana*
Dusty Miller	*Centaurea gymnocarpa*
Elephant Ear	*Colocasia esculenta*
Gladiolus	*Gladiolus hortalanus*
Hens-and-chickens	*Echevaria gibbiflora*
Lantana	*Lantana spp*
Lavender Cotton	*Santolina chamaecyparissus*
Madagascar Periwinkle	*Vinca rosea*

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Order and Minutes from approval of 2020-0066

STAFF PHOTOGRAPHS
289 St. George Street

View from St. George Street

Staff Report pg. 7

STAFF PHOTOGRAPHS
289 St. George Street

View from St. George Street

Staff Report pg. 8

STAFF PHOTOGRAPHS
289 St. George Street

View from St. George Street

STAFF PHOTOGRAPHS
289 St. George Street

View from St. George Street

STAFF PHOTOGRAPHS
289 St. George Street

Approved picket fence on adjacent property to the north

Staff Report pg. 11

STAFF PHOTOGRAPHS
289 St. George Street

Approved picket fence on adjacent property to the north

Staff Report pg. 12

STAFF PHOTOGRAPHS
289 St. George Street

Stucco on adjacent property to the south

Staff Report pg. 13

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1935 1009==

Site Name: 289 St. George Street 830== Survey Date: 7808 820==

Address: 289 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) West 1/2 of Lots 6 (lot) 868==

and 7, 62.5' on St. George Street 868==

Owner of Site: Name: Vredenburgh, Nelson and Isabel;

Address: 289 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469965 (easting) 3306120 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: Henderich, Fred A. 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 9/1, metal awning 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: Small 1 story enclosed porch on southwest corner of front 942==

Chimney Location: Ridge, offset; offset, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Medicine, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 289 St. George Street was constructed by architect Fred A. Henderich between 1917 and 1924 and is one of the later homes built in the neighborhood. There is a small one-story enclosed porch on the southwest corner of the front.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte

(over)

V. BIBLIOGRAPHY

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

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

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

Staff Report pg. 16

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

In the 1920's the house at 289 St. George Street was the residence of Harry M. Brown, structural engineer for the Florida East Coast Railway Company and special assistant to the vice president of the company. He was also the former treasurer of the Y.M.C.A. In the 1930's it was occupied by Grace Ames, a dietician at the East Coast Hospital.(4)

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4. St. Augustine City Directory, 1924-25, 1927-28, 1934.

☐ Original
☒ Update

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

Site #8 SJ01935
Field Date 5-4-2016
Form Date 5-4-2016
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) 289 ST GEORGE STREET — **Multiple Listing** (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	289		St George	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 2003400000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

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

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

DESCRIPTION

Style Bungalow — **Exterior Plan** Rectangular — **Number of Stories** 1.5
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Metal shingles 2. 3. metal- novelty
Roof secondary strucs. (dormers etc.) 1. 2. Hip porch
Windows (types, materials, etc.) DHS, 9/1,

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and detached single car garage with gable roof and wood shingle siding

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 SJ01935

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2. lattice infill
Main Entrance (stylistic details) behind screened porch with single screen door

Porch Descriptions (types, locations, roof types, etc.) small 1-story enclosed porch on southwest corner of front

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Constructed by architect Fred A. Henderich - see original form by David Nolan for additional information

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

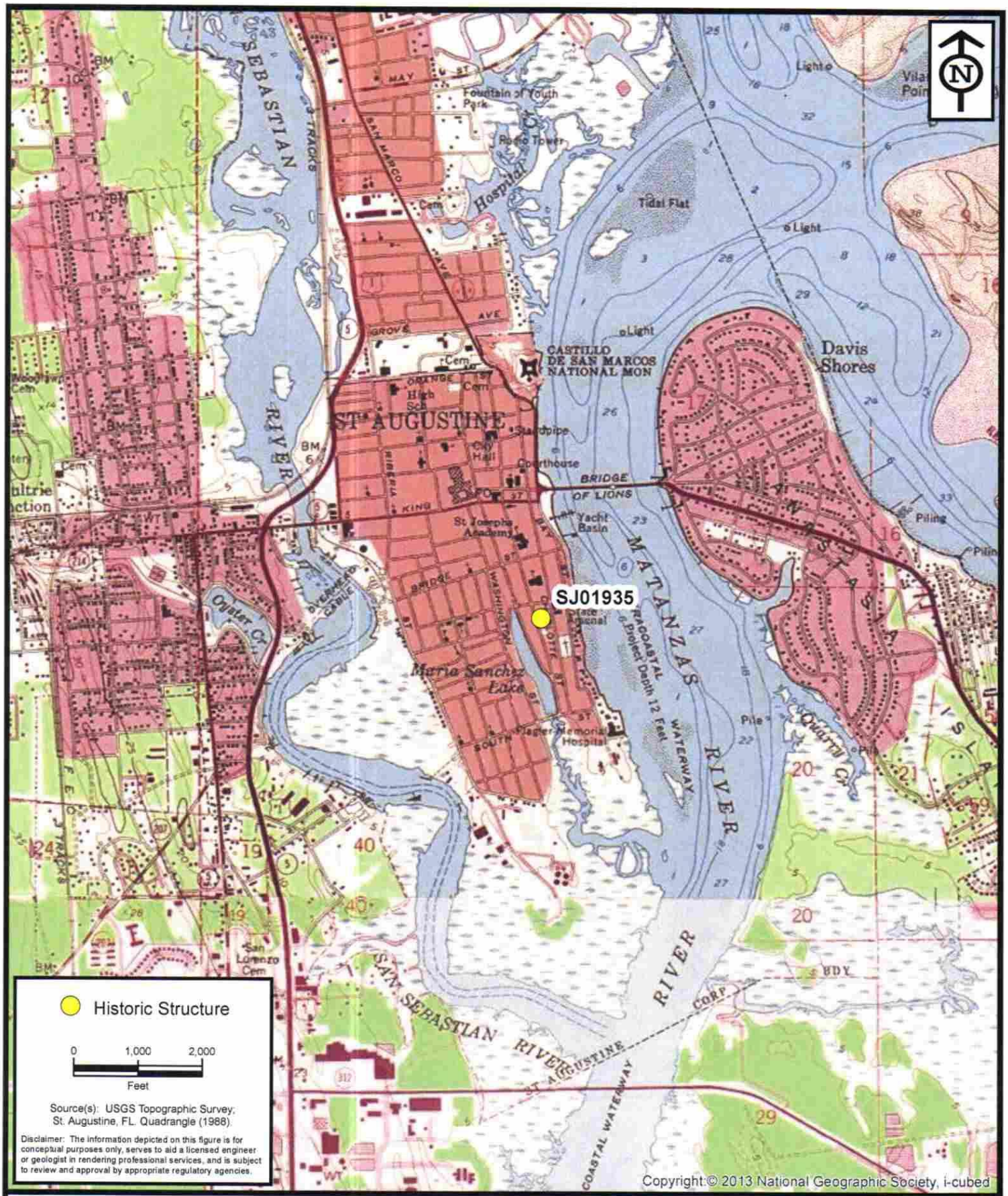
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01935

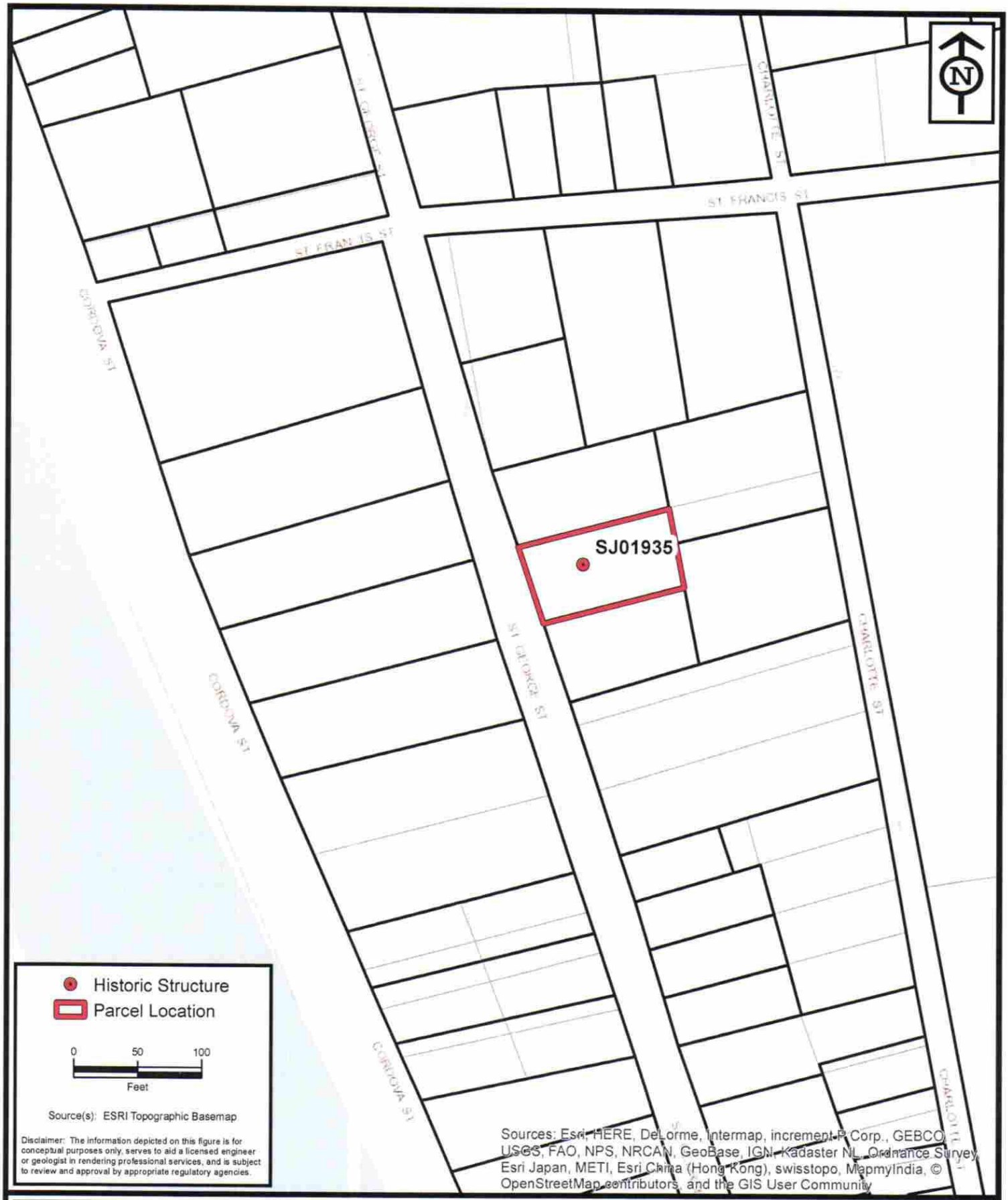
City of St. Augustine
Historic Structure Survey

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\SJ01935\Location.mxd Date: 1/29/2016 11:22:42 AM

SJ01935



ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ01935

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01935\Parcel.mxd Date: 2/1/2016 11:13:17 AM

SJ01935

Staff Report pg. 22

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

July 16, 2020

Patrick Crocetta
Don Crichlow & Associates
302 St. George Street
St. Augustine, FL 32084

Re: Certificate of Appropriateness - 289 St. George Street – 2020-0066

Dear Mr. Crichlow:

On July 16, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to build 48" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall for property located at 289 St. George Street.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

☐ Appeal of Architectural Review Official
☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Preliminary Design Approval for Entry Corridors
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness
☐ Variance to Design Standard

IN THE MATTER OF:

Case No.:	2020-0066
Applicant:	Don Crichlow & Associates
Owner:	Patrick Crocetta
Address:	289 St. George Street
Parcel Number:	2003400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to build 48" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 16, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the July 16, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

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 build 48" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall.

Subject to the following conditions:

- for masonry wall to be left natural color finish
- For wood picket fence to be white to match trim color of the house
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16 day of July, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0066

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 [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of July, A.D., 2020.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

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.

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

Don Crichlow reviewed all three applications.

Ex Parte Communication:

(None)

Public hearing was opened for all three items; however, there was no response.

The Board discussed:

- Fence colors and consideration of utilizing a stain rather than paint to either paint the fences white or match the existing trim color of the house
- Consideration for hydrostatic pressure ratings of the proposed flood barrier
- Re-use of blocks being removed
- No walls would be built between the properties
- Stone would be a natural stucco or painted light color to differentiate fence, and the waterproofing would be under the stucco
- The proposed method as a future flood mitigation strategy at other properties

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0065, 287 St. George Street, to construct a masonry wall with a stucco finish either painted white or left natural with a fence in front that is either white or matching the trim color of the associated house. The motion was SECONDED by Ms. Wingo.

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

7. (d) F2020-0066 – Don Crichlow & Associates – Applicant
Patrick Crocetta – Owner
289 St. George Street

Item heard in conjunction with items 7(c) and 7(e).

To build 46" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall.

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0066 with the picket fence painted white to match the trim color of the building. The motion was SECONDED by Ms. Wingo.

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

7. (e) F2020-0067 – Don Crichlow & Associates – Applicant
Maria Celia Pellecer – Owner
295 St. George Street

To build 46" high masonry wall along front and partial south property line to create a flood barrier.

Item heard in conjunction with items 7(c) and 7(d).

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0067 for 295 St. George Street for a masonry wall left natural to match the building and with no picket fence. The motion was SECONDED by Ms. Wingo.

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

7. (f) F2020-0071 – Les Thomas Architect – Applicant
David and Elizabeth Powell – Owner
43 Cordova Street

To construct a detached carport in the rear courtyard.

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 the board can **APPROVE** a Certificate of Appropriateness at **43 Cordova Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10, with the following conditions:

1. That the applicant provides evidence that the zoning height is less than 15' and if the building is 15' or greater for zoning purposes the applicant shall alter plans to meet the zoning requirements or request a variance through the Planning and Zoning Board.
2. Alter the roof to a hip or a gable roof structure
3. Consider altering the size of the structure to minimize the visual impact of the structure upon the visually open courtyard space

Les Thomas and David Powell reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Roof pitch and style
- Height concerns
- Setback concerns which staff determined were not an issue as long as the applicant lowered the height of the roof to 15 feet or less

There was Board consensus to lower roof to a 5/12 pitch with vented gable roof

MOTION

Mr. Weaver MOVED to APPROVED application F2020-0071, 43 Cordova Street with the condition that the rood be at a 5/12 pitch with the Boston-hip roof with gable vent. The motion was SECONDED by Mr. MacDonald.

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

7. (g) F2020-0074 – Marquis Latimer + Halback, Inc. – Applicant
46 Avenida Menendez, Inc. – Owner
46 Charlotte Street

To make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall.

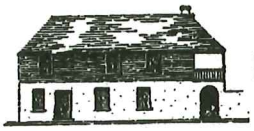
Mr. Weaver recused himself. [5]

[4] Brief recess from 2:09p.m. to 2:16p.m.

[5] Form attached to original minutes

RECEIVED
OCT 19 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. HP2023-0083

Receipt No. 2740007

Meeting Date: January 18, 2024

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

1. NAME OF APPLICANT Patrick and Gail Crocetta
   Business (if applicable) N/A
   Address 289 Saint George St.
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone 518-429-1825 E-mail Address pat-cro@hotmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Patrick and Gail Crocetta
   Business (if applicable) N/A
   Address 289 Saint George St.
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone (required) 518-429-1825 E-mail address pat-cro@hotmail.com
3. PROJECT STREET ADDRESS 289 Saint George St., Saint Augustine, FL
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	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)

To modify Previous approval requiring Picket fence in front of masonary wall to utilize plant material instead.

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 Patrick R. Crocetta

SIGNATURE OF APPLICANT _____ DATE 10-19-23

PRINT OWNER'S NAME Patrick R. & Gail Crocetta

SIGNATURE OF OWNER _____ & Gail Crocetta DATE 10-19-23

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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0083

289 Saint George St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
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	The previously submitted site plan from the original HARB application or approved permit should be provided to clearly illustrate the extent of the landscaped portion of the wall.
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	a marked copy of the previously submitted site plan from the original HARB application or approved permit should be provided to clearly illustrate the extent of the landscaped portion of the wall.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	A list of proposed plants should be provided for the Board's consideration. The [Architectural Guidelines for Historic Preservation (AGHP)|https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF] contains a list of pre-approved plant materials. The Board may also approve plants not listed in the AGHP if they deem the proposed plants appropriate.

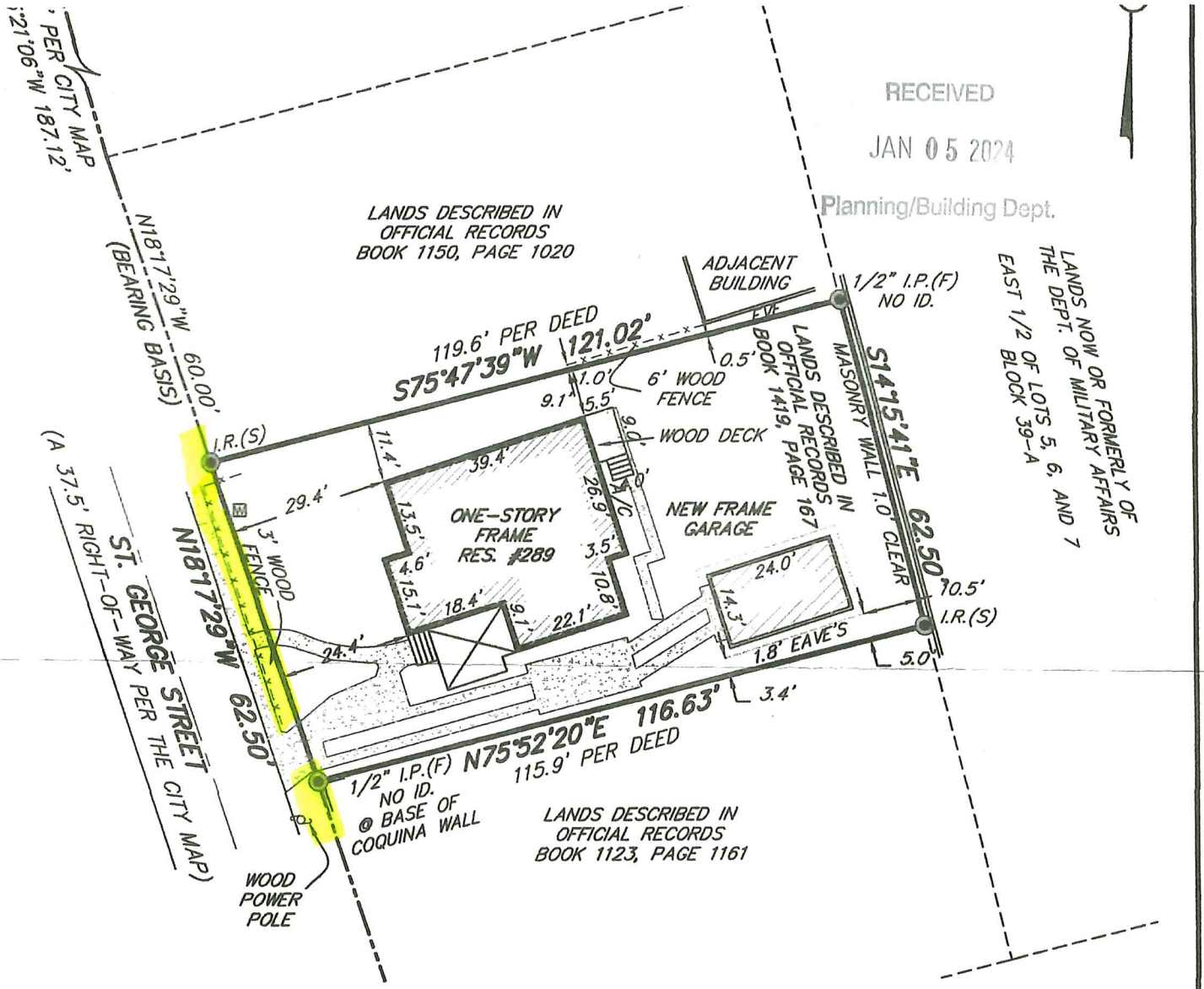
Other Details Necessary for Review

N/A

Application pg 4

RECEIVED
JAN 05 2024
Planning/Building Dept.

RECEIVED
JAN 05 2024
Planning/Building Dept.



SURVEYOR'S NOTES:
1. CITY MAP REFERS TO THE OFFICIAL CITY MAP OF ST. AUGUSTINE DATED JUNE 12, 1923, ADOPTED BY ORDINANCE NO. 164.
2. REVISED 07/08/10 TO SHOW FRAME GARAGE.

AREA = ±0.17 ACRES
OR ± 7,417 sq. ft.

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	◉	FOUND PROPERTY CORNER
sq. ft.	SQUARE FEET	◎	SET PROPERTY CORNER AS NOTED
I.P.(F)	IRON PIPE FOUND	Ⓦ	WATER METER
I.R.(S)	5/8" IRON ROD SET (LANDTECH)		EXPOSED CONCRETE
⊀	BREAK LINE		COVERED AREA

GRAPHIC SCALE
30 0 15 30
1"=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 abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld 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 intended to give any rights or benefits to anyone other than those the 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 last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145 0318 H effective date: 09/02/04, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: SEE MAP SEE MAP
- Basis of elevations: N.G.V.D.29

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
09-0579	01/27/10	1"=30'	640/47	N.H.F.	M.P.F.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
5100 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

Application.pdf

Instr #2015078866 BK: 4124 PG: 1284, Filed & Recorded: 12/16/2015 12:05 PM #Pgs:3
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00

This Document Prepared by and Return to:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 7 day of DECEMBER, 2015 by **PATRICK R. CROCETTA AND GAIL CROCETTA,** conveying homestead property, reserving a life estate to the Grantors, whose post office address is 289 St. George St., St. Augustine, FL 32084, hereinafter called the Grantors, **PATRICK R. CROCETTA AND GAIL CROCETTA, TRUSTEES OF THE CROCETTA FAMILY TRUST,** whose post office address is 289 St. George St., St. Augustine, FL 32084, hereinafter called the Grantees:

(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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $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 Duval County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Parcel No. 200340-0000

SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING GRANTOR TO POSSESSION OF THE PROPERTY DURING GRANTOR'S NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS GRANTOR'S RESIDENCE.

GRANTOR SHALL BE ENTITLED TO FULL USE AND POSSESSION OF ANY NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST, SPECIFICALLY INCLUDING GRANTOR'S RESIDENCE (HOMESTEAD). THIS SPECIFIC RESERVATION OF A LIFE ESTATE IN THE HOMESTEAD IS EXPRESSLY FOR THE PURPOSE OF MAINTAINING AND/OR OBTAINING ANNUALLY THE HOMESTEAD EXCEPTION AND THE STATUTORY CAP ON PROPERTY TAX FOR THE PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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, 2014.

COPY

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.

JOSEPH L. BOLES, JR.

PATRICK R. CROCETTA

JENNIFER M. SOLOMON

GAIL CROCETTA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of December, 2015 by **PATRICK R. CROCETTA AND GAIL CROCETTA**, who [X] are personally known to me or [ ] produced _____ as identification.

JENNIFER M. SOLOMON
Notary State of Florida
Commission expires:

JENNIFER M. SOLOMON
Notary Public - State of Florida
My Comm. Expires Mar 2, 2018
Commission # FF 05[illegible]

BEGIN ON THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 62.5 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT FIVE (5), BLOCK THIRTY-NINE-A (39-A), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905; THENCE RUN EASTERLY AND PARALLEL TO NORTH LINE OF SAID LOT FIVE (5) 119.8 FEET TO AN OLD FENCE; THENCE RUN SOUTHERLY ALONG THE OLD FENCE 62.5 FEET TO AN IRON STAKE; THENCE RUN WESTERLY AND PARALLEL TO NORTH LINE OF SAID LOT FIVE (5), 115.9 FEET TO THE EAST LINE OF ST. GEORGE STREET; THENCE NORTHERLY ALONG THE EAST LINE OF ST. GEORGE STREET, 62.5 FEET TO THE POINT OF BEGINNING.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2003400000
Location Address	289 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG PART OF W1/2 OF LOTS 6 & 7 BLK 39-A 62.5FT ON ST GEORGE ST OR4124/1284 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

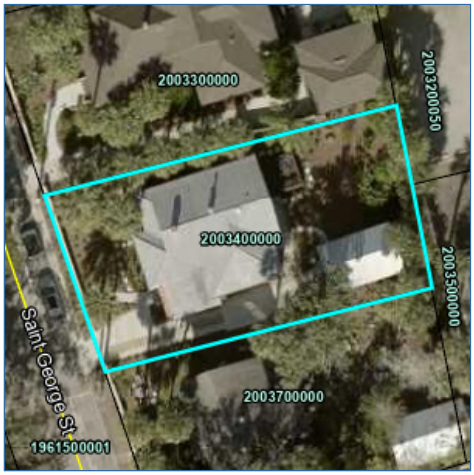
Owner Information

Owner Name	Crocetta Patrick,Gail 100% Crocetta Gail 100% Crocetta Family Trust 100% Crocetta Patrick R Trustee 0% Crocetta Fail Trustee 0%
Mailing Address	289 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$261,415
Extra Features Value	$7,644
Total Land Value	$447,615
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$716,674**
Total Deferred	$396,055
Assessed Value	**$320,619**
Total Exemptions	$50,000
Taxable Value	**$270,619**

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	$268,677	$7,938	$447,615	$0	$0	$724,230	$311,281	$462,949	$261,281
2022	$183,448	$6,703	$318,084	$0	$0	$508,235	$302,215	$256,020	$252,215
2021	$142,518	$6,943	$284,004	$0	$0	$433,465	$293,413	$190,052	$243,413
2020	$154,850	$7,182	$237,699	$0	$0	$399,731	$289,362	$160,369	$239,362
2019	$141,702	$6,510	$237,699	$0	$0	$385,911	$282,856	$153,055	$232,856
2018	$143,617	$6,720	$237,699	$0	$0	$388,036	$277,582	$160,454	$227,582
2017	$147,109	$7,147	$237,699	$0	$0	$391,955	$271,873	$170,082	$221,873
2016	$149,045	$7,357	$216,090	$0	$0	$372,492	$266,281	$156,211	$216,281
2015	$137,633	$7,604	$166,698	$0	$0	$311,935	$264,430	$97,505	$214,430
2014	$104,453	$7,850	$150,028	$0	$0	$262,331	$262,331	$50,000	$212,331
2013	$105,758	$8,096	$150,028	$0	$0	$263,882	$263,882	$50,000	$213,882

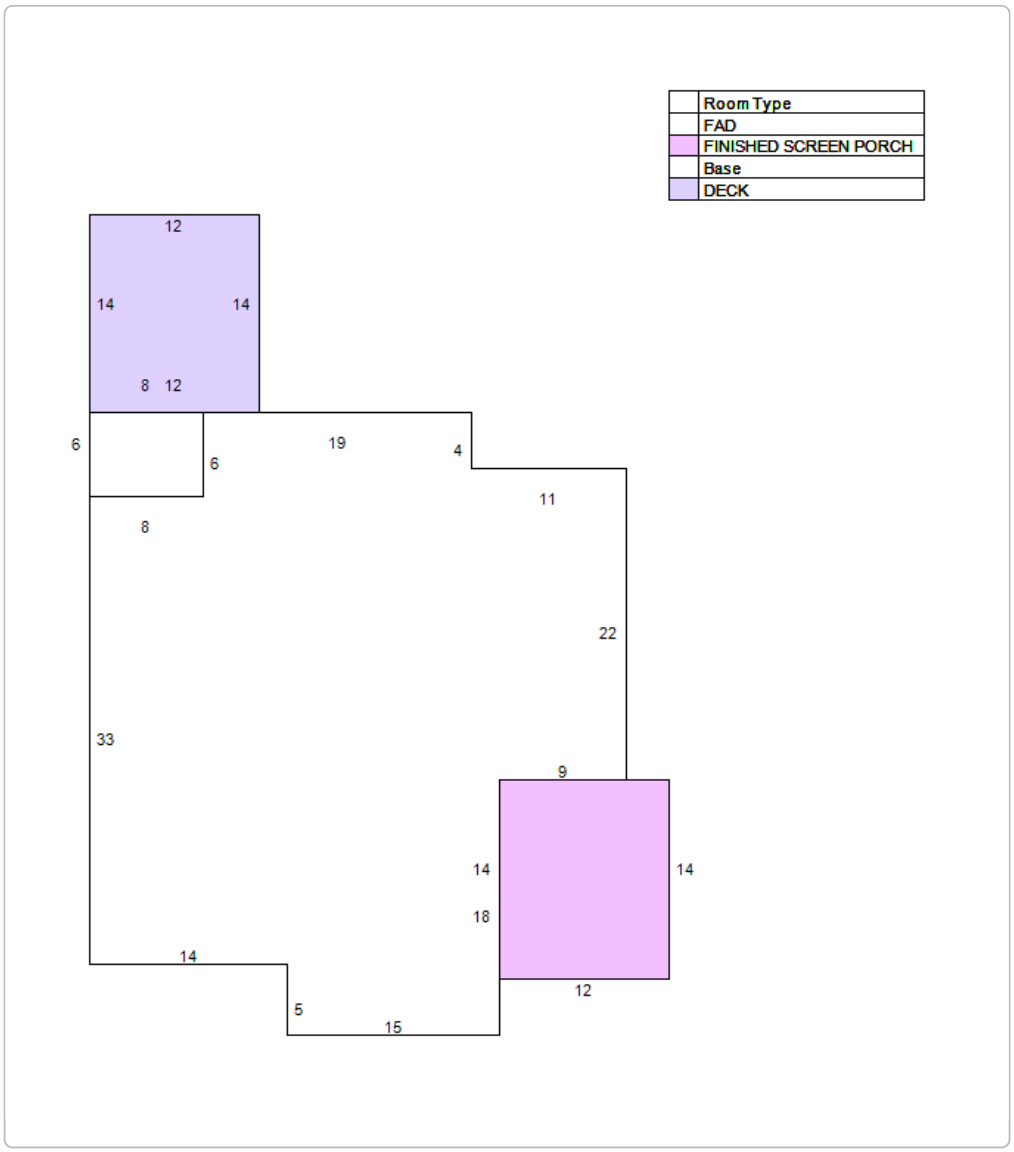
Building Information

Building 1
Building Value $261,415
Year Built 1927
Actual Area 1732
Conditioned Area 1396
Use Single Family Residence
Style 01
Exterior Wall Wood Shingle

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

Description	Square Footage
FINISHED DECK	168
BASE AREA	1348
FINISHED SCREEN PORCH	168
ADDITION	48
Total SqFt	1732

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		7644

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	63	120	63	EF	$447,615

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/16/2015	12/7/2015	$0.00	WARRANTY DEED	4124	1284	U	I	CROCETTA PATRICK,GAIL	CROCETTA PATRICK,GAIL
12/30/2009	12/24/2009	$300,000.00	WARRANTY DEED	3273	676	Q	I	PILLMORE WILLIAM J & BOBBIE J	CROCETTA PATRICK,GAIL
	6/15/1999	$150,000.00	WARRANTY DEED	1419	167	Q	I	VREDENBURGH ISABEL	PILLMORE WILLIAM J & BOBBIE J

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/4/2023, 12:30:53 AM

Contact Us

Developed by Schneider GEOSPATIAL

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, January 8, 2024 12:46 PM
To: Meredith H. Randolph
Subject: FW: January 18, 2023 Historic Architectural Review Board Meeting.

Categories: HARB

Please include this as a continuance request for the February 15, 2024 meeting.

Thank you!

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

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From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Monday, January 8, 2024 11:12 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: jason canningarch.com <jason@canningarch.com>
Subject: Fw: January 18, 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.

Good Morning,

Unfortunately, we don't have all the necessary materials ready for submittal.
We need additional time to have everything ready.

May you please send us a continuance request form for the next meeting?

Best Regards, Kejsi.

Kejsi Bebri
CAD Designer
Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
kejsi@canningarch.com

From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Thursday, January 4, 2024 10:30 AM
To: jason canningarch.com <jason@canningarch.com>
Subject: Re: January 18, 2023 Historic Architectural Review Board Meeting.

Good Morning,

Unfortunately, we don't have all the necessary materials ready for submittal.
We need additional time to have everything ready.

May you please send us a continuance request form for the next meeting?

Best Regards, Kejsi.

Kejsi Bebri
CAD Designer
Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
kejsi@canningarch.com

From: jason canningarch.com <jason@canningarch.com>
Sent: Thursday, January 4, 2024 10:07 AM
To: Kejsi Bebri <kejsi@canningarch.com>
Subject: Fw: January 18, 2023 Historic Architectural Review Board Meeting.

Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
F: (904) 406-7227
jason@canningarch.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, January 4, 2024 10:07 AM

To: jason canningarch.com <jason@canningarch.com>
Cc: cathadmin@gmail.com <cathadmin@gmail.com>
Subject: RE: January 18, 2023 Historic Architectural Review Board Meeting.

Apologies. I meant 2024. My finger are still not used to the change in year.

Hope you all had a happy holiday season and a positive start to 2024!

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

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From: Candice Seymour
Sent: Thursday, January 4, 2024 10:04 AM
To: jason canningarch.com <jason@canningarch.com>
Cc: cathadmin@gmail.com
Subject: January 18, 2023 Historic Architectural Review Board Meeting.

Good morning!

This is a reminder that the materials deadline for the January 18, 2023, HARB meeting is end-of-day Monday, January 8, 2023.

If you need additional time, a continuance request to a future HARB date will also be accepted up to this date.

Feel free to reach out to us with any questions!

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

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: January 18, 2024

RE: Agenda item 7(a) – Certificate of Demolition (Partial) HP2023-0062 (Continued from September 21, 2023)

This Certificate of Demolition application (HP2023-0062) was first heard by the Historic Architectural Review Board (HARB) at the September 21, 2023 meeting to review after-the-fact removal or historic wood windows with inappropriate replacement of windows and doors resulting in impactful fenestration changes.

In subsequent hearings, that applicant failed to provide all the needed information for HARB's review including drawings with measurements, and specifications for proposed replacement windows that would satisfy the requirements of the partial demolition ordinance that replacements are compatible with the historic structure's building envelope, or the removal will not compromise the overall historic character and integrity of the structure. At the November HARB meeting, existing and proposed elevation drawings were provided, but no window replacement specifications were included.

The applicant requested a continuance in December to the January 18, 2024 meeting as detailed in the attached email thread; however, they have not submitted any new materials or reached out to request additional continuance.

The HARB may choose to CONTINUE this application again to allow the applicant time to submit all required documentation; or, DENY the application and require resubmittal if necessary. If replacement windows being proposed return the front façade to its original fenestration and, overall, use in-kind design, features, and/or materials as the original wood windows, HARB approval may not be required.

We are available to answer any questions regarding this application.

Thank you,
Candice Seymour
Historic Preservation Planner
Planning and Building Department
E cseymour@citystaug.com | P 904.209.4326 | W www.CityStAug.com

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 4, 2024 10:08 AM
To: Joshua Newman
Subject: RE: 56 carrera elevation plans

Hi Josh,

This is a reminder that the additional materials deadline for the January 18, 2024 meeting is end-of-day Monday, January 8, 2024.

Feel free to reach out to me with any questions!

Hope you and yours had a great holiday season and a positive start to 2024!

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

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From: Joshua Newman <josh@1stfla.com>
Sent: Tuesday, December 12, 2023 1:00 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 56 carrera elevation plans

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.

Yes ma'am let's go to January 18th also I am going to send you a email from my new email.

Get Outlook for iOS

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, December 12, 2023 9:51:49 AM

To: Joshua Newman <josh@1stfla.com>
Subject: RE: 56 carrera elevation plans

Hi Josh,

Just to clarify, is a continuance to January 18, 2024, enough time? You didn't specify and I don't want to assume. February 15 would be the next available meeting after that.

It's better to continue to a specified date for advertising purposes.

Thanks!

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: Joshua Strickland <josh@1stfla.com>
Sent: Monday, December 11, 2023 2:41 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 56 carrera elevation plans

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.

Thank you. I just want to make sure this is the last meeting to address everything and have it all perfect for everyone so there's no grey areas.

Get Outlook for iOS

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, December 11, 2023 2:32:54 PM
To: Joshua Strickland <josh@1stfla.com>
Subject: RE: 56 carrera elevation plans

We have received your request to continue you HARB application and will present this to the Board.

Thank you,

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

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

From: Joshua Strickland <josh@1stfla.com>
Sent: Monday, December 11, 2023 2:24 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 56 carrera elevation plans

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.

I would like to request a continuance, as I am have a custom wood company make the window design that was previously in this home at 56 carrera and he has yet to get me the profile and drawings of the exact window. But we have taken all of y'all's suggestions and input into consideration and are trying to get this process finished. Just custom wood window makers are very backed up at this time.

Get Outlook for iOS

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, December 7, 2023 11:18:55 AM
To: Joshua Strickland <josh@1stfla.com>
Subject: RE: 56 carrera elevation plans

Good morning,

Following up with a reminder that the additional materials deadline for the December 21, 2023 HARB meeting is this Monday, December 11. Any request to continue to a future meeting should also be submitted by this date.

Thank you! I hope you and yours are having a pleasant Holiday Season!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com

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

December 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 December 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 January 18, 2024** 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 January 8, 2023.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: 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 DECEMBER 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 December 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.
- _____
- Jan 18, 2024
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21 day of December, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0062

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

Catharine 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 21st day of December, 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.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting

Application HP2023-0090 Address: 57 Dumas Street

Mario Cano – Applicant & Owner

Project description: To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

Architectural Style:	Frame Vernacular/Shotgun	Florida Master Site File:	SJ00754
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1894-99
Archaeology Zone:	IID	Zoning District:	RS-2
Parcel number:	2077000000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular/Shotgun style residence, constructed between 1894 and 1899, is located on the east side of Dumas Street and is a contributing building to the Lincolnville National Register Historic District. The building features a front gable metal roof with a vent above a shed-roofed porch which features decorative posts, bracketing, and rail. Stone steps lead up to the offset entry door. Windows are a combination of 6/6 double-hung sash (DHS), 2/2 DHS, and fixed pane, 1/1, casement with diamond pattern, and fixed and stained glass, some with decorative trim. The shed-roofed rear portion of the building appears to be, at least partly, an addition. A combination of wood novelty and lap siding covers the exterior with some noticeable deterioration and peeling paint.

The applicant is seeking partial demolition of the building as detailed in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any proposed partial demolition of a structure contributing to a National Register Historic District requires review and approval by the HARB when replacements are not in the same design, do not use in-kind features, and, in some cases, the material as existing.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may **APPROVE** a **Certificate of Demolition for Partial Demolition** at **57 Dumas Street** if the HARB makes the following findings:

1. That the proposed replacement features are compatible with the historic structure's building envelope
2. The removal and replacement of existing windows, doors, siding, and porch elements will not compromise the overall historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Wholesale replacement of 6 existing windows:
   a. 1/1 single-hung white composite (6 total to be installed)
2. Replacement of all siding with Hardie Board siding to match existing wood lap profile.
3. Replacement of doors:
   a. Replace Front Door
   b. Removal of east elevation door grouping, replace with primed steel French door with interior grid.
   c. Permanent removal of existing east elevation French doors, infill with siding.
4. Removal and replacement of deteriorated porch elements with architectural details to remain and composite deck boards. (All but composite deck may be administratively approvable)

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. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale to several shotgun style frame buildings along the street and matches closely in scale to those immediately adjacent north and south of the property.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area; however, decorative features including porch posts, brackets, railing, pointed window frames, and existing wood windows—particularly the 6/6 window on the front elevation—contribute to the character of the house.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The applicant is proposing replacement of 6 windows with 1/1 white composite windows. Composite material is generally not considered an appropriate replacement for wood windows due to the differences in design and installation. A simulated divided lite with exterior raised profile, or single pane sashes with no divided lites, are appropriate and a similar design may be considered for the rear French door rather than the interior grid pattern proposed. Existing wood siding, some of which appears to be replacement, is proposed to be replaced entirely with Hardie Board in a wood lap style which, according to the applicant, will match the existing profile as close as feasible The siding, particularly on the north elevation and lower portions of the building, does show some signs of deterioration though most damage appears to be peeling paint. The existing front and side doors are half-glazed wood. A wooden screen door is seen on the secondary entry and past photos show a similar wood screen door on the main entry. The front door's glazing is decorative, and some glass appears to be missing. Replacement front door design and material has been submitted. The north elevation door is proposed for repair at this time. The HARB should determine whether the proposed removal and replacement designs and materials maintain the historic character and integrity of the structure, are compatible with the historic structure's building envelope, and will not compromise the overall historic character and integrity of the structure.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district. The building appears to have undergone several alterations over time, including rear additions. Neither the 1965 update to the 1930 Sanborn Map, nor the St. Johns County Property Appraiser's building sketch appear to match the current building footprint, and no permits for windows, doors, or additions were found when searching the city's permit records. The 1980 Florida Master Site File form makes no mention of stained glass or other window types now visible on the building.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Out of the small vernacular houses along the streetscape, this is the most ornate and is noted as Folk Victorian style on the 2020 Florida Master Site File update. Removal and replacement of the existing windows, doors, and siding as proposed will look substantially different and may detract from the Folk Victorian feel of the building.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. Several of the architectural elements proposed for replacement are likely not original to the building such as the triplicate rear doors, stained glass windows, and some sections of siding; however, the remaining 6/6 wood windows are likely original and are a feature representative of the period during which the structure was built.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine, particularly in the Lincolnville and West Augustine areas, though not generally as ornate in detail.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** Existing original 6/6 windows, while appearing in poor condition, are likely reparable or could be reproduced to match. Other elements of the building proposed for replacement may not be difficult to reproduce, though alterations with new designs and materials will look different.

11. ***The justification for the proposed partial demolition.*** The applicant has cited deterioration and termite damage as the primary reasons for replacement. The Board may request additional information for certain elements of the application if needed.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS 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, nor 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 1899, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows, doors, and siding proposed do not use in-kind features or materials or closely 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
3. Sanborn Maps

STAFF PHOTOGRAPHS
57 Dumas Street

Front (West) Elevation

STAFF PHOTOGRAPHS
57 Dumas Street

Front (West) Elevation Details

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STAFF PHOTOGRAPHS
57 Dumas Street

Porch Post Detail

Lap Siding with Peeling Paint

STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation

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STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation Door # 1

STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation

STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation

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STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation Door # 2

STAFF PHOTOGRAPHS
57 Dumas Street

North Elevation Window Detail

East Elevation

STAFF PHOTOGRAPHS
57 Dumas Street

East Elevation

Triplicate Doors to be replaced with French Door

French Door to be Removed

STAFF PHOTOGRAPHS
57 Dumas Street

East Elevation

STAFF PHOTOGRAPHS
57 Dumas Street

South Elevation

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STAFF PHOTOGRAPHS
57 Dumas Street

South Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street

South Elevation Window and Siding Details

STAFF PHOTOGRAPHS
57 Dumas Street

South Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street

South Elevation Window and Siding Details

STAFF PHOTOGRAPHS
57 Dumas Street

Window Detail

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ754 1009==

Site Name: 57 Dumas Street 830== Survey Date: 7811 820==

Address: 57 Dumas Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) I (block) 4 (lot) 868==

MULTIOT SJ3248 868==

Owner of Site: Name: Hickson, Troy and Wilhelmina;

Address: 57 Dumas Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Hickson, Troy 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469597 (easting) 3306258 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) 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. Residence 838== Present Use: Priv. Residence 850==

Date: +1899 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6 942==

Foundation: piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn brackets and porch railing 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular "shotgun" style residence at 57 Dumas Street was constructed between 1894 and 1899. A "shotgun" house is a high density residential unit traditionally built for Blacks in an urban area. Significant details include jigsawn brackets and porch railing.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

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property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

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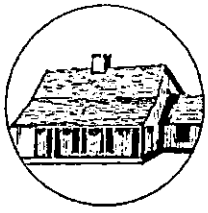
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

☐ Original
☒ Update



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

Site#8 SJ00754
Field Date 11-21-2020
Form Date 1-7-2020
Recorder # MAS

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) 57 Dumas Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
57		Dumas	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2077000000 — Landgrant _____
Subdivision Name Dumas Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1899 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature rear, some may be historic
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

O'Donnell John J ***

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s): 1. Wood siding — 2. _____ — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. _____
Roof Material(s): 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

single 6/6 wood sash, single fixed & 1/1 stained glass, some decorative pointed surrounds, paired & grouped type unknown

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable, overhang, exposed rafters, solid bargeboard, vent in end, shed mass to rear & side, horizontal siding, corner boards

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

narrow parcel, wood fence at side, paved parking at front

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ00754

DESCRIPTION (continued)

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

at side, nouveau-style light, screen door, wood frame, under shed roof, secondary entry in rear mass

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

open, full width under shed roof, square piers w diamonds, railing with chalet cutout detail, open geometric bargeboard angled at entry, decorative brackets, jigsaw detail at landing

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

This 1899 Folk Victorian, Frame style building is 1 story with Wood siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

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

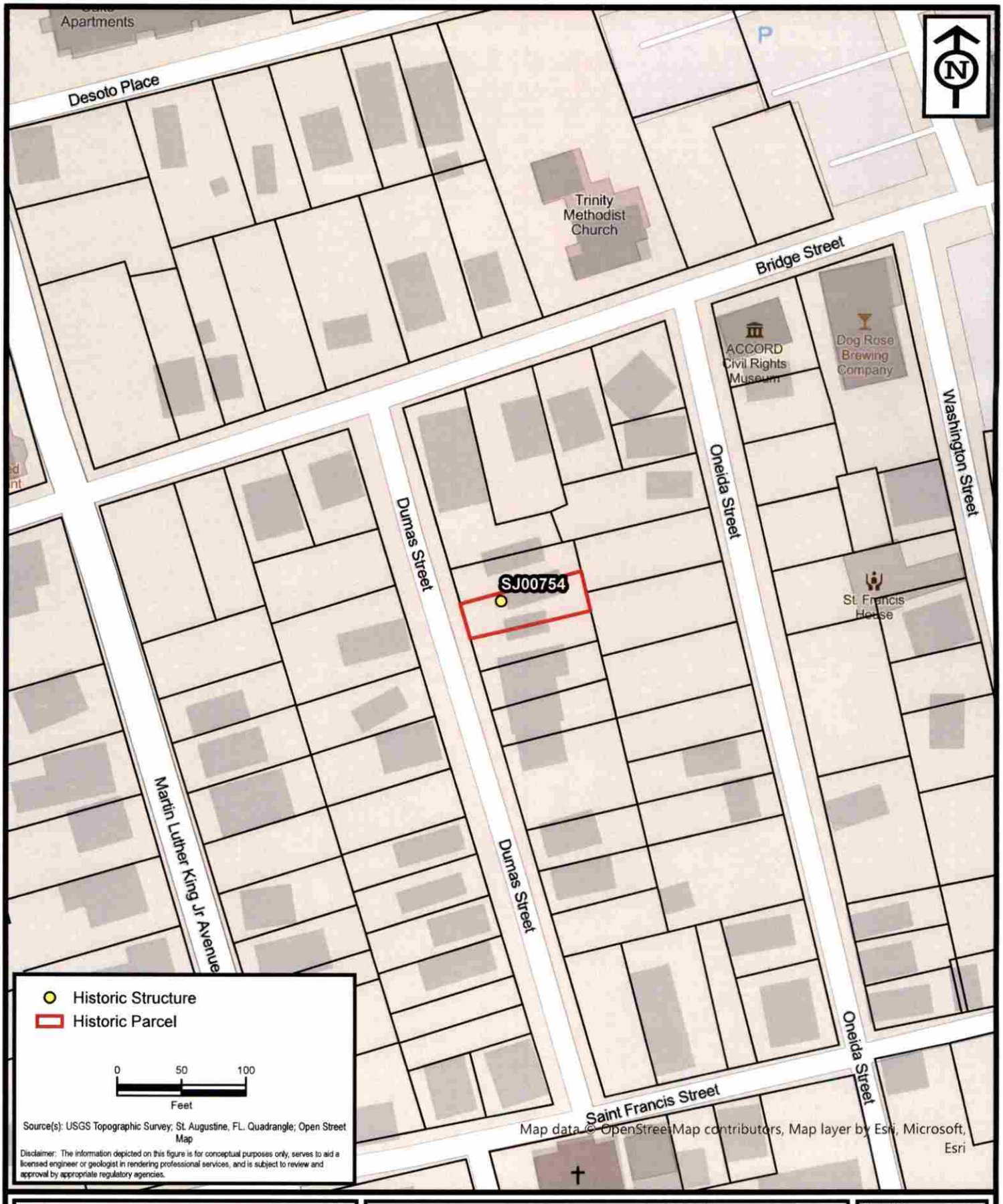
RECORDER INFORMATION

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

Required Attachments

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

Staff Report pg. 30



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

Parcel Location - SJ00754

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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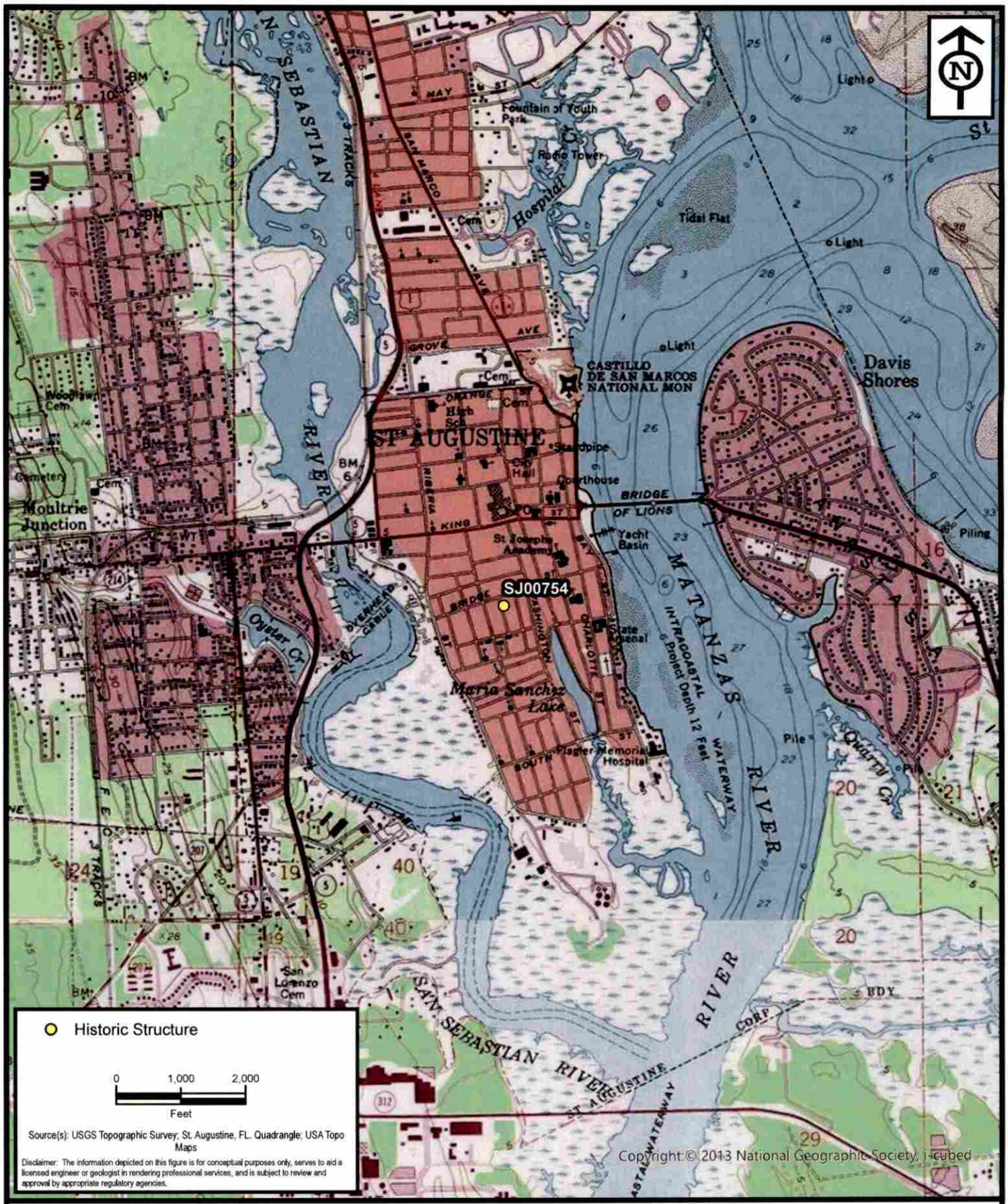

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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00754

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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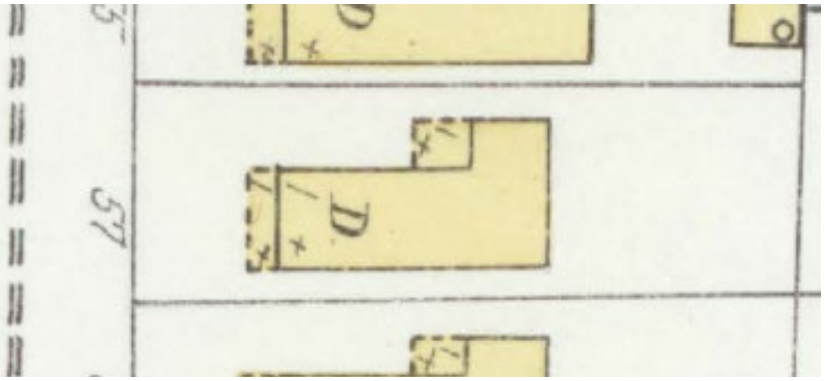
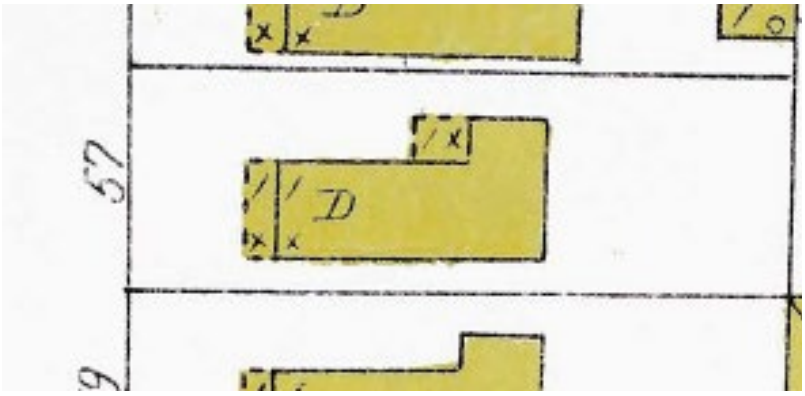
SANBORN MAPS
57 Dumas Street



1899



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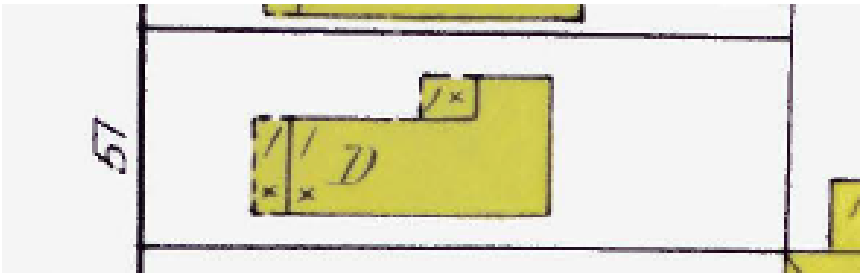

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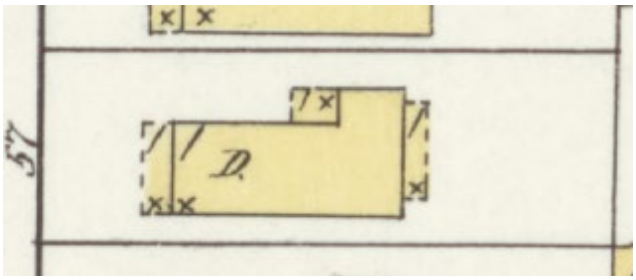
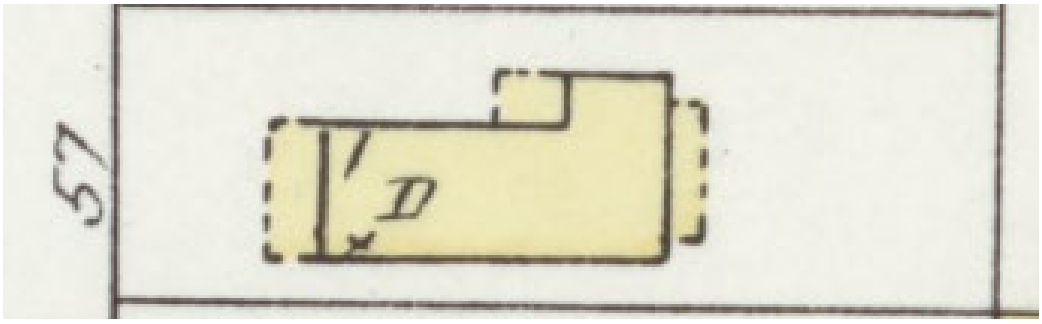
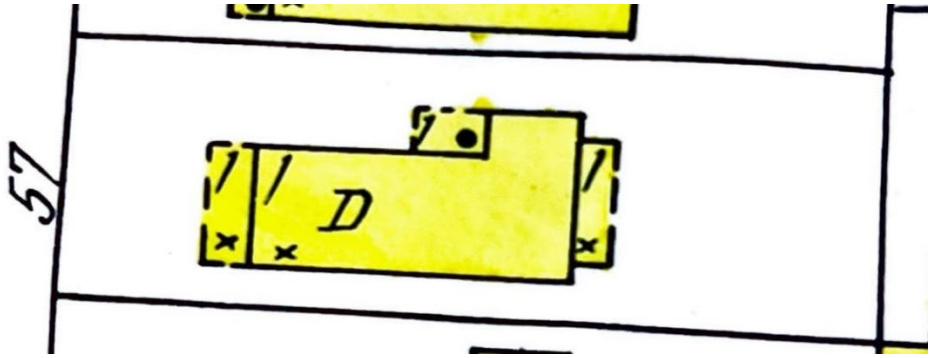


1917

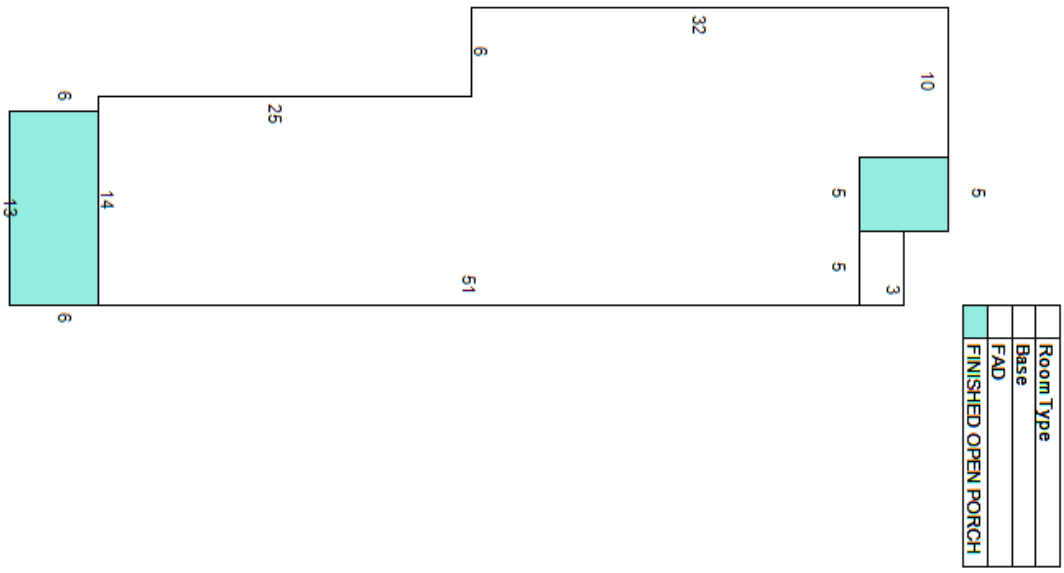
SANBORN MAPS
57 Dumas Street



1924



1930 updated to 1965



St. Johns County Property Appraiser's Building Sketch

FOR JANUARY 18, 2024 HARB MEETING

COD (Partial) HP2023-0090 – 57 Dumas Street

New Material Submitted by the Applicant

57 Dumas street

I am seeking approval for the following:

WINDOWS

-Installation of new windows (6) total

All windows are either non operable, broken, rotten or missing

Will keep same architectural wood trim design as current windows have

Windows 1,2,3,7,10 will be 32x60 1/1 sash Anderson composite single hung windows

Window 13 (missing) will be 28x54 1/1 sash Anderson composite single hung window

Window 1 is front facing street

Windows 7,10,13 are on left side of home and cannot be seen from street (fence)

Windows 2,3 are on right side of home and are visible from street

DOORS

- Replacement of front and back door
- Removal of rear area consisting of a make shift door/window combo and installation of French door 6 window pain on each side w lower rectangular design
- Removal of rear current French door (broken, sealed shut) and replaced with hardi fiber cement lap siding
- Removal of current front door 32x80 and replaced with fiberglass or wood door with ½ square decorative glass

SIDING

Full replacement of wood siding due to termite infestation and replacing with hardie board

Current wood siding over lap is 4 ¼ inches, new hardi cement lap siding will keep the same lap width

FRONT PORCH

Current is rotted, sloping down. I would like to refinish the exact same will all architectural details just replacing wood as needed and making level. I would like to make only one change being making the existing wood decking boards into a composite material

Received 01/08/2024
Planning and Building Department

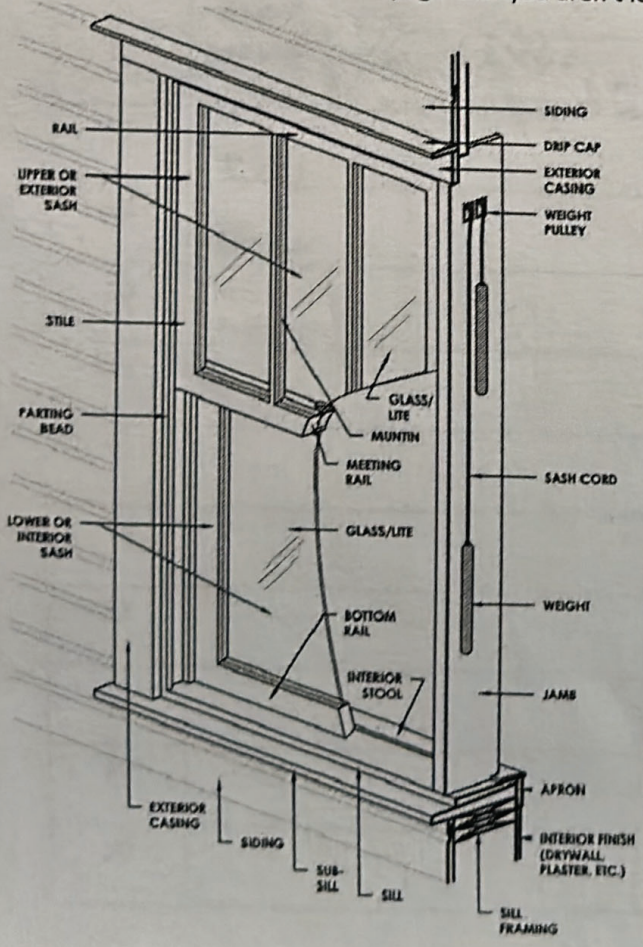
Property Address: **Assessment Date:**
Applicant Name: **Assessed by:**

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☐	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☐	3. Condition Evaluation of each window (see page 2).
☐	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show alterations to window openings (if applicable)
☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Please denote if numbered windows are door sidelights or transoms associated with a door.

On the page 2, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). Include the window type and material for each window. The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The review and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	13
Number of Historic Windows on the Structure	12
Number of Existing Replacement/Non-Historic Windows	0
Number of Windows Completely Missing	1
Total Number of Windows to be Replaced	6

Received 01/08/2024
Planning and Building Department

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	wood 6/6 32x60 rotted non operable
2	wood 6/6 32x60 rotted, non operable
3	wood frame, stain glass panel 32x60
4	Keep
5	Keep
6	Keep
7	wood 2/2 32x60 rotted, non operable
8	Keep
9	Keep
10	wood 6/6 32x60 rotted non operable
11	Keep
12	Keep
13	missing
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

blink

6

FRIGIDAIRE

8

9

10

12

13

Received 01/08/2024
Planning and Building Department

Product Details

Andersen 100 Series Single-Hung windows are the smart alternative to vinyl windows. They offer superior strength and performance because they're made of Fibrex material, which is 2X stronger than vinyl. Plus, 100 Series windows are environmentally responsible and energy efficient, making them a better choice for your home. This window features an insert frame with exterior accessory kerf for easy installation and convenient attachment of install accessories.

- White interior and exterior with a premium matte finish
- Insert frame with exterior accessory kerf for easy replacement and attachment of installation accessories
- Includes head expander and sill extender for easy installation
- Made of Fibrex composite material that wont fade, flake, blister or peel even in extreme temperatures
- Virtually seamless corners for a beautiful, clean look inside and out
- Low-E glass helps reduce energy bills in any climate
- Locking design automatically engages when the window is closed to provide added security and peace of mind
- Includes white insect screen
- For replacement parts, please visit parts.andersenwindows.com.
- Return Policy

28 in. x 54 in. 100 Series White Single Hung Insert Replacement Composite Window with Low-E Glass, White Int & Hardware

by **Andersen** (77)

$310.50 ~~$345.00~~ Save $34.50 (10%)

Product Details | **Specifications** | Questions & Answers | Customer Reviews

ecifications

ensions: H 53.25 in, W 27.75 in, D 3.25 in

Width (in.) x Height (in.)
27.75 x 53.25
See Similar Items

Window Use Type
Replacement
See Similar Items

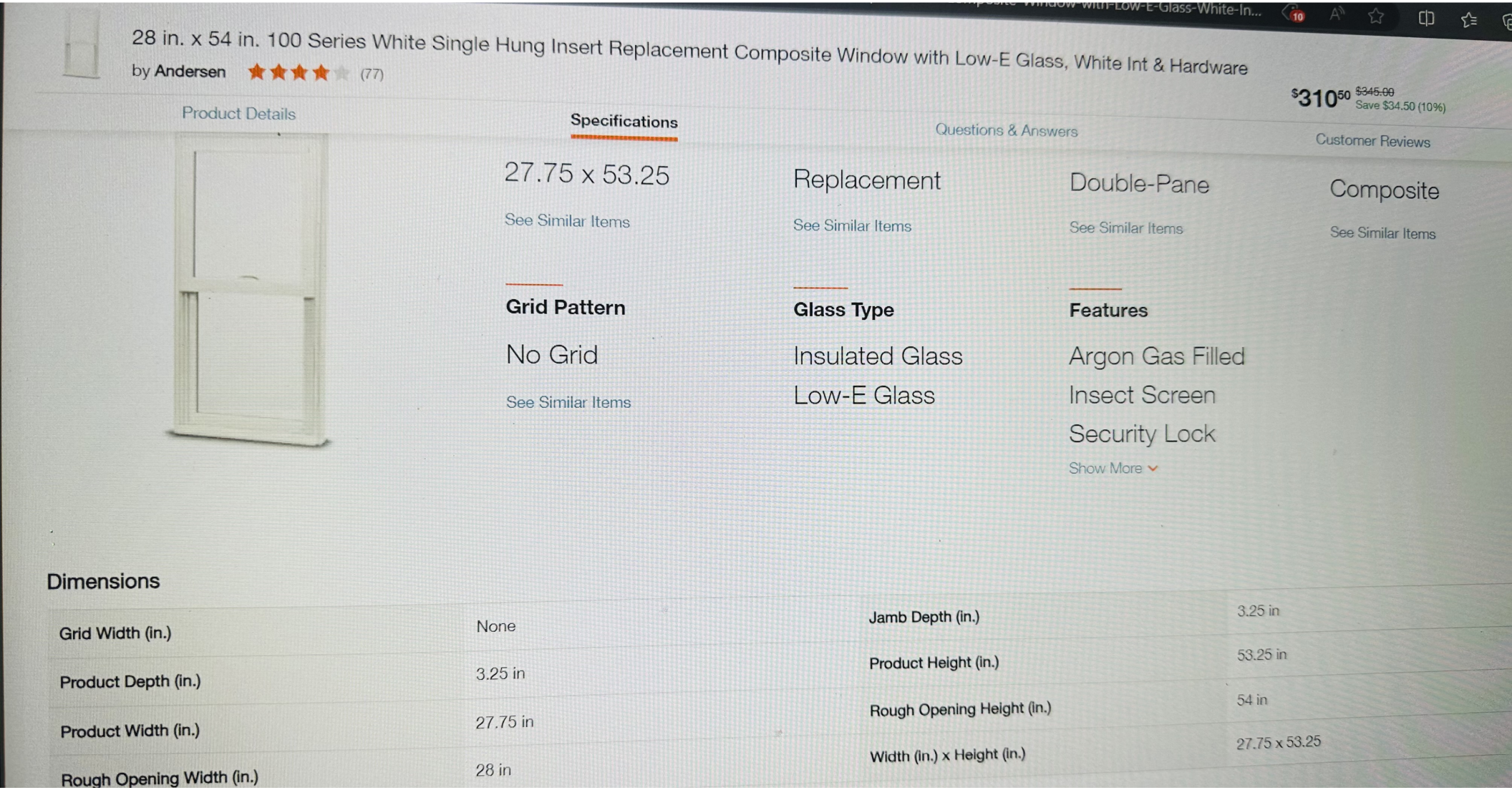
Glazing Type
Double-Pane
See Similar Items

Frame Material
Composite
See Similar Items

Grid Pattern
No Grid
See Similar Items

Glass Type
Insulated Glass
Low-E Glass

Features
Argon Gas Filled
Insect Screen
Security Lock
Show More



28 in. x 54 in. 100 Series White Single Hung Insert Replacement Composite Window with Low-E Glass, White Int & Hardware

by Andersen (77)

$310.50 $345.00 Save $34.50 (10%)

Product Details | Specifications | Questions & Answers | Customer Reviews

27.75 x 53.25
See Similar Items

Replacement
See Similar Items

Double-Pane
See Similar Items

Composite
See Similar Items

Grid Pattern
No Grid
See Similar Items

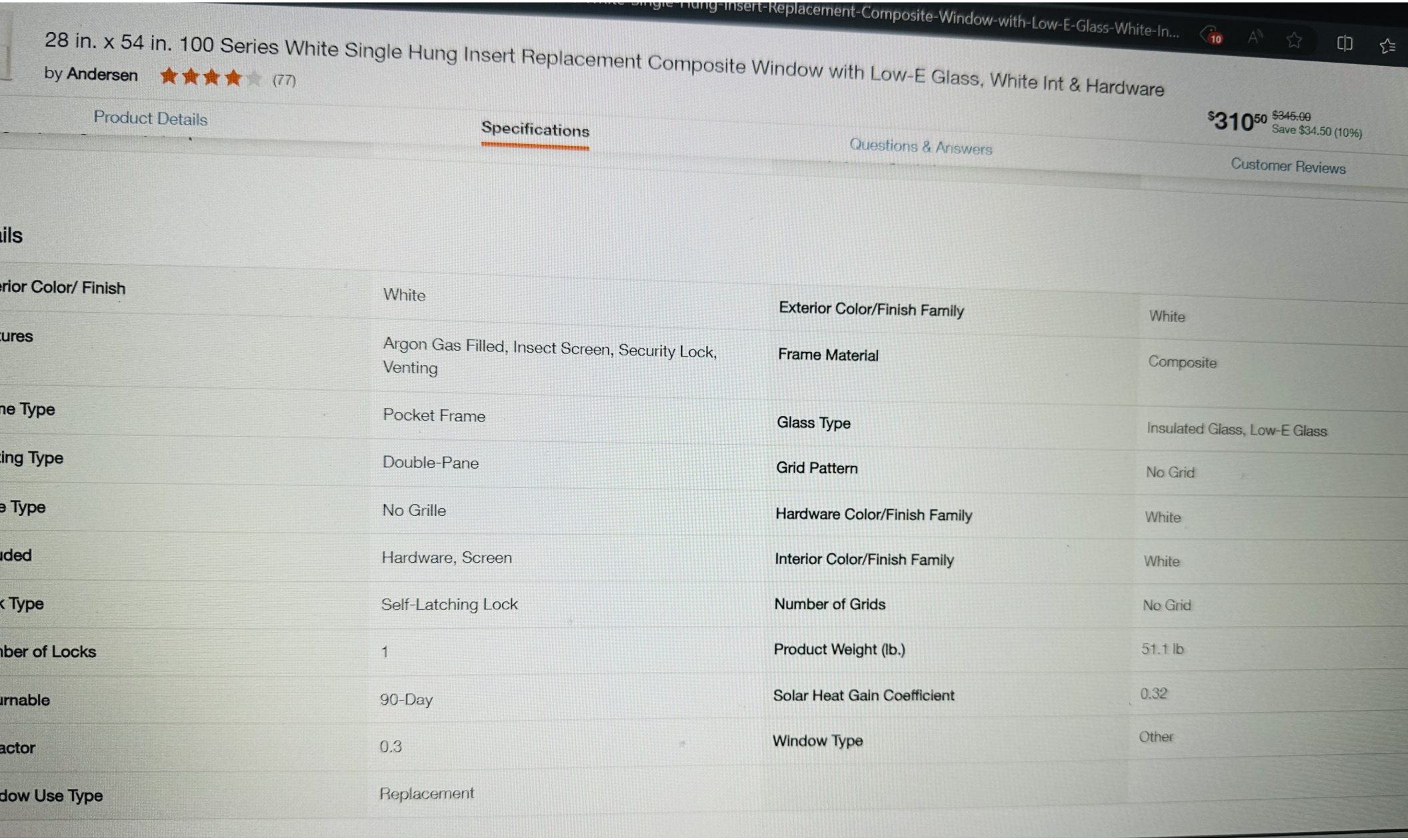
Glass Type
Insulated Glass
Low-E Glass

Features
Argon Gas Filled
Insect Screen
Security Lock
Show More

Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	3.25 in
Product Depth (in.)	3.25 in	Product Height (in.)	53.25 in
Product Width (in.)	27.75 in	Rough Opening Height (in.)	54 in
Rough Opening Width (in.)	28 in	Width (in.) x Height (in.)	27.75 x 53.25

Received 01/08/2024
Planning and Building Department



28 in. x 54 in. 100 Series White Single Hung Insert Replacement Composite Window with Low-E Glass, White Int & Hardware

by Andersen (77)

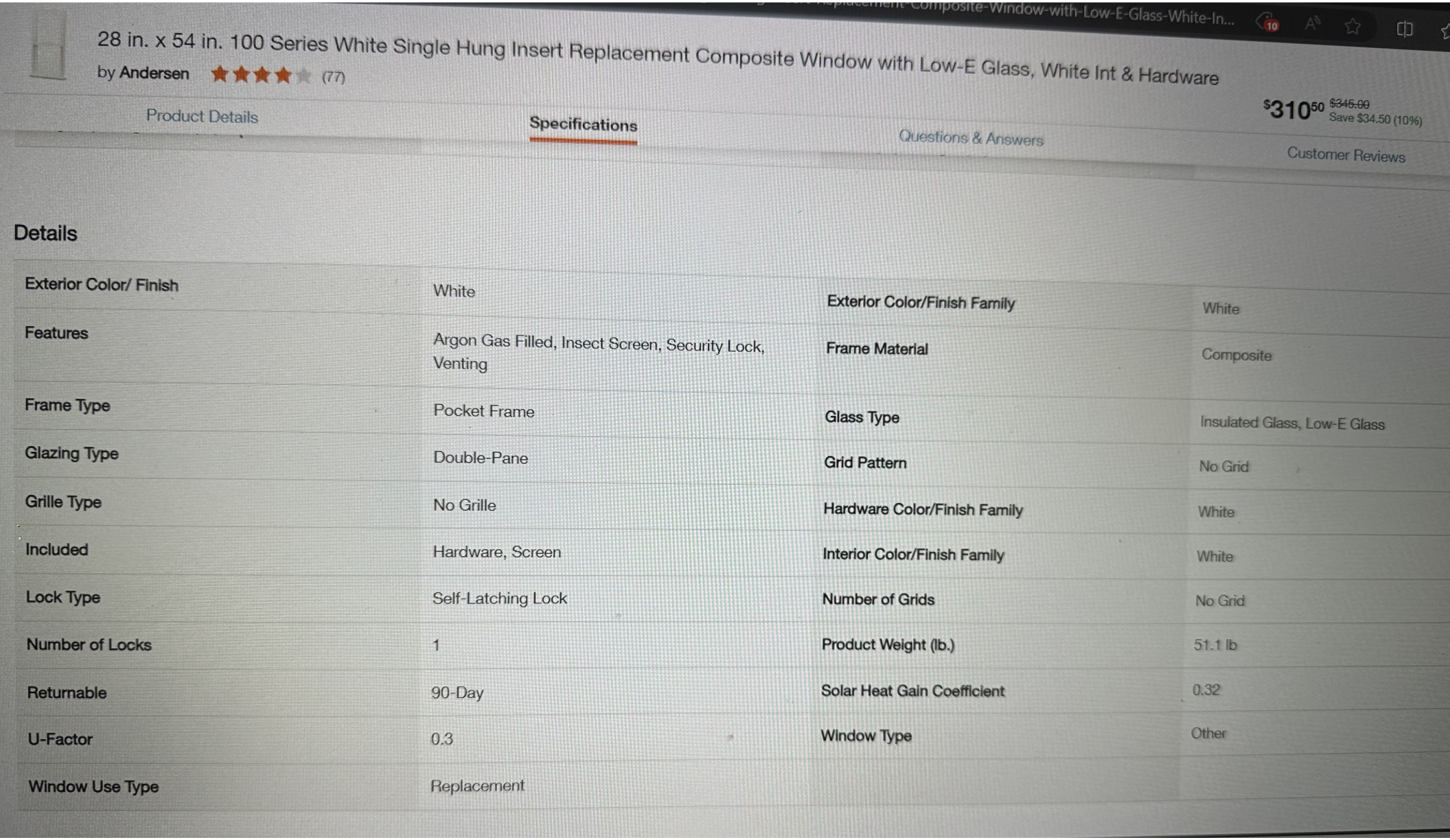
Product Details | Specifications | Questions & Answers | Customer Reviews

$310.50 $345.00 Save $34.50 (10%)

ils

rior Color/ Finish	White	Exterior Color/Finish Family	White
tures	Argon Gas Filled, Insect Screen, Security Lock, Venting	Frame Material	Composite
ne Type	Pocket Frame	Glass Type	Insulated Glass, Low-E Glass
ing Type	Double-Pane	Grid Pattern	No Grid
e Type	No Grille	Hardware Color/Finish Family	White
uded	Hardware, Screen	Interior Color/Finish Family	White
k Type	Self-Latching Lock	Number of Grids	No Grid
ber of Locks	1	Product Weight (lb.)	51.1 lb
rnable	90-Day	Solar Heat Gain Coefficient	0.32
actor	0.3	Window Type	Other
dow Use Type	Replacement		

Application pg 16



28 in. x 54 in. 100 Series White Single Hung Insert Replacement Composite Window with Low-E Glass, White Int & Hardware

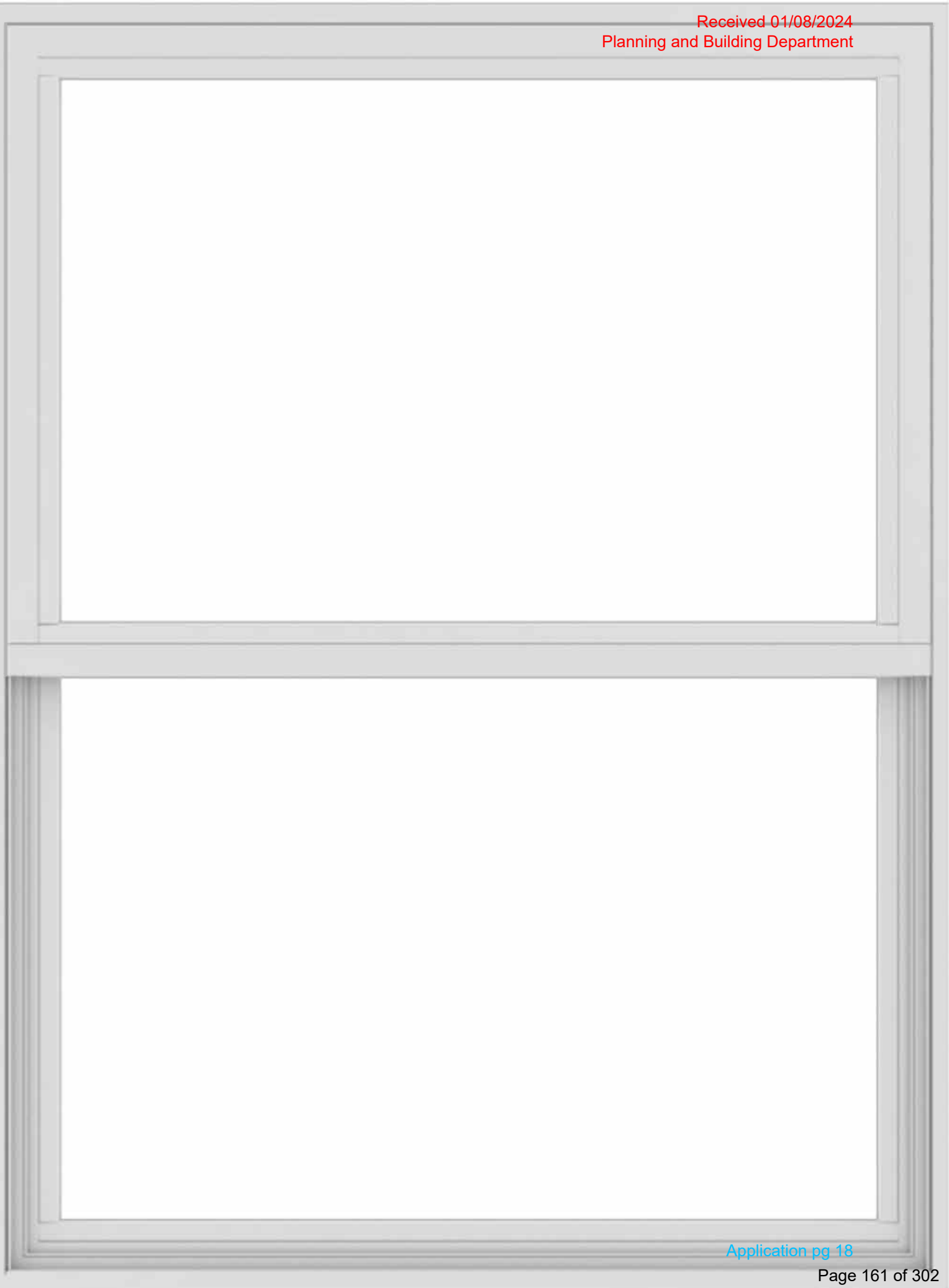
by Andersen (77)

$310.50 $345.00 Save $34.50 (10%)

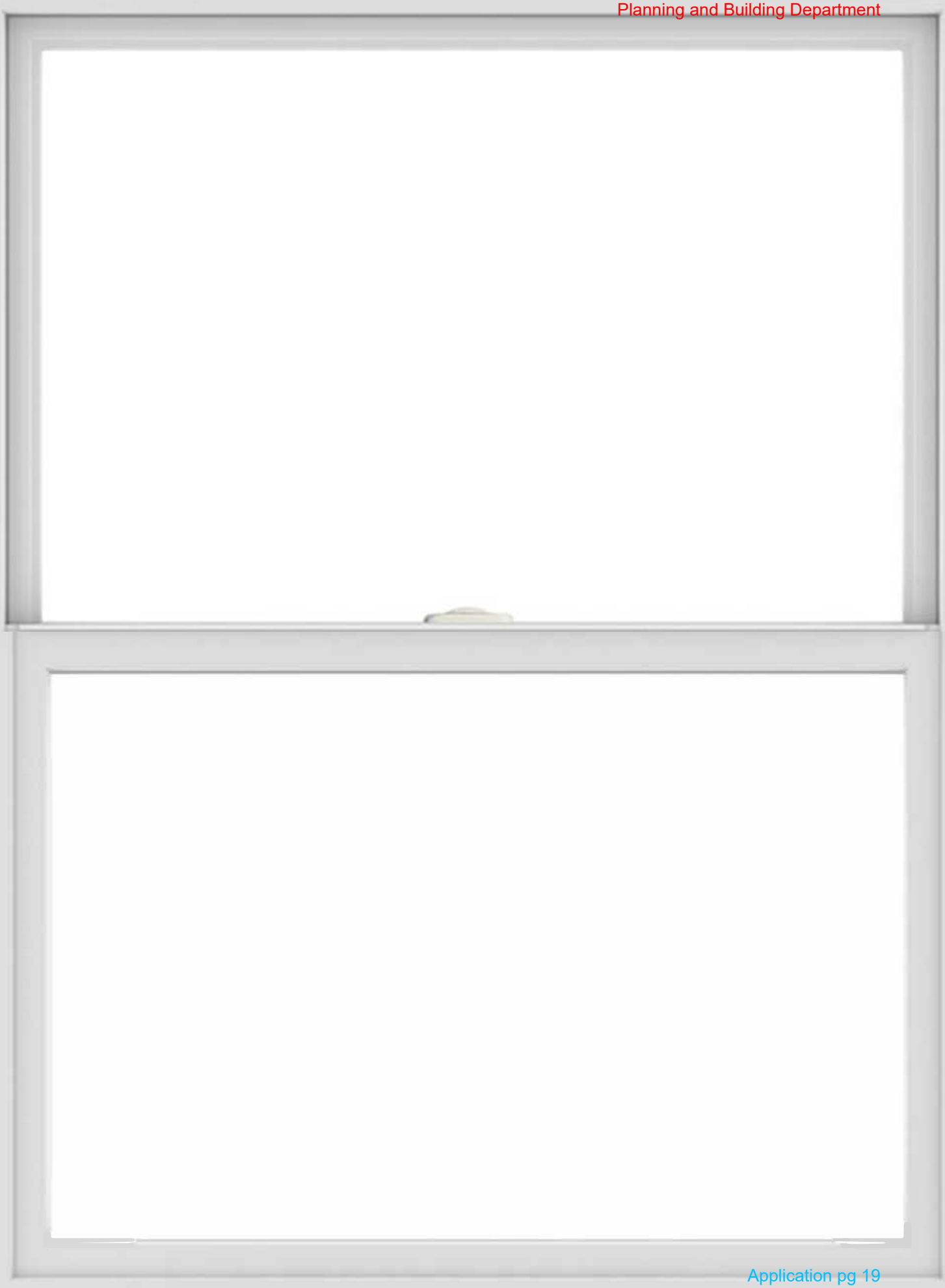
Product Details | Specifications | Questions & Answers | Customer Reviews

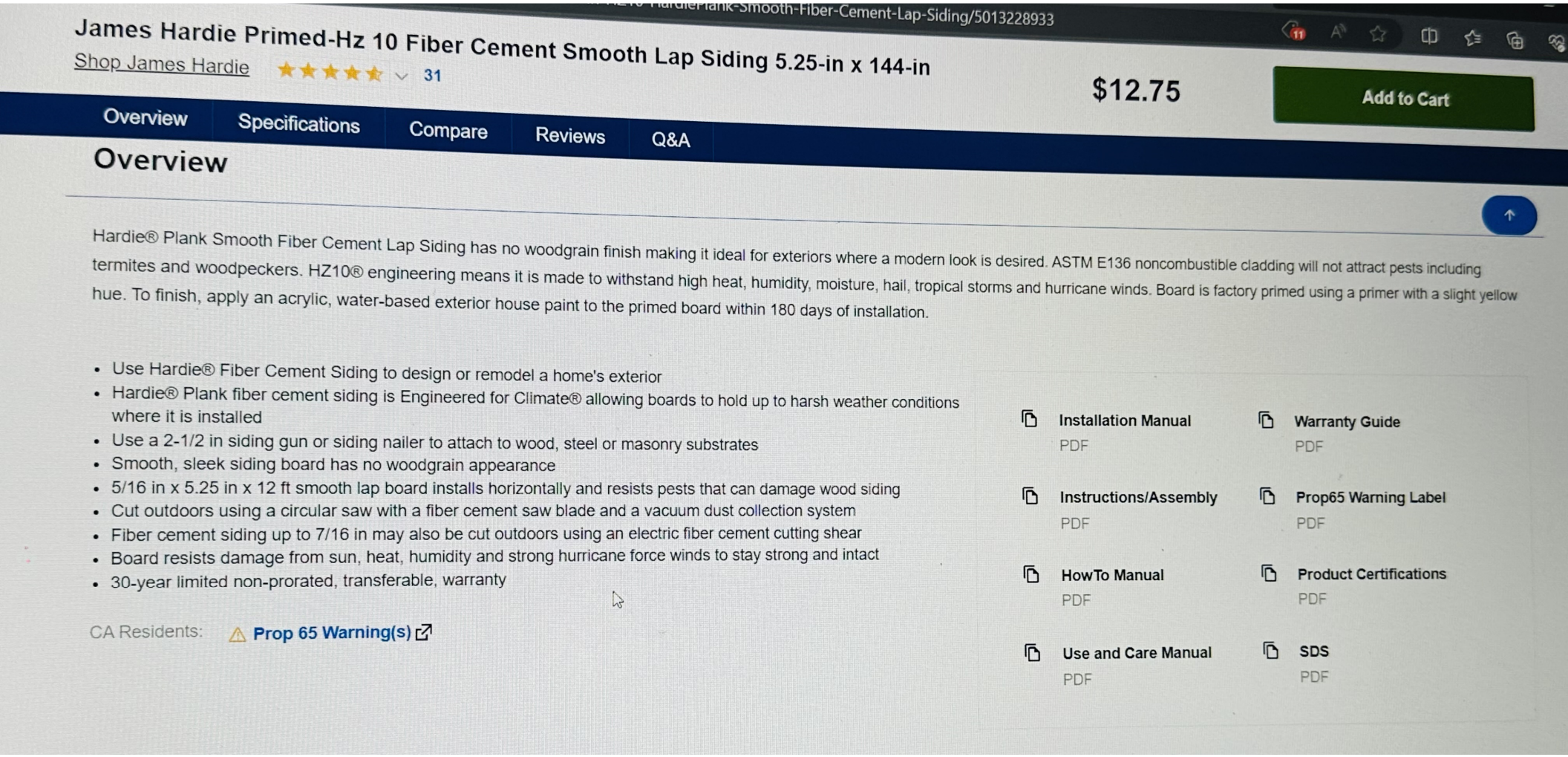
Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Argon Gas Filled, Insect Screen, Security Lock, Venting	Frame Material	Composite
Frame Type	Pocket Frame	Glass Type	Insulated Glass, Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Hardware, Screen	Interior Color/Finish Family	White
Lock Type	Self-Latching Lock	Number of Grids	No Grid
Number of Locks	1	Product Weight (lb.)	51.1 lb
Returnable	90-Day	Solar Heat Gain Coefficient	0.32
U-Factor	0.3	Window Type	Other
Window Use Type	Replacement		



Received 01/08/2024
Planning and Building Department




HardiePlank-Smooth-Fiber-Cement-Lap-Siding/5013228933
James Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 5.25-in x 144-in
Shop James Hardie
31
$12.75
Add to Cart
Overview
Specifications
Compare
Reviews
Q&A
Overview
Hardie® Plank Smooth Fiber Cement Lap Siding has no woodgrain finish making it ideal for exteriors where a modern look is desired. ASTM E136 noncombustible cladding will not attract pests including termites and woodpeckers. HZ10® engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds. Board is factory primed using a primer with a slight yellow hue. To finish, apply an acrylic, water-based exterior house paint to the primed board within 180 days of installation.
Use Hardie® Fiber Cement Siding to design or remodel a home's exterior
Hardie® Plank fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions where it is installed
Use a 2-1/2 in siding gun or siding nailer to attach to wood, steel or masonry substrates
Smooth, sleek siding board has no woodgrain appearance
5/16 in x 5.25 in x 12 ft smooth lap board installs horizontally and resists pests that can damage wood siding
Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system
Fiber cement siding up to 7/16 in may also be cut outdoors using an electric fiber cement cutting shear
Board resists damage from sun, heat, humidity and strong hurricane force winds to stay strong and intact
30-year limited non-prorated, transferable, warranty
CA Residents:
Prop 65 Warning(s)
Installation Manual
PDF
Warranty Guide
PDF
Instructions/Assembly
PDF
Prop65 Warning Label
PDF
HowTo Manual
PDF
Product Certifications
PDF
Use and Care Manual
PDF
SDS
PDF

Received 01/08/2024
Planning and Building Department

https://www.lowes.com/pd/James-Hardie-5-25-in-x-144-in-HZ10-HardiePlank-Smooth-Fiber-Cement-Lap-Siding/5013228933

James Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 5.25-in x 144-in

Shop James Hardie ★★★★★ 31

$12.75

Add to Cart

Overview | Specifications | Compare | Reviews | Q&A

Color/Finish Family	Yellow	Series Name	Primed HZ10
Finish	Primed	Type	Lap siding
Manufacturer Color/Finish	Primed		

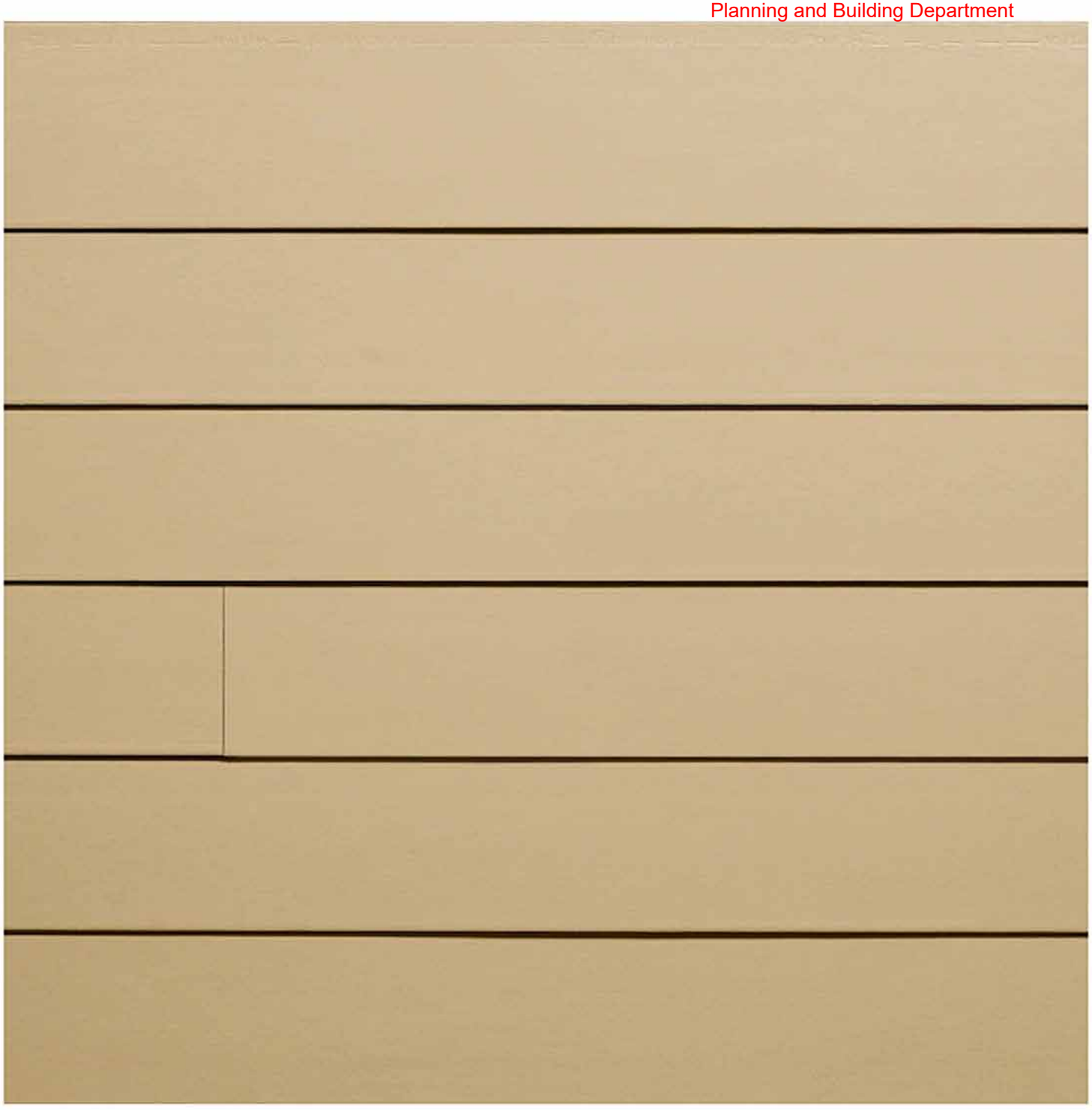
Dimensions

Actual Length (Inches)	144	Coverage Area (Sq. Feet)	5.25
Actual Thickness (Inches)	0.312		

Features

Actual Width (Inches)	5.25	Sample Item Number	NA
Edge Profile	Straight	Sold As	Piece
Package Quantity	1	Texture	Smooth
Recommended Exposure (Inches)	4.0	Warranty	30-year limited

Application pg 21
Page 164 of 302

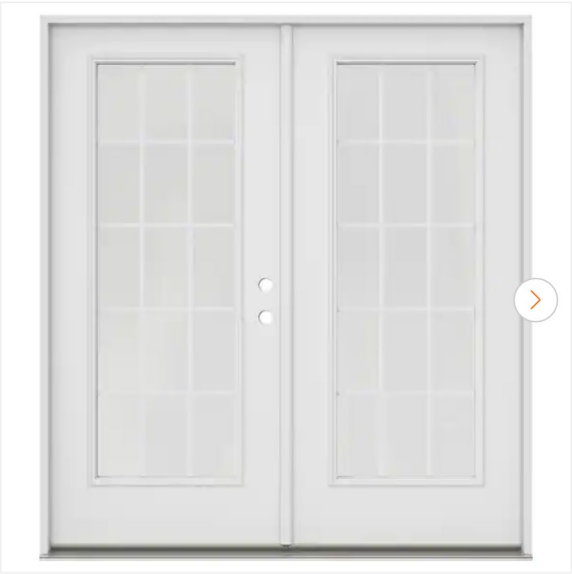


Received 11/21/2023
Planning and Building Department

JELD-WEN

72 in. x 80 in. Primed Steel Left-Hand Inswing 15 Lite Glass Active/Stationary Patio Door

★★★★☆ (154)



12:56 5G
◂ Safari
Murr...s Inlet

JELD-WEN Steel Swinging French Patio Doors are built to be resilient and strong so you can be sure they are secure, easy-to-care-for, energy efficient and reliable for many years to come. Steel is a popular choice because of its durability and affordability. These patio doors provide a well-designed look that enhances the style of any home.

- Strong, durable and secure steel with attractive, classic style
- Energy efficient Low-E coated glass helps keep your home cool in the summer and warm in the winter
- High-performance ball-bearing hinges provide smooth, easy and quiet operation
- Weather-strip creates a tight seal to eliminate annoying drafts
- Door frame (jamb) and brickmould (trim) are made with AuraLast wood that is guaranteed not to rot and are primed and ready to paint
- Grids are factory sealed between panes of glass, making it easier to clean door glass
- Grids are white on both interior and exterior of door
- 2-Coats of neutral, low-sheen, baked-on enamel primer enables easier finishing, primed doors give

Home Shop Mario Store Mode Cart 6

12:56 5G
◂ Safari
Murr...s Inlet

annoying drafts

- Door frame (jamb) and brickmould (trim) are made with AuraLast wood that is guaranteed not to rot and are primed and ready to paint
- Grids are factory sealed between panes of glass, making it easier to clean door glass
- Grids are white on both interior and exterior of door
- 2-Coats of neutral, low-sheen, baked-on enamel primer enables easier finishing, primed doors give you the design flexibility to choose any finish color
- Door is prehung in frame for easier installation, predrilled double bore hole for lock installation (lock sold separately)
- French-style swinging patio door opens into the home on either left or right sides and also allows both doors to open with retracting security pins
- Screen sold separately
- Easy to care for and designed to prevent water absorption and resist rust, reinforced lock area provides strength and security for door hardware
- Check local building codes before beginning your project to ensure compliancy, not all products are suitable for locations that experience severe weather

Home Shop Mario Store Mode Cart 6

French door will be the same . Side door I am keeping and trying to repair. Front door will be something like this photo attached. Scope of work has been sent yesterday. I will resend if you don't have

it

Sent from Yahoo Mail for iPhone

On Tuesday, January 9, 2024, 9:47 AM, Candice Seymour <cseymour@citystaug.com> wrote:

> Also, do you have the updated scope of work? A screenshot of the original is below. Based on the updated window assessment, it appears that this scope has changed. Can you clarify?

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 4, 2024 11:36 AM
To: 'mario cano'
Cc: Meredith H. Randolph
Subject: RE: Agenda Packet for the January 18, 2024 Historic Architectural Review Board Meeting
Attachments: Window Assessment Example for Mario.pdf

Good morning, Mario!

I hope you had a happy holiday season and a positive start to 2024!

This is a reminder that additional information for the January 18, 2024 meeting is due this Monday, January 8, by end-of-day. Here is a link to the existing application packet for your reference or of you need to pull any details from it. I am going to take what you submit new and replace most of the application packet unless you direct otherwise, so what you submit must be complete, otherwise the Board may continue the application again. These are my recommendations for your application packet as well as some additional questions:

Questions:

1. There is an arched window above the existing rear French door which you propose to remove (number 11 from the photos you sent). Are you retaining this window or closing it up?
2. Does the original window assessment form you submitted match the numbering of the photographs you provided?

Recommendations:

- Since you haven't yet submitted your permit application for the rear, side, and front doors, I would keep that work within your application. For the doors, you may not have to have a wood material if the designs are compatible with the architectural style of the building. The existing front and side doors are relatively ornate (particularly the front door), so a similar design may be approvable. Keep in mind, modern stock metal doors, metal frame screen doors, and sliding glass doors are generally inappropriate. The French doors you had proposed originally for the back would be more appropriate if they have raised simulated divided lites or no divided lites at all.
- If the answer to question #2 above is no (which I believe is the case), then please update the form with the appropriate descriptions (existing material, size, style, condition) so they match the numbered photographs. The PDF is fillable, so you can type this information out to fit. I started it for you, so you'd have an idea of what we are asking for.
- Please send the full replacement windows and door specifications with at least one photograph. The manufacturers brochures found online can be useful for this. A link to the Lowes or Home Depot page is not sufficient.
- For the siding, include the full specifications with photo for what you are proposing (similar to what you had emailed me—perhaps a full page rather than the screenshot).
- Put the information in this order:
    - Scope of work (update this to list the specific replacement materials for the doors and siding)
    - Updated window survey (see attached, please complete the portions in [brackets] and update any other necessary details.
    - Numbered photographs
    - New Window Specifications

- Additional Photographs (Doors and Siding)
- New Door Specifications
- New Siding Specifications
- If you plan to move forward with the porch:
  - Photographs and measurements of existing (drawings recommended)
  - Drawings of proposed replacement porch with details including railing and post designs.

I hope this helps! I tried to be as detailed as possible without being too overwhelming. Feel free to call with any questions.

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: Candice Seymour
Sent: Monday, December 18, 2023 10:00 AM
To: mario cano <mariolcano@yahoo.com>
Cc: Meredith H. Randolph <MRandolph@citystaug.com>
Subject: RE: Agenda Packet for the December 21 2023 Historic Architectural Review Board Meeting

Hi Mario,

Noted, will supply this e-mail to the board as a request for continuance.

Hope you and yours have a happy holiday season!

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

Property Address: 57 Dumas Street
Applicant Name: Mario Cano

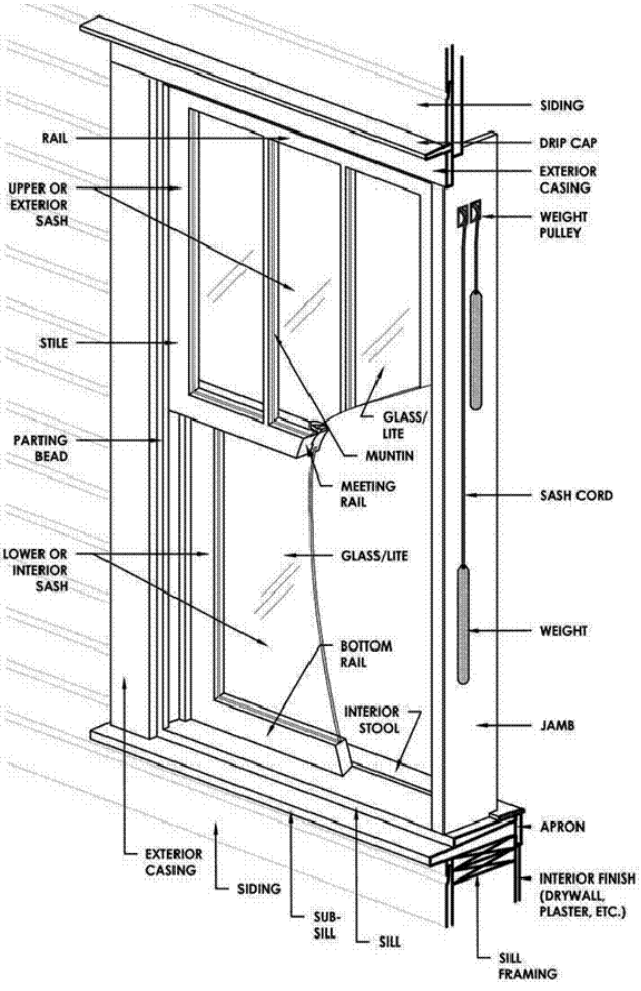
Assessment Date:
Assessed by:

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☐	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☐	3. Condition Evaluation of each window (see page 2).
☐	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show alterations to window openings (if applicable)
☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Please denote if numbered windows are door sidelights or transoms associated with a door.

On the page 2, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). Include the window type and material for each window. The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The review and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	12
Number of Historic Windows on the Structure	4?
Number of Existing Replacement/Non-Historic Windows	6
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	11?

Application pg 27

Property Address: 57 Dumas Street
Applicant Name: Mario Cano

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Wood 6/6 with decorative frame, [condition here], [size here]
2	Wood 6/6 with decorative frame, [condition here], [size here]
3	Fixed stained glass with decorative frame, [size here]
4	Fixed stained glass with decorative frame, [condition here], [size here]
5	Trio diamond multi-lite fixed with thick mullions and squared frame, [condition here], [size here]
6	rio diamond multi-lite fixed with thick mullions and squared frame, [condition here], [size here]
7	Wood 6/6 with decorative frame with window A/C unit, [condition here,] [size here]
8	Fixed stained glass with decorative frame, [condition here], [size here]
9	Paired fixed stained glass with thinner mullion and squared frame, [condition here], [size here]
10	Wood 2/2 with squared frame with window A/C unit, missing some glass, [size here]
11	Wood, arched fanlight above paired French doors, [condition here], [size here]
12	Triplicate multi-lite wood doors of different designs [condition here], [size here]
13	Boarded window with squared frame, design unknown [you can edit this if you know what it is]
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

December 21, 2023

Mario Cano
57 Dumas Street
St Augustine, FL 32084

Re: Certificate of Demolition (Partial) - 57 Dumas Street - HP2023-0090

Dear Mario Cano,

On December 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the January 18, 2024 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 January 8, 2024.

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.:	HP2023-0090
Applicant:	Mario Cano
Owner:	Mario Cano
Address:	57 Dumas Street
Parcel Number:	2077000000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 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 Thursday, December 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 RS-2
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

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.
-
- Jan 18, 2024
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of December, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0090 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Catharine 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 [T 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 21st day of December, 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.

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, December 18, 2023 10:00 AM
To: mario cano
Cc: Meredith H. Randolph
Subject: RE: Agenda Packet for the December 21 2023 Historic Architectural Review Board Meeting

Hi Mario,

Noted, will supply this e-mail to the board as a request for continuance.

Hope you and yours have a happy holiday season!

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: mario cano <mariolcano@yahoo.com>
Sent: Monday, December 18, 2023 9:41 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: Agenda Packet for the December 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.

Hey Candace, let's go ahead and postpone my application until next month. Thank you

Sent from Yahoo Mail for iPhone

On Monday, December 18, 2023, 9:21 AM, Candice Seymour <cseymour@citystaug.com> wrote:

> Please find a copy, linked below, of the agenda and packet for the above-referenced meeting. The meeting will begin at 1:00p.m.; however, applications are heard in the order of the published

agenda and item discussions may vary in length—if your item is listed lower on the agenda, anticipate a waiting period prior to your application being heard! The links below include the staff report for your application which you are encouraged to review prior to the meeting so you can address any concerns with the Board a well as your application packet.

Agenda & Full Meeting Packet

Staff Report

Application Packet

Please let us know of your intentions for your presentation by Wednesday. If you plan to make a presentation with visual aids of any kind, please email your presentation materials by **12 pm** on **Wednesday, December 20,** to HARB@citystaug.com so they can be uploaded to the Alcazar Room laptop for the meeting. If you would rather scroll through the documents you submitted for your application during your presentation time, we will have the PDF of your application packet uploaded. If you wish to distribute copies of any materials to the Board that have not already been included in the meeting packet, you must provide at least nine (9) copies for the board and city staff. Keep in mind any new information submitted the day of the meeting may only be heard at the Board's will and could lead to a continuance to allow the Board, staff, and the public time to review the new materials. **In order to keep the meeting timely, there is a 10 minute time limit for Certificate of Appropriateness presentations, and 15 minutes allotted for Certificate of Demolition presentations.**

IMPORTANT NOTICE: Now that the 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Received 11/21/2023
Planning and Building Department

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

HP2023-0090

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

Meeting Date December 21, 2023

Receipt No. 2766687

Paid on _____ Receipt No. _____

Advertising Costs $_____

1. NAME OF APPLICANT Mario Cano

Business (if applicable) _____

Address 57 Dumas st

City St Augustine State FL Zip 32084

Daytime telephone 843 798 2917 E-mail address mariolcano@yahoo

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

2. NAME OF PROPERTY OWNER mario Cano

Business (if applicable) _____

Address 57 dumas st

City St Augustine State SC Zip ~~32~~ 32084

Daytime telephone (required) 843 798 2917 E-mail address mariolcano@yahoo

3. PROJECT STREET ADDRESS 57 dumas st

4. LEGAL DESCRIPTION OF PROPERTY
Lot 4 Block _____ Subdivision OR 5849/90 Parcel Number _____

5. DATE OF CONSTRUCTION 12/15/23 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: windows, doors, siding, adding bathroom

Received 11/21/2023
Planning and Building Department

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: new porch
☐	☐	☐	Exterior walls
☑	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: new siding
☑	☐	☐	Fenestration (arrangement of windows and doors) new windows/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.

Application pg 35

Received 11/21/2023
Planning and Building Department

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 Mario Cano DATE 11/21/23

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME Mario Cano DATE 11/21/23

SIGNATURE OF 1st PROPERTY OWNER [signature]

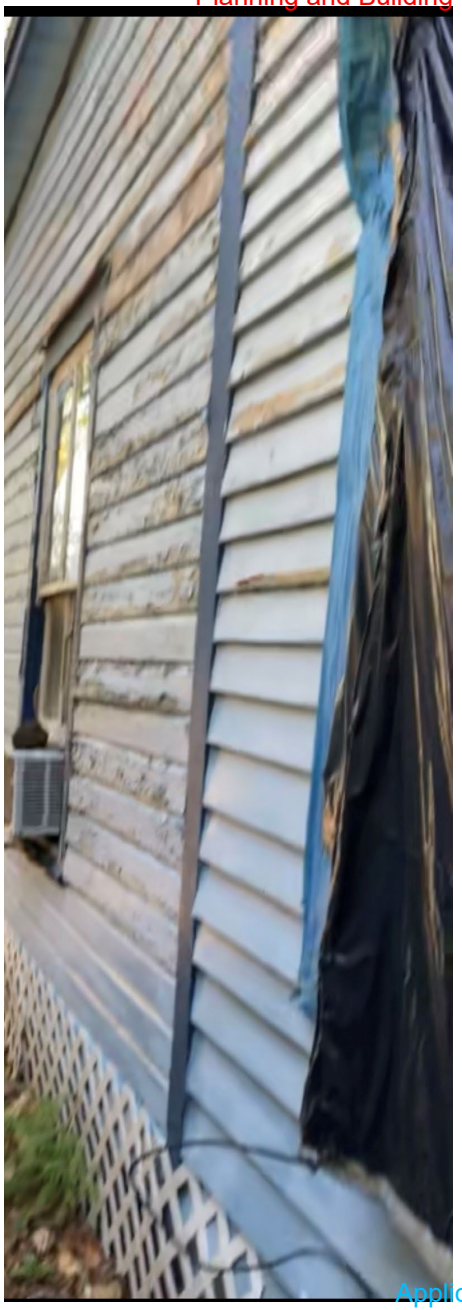
PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

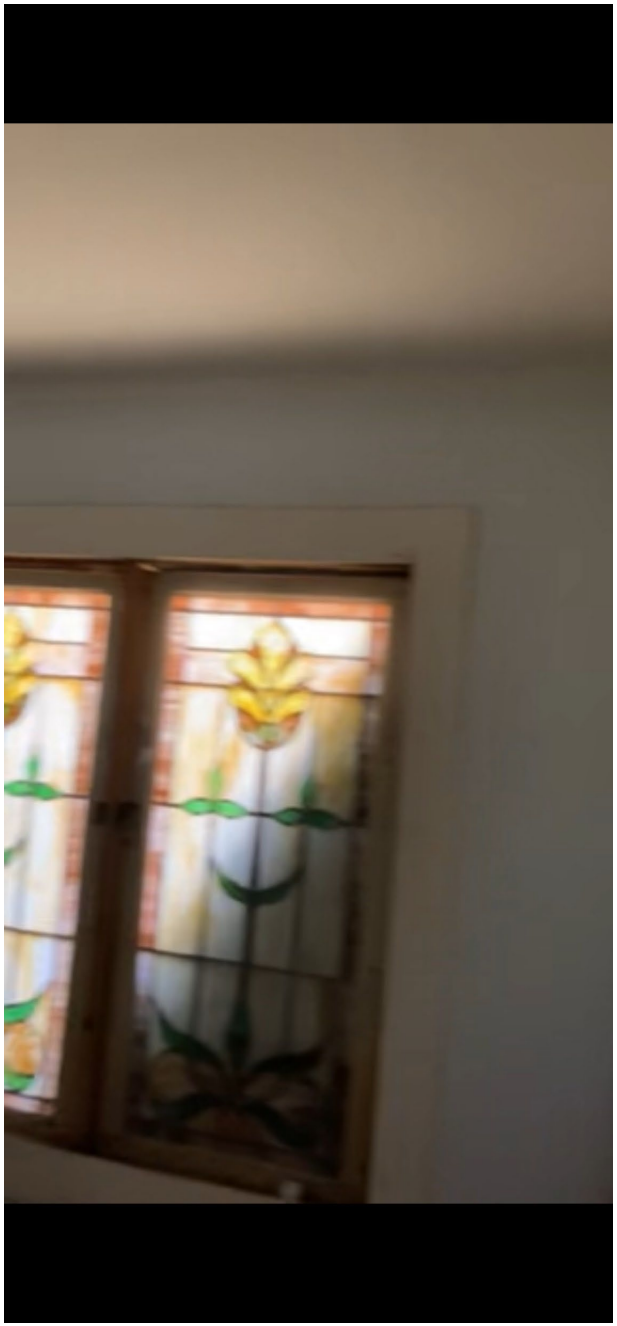
SIGNATURE OF 3rd PROPERTY OWNER _____

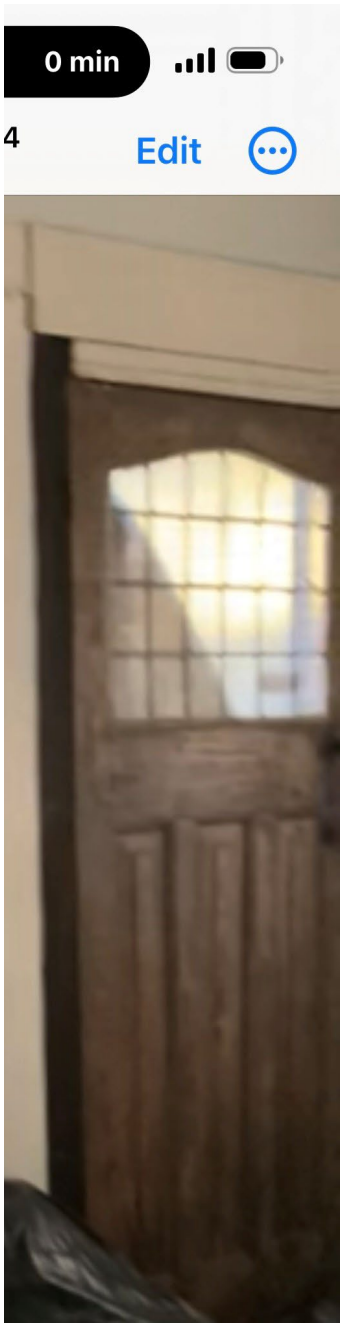
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



Received 11/21/2023
Planning and Building Department

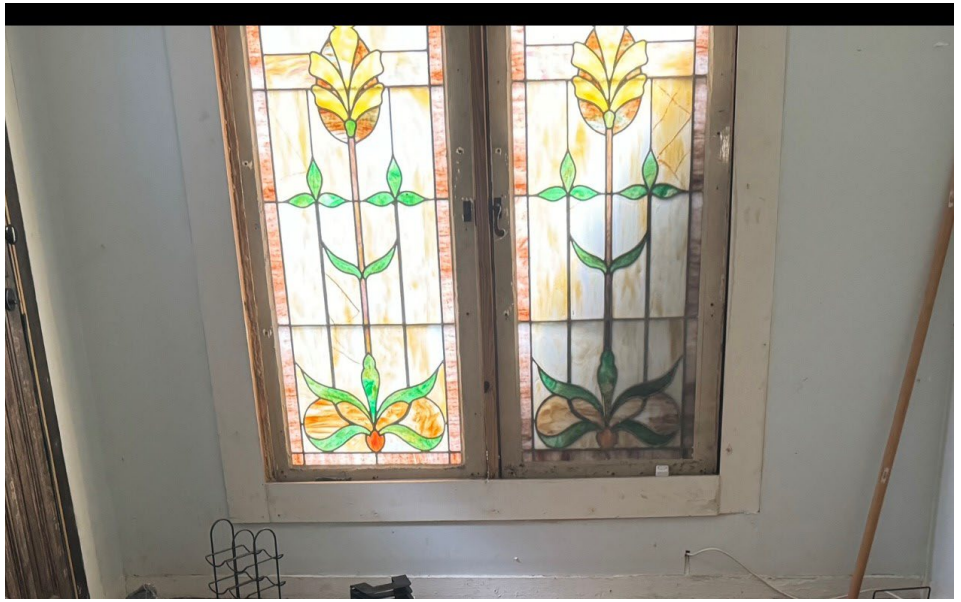
Received 11/21/2023
Planning and Building Department





Application pg 42

10:28
Uber
5 min
September 24
9:05 AM
Edit



Received 11/21/2023
Planning and Building Department

American Craftsman

31.375 in. x 59.25 in. 50 Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window with Grids, Screen Incl

4.5 (12)

The 50 Series Single Hung Fin new construction single hung window by American Craftsman is a tough, sturdy and adaptable high performance vinyl window. More than just a rugged window, it's a fully configurable system that is equipped with numerous options to make it versatile as well as easy to install. Built for reliable, energy saving performance, the 50 Series Single Hung Fin window provides builders and homeowners with an excellent value.

- For new window openings
- Flat and sleek exterior frame is designed to deliver a modern appearance
- Energy efficient Low-E glass helps save on heating and cooling bill
- Durable vinyl is low maintenance and retains its beauty without painting
- Dual weatherstripping helps keep out dust, air, and water with a tight seal
- Only bottom sash operates
- Tilt-in bottom sash allows for easy cleaning
- Full screen included
- Availble in white and beige
- Limited Lifetime Warranty
- Standard size: 32 in. x 60 in.
- RO: 31.875 in. x 59.75 in.

10:28
Uber
5 min
September 24
9:05 AM
Edit

57

Meredith H. Randolph

From: mario cano <mariolcano@yahoo.com>
Sent: Wednesday, November 22, 2023 1:00 PM
To: Harb
Subject: 57 Dumas back door

Categories: HARB

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.

Current area is put together with 3 different doors, leaking, has a doggy door and rotted. I would like to replace with what is attached. A grid French door matching the current grid

Candice Seymour

From: Candice Seymour
Sent: Monday, November 27, 2023 10:37 AM
To: mariolcano@yahoo.com
Subject: 57 Dumas Street - Certificate of Demolition Application for December 21, 2023 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf; COSAWindowConditionAssessmentSurveyFormrevNov2023.pdf

RE: 57 Dumas Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on December 21, 2023 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and the following items are still required to complete your application:
    - A detailed scope of the work proposed including number of windows to be replaced, percentage of siding to be replaced, and location of porch proposed for replacement, and justification for proposed alterations.
    - For window replacement:
        - A Window Condition Assessment Survey (attached) detailing each window's dimensions, type, material, condition, and whether it is proposed for replacement
        - A site plan numbered consistent with the Window Condition Assessment Survey showing the location of each window
        - Photographs numbered consistent with the Window Condition Assessment Survey and site plan, including any details of damage or deterioration (photos submitted appear to be numbered, you could match those numbers with the Window Condition Assessment and the site plan if that is easier)
        - Specifications for replacement windows including design, material, and photographs (i.e. manufacturer brochure(s)/drawings)
    - For siding and porch replacement:
        - Photographs detailing existing conditions of the porch and siding
        - Elevation drawings of proposed alterations including locations of window and siding replacement, and proposed porch configuration and design
        - Porch Detail drawing denoting material, dimensions, of porch, deck, railing, and stair
        - Site Plan of existing and proposed porch size(s)/location(s) and distance from property lines (can be same site plan used for windows)
        - Specification for replacement siding including dimensions, material, and comparison of existing siding to proposed (side-by-side photo or samples)

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this**

application must be emailed to harb@citystaug.com. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by December 11, 2023** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized. It does not have to be completed again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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57 Dumas street

I am seeking approval for the following:

WINDOWS

-Installation of all new windows (11 in total)

All windows are either non operable, broken, rotten or missing

Window trim will remain the same (square) when replaced

DOORS

- Replacement of front and side door
- Removal of back area consisting of a make shift door/window combo and installation of sliding patio grid door.
- Removal of current sliding grid door and covering with siding

SIDING

Full replacement of wood siding due to termite infestation and replacing with hardie board

NOTES:

Windows numbered 1,2,3,4,7,8,10,13 will be 150 series white vinyl low-e argon single hung with grids and half screens measuring 32x80 (no change in elevation) elevation currently 45 inches

Windows 5,6 will be replaced with 150 series white sliding with half screens measuring 48x60 (no change in elevation) elevation currently 73 inches

Window 9 will be replaced with (2) side by side 150 series white vinyl low-e argon single hung with grids and half screens measuring 32x80 each (no change in elevation) elevation currently 45 inches

Meredith H. Randolph

From: mario cano <mariolcano@yahoo.com>
Sent: Sunday, December 10, 2023 7:27 PM
To: Candice Seymour
Subject: 57 Dumas

Follow Up Flag: Follow up
Flag Status: Flagged

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150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included Lowes.com

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https://www.homedepot.com/p/MP-Doors-72-in-x-80-in-Smooth-White-Left-Hand-Composite-PG50-Sliding-Patio-Door-with-15-Lite-GBG-

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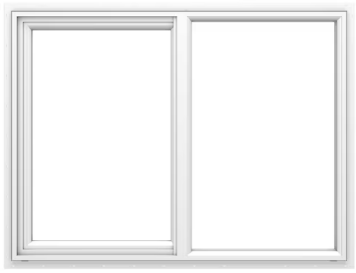
Windows & Doors / Windows / Sliding Windows

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included

Item #5200159 | Model #1000010973

Shop Pella 4



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$456.67 | ~~$537.26~~ Save $80.59 Ends Dec 20

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Pella 150 Series vinyl sliding windows glide open for easy access to fresh air
SunDefenseTM Low-E glass lets in light while helping to block heat, keeping homes cooler in the summer and warmer in the winter
One sash glides open horizontally while the other sash remains stationary

Exterior Color/Finish: White

$456.67 $473.76 $473.76

Common Size (W x H): 48-in x 60-in

48-in x 60-in

Pickup
Ready by Wed, Jan 10 (Est.)

Delivery
As soon as Thu, Jan 11

Feedback

FREE Pickup at St Augustine Lowe's

1 + Add to Cart

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included $456.67

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Image may not be an exact representation of the window, please refer to product specifications

Get it installed

Chat

Application pg 54

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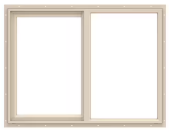

Pella 150 Series Jamb Left-operable Vinyl Almond...
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$473.76
~~$557.37~~ SAVE 15%
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Pella 150 Series Jamb Left-operable Vinyl White...
3
$435.99
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Pella 150 Series Jamb Left-operable Vinyl White...
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$520.11
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11
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4
$456.67
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JELD-WEN Fi
4500 Jamb R
$652.77
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BETTER TOGETHER

CURRENT ITEM

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included

+ Selected

Pella Installation Tape 3-in x 50-ft Butyl Rubber Roll Flashing

+ Selected

Gibraltar Building Products 10-in x 10-ft Aluminum Roll Flashing

+ Selected

RELIABILT 30001 Series Jamb Tilting Vinyl Replacement White Basement Hopper Window

Better Together

Subtotal for (4) items
$617.63

Add to cart 4 items

Overview

At Pella, we pride ourselves on going beyond industry requirements. You can count on our products – they're backed by a brand that's been trusted for nearly 100 years. With Pella® 150 Series, you get high-quality vinyl at a budget-friendly price.

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included **$456.67**
Shop Pella 4

Chat

Application pg 55

- Pella 150 Series vinyl sliding windows glide open for easy access to fresh air
- SunDefenseTM Low-E glass lets in light while helping to block heat, keeping homes cooler in the summer and warmer in the winter
- One sash glides open horizontally while the other sash remains stationary
- Pella's vinyl uses a fade-resistant formula that is performance-tested for excellent weathering, durability and color retention
- All-metal cam-action locks are anchored to the sash, ensuring long-lasting, dependable operation, with a hardware design that complements the window
- Interlocking sashes and a dual weatherstrip system provide a tight seal around the operating panel
- The roller system provides smooth operation and long-term performance
- A quick installation frame design helps reduce installation time
- Backed by Pella's limited lifetime warranty, one of the strongest warranties in the industry

CA Residents: ⚠ **Prop 65 Warning(s)**

Prop65 Warning Label
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Warranty Guide
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Operating Manual
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Installation Manual
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Specifications

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Reviews ★★★½☆ 4

Community Q & A

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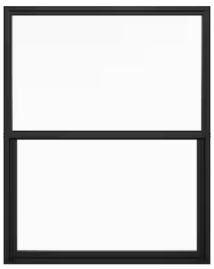

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included **$456.67**

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$838.20
$936.12 SAVE 15%

$479.78

$1,661.89
$1,955.17 SAVE 15%

Chat

Application pg 56

JELD-WEN FiniShield V-4500 New Construction Black Vinyl Low-e Argon Single Hung Window Full Screen Included

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Pella 150 Series New Construction Jamb White Vinyl Low-e Argon Double Hung Window Full Screen Included

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Nelson Wood Shims 0.3125-in x 1.375-in x 7.875-in 12-Pack Pine Wood Shim

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Pella 36-in x 80-in Fib Hand Inswing Black F Front Door with Brick

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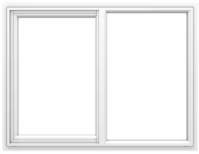

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~~$537.26~~ SAVE 15%

4

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included

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103

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included

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Application pg 57

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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Overview Specifications Product Features Compare Reviews Q&A

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$235.82

$224.03 when you choose 5% savings on eligible purchases every day. Learn how

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The most popular of the RELIABILT new construction single hung windows, the Series 150 showcases a brick mould exterior to complement any home'… Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and J-channel included… The bottom sash tilts in and operates easily with both an integrated, full-length, slim-line lift rail, and block and tackle balance system

Common Size (W x H): 32-in x 60-in

32-in x 60-in

Pickup
Ready by Wed, Jan 3 (Est.)

Delivery
As soon as Thu, Jan 4

FREE Pickup at St Augustine Lowe's

1

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Feedback

In use lifestyle image, accessories not included; refer to specifications for grid and lock details

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included

Item #632840 | Model #719801225757150SH

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RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 150 Construction

Overview

The RELIABILT Series 150 single hung windows offer an exceptional value with outstanding strength, energy efficiency and lasting beauty.

- The most popular of the RELIABILT new construction single hung windows, the Series 150 showcases a brick mould exterior to complement any home's style
- Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and J-channel included (Series 160 available without J-channel)
- The bottom sash tilts in and operates easily with both an integrated, full-length, slim-line lift rail, and block and tackle balance system
- DP-50 rated (Design Pressure rating) on windows up to 36-in W x 74-in H
- Features Low-E glass to reflect solar energy along with the added thermal efficiency of Argon insulating gas (ENERGY STAR qualifications may not be applicable in all zones; see each window's U-Value and SHGC value for exact specifications)
- Features a 5/8-in contoured grid pattern between the glass panes to enhance the style and appearance of your home without creating the extra cleaning complexities of grids outside the panes
- Window comes standard in white and includes a half screen; additional sizes, factory mulling, glass, wood jamb extensions, grid and colors are available; see your local sales associate for available custom options
- Standard manufacturer's Limited Lifetime Warranty included on all vinyl materials and all parts under normal use, as well as a 25-year prorated warranty against seal failure (see actual warranty for details)
- All RELIABILT windows are manufactured exclusively for Lowe's and made proudly in the USA

Warranty Guide
PDF

Product Certifications
PDF

Operating Manual
PDF

Use and Care Manual
PDF

Energy Guide
PDF

Specifications

Dimensions

Common Size (W x H)	32-in x 60-in	**Rough Opening Width (Inches)**	32
Grid Width	5/8-in	**TTT Flange Size**	N/A
Rough Opening Height (Inches)	60	**Weight**	42

Chat

Application pg 59

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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Balance System	Block and tackle	**J Channel**	Integrated
Clear Opening Sq Ft	4.78	**Lock Type**	Cam
Color/Finish Family	White	**Lowe's Exclusive**	Yes
Design Pressure (DP) Rating	50	**Mulling**	N/A
Exterior Color/Finish	White	**Nail Fin**	Integrated
For Use with Mobile Homes	No	**Number of Locks**	2
Frame Material	Vinyl	**Obscure Glass**	No
Frame Profile	Brick mould	**Paintable**	No
Glass Insulation	Low-E argon	**Project Type**	New construction
Glass Strength	Single strength	**Screen Frame Type**	Roll-form
Glazing Type	Double pane	**Screen Included**	Half
Grid Included	Yes	**Screen Type**	Fiberglass mesh
Grid Pattern	1hx2v	**Series Name**	150 Series
Grid Profile	Contoured	**Solar Heat Gain Coefficient (SHGC)**	0.2
Grid Type	Between the glass	**Sound Transmission Control (STC) Rated**	No
Hardware Color/Finish	White	**Tilt Mechanism**	Flush
High Altitude Rated	No	**Tilting**	Yes
Impact Resistant	No	**Ventilation Latches**	N/A
Insect Screen Included	Yes	**Wood Jamb Extension**	None

Warranty			
Warranty	Limited lifetime		

Chat

Application pg 60

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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ENERGY STAR Certified North/Central Zone	Yes	**Meets Title 24**	No
ENERGY STAR Certified Northern Zone	No	**Meets Wildland Urban Interface**	No
ENERGY STAR Certified South/Central Zone	Yes	**Miami Dade Approved**	No
ENERGY STAR Certified Southern Zone	Yes	**Texas Department of Insurance Approved**	Yes
Florida Product Approved	Yes	**U Value**	0.3
Hurricane Approved	No		

Miscellaneous

Actual Size (W x H)	31-1/2-in x 59-1/2-in	**Rough Opening Size (W x H)**	32-in x 60-in
Clear Opening Size (W x H)	26-11/16-in x 26-11/16-in	**UNSPSC**	30171600
Jamb Depth Measurement	3-1/4-in		

Product Features

Chat

Application pg 61

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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Single Hung Windows

RELIABILT single hung windows feature a bottom tilting sash or side load sash, for accessible cleaning.

Low-Maintenance Durability

Windows constructed from vinyl have superior durability and performance. Vinyl will not rot, peel or swell, regardless of the weather conditions, so your windows will last for years to come.

High Quality Materials

RELIABILT windows feature a welded frame and sash corners, to provide strength and integrity. These windows are manufactured from premium vinyl, which is virtually maintenance-free.

Easy to Install

Designed for new and replacement projects, this window is constructed for smooth installation. For new construction applications, the window comes with an integrated nail fin to aid in installation.

Chat

Application pg 62

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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Community Q & A

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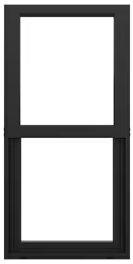

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JELD-WEN C-3500 New Construction Black Composite Low-e Argon Single Hung Window Full Screen Included

Sponsored
JELD-WEN C-3500 Jamb Left-operable Composite Black Sliding Window Full Screen Included

Sponsored
JELD-WEN C-3500 Jar Composite Black Slid Screen Included

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RELIABILT 53.5-in White Aluminum and Vinyl-Window Joining Kit with Mull Clips Mull Covers Mull Reinforcement

RELIABILT 3201 Series Replacement Jamb White Vinyl Dual-pane Double Hung Window with Grids, Half Screen Included

RELIABILT 14500 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included

RELIABILT 72-in x 80-i Vinyl Sliding Universa

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Sunshine Title Corporation
D. Gonzales
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #118832
207700-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this October 27, 2023, between Direct Home Buyer 1 Inc., a Florida corporation, whose mailing address is: 1093 A1A Beach Blvd. #544, Saint Augustine, Florida 32080, party of the first part, and Mario Luis Cano, whose mailing address is: 3936 Murrells Inlet Rd., Murrells Inlet, South Carolina 29576, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

In the City of St. Augustine, Commencing at a point on the East side of Dumas Street, 148 feet South from the Southeast corner of Bridge and Dumas: thence East 100 feet; thence Southerly and parallel with Dumas, 27 1/2 feet; thence Westerly and parallel with Bridge Street, 100 feet to the East side of Dumas; thence Northerly along East side of Dumas Street, 27 1/2 feet to the Point of Beginning: Said Lot being bounded on the North by Lot recently sold to Charlie Kelton; East by Land of Ellen Harrold; South by Land of Mary E. Martin and West by Dumas Street. ALL as contained in St. Johns county, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on October 27, 2023.

Signed, sealed and delivered
in the presence of:

Carlton L Perkins
Witness signature
CARLTON L PERKINS
Print witness name

Witness signature
NRUPAL PATEL
Print witness name

Direct Home Buyer 1 Inc., a Florida corporation

By:
Print Name: Christa Jackson
Title: President

State of Florida
County of ST. JOHNS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this October 27th, 2023 by Christa Jackson, President of Direct Home Buyer 1 Inc., a Florida corporation who is personally known to me or who has produced FL DRIVERS LICENSE as identification.

Notary Public

NRUPAL K. PATEL
MY COMMISSION # HH112855
EXPIRES: April 30, 2025

DEED - Special Warranty Deed - Corporate
Closers' Choice

Application pg 64

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	2077000000
Location Address	57 DUMAS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 4 BLK I OR5849/90 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Cano Mario Luis 100%
Mailing Address	3936 MURRELLS INLET RD MURRELLS INLET, SC 29576-0000

Map

Valuation Information

	2024
Building Value	$115,029
Extra Features Value	$0
Total Land Value	$97,440
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$212,469**
Total Deferred	$0
Assessed Value	**$212,469**
Total Exemptions	$0
Taxable Value	**$212,469**

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	$116,885	$0	$97,440	$0	$0	$214,325	$158,365	$55,960	$158,365
2022	$108,654	$0	$88,670	$0	$0	$197,324	$143,968	$53,356	$143,968
2021	$72,776	$0	$63,336	$0	$0	$136,112	$130,880	$5,232	$130,880
2020	$59,639	$0	$63,336	$0	$0	$122,975	$118,982	$3,993	$118,982
2019	$49,283	$0	$63,336	$0	$0	$112,619	$108,165	$4,454	$108,165
2018	$49,910	$0	$58,464	$0	$0	$108,374	$98,332	$10,042	$98,332
2017	$36,225	$550	$52,618	$0	$0	$89,393	$89,393	$0	$89,393
2016	$37,030	$642	$45,675	$0	$0	$83,347	$73,953	$9,394	$73,953
2015	$38,640	$733	$36,540	$0	$0	$75,913	$67,230	$8,683	$67,230
2014	$31,061	$825	$29,232	$0	$0	$61,118	$61,118	$0	$61,118
2013	$32,329	$916	$22,655	$0	$0	$55,900	$55,900	$0	$55,900

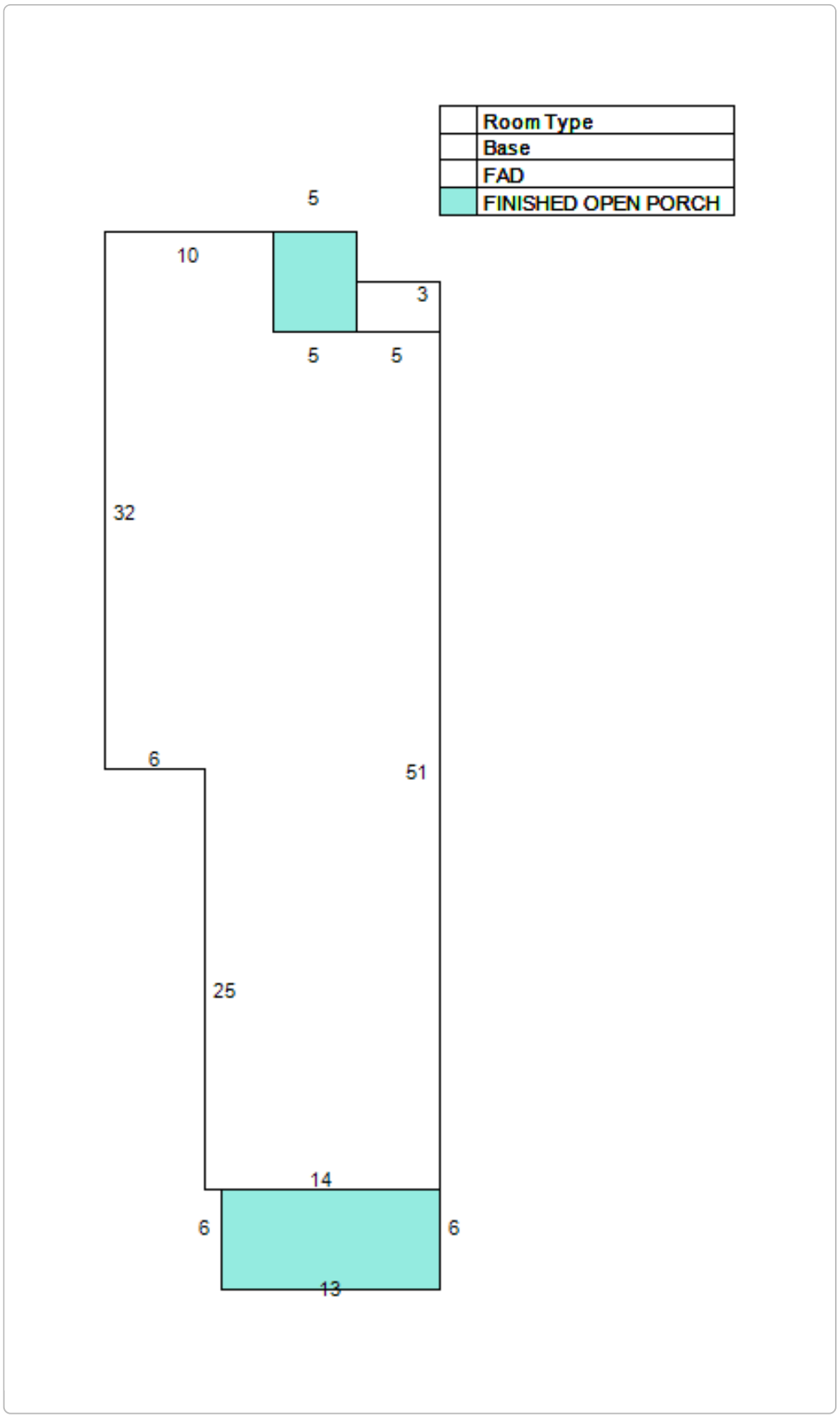
Building Information

Building 1
Building Value $115,029
Year Built 1930
Actual Area 1053
Conditioned Area 945
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Roll Composite
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 3
Baths 1

Description	Square Footage
BASE AREA	930
FINISHED OPEN PORCH	30
ADDITION	15
FINISHED OPEN PORCH	78
Total SqFt	1053

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	28	90	28	EF	$97,440

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/30/2023	10/27/2023	$318,000.00	WARRANTY DEED	5849	90	Q	I	DIRECT HOME BUYER 1 INC	CANO MARIO LUIS
8/24/2023	8/22/2023	$0.00	WARRANTY DEED	5814	1424	U	I	HIGGINS TRACY	DIRECT HOME BUYER 1 INC
8/24/2023	8/22/2023	$0.00	WARRANTY DEED	5814	1422	U	I	ODONNELL EVAN	DIRECT HOME BUYER 1 INC
8/24/2023	8/22/2023	$140,000.00	WARRANTY DEED	5814	1421	U	I	O'DONNELL KEVIN	DIRECT HOME BUYER 1 INC
8/24/2023	10/28/2017	$0.00	DEATH CERTIFICATE	5814	1420	U	I	O'DONNELL JOHN J(DEC'D)	O'DONNELL JOHN J(DEC'D)
3/16/2016	3/16/2016	$0.00	SUMMARY ORDER ADMIN	4163	1	U	I	O'DONNELL MAUREEN E ESTATE	O'DONNELL JOHN J
	12/29/2003	$75,000.00	WARRANTY DEED	2120	850	Q	I	MASON MYRTIS	O'DONNELL MAUREEN E
	6/14/2002	$0.00	DEATH CERTIFICATE	2120	849	U	I	HICKSON TROY *** (DECD 6/14/02)	MASON MYRTIS (REM OF L/E)
	6/11/1998	$0.00	LIFE ESTATE	1325	1836	U	I	HICKSON TROY ***	HICKSON TROY ***
	1/1/1990	$0.00		844	565	U	I		HICKSON TROY ***
	1/1/1987	$0.00		731	663	U	I		
	1/1/1977	$0.00		323	637	U	I		

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

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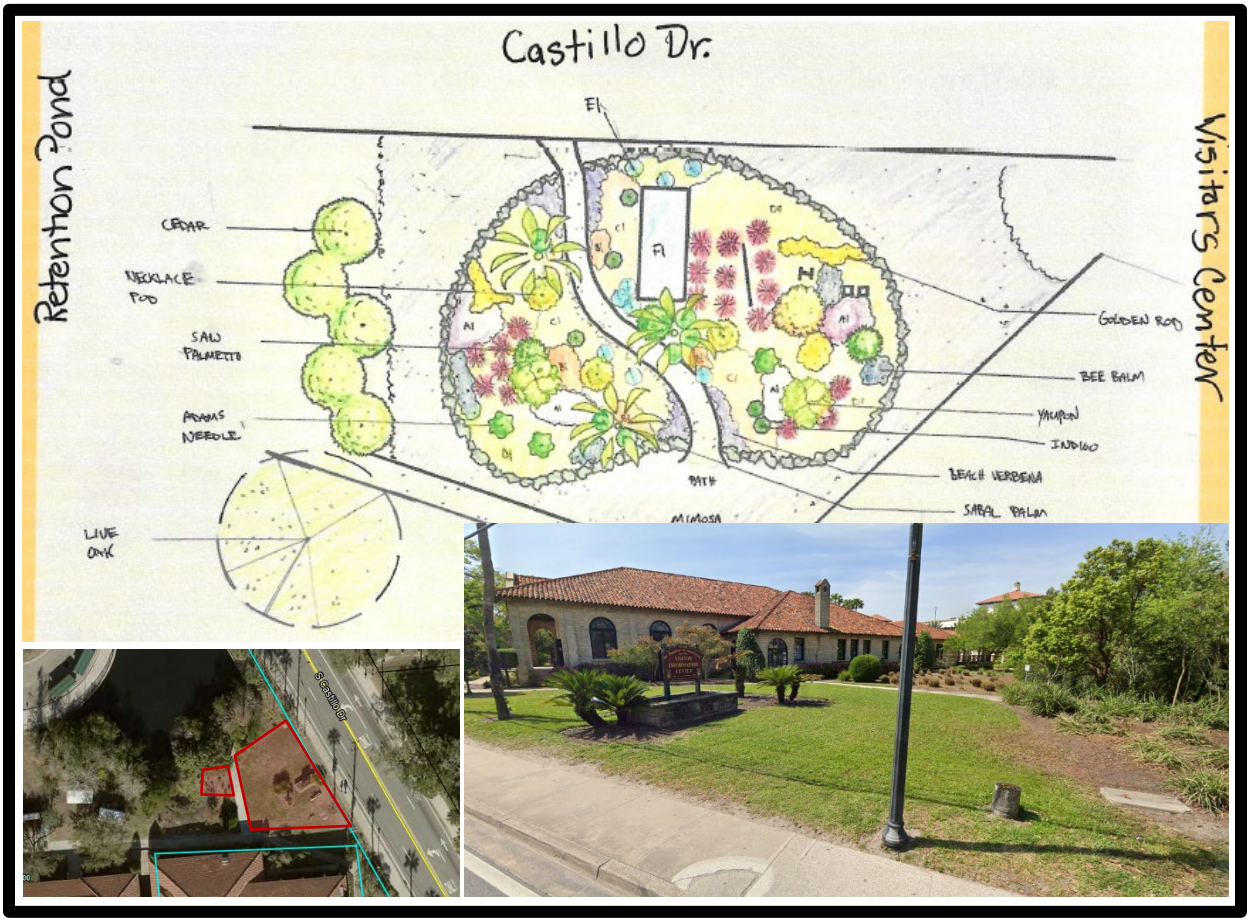
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 18, 2024 Meeting



Application HP2023-0061

Address: 1 Cordova Street (a.k.a. 10 S Castillo Drive)

Applicant: St. Johns Regional Audubon

Property Owner: City of St. Augustine

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

Architectural Style:	Mediterranean Revival	Florida Master Site File:	8SJ0396
National Register:	Individually Listed	Construction date:	1938
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1960500000		
Agenda Item:	8(a)	Previous Action(s):	None Applicable

STAFF SUMMARY AND ANALYSIS:

1. This project is located within the Historic Preservation-Three (HP-3) zoning district just northeast of the Visitors Information Center (VIC) along S. Castillo Drive in a lawn area currently occupied by the Visitors Information Center sign and several utility fixtures.
2. The applicant is proposing a Native Florida plant garden with details as described in the Summary Scope of Work below.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends that landscaping be compatible with the overall character of the historic property and the district in size, scale, materials, and color. The proposed plant materials appear mostly to be lower variety native species popular with pollinators. The garden proposed plantings are configured to screen existing utility features which are currently highly visible from S. Castillo Drive and the VIC walkways.
4. Pre-approved plant materials are listed as an additional resource within the AGHP. Native Florida plants, while not individually named within the list, are considered appropriate plant materials within the Historic Preservation zoning districts.
5. Coquina and loose shell aggregate proposed for edging and garden path are appropriate materials based on the AGHP. The aluminum edging is not generally appropriate; however, it is unclear how visible this edging will be as it appears to be utilized primarily to retain the shell aggregate along the path. If the HARB finds this is an appropriate material for edging, the color should be a dark brown.
6. The proposed signage will be constructed of custom high pressure laminated (CHPL) panels with a matte finish. Colors are similar, though not exact matches, to several pre-approved colors. CHPL panels, while not a pre-approved material, have been approved for other interpretive signage within the HP districts and throughout the city. The deviation from pre-approved materials and colors may be mitigated by a location interior to the garden with limited visibility from the rights-of-way.
7. The garden is located within Archaeology Zone IA, and coordination with the City Archaeologist for archaeological review will be required.

Staff does not make recommendations for projects proposed on City property. The HARB should determine, based on the evidence provided, whether the proposed scope of work is consistent with AGHP requirements and appropriate within the context of its location and the surrounding Historic Preservation zoning district.

SUMMARY SCOPE OF WORK:

1. Plant garden in greenspace immediately south of the Visitor's Information Center
    a. Native Florida Plants
    b. Shell aggregate pathway
    c. Decorative coquina stones
    d. Aluminum edging along path
    e. Interpretive signage
        i. One 24" x 36" pedestal sign
        ii. Twenty-five 5" x 7" plant stake signs with plant descriptions

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.
- 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.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.

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

Post-1821

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

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Views Facing North

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

View Facing North

View Facing East

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Views Facing East

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

View Facing East

View Facing South

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

View Facing South

Staff Report pg. 10

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Views Facing South

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Adjacent Retention Pond (Invasive Species to be removed)

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Aerial Views

STAFF PHOTOGRAPHS
1 Cordova Street (a.k.a. 10 S Castillo Drive)

Google Streetview

NPS Form 10-900
(Rev. 10-90

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ST. AUGUSTINE CIVIC CENTER SJ 390

other names/site number Visitor's Information Center

2. Location

street & number 10 Castillo Drive N/A ☐ not for publication

city or town St. Augustine N/A ☐ vicinity

state Florida code FL county St. Johns code 109 zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara E. Mattick, DSHPO for Survey & Registration 3/9/05
Signature of certifying official/Title Date

Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) _____

St. Augustine Civic Center
Name of Property

St. Johns Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	1	structures
1	0	objects
2	1	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

"Florida's New Deal Resources"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

RECREATION AND CULTURE

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY: Mission Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STONE: coquina
roof CERAMIC TILES
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1934-1955

Significant Dates

1934

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Henderich, Frederick A./
Leyvraz, Charles

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
  #
- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

#

10. Geographical Data

Acreage of Property less than one

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	469620	3307400
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Johnston, Sidney/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date February 2005

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of St. Augustine c/o William R. Adams

street & number Post Office Box 210 telephone 904-825-5033

city or town St. Augustine state FL zip code 32085-0210

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SUMMARY

The St. Augustine Civic Center is located at 10 Castillo Drive in St. Augustine, St. John County, Florida. The one story building completed in 1935 is a good example of Mission Revival architecture. It has a T-shape floor plan, arcaded entrance porch, cross-hip roof surfaced with barrel tiles and partially obscured by a decorative shaped parapet, ashlar coquina stone walls, coquina chimneys, multi-light double-hung sash and casement windows deeply set within the walls, and a poured concrete foundation. The interior contains a reception area, gift shop, museum exhibits, and auditoriums. In 1995, a compatible addition was constructed on the rear (west) elevation of the building. One contributing object, a memorial marker, and one non-contributing structure, a planter with a sign, are on the property. The building contains approximately 16,000 square feet of interior floor space. Executed with a superior level of craftsmanship and being an important landmark on a primary thoroughfare in St. Augustine, the building retains its 1930s character and integrity to a high degree.

SETTING

The seat of government of St. Johns County, St. Augustine, is located approximately forty-five miles south of Jacksonville. The population of the city is 11,592 (2000). King Street serves as the main east-west corridor into the city, and U. S. Highway 1 is the primary thoroughfare along the western side of the city. North of the city, San Marco Avenue forks from U. S. Highway 1 and extends south into the heart of St. Augustine. Just to the north of the historic civic center, the name San Marco Avenue changes to Castillo Drive. Consequently, the building stands at the southwest corner of the intersection of Castillo Drive and San Marco Avenue, which are delineated by the intersection with West Castillo Drive, which runs east-west to the north of the historic civic center. The combined Castillo Drive/ San Marco Avenue corridor also serves as State Road A1A and the business route of U. S. Highway 1. King Street, the Bridge of Lions, and the city's downtown plaza are located approximately six blocks to the south.

The St. Augustine Civic Center faces east on Castillo Drive just north of the colonial city. Located in the San Marco Tract, the broad public property is aligned east/west with Orange Street and West Castillo Drive bordering it on the south and north respectively. The property was never subdivided for residential development, unlike the Abbott Tract and North City neighborhoods farther north. Ripley's Believe-It-Or-Not, an administrative office for the National Park Service, and the grounds of the Castillo de San Marcos (NR 1977) occupy sites to the east of the building. Immediately to the south of the center is the Huguenot Cemetery, which was established in 1821. A parking lot is immediately to the west, beyond which lies a baseball field. Commercial buildings line the properties north of the tract. Vegetation on the Civic Center property consists of mature oak and palm trees and various shrubs and plants.

Several historic districts are in close proximity to the building. Approximately one block to the northeast and across San Marco Avenue lies the southwest corner of the Abbott Tract Historic District (NR 1983). The next

street to the south is the northern boundary of both the Model Land Company Historic District (NR 1983) and the St. Augustine Historic District (NR 1986), both of which extend along Orange Street.

PHYSICAL DESCRIPTION
EXTERIOR

The St. Augustine Civic Center has a T-shape footprint. It is constructed with a continuous reinforced concrete footer foundation, and off-grade construction with wooden floor joists. The load bearing walls are coquina masonry. The intersecting hip main roof with ceramic barrel tiles is accented by open eaves, and has a raised decorative parapet at the east elevation. A hip roof on the west portion of the building is connected to the main roof with a narrow connector roof. Three external chimneys pierce the roof on the north, south, and west elevations.

The façade or east elevation (Photo #1) is the foot of the T-footprint of the building, measures sixty feet across, and fronts onto Castillo Drive. The facade displays much of the building's Mission Revival Style character. The random-range quarry face coquina walls typify St. Augustine's colonial building material heritage. Accented by a large shaped parapet with a central shield and flanking pairs of statuary niches, the main entrance is protected by a three-bay, full-width, elevated, arcaded porch with cornice returns. The shield displays the coat of arms of the kingdoms of Castille and Leon. The archivolt of the central arch rests on Tuscan columns, a feature shared with the inner haunches and spring lines of the flanking arches. The outer supports for the flanking arches, however, consist of square columns, providing the building with a subtle contrast of forms. Both the Tuscan and square columns display simple, molded architraves. A six-step concrete stairway provides access onto the center of the porch, which protects three openings into the interior. Each opening has two sets of doors: solid-wood tongue-in-groove exterior doors suspended on wrought-iron hinges and accented by grills-and-wickets, and fourteen-light French interior doors. The elevation is interrupted by a cross-hip extension that projects twenty feet to the north and south, forming the head of the T-shape of the building (Photo #3). Within the extension on both the north and south ends, two arched openings face east, one containing an emergency exit, the other is filled with four-light casement windows accented with a fanlight.

The north and south elevations (Photos #2&3) of the main block are nearly identical and have the cross-hip roof and the extensions of the building's T-shape design. The north elevation on the main block of the building has four bays, which are divided by sloped buttresses (Photo #3). Each bay has arched openings. The easternmost bay is open and its arches frame the front porch. The three additional bays are filled with ten-light casement windows and fanlights. A sloped ramp runs east from the southern extension of the elevation and attaches to the façade porch (Photo #4).

The extension on the north elevation is identical to that on the south elevation, and measures fifty-seven feet across (Photo #5). It is punctuated by two arched openings filled with four-light casement windows; an arch at either end of the extension flank five rectangular, double-hung sash windows with six-over-six lights. The

fenestration is both irregular and asymmetrical, interrupted by a distinctive chimney with offset flue plates, a pointed hood, arched vents, and barrel tile surfacing (Photo #6).

The west elevation of the original civic center measures 100 feet wide and has arched openings filled with casement windows and fanlights (Photos #7&8). A sloped ramp (Photo #9) extends approximately thirty feet parallel to the elevation, terminating into a narrow glass-enclosed, roofed connection that joins the original building to a modern addition. The roofed connection has walls framed in wood and finished in glass and glass filled doors.

The rectangular addition measures eighty-four feet by thirty-four feet (Photos #9&10). It is removed from the west elevation of the main block by thirteen feet. It is set back seven feet from the wall planes of the north and south elevations of the original building. The setback of the addition and use of a largely glass connection leaves the original west elevation of the historic building visible. The addition has a hip roof with barrel tiles, open eaves, coquina walls, and paired and single arrangements of six-over-six-light double-hung sashes in rectangular windows. The east elevation of the addition has vertical wood siding and a single double-hung sash window. The north elevation of the addition has a pair of six-over-six-light double-hung sash windows. The west elevation has paired arrangements of six-over-six-light double-hung sash windows at either end, flanking four double-hung sash single windows with six-over-six lights. The south elevation of the addition has the same appearance as the north elevation, with the exception of steps in place of the sloped ramp.

INTERIOR

The interior floor space covers approximately 13,000 square feet in the original building, and has five primary spaces. These spaces are a reception hall, two auditoriums, a gift shop, and museum. The floors are wooden, the ceiling is open to the roof, and the walls are plaster with pilasters at the same intervals as the buttresses on the exterior.

The front doors open into a large reception hall which has a ticket sales counter (Photo #11). The reception hall is a voluminous space that extends between the exterior walls and rises to the roof (Photo #12). The hall reveals the massive truss framework and roof decking. The exposed trusses consist of adze-hewn rafters and beams fashioned into king post-and-strut and tie-beam arrangements. Wrought-iron chandeliers with exposed light bulbs are suspended from the rafters. Coquina pilasters with molded architraves project beyond the plastered north and south elevation walls into the hall, respectively (Photo #13). The interior pilasters support the roof's tie beams.

The space is divided by a three-quarters height castellated wall which has balconets, crown moldings, and parapets. It has three arches that mirror the arcaded porch, and access a walk-in display and ticket sales counter. This display unit separates the reception area from two auditoriums that occupy the spaces farther west.

The auditoriums are equal in size, and have single door entrances in the east walls, inclined floors, auditorium seating, rear exits, and a shared projection booth at the west end (Photos #14&15). A central partition rises to the roof. The exposed rafters, pilasters, and wrought-iron chandeliers remain in the auditoriums.

A vestibule (Photo #16) and gift shop (Photo #17) occupy the space to the north, of the ticket counter and auditoriums. The walls of the vestibule are finished with coquina and those of the gift shop with plaster; the floors of both are carpeted. A full-height chimney with ashlar coquina keystone, brackets, chimney breasts, mantle, and a brick firebox and hearth rises along the north wall of the gift shop.

Similar in dimension and features, but on the south side opposite the gift shop, is a vestibule and museum (Photo #18). The museum also contains a full-height chimney (Photo #19).

To the west of the auditoriums is a covered connection to the modern addition (Photo #20) that provides handicapped access to the rear of the building and public restrooms, maintenance storage, two offices, and employee break-room. The exterior walls of the original building are interrupted only by tie beams that support the connector roof. The western door and window openings along the elevation remain intact, although the doors have been removed.

ALTERATIONS

The main alteration was the west addition built in 1995 to bring the building into compliance with the Americans with Disabilities Act and provide additional restrooms. Well-executed, the addition is semi-attached to the original building with a narrow connection. Set back from the rear and wall planes of the original building, the addition and its connection leave exposed the walls of the original building. The addition relates to the historic building through the use of coquina walls and tiled hip roof. The addition is differentiated from the historic in that the hip roof is lower than the main block; the windows are all rectangular; and the stone is set in random ashlar, rather than regular courses.

In the 1990s, the auditorium space, and partition with display and ticket sales counter was divided off from the open assembly hall. Since 1995, the gift shop and museum have occupied spaces formerly used as women's and men's clubrooms and restrooms, resulting in little alteration and no change in circulation patterns. The restrooms were converted into office, storage and lounge areas.

CONTRIBUTING OBJECT

Near the southeast corner of the property adjacent to the Huguenot Cemetery is a memorial marker (Photo #21). Fabricated with coquina in 1935, the marker consisted of a base that measures eight feet long by five feet wide,

and an upright tablet eight feet high and five feet wide. A missing bronze tablet that was attached to the coquina tablet identified the building, the New Deal project, and illustrated a shield.

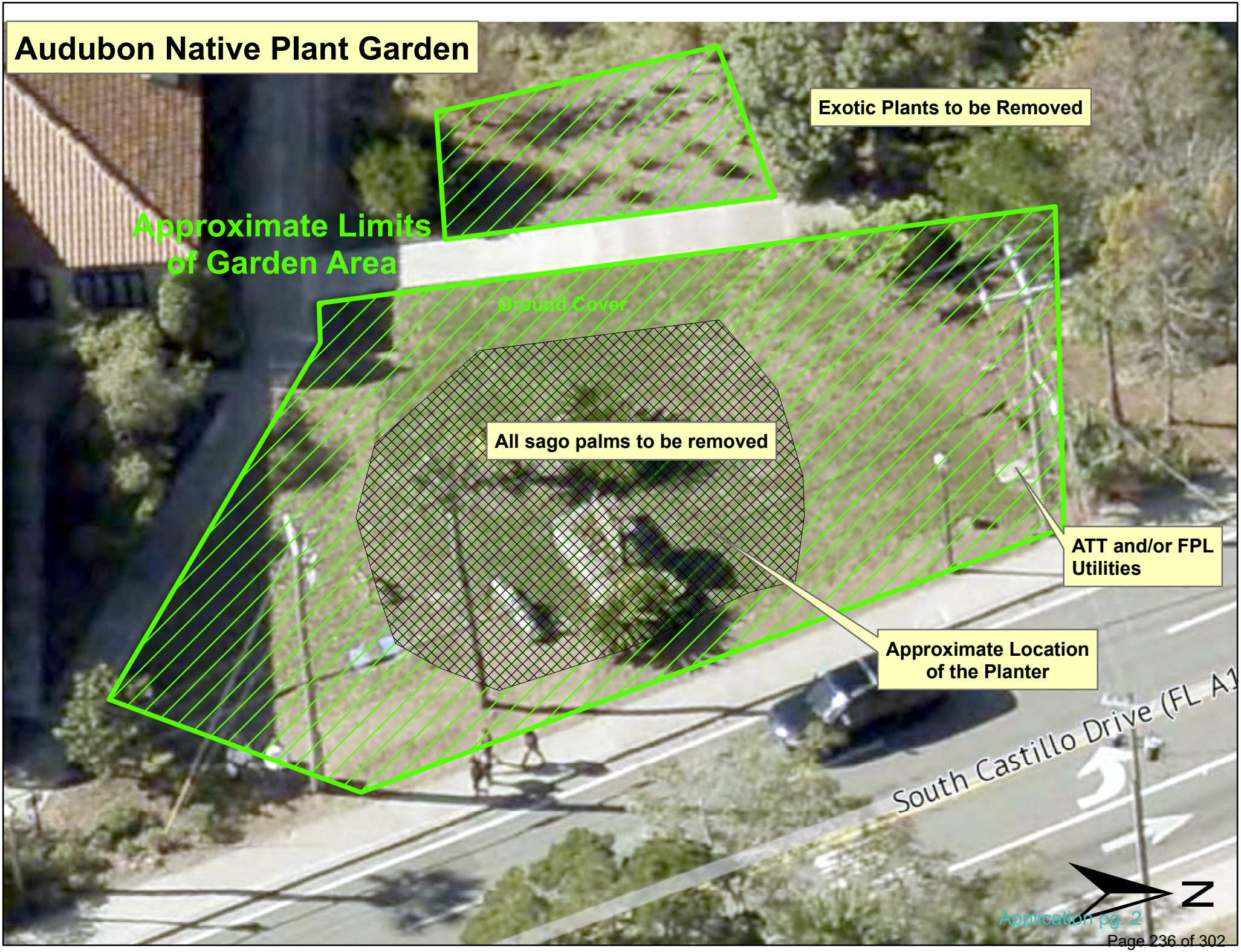
NON-CONTRIBUTING STRUCTURE

At the northeast corner of the property stands a planter (Photo #22) with a sign that identifies the building by its current use, the Visitor Information Center. The planter was installed on the property in the 1980s and measures approximately six feet wide by twelve feet long, and consists of coquina stem walls and caps, a sign, and plantings.

FOR JANUARY 18, 2024 HARB MEETING

COA HP2023-0061 – 1 Cordova Street (a.k.a. 10 S Castillo Drive)

New Material Submitted by the Applicant


Audubon Native Plant Garden
Exotic Plants to be Removed
Approximate Limits of Garden Area
Ground Cover
All sago palms to be removed
ATT and/or FPL Utilities
Approximate Location of the Planter
South Castillo Drive (FL A1
N

Received 12/30/2023
Planning and Building Department

Application pg. 3

Received 12/21/2023
Planning and Building Department

Prepared for:

St. Johns Regional Audubon

WACCA PILATKA

Prepared by:

Nick Freeman
Wacca Pilatka LLC

Received 12/21/2023
Planning and Building Department

About Us

Our mission as Wacca Pilatka is to create sustainable & Florida friendly landscapes that support the health of our ecosystems, promote biodiversity and bring people closer to nature.

We're proud to offer high quality professional landscape services that create unique and beautiful landscapes for residential and commercial settings. We put a great deal of creativity, passion and careful attention in each project we take on and pride ourselves on creating landscapes that exceed our customers expectations. We look forward to enhancing the beauty of your home and or commercial site.

Project Description

Large scale pollinator meadow, perimeter border of 1-2' coquina boulders, perimeter turf replacement of sunshine mimosa

A1 Grouping: Liatris, Lovegrass

B1 Grouping: Gaura

C1 Grouping: Rudbeckia, Stokes Aster, Love Grass, Dropseed, Beardtongue

D1: Rudbeckia, Petunia, Love Grass, Dropseed,

E1: Calamint and Dropseed

F1: Planter box fill with Calamint

Received 12/21/2023
Planning and Building Department

Plant List Details & Ordering Sheet

Plant Name	Size & Speciications	Order Quantity	gALLERY
JUNIPERUS VIRGINIANA, RED CEDAR	30G	5	
QUERCUS VIRGINIANA, LIVE OAK	30G	1	
SABAL PALMETTO, SABAL PALM	FG 12'CT	3	
ILEX VOMITORIA, YAUPON HOLLY	15G	2	

Received 12/21/2023
Planning and Building Department

Plant Name	Size & Speciications	Order Quantity	gALLERY
SOPHORA TOMENTOSA VAR. TRUNCATA, NECKLACE POD	7G	3	
HAMELIA PATENS, FIREBUSH	7G	1	
SERENOA REPENS, SAW PALMETTO	15G	3	
ZAMIA PUMILLA, COONTIE	7G	6	
MUHLENBERGIA CAPILLARIS, PINK MUHLY	3G	13	

Received 12/21/2023
Planning and Building Department

Plant Name	Size & Speciications	Order Quantity	gALLERY
RUDBECKIA HIRTA, BLACK EYED SUSAN	1G	42	
RUELLIA CAROLINIENSIS, WILD PETUNIA	1G	35	
STOKESIA LAEVIS, STOKES ASTER	1G	21	
PENSTEMON MULTIFLOROUS, BEARDTONGUE	1G	16	
GAURA LINDHEIMERI, BEE BLOSSOM	1G	15	

Received 12/21/2023
Planning and Building Department

Plant Name	Size & Speciications	Order Quantity	gALLERY
LIATRIS SPP,	1G	28	28
SOLIDAGO STRICTA GOLDENROD	1G	22	
MONARDA PUNCTATA, BEE BALM	1G	14	
BAPTISIA ALBA, WILD INDIGO	1G	5	
CALAMINTHA GEORGIANA, CALAMINT	1G	21	
GLANDULARIA MARITIMA, BEACH VERBENA	1G	25	

Received 12/21/2023
Planning and Building Department

Plant Name	Size & Speciications	Order Quantity	gALLERY
ERAGROSTIS SPECTABILIS, PURPLE LOVE GRASS	1G	30	
SPOROBULS JUNCEUS, PINEYWOODS DROPSEED	1G	20	
MIMOSA STRIGILOSA, SUNSHINE MIMOSA	1G	300	

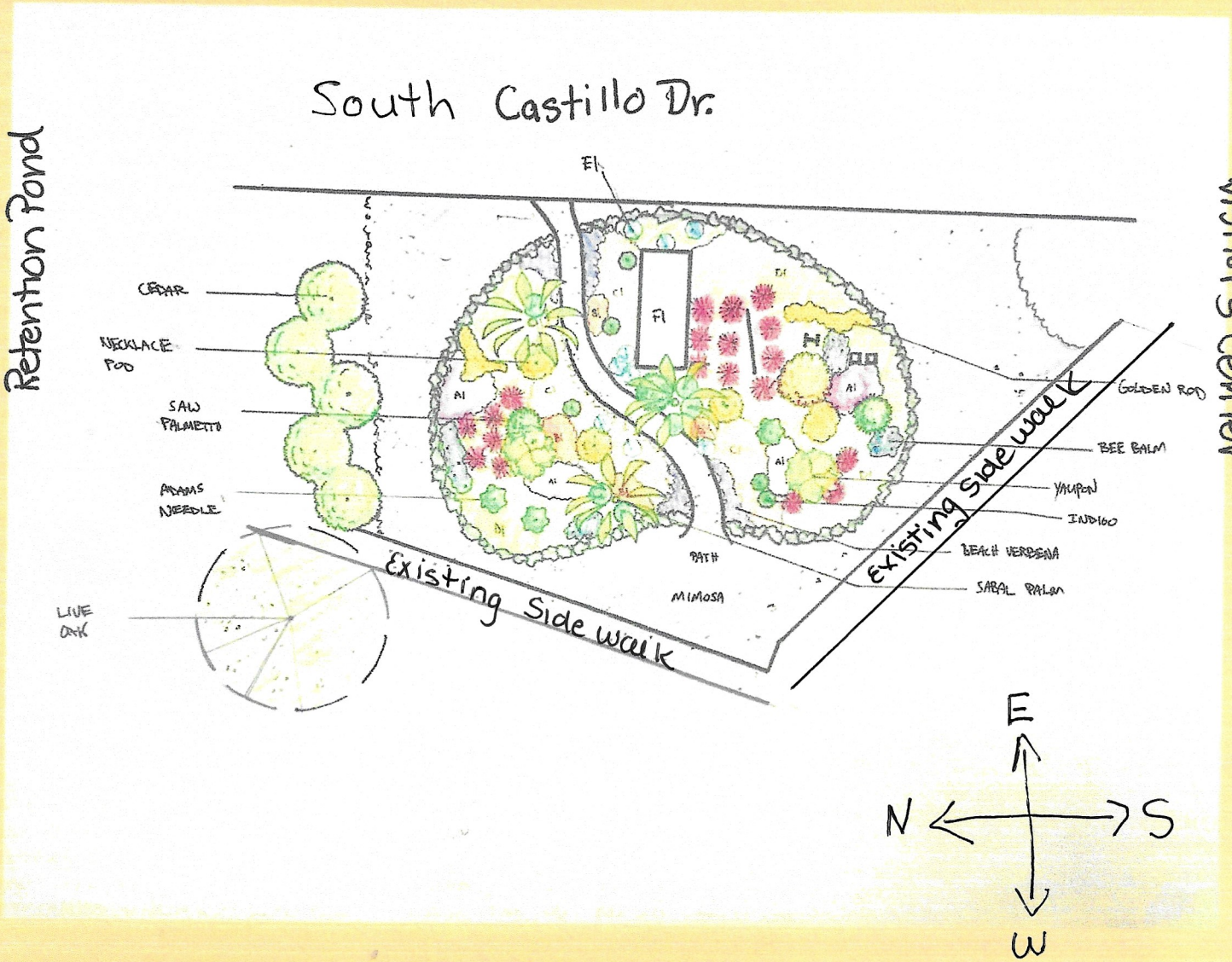
Received 12/21/2023
Planning and Building Department

Invasive Plants Identified

Plant Name	LOCATION	PERVASIVENESS	gALLERY
SCHINUS TEREBINTHIFOLIA, BRAZILIAN PEPPER	POND MARGIN	MODERATE, MATURE COLONIES	
CINAMOMUM CAMPHORA, CAMPHOR TREE	POND MARGIN	LOW, MATURE SPECIMEN NOTED	
KOELRUTARIA PANICULATA, GOLDEN RAIN TREE	POND MARGIN	MODERATE, YOUNG COLONIES	

Received 01/05/2024
Planning and Building Department

Landscape Design



The above design is represented in a scale of 1"=10' and is a depiction of the final landscape plan at 60-70% maturity. Each plant is labeled by either its common or botanical name. Repeating patterns of a particular plant may not be represented. The hierarchy of some landscape elements may obscure ground level plantings. Minor revisions to this plant will be made as an adendum. Large scale changes will be re-drawn and may include an additional charge depending on the scope of work involved.

Received 12/21/2023
Planning and Building Department

Deliverables

Project Segment	Timeframe
Demolition	1 day
Irrigation	1 day
Site Preparation	2 days
Installation	2 days

Pricing Table

Services	Price	QTY	Subtotal
Installation Labor	$3,900.00	1	$3,900.00
Demolition Labor	$1,450.00	1	$1,450.00
Materials Plants	$7,980.00	1	$7,980.00
Materials Coquina Boulders	$7,800.00	1	$7,800.00
Materials Path Base	$390.00	1	$390.00
Mulch	$7.90	110	$869.00
Materials Soil	$59.00	16	$944.00
Irrigation	$1,099.00	1.5	$1,648.50
Equipment	$550.00	1	$550.00
Disposal	$595.00	1	$595.00
Shipping/Freight	$285.00	1	$285.00

Received 12/21/2023
Planning and Building Department

Subtotal	**$26,411.50**
Discount	**$0.00**
Total	**$26,411.50**

The above costs are a firm estimation of services and materials, however there are changes that can occur due to material or on-site disruptions We will inform you at the soonest opportunity if any changes to this cost schedule occurs so we can get your approval via a change order. The prcing above includes local and state taxes.

Received 12/21/2023
Planning and Building Department

Terms and Conditions

Our Promise

We believe in creating lasting landscapes and relationships. It our promise to provide excellent customer service and superior craftsmanship.

1. Initial on-site consultation and property assessment.
2. Custom design landscape design to enhance the beauty, ecological and economical value of your site.
3. Turn-key garden installation services. We will take your garden from conceptual planning to the final product.
4. Post-Installation client satisfaction walk through
5. Contiued availability to answer questions and offer guidance/services

Warranty

We provide a 30 day warranty on all vegetative material and 1 year warranty on all hardscapes.

Received 12/21/2023
Planning and Building Department

Terms of Contract

- Provider agrees to perform services listed in this gardening contract at the indicated service intervals.
- Provider is responsible for providing materials, labor and equipment necessary for performing listed services.
- The client agrees to make prompt payment in the amounts indicated in the gardening contract. 50% initial deposit upon signing the contract and full payment on completion of services.
- The gardening contract shall commence when both parties have signed the document and the initial deposit has been received. Deposits are refundable but may incur a cancelation charge at providers discretion.
- The provider and client agree to indemnify and hold one another harmless against any and all claims of loss or damage without limitation
- The viability of all plant material is insured with the exception of weather related events such as hurricanes, freezes, drought or not having in-ground irrigation to provide scheduled watering.
- Site preparation includes removing current vegetation and weeds but does not prevent new vegetation from re-emerging in the garden. Consider & prepare a garden maintenance plan for your new garden.
- Plants require sufficient irrigation to establish and during times of drought. We can provide in-ground irrigation services upon request. We are not responsible for plants that perish d/t lack of water.
- We are not responsible for damaging any unmarked utilities, pipes, irrigation, etc.
- Irrigation repairs or modifications if not explicitly listed in the pricing table will be billed at a rate of $120 per hour plus any parts/materials used

Payment

Upon signing this contract you will receive an invoice from Wacca Pilatka LLC via QuickBooks.

ACH transfer through QuickBooks is preferred. Any payments by check or cash please mail to the following address:

255 Rivertown Shops Dr St Johns, FL 32259

PMB#118

Received 12/21/2023
Planning and Building Department

Any payments via credit card will incur a 5% surcharge.

Final payments are due upon receipt. Payments not received within 7 days may be subject to late fees

Received 12/21/2023
Planning and Building Department

Let's Begin

Thank you for your time, and we look forward to working with you soon!

Best,

Nick Freeman
Owner, Wacca Pilatka LLC

12 / 14 / 2023

This estimate expires 1/14/24

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

September 21, 2023

St. Johns Regional Audubon
27 Fishermans Cove Rd
Ponte Vedra Beach, FL 32082

cc: City of St. Augustine

Re: Certificate of Appropriateness – 1 Cordova Street a.k.a. 10 S. Castillo Drive – HP2023-0061

Dear Ms. Koch,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to develop a native plant garden with informational signage and additional landscape features south of the Visitor's Information Center.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the January 18, 2024** 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 January 8, 2024.

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.:	HP2023-0061
Applicant:	St. Johns Regional Audubon
Owner:	City of St. Augustine
Address:	1 Cordova Street a.k.a. 10 S. Castillo Drive
Parcel Number:	1960500000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to develop a native plant garden with informational signage and additional landscape features south of the Visitor's Information Center.

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-3.
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 develop a native plant garden with informational signage and additional landscape features south of the Visitor's Information Center.

Subject to the following conditions:

- _____
- January 18, 2024
- _____
- _____
- _____
- _____
- _____

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. HP2023-0061

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 09/13/2023
Planning and Building Department

ST. JOHNS REGIONAL AUDUBON

27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082
Tele: (904) 770-5484
Email:
stjohnsaudubonsociety@gmail.com

September 13, 2023

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

VIA EMAIL

Re: St. Johns Regional Audubon HARB application – Native Plant Garden

Dear Ms. Courtney:

St. Johns Regional Audubon respectfully requests that you pull our HARB application from your September 23, 2023 meeting agenda so we can re-evaluate the location of the proposed native plant garden.

We also want to express our gratitude to both you and Andrea White for taking the time to meet with us and explain your concerns.

Respectfully,

Amy S. Koch
President

Meredith H. Randolph

From: President <president@stjohnsaudubon.com>
Sent: Wednesday, September 13, 2023 1:14 PM
To: Julie Courtney
Cc: Gilmore Laureen H; Harb; William J. Miller; Andrea P. White
Subject: Re: SJRA letter re Sept 21 HARB meeting - Audubon Garden application, 10 S. Castillo Drive

CAUTION: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe.
Hi Julie:

How about putting us on the agenda for January 2024?

That might be realistically possible.

Best,
Amy

On Sep 13, 2023, at 12:18 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Amy,
Thank you for your letter requesting that we continue the application. The next few HARB meeting dates are Oct 19, Nov 16, Dec 21. Additional application materials are required at least 10 days before the HARB meeting date (but preferably with more advanced timing).

We know there are multiple steps to take before you are ready to submit any revisions. If we continue to a date uncertain, we have to readvertise the public notices again. If we continue to a specific meeting date (does not have to be the next meeting), we do not have to readvertise. And if things are still not ready at that time, we can continue again. So, we would include your letter in the HARB meeting packet and could verbally announce that you request the continuance to one of the upcoming meeting dates? Please let us know if you have any thoughts on that.

We will make sure the HARB is aware of the situation so please be assured that they will not look unfavorably on requesting the continuance. As we all agreed yesterday, it is much better to have the right location for the beautiful garden you are planning!

Thanks so much to you and Laurie for working through this with us,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

<image001.jpg>

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

<image002.png> <image003.png> <image004.png>

CITY OF ST. AUGUSTINE
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. HP2023-0061

Receipt No. N/A

Meeting Date: September 21, 2023

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

1. NAME OF APPLICANT Amy S. Koch
   Business (if applicable) St. Johns Regional Audubon in partnership with the City of St. Augustine
   Address 27 Fishermans Cove Rd.
   City Ponte Vedra Beach State FL Zip Code 32082
   Daytime telephone 202-251-2017 E-mail Address president@stjohnsaudubon.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER City of St. Augustine
   Business (if applicable) St. Augustine Civic Center or Visitor Center
   Address 10 Castillo Dr.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-825-1086 E-mail address jjoyce@citystaug.com
3. PROJECT STREET ADDRESS 10 Castillo Dr.
4. LEGAL DESCRIPTION: Lot 1 Block ____ Subdivision San Marco Tract Parcel BSJ396
5. EXISTING USE walkway through Visitor Center PROPOSED USE walkway and native plant garden
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	
770	548	Roof
18	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)

- ☐ 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)

Development of a native plant garden adjacent to the Visitors Center. We will use local native plants to attract birds, insects, butterflies, pollinators, and other wildlife. In addition, we will provide information about the garden plants at the site with signs using QR codes with links to websites about native plants. We also plan to provide in-person educational programs for the community.

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 Amy S. Koch, President, St. Johns Regional Audubon

SIGNATURE OF APPLICANT Amy S. Koch Digitally signed by Amy S. Koch Date: 2023.08.18 11:12:34 -04'00' DATE 8/18/23

PRINT OWNER'S NAME City of St. Augustine

SIGNATURE OF OWNER _____ DATE _____

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

Received 08/21/2023
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 10 Castillo Drive, St. Augustine, FL

Applicant's Name: Amy S. Koch Applicant's Signature: Amy S. Koch Digitally signed by Amy S. Koch Date: 2023.08.18 11:13:54 -04'00'

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

Received 08/21/2023
Planning and Building Department

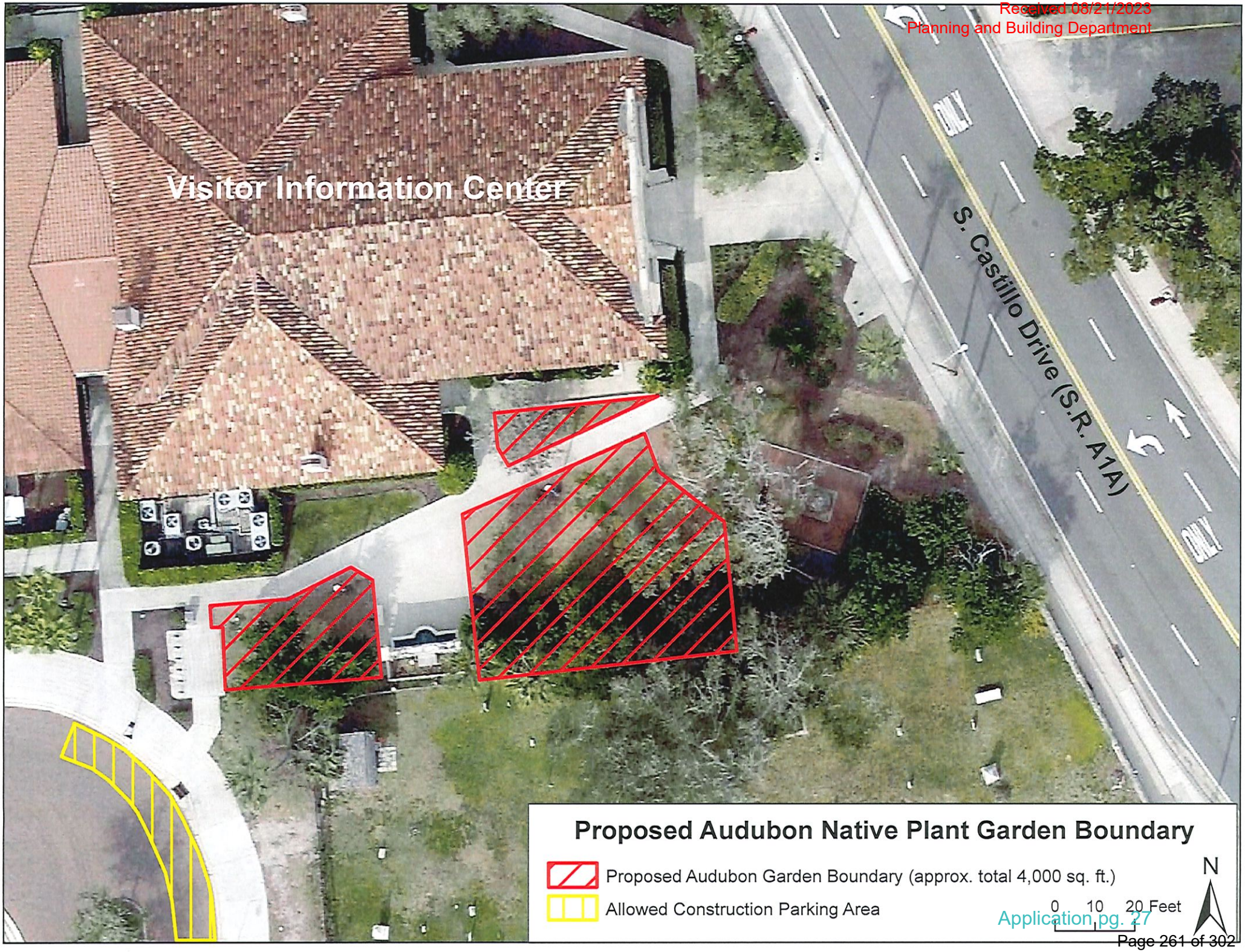
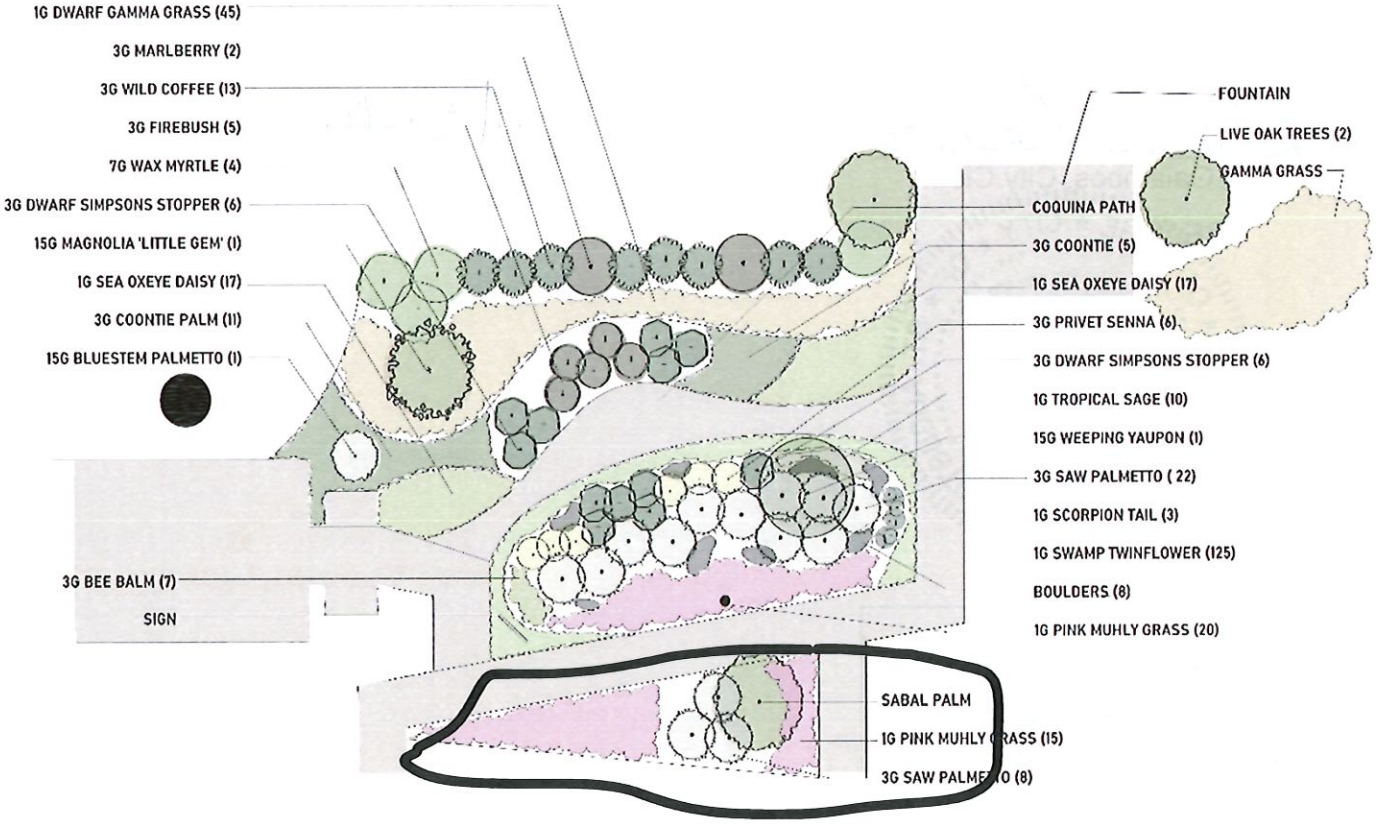


EXHIBIT "A"


1G DWARF GAMMA GRASS (45)
3G MARLBERRY (2)
3G WILD COFFEE (13)
3G FIREBUSH (5)
7G WAX MYRTLE (4)
3G DWARF SIMPSONS STOPPER (6)
15G MAGNOLIA 'LITTLE GEM' (1)
1G SEA OXEYE DAISY (17)
3G COONTIE PALM (11)
15G BLUESTEM PALMETTO (1)
3G BEE BALM (7)
SIGN
FOUNTAIN
LIVE OAK TREES (2)
GAMMA GRASS
COQUINA PATH
3G COONTIE (5)
1G SEA OXEYE DAISY (17)
3G PRIVET SENNA (6)
3G DWARF SIMPSONS STOPPER (6)
1G TROPICAL SAGE (10)
15G WEEPING YAUPON (1)
3G SAW PALMETTO (22)
1G SCORPION TAIL (3)
1G SWAMP TWINFLOWER (125)
BOULDERS (8)
1G PINK MUHLY GRASS (20)
SABAL PALM
1G PINK MUHLY GRASS (15)
3G SAW PALMETTO (8)

Received 08/21/2023
Planning and Building Department

WACCA PILATKA

LANDSCAPE PROPOSAL

St Johns Regional Audubon

PREPARED BY NICK FREEMAN

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

About Us:

We are an organization rooted in sustainability. We believe landscapes should be dynamic, resilient and a reflection of our local ecosystems. We're proud to offer high quality professional landscape services that use native plants in a way that create unique and beautiful landscapes for residential and commercial settings. We put a great deal of creativity and careful attention in each project we take on and pride ourselves on creating landscapes that exceed our customers expectations and align with our company values. We look forward to working closely with you on creating your dream landscape.

Client Information:

Name: Amy Koch of St Johns Regional Audubon
Email: president@stjohnsaudubon.com
Phone: 904 770-5484
Address: 10 S Castillo Dr, St. Augustine, FL 32084

Secondary Contact
Laurie
plantsforbirds@stjohnsaudubon.com

Provider Information:

Name: Wacca Pilatka LLC
Email: keepingfloridawild@gmail.com
Phone: 904-859-4033
Address: 255 Rivertown Shops Dr

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

Received 08/21/2023
Planning and Building Department

Suite 102 PMB#118
Saint Johns, FL 32259

Benefits of Native Plants:

Native plants are species of plants that have co-evolved with the surrounding landscape and wildlife for millennia and are strongly linked to the support of birds, insects, butterflies and other animals. Explore some of the other benefits of native plants below:

- Native plants do not require fertilizer or other soil amendments (Adapted to soil conditions)
- Native plants require far less water than lawns and in some instances will require no supplemental irrigation. The deep roots of native plants also increase the soils ability to store water
- Native plants help sequester more carbon than a lawn that is cut and has its clippings disposed of weekly
- Native plants provide shelter and food for wildlife and are the foundation for a health yard and ecosystem.
- Native plants promote and preserve our states biodiversity and natural heritage. As Florida continues to expand its sprawling urban network and available wild spaces dwindle it has become imperative that we preserve the health and heritage of our landscape by using native plants.
- Native plants are beautiful and increase scenic values!

Concept Overview:

The inspiration of this design is derived from the local coastal and hammock communities of northeastern Florida. The plants selected will provide aesthetic beauty and also support local pollinator and wildlife populations.

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

The central garden is bisected with a central pathway. This path will have aluminum edging along the sides and will contain crushed shell as a gravel. The section of the middle garden closest to the sidewalk will be elevated 12-16" in its center. The border of this hill will be partially enclosed with accents of coquina boulders. On this mound will be a mass grouping of saw palmetto. A large weeping yaupon holly will also be planted on this hill as a vertical accent.

The remaining garden will be raised 3-4" with topsoil.

***** Consultation rate for additional meetings, presentations will be charged at an hourly rate of $65 an hour**

Plant & Material List:

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
ILEX VOMITORIA "WHEEPING", YAUPON HOLLY	15G	1	MEDIUM SIZED SHRUB, EVERGREEN, ATTRACTS POLLINATORS, BIRD FOOD, BIRD COVER, AMENABLE TO PRUNING, ORNAMENTAL

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
HAMELIA PATENS "DWARF", FIREBUSH	7G	5	DWARF SUB-EVERGREEN PERENNIAL, PROFUSE RED TUBULAR FLOWERS, BIRD FOOD, VERY ATTRACTIVE TO POLLINATORS
MUHLENBERGIA CAPILLARIS, MUHLY GRASS	3G	20	ORNAMENTAL GRASS, BOLD FALL COLORS

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
ZAMIA PUMILLA, COONTIE	3G	28	ORNAMENTAL GROUND COVER, UNIQUE TEXTURE, EVERGREEN
SABAL MINOR, BLUESTEM PALMETTO	15g	1	LOW GROWING PALM, EVERGREEN, BLUE-GREEN FOLIAGE, BIRD FOOD, ATTRACTS POLLINATORS, FEEDS WILDLIFE

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
MAGNOLIA GRANDIFLORA "LITTLE GEM", SOUTHERN MAGNOLIA	15g	1	DWARF CULTIVAR OF SOUTHERN MAGNOLIA, UNDERSTORY TREE, ORNATE FLOWERS, FRAGRANT, FOOD FOR WILDLIFE, MOSTLY TERRESTRIAL INSECT POLLINATION
TRIPSACUM FLORIDANUM, DWARF GAMMA GRASS	1g	90	HOST PLANT, CLUMPING GRASS, BIRD FOOD

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
MYRSIANTHES FRAGRANS "DWARF", SIMPSON STOPPER	7G	16	DWARF CULTIVAR, SLOW GROWING, BIRD FOOD, ATTRACTS POLLINATORS
MORELLA CERIFERA, WAX MYRTLE	7G	6	LARGE SHRUB, EVERGREEN, BIRD COVER, BIRD FOOD, HOST PLANT

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
PSYCHOTRIA NERVOSA, WILD COFFEE	3G	14	ORNAMENTAL EVERGREEN SHRUB, SHOWY FOLIAGE, ATTRACTS POLLINATORS, BIRD FOOD
ARDISIA ESCALLONIOIDES, MARLBERRY	7G	2	EVERGREEN SHRUB, GOOD COVER FOR WILDLIFE, FOOD SOURCE, ATTRACTS POLLINATORS

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
BORRICHIA FRUTESCENS, SEA OXEYE DAISY	1G	34	EVERGREEN WOODY WILDFLOWER, UNIQUE GLAUCOUS FOLIAGE, YELLOW BUTTON LIKE FLOWERS, EXCELLENT BIRD FOOD FOR SPARROWS AND SONG BIRDS
SALVIA COCCINEA, TROPICAL SAGE	1G	10	EVERGREEN PERENNIAL WILDFLOWER, SHOWY RED TUBULAR FLOWERS, ATTRACTS WIDE ARRAY OF POLLINATORS

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
DISCHROISTE HUMISTRATA, SWAMP TWINFLOWER	1G	125	LOW SPREADING GROUNDCOVER, PROFUSE DAINTY FLOWERS, HOST PLANT
HELIOTROPIUM ANGIOSPERMUM, SCORPION TAIL	1g	3	SHRUB LIKE WILDFLOWER, CONTINUOUS FLOWERING, ATTRACTS AN AMAZING DIVERSITY OF POLLINATORS

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
MONARDA PUNCTATA, BEE BALM	1g	7	PERENNIAL WILDFLOWER, VERY ATTRACTIVE TO POLLINATORS
SERENOA REPENS, SAW PALMETTO	3g	25	EVERGREEN SHRUB, GREAT FOOD FOR WILDLIFE, COVER FOR WILDLIFE

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
SENNA LIGUSTRINA, PRIVET SENNA	1G	6	SMALL SHRUB, HOST PLANT, BIRD FOOD, ATTRACTS POLLINATORS
SABAL PALMETTO, SABAL PALM	10' CT	1	BIRD FOOD, WILDLIFE COVER

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
QUERCUS VIRGINIANA, LIVE OAK	45G	2	HOST PLANT, FOOD FOR WILDLIFE, NESTING SITE
ASCLEPIAS INCARNATA, SWAMP MILKWEED	1G	7	HOST PLANT, ATTRACTS POLLINATORS

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
			COQUINA BOULDERS FOR GARDEN ACCENTS, 2' SIZE
			PINE STRAW
			EDGING

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

BOTANICAL NAME	CONTAINER SIZE	ORDER QUANTITY	NOTES
			EDGING FOR MAIN GARDEN BED
			SHELL FOR PATH

Landscape Design:

The landscape has been reduced in scale to improve readability. Each plant is listed by its common name which can be referenced in the plant list. The design displays mature representations of each plant. If you have any questions or are having trouble interpreting the design please contact us.

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

Received 08/21/2023
Planning and Building Department

Gardening Services:

Initial on-site consultation
Custom native garden design for both beauty and increased ecological value as well as ease of maintenance
Stress-free garden preparation including materials orders, custom construction, and delivery plans
Complete & efficient installation including site preparation, delivery of all materials, meticulous installation and client satisfaction walk through
A free post-installation visit one month after the installation to ensure plant health and client satisfaction
Continued availability through email or phone to answer any questions and provide advice

Pricing:

The table below details the costs associated with the gardening contract, along with any applicable taxes or discounts. Please note any payments via credit/debit card will incur a **4% processing fee**. Payments by cash/check will waive this fee. A signed contract and 50% deposit will reserve an installation date.

La Florida Package: Turn Key Garden Installation Services

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

Name	Price	QTY	Subtotal
Plant Material Sourced from reputable native nurseries	$6,905.00	1	$6,905.00
Labor	$3,600.00	1	$3,600.00
Plant Shipping	$400.00	1	$400.00
Mulch	$700.00	1	$700.00
Soil	$50.00	25	$1,250.00
Machine Rentals	$550.00	1	$550.00
Path Materials	$1,000.00	1	$1,000.00
Block Edging	$1,900.00	1	$1,900.00
Gravel	$225.00	3	$675.00
Garden Stones	$110.00	10	$1,100.00

Subtotal **$18,080.00**

Terms & Conditions:

A.S.K.

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

- Provider agrees to perform services listed in this gardening contract at the indicated service intervals.
- Provider is responsible for providing materials, labor and equipment necessary for performing listed services.
- The client agrees to make prompt payment in the amounts indicated in the gardening contract. **25%initial deposit, 50% deposit to begin work and full payment on completion of services. Deposits are non-refundable. Final payments are considered late if not received in 7 days of completing the work**
- The gardening contract shall commence when both parties have signed the document and continue for a period of the contracted months
- The provider and client agree to indemnify and hold one another harmless against any and all claims of loss or damage without limitation
- The viability of all plant material is insured for the first 3 months post installation, with the exception of weather related events such as hurricanes, freezes, drought or not having in-ground irrigation to provide scheduled watering.
- Site preparation includes removing current vegetation and weeds but does not prevent new vegetation from re-emerging in the garden. Consider & prepare a garden maintenance plan for your new garden.
- Plants require sufficient irrigation to establish and during times of drought. We can provide in-ground irrigation services upon request. We are not responsible for plants that perish d/t lack of water.
- **Home owner agrees to contact 811** to have the utilities properly marked before work begins. We are not responsible for damaging any unmarked utilities, pipes, irrigation, etc.
- Irrigation modifications or repairs will be billed at a rate of $125 per hour plus parts/materials
- This estimate does not include site prep (removing vegetation other than grass), any additional prep work not performed by the city will be billed as a change order
- *Provider shall (1) obtain Automobile Liability insurance with minimum limits of $100,000 per person forbodily injury in an accident, $300,000 total per accident with bodily injury, and $50,000 for property damage and (2) deliver to Client within 30 days of the execution of this contract, a copy of its original policy showing the City of St.*

Document Ref: S2DOY-H7DFY-EWL6H-S8XH8

Augustine as a named insured along with a corresponding certificate of insurance. Client shall forward this information to the City of St. Augustine on behalf of Provider

Provider thereafter shall provide client copies of any renewals of said policy during the term of the landscape contractor's work for Client, which Client will forward to the City of St. Augustine. Failure to so provide such a policy or renewals shall constitute a default under this agreement.

Provider shall also provide to the Client proof of current Worker's Compensation coverage to the extent such coverage is required by law, which Client will forward to the City of St. Augustine.

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Lets Make it Official!

Proposal Expiration Date: 7/25/23

We are excited to transform your outdoor space into a vibrant landscape! When you are ready to get started with our services please sign the contract below and send in the initial deposit. We will then contact you within 48hrs to schedule your installation.

Amy S. Koch/president SJRA

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Planning and Building Department

Signature Certificate

Reference number: S2DOY-H7DFY-EWL6H-S8XH8

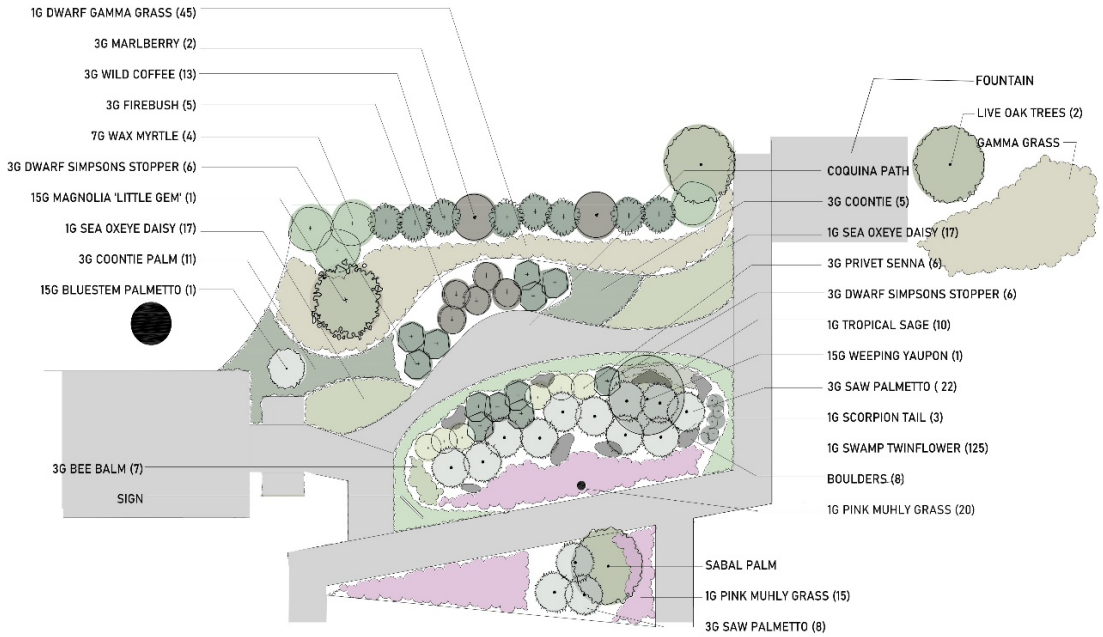
Signer	Timestamp	Signature
Wacca Pilatka Email: letsgrow@waccapilatka.com		
Sent:	10 Jul 2023 13:13:23 UTC	
Signed:	10 Jul 2023 13:13:23 UTC	
		IP address: 23.134.96.255 Location: Jacksonville, United States
amy koch Email: plantsforbirds@stjohnsaudubon.com		
Sent:	10 Jul 2023 13:13:23 UTC	
Viewed:	10 Jul 2023 17:30:10 UTC	
Signed:	10 Jul 2023 17:34:27 UTC	Amy S. Koch/president SJRA
Recipient Verification:		
✔Email verified	10 Jul 2023 17:30:10 UTC	IP address: 98.231.77.40 Location: Ponte Vedra Beach, United States

Document completed by all parties on:
10 Jul 2023 17:34:27 UTC

Page 1 of 1

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



Beautiful Blooms Landscaping
beautifulbloomslandscaping.com

ST. JOHNS AUDUBON PROJECT

LANDSCAPE DESIGN

10418 NEW BERLIN
SUITE 126
JACKSONVILLE, FL
32226
904.744.8686

DESIGNED BY	K. GIDDENS
DRAWN BY	K. GIDDENS
DATE	03.13.2023
FILE NAME	
SCALE	1":10'

SHEET 1 of 1 TOTAL SHEETS

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Bee balm

Monarda punctata

Received 08/21/2023
Planning and Building Department

Yaupon holly

Ilex vomitoria

Application pg. 53

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Planning and Building Department

ST. JOHNS REGIONAL AUDUBON

Audubon Native Plant Garden

St. Johns Regional Audubon has proudly developed this garden for the education of residents and visitors to St. Augustine. **The plants you will see in this garden are native to Northeast Florida.**

What are Native Plants?

Native plants are species of plants that have co-evolved with the surrounding landscape and wildlife for millennia. They provide shelter and food for wildlife and are the foundation for a healthy yard and ecosystem.

Some additional benefits of native plants include:

- Native plants do not require fertilizer or other soil amendments.
- Native plants require far less water than lawns.
- Native plants promote and preserve our region's biodiversity and natural heritage. As Florida's wild spaces dwindle, it is imperative that we preserve as much of the health and heritage of our landscape as possible by using native plants.

Vertical and Horizontal Plant Layering

In this garden, you will notice vertical layering and horizontal layering of plants that provides a variation of height and horizontal mass groupings, creating a rich variety of form, color, and texture. The layering of plants plays a vital role in allowing birds and other wildlife to co-habitat in a natural, but limited amount of space.

A selection of native plants in our garden and birds that are attracted to them:

Gamma grass & Carolina chickadee

Live oak tree & Northern cardinal

Spotted beebalm & Common yellowthroat

Yaupon holly & Cedar waxwing

The development of this garden was supported in part by generous contributions to St. Johns Regional Audubon from the First Coast Metropolitan Community Church in memory of expert birder Carol Adams, several anonymous donors, and our members. It is maintained by St. Johns Regional Audubon volunteers.

Received 08/21/2023
Planning and Building Department

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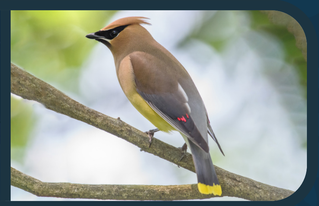

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VENDOR AGREEMENT

THIS AGREEMENT is made and entered into by and between the **CITY OF ST. AUGUSTINE, FLORIDA** ("CITY"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and the **ST. JOHNS REGIONAL AUDUBON, INC.** ("VENDOR") whose mailing address is 27 Fishermans Cove Road, Ponte Vedra Beach, Florida 32082.

That in consideration of the covenants herein contained, CITY and VENDOR hereby agree as follows:

VENDOR is being hired by the CITY to provide the CITY with a service under this Agreement for the CITY'S purposes and speech. The CITY wants to enter into this Agreement to enhance the visitor experience and provide living examples and information on native Florida flora in the context of the CITY's history. VENDOR acknowledges and understands that the VIC/Parking Garage facility (hereinafter "Facility"), per Resolution 2009-38, is not a public forum nor a free speech zone, but a limited access venue for specified government activity and speech. VENDOR is not authorized to engage in any First Amendment speech or activity at the Facility.

(1) GENERAL:

Vendor Name:	St. Johns Regional Audubon, Inc.
Contact:	Amy S. Koch
Phone:	(904) 770-5484
Email:	StJohnsRegionalAudubon@gmail.com
Location:	An approximately 4,000 sq. ft. area, separated by concrete, on the south side of the Visitor Information Center located at 10 Castillo Drive West, St. Augustine, Florida, depicted in **Exhibit "A"** attached hereto.
Dates:	June 22, 2023 through June 22, 2028
Times:	sunrise to sunset
Description:	Landscape planting of a Florida native garden for demonstrative and educational purposes (hereinafter the "Garden") consistent with Resolution 2009-38.

(2) PROMOTION:

A. The CITY, at the CITY'S discretion, may promote the Garden.

B. The VENDOR shall be responsible for the development and placement of educational signs and markers for the Garden. The CITY shall have prior approval of the content and placement of any such educational signs and markers. All promotional documents produced and distributed regarding the Garden shall be the government speech of the CITY and public records as defined by

Section 119.011, Florida Statutes, the Florida Public Records Act, and any statutory exemptions to that Act.

(3) CANCELLATION:

If for convenience, the CITY will provide to the VENDOR either oral or written notice of cancellation at least ten (10) days prior to the starting date of site preparation for the garden. VENDOR may voluntarily cancel their participation with twenty (20) days' prior notice to the CITY. TERMINATION:

The CITY may immediately cancel if VENDOR violates any terms of this Contract. In addition to any other reservations made herein, CITY, in its sole discretion, may deem it in the public interest to use the subject property, or any portion thereof, for any public purpose and, therefore, declare a need to remove the VENDOR's improvements. In that event, CITY will provide VENDOR with notice and an opportunity to relocate the vegetation if doing so would not damage CITY's property or create undue delay. The parties intend the Garden to remain in place and maintained in a safe and esthetically pleasing condition for a term of at least five years, after which term the CITY may choose to remove the plantings in the Garden or may choose to assume maintenance of the Garden, at its discretion. Should VENDOR wish to continue maintenance of the Garden beyond the initial five year term, VENDOR or its members may volunteer to do so consistent with the City's volunteer procedures.

(4) HOLD HARMLESS; INSURANCE:

VENDOR agrees that VENDOR will at all times indemnify and save and keep CITY harmless from any and all claims for damage and liability to persons or property occasioned, either directly or indirectly, by the use and occupancy of the Facility by the VENDOR and the VENDOR'S invitees, guests, agents, and employees, including any court costs and attorney's fees, including any appeals, and shall defend the CITY against any such claims. VENDOR, at VENDOR'S expense, shall provide policies of insurance generally known as public liability and property damage insurance insuring CITY and VENDOR against all claims and demands made by any persons whomsoever for injuries of any type and/or kind to persons or property incurred in connection with the operation and/or maintenance of the Facility in a coverage amount of not less than $1,000,000.00 for each occurrence for damages to persons or property, $2,000,000.00 for aggregate occurrences of such damages and $100,000.00 for damages to the Facility. VENDOR shall deliver to CITY prior to or at commencement of this Contract a copy of its original policy showing the CITY as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of any renewals of said policy during the term of the landscape contractor's work for Vendor. Failure to so provide such a policy or renewals shall constitute a default hereunder.

VENDOR's landscape contractor shall (1) obtain Automobile Liability insurance with minimum limits of $100,000 per person for bodily injury in an accident, $300,000 total per accident with bodily injury, and $50,000 for property damage and (2) deliver to CITY prior to or at commencement of this

Contract a copy of its original policy showing the CITY as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of any renewals of said policy during the term of the landscape contractor's work for Vendor. Failure to so provide such a policy or renewals shall constitute a default hereunder. The VENDOR's landscape contractor also shall provide to the CITY proof of current Worker's Compensation coverage to the extent such coverage is required by law.

(5) TERMS OF USE FOR THE SERVICE:

VENDOR shall utilize the location depicted on **Exhibit "A"** for the planting of the Garden of Florida native plants ("Garden") and VENDOR shall assume maintenance of the Garden for a term of five years. VENDOR shall obtain approval from the CITY'S Historic Architectural Review Board ("HARB") for the garden plan prior to constructing the Garden and shall submit the Garden plan to the City Archaeologist for review and approval of the plan prior to constructing the Garden. CITY and VENDOR shall jointly agree upon a formal name for the Garden consistent with CITY's public space naming protocols. If the parties cannot agree on a proposed name, the Garden will be referred to as "Audubon Florida Native Plant Garden". VENDOR shall have use on a continuing basis of the described location during normal daytime hours, but only to the extent required by VENDOR for the term of this Agreement. VENDOR shall not use the property for parking, storage, or placement of any structure other than the Garden without the written permission of the City Manager or designee. CITY shall prepare the location by removing all plants, shrubs, and trees that the VENDOR reasonably requests be removed in coordination with CITY staff. VENDOR shall be responsible for the supply of planting soil for the Garden and for construction of the Garden. CITY shall supply a water source and pay the water bill for irrigation of the Garden. VENDOR shall be allowed to conduct up to four (4) club meetings and six (6) educational events for the public per year in the Garden area upon two (2) weeks' notice to the CITY and approval by the CITY. VENDOR shall be able to park up to four (4) vehicles at a time in the clock tower adjacent to the Garden area to work on and maintain the Garden subject to approval by the CITY. Ten (10) parking passes for the parking garage shall be issued by the CITY to the VENDOR for the purposes contemplated by this Agreement. VENDOR shall not occupy, or use said property, nor shall Grantee permit the occupation or use of said property, for any purpose other than those purposes expressly permitted by this Agreement.

(6) ATTORNEY'S FEES AND COURT COSTS:

In the event of any litigation, mediation, action by legal counsel, bankruptcy proceeding or collection effort arising in relation to the parties' rights and responsibilities under this Contract whether or not suit be brought, the prevailing party or substantially prevailing party shall be entitled to recover all court costs, reasonable attorneys' fees, and attorneys' costs, including those arising from appeal at all levels of the proceedings.

(7) CHOICE OF LAW; VENUE:

This Contract shall be interpreted according to the laws of the State of

Florida, and venue for any action regarding this Agreement shall lie in a court of competent jurisdiction located in St. Johns County, Florida.

(8) NO DISCRIMINATION:

The VENDOR shall not discriminate against employees, applicants for employment, or the public because of age, race, religion, creed, color, handicap, national origin, marital status, or sex.

(9) PARTIAL INVALIDITY:

If any term or provision of this Contract or the application thereof to any person or circumstance to any extent, shall be held invalid or unenforceable, the remainder of this Contract shall not be affected thereby, and all other terms or provisions of this Contract shall be deemed valid and enforceable to the extent permitted by law.

(10) NON-WAIVER:

No waiver or any covenants or condition of this Contract by either party shall be deemed to imply or constitute a further waiver of the same covenants or condition or any other covenants or condition of this Contract.

(11) EFFECTIVE DATE:

The Effective Date of this Contract shall be the date the Agreement is executed by the latter of the parties to do so.

(12) ENTIRE CONTRACT:

This Contract is the entire agreement between the parties, and no amendment or modification to this Contract shall be effective unless made in writing and signed by all parties. CITY acknowledges that VENDOR is contemplating a change in name to "St. Johns Regional Audubon, Inc." and agrees that such a name change will not be considered an amendment to this Agreement.

** * * Signatures Appear on the Following Page * * **

IN WITNESS WHEREOF, CITY has caused this Contract to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto fixed, and VENDOR has hereunto set her hand and seal, this 22 day of June, 2023.

"CITY"
CITY OF ST. AUGUSTINE,
a municipal corporation

ATTEST:

Darlene Galambos, City Clerk

By: David Birchim
David Birchim, City Manager

(SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

Signed, sealed, and delivered in the presence of:

"VENDOR"
ST. JOHNS REGIONAL AUDUBON, INC.

Witness

Print: Jill Collins

Witness

Print: William J.B. Miller

By:
Amy S. Koch, President

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Skip to main content

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	1960500000
Location Address	1 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Model Land Area (COM) (610.05)
Tax Description*	(1) SAN MARCO TRACT CITY LOT 1 (EX E200 O F W262 OF S70FT IN DB180/20) (EX 120 X 130FT LEASED AS VISITORS INFORMATION CENTER) DB 86/227 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	San Marco Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	15.910
Homestead	N

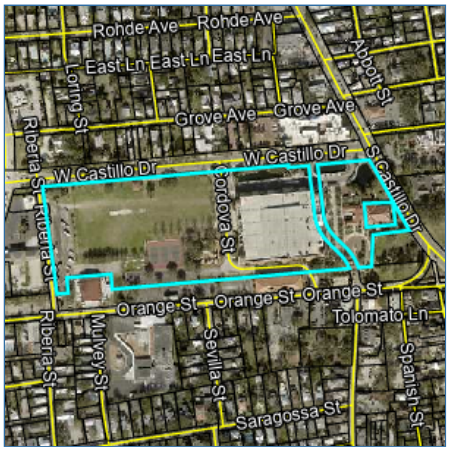
Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$22,958,937

Map



Valuation Information

	2023
Building Value	$23,812,136
Extra Features Value	$296,041
Total Land Value	$3,465,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$27,573,377**
Total Deferred	$4,614,440
Assessed Value	**$22,958,937**
Total Exemptions	$22,958,937
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$20,632,170	$328,120	$3,465,200	$0	$0	$24,425,490	$20,871,761	$24,425,490	$0
2021	$21,123,641	$348,976	$3,466,075	$0	$0	$24,938,692	$18,974,328	$24,938,692	$0
2020	$21,370,019	$369,831	$3,466,075	$0	$0	$25,205,925	$17,249,389	$25,205,925	$0
2019	$20,964,640	$264,188	$3,466,075	$0	$0	$24,694,903	$15,681,263	$24,694,903	$0
2018	$16,080,339	$43,984	$1,906,342	$0	$0	$18,030,665	$14,255,694	$18,030,665	$0
2017	$15,751,801	$40,822	$1,906,342	$0	$0	$17,698,965	$12,959,722	$17,698,965	$0
2016	$9,833,805	$41,418	$1,906,342	$0	$0	$11,781,565	$11,781,565	$11,781,565	$0
2015	$9,940,747	$42,019	$1,906,342	$0	$0	$11,889,108	$11,889,108	$11,889,108	$0
2014	$9,457,053	$42,001	$1,906,342	$0	$0	$11,405,396	$11,405,396	$11,405,396	$0
2013	$9,558,112	$42,602	$1,906,342	$0	$0	$11,507,056	$11,507,056	$11,507,056	$0
2012	$9,657,971	$43,198	$1,906,342	$0	$0	$11,607,511	$11,607,511	$11,607,511	$0
2011	$9,658,370	$43,800	$2,079,645	$0	$0	$11,781,815	$11,781,815	$11,781,815	$0
2010	$9,759,409	$44,849	$2,252,948	$0	$0	$12,057,206	$12,057,206	$12,057,206	$0

Building Information

Building 2
Building Value $51,993
Year Built 1998
Actual Area 1143
Conditioned Area 810
Use Utility Buildings
Style 04
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Wood Truss
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type
Air Conditioning
Bedrooms
Baths

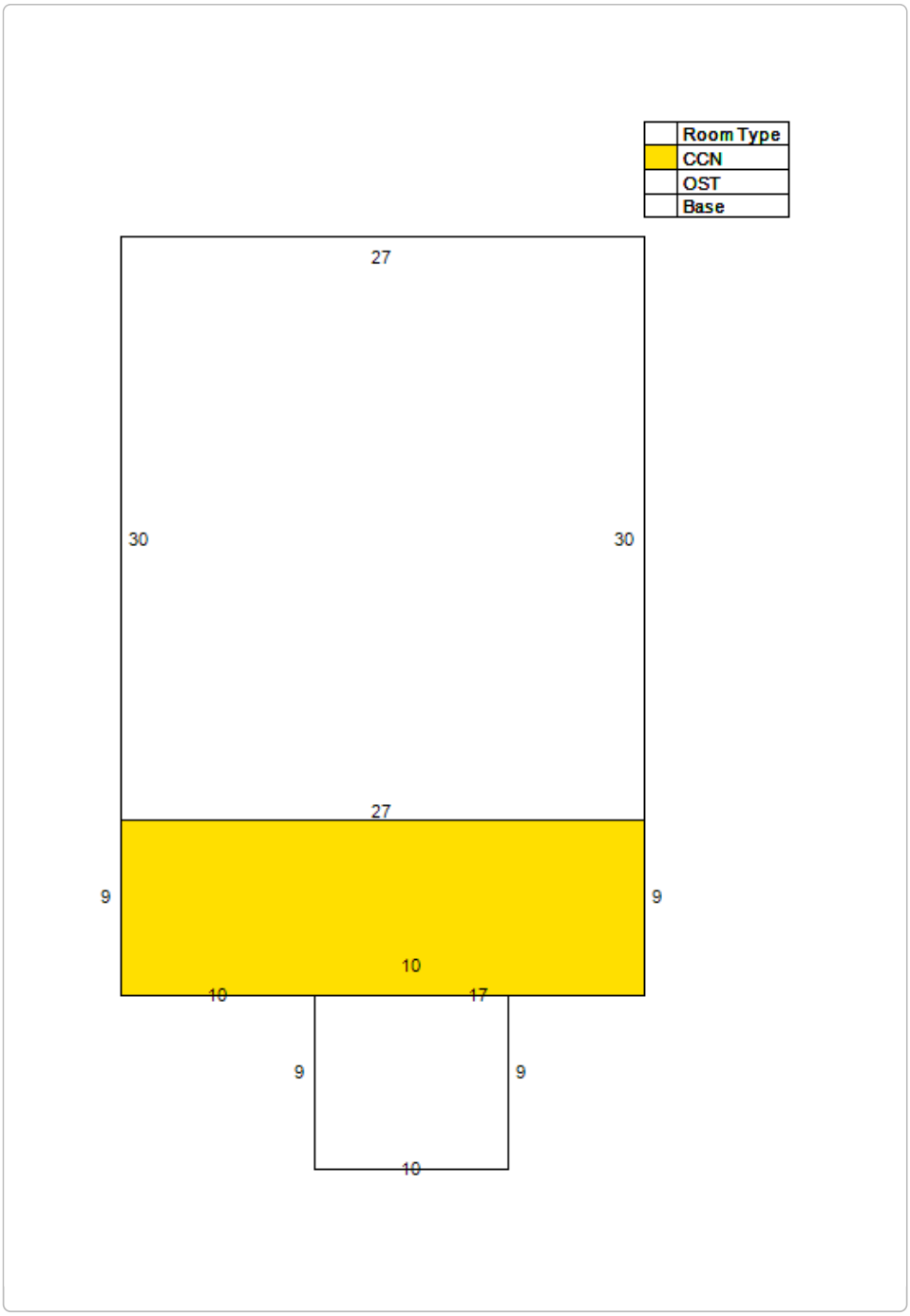
Description	Square Footage
BASE AREA	810
FINISHED CANOPY	243
OUTSIDE STAIRS	90
Total SqFt	1143

Building 3
Building Value $23,760,143
Year Built 2006
Actual Area 336514
Conditioned Area 320571
Use Parking Garage (Above-ground)
Style 04
Exterior Wall Precast Panel

Roof Cover Built Up
Roof Structure Prestressed Concrete
Interior Flooring Concrete 6-8"
Interior Wall Minimum
Heating Type None
Air Conditioning N/A
Bedrooms
Baths

Description	Square Footage
BASE AREA	320571
FINISHED CANOPY	15943
Total SqFt	336514

Sketch Information


Room Type
CCN
OST
Base
27
30
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27
9
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10
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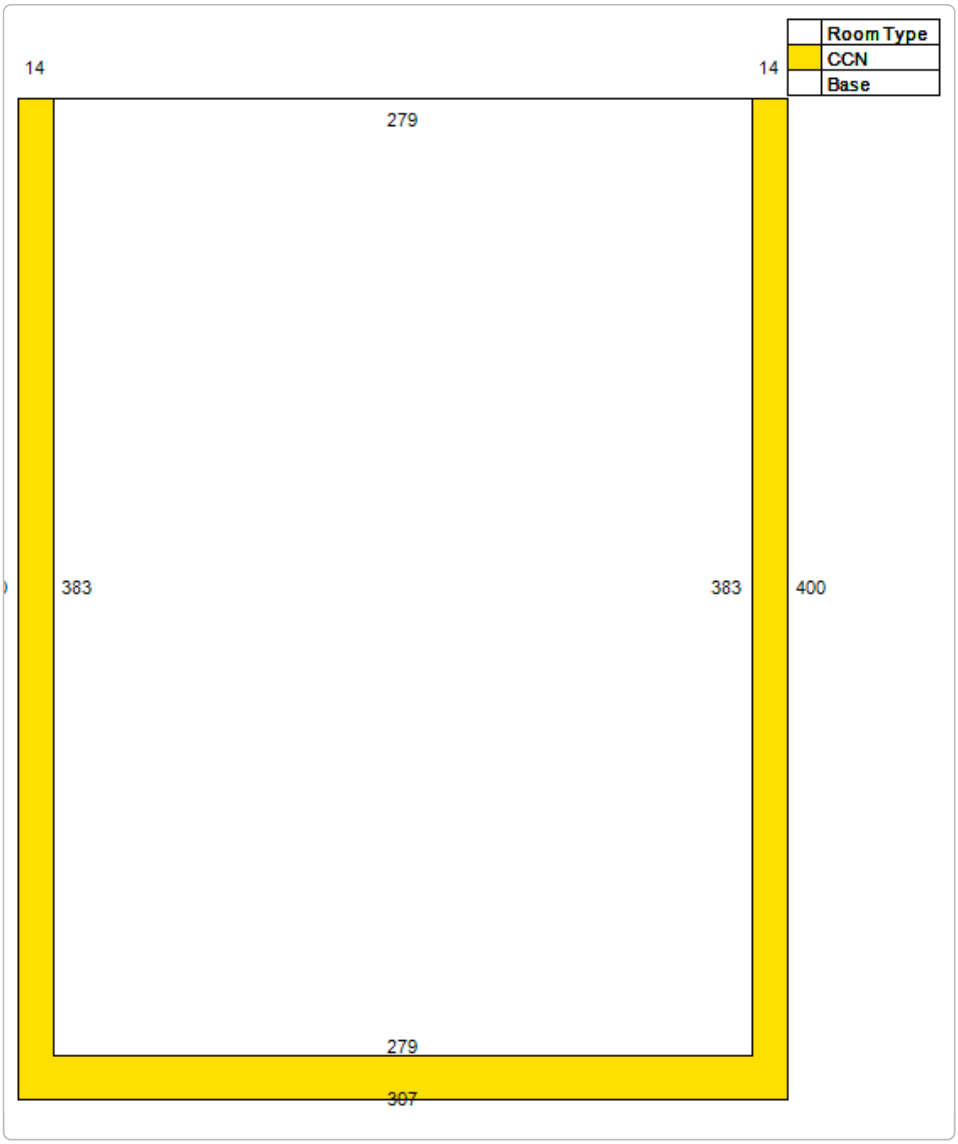
17
9
9
10



Extra Feature Information

Code Description	Status	Value
Canopy (Mix)		5027
Storage Building (Mix)		360
Asphalt Paving (COM)		37813
Masonry Wall (Mix)		7560
Metal Fence - 6' (COM)		29541
Metal Fence - 8' (COM)		9334
Concrete Paving - Under 8" (COM)		47801
Recreation Court (Mix)		1900
Pavilion - Average (Mix)		6080
Handicap Ramp (COM)		5570
Concrete Paving - Under 8" (COM)		120023
Storage Building (Mix)		8332
Storage Building (Mix)		4175
Storage Building (Mix)		4175
Storage Building (Mix)		4175
Storage Building (Mix)		4175

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	0	0	693040	SF	$3,465,200

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 8/24/2023, 11:44:21 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Not For Profit Corporation
ST. JOHNS REGIONAL AUDUBON, INC.

Filing Information

Document Number	746868
FEI/EIN Number	59-3329771
Date Filed	04/24/1979
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	04/24/2023
Event Effective Date	05/01/2023

Principal Address

27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082

Changed: 02/22/2019

Mailing Address

27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082

Changed: 02/22/2019

Registered Agent Name & Address

Koch, Amy S
27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082

Name Changed: 02/22/2019

Address Changed: 02/22/2019

Officer/Director Detail

Name & Address

Title President

Koch, Amy S
27 Fishermans Cove Rd.
Ponte Vedra Beach, FL 32082

Title Director

Milutin, Katherine
210 Herada St.
St. Augustine, FL 32081

Title Treasurer

Hix, Janice
618 Crescent Key Drive
St. Augustine, FL 32086-2931

Title Director

Gilmore, Laureen
3525 Bobwood Drive
St. Augustine, FL 32086

Title Director

Askew-Houser, Eva
3512 Shore Drive
St. Augustine, FL 32086

Title VP

Dodge, Daniel
218 South Main St.
Crescent City, FL 32112

Title Director

Jordan, Kevin
43 S. Main St.
Crescent City, FL 32112

Title Director

Buening, Jorge
726 County Road 309
Welaka, FL 32193-0130

Annual Reports

Report Year	Filed Date
2021	03/25/2021
2022	03/31/2022
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
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04/25/2015 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- Name Change	View image in PDF format
12/22/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
07/22/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/16/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
02/28/2009 -- ANNUAL REPORT	View image in PDF format
01/29/2008 -- ANNUAL REPORT	View image in PDF format
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02/20/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: January 18, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of December 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 Avenida Menendez (Re-Surface Pool)

135 Avenida Menendez (Installation of new fire alarm system)

39 Grove Avenue (Replace existing outside panel with new panel)

74 King Street (Remove existing fire sprinkler system and install new fire sprinkler system per NFPA 13R)

71 Marine Street (Installing 2 push piers for foundation repair/stabilization)

105 Saint George Street (Requesting approval for Non-Structural Exploratory Demolition (All work is interior) to determine next steps and to complete other Permitting items. We will submit a Complete Set of Construction Documents prior to the installation of new walls, MEP, finishes, etc)

298 Saint George Street (56' of 3' wood rooftop picket fence with 1-4' gate)

50 Sevilla Street (Replacing existing exhaust fan in kitchen)

20 Spanish Street (Remove & replace 100-amp meter socket)

72 Spanish Street (Replacing the rotted siding on the east end of the building. It will be wood novelty for wood novelty)

SIGNS

NONE

DEMOLITION

92 S Dixie Highway (Demolish structure as per HARB order)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk