CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JULY 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) June 20, 2024 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
*6. Staff Presentation
   a) Presentation by Building Official Regarding the 50% Rule
7. Certificate of Appropriateness

a)	HP2024-0025	Trademark Signs LLC - Applicant Bank of America, N.A. - Owner 60 Cathedral Place To install signage using colors and materials that are not pre-approved.
b)	HP2024-0039	Jason Canning Architect Inc - Applicant Bishop of the Diocese of St. Augustine - Owner 35 Treasury Street To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.
c)	HP2024-0038	Donald Crichlow - Applicant 18 Saint George Street, LLC - Owner 18 St. George Street To modify a previously approved Certificate of Appropriateness with a retaining wall, removal of an approved swinging gate to allow for widening of a previously approved rolling gate, and relocation of an access ramp.

d) HP2024-0040
Mark Williams - Applicant
St. Augustine Foundation, Inc. - Owner
91 St. George Street
To construct a new covered patio space, wood fencing to screen mechanical equipment, and use of a non-approved paint color.

e) HP2024-0033
A.D. Davis Construction Corp. - Applicant
TIITF/Department of State C/o University of Florida - Owner
53 St. George Street
To remove an existing ticket booth along St. George Street; to make site changes to the rear of the existing structure, including bathroom and storage additions, new mechanical equipment and grease trap with associated screening, and relocation of an access ramp.

f) HP2024-0035
PQH Group, Inc. - Applicant
SAR 2020 Partners, LLC - Owner
7 Aviles Street
To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

8. Certificate of Demolition and Partial Demolition

a) HP2024-0041
Alescia M. Smith - Applicant
George and Ollie Smith Irrevocable Trust - Owner
97 South Street
For after-the-fact partial demolition of a residential building, constructed c. 1899-1904, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale removal and replacement of the previously existing awning and jalousie windows with windows of a new material and design.

b) HP2024-0034
Kevin Partel - Applicant
Partel Family Trust - Owner
23 Bay View Drive
To demolish a garage building, constructed c. 1953, that is not recorded in the Florida Master Site file but is contributing to the Fullerwood Park National Register Historic District.

c) HP2024-0031 — Authentic Old Jail, Inc. - Applicant and Owner
7 Williams Street
To demolish a building, constructed c. 1885-1894, that is recorded in the Florida Master File and not located in a district.

d) HP2024-0027
Continued from June 20, 2024 — Colour Homes LLC - Applicant
Siefken Living Trust - Owner
66 Saragossa Street
To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

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

10. Other Business
   a) Presentation Regarding Temporary String Lighting for the September Aviles Street Festival and Nights of Lights
   b) Discussion Regarding Goal D of the 2018 Adopted Historic Preservation Master Plan on Reducing Historic Building Demolition

11. Next Scheduled Meeting Date(s):
   a) August 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
June 20, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 20, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

City Staff:

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

Mr. MacDonald welcomed Linda Potter to the Board.

2. General Public Comments for Items not on the Agenda

Leslee Keys spoke about the demolition of 11 Bridge Street.

Melinda Rakoncay requested that HARB discuss 11 Bridge Street at the end of the meeting.

John Valdes spoke about the danger of Formosan Termites.

BJ Kalaidi

Mr. Weaver commented that anytime the Building Official informed the Board about public safety it was taken very seriously. He said that if 11 Bridge Street had not been handled appropriately then there should be an investigation. He said there was no collusion between HARB and the City Commission.

Mr. MacDonald noted that personally he was not in favor of the demolition, and he had written a letter to provide his opinion; however, he thought it was left up to the City Commission.

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the April 18, 2024 minutes as presented. The motion was SECONDED by Mr. Beach.

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

MOTION

Mr. Weaver MOVED to APPROVE the May 16, 2024 minutes as presented. The motion was SECONDED by Mr. Beach.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as proposed. The motion was SECONDED by Mr. Beach.

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

5. Recommended Expedited Hearing items (to be recommended one week in advance):

None

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

6.(a) HP2022-0027 – Historic Property Associates, Inc. – Applicant Bridge Street Estates LLC – Owner 115 Bridge Street

To review Part III of a Historic Preservation Ad Valorem Tax Exemption Application to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1800, and recorded in the Florida Master Site File.

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

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards, the previous review and approval of Parts I and II of this application, and without the support of evidence to the contrary, staff finds the board can APPROVE a CERTIFICATE OF APPROPRIEATENESS for the Historic Preservation Ad Valorem Tas Exemption at 115 Bridge Street, if the HARB finds:

1. The completion of work to the exterior and interior of the existing c.1800 building, which is a contributing structure to the Lincolnville National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation

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

Steven Porter reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Project was beautiful blend of existing and new
- Scale and proportion had been maintained
- Appeared to comply with the Department of State requirements, and the Secretary of the Interior standards
- In favor of going forward with a recommendation to the City Commission
- Changes to the property were amazing
- Thought it was a great restoration project
- In historic restoration coquina was never left exposed as it was porous and that was traditional at the time, but thought it was beautiful

MOTION

Mr. Beach MOVED to APPROVE HP2022-0027 part three of the historic preservation tax exemption because it met the requirements of the Secretary of the Interior Standards for rehabilitation as well as the Department of State regulations, the Board would APPROVE a recommendation to the City Commission.

[1] Recusal form attached to original minutes.

The motion was SECONDED by Ms. Duncan.

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

7. Certificates of Appropriateness

7. (a) HP2024-0026 – Fidus Roofing & Construction LLC - Applicant
Cuna Properties, LLC - Owner
20 Cuna Street

To replace an existing wood shingle roof with a new material.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 20 Cuna Street:

1. APPROVE if the HARB determines that the applicant has provided sufficient evidence that the proposed new material meets the AGHP requirements for alternative/substitute materials and the new material meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

2. DENY if the HARB determines that the proposed new material does not meet the AGHP requirements for alternative/substitute materials and is not consistent with the Secretary of the Interior's Standards for Rehabilitation.

Mark Alexander and Mitch Heich reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

Melinda Rakoncay spoke in opposition to the application and said she was sympathetic to the situation but thought replacing a roof three times in fifty years was normal. She said the proposed material looked fake and did not fit the historic area. She felt a wood composite might tend to fit the area better.

Public hearing was closed.

Mr. Alexander provided his rebuttal.

The Board discussed:

- Property was not contributing
- The wood shingle roof was a character defining feature of the downtown Historic Preservation (HP) 3 district
- The authenticity of the downtown buildings was what made them valuable
- This was one of the first buildings that was seen in the historic district
- Not in favor of changing the material of the roof and thought the investment was worthwhile
- The building was in a prominent location
- Roof was very much exposed but had a patina that helped it fit into the HP district
- The proposed material did not fit the Secretary of the Interior Standards
- Suggested purchasing a thicker wood shingle to help prolong the life of the roof
- Roof was visible from many different locations
- Proposed material seemed to be too uniform and perfect as the patina made the building stand out
- Treat the shingles to keep the moss from growing
- Suggested using tile as an alternative product as it was approved, and would last
- Provided several alternatives to help keep the cedar shakes or cut wood shingle on the building and make them last longer

Mr. Heist commented that this was an option that gave a similar appearance; however, it would never be exact. He said wood shake shingles were becoming harder and harder to source.

MOTION

Mr. Weaver MOVED to DENY application HP2024-0026 20 Cuna Street to replace an existing wood shingle roof with a new material because this was not an appropriate substitute material. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, Beach, MacDonald
NAYES: NONE
MOTION TO DENY CARRIED UNANIMOUSLY

7. (b) HP2024-0029 – 44 Avenida Menendez LLC - Applicant and Owner
44 Avenida Menendez

To modify previously approved Certificate of Appropriateness application PL2021-0121 with a different proposed interior courtyard surface material and design and to use salvaged exposed coquina for a portion of the east property wall instead of block and stucco.

Mr. Weaver recused himself from the application. [2]

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussions of the HARB for the previous OOA and COA applications, and without the support of evidence to the contrary, staff finds that the board can take the following actions regarding a CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez:

1. APPROVE if the board finds that the revised plans are compatible with the AGHP and/or Manucy's Houses of St. Augustine and meets Secretary of the Interior's Standard's for Rehabilitation #3 and 9.

2. CONTINUE with a finding that the overall design is not compatible with the AGHP and/or Manucy's Houses of St. Augustine and to allow time for the applicant to alter the proposed design modifications or opt to stay with the previously approved plans and materials.

John Arbizzani, Cliff Duke and Christopher Clark reviewed the application.

The Board provided their ex parte communication.

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

Mr. Beach questioned the reason for the change of materials.

Mr. Arbizzani said there needed to be an area of transition between the ticket booth and the building. He thought it would cost more money but also thought it would help the building look more uniform and historic by making the entire wall coquina. He said they wanted to repurpose the coquina that was taken out of the building so that the building would look historic and be completed properly.

Mr. MacDonald asked about the coquina wall being removed from within the building.

Ms. Courtney said the interior wall and the way it was constructed helped to determine that it was not an original coquina wall.

Mr. Duke said the intent of the building was to represent all three periods of Spanish Colonial and having the coquina helped tell the story.

The Board discussed:

- Looking at the elevations it made sense, there was wrapping and terminating, and texture involved
- Hardscape was breaking things up, so the building did not appear so monolithic

[2] Recusal form attached to the original minutes.

- Concrete should be hand tooled to make it more natural looking
- In the courtyard shellcrete would be used to avoid a trip hazard for visitors
- Drainage was fully engineered and approved
- Coquina was porous, how would that affect the life expectancy of the new wall
- Normally walls were built with stucco but did not feel it was a major issue
- Concerned with the bricks and if they were appropriate to introduce to the site
- Did not think bricks should be laid in the portico

Ms. Courtney noted that the Architectural Guidelines for Historic Preservation (AGHP) typically wanted to see the difference between the old and the new and, in HP-2 and HP-3 districts, there was a requirement to build within the British Colonial style. She said that it was important the new and old materials should be compatible.

Mr. Duke thought that overtime the bricks would have been introduced and justified from a Historical Preservation point of view; however, not opposed to what the Board wanted.

Ms. Courtney pointed out that the AGHP recommended poured coquina concrete or tabby for logia and gallery floors.

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0029 on the findings that the coquina wall would be continued as proposed with a wood lentil in the gate as designed, also the hardscape with the brick pavers in designated areas and changes to include tabby stone in the Espinoza portico and the flatwork would be shellcrete. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Beach, Duncan, Potter, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

7. (c) HP2024-0030 – 58 Charlotte Street LLC - Applicant
58 Charlotte LLC – Owner 58 Charlotte Street

To replace the existing wood fence and gates along Charlotte Street, construct an addition on the rear/west elevation of the building, and make exterior site alterations including a new paved patio space with associated fencing, trellis, landscaping, and furniture, and a fenced service yard with parking and screened mechanical equipment.

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 Charlotte Street:

1. APPROVE if the HARB finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a Compatible Contemporary Design.
2. CONTINUE to allow the applicant to provide additional information and/or modify the proposed design as directed by the HARB.

Milan Malinovic and Beth Angelo reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Melinda Rakoncay asked if an addition would be added to the building with a flat roof. She said if canvas was allowed the umbrellas should be fine.

Mr. MacDonald said the drawings were of a pitched roof.

[3] Break from 2:48p.m.-3:01p.m.

Ms. Seymour clarified that at the rear of the building there was a flat roofed area that was proposed to be closed in and extended.

Public hearing was closed.

The Board discussed:

- The gate was installed in 2014 but did not fit the style of the building
- Suggested replacing with a different style to help fit the Spanish Colonial style
- The project scope was substantial and thought the gate could be changed
- Questioned what the gate looked like when reconstruction was done
- Florida Master Site File states that the house was called the Herrera House and the foundation still existed under the structure.
- Thought the architect of the building was Craig Thorne and thought it would assist with baseline documentation as a reference point
- Felt the packet submitted was very thorough
- Proportions of the additions and slopes worked with the existing structure
- Agreed the gate should be changed
- Materials were compatible with the guidelines
- Cedar shingles and stucco to match the existing
- Felt the applicant understood the Secretary of the Interior Standards
- Was lot coverage an issue, that only applied to residential structures and the space was under the allowance of 2,000 square feet
- Very well done and was in favor of changing the gate to a wooden gate as that fit the colonial style
- Felt the proposal was done well and the new addition was tucked in the back and was not obstructive
- There was a photograph on page 26 of staff report that would be the basis for the gate design
- What was the plan for the landscaping
- Because of the potential for flooding, most of the plantings would be in pots
- Preferred the masonry wall and the landscaping over the wall

MOTION

Mr. Weaver MOVED to APPROVE item HP2024-0030 58 Charlotte Street to replace the existing wood fence and gates along Charlotte Street, construct an addition on the rear/west elevation of the building, and make exterior site alterations including a new paved patio space with associated fencing, trellis, landscaping, and furniture, and a fenced service yard with parking and screened mechanical equipment, with the basis for the new fence and gateway entrance to be taken from page 26 of the staff report and the walls to be of masonry construction. The motion was SECONDED by Mr. Beach.

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

8. Certificate of Demolition and Partial Demolition

8. (a) HP2024-0027 – Colour Homes LLC – Applicant Siefken Living Trust - Owner 66 Saragossa Street

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following action for a Certificate of Demolition at 66 Saragossa Street:

1. CONTINUE to allow the applicant time to submit additional condition or economic hardship details and/or to explore whether incentives such as the Ad Valorem Tax Exemption program would make rehabilitation more feasible; OR,

2. APPROVE if the HARB finds that sufficient structural and economic hardship information was provided by the applicant to justify demolition of the contributing structure with the following conditions:

a. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

b. That 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.

Jason Stancil reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Melinda Rakoncay asked what the city was willing to do to protect these structures that were old and in disrepair. She understood that restoration was not inexpensive, however it was important to try to save these buildings. She was in opposition to this application because it appeared to be demolition by neglect. She said that if enough of these structures came down, there would not be an historic district anymore.

Nancy Pellicer spoke in opposition to the application and asked if there was a way to protect the homes that we had. She wanted to see that the new structure would be appropriate to the neighborhood.

David Lee Sellers, Jr spoke in favor of the application; however, he shared the same feelings to save the structures. He said this home had a lot of history but was in disrepair.

Mr. Weaver asked how long the home had been neglected.

Mr. Sellers said the home had been in disrepair for at least 6 years.

Christa Amman said this would be their forever home. She said that much of the house was not original and she had wanted to rehab the structure but was unable.

Public hearing was closed.

The Board discussed:

Mr. Weaver confirmed that the property was currently controlled by the Seifken Family Trust and determined that the contractor was representing the current owner. He asked the contractor if any of the financial incentives such as the Ad Valorem Tax Credit or the Federal Tax Credit had been factored into the equation for the economic hardship.

Mr. Stancil advised the board that no tax credits had been included in the claim of financial hardship.

- No mention that the house was a certified historic structure under the Florida Building Code
- The historic structure would also have an effect under FEMA requirements
- Contributing building in a National Register District, which gave the building special status
- Thought the report was not complete because of missing information
- House was important as it was built by the Model Land Company which was a Henry Flagler company and had historical value
- This appeared to be a speculative demolition

- This was a classic case of demolition by neglect and was a long term issue as noted by the neighbors
- Did not agree that there was an economic hardship
- Thought that the house should be restored
- The windows appeared to be original
- Not everyone was able to take on a restoration project and that should be decided before purchasing any property
- Thought it was wise to update the foundation and the structure but did not think it should be demolished
- Felt the opinion of the condition of the home was subjective interpretation of conditions as listed on the Florida Master Site file, and, was there a definite explanation available of when a home was beyond repair or restoration
- The building had a lot of termite damage, and the foundation was very bad
- The building was still square and level
- The only thing missing was half the chimney
- Understood it was a lot of money but there would be benefits from the Ad Valorum Tax Program
- Felt that the owner should not profit off neglect

Ms. Courtney read the code regarding Demolition and Partial Demolition.

Ms. Lopez directed the Board to the staff report where there were ways for the applicant to prove undue economic hardship.

Mr. MacDonald said denying the application was an option. He also said the Board could continue the application for a partial demolition and a rehabilitation plan to be brought back to the Board for consideration.

Mr. Weaver pointed out that the structure was historical and contributing. He felt that the application was not complete, and he did not support wholesale demolition. He said the Board was willing to work with the applicant.

Ms. Duncan thought the new proposed plans, that were slab on grade would take away the character of the new area.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0027 to the July 18, 2024 meeting of the HARB. The motion was SECONDED by Ms. Potter.

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

9. Planning and Building Staff Communications

9.(a) Staff Approved permits and Report

(Provided for informational purposes)

10. Other Business

10. (a) Request for support of a FY26 Small Matching Grant application for "Exploring St. Augustine's Post-Emancipation Black Schools: An Archaeology Pop-Up Exhibit" submitted by the Archaeology Program

Ms. Courtney reviewed the topic and explained the Small matching grant application and the importance of the Board's support of the letter to the Grantor.

There was consensus with the Board to support the letter for the grant.

Ms. Courtney advised the Board that the city had been awarded two grants and explained what they would involve.

b) City Project to install a COSA interpretive/historical marker that highlights the 100th anniversary on the international sisterhood collaboration between Avilés, Spain and St. Augustine proposed to be placed next to the mosaic

panel on Aviles Street and a smaller marker to explain the significance of the mosaic.

Melissa Wissel, City of St. Augustine Communications Director, presented two markers that would be placed on Aviles Street to celebrate the relationship between St. Augustine and Aviles, Spain, and requested feedback from the Board. She also asked for approval for a vertical panel to have one side in English and other in Spanish.

Mr. MacDonald suggested placing the Mosaic on the wall with the identifying signage in front.

There was additional discussion expanding on Mr. MacDonald's idea.

There was consensus with the Board in support of the temporary proposal.

c) Review the nomination update of the 1983 designated Abbott Tract National Register Historic District for recommendation to the State Historic Preservation Office: purpose is to update the above-ground count of resources, document alterations and new infill within the district, and to add information under the Criterion B for the district's association with Lucy Abbott.

Ms. Courtney reviewed the topic for the Board.

Mr. Beach asked what determined the boundaries and wanted to know what the geographical landmarks denoting the area would be also, he asked what criteria were used to determine if a building was contributing or non-contributing.

Mr. Weaver indicated that there were no boundary changes, and Spanish land grants formed the Abbott Tract. He pointed out that the boundaries were as follows; San Pablo Road (now San Marco) the Fort Resort, the Top Hill Creek, and man-made and natural landmarks.

There was consensus with the Board to support the update; however, Mr. Weaver abstained from voting.

Ms. Lopez presented a synopsis of the different ways a demolition could happen and what could be done by the Board, Code Enforcement, and the Property Maintenance Code.

Ms. Lopez advised the Board that Florida law allowed for Building Officials to make determinations in emergency situations.

Further discussion explained that a Building Official could make a determination of demolition, but there had to be sufficient evidence in place to support the decision.

Melinda Rakoncay was given permission by the Chair to speak about demolition. She told the Board she knew they were not responsible for 11 Bridge Street but thought any demolition should be presented to HARB. She said her hope was that HARB would always be involved. She added that her concern was this would set precedence.

11. Next Scheduled Meeting Date(s):

11. (a) July 18, 2024 - Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 5:47 P.M.[4]

_____

Gaere MacDonald, Chairperson

[4] Transcribed by Michele Fudo

July 8, 2024

City of Saint Augustine Historic Architectural Review Board

RE: Fifty Percent (50%) Rule in Construction

This letter is to address a comment from the Historic Architectural Review Board June 20, 2024 meeting, concerning the "50% rule" for construction and how it applies to historic structures. The goal is to give the board a better understanding of what the "rule" is and what is required according to the Florida Building Codes.

There are two different "50% Rules". Both come from the Florida Building Code, Existing Building. Neither one requires the *entire* building to comply with the current code. The first is under the Classification of Work chapter. The second is found within three chapters of the code and refers to flood hazard provisions.

Under the Classification of Work chapter, it states that a Level 3 Alteration is "where the work area exceeds 50 percent of the building area." This is commonly known as the "50% rule". The requirement for the Level 3 Alteration is that Level 1 and Level 2 Alteration requirements must be met. These requirements are within the work area only, the area of the structure that is being altered. As an example, a Level 1 Alteration gives the requirements for the replacement of windows. It does not require the new window in a bedroom to meet the requirements of an emergency escape and rescue opening. But it does require that it be the largest manufactured window that can fit in the existing opening. In addition, a Level 2 Alteration gives requirements for electricity. It only requires new installation of equipment and wiring in the work area to comply with the National Electrical Code. With this said, a Level 3 Alteration is focusing on bringing fire protection, structural features, means of egress, fire separation, etc., up to the current edition of the Florida Building Codes. The code is concentrating on life safety requirements.

The Florida Building Code, Existing Building has a chapter dedicated to historic buildings. The intent of the chapter is "to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant." Additionally, it states that "historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent protection has been provided or that no hazard will be created or continued through noncompliance."

The requirements for flood hazard provisions are in Chapters 5, 7, and 14. Chapter 7 is the Level 1 Alteration chapter. Chapters 5 and 14 are the Prescriptive Compliance Method and Performance Compliance Method, respectively. They all basically state the same thing, if the

work constitutes a substantial improvement, then the entire structure must comply with Flood-Resistant Construction. In general terms, the finished floor elevation and all mechanical equipment servicing the structure shall be at or above the design flood elevation. The current design flood elevation is one foot above the base flood elevation. For non-residential structures, they are allowed to be dry-floodproofed to the design flood elevation.

A substantial improvement is defined as:

> *SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:*
>
> 1. *Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to ensure safe living conditions; or*
> 2. *Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.*

When determining if a project constitutes a substantial improvement, our ordinance defines the market value as:

> *Market value. The value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value established by the St. Johns County Property Appraiser plus ten (10) percent. Appraisals by qualified independent appraisers shall not use the "income capitalization approach," which based value on the use of the property and not on the structure.*

(A portion of this definition will change soon to conform to FEMA's guidance. We have been working with the Florida Department of Emergency Management for the recommended ordinance changes. It will remove the language of the codified ten percent and replace it with "a factor provided by the St. Johns County Property Appraiser.")

If it is determined that the project would constitute a substantial improvement, the contractor/owner will be provided with a letter that explains how it was determined and given options on how to appeal the determination. Submitting an appraisal from a Florida licensed third party property appraiser is one of the options. If the structure is historic and meets the definition from the Florida Building Code, Existing Building, a variance may be granted for the elevation of the structure.

When there is a successful appeal, the contractor/owner will receive a letter stating such. Complying with the Flood Resistant Construction is not required, but highly recommended.

RE: Fifty Percent (50%) Rule in Construction

An historic building can receive a variance to the floodplain requirements from the Nuisance, Adjustments, and Appeals Board. The variance would allow the finished floor elevation to remain below the base flood elevation, but all other components of flood-resistance construction would have to be complied with. For the purposes of this variance, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

Neither 50%-Rule requires the entire structure to come up to the current codes. Additionally, historic structures have other provisions that allow for the continued use of their components.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0025 Address: 60 Cathedral Place

Applicant: Trademark Signs LLC

Property Owner: Bank of America, N.A.

Project description: To install signage using colors and materials that are not pre-approved.

Architectural Style:	Mediterranean Influence	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1955
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976600000		
Agenda Item:	7(a)	Previous Action(s):	COA 2003-0117 COA 2008-0136

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the northeast corner of Cathedral Place and Cordova Street in the Historic Preservation-Two (HP-2) zoning district.
2. The applicant is requesting approval of three (3) signs as detailed in the scope of work below.
3. Wood and metal are the appropriate sign materials according to the Architectural Guidelines for Historic Preservation (AGHP). The proposed aluminum may be appropriate if finish is not polished, anodized or chrome; however, the acrylic proposed for the lettering and graphic is not an approved material. Vinyl color application has generally been accepted as an appropriate way to affix colors on modern signage in the HP zoning districts
4. Proposed silver (metallic) and blue colors are not pre-approved colors and do not closely match any pre-approved colors. Although this business may meet the definition of a franchise per Florida Statute, the property's location within a historic district means it does not qualify for exemptions to utilize franchise specific colors and designs. A white shade from the pre-approved color palette is recommended to replace the silver paint color. The closest shade of blue listed in the AGHP is the color Rainstorm, a greenish blue from the Bungalow (1890-1940) color palette.
5. The proposed graphic is simple and meets the AGHP requirement that graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.
6. The font does not appear to be clearly specified on the plans. It is a simple Sans Serif font that is similar in features, though not an exact match, to several pre-approved fonts.
7. Sizes and locations of signage are dictated by the city Sign Code. As proposed, the signage is a half square foot larger than the allowed 6 square feet for wall signs in the H1 Sign Zone. The Sign Code also requires that all signage be placed on a building elevation where an entrance is located. The east and south elevations clearly have a public entrance. The north elevation has utilitarian-looking access and the applicant should clarify whether this door is intended for public use. The HARB cannot approve sign elements contrary to the Sign Code; however, the Board may proceed with reviewing elements as indicated for review within the AGHP. The applicant will be required to adjust the sign to the allowable size and location(s) prior to issuance of a sign permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 60 Cathedral Place**:

1. CONTINUE to allow the applicant time to consider alternative materials and colors that are more consistent with the AGHP and the surrounding district.
2. APPROVE if the HARB finds that the materials, font, and colors as proposed or modified at the Board's recommendation meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install three (3) new wall signs on the north, south, and east elevations:
    a. 48" long by 19.5" wide, 6.5sf
    b. Colors:
        i. Garbo Silver – Body
        ii. Matthews Blue – Trim, Letters, and Graphic
    c. Materials:
        i. Aluminum – Body and Frame
        ii. Acrylic – Letters
        iii. Vinyl – Color Application
    d. Font not specified

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
4. **Retention of Significant Later Alterations and Additions**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Signs

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

All signs must be permanently mounted to the building or anchored in the ground. Surface graphics (signs painted directly on the facade of a building), portable signs, internally illuminated signs, streamers and pennants are specifically prohibited in the Historic Preservation Districts.

Generally

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, facia and freestanding.

Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Wood posts or metal poles which are anchored in the ground to support signs may be appropriate. Other support structures which are anchored in the ground to support signs must be made of coquina, smooth stucco over block, or brick.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Color Study
3. Preapproved Fonts
4. H1 Sign Zone Requirements

Staff Photographs
60 Cathedral Place



Southwest Corner – No Signs Proposed

Staff Photographs
60 Cathedral Place



East Elevation – Sign in existing location, new size.

Staff Photographs
60 Cathedral Place





Existing Sign on East Elevation

Staff Photographs
60 Cathedral Place



East Elevation – Sign in existing location, new size.

Staff Photographs
60 Cathedral Place





North Elevation – New Sign on West Side near Cordova Street.

Staff Photographs
60 Cathedral Place



Southeast Elevation from Cathedral Place Sidewalk

Staff Photographs
60 Cathedral Place



South Elevation – Sign Proposed

Color Study – 60 Cathedral Place

Proposed	Pre-Approved Color
Matthews Blue	Shutter Blue – Pre-1821
	Rookwood Sash Green – Early/Late Victorian
	Raging Sea – Early/Late Victorian
	Powder Blue – Early/Late Victorian
	Rainstorm – Bungalow
	Stratford Blue – Post-War Romanticism

Color Study – 60 Cathedral Place

Proposed	Pre-Approved Color
Garbo Silver (gloss finish)	Pure White – Pre-1821
	Canova House White – Pre-1821
	Light Slate - Early/Late Victorian
	Colonial Revival Gray – Early/Late Victorian
	Roycroft Mist Gray – Craftsman
	Chelsea Gray – Post-War Romanticism

HARB - May 2000

GRAPHICS INK
DESIGN STUDIO
835-C ANASTASIA BLVD. • ST. AUGUSTINE • FL 32084
TELEPHONE: 904-824-5418 • FAX: 904-826-3838
• E-MAIL: GRAFXINK@AUG.COM •

RECEIVED
APR 18 2000
DB
Planning / Building Dept.

HISTORIC TYPOGRAPHY

EARLY AMERICAN – 1700 +:
Artcraft, Baskerville, Bembo, Ben Franklin, Berkeley, Berling, Bulmer, Caslon, Centaur, Century, Cheltenham, Cloister, Cochin, Cooper, Dante, Deepdene, DeVinne, Garamond, Gorilla, Goudy, Greco, Hadriano, Janson, Jensen, Kennerley, Packard, Palatino, Perpetua, Plymouth, Poor Richard, Post, Weiss, Windsor

GOTHIC (OLD ENGLISH) – 1700 +:
Agincourt,Blackmoor, Old English, Wedding text

MODERN – late 1700's +:
Antique Roman, Artisan Roman, Berhard Modern, Bodoni, Lucian, Mademoiselle

VICTORIAN/DECORATIVE – 1800 +: Aesthetic, Bijou, Bostonian, Campanile, Caruso,Cavanaugh, Celtic, Eve, Fargo, Flirt, Karnac, Kismet, Koster, Lafayette, Phidian, Quentin, Renaissant, Ringlet, Rococo, Rosewood, St. Clair, Trocadero, Tuscan Grille

WOOD TYPE (EGYPTIAN, SLAB SERIF) – 1815 +: Aetna, Antique (series) Belwe, Bernhard Bold, Beton, Birch, Bookman, City, Clarendon, Copperplate, Egyptian, Gold Rush, Hogarth, Houghton, Karnak, Latin, Largo, Nubian, Old Town, Playbill, Rubens, Runic, Tuscan

ART NOUVEAU – late 1800's +: Cabaret, Cabinet, Cantoria, Chantry, Cordova, Della Robbia, Elefanta, Garrick, Grange, Grant Antique, Harlech, Harrington, Miehle Condensed, Orbit, Rennie Mackintosh, Roycroft, Skjald, Spiral, Willow

~~ART DECO – 1920 +: Anna, Architectura, Ashley, Avenida, Bernhard Gothic, Broadway, Burlington, Busorama, Capone, Decotura, Empire, Futura, Gallia, Hornpype, Jagged, Metropolis, Mona Lisa, Parisian, Peignot, Ritz~~

SANS SERIF – 1815 +: Arrow, Albertus, Block, Copal Solid, Gothic(series), Optima, Poplar

SCRIPT – 1800 +: Balmoral, Bank script, Bellevue, Blackadder, Edwardian script, Flemish, Fiorentine cursive, Goudy cursive, LeGriffe, Lucinda, Phyllis, Snell Roundhand, Shelley Allegro, Stationer's script, Stuyvesant, Young Baroque

Note: Once a typestyle was created and in popular use, it was used continuously. An Early American typestyle would still have beenused and popular in Victorian times.

Call Regine de Toledo for more information.

EARLY AMERICAN
1700+

Baskerville

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BEMBO

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Berkeley

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Berling
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Cooper

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GOTHIC OLD ENGLISH
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Old English™

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Wedding Text

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MODERN – LATE 1700s

ANTIQUE

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Bernhard Modern
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Lucian
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Mademoiselle —
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VICTORIAN DECORATIVE
1800+

AESTHETIC

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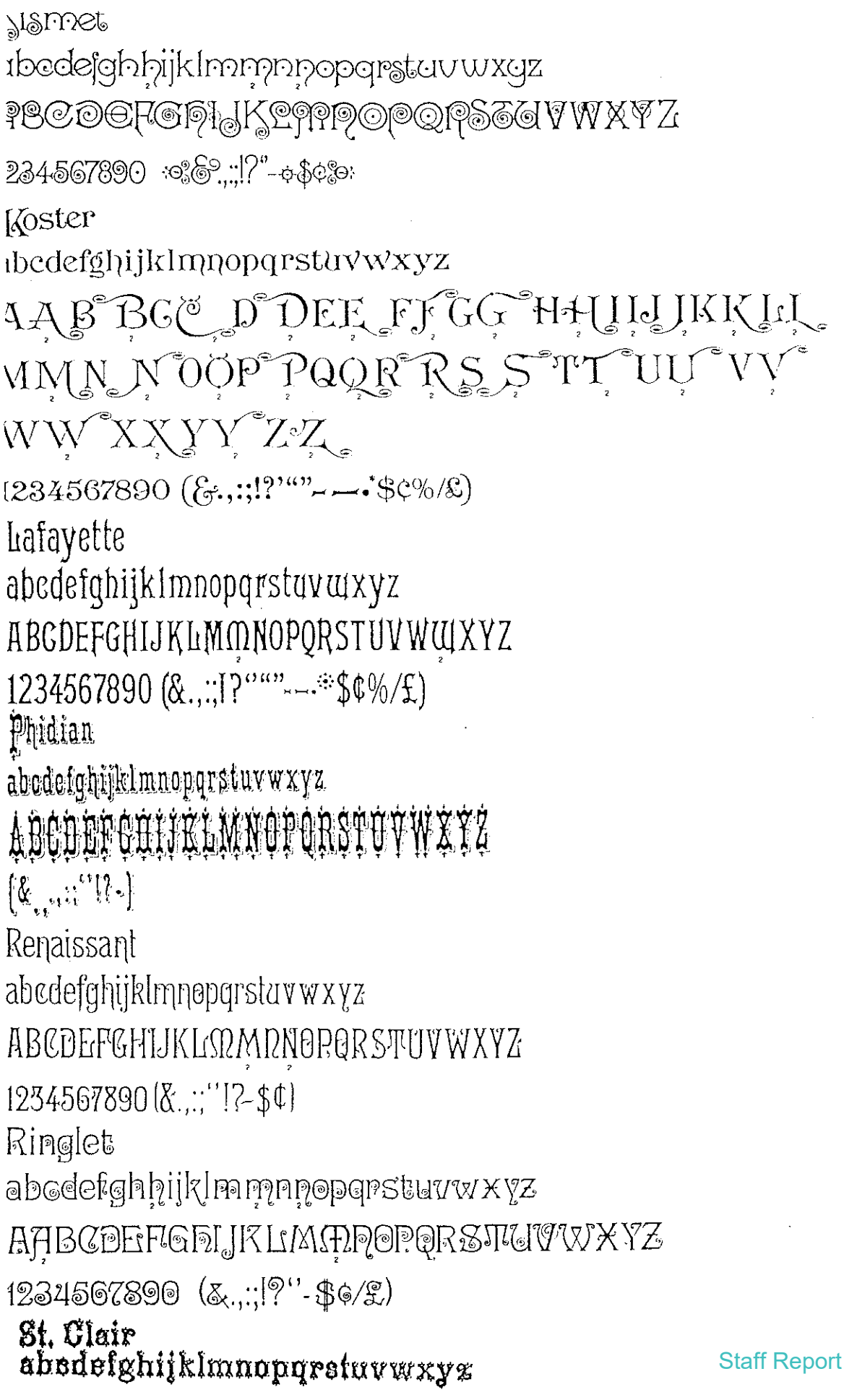
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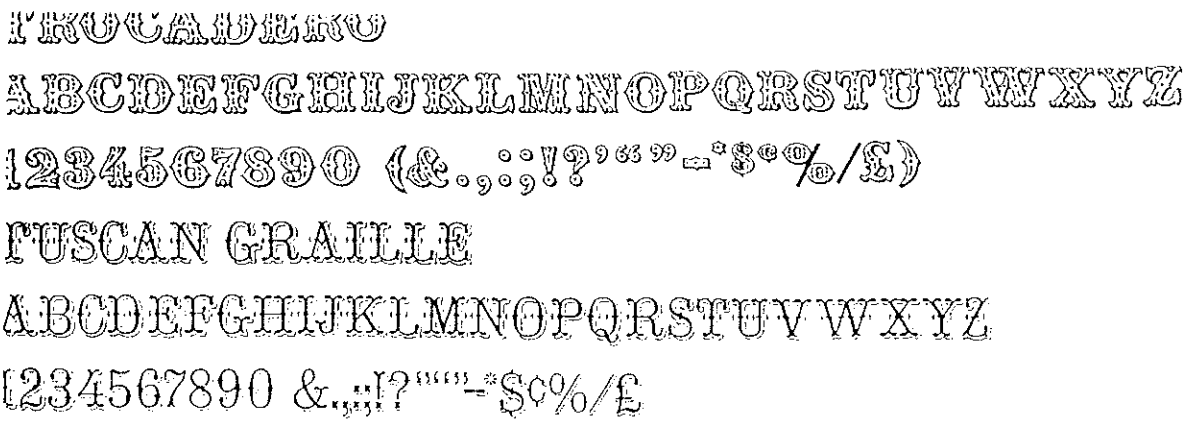
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Harrington

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GRANT ANTIQUE

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ROSEWOOD

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WOOD TYPE
EGYPTIAN/SLAB SERIF
1815+

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City Medium

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Clarendon

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Copperplate

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Egyptian

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ART NOUVEAU
LATE 1800s

Cabaret

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CABINET

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Chantry

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NOPQRSTUVWXYZ qrstuvwxyz

Cordova

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Della Robbia

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Michle Condensed

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Orbit Antique

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Rennie Mackintosh™

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Stationers Semiscript

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JJKLMNOPQRSTUVWXYZ

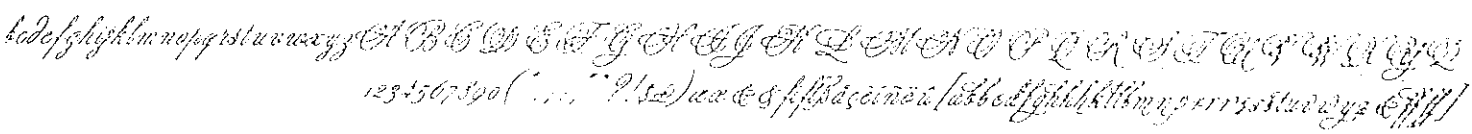
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Stuyvesant Script

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Young Baroque



Snell Roundhand

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Shelley Allegro

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APPROVED BY
HARB 1-17-13

Classic Caps by John Studden





Cafe Corina by Chuck Davis



Antique Shop by Chuck Davis



Brushwork by Dave Correll



Firehouse by Tom Kennedy



Mackinlay by John Studden



Signmaker by Dave Corral

LHF Signmaker Fancy



LHF Signmaker Regular



Red Sable Script

Red Sable Script Regular



Red Sable Script Casual



Big Top by John Sheldon



Boston Truckstyle



Timberlodge by Chuck Dave

Timberlodge Regular



Signkit Script by Dave Corral

Signkit Script



Velvenda Cooler

A B C D E F G H I J K L M N O

P Q R S T U V W X Y Z

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rights-of-way prior to the start of the event. All signage must be removed from the public roads or public rights-of-way not later than one (1) hour after conclusion of the event or at such time as directed by the St. Augustine Police Department and/or Public Works Department in order to timely reopen the public road or public rights-of-way.

(1) *Historic Zone 1.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.
11. Sidewalk/sandwich.
12. Portable.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Disfiguring.
16. Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity.

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d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Miscellaneous
Bracket/projecting	36;inch;/24;inch;	6	8;ft;	36;inch; wide-maximum bracket and sign projection from wall = 44;inch;—24;inch; wide maximum bracket and sign projection from wall = 32;inch;
Freestanding	36;inch;/30;inch;	7.5	N/A	Maximum 4;ft;6;inch; to top of sign structure
Post	36;inch;/30;inch;	7.5	8;ft;	
Accessory		2	N/A	1 per business, wall only
Wall	2;ft;/3;ft;	6	N/A	
Facia	1;ft; wide 6;ft; long	6	N/A	Must be placed above windows and doors

e. Exception. Notwithstanding the above, businesses fronting on Avenida Menendez between Cuna Street and Bridge Street having a one-hundred-fifty-linear-foot street frontage on Avenida Menendez are permitted to have three (3) signs with a total square footage not to exceed eighty (80) square feet, and provided further that businesses, having sixty-linear foot street frontage on Castillo Drive south of Orange Street shall be permitted a total of three (3) signs with a total square footage not to exceed forty (40) square feet, all in accordance with requirements otherwise applicable to Historic Zone 3 pursuant to subsection (3).

f. *Multiple frontage lots.* One (1) additional sign allowed if the structure or use is located on more than two (2) street frontages; provided that the business has an entrance on more than two (2) streets and provided further that a single business located in a single building occupying one hundred (100) lineal feet on one (1) street will be allowed sixty (60) square feet of signs with no single sign to exceed twenty-four (24) square feet.

(2) *Historic Zone 2.*

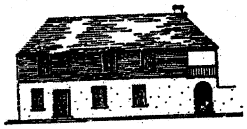
a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ 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. HP2024-0025

Meeting Date: July 18, 2024

Receipt No. _____

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

1. NAME OF APPLICANT Thomas Menshouse

   Business (if applicable) Trademark Signs LLC

   Address 2051 Green Rd, Ste E

   City Deerfield Beach State FL Zip Code 33064

   Daytime telephone 732-288-1004 x 101 E-mail Address permits@trademarksignllc.com

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

2. NAME OF PROPERTY OWNER Bank of America

   Business (if applicable) Bank of America

   Address 101 N Tryon St

   City Charlotte State NC Zip Code 28255

   Daytime telephone (required) 888-279-3457 E-mail address RichardFoster@boa.com

3. PROJECT STREET ADDRESS 60 Cathedral Pl

4. LEGAL DESCRIPTION: Lot 1,9,10 Block 15 Subdivision City of St Augustine Parcel 1976600000

5. EXISTING USE Bank PROPOSED USE Bank

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 Nonilluminated signs
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Install new signage

(3) sets of wall mounted signs - nonilluminated signs
1.625' x 4' each

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 Thomas Menshouse

SIGNATURE OF APPLICANT _____ DATE 2/20/24

PRINT OWNER'S NAME Richard Foster

SIGNATURE OF OWNER _____ DATE 11/30/23

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

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: 60 Cathedral Pl

Applicant's Name: Thomas Menshouse Applicant's Signature: _____

Owner's Name: Richard L. Foster Owner's Signature: _____

Consent to Undertake Proposed Work

Order No:

Permit #
Date Issued

IDENTIFICATION

Site Location 60 Cathedral Pl Block _____ Lot _____ Qualification Code _____
St. Augustine, FL

Owner in Fee Bank of America
Address 101 N Tryon St
Charlotte, NC, 28255
Tel. (888) 279-3457
Email RichardFoster@boa.com

Contractor Trademark Signs LLC
Address 2051 Green Rd, Ste E
Deerfield Beach, FL 33064
License No. ES12001909 Tel. (732) 288-1004 x 101
Federal Employee No. _____

I, Richard L. Foster, the Owner of the above property hereby consent to the entry onto the property of the Builder/Contractor, and the employees or agents of the Builder/Contractor, for the purpose of completing work as described in the attached drawings.
I also give permission to the listed contractor to obtain the required and necessary permits, licenses and approvals, which may be required for the installation of said signs, and to proceed with the installation in accordance with all governing laws, statues, and ordinances.

PRINT: Richard L. Foster

SIGNED: Richard L. Foster
OWNER/AGENT

☐ OWNER ☒ AGENT

JLL

JLL - Bank of America Account
Project Management
Mail Code: FL8-092
60 Cathedral Pl
Saint Augustine, FL 32084

November 30, 2023

Bank of America, N/A
101 N Tryon St.
Charlotte, NC 28202

LETTER OF AUTHORIZATION

To Whom It May Concern:

I, Richard L Foster **owner or agent**

For the property located at:

60 Cathedral Pl,
Saint Augustine, FL 32084

Do authorize **Coast Sign or their authorized agent** to obtain a permit for and to install signage on the above referenced property.

Richard L Foster Date: 11/30/23

Owner or Agent

Sworn to and subscribed to before me this 30 day of Nov

2023 and being personally known/ identification.

My commission expires: 7/13/2026 Lucy Gutierrez Matos

NOTARY PUBLIC

LUCY GUTIERREZ MATOS
Notary Public - State of Florida
Commission # HH 287509
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

BANK OF AMERICA

Sheila E. Cribb

Senior Vice President

Bank of America, National Association

Real Estate Services
FL9-400-01-06, 9000 Southside Blvd
Jacksonville, FL 32256
T 904.464.5267 sheila.cribb@BofA.com

June 27, 2022

Jones Lang LaSalle Americas, Inc.
200 East Randolph Dr.
Chicago, IL 60601
Attn: Mr. Mark Kreisman

Re: Authorization for Jones Lang LaSalle Americas, Inc. to act as Representative for Project Management Services for Bank of America, National Association ("BANA") and its affiliates

Dear Mark:

Bank of America, National Association, a national banking association, hereby authorizes Jones Lang LaSalle Americas, Inc. and its affiliates ("JLL") to act as BANA's authorized representative in connection with matters related to BANA's construction and improvement projects, including but not limited to the following:

- Signing Notices of Commencement in states requiring notification to building owners that a construction project is commencing on/in a property
- Signing waivers of claims for CAD drawings
- Signing Lien Agent Assignments in states requiring lien agent assignments
- Completing, signing, and submitting pe1mit applications in jurisdictions requiring permits, design review applications, and/or disclosure documents.
- Participating in Energy Rebate programs on behalf of BANA, where a rebate is assigned to a project contractor and a change order is issued to the contractor for the rebate amount

The authority outlined in this letter will remain in effect until revoked in writing by Bank of America, National Association.

The designation or use of "authorized representative" in the context outlined herein does not affect BANA's responsibility to perform and satisfy all other obligations applicable to BANA for services rendered by JLL Project Management. The appointment of JLL as an authorized representative shall not designate to JLL any rights beyond those BANA itself would have under any applicable regulations.

You are authorized to provide this letter as necessary to fulfill any project-related services. Further, any recipient of this letter who is an employee or associate of JLL and/or who is authorized to cooperate with JLL, including but not limited to Alan Duryea, is likewise authorized to act as agent on behalf of BANA, and any governmental entity or authority to whom this letter is delivered may rely on it as evidence of BANA's designation of JLL to act as BANA's agent for the purposes outlined herein.

Sincerely,

Sheila E. Cribb
Senior Vice President for Bank of America, National Association
(Notary Acknowledgment attached)

BANK OF AMERICA

NOTARY ACKNOWLEDGMENT
(Attached to Authorization Letter dated June 27, 2022

STATE OF FLORIDA
COUNTY OF DUVAL

On this 27 day of June, 2022, before me, a Notary Public in and for the above state and county, personally appeared Sheila Cribb, Senior Vice President of Bank of America, National Association, a national banking association, who is personally known to me to be, or who provided _____ as evidence of identification establishing that she is, the same person whose name is subscribed to the foregoing authorization letter, and she acknowledged that she signed and delivered the authorization letter as Senior Vice President of the national banking association as her own free and voluntary act, and as the free and voluntary act of the association, for the uses and purposes set forth therein.

Subscribed and sworn to before me this 27 day of June, 2022.

Notary Public _____

(SEAL)

NOTARY PUBLIC
JAMES RAULERSON
Notary Public, State of Florida
Commission# HH 57094
My comm. expires Dec. 21, 2024

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0025

60 CATHEDRAL PL, Saint Augustine, FL, 32084

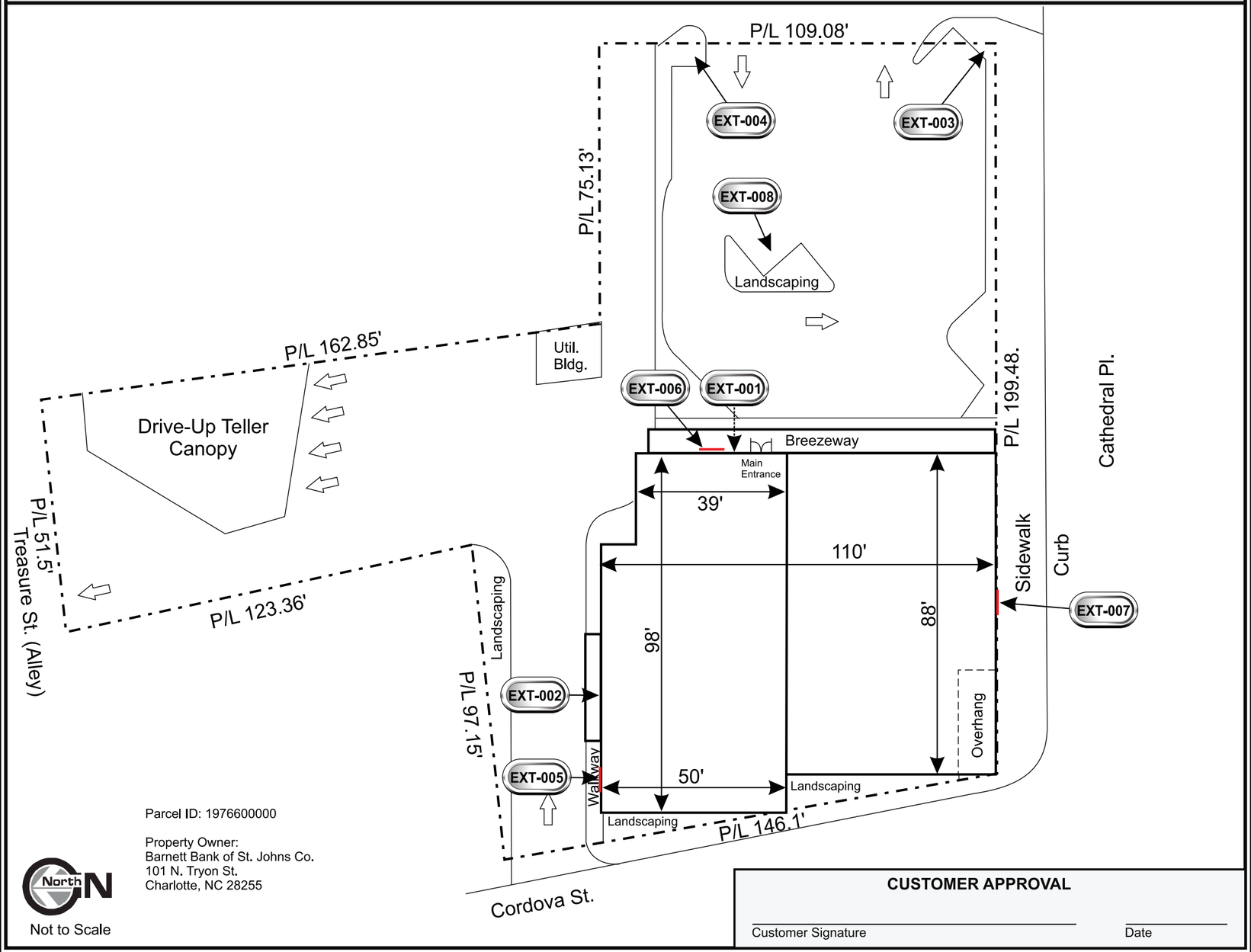
Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	While a site plan was provided, the location of sign EXT-005 on the west elevation of the building does not appear to match the location provided in the Sign Plans which shows the sign on the north elevation. Please provide a corrected site plan or sign plan.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	I see a silver color specified in the Sign Plans provided but no color called out for the blue proposed. Is there a name for this color? Also, please specify the font name for the sign. Fonts are also regulated within Historic Preservation Zoning Districts. Pre-approved colors can be found here: https://www.citystaug.com/DocumentCenter/View/3483/Preapproved-Colors-PDF and pre-approved fonts can be found here: https://www.citystaug.com/DocumentCenter/View/7099 While the HARB has the authority to approve colors that are not in the pre-approved color palettes, metallic colors, other than gold leaf as an accent, are rarely approved.

Other Details Necessary for Review

Clarification is needed regarding the owner's signature. We understand that Bank Of America is a national company; however, we can only accept the signature of an authorized agent or member as detailed on Sunbiz.org. The owner name provided on the staff report is not included in that list. We need some clarification or indication that the owner's representative that signed the application is authorized to do so.

Recieved June 4, 2024
Planning and Building Department

SITE PLAN



Parcel ID: 1976600000

Property Owner:
Barnett Bank of St. Johns Co.
101 N. Tryon St.
Charlotte, NC 28255

North

Not to Scale

CUSTOMER APPROVAL

Customer Signature _____ Date _____

SIGNAGE SCOPE

EXT-001 **REMOVE EXISTING SIGN**

EXT-002 **LEAVE AS-IS**
Handicap sign.

EXT-003 **LEAVE AS-IS**
Parking sign.

EXT-004 **LEAVE AS-IS**
Parking sign.

EXT-005 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-006 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-007 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-008 **LEAVE AS-IS**
Parking sign.

F01-003 **LEAVE AS-IS**
Wall plaque.

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228) Site Number: FL8-092-M
Scale: NTS	Address: 60 Cathedral P1
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084
PM: Marvin V.	Notes:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	ZB	11-30-23	Updated BB as per request	7	HA	01-25-24	Update EXT-004_005_006.
2	ZB	12-05-23	Updated front page & site plan	8	HA	02-14-24	Add sign F01-003.
3	Irniss A.	12-07-23	Updated BB as per request	9			
4	HA	12-11-23	Revise book per city comments.	10	WA	05-24-24	Update specs colors | EXT-005
5	HA	12-13-23	Revise descriptions for EXT-002/003/004/008.	11			
6		12-20-23	Removed lower existing sign	12			

DESIGN DRAWING 1 of 5

Request Number:

PRJ-BOA3-183765-R10

Application Packet 9

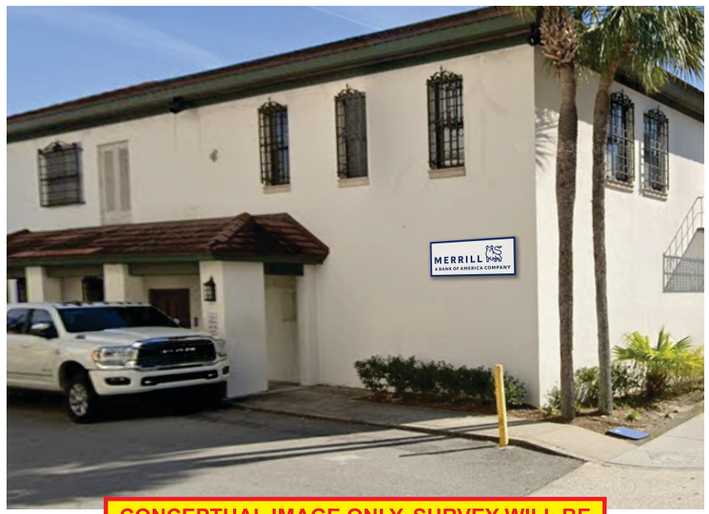
11 X 17 TEMPLATE VERSION 8.9

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-005



PHOTO ENHANCEMENT - SIGN EXT-005



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CABINET GENERAL SPECIFICATIONS:

FACES:..... ALUMINUM. PAINTED GARBO SILVER, GLOSS FINISH

GRAPHICS:..... ACRYLIC W/ 1ST SURFACE APPLIED 3M #3630-8530 AND 3M 3660M OVERLAM

FACE FRAME:.... 1" x 1" x .125" ALUM. TUBE FRAME BOND TO BACK OF FACE, PAINTED GARBO SILVER

BACKING:..... 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED GARBO SILVER, SEMI GLOSS FINISH. FASTENED TO 1" x 2" x .125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #74693 BLUE, SEMI GLOSS

COLOR SPECIFICATIONS:

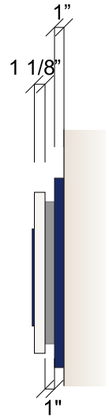
- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M
- VINYL: 3M #3630-20 WHITE
- VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS

NOTE: BLUE COLOR SPEC AND FONT



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
Address:	60 Cathedral P1
City / State / Zip:	Saint Augustine, FL 32084
Notes:	

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	ZB	11-30-23	Updated BB as per request	7	HA	01-25-24	Update EXT-004_005_006.
2	ZB	12-05-23	Updated front page & site plan	8	HA	02-14-24	Add sign F01-003.
3	Irniss A.	12-07-23	Updated BB as per request	9			
4	HA	12-11-23	Revise book per city comments.	10	WA	05-24-24	Update specs colors | EXT-005
5	HA	12-13-23	Revise descriptions for EXT-002/003/004/008.	11			
6		12-20-23	Removed lower existing sign	12			

DESIGN DRAWING 2 of 5

Request Number:

PRJ-BOA3-183765-R10

Application Packet 10

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-006



PHOTO ENHANCEMENT - SIGN EXT-006



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CABINET GENERAL SPECIFICATIONS:

FACES:..... ALUMINUM. PAINTED GARBO SILVER, GLOSS FINISH

GRAPHICS:..... ACRYLIC W/ 1ST SURFACE APPLIED 3M #3630-8530 AND 3M 3660M OVERLAM

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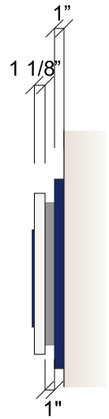
COLOR SPECIFICATIONS:

- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M BLUE - MATTHEWS BLUE #MP74693 R182233
- VINYL: 3M #3630-20 WHITE
- VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS MATTHEWS #MP02650R14405 LVG FULL GLOSS



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
Address:	60 Cathedral P1
City / State / Zip:	Saint Augustine, FL 32084
Notes:	

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6		12-20-23	Removed lower existing sign	12			

DESIGN DRAWING 3 of 5

Request Number:

PRJ-BOA3-183765-R10

Application Packet 11

11 X 17 TEMPLATE VERSION 8.5

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-007



PHOTO ENHANCEMENT - SIGN EXT-007



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

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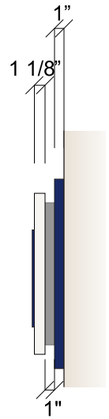
COLOR SPECIFICATIONS:

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- VINYL: 3M #3630-20 WHITE
  VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS MATTHEWS #MP02650R14405 LVG FULL GLOSS



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
Address:	60 Cathedral P1
City / State / Zip:	Saint Augustine, FL 32084
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DESIGN DRAWING 4 of 5

Request Number:

PRJ-BOA3-183765-R10

Application Packet 12

11 X 17 TEMPLATE VERSION 6.5

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - EXT-001



REMOVE EXISTING SIGN

EXISTING PHOTO - EXT-002



LEAVE AS-IS
HANDICAP SIGN

EXISTING PHOTO - EXT-003



LEAVE AS-IS
PARKING SIGN

EXISTING PHOTO - EXT-004



LEAVE AS-IS
PARKING SIGNS

EXISTING PHOTO - EXT-008



LEAVE AS-IS
PARKING SIGN SIGN

EXISTING PHOTO - F01-003



LEAVE AS-IS
WALL PLAQUE

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
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DESIGN DRAWING 5 of 5

Request Number:

PRJ-BOA3-183765-R10

Application Packet 13

11 X 17 TEMPLATE VERSION 8.5

Public Records of St. Johns County, FL Clerk # 2009043640, O.R. 3233 PG 532,
08/26/2009 at 10:35 AM REC. $57.00 SUR. $63.50 Doc. D $.70

3
(14)

Prepared By and Return to:

Claire Bailey Carraway, Esq.
Bank of America, N.A.
PO Box 31590, FL1-400-16-12
Tampa, FL 33631-3590

INGRESS AND EGRESS ACCESS EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS

THIS INGRESS AND EGRESS ACCESS EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS (this "Agreement") is made and entered into this 25th day of August, 2009, by and between the MOST REVEREND VICTOR GALEONE, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever ("Grantor"), and BANK OF AMERICA, N.A., a national banking association, ("Bank").

COPY

WHEREAS:

A. Grantor by virtue of a deed from Bank of even date herewith is the owner of that certain parcel of land located in St. Johns County, Florida and more particularly described as Parcel A in Exhibit "A" attached hereto and made a part hereof (the "Grantor Parcel").

B. Bank is the owner of that certain parcel of land located adjacent to the Grantor Parcel in St. Johns County, Florida, more particularly described as Parcel B in Exhibit "B" attached hereto and made a part hereof (the "Bank Parcel") (the Bank Parcel and the Grantor Parcel are sometimes referred to herein as the "Parcels" and each as a "Parcel").

C. Grantor and Bank desire to create a perpetual non-exclusive ingress and egress access easement for use by the owners, occupants, tenants and invitees of the Bank Parcel to and from the Bank Parcel to Cathedral Place (Street) over a portion of the Grantor Parcel as more particularly set forth herein.

D. In addition, the parties have agreed to certain reciprocal rights and restrictive covenants as set forth herein below.

NOW, THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1 Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2 Grant.

(a) Grantor hereby grants Bank a perpetual non-exclusive ingress and egress access easement (the "Bank Access Easement") in favor of and appurtenant to the Bank Parcel and its Users across a portion of the Grantor Parcel, as depicted on the sketch attached hereto as Exhibit "C" (the "Bank Access Easement"), so as to provide vehicular and pedestrian access from Cathedral Place (Street) to the Bank Parcel, including access for any future use or redevelopment of the Bank Parcel. As used in this

Agreement, the term "Users" shall mean with regard to either of the Parcels, the then-current fee simple owner and its occupants, employees, members, tenants, customers, and invitees.

(b) Subject to the provisions of paragraph 3 or 6(b) below, Bank shall have a non-exclusive, perpetual easement for the parking of passenger motor vehicles and motorcycles in designated parking spaces located within the Bank Access Easement. Notwithstanding the foregoing, in the event the Bank redevelops the Bank Parcel or changes the use of the building located on the Bank Parcel (to a use other than as a financial institution or related offices), Bank will provide and maintain a parking ratio within the Bank Parcel so as to provide the number of parking spaces required by applicable law for operations of the building located on the Western portion of the Bank Parcel without regard to such easement if at any time the City of St. Augustine enacts a code which requires a certain ratio or amount of on-site parking. The parties acknowledge that the City of St. Augustine does not currently require on-site parking or a parking ratio in the portion of the City of St. Augustine in which the Parcels are located.

3 Agreement to Relocate. Upon the request of Grantor (its successors and/or assigns) in connection with any renovation or redevelopment of the Grantor Parcel, the Bank Access Easement shall be relocated to the westernmost 30 feet of the Grantor Parcel (the "New Bank Access Easement") as depicted on Exhibit "D" attached hereto and made a part hereof, and the terms of this Agreement relating to the Bank Access Easement shall apply to the New Bank Access Easement. In connection with such relocation of the Bank Access Easement, Grantor, at its sole cost and expense, shall construct, repave and restripe the New Bank Access Easement as reasonably required to connect Bank's parking and driveways on the Bank Parcel to Cathedral Place (Street) through the New Bank Access Easement while preserving the maximum number of parking spaces. Following completion of the improvements to the New Bank Access Easement required pursuant to this paragraph 3, the parties shall execute in recordable form a modification of this Agreement vacating the easement rights of Bank to the lands shown on Exhibit "C" and substituting as the new "Bank Access Easement" the lands described on Exhibit "D" hereto. Following which substitution, all references in this Agreement to Bank Access Easement shall be deemed to refer to the New Bank Access Easement.

4 Utility and Drainage Easements. Grantor and Bank hereby grant one another perpetual, non-exclusive, reciprocal utility and drainage easements across their respective portions of the Parcels as required to serve the improvements located on the Bank Parcel and the Grantor Parcel as the same exist on the date of this Agreement. In the event Grantor constructs a primary building on the Grantor Parcel (or otherwise redevelops the Grantor Parcel in a manner) that requires Grantor construct stormwater drainage and/or retention facilities to serve the Grantor Parcel, Grantor shall design and build such drainage and retention facilities as are required by applicable governmental authorities for such construction or development of the Grantor Parcel, which facilities shall be sized to serve the stormwater and retention requirements of the Bank Parcel as it is currently developed (the "New Drainage Facilities"), if required by the applicable governmental authorities.

(a) Notwithstanding the foregoing, the Grantor shall not be obligated to modify the New Drainage Facilities or provide additional drainage facilities should the drainage requirements for the Bank Parcel at that time be materially more burdensome than the drainage requirements for the Bank Parcel as its exists on the date of this Agreement or should the drainage requirements (or connections) for the Bank Parcel change after site plan approval by applicable governmental authorities for the planned construction on Grantor Parcel.

(b) Bank's use of any the New Drainage Facilities shall be subject to the terms of a recorded easement agreement between the Bank and Grantor, which agreement shall (among other things) limit increases in surface water flow from the Bank Parcel in the event of future redevelopment of the Bank Parcel to the then-current excess capacity of the New Drainage Facilities (if any) as well as for cost

sharing as to maintenance, landscaping, repair, insurance, and capital expenses (but not initial construction costs). Said agreement shall also include customary cross-indemnities and covenants concerning misuse, wrongful intentional action, and introduction of hazardous substances into the stormwater system in a commercially reasonable form.

5 Operations and Cost Sharing. The cost of maintenance and repair of the paved roadway, parking spaces and landscaping, if any, on the Parcels, including the Bank Access Easement, shall be the shared responsibility of the owners of the Parcels. Bank shall continue to maintain the parking areas and driveways on the Parcels, including the Bank Access Easement in substantially the same manner as currently being maintained ("Maintenance Charges").

(a) All capital improvements shall require the consent and agreement of both parties.

(b) Grantor shall reimburse Bank fifty percent (50%) of all reasonable Maintenance Charges within thirty (30) days after receipt of an invoice from the Bank or its agent for such services accompanied by reasonable evidence of the actual costs thereof. Provided, however, either Party may, at anytime and from time to time, request the relative apportionment of future Maintenance Charges be equitably adjusted based upon the relative number of parking spaces from time to time located on their respective Parcels.

COPY

(c) Grantor's obligation to reimburse Bank for its share of Maintenance Charges shall not include any property management fees, agent's fees, construction management or supervision fees, or accounting fees as a part of the Maintenance Charges, provided Bank may charge as part of the maintenance charges any amount paid to Bank's facility partner as property and construction management fees, provided the same is an unrelated third party charging not more than market rates for the services performed.

(d) Initially, the parties agree that Bank or its agent shall continue to operate the parking lot located on the Parcels and collect parking fees. Should the Bank choose to no longer operate the parking lot, the Bank shall notify Grantor, and Grantor shall have the option of operating the parking lot. The parties agree that parking fees will not be charged to the Bank's Users (in accordance with instructions provided by Bank to the operational staff) or to Grantor's Users who display a specified parking decal. Bank and Grantor will each receive 50 percent of the fees collected by the parking agent after subtracting the cost of the parking attendant and any other fees paid to the parking agent, and any fees payable to governmental authorities associated with operating the Parcels as a commercial parking lot. The parking fees collected and shared shall include any fees collected for the additional 20 spaces owned by Bank on Treasury Street. Provided, however, the parties agree that at anytime they may request the relative apportionment of income relating to the operation of the Parcels as a parking lot to be equitably adjusted based upon the relative number of parking spaces of each of them actually being managed as a commercial parking lot.

(e) Both Bank and Grantor shall maintain commercial general liability insurance, with owned and non-owned automobile coverage, on their respective portions of the Parcels, naming the other as an additional insured. The minimum amount of such insurance shall be $1,000,000.00 / $3,000,0000; and $500,000.00 for property damage. Either party shall provide evidence of such insurance to the other Party promptly upon request therefore, provided Bank may self-insure for the coverage set forth herein.

6 Pre-Development Use.

(a) Prior to the renovation or redevelopment of the Grantor Parcel, Grantor and Bank agree to utilize the parking and driveway on the Parcels in their existing counter-clockwise circular

configuration. It is agreed that during Bank's operating hours, each party shall generally be entitled to utilize the approximate number of spaces as are located on their respective Parcels, provided any parking spaces located in the Bank Access Easement shall be used jointly by both Parties and their Users. In the event either party reasonably believes that the other party is regularly using more than their respective share of the available parking spaces, said party is entitled to install signage indicating "reserved" use or traffic control devices on their respective Parcel limiting access to its respective Users. Provided that any such installations shall not interfere with the ability of pedestrian and vehicular access for Users of the other party to and from their respective Parcel and Cathedral Place (Street) and shall provide for a reasonable circular traffic pattern serving the Bank Parcel (as well as one serving the Grantor Parcel), which will likely utilize a portion of the Bank Access Easement. The Parties acknowledge that establishment of a revised traffic pattern for one or both Parcels may require the loss of parking spaces in the Bank Access Easement and they agree to take reasonable steps to minimize such parking space loss. Bank shall not seek or permit any other person or entity to seek a variance or waiver from the minimum parking requirements applicable to the improvements located on the Bank Parcel from time to time.

(b) Notwithstanding anything contained herein to the contrary, the parties acknowledge and agree that at any time Grantor may reconfigure the Grantor Parcel to provide for metering and/or other means of limiting access (i.e., by guard gate, unmanned gate, or attendant monitoring (or similar or then-current technology)). Upon commencement of the same, Grantor shall promptly so advise Bank in writing and the parties agree that:

i) In no event shall Bank's access to the Bank Parcel be interrupted or impaired in any way;
ii) The substitution of the New Bank Access Easement as the Bank Access Easement pursuant to the terms of Paragraph 3 above may be (but need not be) elected by Grantor even in the absence of construction or development activities by Grantor;
iii) Grantor's entitlement to receive parking revenues arising from Bank's operation of parking areas located on Grantor Parcel to which access is not so limited shall continue, but shall be equitably adjusted to account for the loss of spaces no longer operated by Bank;
iv) Thereafter, all proceeds from parking on the portions of the Grantor Parcel not being operated by Bank as a parking lot shall be the sole and separate property of Grantor;
v) Bank and Bank Users shall have no right or privilege of parking on the portions of the Grantor Parcel to which access is thusly controlled, monitored or limited;
vi) Sections 5 and 6(a) of this Agreement shall no longer have any force or effect with regard to those parking spaces no longer operated in common by the Parties.

(c) Any use of a Parcel and any type or construction of improvements thereon, will comply with all applicable legal requirements.

7 Restrictive Covenants.

(a) Grantor shall not use or permit the Grantor Parcel to be used by any person or entity for "retail banking purposes" (the "Use Restriction") for thirty (30) years after the date hereof as long as the Bank Parcel is used for retail banking purposes (the "Restricted Period"). The term "retail banking purposes" shall include, without limitation, receiving deposits or making loans to the general public, engaging in the sale of insurance or securities, providing trust services or engaging in stock or mortgage brokerage, whether done by a state bank, national bank, savings and loan association, credit union or other entity, whether by walk-up or drive-in teller facility, ATM or otherwise (the "Use Restrictions").

(b) In addition, during the Restricted Period: Grantor shall not and shall not authorize anyone else to (i) place or install signage or advertising of any type upon any portion of the Grantor Parcel that relates to a financial institution (the "Signage Restriction"), or (ii) make any public announcements, advertising,

solicitations, business development, notices or other publications relating in any manner to the present or future operation of a financial institution upon the Grantor Parcel (the "Advertising Restriction"). In the event Grantor shall contract with anyone else for lease or purchase of the Grantor Parcel during the Restricted Period, the lease or contract, as the case may be, shall expressly incorporate the Use Restriction, the Signage Restriction, the Advertising Restriction and prohibit the violation of the same by the proposed lessee or vendee.

(c) In the event of a violation by, through or under Grantor (its successors or assigns) of the aforesaid Use Restriction, Advertising Restriction or Signage Restriction during the Restrictive Period (collectively, the "Restrictions"), Bank shall be entitled to pursue all remedies available at law or in equity, including, without limitation, injunctive relief. In addition, Bank shall be entitled to recover from Grantor liquidated damages in the amount of $2,000.00 per day for any violation of the Restrictions by, through or under Grantor during the Restrictive Period. The parties recognize and acknowledge that the foregoing liquidated damages are reasonable and do not constitute a penalty and are being imposed due to the difficulty of calculating the actual damages that would result from a violation of the Restrictions. In the event of any litigation relating to the enforcement of the provisions contained in this Section, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees.

(d) The Restrictions shall run with the land for the entirety of the Restrictive Period, at which time they shall automatically and irrevocably expire.

8 Approval of Plans. In the event Grantor desires to redevelop the Grantor Parcel, Grantor will provide a preliminary site plan and elevations of the proposed improvements, including a depiction of and the location of Bank's sign pursuant to Paragraph 10 below, to Bank fifteen (15) days prior to any submittal to the Historic Architectural Review Board (the "HARB"). Grantor agrees to make reasonable efforts to address issues the Bank may have regarding the site plan provided any such changes are in compliance with City Code and do not unreasonably restrict the use and development of The Grantor Parcel. Any substantial changes to the site plan and elevations shall be subject to the review and approval of Bank, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, any changes to the Bank Access Easement (other than in connection with the New Bank Easement, which shall be governed by paragraph 3 above), or any change which would affect the Bank Parcel shall require the review and approval of Bank.

9 Prohibited Uses. Each of Grantor and Bank hereby covenants and agrees for a period of thirty (30) years following the date hereof, no portion of their respective Parcel shall be used for any of the following activities:

(a) cinema or theater, skating rink, bowling alley, discotheque, dancehall, nightclub, peepshow, adult massage parlor (as opposed to legitimate massage therapy, physical therapy, chiropractic office, or day spa), adult book store, strip joint or pornographic store or similar adult use, game room or arcade (isolated installation of such games incident to another use being permitted), a so-called "head shop", funeral parlor, flea market, tattoo parlor, bingo parlor, cafeteria, car wash (other than those incidental to the operation of a gasoline service station), call center; off-track betting parlor; mobile home park or trailer court;

(b) an establishment that derives in excess of 15% of its gross income from provision of: billiards or pool tables, amusement games, pinball, electronic games or arcade games, tattooing or body piercing services; and/or

(c) any public or private nuisance; labor camp, junkyard, stockyard, or animal raising.

Neither Party nor any persons claiming under or through them, will (x) use the roadways located on either of the Parcels for any other purpose than those for ingress and egress to or through their respective Parcels from adjacent public rights of way; (y) use any portion of the Parcels storage of materials, goods, or vehicles, or (z) use any portion of the Parcels for parking other than designated spaces.

10 Sign Easement. Grantor hereby grants Bank a perpetual sign easement ("Sign Easement") to permit Bank to install, maintain, repair and replace a sign on the St. George Street side of any building to be constructed on the Grantor Parcel, in the event the Grantor Parcel is redeveloped, provided:

(a) No such sign in the Sign Easement installed by the Bank shall serve to eliminate the signage available for the building so constructed on the Grantor Parcel.

(b) No sign in the Sign Easement shall be permitted on buildings owned or operated by a Church or religious institution unless the same is operated as a commercial office or commercial retail building unrelated to the church mission or charitable endeavors.

(c) No sign in the Sign Easement shall be permitted advertising any use of the Bank Parcel other than one protected by the Use Restriction.

(d) No sign in the Sign Easement shall be permitted which jeopardizes any ad valorem tax or sales tax exemptions that would otherwise be available (absent such sign) to the Grantor Parcel.

(e) Bank shall be solely responsible for the installation, electricity, maintenance, repair, removal, insurance and operation of such sign and shall indemnify, defend and hold harmless Grantor of and from any and all liability in connection therewith. All maintenance, repair or installation of signage in the Sign Easement shall be performed only upon prior notice to Grantor and shall be coordinated with any person(s) designated by Grantor.

(f) Absent Grantor's wrongful intentional act, Grantor shall have absolutely no liability for Bank's signage in the Sign Easement.

(g) The design, installation and attachment of any sign in the Sign Easement shall be subject to Grantor's prior written approval, not to be unreasonably withheld, conditioned or delayed.

11 Enforcement. This Agreement may be enforced by any party owning the fee simple interest of all or any portion of a Parcel (a "Party") by an action available at law or in equity, including, but not limited to, injunctive relief and specific performance. In the event a Party (the "Defaulting Party") defaults in the performance of any of its obligations pursuant to this Agreement, and such default shall continue for a period of thirty (30) days after written notice of said default from any other Party (the "Non-Defaulting Party"), the Non-Defaulting Party shall be entitled to cure such default, provided, (i) the Defaulting Party is not then in the process of diligently attempting to cure the default, and (ii) no notice or opportunity to cure shall be required in the event the default creates an emergency or unreasonably and materially interferes with the use of the Non-Defaulting Party's property. Any and all expenses incurred by the Non-Defaulting Party in curing such default, together with ten percent (10%) interest per annum thereon[1], shall be payable by the Defaulting Party within thirty (30) days of written demand therefor by the Non-Defaulting Party to the Defaulting Party. In the event any Party engages the services of an attorney for purposes of enforcing its rights under this Agreement, the prevailing Party, in addition to any other relief

[1] Except that as to defaults in any Party's obligation to make payments to a Non-Defaulting Party hereunder as to which defaults in payment this Agreement sets forth a different rate of interest, the rate of interest set forth in this Agreement as applicable to such a monetary default shall control.

available to the same hereunder at law or in equity, shall be entitled to recover attorneys' fees and court costs, at all trial and appellate levels.

12 Indemnification. Each owner of the Grantor Parcel and the Bank Parcel shall indemnify, defend and hold the other owner harmless from and against all suits, enforcement actions, damages, liability and expenses resulting from or arising out of the use of the Bank Access Easement by such owner, its tenants, subtenants, occupants, customers, invitees, agents and contractors.

13 Reservation. Each party reserves all rights of ownership in and to its Parcel which are not inconsistent with the Bank Access Easement, including, without limitation, the right of each Party to grant further easements on, over or across those portions of their respective Parcel subject to the Bank Access Easement. Nothing contained in this Agreement will be deemed to constitute a dedication of all or any portion of either Parcel to any governmental body or agency or to the general public, or construed to create any rights in or for the benefit of any persons other than Bank Users and Grantor Users, it being the intention of the parties that this Agreement will be strictly limited to and for the purposes herein expressed, absent the express written consent of the Parties to the contrary.

14 Further Assurances. Grantor and Bank shall, without additional consideration, execute, acknowledge, and deliver any other documents, and take any other actions, necessary or appropriate and reasonably requested by the other, to carry out the intent and purpose of this Agreement.

15 Legal Fees. Any and all legal fees, including, but not limited to, reasonable attorneys' fees and court costs, including before, at trial, in bankruptcy and any post judgment collection, which may be incurred by any owner of a Parcel in the lawful enforcement of any of the provisions of this Agreement, regardless of whether such enforcement requires judicial action, shall be assessed against and collectible from the unsuccessful party to the action.

16 Notices. All notices, demands and requests which may be given or which are required to be given by either party to the other under this Agreement, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be deemed effective when either: (i) personally delivered to the intended recipient; (ii) three (3) business days after having been sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; (iii) delivered in person to the address set forth below for the party to whom the notice was given; (iv) at noon of the business day next following after having been deposited into the custody of a nationally recognized overnight delivery service such as FedEx, DHL, or UPS, addressed to such party at the address specified below; or (v) immediately if sent during regular business hours or at 8:30 a.m. local time on the next business day next following an after-hours, weekend or holiday notice sent by facsimile, telegram or telex, provided that receipt for such facsimile, telegram or telex is verified by the sender and followed by a notice sent in accordance with one of the other provisions set forth above.[2] Notwithstanding the provisions hereof to the contrary, legal counsel for either party may provide any notice required or permitted hereunder solely by direct communication from said party's legal counsel to legal counsel for the other party pursuant to the methods of notice permitted under this paragraph. For purposes of this Paragraph 16, the addresses of the parties for all notices are as follows (unless changed by similar notice in writing given by the particular person whose address is to be changed):

[2] Provided that such notice shall not be deemed tardy because it is mailed on or before the date due hereunder but not the required number of days prior, only that delivery by such method shall extend the period of any required response from the recipient.

If to Grantor:

Most Reverend Victor Galeone
Bishop of the Diocese of St. Augustine
11625 Old St. Augustine Road
Jacksonville, Florida 32258

If to Bank:

Bank of America, N.A.
13510 Ballantyne Corp Place
NC2-109-06-05
Charlotte, NC 28255

17 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The benefits and burdens created by this Agreement shall run with the land.

18 Governing Law. This Agreement shall be governed by the laws of the State of Florida and the laws of the United States pertaining to transactions in such State. All of the parties to this Agreement have participated freely in the negotiation and preparation hereof; accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto.

19 Headings. The captions and headings used in this Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Agreement.

20 Invalid Provision; Waiver; Modifications. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement. No delay or omission in the exercise of any right accruing to any Party under this Agreement will impair any such right or be construed to be a waiver thereof, and every such right may be exercised at any time. A waiver by a Party of a nonconforming condition or noncompliance with the restrictions and conditions set forth in this Agreement will not be construed to be a waiver of any subsequent nonconforming condition or noncompliance. This Agreement may be modified, amended or terminated only by an instrument signed by all of the then-current owners of the Parcels. There shall be no oral modifications of this Agreement.

21 Multiple Counterparts. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) agreement; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

22 Authority. Each party hereto represents and warrants to the other that the execution of this Agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms without the consent or joinder of any lender, ground lessor or other interested party.

23 Digital Image. The parties agree to accept a digital image of this Agreement, as executed, as a true and correct original and admissible as best evidence to the extent permitted by a court with proper jurisdiction.

24 Liens. NEITHER PARTY WILL, DIRECTLY OR INDIRECTLY, CREATE OR PERMIT TO BE CREATED OR TO REMAIN, AND EACH WILL PROMPTLY DISCHARGE, ANY LIEN AGAINST THE FEE SIMPLE INTEREST IN THE OTHER PARTY'S PARCEL CREATED OR

ARISING ON OR AFTER THE EFFECTIVE DATE. NOTICE IS HEREBY GIVEN THAT NEITHER PARTY WILL BE LIABLE FOR ANY LABOR, SERVICES OR MATERIAL FURNISHED OR TO BE FURNISHED TO THE OTHER OR TO ANYONE HOLDING ANY RIGHTS TO THE BANK ACCESS EASEMENT THROUGH OR UNDER THE OTHER PARTY AND THAT NO CONSTRUCTION OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES OR MATERIALS WILL ATTACH TO OR AFFECT THE INTEREST OF THE FEE SIMPLE OWNER OF A PARCEL. LIENS AGAINST A PARTY'S PARCEL FOR IMPROVEMENTS MADE BY THE OTHER PARTY ARE EXPRESSLY PROHIBITED.

25 Force Majeure. Either party shall be excused for the period of any delay in the performance of any obligations hereunder (other than the payment of sums due hereunder) when prevented from so doing by cause or causes beyond that party's absolute control which shall include, without limitation all labor disputes, civil commotion, civil disorder, riot, civil disturbance, war, warlike operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations, orders, moratoriums, or controls, fire or other casualty, inability to obtain any material, services or financing or through Acts of God.

26 Waiver Of Jury Trial. THE PARTIES HERETO HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED UPON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTION OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

EXECUTED as of the day and year first above written.

Signed, sealed and delivered
in the presence of

Judy T. Pinson

MOST REVEREND VICTOR GALEONE, BISHOP OF THE DIOCESE OF ST. AUGUSTINE, FLORIDA, and his successors in office and assigns forever

By: + Victor Galeone
MOST REVEREND VICTOR GALEONE

STATE OF FLORIDA)
) SS:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Most Reverend Victor Galeone, as Bishop of the Diocese of St. Augustine. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Judy T. Pinson
Commission # DD511150
Expires: MAR. 16, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Judy T. Pinson
Notary Public, State of Florida

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8/19/09

Signed, sealed and delivered in the presence of

BANK OF AMERICA, N.A., a national banking association

Jerry Howell
Pat M. Hill

By: Jay Taylor
Name: Jay Taylor
Title: Sr. Vice President

STATE OF Texas)
) SS:
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 20 day of August 2009, by Jay Taylor, as S.V.P., of Bank of America, N.A., a national banking association, on behalf of the company. He/~~she~~ is personally known to me or has produced _____ as identification.

Judy L Wilkinson
Notary Public, State of Texas

JUDY L. WILKINSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-12

COPY

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8/19/09

EXHIBIT "A"

GRANTOR PARCEL

Lot 2, Block 15, City of St. Augustine, as shown on Maps of said City, in the Public Records of St. John's County, Florida. (Said Lot is bounded on the North by land now or formerly of McCrory's Department Store; on the West by property now or formerly of The St. Augustine National Bank; on the South by Cathedral Street, and on the East by St. George Street)

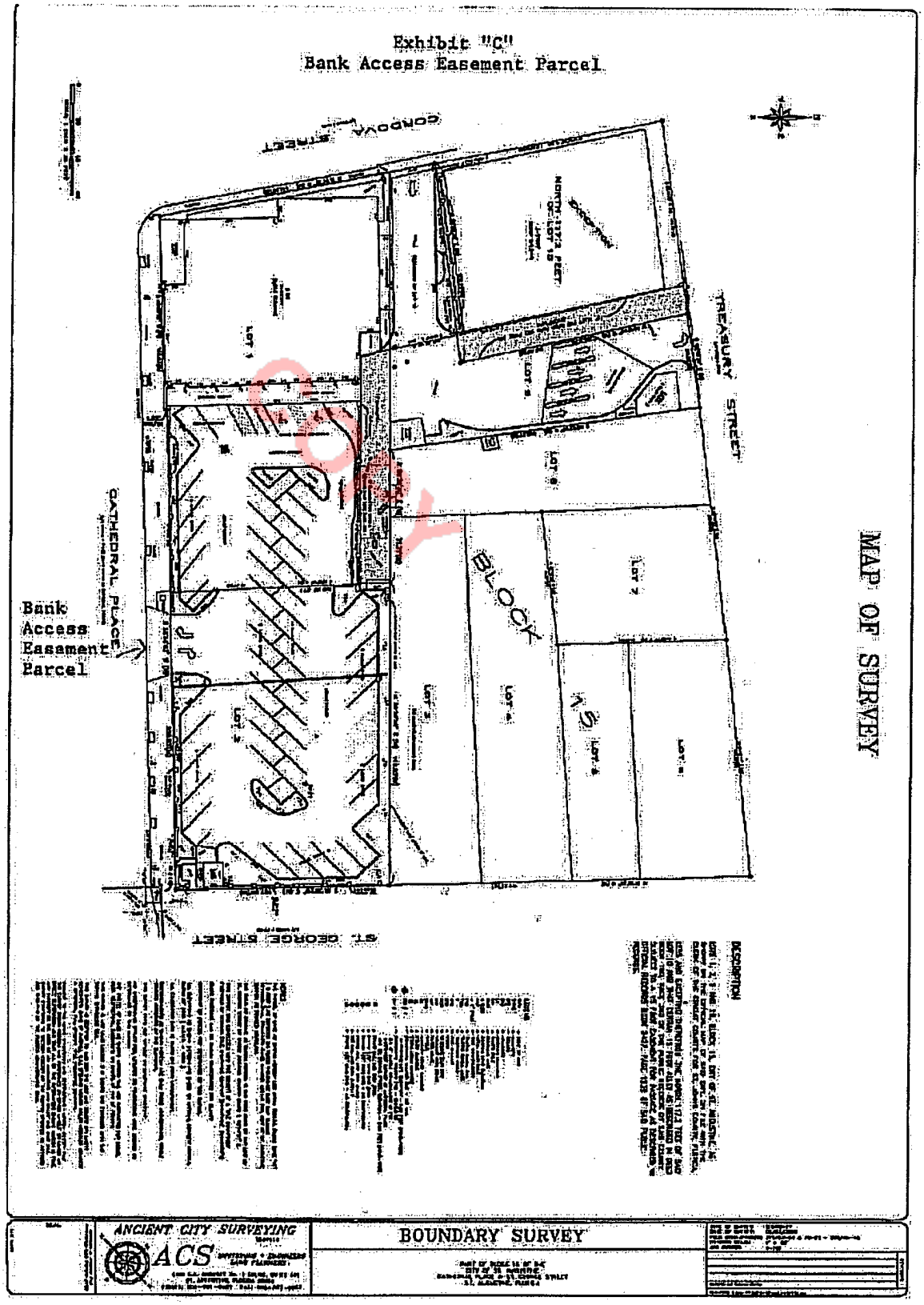
COPY

EXHIBIT "B"

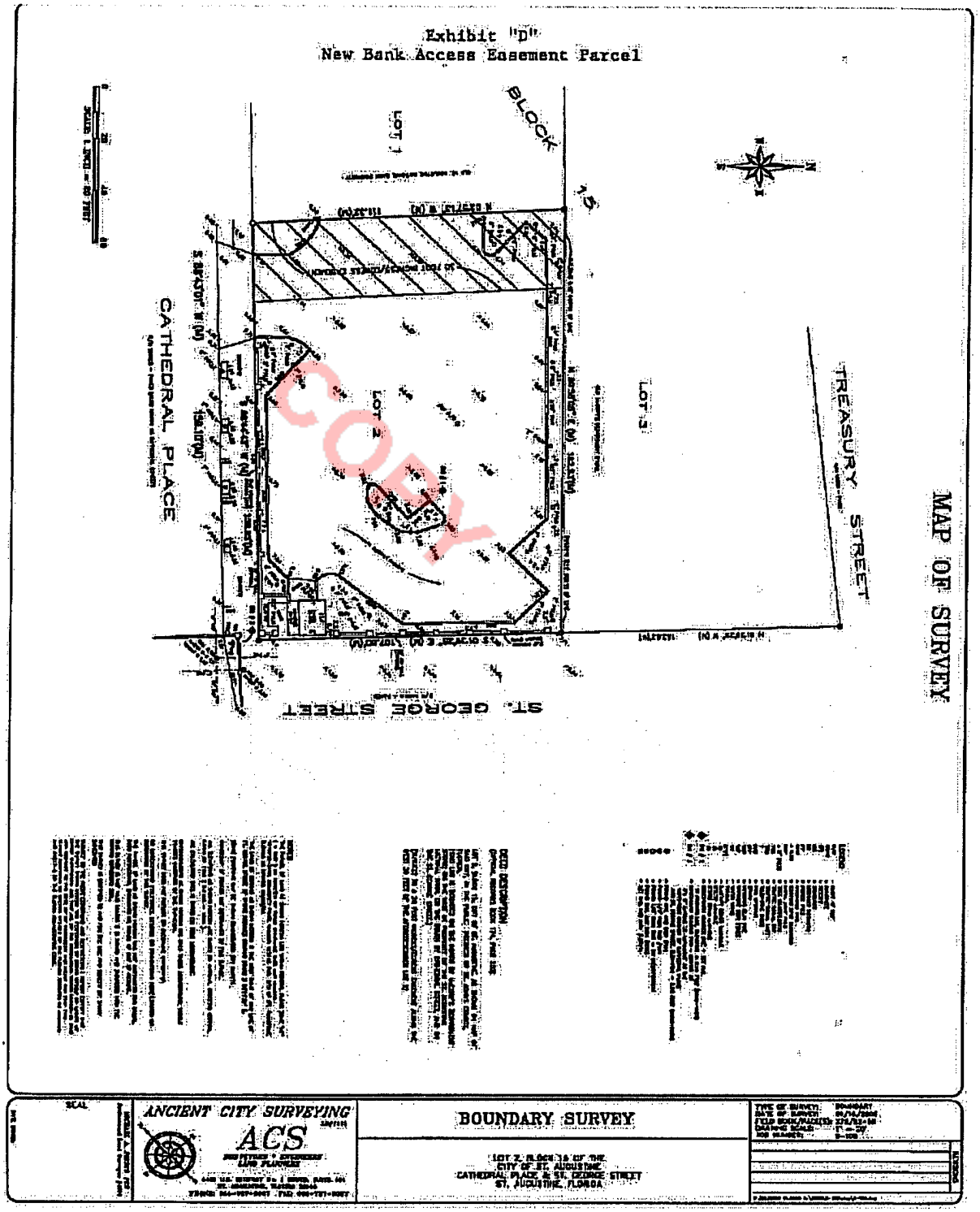
BANK PARCEL

LOT 1, BLOCK 15, CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAPS OF SAID CITY, IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.

COPY



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8/19/09



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8/19/09

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1976600000
Location Address	60 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	Bank Countywide (COM) (680.01)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 9 & ALL LOT 10 (EX N117.2FT & 15FT ALLEY) BLK 15 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.750
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Barnett Bank Of St Johns CO 100%
Mailing Address	CORPORATE REAL ESTATE ASSESMENTS PO BOX 32547 CHARLOTTE, NC 28232-0000

Map



Skip to main content

St. Johns County, FL

Valuation Information

	2024
Building Value	$2,014,346
Extra Features Value	$37,454
Total Land Value	$988,860
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,040,660**
Total Deferred	$454,955
Assessed Value	**$2,585,705**
Total Exemptions	$0
Taxable Value	**$2,585,705**

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	$2,074,229	$39,653	$659,240	$0	$0	$2,773,122	$2,350,641	$422,481	$2,350,641
2022	$1,449,839	$27,867	$659,240	$0	$0	$2,136,946	$2,136,946	$0	$2,136,946
2021	$1,367,070	$30,903	$659,240	$0	$0	$2,057,213	$2,057,213	$0	$2,057,213
2020	$1,412,745	$33,937	$659,240	$0	$0	$2,105,922	$2,053,107	$52,815	$2,053,107
2019	$1,413,409	$36,972	$659,240	$0	$0	$2,109,621	$1,866,461	$243,160	$1,866,461
2018	$994,747	$29,140	$824,050	$0	$0	$1,847,937	$1,696,783	$151,154	$1,696,783
2017	$959,606	$18,777	$824,050	$0	$0	$1,802,433	$1,544,855	$257,578	$1,544,855
2016	$962,484	$19,004	$725,164	$0	$0	$1,706,652	$1,404,560	$302,092	$1,404,560
2015	$965,320	$19,004	$659,240	$0	$0	$1,643,564	$1,276,873	$366,691	$1,276,873
2014	$569,550	$19,004	$659,240	$0	$0	$1,247,794	$1,247,794	$0	$1,247,794
2013	$571,238	$19,004	$657,000	$0	$0	$1,247,242	$1,247,242	$0	$1,247,242

Building Information

Building 1
Building Value $1,943,197
Year Built 1955
Actual Area 15553
Conditioned Area 14035
Use Branch Banks
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Concrete Tile
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

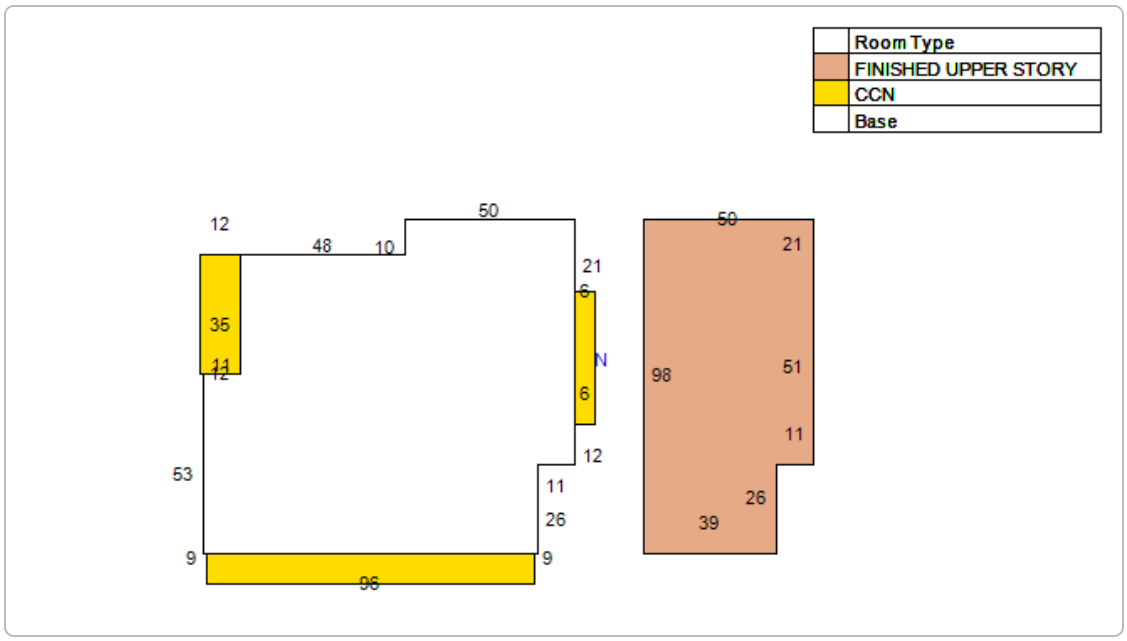
Description	Square Footage
BASE AREA	9421
FINISHED CANOPY	864
FINISHED UPPER STORY	4614
FINISHED CANOPY	234
FINISHED CANOPY	420
Total SqFt	15553

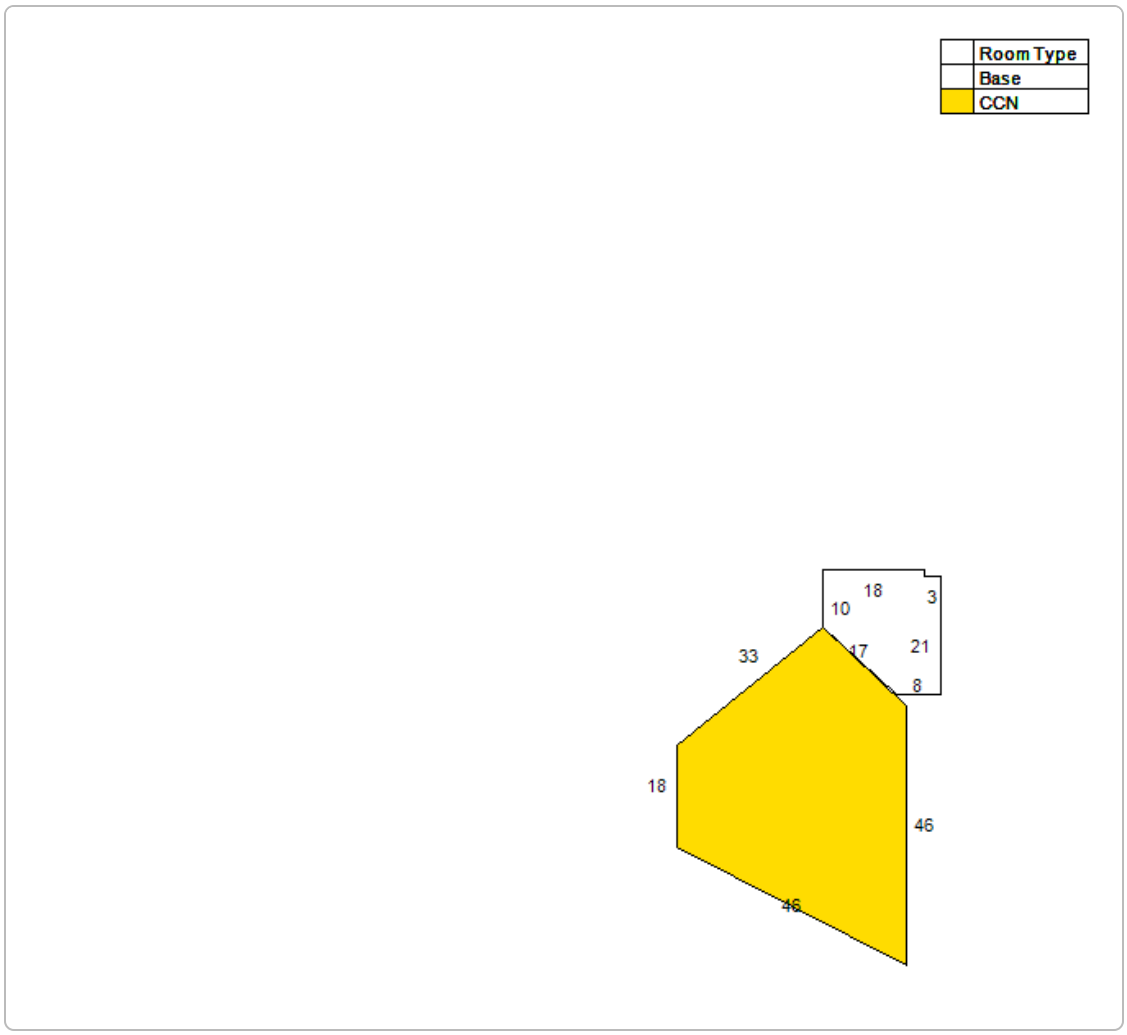
Building 2
Building Value $71,149
Year Built 1991
Actual Area 2033
Conditioned Area 381
Use Branch Banks
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Concrete Tile
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type None
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED CANOPY	1652
BASE AREA	381
Total SqFt	2033

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		4838
Curb (COM)		6044
Asphalt Paving (COM)		26572

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	200	270	32962	SF	$988,860

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/25/2009	$100.00	EASEMENT	3233	532	U	V	MOST REVEREND VICTOR GALEONE/DIOCESE OF ST AUG	BANK OF AMERICA NA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/18/2024, 1:12:21 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
TRADEMARK SIGNS LLC

Filing Information

Document Number	L20000138601
FEI/EIN Number	85-1128529
Date Filed	05/21/2020
Effective Date	05/21/2020
State	FL
Status	ACTIVE

Principal Address

2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Changed: 10/30/2020

Mailing Address

2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Registered Agent Name & Address

MENSHOUSE, TOM
2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Authorized Person(s) Detail

Name & Address

Title MGR

MENSHOUSE, TOM
2051 GREEN ROAD SUITE E
POMPANO BEACH, FL 33064

Annual Reports

Report Year	Filed Date
2022	01/28/2022

2023	02/07/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/07/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
07/27/2021 -- ANNUAL REPORT	View image in PDF format
05/21/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Foreign Profit Corporation
BANK OF AMERICA CORPORATION

Filing Information

Document Number	F98000005807
FEI/EIN Number	56-0906609
Date Filed	10/16/1998
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/28/2000

Principal Address

100 North Tryon Street
Charlotte, NC 28255

Changed: 04/23/2024

Mailing Address

100 North Tryon Street
Charlotte, NC 28255

Changed: 04/23/2024

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title President, CEO, Chairman of Board, Director

MOYNIHAN, BRIAN T.
100 North Tryon Street
Charlotte, NC 28255

Title Treasurer, Managing Director

Lilly, Shannon
100 North Tryon Street
Charlotte, NC 28255

Title Assistant Secretary, VP

Barth, Nathan A.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Lozano, Monica Cecilia
100 North Tryon Street
Charlotte, NC 28255

Title Director

Allen, Sharon L.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Hudson, Linda P.
100 North Tryon Street
Charlotte, NC 28255

Title Director, Lead Independent Director

Nowell, III, Lionel L.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Donald, Arnold W.
100 North Tryon Street
Charlotte, NC 28255

Title Director

de Weck, Pierre Jacques Philippe
100 North Tryon Street
Charlotte, NC 28255

Title Director

Woods, Thomas D.
100 North Tryon Street
Charlotte, NC 28255

Title Director

White, Michael D.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Zuber, Maria T.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Rose, Clayton S.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Ramos, Denise L.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Almeida, Jose E.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Adams, Linda Z.
100 North Tryon Street
Charlotte, NC 28255

Title Associate General Counsel, Senior Vice President

Agisim, Keith D.
100 North Tryon Street
Charlotte, NC 28255

Title Asst. Secretary

All, Amalia
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President, Assistant Secretary

Gilliam, Allison L.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Alloway, Juan D.
100 North Tryon Street
Charlotte, NC 28255

Title President, Business Banking

Anaya, Raul A.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Anderson, Kevin M.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Andreasen, David
100 North Tryon Street
Charlotte, NC 28255

Title VP

Arthur, Joshua S.
100 North Tryon Street
Charlotte, NC 28255

Title President, Regional Banking

Athanasia, Dean C.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Ayers, Vicky W.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Azimi, Dean
100 North Tryon Street
Charlotte, NC 28255

Title VP

Bagga, Manmeet Singh
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President, Associate General Counsel

Bahrampour, Robert
100 North Tryon Street
Charlotte, NC 28255

Title Assistant Secretary

Barnes, Maria S.
100 North Tryon Street
Charlotte, NC 28255

Title Director

Bertsch, Leslee K.
100 North Tryon Street
Charlotte, NC 28255

Title Chief Technology & Information Officer

Bhasin, Aditya
100 North Tryon Street
Charlotte, NC 28255

Title VP

Bishop, Freda P.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Black, Melinda D.
100 North Tryon Street
Charlotte, NC 28255

Title Chief Accounting Officer

Bless, Rudolf
100 North Tryon Street
Charlotte, NC 28255

Title Managing Director

Blum, Jonathan
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Bobeng, Claudia
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President, Associate General Counsel

Bodien, Elizabeth C.
100 North Tryon Street
Charlotte, NC 28255

Title Chief Administrative Officer

Boland, D. Steve
100 North Tryon Street
Charlotte, NC 28255

Title Assistant Vice President

Bonds, Ana
100 North Tryon Street
Charlotte, NC 28255

Title CFO

Borthwick, Alastair
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Botkin, Len
100 North Tryon Street
Charlotte, NC 28255

Title VP

Boyle, Bella M.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Bradley, Cecil Y. (Tripp)
100 North Tryon Street
Charlotte, NC 28255

Title Chief Human Resources Officer

Bronstein, Sheri
100 North Tryon Street
Charlotte, NC 28255

Title Assistant Vice President

Brown, Damian R.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Brown, Matthew J.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Cadigan, Michele A.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Capalad, Karen E.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Carney, Amanda C.
100 North Tryon Street
Charlotte, NC 28255

Title Managing Director

Carp, George C.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Castro, Manuel F.
100 North Tryon Street
Charlotte, NC 28255

Title Associate General Counsel, Senior Vice President, Assistant Secretary

Chang, Gale
100 North Tryon Street
Charlotte, NC 28255

Title Managing Director, Corporate Controller

Chen-Eng, Mary
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Chilton, Lynn S.
100 North Tryon Street
Charlotte, NC 28255

Title Senior Vice President

Clement, Patricia A.
100 North Tryon Street
Charlotte, NC 28255

Title VP

Cortes, Beatrice C.
100 North Tryon Street
Charlotte, NC 28255

Title Assistant Secretary

Costamagna, Christine M.
100 North Tryon Street
Charlotte, NC 28255

Title President, Global Markets

DeMare, Jim
100 North Tryon Street
Charlotte, NC 28255

Title VP

Dickerson, Todd H.
100 North Tryon Street
Charlotte, NC 28255

Title Associate General Counsel, Senior Vice President

Montague, James David
100 North Tryon Street
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Annual Reports

Report Year	Filed Date
2024	04/23/2024

2024	06/17/2024
2024	06/18/2024

Document Images

06/18/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
06/17/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0039 Address: 35 Treasury Street

Applicant: Jason Canning Architect Inc - Applicant

Property Owner: Bishop of the Dioceses of St. Augustine - Owner

Project description: To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1965
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1971900000		
Agenda Item:	7(b)	Previous Action(s):	COA 2017-0104 COA HP2023-0087

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of Treasury Street between Charllotte and St. George Streets within the Historic Preservation-Two (HP-2) zoning district. The Mediterranean Revival Style rectory building was constructed in 1965 and does not contribute to the St. Augustine National Register Historic District.
2. The HARB has heard previous Certificate of Appropriateness (COA) applications for this property, and most recently approved a COA to allow a new balcony on the north elevation as well as some changes to fenestration on the south elevation.
3. Two pergola structures are proposed in this application, located in the southern courtyard of the building on either side of a covered walkway that connects the Cathedral Basilica to the rectory building. The pergolas, described below, feature arched joists with a retractable fabric awning that can extend underneath.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that trellises be constructed of simple round wooden posts and poles. The proposed pergolas appear to be constructed of a fiberglass material in a white finish. The columns of the pergola reflect a more classical design inconsistent with the simple pole columns with “cushion” capitals that run along the existing colonnades. The beams and arched joists also include decorative features. The overall design of what appears to be a manufactured pergola may not be consistent with the Mediterranean Revival style building and does not meet AGHP recommendations for design or material.
5. Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure; and site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces according to the AGHP. While the proposed Sunbrella canvas fabric and color is appropriate, the proposed pergola is not wooden.
6. Although the 9’ 6” height of the pergolas is subordinate to the surrounding buildings, the overall combined massing of the proposed pergolas is much larger than a traditional trellis or arbor and the pergolas will fill most of the existing courtyard space, A tall hedge currently blocks the view of the courtyard space from the parking lot just east of the site. The applicant should confirm the height of these hedges and whether the pergolas could be seen over them. The pergolas may be visible from St. George Street when looking beyond the Pena Peck House garden situated just west of the site. An existing masonry wall, mature trees, and landscaping will likely screen most of the structure from view; however, approval should not be based on screening with existing landscaping, trees, or hedges, as these could later be cut shorter or removed.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness applicant at **35 Treasury Street** to allow the applicant time to consider a more appropriate design and/or material for the proposed pergolas based upon HARB recommendations.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct two pergolas east and west of existing covered walkway:
    a. East pergola: 17' 4" long x 18' wide x ~9' 6" tall (14ft from column to column)
    b. West Pergola: 34' 8" long x 18' wide x ~9' 6" tall (14ft from column to column x2)
    c. 10" diameter column posts, 3.5" x 7.25"carry beam with decorative ends, arched joists, 1.5" square lathing
    d. Fiberglass material with white finish
    e. Retractable Sunbrella fabric awning material in Cadet Gray or Oyster

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.

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

Post-1821

Trellises should be constructed of simple round wooden posts and poles.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

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

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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

STAFF PHOTOGRAPHS
35 Treasury Street



North Elevation

STAFF PHOTOGRAPHS
35 Treasury Street



View of East from Gated Parking Lot



View of East from Public Parking Lot

STAFF PHOTOGRAPHS
35 Treasury Street





Location of West Pergola

STAFF PHOTOGRAPHS
35 Treasury Street



Location of East Pergola

STAFF PHOTOGRAPHS
35 Treasury Street



View of West Side across Pena Peck House Garden

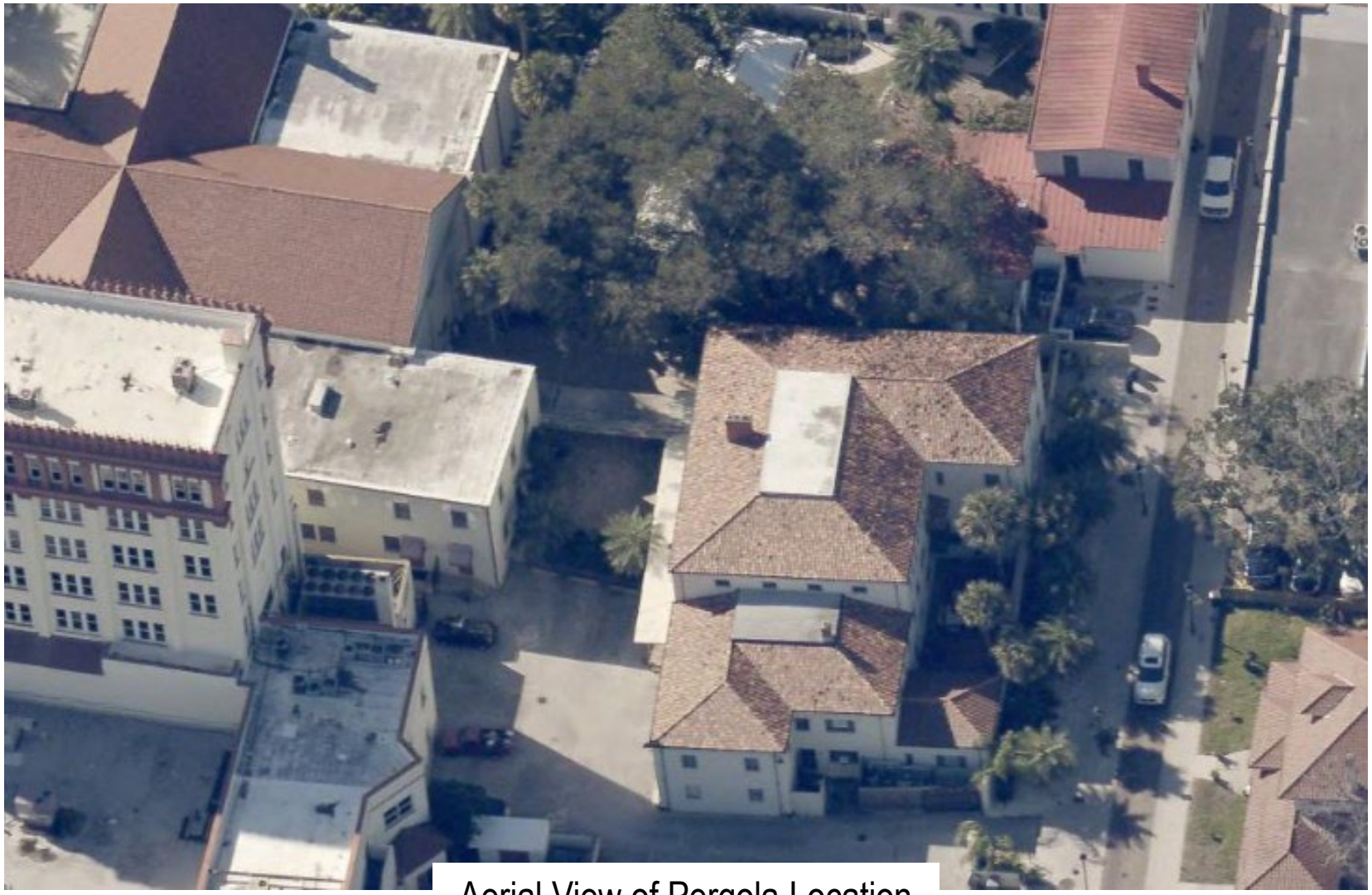
STAFF PHOTOGRAPHS
35 Treasury Street





South Elevation (courtyard between rectory and Cathedral)

STAFF PHOTOGRAPHS
35 Treasury Street



Aerial View of Pergola Location

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0039 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Jason Canning
   Business (if applicable):
   Address: 18 12 Atlantic Blvd.
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 904 755 5589 E-Mail Address: jason@canningarch.com

2. NAME OF PROPERTY OWNER: Bishop of the Diocese St. Augustine
   Business (if applicable):
   Address: 11625 Old St. Augustine Road
   City: Jacksonville State: FL Zip Code: 32258
   Daytime Telephone: 904 824 2806 E-Mail Address: cathadmin@gmail.com

3. PROJECT LOCATION: 35 TREASURY ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG W89.3FT LOT 8 & W117FT & PT OF E135FT LOT 9 & W9FT LOTS 10 & 11 & ALL LOTS 12 13 BLK 10 DB144/302 & 304 153/515 201/492 229/137

5. SCOPE OF WORK: To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Renderings
- Existing Photographs

HARB APPLICATION AGREEMENT

Received 06/18/2024
Planning & Building Department

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 35 Treasury St, St. Augustine, Florida 32084

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

Owner's Name: Michael S. Elison Chancellor Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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 HP2024-0039

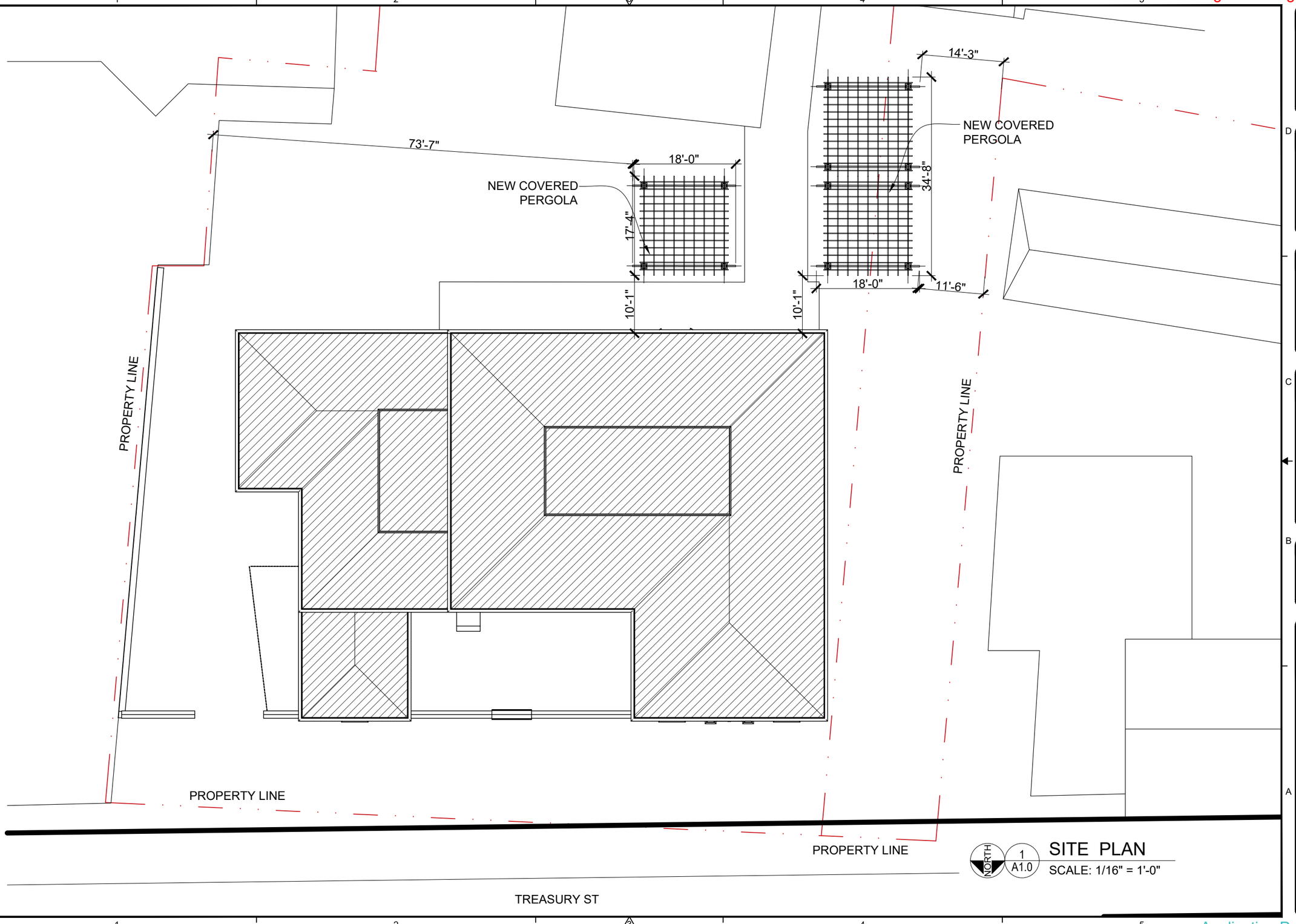
35 TREASURY ST, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	You have indicated the finish color to be white; however, specifications for the retractable cover, including material and color/design are needed.

Other Details Necessary for Review

N/A

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jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

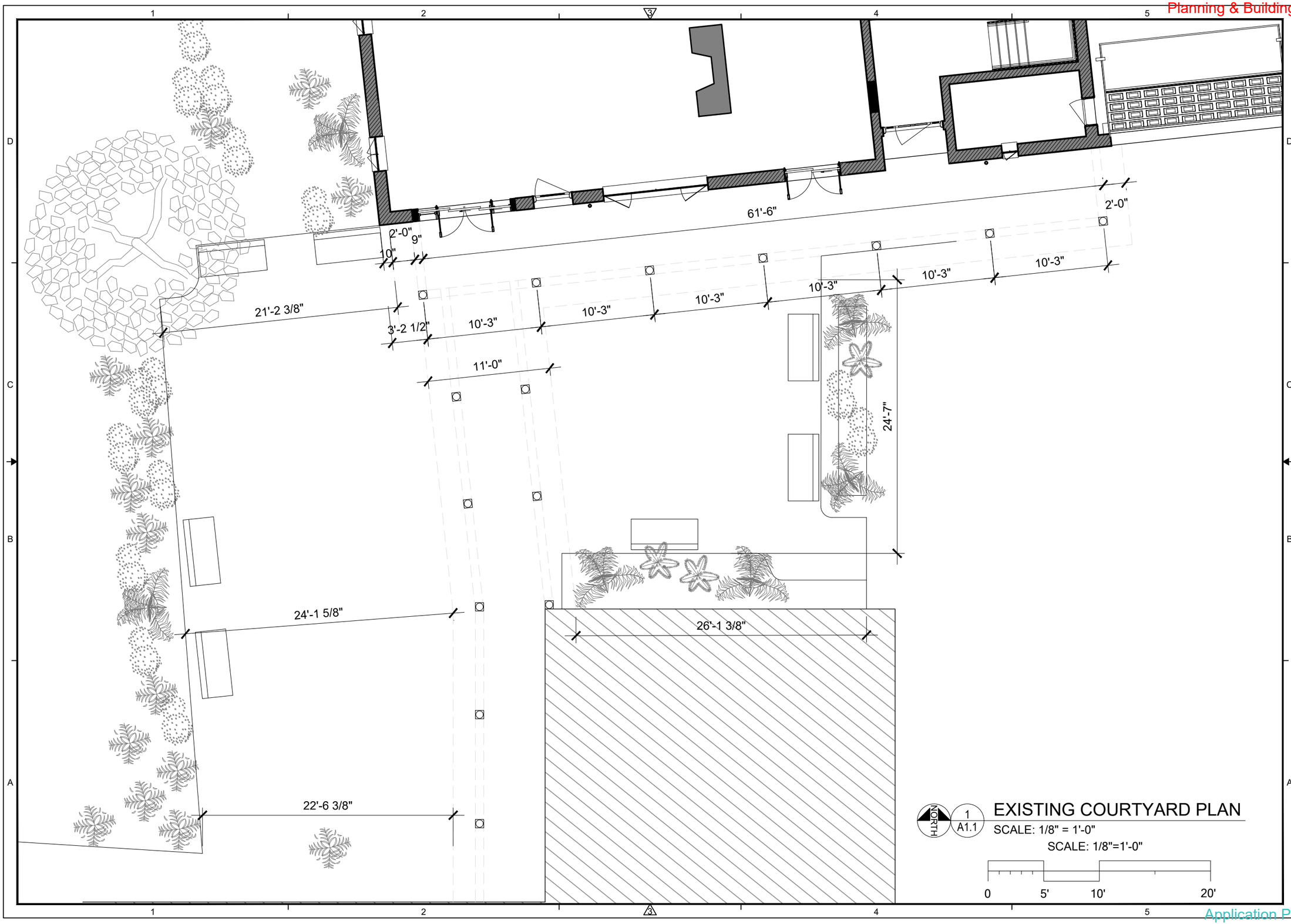
SITE PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:

SHEET

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NORTH 1 A1.1

EXISTING COURTYARD PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8"=1'-0"

0 5' 10' 20'

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10'-6 5/8"

1
A1.3

1'-7"

EXISTING COVERED WALKWAY

3'-10"

19'-7"

1'-7"

18'-0"

1'-7"

17'-4"

NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

1'-7"

19'-7"

4'-4 5/16"

EXISTING PATIO

EXISTING ST AUGUSTINE CATHEDRAL

NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

8"

4'-9 3/16"

NORTH

1
A1.2

PROPOSED PERGOLA ADDITION

SCALE: 1/8" = 1'-0"

SCALE: 1/8"=1'-0"

0 5' 10' 20'

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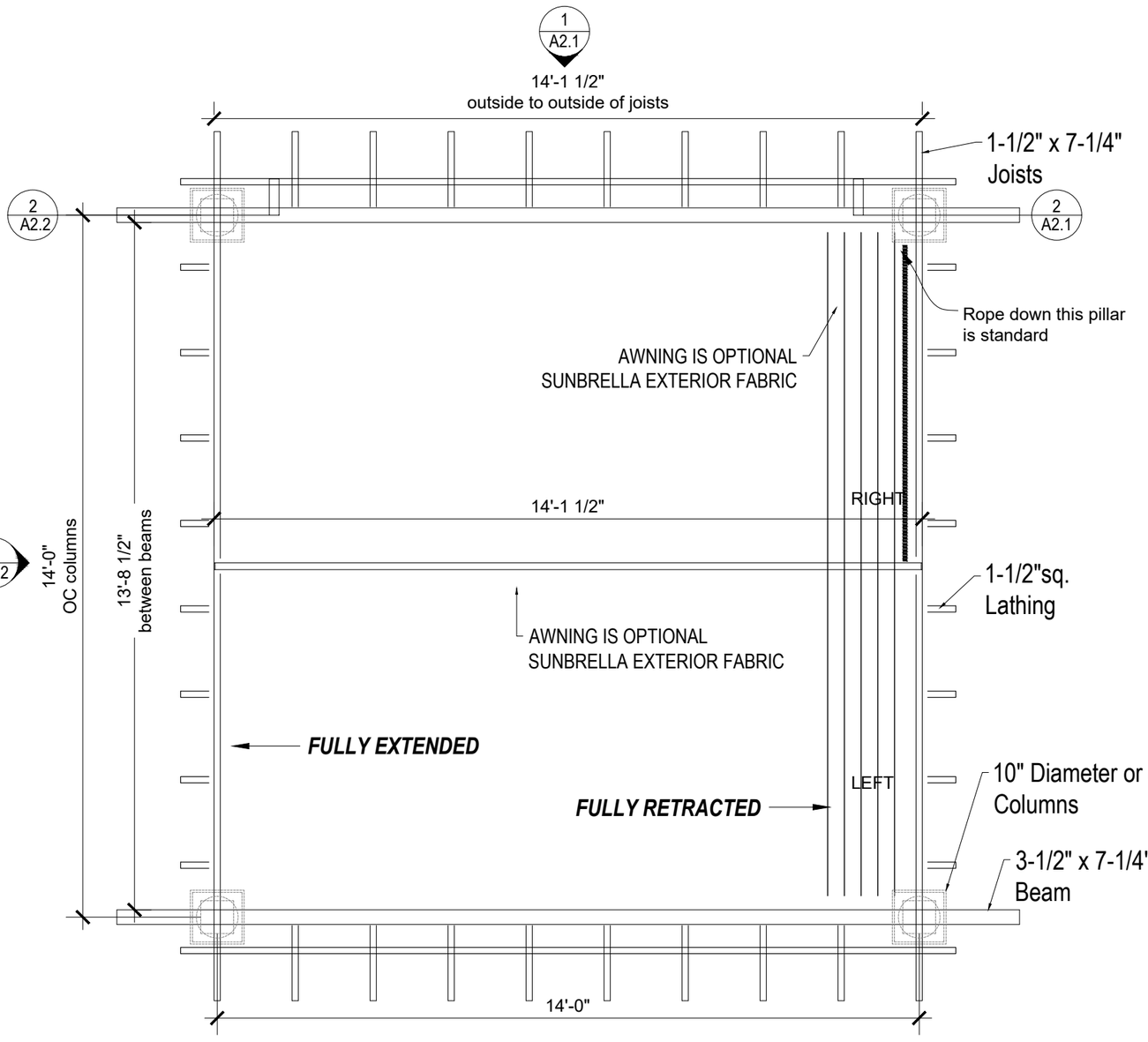
PERGOLA ADDITION FOR
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35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

PERGOLA ADDITION PLAN

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DRAWN BY: KB
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SHEET NO:
A1.2
SHEET

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NORTH 1 A1.3 ENLARGED PERGOLA PLAN

SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"

0 2' 4' 8'

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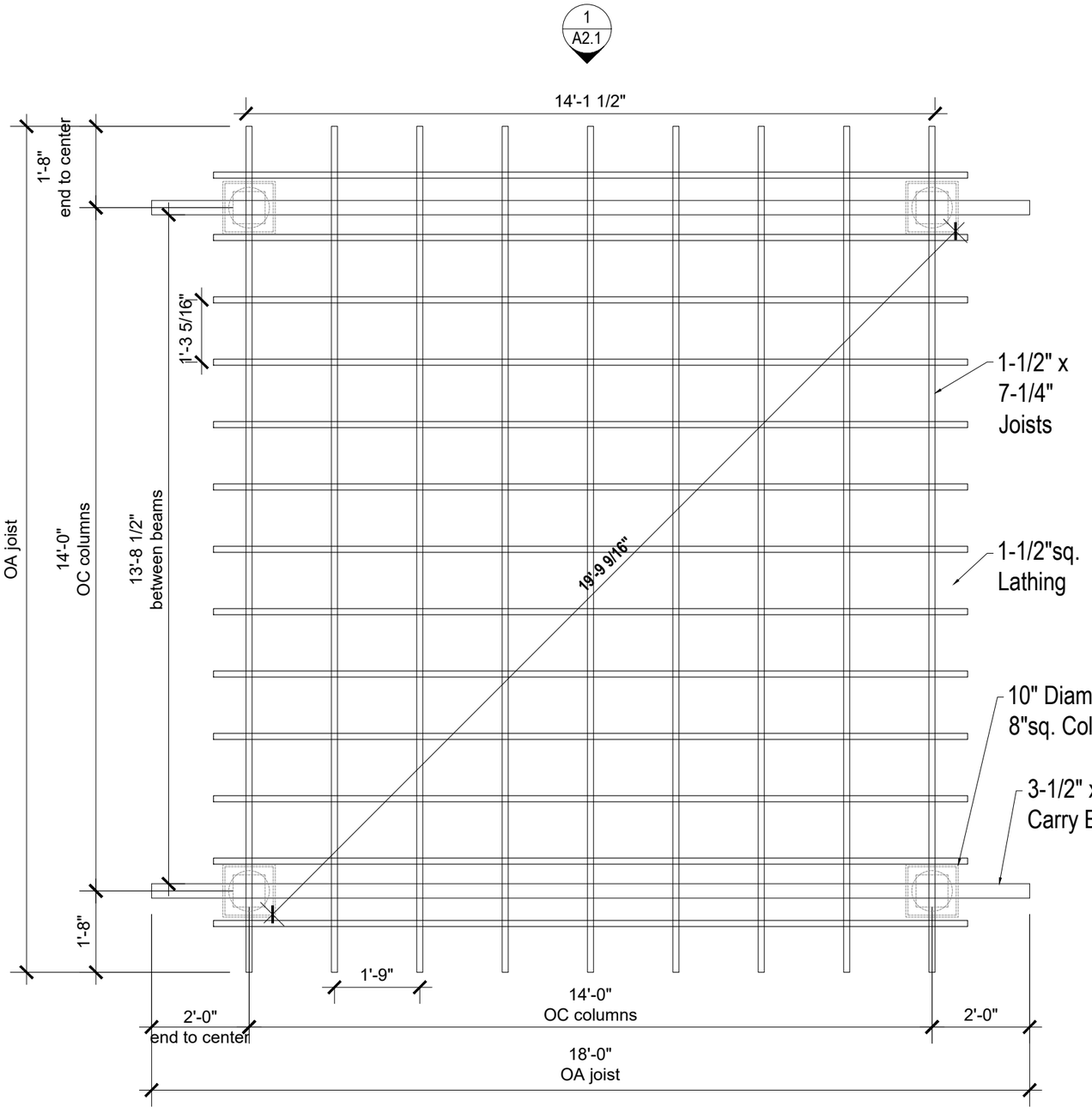
PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

ENLARGED PERGOLA PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:
A1.3
SHEET

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NORTH 1 A1.4

PERGOLA COVER PLAN

SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"

0 2' 4' 8'

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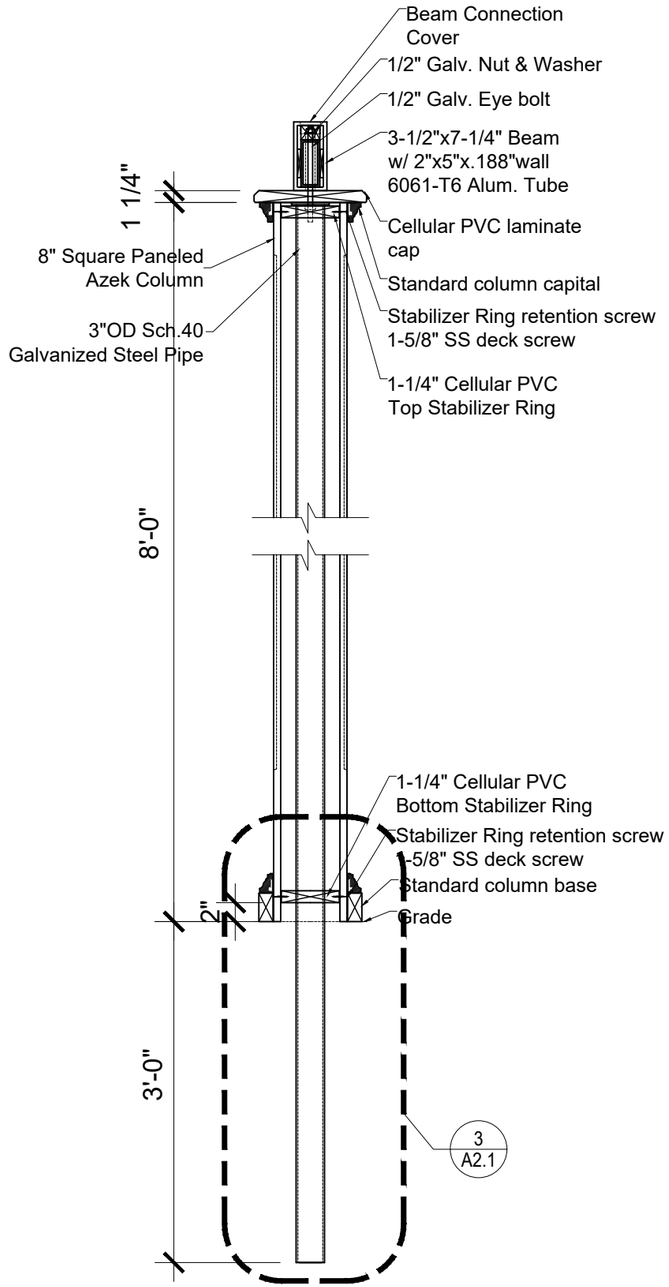
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PERGOLA COVER PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:
A1.4
SHEET

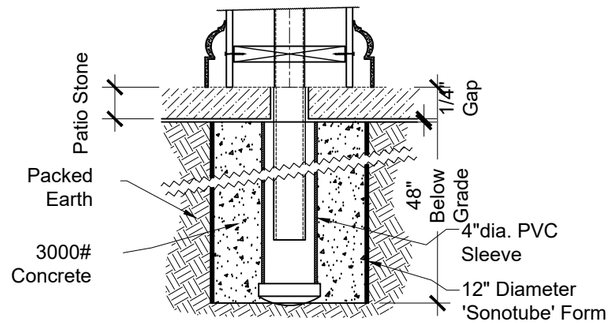
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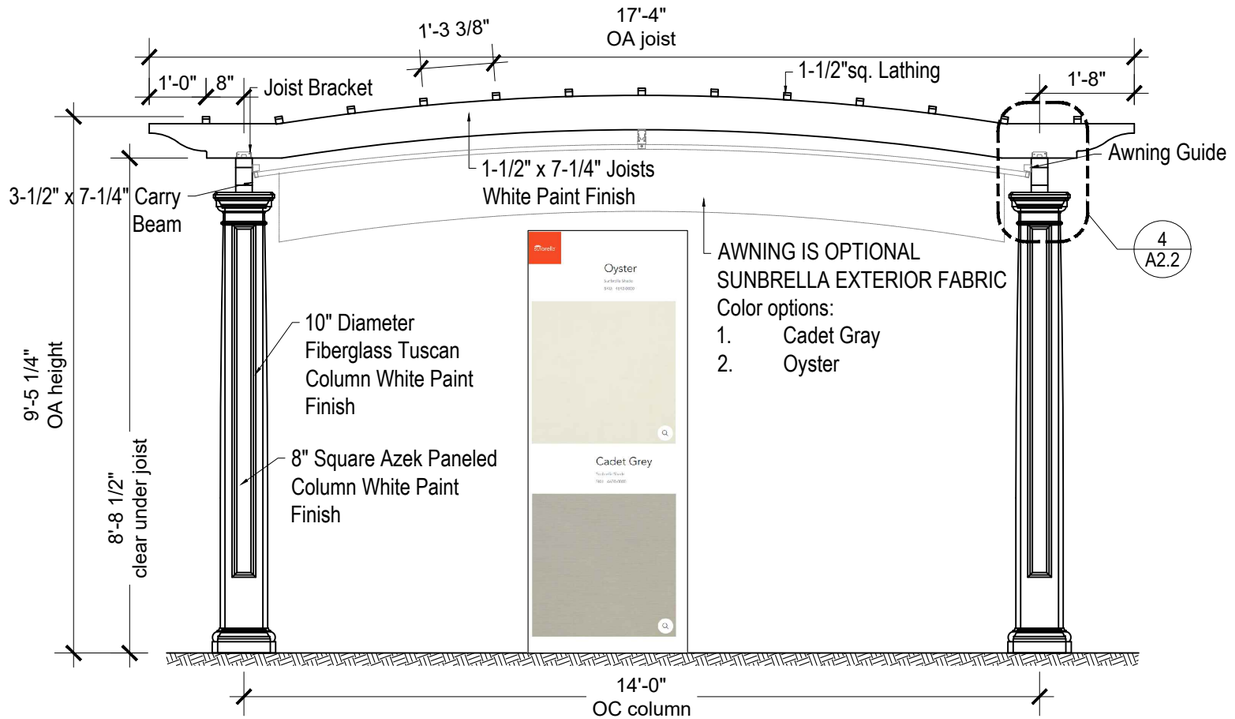


2 A2.1 Sq. Pillar OC 14'
SCALE: 3/4" = 1'-0"
SCALE: 3/4"=1'-0"

0 1' 2' 4'



3 A2.1 SECTION
SCALE: 1" = 1'-0"



1 A2.1 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"

0 2' 4' 8'

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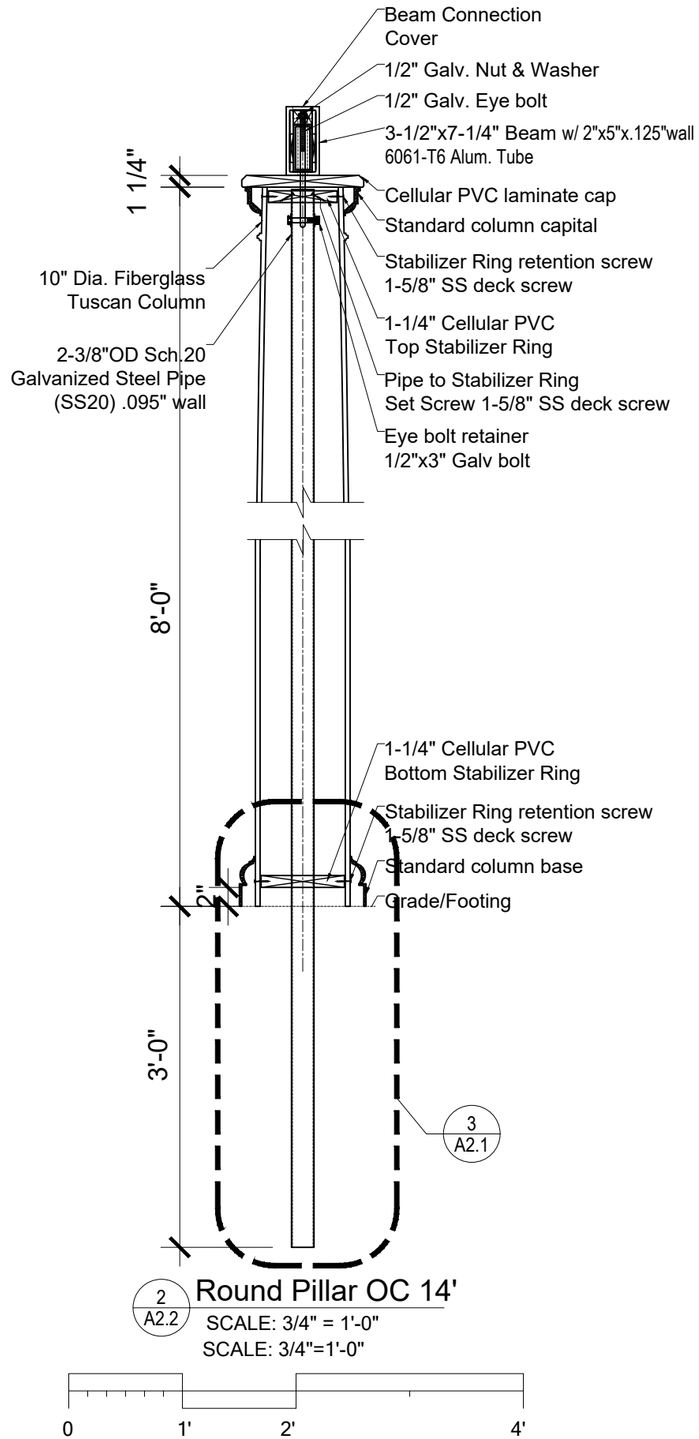
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PERGOLA ENLARGED ELEVATION

PROJECT NO: 2322
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SHEET NO:
A2.1
SHEET

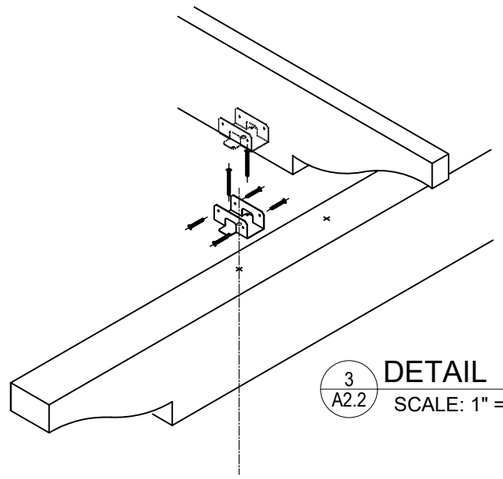
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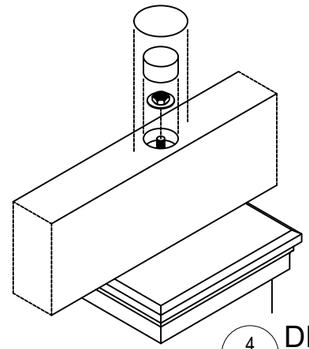


2 A2.2 Round Pillar OC 14'
SCALE: 3/4" = 1'-0"
SCALE: 3/4"=1'-0"

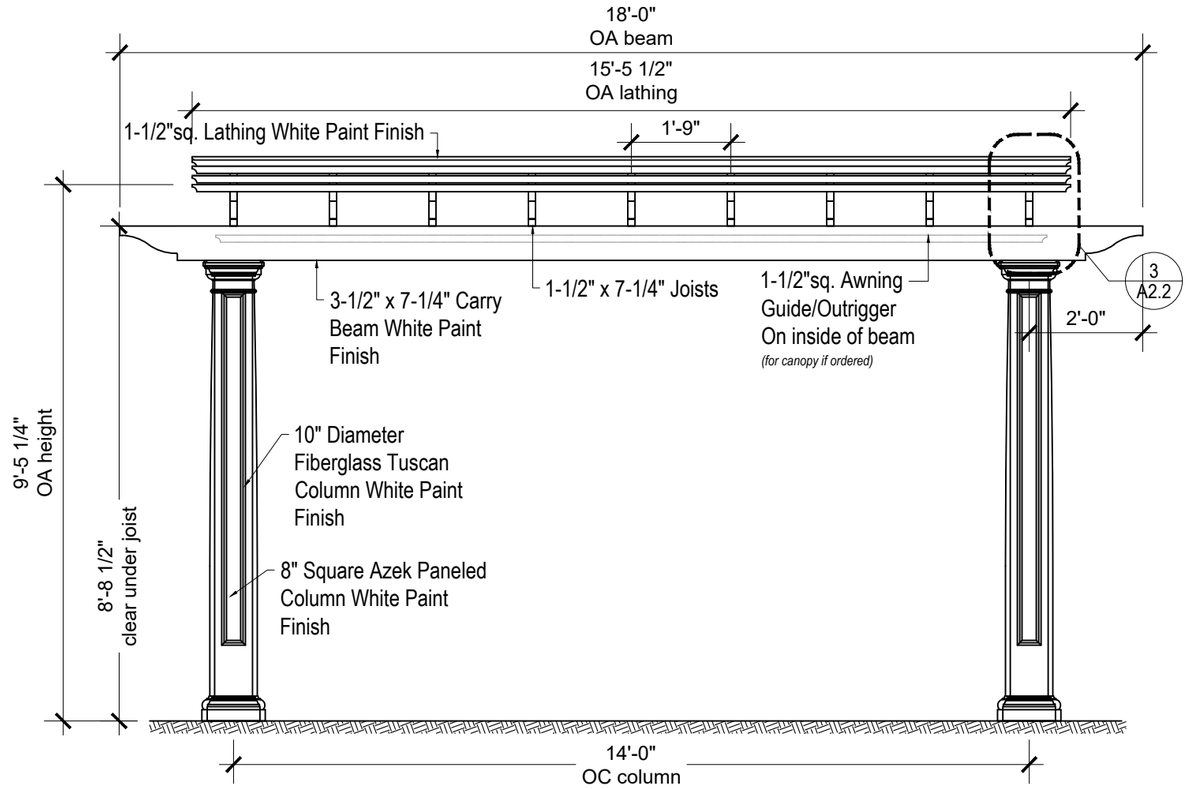
0 1' 2' 4'



3 A2.2 DETAIL
SCALE: 1" = 1'-0"



4 A2.2 DETAIL
SCALE: 1" = 1'-0"



1 A2.2 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"
0 2' 4' 8'

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35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

PERGOLA ENLARGED ELEVATION

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A2.2
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1 A3.1

EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

2 A3.1

PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

EXTERIOR SOUTH ELEVATIONS

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1 A3.2 EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



2 A3.2 PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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EXTERIOR EAST ELEVATIONS

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EXTERIOR RENDERING

PROJECT NO: 2322
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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971900000
Location	35 TREASURY ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG W89.3FT LOT 8 & W117FT & PT OF E135FT LOT 9 & W9FT LOTS 10 & 11 & ALL LOTS 12 13 BLK 10 DB144/302 & 304 153/515 201/492 229/137 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.410
Homestead	N

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Owner Information

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$1,560,492

Map



Valuation Information

	2024
Building Value	$1,357,584
Extra Features Value	$1,843
Total Land Value	$1,147,900
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,507,327**
Total Deferred	$946,835
Assessed Value	**$1,560,492**
Total Exemptions	$1,560,492
Taxable Value	**$0**

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

Historical Assessment Information

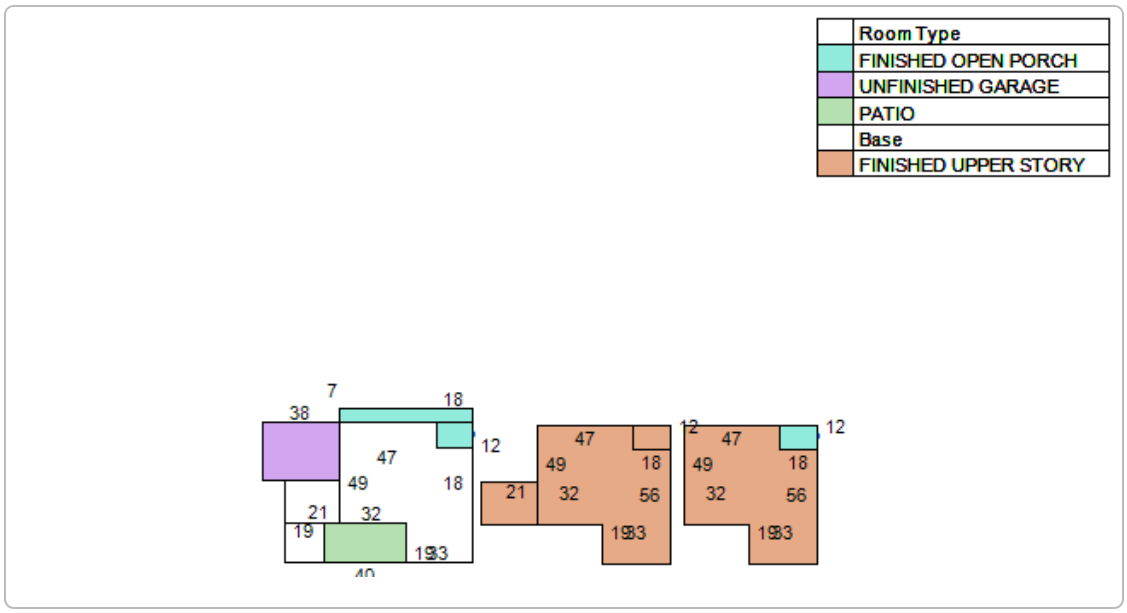
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,319,342	$1,958	$1,147,900	$0	$0	$2,469,200	$1,418,629	$2,469,200	$0
2022	$1,153,947	$2,184	$529,800	$0	$0	$1,685,931	$1,289,663	$1,685,931	$0
2021	$688,143	$2,184	$529,800	$0	$0	$1,220,127	$1,172,421	$1,220,127	$0
2020	$852,018	$2,184	$529,800	$0	$0	$1,384,002	$1,065,837	$1,384,002	$0
2019	$452,282	$2,184	$529,800	$0	$0	$984,266	$968,943	$984,266	$0
2018	$452,282	$2,184	$441,500	$0	$0	$895,966	$880,857	$895,966	$0
2017	$452,282	$2,184	$441,500	$0	$0	$895,966	$800,779	$895,966	$0
2016	$411,165	$2,184	$388,520	$0	$0	$801,869	$727,981	$801,869	$0
2015	$411,165	$2,184	$357,615	$0	$0	$770,964	$661,801	$770,964	$0
2014	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0
2013	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0

Building Information

Building	1	**Roof Cover**	Clay Tile
Building Value	$1,357,584	**Roof Structure**	Wood Truss
Year Built	1965	**Interior Flooring**	Carpet
Actual Area	16490	**Interior Wall**	Drywall
Conditioned Area	13779	**Heating Type**	Air Duct
Use	Churches	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	3596
BASE AREA	3596
PATIO/SLAB	760
BASE AREA	361
BASE AREA	567
UNFINISHED GARAGE	1064
FINISHED OPEN PORCH	455
BASE AREA	216
FINISHED UPPER STORY	567
FINISHED UPPER STORY	3596
FINISHED OPEN PORCH	216
FINISHED UPPER STORY	216
BASE AREA	1064
FINISHED OPEN PORCH	216
Total SqFt	16490

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		1843

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	0	0	17660	SF	$1,147,900

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

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Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Bishop

Pohlmeier, Erik
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title CFO

Bell, Stephen R
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	04/11/2022
2023	01/23/2023

Document Images

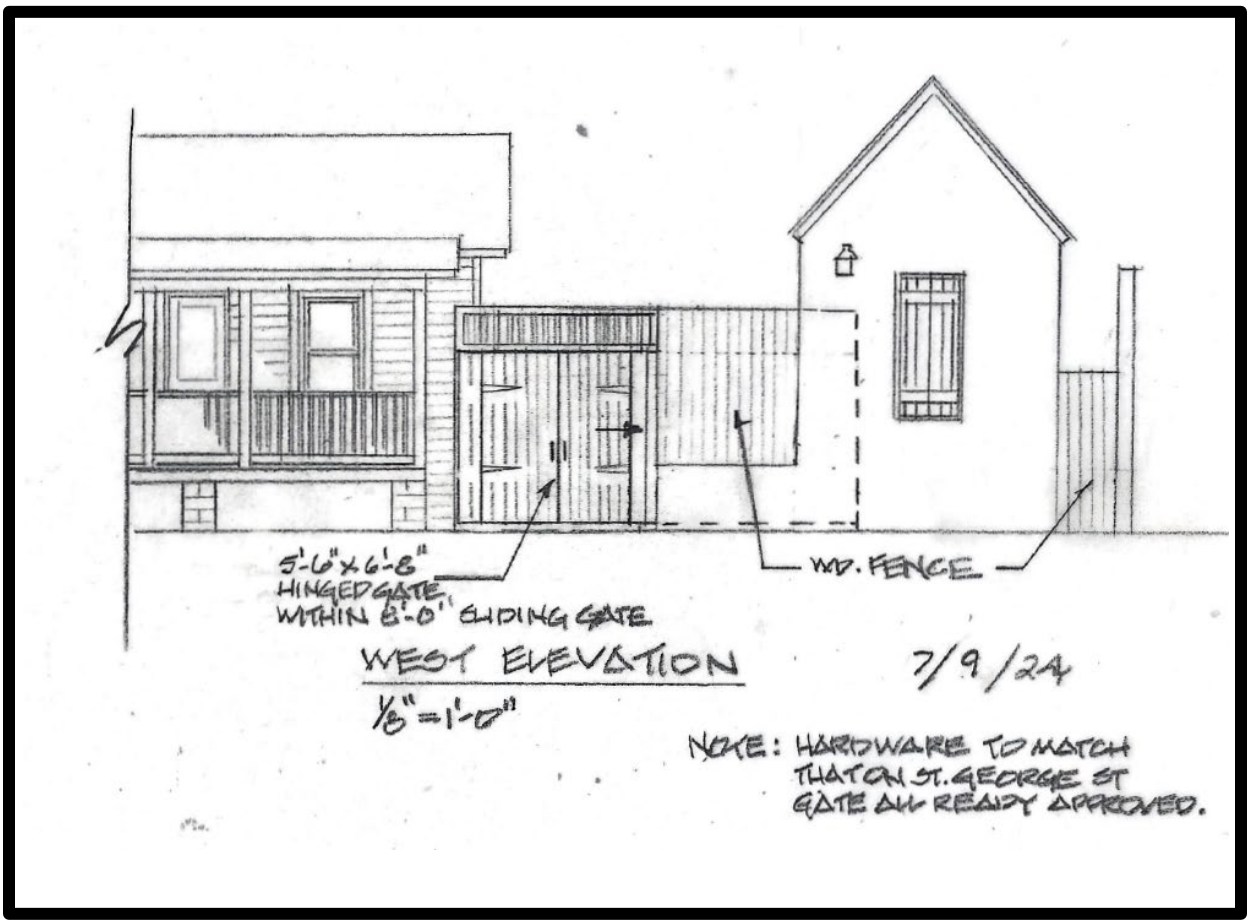
01/23/2023 -- ANNUAL REPORT	View image in PDF format
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02/02/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application: HP2024-0038 Address: 18 St. George Street

Applicant: Don Crichlow

Property Owner: 18 St. George Street, LLC

Project description: To modify a previously approved Certificate of Appropriateness with a retaining wall, removal of an approved swinging gate to allow for widening of a previously approved rolling gate, and relocation of an access ramp.

Architectural Style:	Frame Vernacular/ Colonial Spanish	Florida Master Site File:	SJ2222 (11 Spanish St)
National Register:	St. Augustine NRHD: Contributing	Construction date:	c.1885-1888, New construction
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974800000		
Agenda Item:	7(c)	Previous Action(s):	COA F2017-0128 COA F2018-0121 COA HP2022-0081

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Spanish Street on the block between Tolomato Lane and Cuna Street, this redevelopment project was approved at the January 2019 HARB meeting under COA F2018-0121.
2. Plans for the rehabilitation (Option C) of the c.1885-1888 building were approved under COA F2017-0128 in September 2017 which included replacement of the roof, repair of exterior finishes, a new porch railing, period appropriate hardware, and removal of non-historic features including an awning/canopy and concrete porch steps. Parts I and II of an Ad Valorem Tax Exemption application were submitted and approved with this item. Part III has yet to be submitted for the review of completed work. In December 2022, an after-the-fact approval of a Certificate of Appropriateness to reconstruct a later rear addition that was removed without approval due to its poor structural condition was approved.
3. Subsequent construction plans were approved and issued under building permit PR2019-1541. The permit is still active and work at the site is ongoing.
4. The applicant proposes alterations to the gate configuration along Spanish Street and the interior site as detailed in the scope of work below. The site modifications are driven by a change in the necessary slope from the highest grade of the subject property down to Spanish Street.
5. The Architectural Guidelines for Historic Preservation (AGHP) states that the most appropriate gate width is 50" (~4'2"). The previously approved gates included a 6' wide rolling gate to be used for utilitarian access and a 3'6" wide swinging gate for public access from Spanish Street. The proposed plan includes widening the rolling gate to 8' and installing a 5'6" wide gate, with a lintel, within it for general access. For reference, the approved gate along St. George Street is 6' wide. Hardware is proposed to match gate hardware on the site which has already been approved.
6. Due to the slope from property grade to Spanish Street, a retaining wall is proposed to provide a landing for access to the restrooms on the south side of the site. The retaining wall will be finished with stucco and capped with a railing. No specifications were provided for the finish color or railing design.
7. With the change in slope, the site design was modified. The previously approved access ramp which was to run along the south side of 11 Spanish Street is proposed for replacement with a smaller ramp located further into the site on the southeast corner of the deck at 11 Spanish Street. The applicant should confirm that the ramp decking and railing design previously approved will be retained with the new deck.

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 **18 St. George Street** if the HARB finds that the proposed gate and site modification meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:

- Railing design for retaining wall was provided and is found to be appropriate.
- Retaining wall color is clarified and confirmed to be a pre-approved color or found appropriate by the HARB.
- The swinging gate proposed be lessened in size to the appropriate 50" width.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Changes Spanish Street fence not yet constructed:
    a. Remove previously approved 3'6" wide swinging gate.
    b. Widen approved 6' sliding gate to 8'
    c. Install 5'6" wide x 6'8" tall, hinged gate with wooden lintel into the 8' wide sliding gate for general use.
2. Changes to site not yet constructed:
    a. Remove long access ramp on south side of 11 Spanish Street
    b. Construct shorter access ramp at southeast corner of 11 Spanish Street deck
    c. Construct retaining wall of varying height 5' north of restroom entrance to compensate for steep slope from property grade to the street:
        i. CMU with stucco finish
        ii. Maximum height should be clarified
        iii. Railing design should be clarified

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

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.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails.

Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Parking, Landscaping and Site Features

Do...

- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

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

Pre-1821

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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
3. Previously approved Elevations

Staff Photographs
18 Saint George Street



Future Location of Spanish Street Fence

Staff Photographs
18 Saint George Street



View of Spanish Street from Site, Current

Staff Photographs
18 Saint George Street



Future Deck and New Ramp Location

Staff Photographs
18 Saint George Street



Site View from the Southeast
(will be blocked by a masonry wall when completed)

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2222 1009==

Site Name: 11 Spanish Street 830== Survey Date: 7904 820==

Address: 11 Spanish Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) 3 (lot) 868==

868==

Owner of Site: Name: Porks, Richard L. Jr. & Mary Belle ;

Address: P.O. Box 187

St. Augustine, FL 32084 902==

Occupant or Manager: Perry, Alison 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 (zone) 469670 (easting) 3307205 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
( ) 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: Private Residence838== Present Use: Private Residence 850==

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: Concrete brick wall 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Porch, shed 942==

Porches & Balconies: 1 story screen porch on front. 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal 3-V crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Adjacent to restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 11 Spanish Street was constructed between 1885 and 1888. The Sanborn Fire Insurance Maps show a two-story dwelling with a one-story extention at the rear, sometimes giving the appearance of a detached building, other times appearing connected. A one-story screened porch extends from the front. The building is located in a neighborhood that once included vestiages of the Minorcan sector but later evolved into a Black community. It is adjacent to the restored area.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

Early residents of this house at 11 Spanish Street included members of the Black community which eventually was predominant in the neighborhood.(4)

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. City Directory, 1899 through 1911-12.

Page 1

☐ Original
☒ Update

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

Site #8 SJ02222
Field Date 5-1-2016
Form Date 5-2-2016
Recorder #

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

Site Name(s) (address if none) 11 Spanish 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:	11		Spanish	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 197480000 — **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: 1888 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Cafeteria/Restaurant/Diner — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

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

Distinguishing Architectural Features (exterior or interior ornaments) small three bay wood frame building

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ02222

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. piers
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) single wood door with square light

Porch Descriptions (types, locations, roof types, etc.) shed porch with square wood supports

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Note in PA that structure destroyed. Part of larger remodeled structure.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

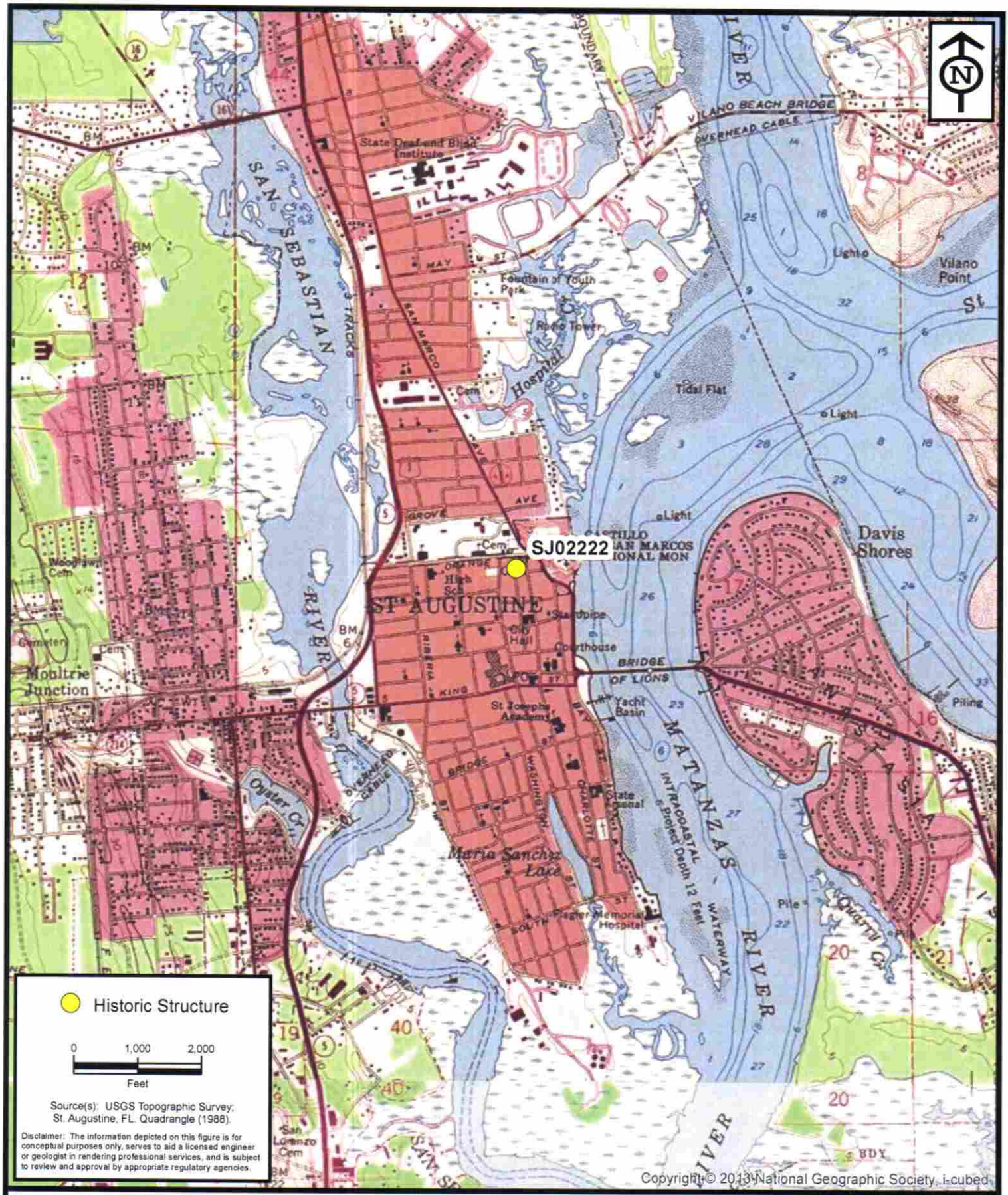
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ02222

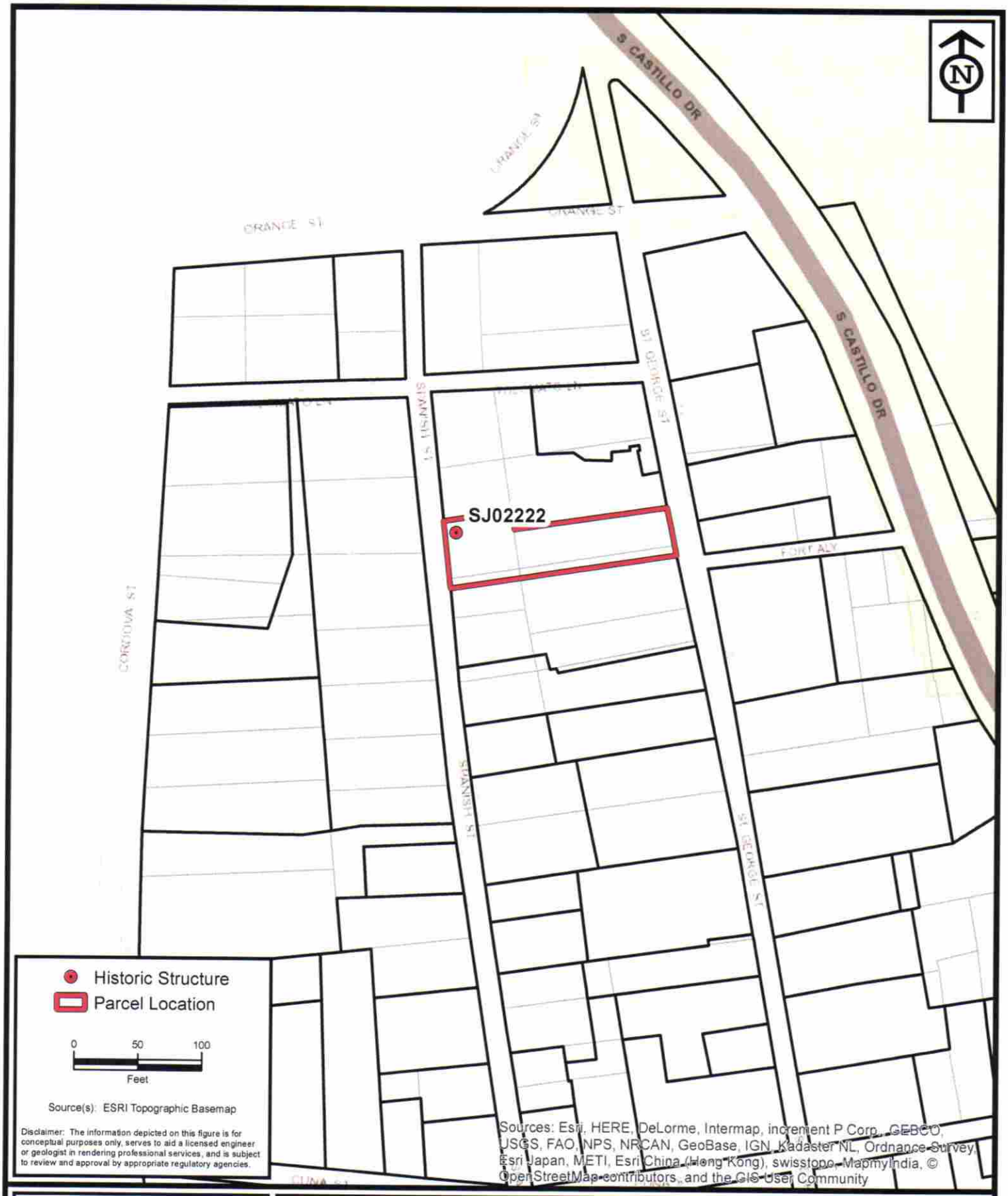
City of St. Augustine
Historic Structure Survey

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\SJ02222\Location.mxd Date: 1/29/2016 11:50:35 AM

SJ02222



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

Parcel Location - SJ02222

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ02222

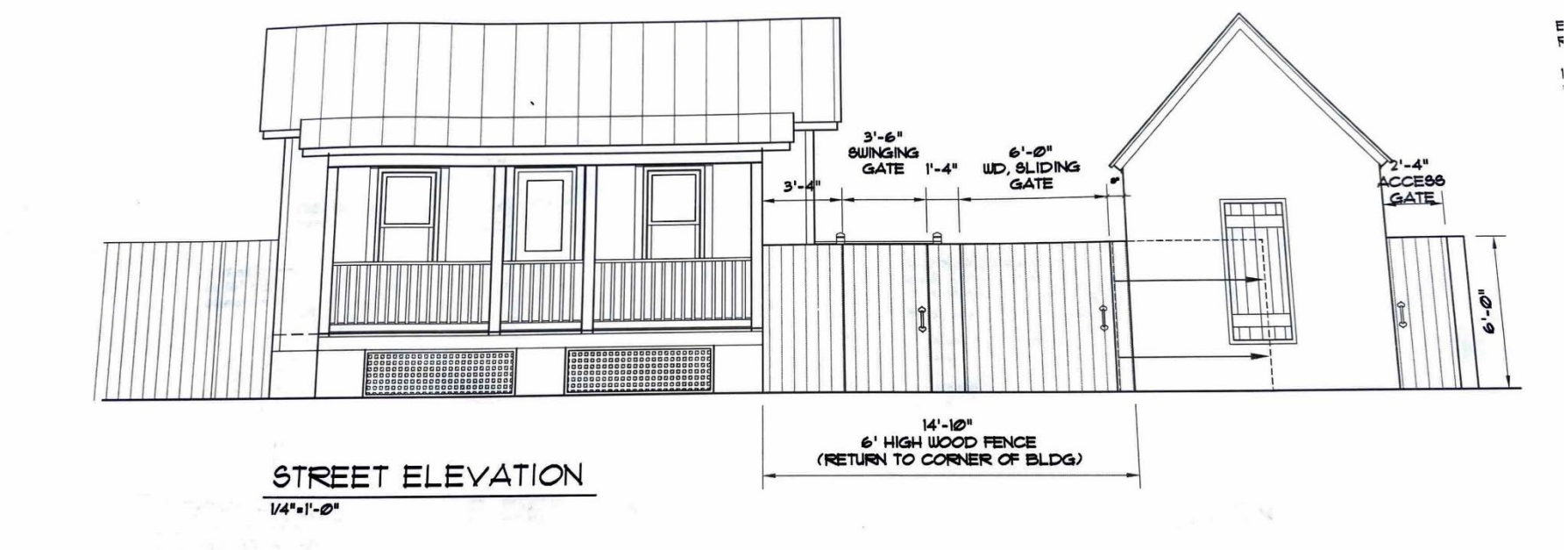



LOCAL
HEROS
Bar & Grill


11
Not a Walk Through
Restaurant/Bar Use Only



APPROVED ELEVATIONS – 11 SPANISH STREET (18 ST. GEORGE STREET)





11 SPANISH STREET SOUTH ELEVATION

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0038 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Donald Crichlow
   Business (if applicable):
   Address: 302 St. George St.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043770913 E-Mail Address: crichlow@comcast.net

2. NAME OF PROPERTY OWNER: 18 St. George St. LLC
   Business (if applicable):
   Address: 4041 Pine Run Circle
   City: St. Augustine State: FL Zip Code: 32086
   Daytime Telephone: 904 540-2877 E-Mail Address: crichlow@comcast.net

3. PROJECT LOCATION: 18 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12

5. SCOPE OF WORK: To modify a previously approved Certificate of Appropriateness with a retaining wall, removal of an approved swinging gate to allow for widening of a previously approved rolling gate, and relocation of an access ramp.

Information attached by applicant includes:

- Application Agreement
- Previously Approved Site Plan
- Proposed Site Plan
- Architectural Plans
- Retaining Wall Detail

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 18 ST. GEORGE ST

Applicant's Name: DONALD CRICHTON Applicant's Signature: Donald Crichton

Owner's Name: 18 ST. George St. LLC WILLIAM SWETT II Owner's Signature:

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

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

(Can add additional signature page if needed)

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

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Planning & Building Department

Certificate of Appropriateness
Sufficiency Checklist

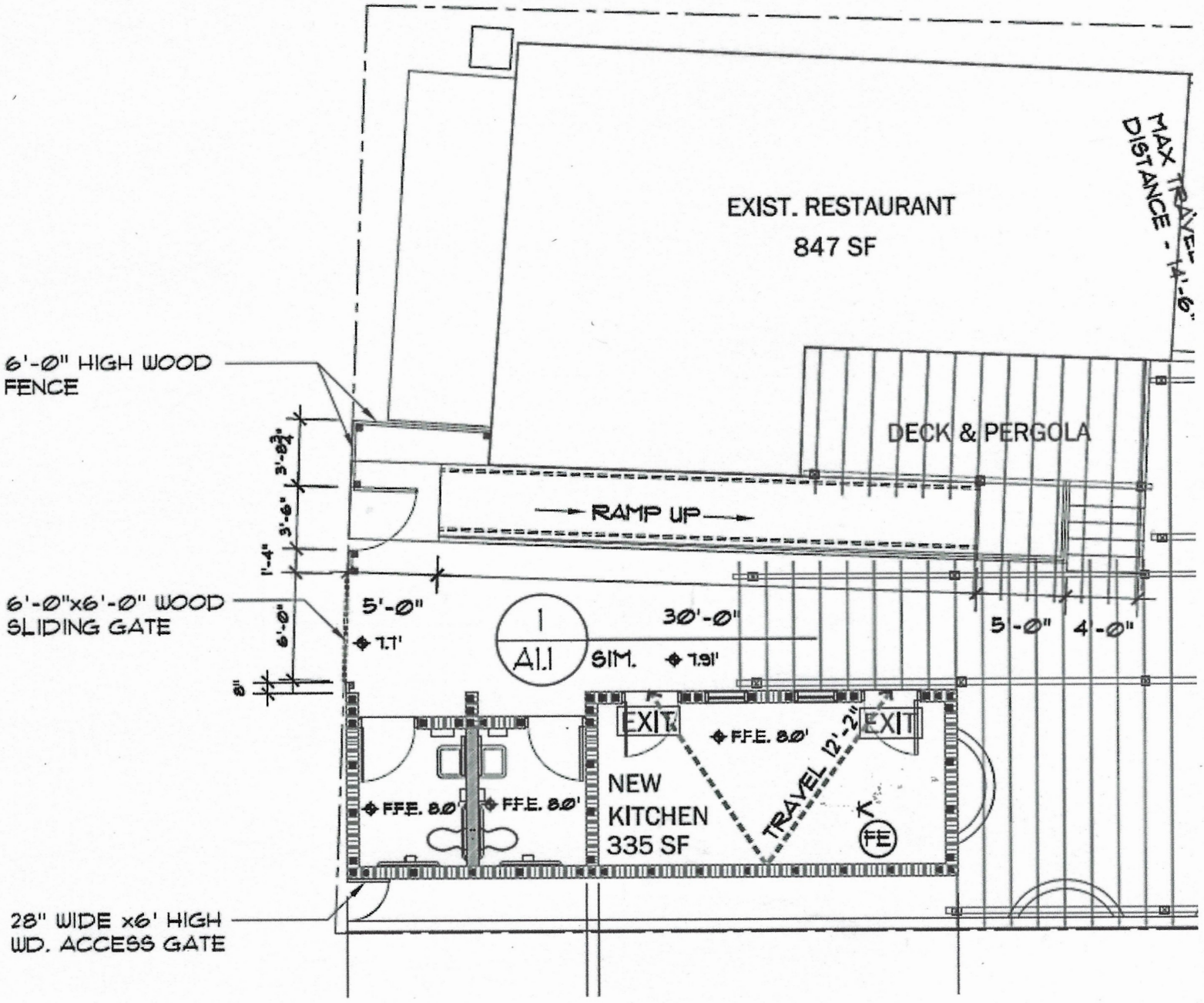
Case Number HP2024-0038
18 SAINT GEORGE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Stucco finish color for retaining wall should be indicated.
FENCES/WALLS/GATES - Photographs of existing site area	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate	Need	
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	Elevation drawing of existing/proposed gates from the street will help the Board determine the degree of alterations from the previously approved plan.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Proposed design for new ramp should be clarified. A Maximum height for the retaining wall should be provided to ensure a railing is not necessary.

Other Details Necessary for Review

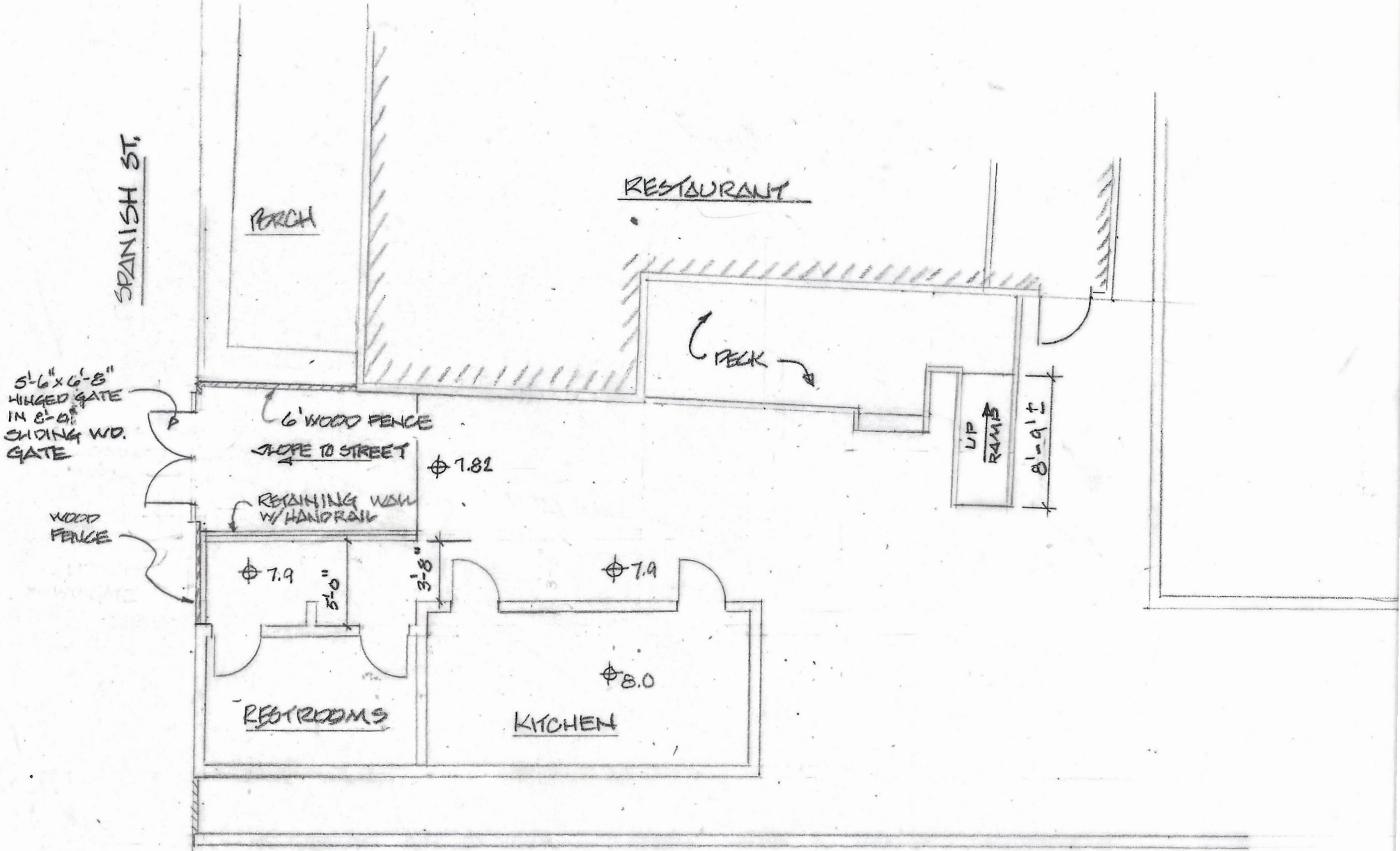
Is the previously approved pergola being removed? Please clarify.

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APPROVED SITE PLAN
⅛"=1'-0"

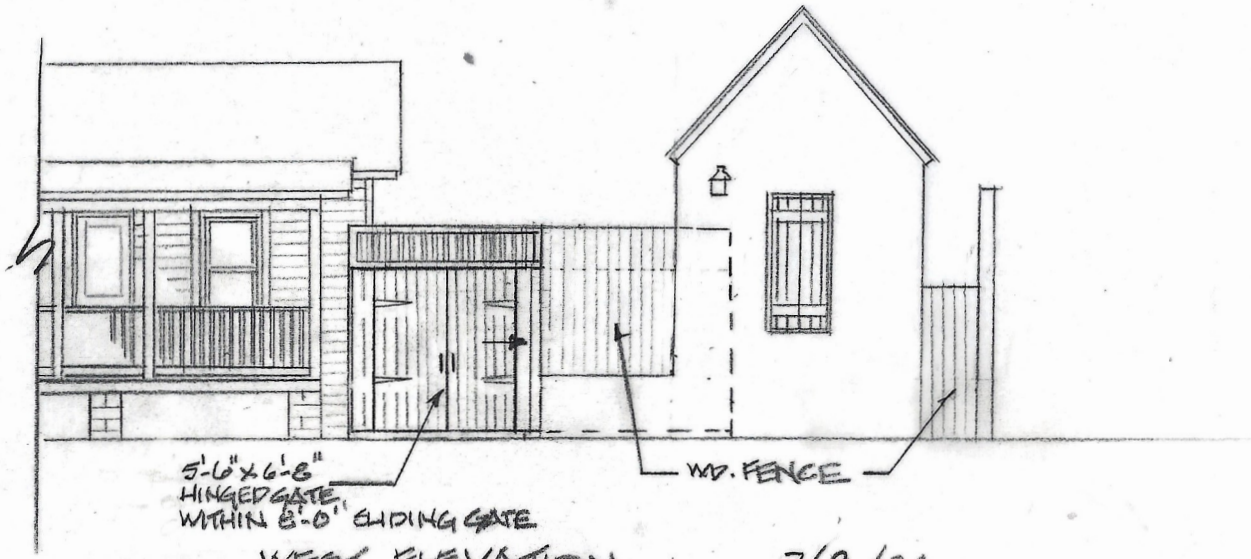
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REVISED SITE PLAN
1/8" = 1'-0"

7/9/24

Received 6/18/24
Planning & Building Department

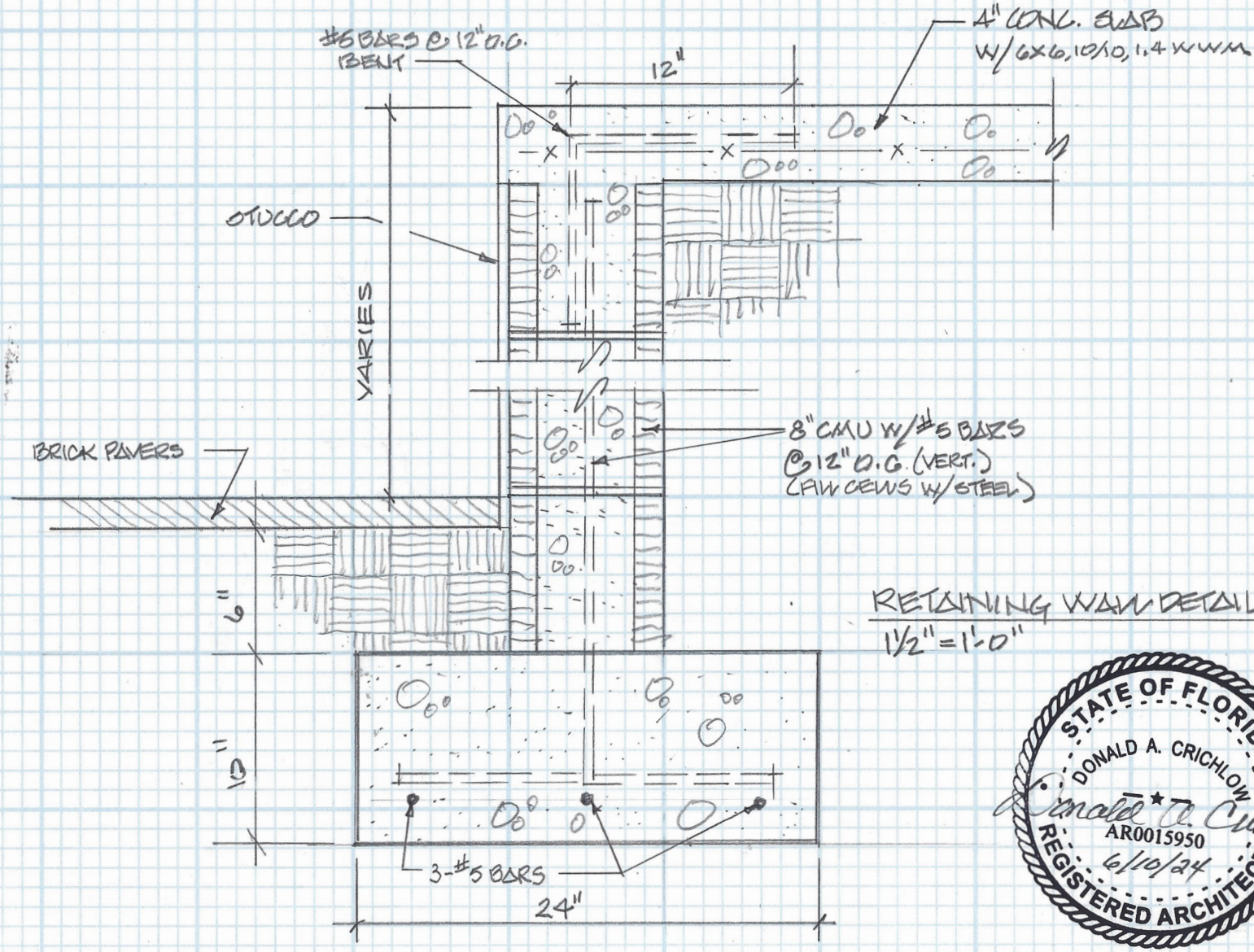


WEST ELEVATION 7/9/24

1/8"=1'-0"

NOTE: HARDWARE TO MATCH THAT ON ST. GEORGE ST GATE ALREADY APPROVED.

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RETAINING WALL DETAIL
1½" = 1'-0"

STATE OF FLORIDA
DONALD A. CRICHLOW
AR0015950
6/10/24
REGISTERED ARCHITECT

Instr #2016052679 BK: 4239 PG: 1281, Filed & Recorded: 8/15/2016 2:52 PM #Pgs:3
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $17,479.00
Received 6/18/24
Planning & Building Department

Prepared by:
Pam Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: P16-2896
Documentary Stamps:$17,479.00

General Warranty Deed

Made this August 12, 2016 A.D. By **John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property,** hereinafter called the grantor, to **18 Saint George St., LLC, a Connecticut limited liability company** whose post office address is: 10 S LaSalle Street, Suite 3100, Chicago, IL 60603 , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Two Million Four Hundred Ninety Seven Thousand dollars & no cents Dollars, ($2,497,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" BY REFERENCE HERETO MADE A PART HEREOF:

Parcel ID Number: **197480-0000**

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; Subject to zoning Ordinances that may affect subject property.

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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

Received 6/18/24
Planning & Building Department

Signed, sealed and delivered in our presence:

Witness Printed Name EDWARD E. DENNIS

Witness Printed Name Kim Collins

John Howland Wing, Personal Representative

Sandra Parks, f/k/a Sandra Parks Black

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 12th day of August, 2016, by John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property, who is/are personally known to me or who has produced valid driver licenses as identification.

NOTARY PUBLIC STATE OF FLORIDA
KIMBERLEE COLLINS
MY COMMISSION # FF 200365
EXPIRES: June 14, 2019
Bonded Thru Budget Notary Services

Notary Public
Print Name:_____

My Commission Expires:_____

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Exhibit "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

Lot Twenty-eight (28) of Block Twelve (12), City, being also described according to deed from Gasper Masters and Angelina Masters to Evalina Manucy, recorded in Deed Book V, page 249, public records of St. Johns County, Florida, on August 7, 1875, as follows: "Situated in said City of St. Augustine, and upon the westerly side, and adjoining St. George Street, and measuring thereon thirty one feet; bounded on the north by land of Frank Greatorex, measuring one hundred and thirteen feet thereon, on the west by land of Plummer and Pomar, thirty one feet, and on the South by land of Dora Floyd, measuring thereon, one hundred and thirteen feet."

COPY

PARCEL TWO:

Bounded on the North by lot formerly of S. Capella, East by lot formerly of Mary L. Manucy, South by lot formerly of Julia Salas, part of a certain lot formerly sold by Paul Sabate, Sheriff of the said County of St. Johns for taxes due the State of Florida, and the County of St. Johns to Francis P. Ferreira, on the sixth day of April eighteen hundred and fifty-seven the said lot conveyed, measuring from North to South forty-five feet, and from East to West, sixty-one feet, and on the West by Spanish Street, all measurements being more or less, being Lot Three (3), Block Twelve (12), according to the official map of the City of St. Augustine, dated January 1st, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida, and is the same land described in the Deed recorded in Official Records Book 66, page 412, public records of St. Johns County, Florida).

PARCEL ONE AND PARCEL TWO DESCRIBED ABOVE ARE THE SAME LANDS AND IMPROVEMENTS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17, PAGE 297, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL THREE:

A strip of land lying in Lots Four (4) and Twenty-seven (27), of Block Twelve (12), according to the official map of the City of St. Augustine, Florida, dated June, 1923, EXCEPTING THEREFROM the land and improvements described in the Warranty deed recorded in Official Records Book 51, page 50, of the public records of St. Johns County, Florida. The strip of land described above fronts on St. George Street to a width of 7.2 feet± and a width on Spanish Street of 6.8 feet with a depth from St. George Street to Spanish Street of 177 feet±.

File Number: P16-2896
Legal Description with Non Homestead
Closer's Choice

Received 6/18/24
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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1974800000
Location	11 SPANISH ST
Address	18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
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	18 Saint George St LLC 100%
Mailing Address	121 BARBELLA CIR SAINT AUGUSTINE, FL 32095-4854

Map



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Planning & Building Department

Valuation Information

	2024
Building Value	$27,961
Extra Features Value	$1,656
Total Land Value	$790,650
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$820,267**
Total Deferred	$0
Assessed Value	**$820,267**
Total Exemptions	$0
Taxable Value	**$820,267**

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	$29,514	$1,658	$753,000	$0	$0	$784,172	$784,172	$0	$784,172
2022	$25,998	$4,974	$753,000	$0	$0	$783,972	$783,972	$0	$783,972
2021	$39,900	$4,974	$753,000	$0	$0	$797,874	$797,874	$0	$797,874
2020	$311,734	$17,328	$722,800	$0	$0	$1,051,862	$985,074	$66,788	$985,074
2019	$232,176	$15,504	$650,520	$0	$0	$898,200	$895,522	$2,678	$895,522
2018	$220,502	$15,369	$578,240	$0	$0	$814,111	$814,111	$0	$814,111
2017	$230,674	$15,414	$578,240	$0	$0	$824,328	$824,328	$0	$824,328
2016	$174,906	$10,485	$248,288	$0	$0	$433,679	$405,215	$78,464	$355,215
2015	$173,129	$10,530	$240,350	$0	$0	$424,009	$390,216	$83,793	$340,216
2014	$125,249	$10,575	$240,350	$0	$0	$376,174	$376,174	$50,000	$326,174
2013	$93,869	$2,799	$240,350	$0	$0	$337,018	$337,018	$50,000	$287,018

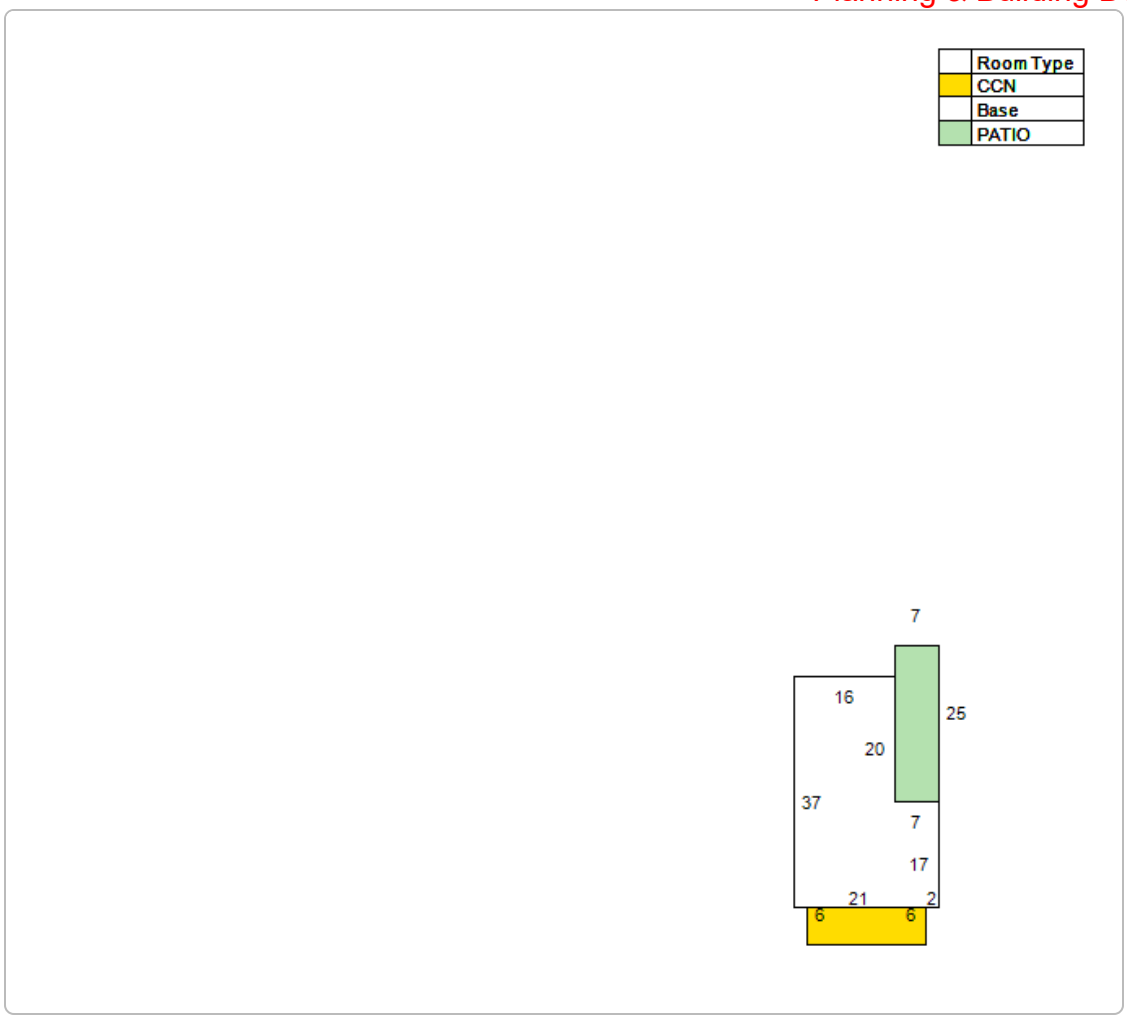
Building Information

Building	2
Building Value	$27,961
Year Built	1940
Actual Area	1000
Conditioned Area	711
Use	Restaurants & Cafeterias
Style	04
Exterior Wall	Wood
Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
PATIO/SLAB	175
BASE AREA	711
FINISHED CANOPY	114
Total SqFt	1000

Sketch Information

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Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1656

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	7530	SF	$790,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2016	8/12/2016	$2,497,000.00	WARRANTY DEED	4239	1281	U	I	PARKS DONNA LEE ESTATE	18 ST GEORGE ST LLC
2/17/2016	2/17/2016	$0.00	LETTERS OF ADMN	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	$0.00	DEATH CERTIFICATE	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	$0.00		829	161	U	I		PARKS MARY BELL ***

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/25/2024, 1:18:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

Received 6/18/24
Planning & Building Department



Detail by Entity Name

Foreign Limited Liability Company
18 SAINT GEORGE ST, LLC

Filing Information

Document Number	M17000003176
FEI/EIN Number	81-3396798
Date Filed	04/03/2017
State	CT
Status	ACTIVE

Principal Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Mailing Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Registered Agent Name & Address

SMITH, WILLIAM
121 Barbella Circle
St. Augustine, FL 32095

Address Changed: 03/10/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

NAVARRO, BRIAN
70 ESSEX STREET 2ND FLOOR
MYSTIC, CT 06355

Annual Reports

Report Year	Filed Date
2022	03/10/2022

Application Packet 14

Received 6/18/24
Planning & Building Department

2023	02/23/2023
2024	03/27/2024

Document Images

03/27/2024 -- ANNUAL REPORT	View image in PDF format
02/23/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/25/2020 -- ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
02/20/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- Foreign Limited	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 July 18, 2024 Meeting



Application: HP2024-0040 Address: 91 St. George Street

Applicant: Mark Williams

Property Owner: St. Augustine Foundation, Inc.

Project description: To construct a new covered patio space, wood fencing to screen mechanical equipment, and use of a non-approved paint color.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ1901
National Register:	St. Augustine NRHD: Contributing Reconstruction	Construction date:	1966
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966300000		
Agenda Item:	7(d)	Previous Action(s):	COA HP2022-0060

STAFF SUMMARY AND ANALYSIS:

1. This contributing reconstruction in the St. Augustine National Register Historic District is located on the east side of St. George Street adjacent to the Toques Place parking lot between Cuna and Hypolita Streets.
2. HARB previously approved a Certificate of Appropriateness to construct a new wooden gate in an existing wall opening. An after-the-fact 4' high wood picket fence was denied in favor of hedges.
3. The applicant is proposing several site alterations as described in the Scope of Work below in the courtyard space behind the masonry wall that fronts St. George Street. Several modifications were made to the original plans to more closely meet the requirements of the Architectural Guidelines for Historic Preservation (AGHP).
4. The proposed patio pad takes up the lawn space on the south side of the property and will be coquina concrete or tabby material to meet AGHP requirements. The applicant should specify which material will be used and may consider a pervious paving material such as loose coquina, crushed shells, or river gravel to avoid hardscaping the entire property and the potential stormwater impacts of increased impervious surfaces. Pervious pavers are not an AGHP-approved material.
5. The AGHP states that trellises should be constructed of simple round wooden posts and poles; and, canopies must be white, natural canvas or sailcloth supported on a wooden structure. The applicant proposes a wooden trellis design with canvas cover along the south property line. Examples provided show squared posts and beams. The overall height for the trellis has not been specified and should be subordinate in height to the existing building. Even subordinate to the existing building height, the trellis will be highly visible above the masonry wall on St. George Street and from Toques Place parking lot. Though the trellis design proposed has been updated, a new drawing with specifications for the posts, beams, and joists has not been provided. Previous plans for a metal shed-roof structure, included in the application packet, show 4x4 posts with 2x8 beams and 2x6 joists. The applicant should confirm if these specifications are consistent with what is proposed for the trellis design or provide new specifications. The canvas material is consistent with AGHP requirements.
6. The proposed 6' tall wood fence appears to be a simple vertical picket privacy fence in a natural finish consistent with the AGHP and is proposed to screen existing mechanical equipment. A clearer photo of the proposed fence will confirm whether the design is appropriate for the Colonial Spanish structure.
7. Introducing 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 is discouraged in the AGHP. The existing building is relatively small in scale and the proposed changes to the site appear to be greater in area, and possibly taller, than the building itself. The HARB should determine whether hardscaping the southern portion of the yard and construction of the pergola will negatively impact the site and its relationship with the surrounding district.
8. Shutter Blue, a pre-approved trim color in the Pre-1821 palette, is proposed for all doors, gates, shutters, and trim currently painted Peck House Green. It is unclear whether the body of the building will be repainted. Additional paint colors must be on the Pre-1821 color palette to be administratively approved.
9. Examples of the proposed outdoor furniture for the site were submitted with the application packet. These include wake board shaped table tops with metal chairs and stools. Simplified wood tables with wood benches and/or stools are more appropriate for the style and time-period of the building.

10. The property is located within Archaeology Zone IA and ground disturbing activities including footers for new structures will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **91 St. George Street**:

1. **CONTINUE** the application to allow the applicant time to provide additional information and/or modify designs as recommended by the HARB; OR,
2. **APPROVE** the application if the HARB finds that the proposed site changes meet the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:
    - Trellis specifications are clarified, height is confirmed to be lower than the existing building, and all hardware is hidden or painted black.
    - Confirm which AGHP-approved paving material will be used for the proposed patio pad
    - Outdoor tables and chairs be simplified designs using only wood materials.

Candice Seymour

SUMMARY SCOPE OF WORK:

1. New Patio Pad
    a. 17' x 29.4' - ~500sf
    b. Coquina Concrete or Tabby (applicant should clarify which)
    c. Outdoor furniture
2. New Trellis with cover:
    a. 44' long x 10' wide x 8' tall to top of post (overall height should be clarified)
    b. Wood structure with canvas covering
3. New Fence:
    a. 10' wide x 14' long x 6' tall
    b. Wood privacy fence style
4. Paint Colors:
    a. Building Body Color – Not specified to change
    b. Trim, doors, shutters and gates – Shutter Blue
    c. Fence and Trellis to remain natural wood

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**
3. **Recognition of Historic Period**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

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.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Paint Colors and Placement

Do...

- Preserve painted and unpainted surfaces as they traditionally existed on the building.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible, such as hand scraping, prior to repainting.
- Apply compatible paint coating following proper surface preparation.
- Inspect painted masonry to determine whether repainting is necessary.

- Follow manufacturer's product and application instructions when repainting masonry.
- Attempt to discover the historic paint colors and finishes of the building and use this information to repaint with colors that illustrate the distinctive character of the property.
- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.
- All paints used on masonry should be semi-gloss. Paints used on wood trim should be either flat or semi-gloss. High gloss paints are inappropriate.
- All of the units in a multiple unit building should be painted using the same base color and trim colors. Different base colors or trim colors should not be used to differentiate the units.

Don't...

- Remove paint that is firmly adhering to, and thus protecting, surfaces.
- Remove paint by destructive means, such as sandblasting, applying caustic solutions, or high pressure water blasting.
- Paint a traditionally unpainted surface or remove paint from a traditionally painted surface.
- Fail to follow the manufacturer's product and application instructions when repainting.
- Strip historically painted surfaces to bare wood, and then apply clear finishes or stains to create a "natural" look.
- Damage, cover or remove decorative painting.
- Strip paint or varnish to bare wood rather than repairing or reapplying a special finish, such as a grained finish to a wood front door.
- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

Pre-1821

The majority of buildings were originally painted with a whitewash or limewash. The most appropriate paint color for masonry is San Augustin White. Larger and more detailed buildings may also be painted De Mesa House Pink, Fatio House Pink, King's Bakery Coral, Light Ochre or Ochre Tan.

It is appropriate to use a dark horizontal band of paint, called a zocalo, two to three feet high to prevent dirt and mud from showing on white or light-colored walls. Documented zocalo colors include King's Bakery Black, Fatio House Red, Solana House Brown, Deep Mauve, Clay Red and Maroon Red.
Wood may be left unpainted, whitewashed or painted. Documented trim colors include Canova House White, O'Reilly House White, Gonzalez-Alvarez House Gray, Fatio House Gray, Paredes House Gray, Fatio House Red, Solana House Brown, Peck House Green, Light Ochre, Ochre Tan, Dark Mustard, Terra Cotta, Medium Mauve, Deep Mauve, Clay Red, Maroon Red, Gray Blue and Shutter Blue.

Simple outbuildings should be painted San Augustin White.

Fences, if painted, must be San Augustin White. Walls should usually be San Augustin White, but on finer buildings, walls may be painted to match the base color of the building.

On masonry surfaces thicker paints may be used so that brush marks will be evident in the surface.
Information on documented pre-1821 paint colors is contained in the Historic Colors of Spanish St. Augustine brochure available in the Planning and Building Division.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.

- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

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

Pre-1821

Trellises should be constructed of simple round wooden posts and poles.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

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
91 St. George Street



Front Elevation

STAFF PHOTOGRAPHS
91 St. George Street



Northwest elevation of building with location of new covered trellis on far side

STAFF PHOTOGRAPHS
91 St. George Street



Location of new covered trellis and fence to screen HVAC

STAFF PHOTOGRAPHS
91 St. George Street



Location of new covered trellis and fence to screen HVAC

STAFF PHOTOGRAPHS
91 St. George Street



View of project site from Toques Place

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1901 1009==

Site Name: Miguel Santoyo House 830== Survey Date: 809 820==

Address: 91 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) part of lot 3,4 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc.;

Address: 5 Cordova Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: HP-3

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

UTM: 17 (zone) 469800 (easting) 3307020 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Scardaville, Michael C. (Historian);

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:

( ) Altered 858==

(X) 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: Commercial 838== Present Use: Commercial 850==

Date: +1966 844== Period: 20th cent 845== Culture: Spansih 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, concrete block wall 856==

Features of Structure: (942)

Window Type: Casement, wood, 6-pane 942==

Foundation: Concrete block wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Restored area. 864==

Relationship to Surroundings: Part of cluster of original colonial and re-constructed colonial buildings.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Tourism, Commerce, Military, Art 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building at 91 St. George Street known as the Miguel Santoyo House, was reconstructed in 1966 by the St. Augustine Restoration Foundation, Inc. The house consists of a flat roof with drain spouts and masonry walls. The 1764 Puente map indicates the original house was constructed of a shell-concrete mixture known as tabby. The stucco exterior of the present structure represents the plaster finish used by the colonists to protect masonry walls. Contrary to colonial architecture patterns, the house is set back from the stree line and odes not contain a loggia or porch.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 91 St. George Street appears on the 1764 Puente map as the house of Miguel Santoyo, a native of the settlement and a soldier at the Castillo. The house was apparently destroyed during the British Period (1763-1784) as it does not appear on later maps.(4) The 1917 Sanborn map indicates the site was previously occupied by a two-story brick building serving as a merchant center (restaurant, furniture, and other stores) until demolished for reconstruction of the present building.(5) The structure currently serves as an artist's shop.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Block 8, Lot pt, 3, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1917, 1924, 1930, 1958.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01901
Field Date 5-3-2016
Form Date 5-3-2016
Recorder #

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

Site Name(s) (address if none) MIGUEL SANTOYO HOUSE — 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:	91		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** — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name:
Tax Parcel # 1966300000 — 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: 1966 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: — Original address
Alterations: ☐ yes ☐ no ☒ unknown Date: — Nature
Additions: ☐ yes ☐ no ☒ unknown Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** Rectangular — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Flat 2. 3. Parapet
Roof Material(s) 1. 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) paired 8-light wood casement windows with metal security frame
Distinguishing Architectural Features (exterior or interior ornaments) smooth stucco exterior; setback behind walled courtyard
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled courtyard

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01901

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. concrete
Main Entrance (stylistic details) single wood panel door inset into masonry wall

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource part of the reconstruction efforts. See Barbara Mattick NRHP Report Continuation Sheets

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

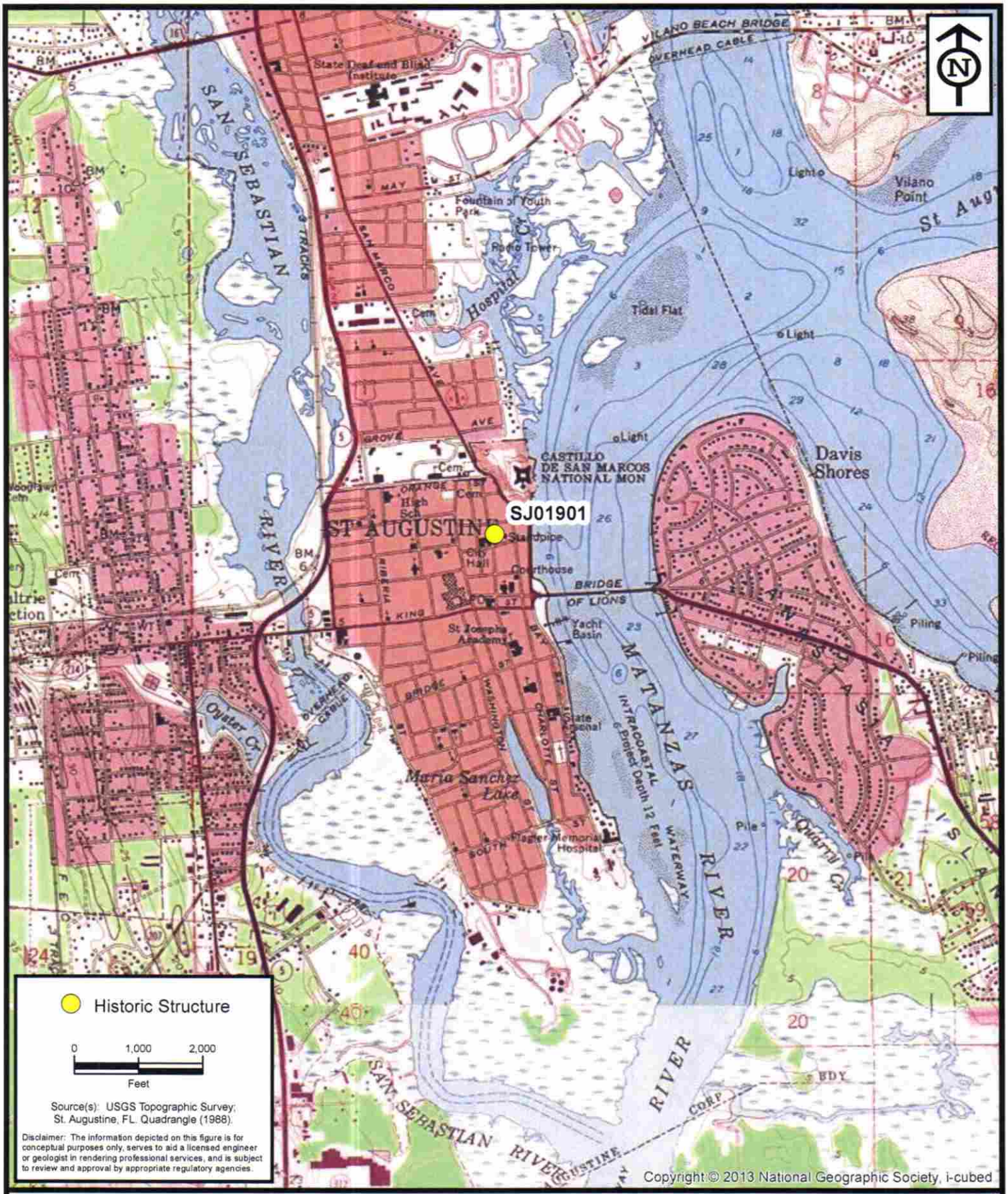
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01901

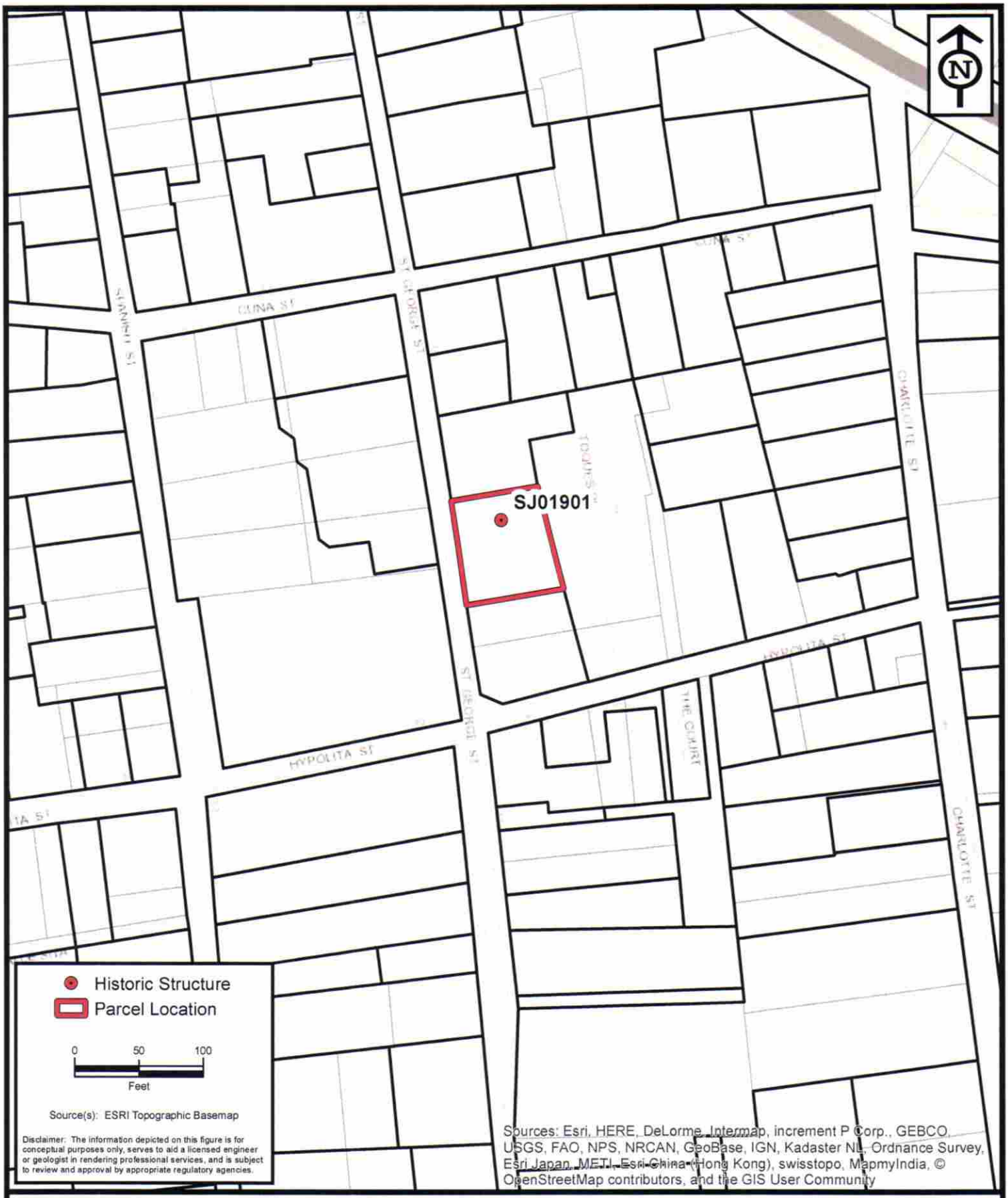
City of St. Augustine Historic Structure Survey

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\SJ01901\Location.mxd Date: 1/29/2016 10:51:46 AM

SJ01901



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

Parcel Location - SJ01901

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01901

☐ Original
☒ Update

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

Site#8 SJ01901
Field Date 9-15-2020
Form Date 5-29-2021
Recorder # _____

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

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

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
91		St George	Street	

Address:
Cross Streets (nearest / between) Between Cuna St and Hypolita St
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 2015 Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1966300000 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: 1966 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial From (year): 1966 To (year): 2021
Current Use Commercial From (year): 1966 To (year): 2021
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

2021 May - St. Augustine Restoration Foundation; for additional information see FMSF prepared by Michael C. Scardaville.

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

DESCRIPTION

Style Spanish Colonial Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. Parapet
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Wood casement (according to 2016 FMSF).

Distinguishing Architectural Features (exterior or interior ornaments)

Set off the street line; rain sprouts protrude from roof' s parapet.

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

Masonry privacy wall extends along the property' s west border; St. George Street.

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01901

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

Located on the west facade; flanked by one window to the north.

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

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

The one-story masonry building has flat roof; its walls are stuccoed; the rain sports protrude form roof's parapet; it set sett off the property line and does not have a loggia or porch.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

The reconstructed building represent Spanish Colonial style private dwelling, as constructed at the end of First Spanish period (1565-1763); retains its integrity; and will contribute to the significance of St. Augustine National Historic District.

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

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

DOCUMENTATION

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

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

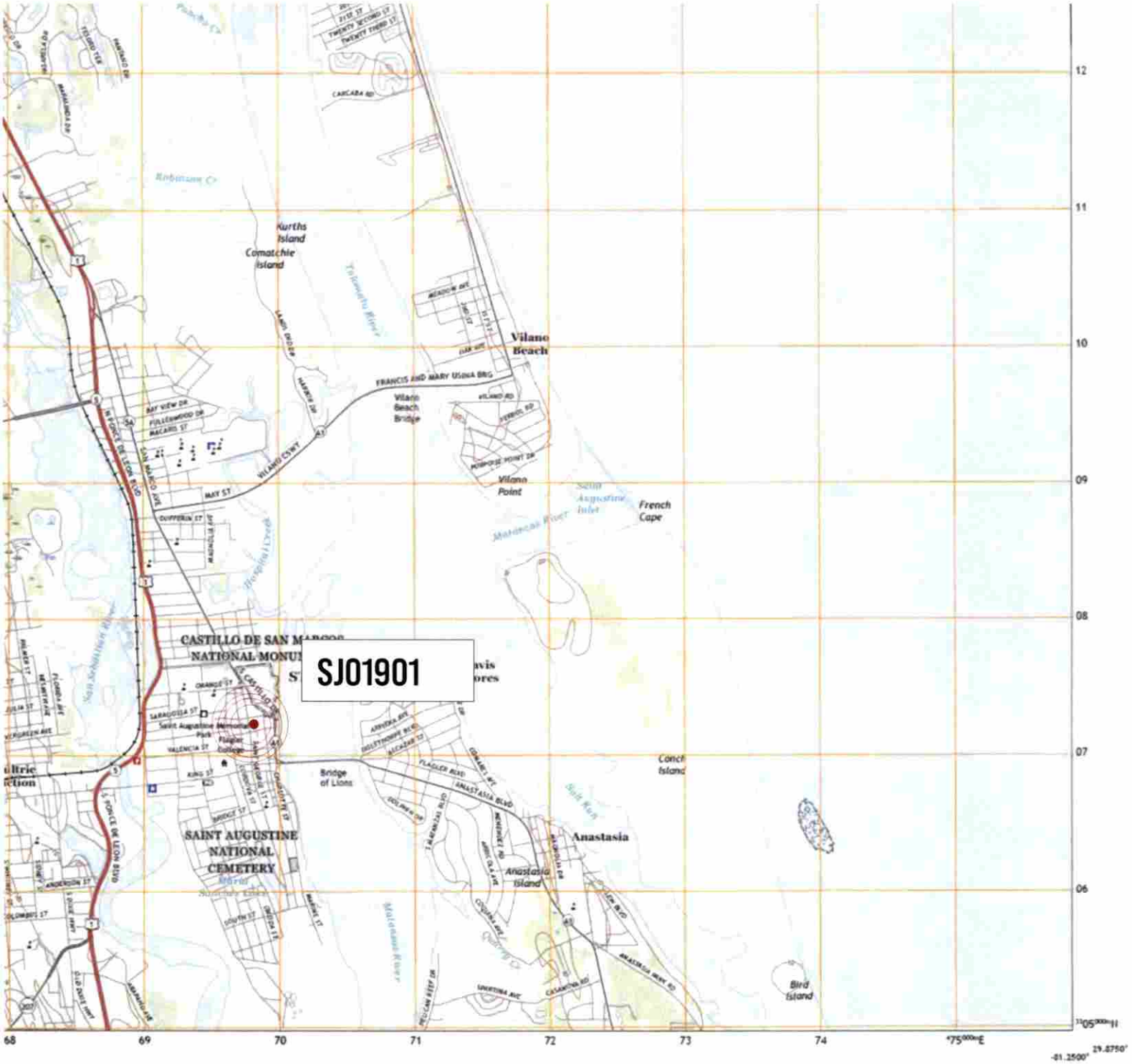
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 0 500 1000 2000
MILES 0 0.5 1
FEET 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

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

ADJOINING QUADRANGLES

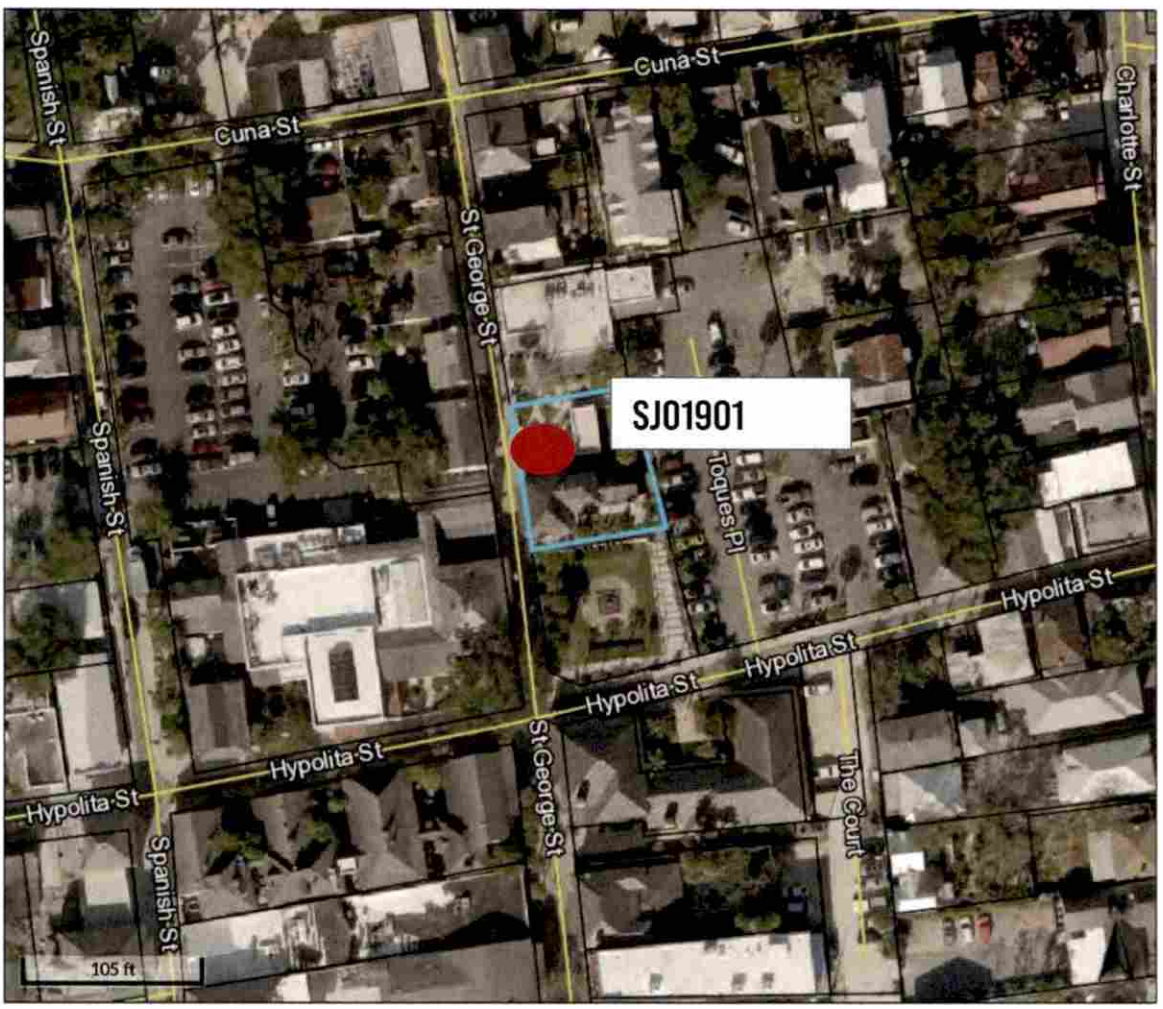
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ01901** **Date: 03/22/2021** ● **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	1966300000	**Physical Address**	97 ST GEORGE ST SAINT AUGUSTINE
Property Class	1200 - Mixed Use (Store/Office/Residential Combo)	**Mailing Address**	ST AUG RESTORATION FNDTN PO BOX 1027 SAINT AUGUSTINE FL 32085-1027
Taxing District	City of St Augustine		
Acres	0.14		

N

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ01901** **Date: 03/13/2021** ● **Historic Building**



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ01901 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ01901 Date: 03/18/2021 Historic Building


17A


91


91
C RESTROOMS


91


91



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0040 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Mark Williams
   Business (if applicable):
   Address: 80 Bloom Lane
   City: Ponte Vedra Beach State: FL Zip Code: 32081
   Daytime Telephone: 7246514589 E-Mail Address: wwcomprehensive@gmail.com

2. NAME OF PROPERTY OWNER: St Augustine Foundation
   Business (if applicable):
   Address: 74 KING ST
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-501-3375 E-Mail Address: staugustinefound@bellsouth.net

3. PROJECT LOCATION: 91 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: (3) CITY OF ST AUGUSTINE PT OF LOT 3 BLK 8 81FT ON ST GEORGE ST X 68 X 82 X 77FT SANTOYA HOUSE & PAN AMERICAN BLDG

5. SCOPE OF WORK: To construct a new covered patio space, wood fencing to screen mechanical equipment, and use of a non-approved paint color.

Information attached by applicant includes:

- Application Agreement
- Site Plans
- Architectural Plans
- Product Specifications
- Rendering
- Paint Change
- Existing Photograph

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 91 St George st. St Augustine, Fl 32084

Applicant's Name: Mark Williams Applicant's Signature: Mark Williams

Owner's Name: St. Augustine Foundation Owner's Signature: Stacy Matthews
Stacey Matthews, Director

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Mark Williams is/are hereby authorized TO ACT ON BEHALF OF St. Augustine Foundation, 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 the structure located at:

91 Saint George St, Saint Augustine, FL, 32084

BY: _____
Signature of Owner

Stacey Matthews, Director, St Augustine Foundation
Print Name of Owner

904-826-8613
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 27 day of June, 2024.

By Stacey Matthews

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: August 19, 2024

JESSICA M. PETERSON
MY COMMISSION # HH 034320
EXPIRES: August 19, 2024
Bonded Thru Notary Public Underwriters

Rev:120219 jw

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0040

91 SAINT GEORGE ST, Saint Augustine, FL, 32084

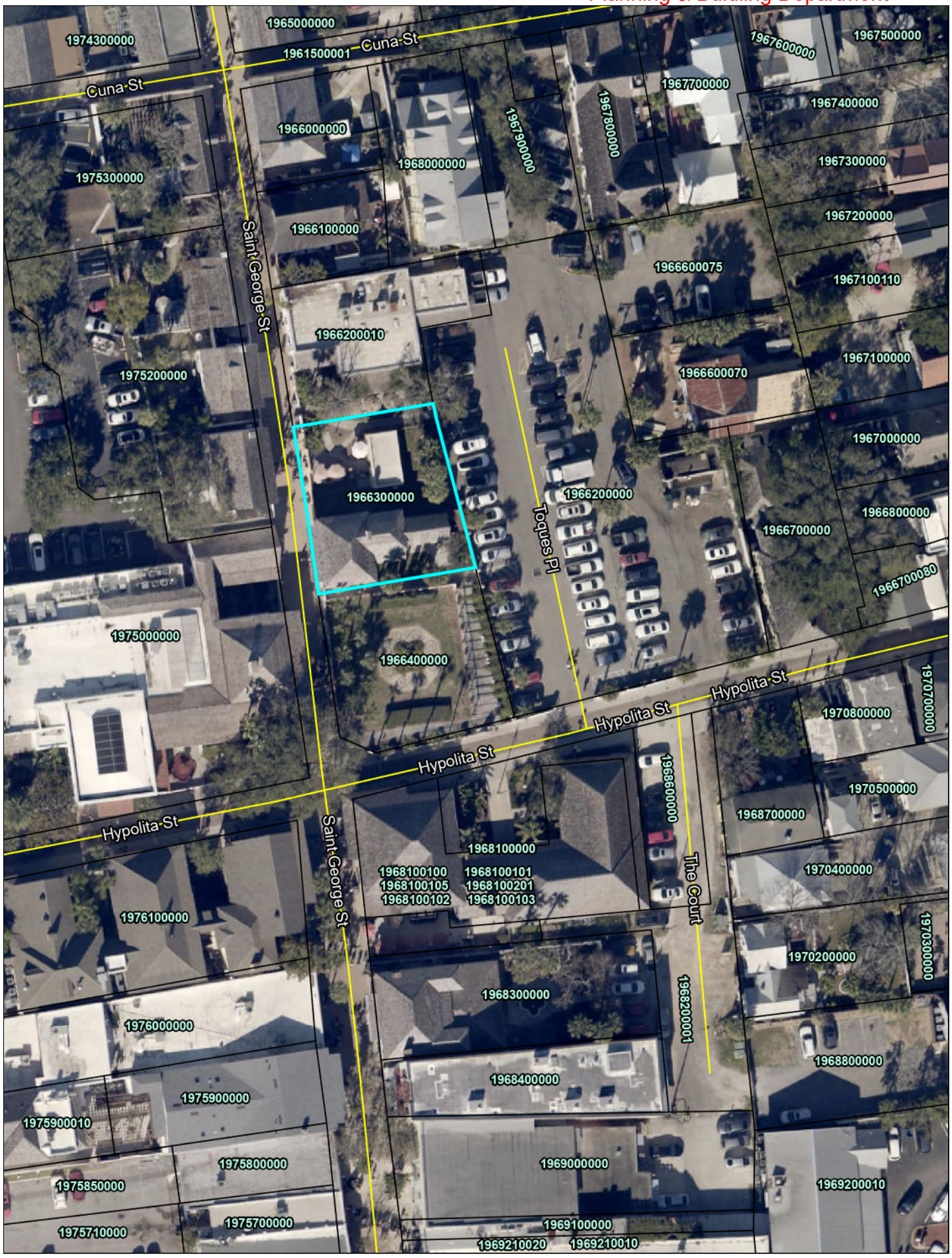
Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	Need	A drawing or photograph(s) indicating exact locations where the blue paint color will be used should be provided.
FENCES/WALLS/GATES - Scaled site plan showing the property line	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)	Need	A scaled site plan showing the property line and setback distances of proposed features is required to ensure compliance with zoning requirements.
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 scaled site plan showing the property line and setback distances of proposed features is required to ensure compliance with zoning requirements.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If new plant materials are applicable

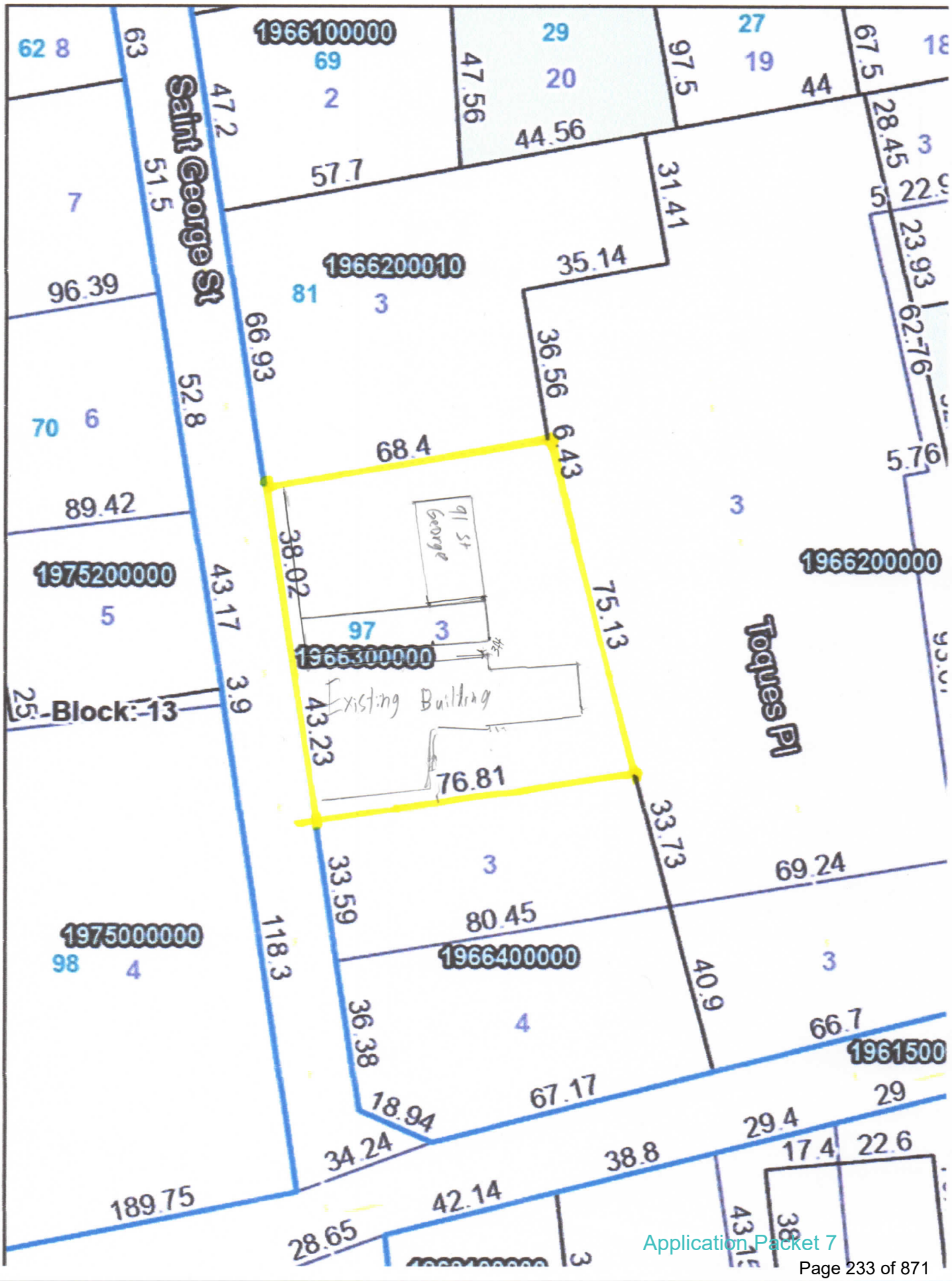
Other Details Necessary for Review

N/A

As per the guidance of the Preliminary review:

- The proposed patio to be poured coquina concrete or tabby (an oyster shell cement).
- The proposed pergola to be wooden trellis design of wooden posts and natural canvas, supported by wooden structure.
  (See Attachment "PERGOLA After reviewing you comments")
- The blue color proposed is to be the color Shutter Blue to cover existing green. The fence and new structure can remain natural wood.
  (See attachment "All areas in Photos")

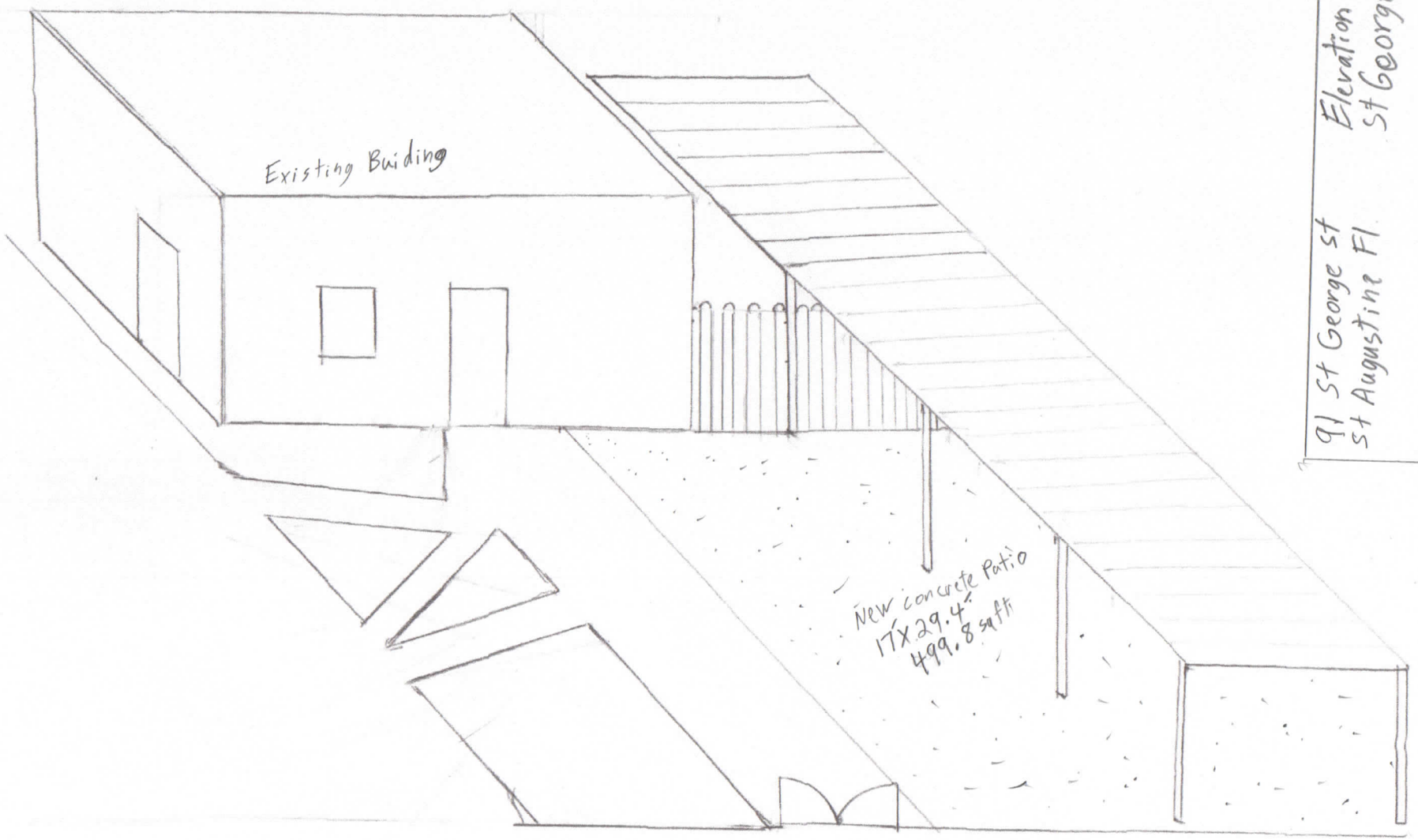

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Saint George St
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96.39
66.93
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36.56
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68.4
6.43
5.76
89.42
38.02
91 St George
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1966200000
1975200000
5
43.17
97
3
1966300000
75.13
Existing Building
3.9
25
-Block: 13
43.23
76.81
33.73
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33.59
80.45
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4
118.3
1966400000
4
40.9
3
36.38
66.7
1961500
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17.4
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189.75
42.14
28.65
43.15
38

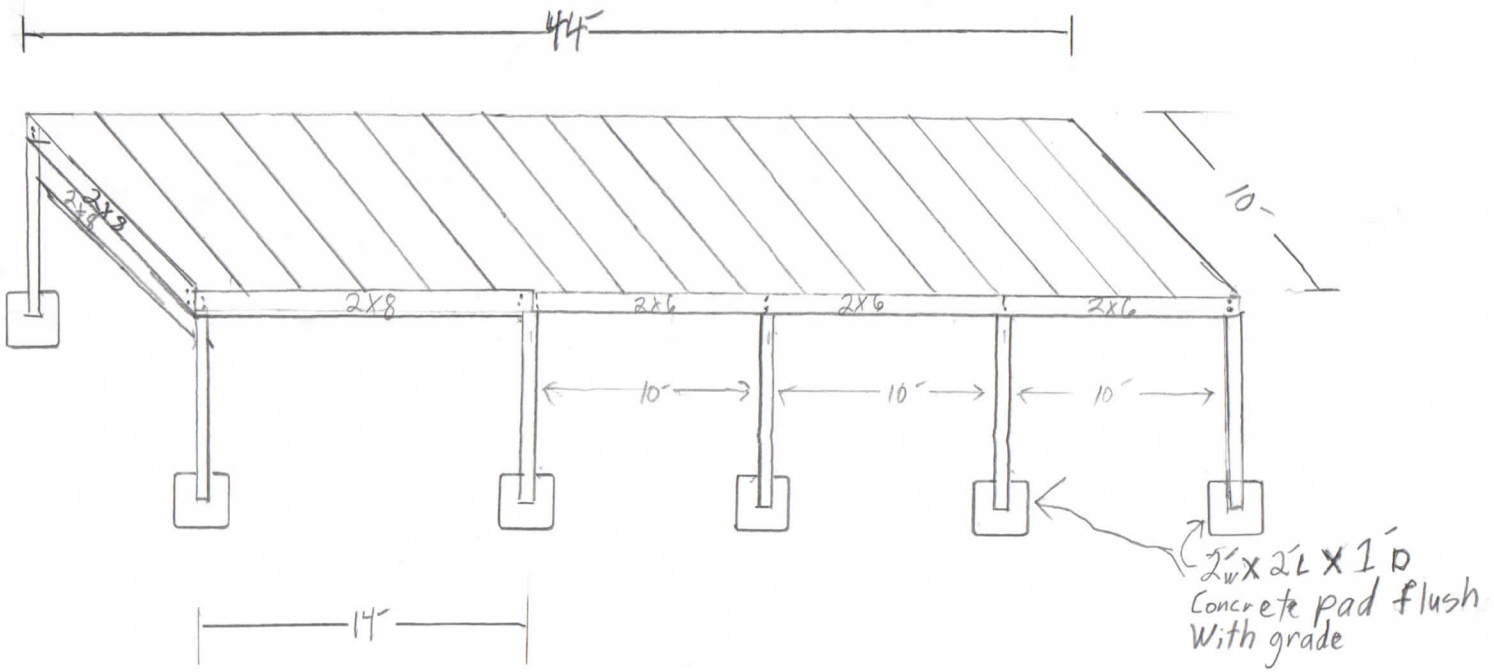

Walled Courtyard
25'
St Garage
25'
Parcel # 1966300000
Pergola
New fence
3' from Exising building
Existing Building
Toronto Pl
Hyacinth St

Received 6/20/24
Planning & Building Department

91 St George St.

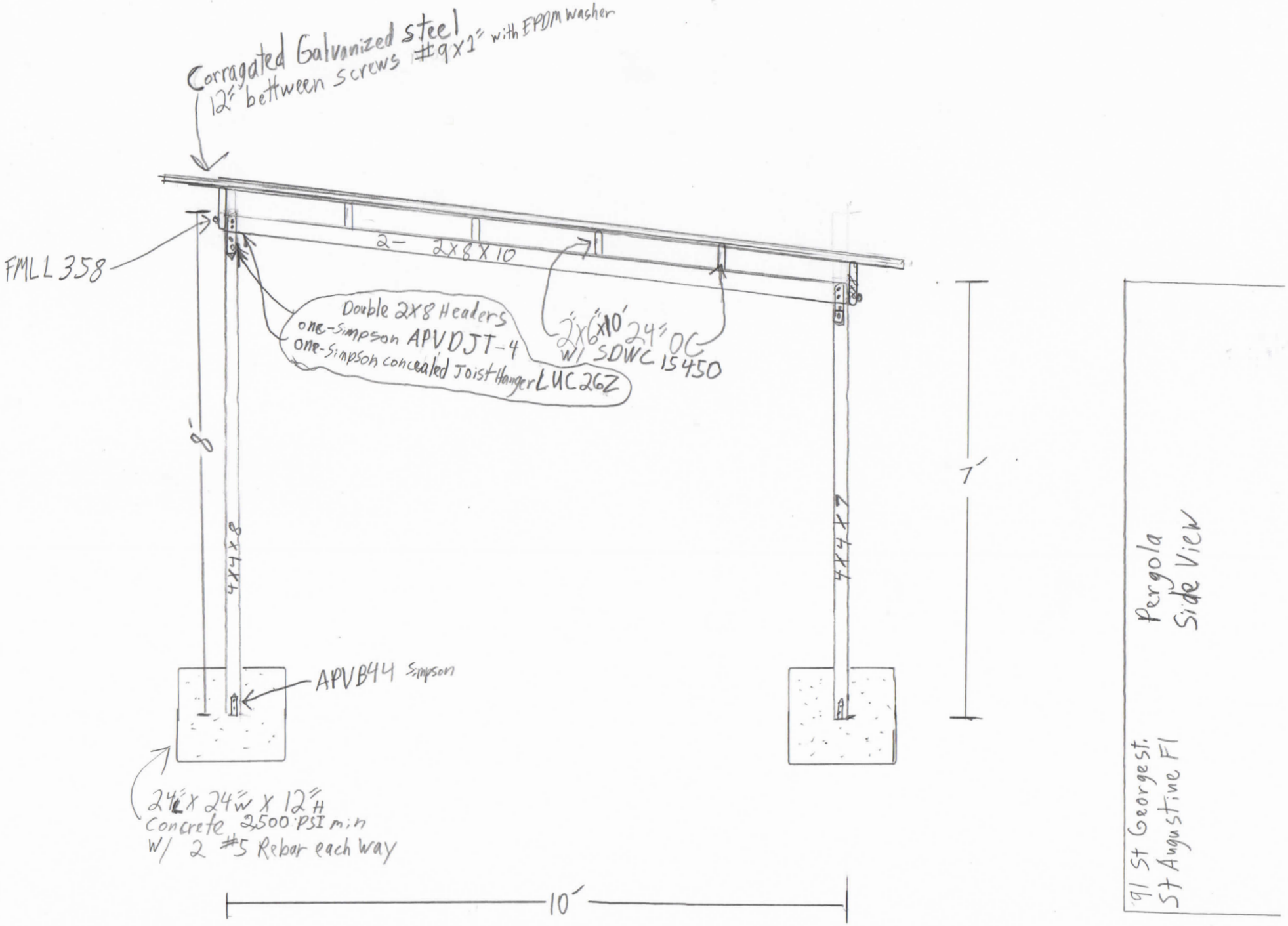


Received 6/20/24
Planning & Building Department



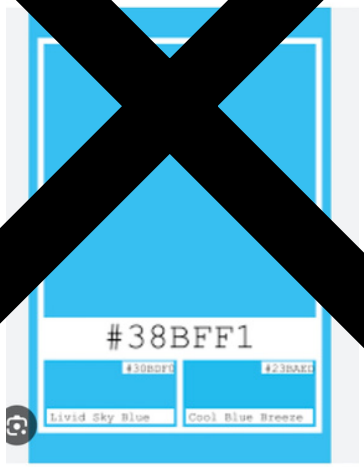
91 St George st
St Augustine Fl.
Pegola Elevation B

Received 6/20/24
Planning & Building Department



Received 6/20/24
Planning & Building Department

~~Paint color Blue #38BFF1 all exterior doors, windo ters, and fencing th cu ly Peck Hou een~~



~~Example of style of gola. Refer to pl~~



Fence type example to be weather treated wood ~~to be painted Blue #38BFF1~~





Outdoor tables under pergola example of style





PERGOLA

After reviewing your comments and researching what has been used and recently approved on the same block on St George st, we have come to this design that we believe is approvable by HARB.

Here are photos of ones near us on St George that we would like to take elements from to use on our pergola.

Older



Currently under construction



City built



Canvas top @ Colonial Oak



Our design would look much like this image below:





Received 7/7/24
Planning & Building Department

Shutter Blue

Trims and doors areas in photos that are currently green will be Shutter Blue preapproved color.





New fence and pergola will be natural wood color.

EXISTING BUILDING AND YARD 91 St George St.





HARB,

PARKING, LANDSCAPE
OR OTHER SITE FEATURE

There is no additional planned parking, landscape or plant material necessary or planned.

Mark Williams

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1966300000
Location	91 ST GEORGE ST
Address	97 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax Description*	(3) CITY OF ST AUGUSTINE PT OF LOT 3 BLK 8 81FT ON ST GEORGE ST X 68 X 82 X 77FT SANTOYA HOUSE & PAN AMERICAN BLDG OR462/421 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	St Augustine Foundation 100%
Mailing Address	74 KING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		$349,906

Map



Valuation Information

	2024
Building Value	$307,650
Extra Features Value	$2,360
Total Land Value	$679,995
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$990,005**
Total Deferred	$290,193
Assessed Value	**$699,812**
Total Exemptions	$349,906
Taxable Value	**$349,906**

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	$182,195	$2,537	$650,430	$0	$0	$835,162	$636,193	$517,066	$318,096
2022	$126,409	$2,562	$620,865	$0	$0	$749,836	$578,357	$460,658	$289,178
2021	$132,730	$2,729	$620,865	$0	$0	$756,324	$525,779	$493,435	$262,889
2020	$139,056	$2,896	$620,865	$0	$0	$762,817	$477,981	$523,827	$238,990
2019	$134,465	$3,062	$561,735	$0	$0	$649,900	$434,528	$432,636	$217,264
2018	$90,915	$2,382	$473,040	$0	$0	$566,337	$395,025	$368,825	$197,512
2017	$87,160	$2,343	$473,040	$0	$0	$562,543	$359,114	$382,986	$179,557
2016	$89,891	$2,356	$242,433	$0	$0	$334,680	$326,467	$171,447	$163,233
2015	$93,985	$2,369	$230,607	$0	$0	$326,961	$296,788	$178,567	$148,394
2014	$36,818	$2,382	$230,607	$0	$0	$269,807	$269,807	$134,904	$134,903
2013	$36,818	$2,382	$230,607	$0	$0	$269,807	$269,807	$134,904	$134,903

Building Information

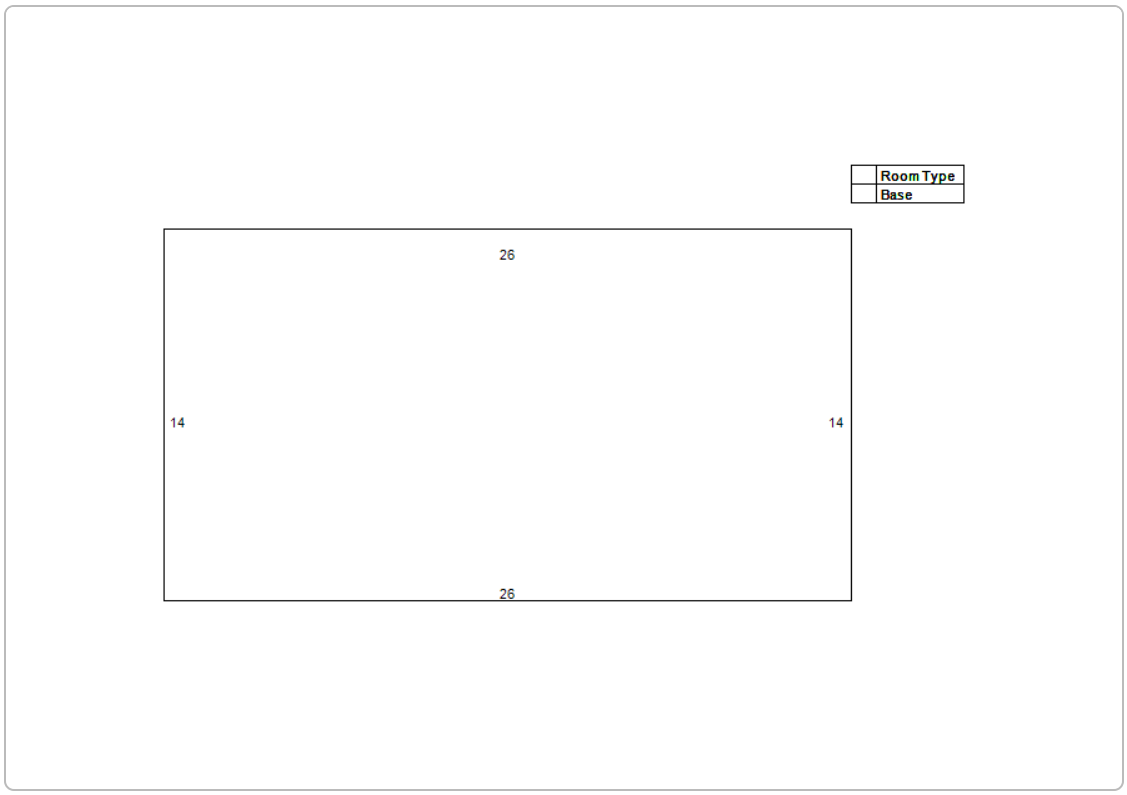
Building	1
Building Value	$272,767
Year Built	1967
Actual Area	2666
Conditioned Area	1810
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Concrete Stucco, Wood
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

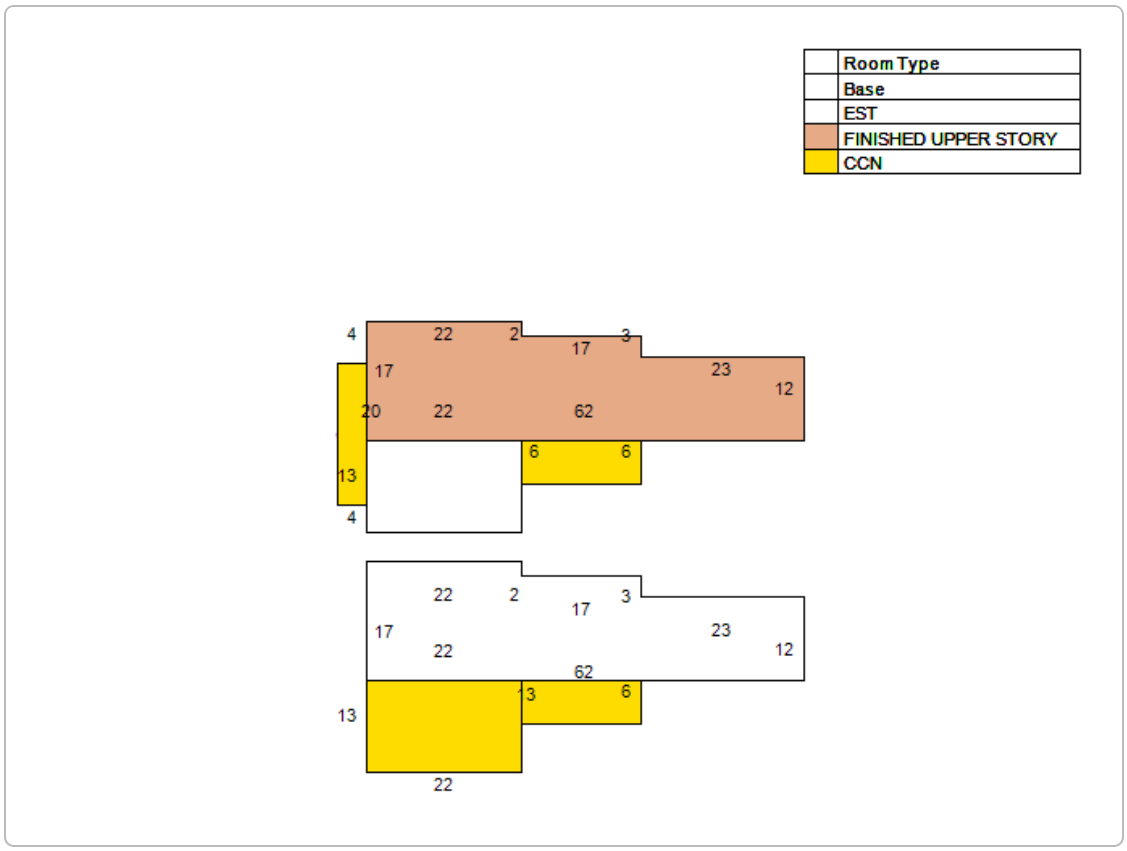
Description	Square Footage
FINISHED CANOPY	80
FINISHED UPPER STORY	905
ENCLOSED STAIRWELL	286
BASE AREA	905
FINISHED CANOPY	286
FINISHED CANOPY	102
FINISHED CANOPY	102
Total SqFt	2666

Building	2
Building Value	$34,883
Year Built	1967
Actual Area	364
Conditioned Area	364
Use	Stores (City/Historical)
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	
Air Conditioning	
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	364
Total SqFt	364

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		2268
Wood Fence - 6' and Above (COM)		92

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	81	73	5913	SF	$679,995

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/25/2024, 1:18:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Not For Profit Corporation
ST. AUGUSTINE FOUNDATION, INC.

Filing Information

Document Number	703508
FEI/EIN Number	59-6152316
Date Filed	01/24/1962
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/01/2023
Event Effective Date	NONE

Principal Address

97 ST GEORGE ST, SECOND FLOOR
ST. AUGUSTINE, FL 32084

Changed: 08/01/2023

Mailing Address

107 KING ST
SUITE D
ST. AUGUSTINE, FL 32084

Changed: 02/13/2024

Registered Agent Name & Address

BAILEY, JOHN D., JR.
780 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32085-0007

Name Changed: 05/22/1985

Address Changed: 02/22/1990

Officer/Director Detail

Name & Address

Title VC

UPCHURCH, KRAMER
545 CARCABA RD.
SAINT AUGUSTINE, FL 32084

Title Director

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Title D

PROCTOR, WILLIAM L
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SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2023	02/08/2023
2023	10/03/2023
2024	02/13/2024

Document Images

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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0033 Address: 53 St. George Street

Applicant: A.D. Davis Construction Corp.

Property Owner: TIITF/Department of State C/o University of Florida

Project description: To remove an existing ticket booth along St. George Street; to make site changes to the rear of the existing structure, including bathroom and storage additions, new mechanical equipment and grease trap with associated screening, and relocation of an access ramp.

Architectural Style:	British Colonial	Florida Master Site File:	SJ01892
National Register:	St. Augustine NRHD: Contributing Reconstruction	Construction date:	1977
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1964900000		
Agenda Item:	7(e)	Previous Action(s):	COA F2016-0093

STAFF SUMMARY AND ANALYSIS:

1. The British Colonial reconstruction, known as the De Burgo-Pellicer House and contributing to the St. Augustine National Register Historic District, was built in 1977 on the east side of St. George Street between Fort Alley and Cuna Street in the Historic Preservation-Three (HP-3) zoning district.
2. The HARB has heard several applications for this site, most pertinent of which is the 2016 approval of the ticket booth along St. George Street now proposed for removal because it is no longer utilized and water from the sloped roof is impacting the south elevation of the De Mesa House.
3. The Architectural Guidelines for Historic Preservation recommends that any new additions or accessory buildings be constructed on non-character-defining elevation or at the rear of properties. In keeping with AGHP recommendations, other proposed site alterations, as detailed in the scope of work below, are behind the De Burgo-Pellicer House within the fenced Colonial Quarter grounds. Several staff-requested drawings and points of clarification were not provided by the drafting of this staff report but are expected to be addressed by the applicant during the meeting.
4. An existing open vestibule with a trellis top covered in clear plexiglass is proposed to be reconstructed and enclosed. This reconstructed vestibule and the proposed bathroom addition are attached to a later addition to the building added when the use was converted to a restaurant. The new additions are intended to have pitched roofs and wood siding to match the existing building according to the applicant. Elevations of this area, particularly of the north elevation most visible from inside the Colonial Quarter, were not provided.
5. Reconfiguration of the existing access ramp is necessary to facilitate the proposed additions. The much larger ramp system with adjoining steps appears to be wood. Railing details have not been provided but should be simple in design.
6. An above-ground grease trap, chosen to limit ground disturbing activities, is proposed just east of the bathroom addition and will be screened with a wood picket fence consistent with AGHP requirements. No gate specifications to access this area were provided. An existing hood system unit, which will be replaced, is clearly visible from the south across an existing parking lot along Cuna Street. The applicant may consider options to better screen the hood system from that direction.
7. The applicant also proposes constructing an addition to the north side of an existing wood storage building. The cross-gable addition will almost double the footprint of the shed and will have roof material and exterior cladding to match the existing storage building. A pair of closed shutters will be added to the north elevation of the addition to add interest to the most visible side of the building. The peak of the roof of this addition may be visible above the fence along S. Castillo Drive.
8. This property is located within Archaeological Zone IA and ground disturbing activities, including underground utilities and footers for new additions and ramps, may require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions a Certificate of Appropriateness at **53 St. George Street**:

1. **CONTINUE** the application to allow for additional time to review new information submitted by the applicant; OR,
2. **APPROVE** the application if the HARB finds that sufficient details were provided to determine the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
    - Proposed addition heights are subordinate to the existing building heights; and,
    - Better screening be provided for the hood vent visible from Cuna Street

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Along St. George Street:
    a. Remove existing ticket booth
2. Behind the building:
    a. Reconstruct an existing open vestibule:
        i. Enclosed with pitched shingle roof and walls to match existing (no elevations provided)
        ii. ~8' x 9' (Height should be clarified)
    b. Construct bathroom addition
        i. 7' 10" square (Height should be clarified)
        ii. Roof and exterior siding to match existing
    c. Relocate expand access ramp
        i. Wood material
        ii. See plans for measurements and design
    d. Above-ground grease trap
        i. Wood fence screening
    e. Addition to storage shed:
        i. 12' x 12'
        ii. Height, siding, and roof to match existing shed
        iii. Relocate shutter to north elevation
    f. Replace existing mechanical equipment visible on south side.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 8, 9, and 10 apply.

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

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Introduce a new porch that is incompatible in size, scale, material and color.

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the footprint of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Stairs on most First Spanish Period and Second Spanish Period buildings are on the exterior, usually at the end of a loggia or gallery. Spindles and posts should be turned wood and be both light and graceful. Buildings with flat roofs may have stairs leading to the roof. Stairs on British Period buildings may be interior or exterior.

Exterior stairs should reflect First or Second Spanish Period design.

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Pre-1821

Additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style.

Electrical and Mechanical Equipment

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

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a replacement feature that does not convey the same visual appearance.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Install dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Above ground swimming pools are not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Fences, Walls and Gates

Do...

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

Don't...

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

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century handmade nails. Modern nail heads should not be visible.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
53 Saint George Street



Front (west) Elevation

Staff Photographs
53 Saint George Street



Front (west) Elevation

Staff Photographs
53 Saint George Street



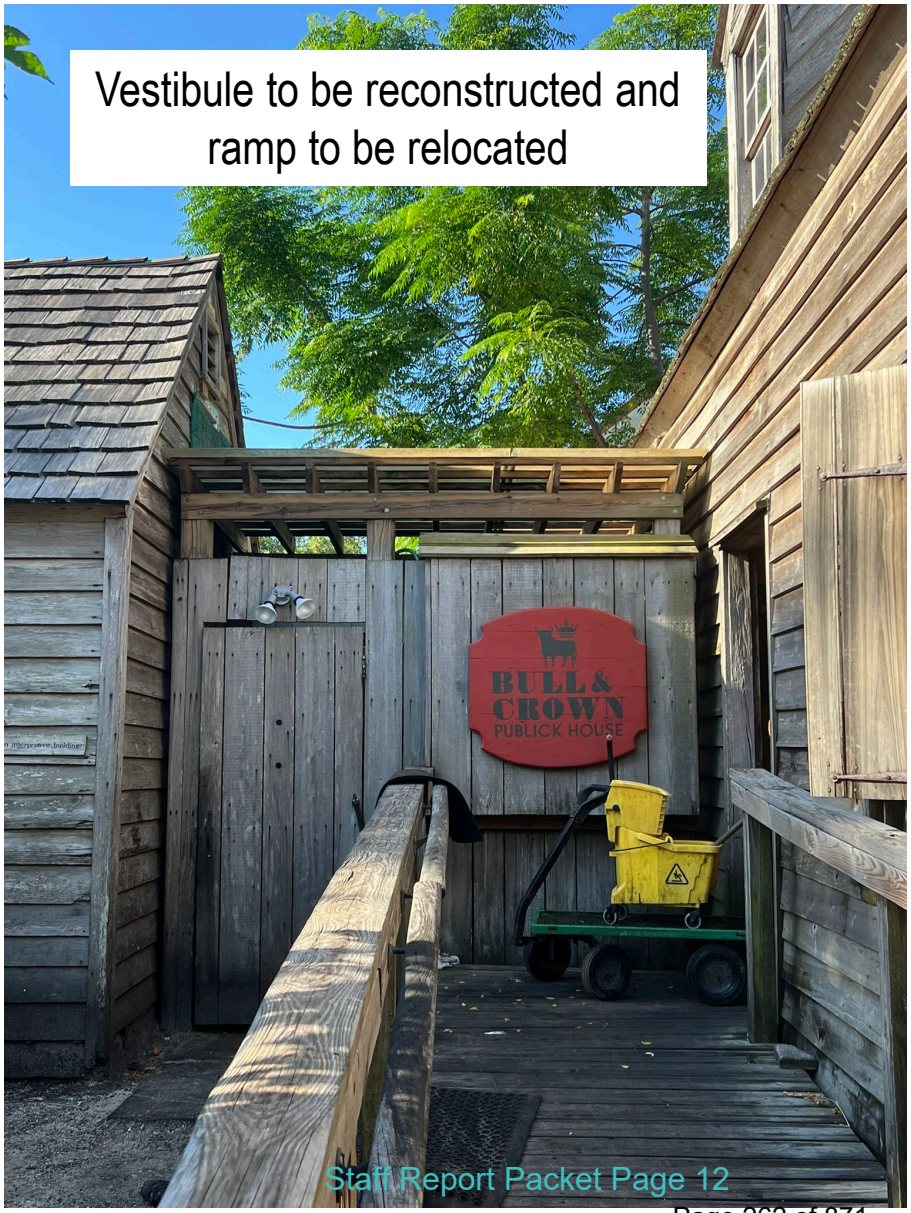


Ticket Booth to be Removed

Staff Photographs
53 Saint George Street



Detached structure at rear (no changes)



Vestibule to be reconstructed and ramp to be relocated

Staff Photographs
53 Saint George Street



Vestibule to be reconstructed

Staff Photographs
53 Saint George Street



Staff Photographs
53 Saint George Street





Location of Bathroom Addition and
Above-ground Grease Trap

Staff Photographs
53 Saint George Street



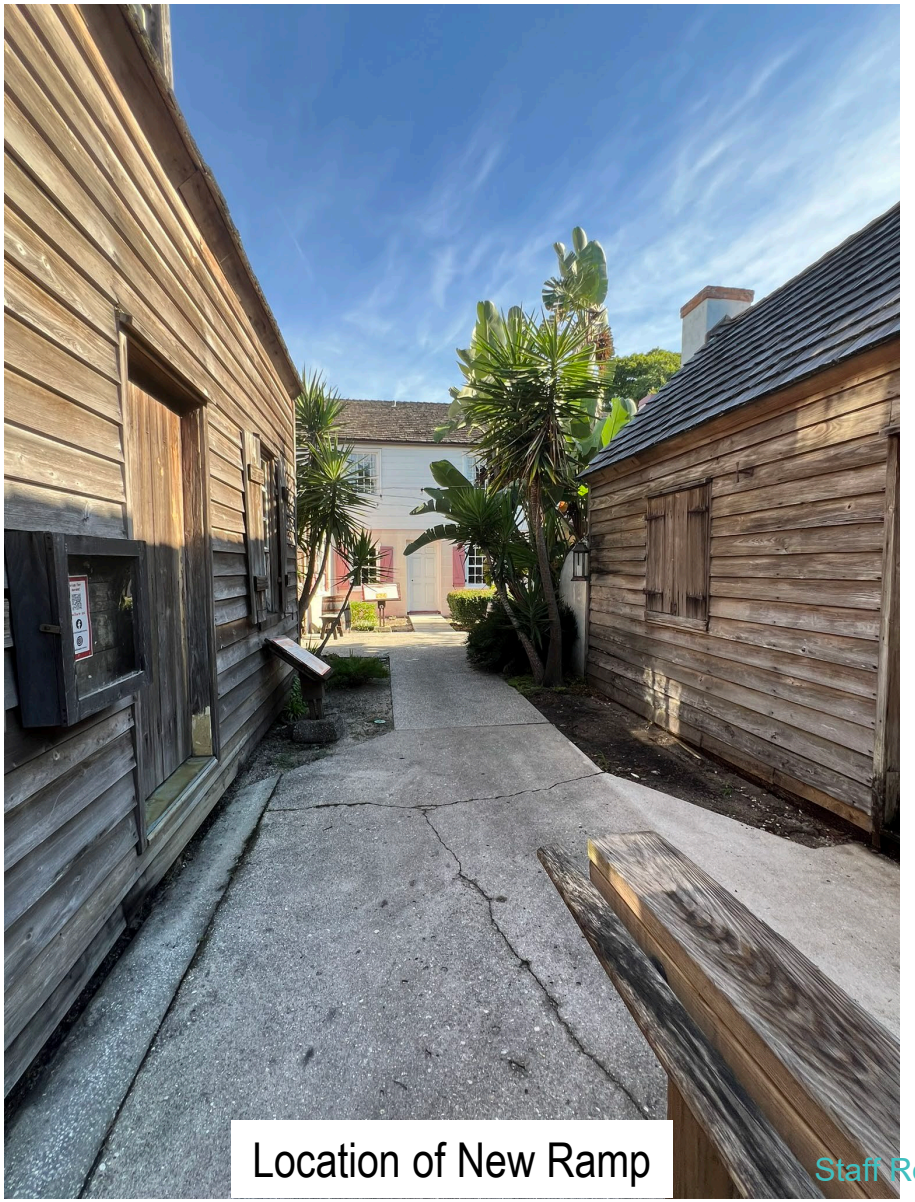
Location Storage Addition

Staff Photographs
53 Saint George Street



Location Storage Addition

Staff Photographs
53 Saint George Street



Location of New Ramp

Staff Photographs
53 Saint George Street



Roofs and Hood System from Cuna Street

Staff Photographs
53 Saint George Street





Roofs and Hood System from Cuna Street

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1892 1009==
Site Name: De Burgo-Pellicer House 830== Survey Date: 7809 820==
Address: 53 55 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 7 (block) 7 (lot) 868==
868==
Owner of Site: Name: Trustees of Internal Improvement Fund;
Address: Tallahassee, Fl
902==
Occupant or Manager: 904==
Type of Ownership: State 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 469760 (easting) 3307100 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Scardaville, Michael C. (Historian);
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
(X) Excellent 863==
( ) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

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

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Museum 838== Present Use: Museum 850==

Date: +1977 844== Period: 20th cent. 845== Culture: English-Spanish 840==

Architect: 872==

Builder: 874==

Style: British Colonial 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 9/6, shutters, pannelled 942==

Foundation: Stone, piers, (coquina) 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormers, gable 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 4 954== Stories: 1½ 950==

Other: 956==

Surroundings: Restored area. 864==

Relationship to Surroundings: Part of cluster of original colonial and resconstructed colonial buildings. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Families, Tourism, Commerce 920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story British Colonial building at 57 St. George Street known as the De Burgo-Pellicer House, was reconstructed in 1977 by the Historic St. Augustine Preservation Board and forms part of the Preservation Board's living history Museum, San Agustin Antiguo. The house represents a wood frame duplex constructed around 1785. A description in 1791 mentions a "house of wood covered with shingles with its kitchen of the same". The duplex is set back from the street, each side consisting of an entrance door flanked by two windows. Dormers project from both sides of the gable roof. A wooden out-building occupies the rear lot of each half of the house. Panelled shutters decorate the exterior.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 57 St. George Street represents the house of two members of the group of immigrants who arrived in St. Augustine from New Smyrna in 1777. Both Francisco Pellicer, a Minorcan, and Jose Peso de Burgo, a Corsican, were leaders of the ninety men, women, and children who fled the hardships of the colony. Pellicer, a carpenter by trade could well have built his own house and perhaps assisted Peso de Burgo. The land was jointly purchased by the men in 1780. Pellicer sold his property to Demetrios Fundulakis Sanchez. This house represents the Minorcan-Greek-Italian element

that settled during British occupancy and remained through the Second Spanish Regime (1784-1821) strengthening ties still prevalent in the city. The house currently is occupied by a master carpenter who demonstrates the skill that Pellicer himself practised.(4) Early Sanborn maps show two buildings occupying the site in 1888; the north half houses a one and one-half story private residence and the south half contains a one and one-half story grocery. Both buildings changed over the years but maintain commercial usage. They were demolished after 1958 to clear the site for this reconstruction.(5) The building was dedicated March 31, 1977, made possible partially through generous contributions of Senator Verle Pope.(6)

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Block 7, Lot 7, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.

6. St. Augustine Record, March 31, 1977.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01892
Field Date 4-21-2016
Form Date 4-21-2016
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) DE BURGO-PELLICER HOUSE 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:	53		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1964900000 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: 1977 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use Art gallery/Museum/Planetarium From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows on second floor
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style British Colonial Exterior Plan Rectangular Number of Stories 1-2
Exterior Fabric(s) 1. Wood siding 2. Weatherboard 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) single fixed plate glass with wood framing and wood plank shutters

Distinguishing Architectural Features (exterior or interior ornaments) wood frame and siding with side gable roof six bays wide and front deck

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) wood deck in front for restaurant seating; detached wood frame buildings in rear for storage and restrooms

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 SJ01892

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) two single wood doors flush with exterior

Porch Descriptions (types, locations, roof types, etc.) front wood deck

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See Barbara Mattick NRHP Report Continuation Sheets

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

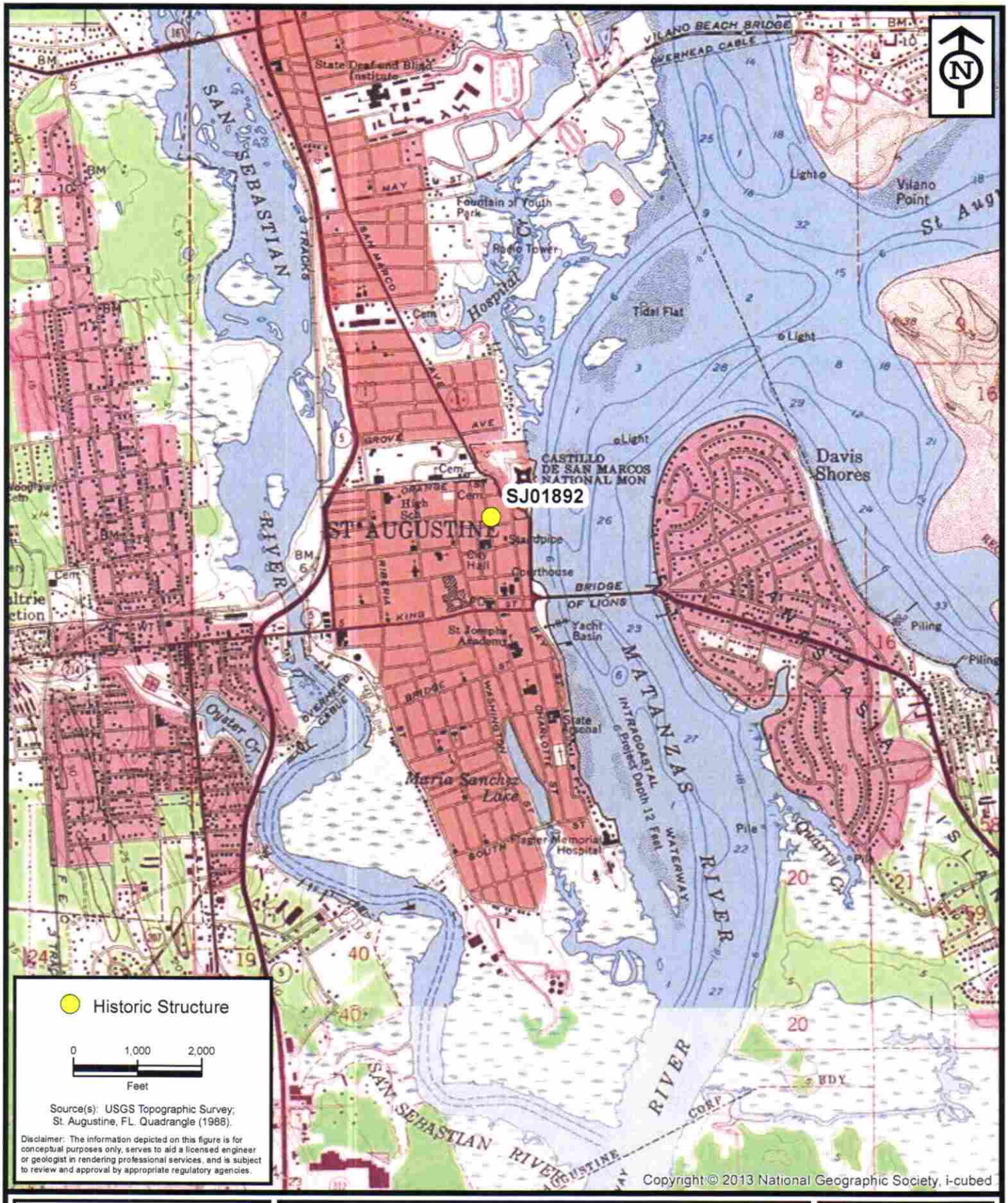
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01892

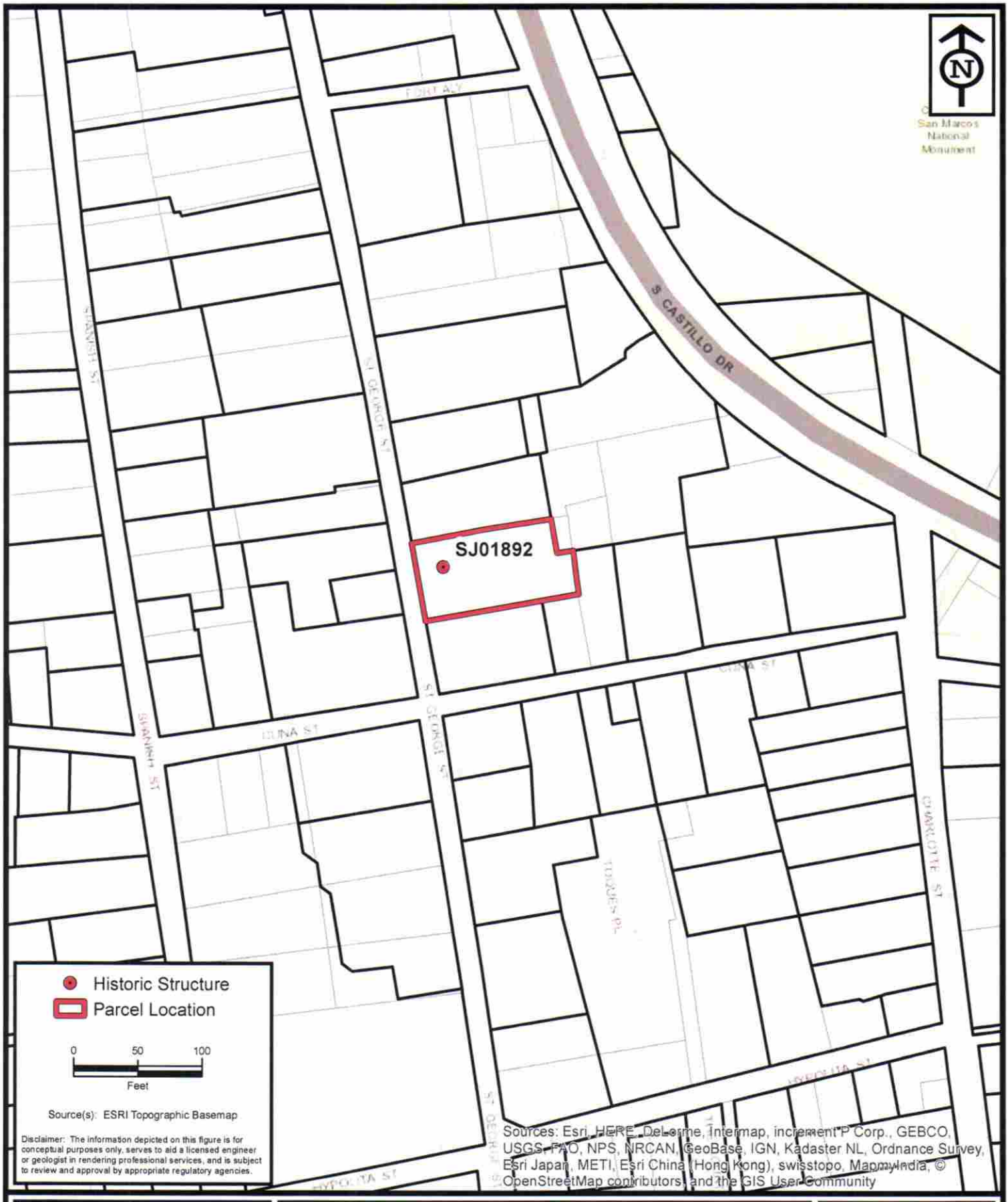
City of St. Augustine Historic Structure Survey

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\SJ01892\Location.mxd Date: 5/25/2016 11:08:01 AM

SJ01892



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

Parcel Location - SJ01892

City of St. Augustine Historic Structure Survey

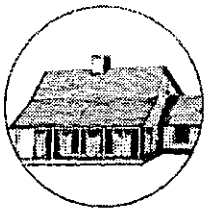
St. Johns County, Florida

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\SJ01892\Parcel.mxd Date: 2/1/2016 12:02:13 PM

SJ01892

☐ Original
☒ Update



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

Site#8 SJ01892
Field Date 9-15-2020
Form Date 5-29-2021
Recorder # _____

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

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

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
53		St George	Street	

Address:
Cross Streets (nearest / between) Between Fort Aly and Cuna St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1964900000 — 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: 1977 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Museum/Gallery/Planetarium — From (year): 1977 — To (year): unkn.
Current Use Commercial — From (year): unkn. — To (year): 2021
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

2021 May - Tiitf/Dept Of State; for previous information see FMSF prepared by Michael C. Scardaville.

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

DESCRIPTION

Style British Colonial — Exterior Plan Rectangular — Number of Stories 1 1/2
Exterior Fabric(s) 1. Clapboard 2. Carrara glass 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.)

DHS 9/6.

Distinguishing Architectural Features (exterior or interior ornaments)

The building is set back form the property line; corner-boards; paneled shutters; dormers project to the east and west sides of the roof.

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

Several outbuildings in the east yard of the property.

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 SJ01892

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

Two entrances from the west facade are flanked by the windows; the single wood doors are set in flush with the exterior.

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

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

The side-gabled roof shelters the one-and-a half story wood frame building; its facades are clad with horizontally oriented wood planks; the wood plank shutters flank main floor windows.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

The one-and one-half story British Colonial style building is reconstruction that represents wood frame duplex constructed c 1785; retains its integrity; and will contribute to the significance of St. Augustine National Historic District.

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

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

DOCUMENTATION

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

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

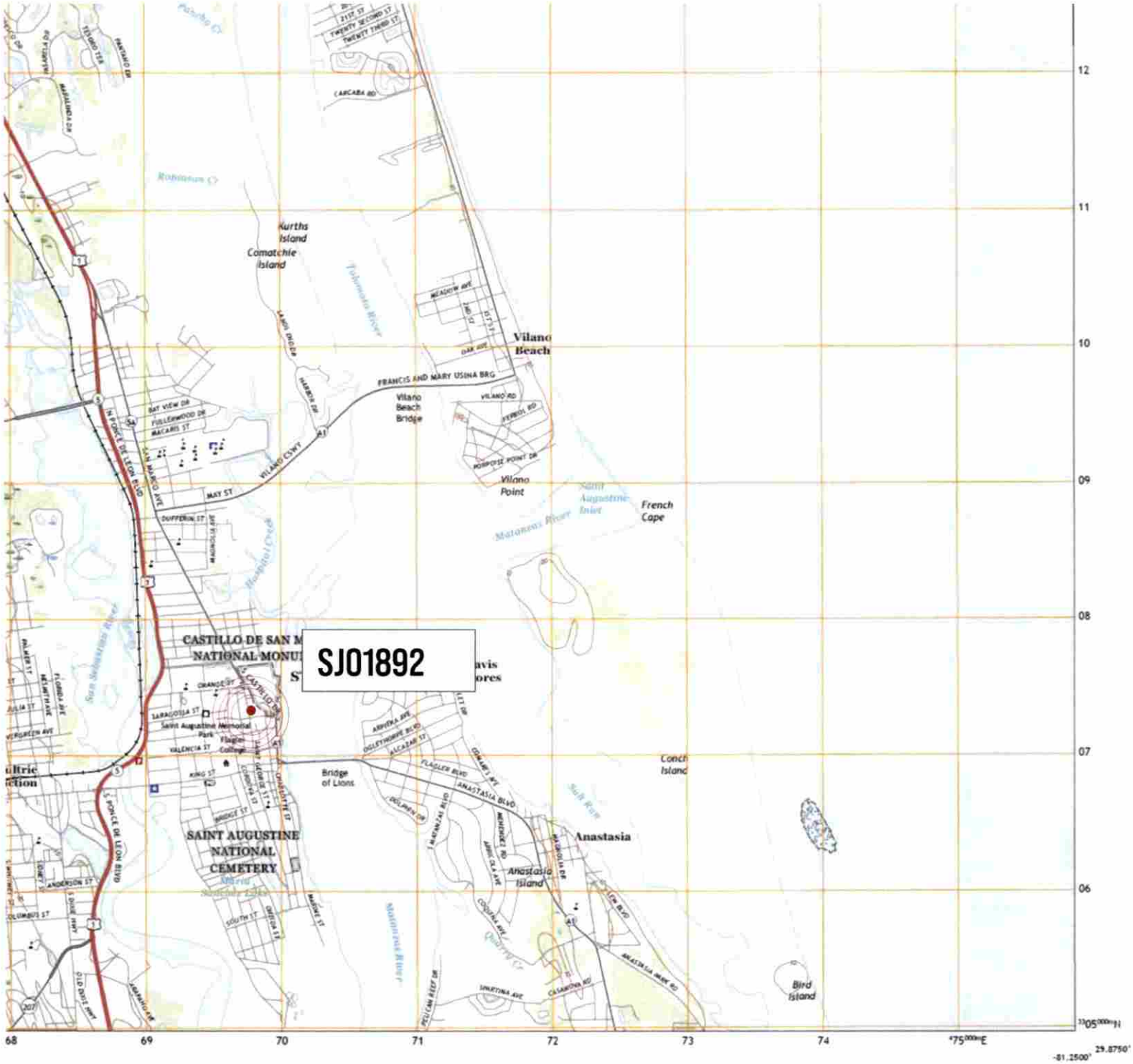
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



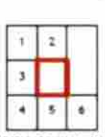
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METERS 0 500 1000 2000
MILES 0 0.5 1
FEET 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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





ADJOINING QUADRANGLES

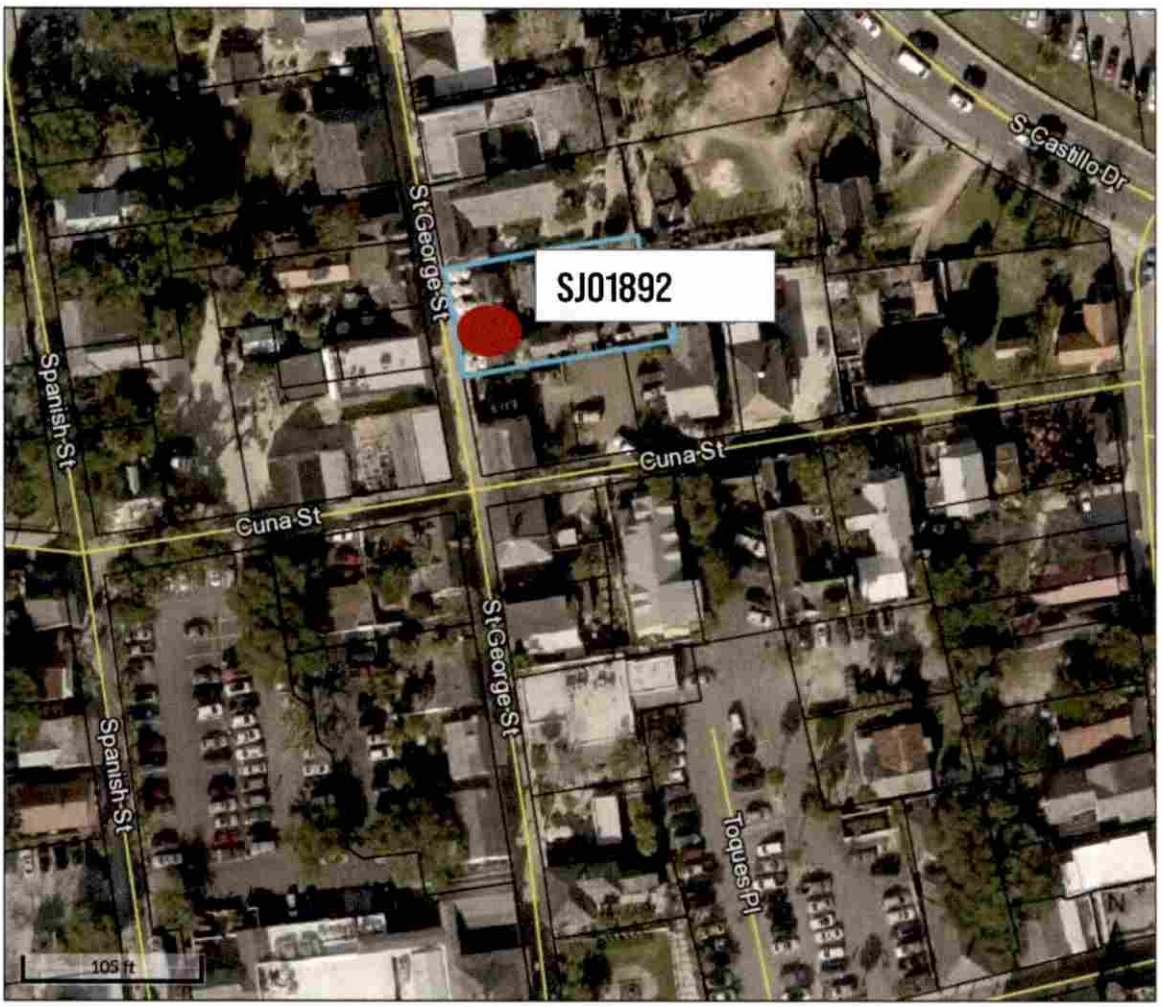
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ01892** **Date: 03/22/2021** ● **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Legend

☐ Parcels

Parcel ID	1964900000	**Physical Address**	53 ST GEORGE ST SAINT AUGUSTINE
Property Class	8710 - Water Management District Owned	**Mailing Address**	TIITF/DEPT OF STATE C/O UNIVERSITY OF FLORIDA PO BOX 115050 GAINESVILLE FL 32611-5050
Taxing District	City of St Augustine		
Acres	0.17		

N

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ01892** **Date: 03/13/2021** ● **Historic Building**



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ01892 Date: 03/18/2021 Historic Building

SJ 1892

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 23, 2008

William R. Adams, Ph.D.
Director, Heritage Tourism
City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085

Dear Dr. Adams,

Thank you for your letter of December 19 regarding the commercial leasing of the Peso de Burgo Pellicer House. The building is a state-owned property which is leased by the Department of State to the City of St. Augustine for management purposes.

As noted in your letter, the Pellicer House is a 1976 reconstruction of a British Period structure whose use will be changed to commercial use as a gift store. Also as noted in your letter, the change in use will not require any modifications to the building which would affect its historic or architectural character. This agency has no objections to the proposed change in its use.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Frederick P. Gaske

Frederick P. Gaske, Director
Division of Historical Resources

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

SJ1892

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 25, 2008

William R. Adams, Ph.D.
Director, Heritage Tourism
City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085

Dear Dr. Adams,

Thank you for your letter of August 1 regarding the commercial leasing of the Peso de Burgo Pellicer House. The building is a state-owned property which is leased by the Department of State to the City of St. Augustine for management purposes.

As noted in your letter, the Pellicer House is a 1976 reconstruction of a British Period structure whose use will be changed to retail sales. This agency has no objections to the proposed change in its use.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Frederick P. Gaske, Director
Division of Historical Resources

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☑ Director's Office
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437


KODAK SAFETY FILM 5062
27A




BULL & CROWN
PUBLIC HOUSE
53






COLONIAL QUARTER
BULL & CROWN
PUBLICK HOUSE
53
3
FRANCISCO PELLICER


St. Augustine
COLONIAL
EXPERIENCE
Living History Tour
BAR
LIVE
MUSIC
BULL & CROWN
PUBLIC HOUSE

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0033 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Michael Davis
   Business (if applicable):
   Address: 3940 Lewis Speedway STE 2201
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: (904) 669-1522 E-Mail Address: mikedavis@addavis.com

2. NAME OF PROPERTY OWNER: Department Of State
   Business (if applicable):
   Address: PO BOX 115050
   City: St. Augustine State: FL Zip Code: 32611
   Daytime Telephone: (904) 495-5337 E-Mail Address: cindy@thepiratemuseum.com

3. PROJECT LOCATION: 53 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 7 BLK 7 (EX PT IN OR3408/1177) OR871/61(Q/C) SPANISH QUARTER ENTRANCE, APOTHECARY

5. SCOPE OF WORK: To remove an existing ticket booth along St. George Street; to make site changes to the rear of the existing structure, including bathroom and storage additions, new mechanical equipment and grease trap with associated screening, and relocation of an access ramp.

Information attached by applicant includes:

- Application Agreement
- Product Specifications
- Architectural Plans
- Existing Photographs

Received 7/1/2024
Planning & Building Department

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 53 St. George Street

Applicant's Name: Michael A. Davis Applicant's Signature: Michael A Davis

Owner's Name: William A. Triay Owner's Signature: William Triay 7/2/2024 | 11:06 AM EDT

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

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

(Can add additional signature page if needed)

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.

DocuSign

Certificate Of Completion

Envelope Id: A6BBEB587A8F4BAD8FDEAB241EB48138
Subject: Complete with Docusign: Bull Crown Application Agreement (002).pdf
Process:
Source Envelope:
Document Pages: 1
Certificate Pages: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
William Triay
971 Elmore Drive, Rm 102
PO Box 115250
Gainesville, FL 32611
btriay@ufl.edu
IP Address: 128.227.122.54

Record Tracking

Status: Original
7/2/2024 11:04:13 AM

Holder: William Triay
btriay@ufl.edu

Location: DocuSign

Signer Events	Signature	Timestamp
William Triay btriay@ufl.edu University of Florida Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 128.227.122.54	Sent: 7/2/2024 11:05:46 AM Viewed: 7/2/2024 11:05:57 AM Signed: 7/2/2024 11:06:02 AM

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Ethan Davis ethandavis@addavis.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 7/2/2024 11:06:03 AM Viewed: 7/2/2024 11:15:19 AM

Electronic Record and Signature Disclosure:
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Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/2/2024 11:05:47 AM
Certified Delivered	Security Checked	7/2/2024 11:05:57 AM
Signing Complete	Security Checked	7/2/2024 11:06:02 AM
Completed	Security Checked	7/2/2024 11:06:03 AM

Payment Events	Status	Timestamps

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2024-0033
53 SAINT GEORGE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	Elevation showing the location of proposed new ramp and steps as well as new vestibule and bathroom additions should be provided.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Does the new ramp and steps have rails? Please provide ramp details.
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Existing elevations for the north side of the building, should be provided.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	Details for new addition foundations should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Mechanical equipment visible from the exterior should be included on the elevations for the new vestibule and bathroom additions (and should include the screening for the grease trap as well).
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	The property lines should be clearly noted on the site plans to ensure that proposed additions meet zoning codes.
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	

Other Details Necessary for Review

Elevation drawings for the north side of the building, where the vestibule is being redone, and the new bathroom addition and grease trap screening are proposed, must be provided.

Received 7/8/24
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PYRAMID ARCHITECTURAL GROUP, LLC.
Bryan Green, Architect
3810 Tropical Terrace
Jacksonville Beach, FL 32250
Telephone 904.662.1781

Certificate of Authorization
NO. AA26002106
State of Florida License
NO. AR95312

Project Team

Owner:
St. Augustine Pirate & Treasure Museum
Colonial Quarter

Architect/Interior Designer:
Pyramid Architectural Group, LLC.
3810 Tropical Terrace, Jacksonville Beach, FL 32250
904.662.1781 [o]

Structural Engineer:

Mechanical &Plumbing Engineer:

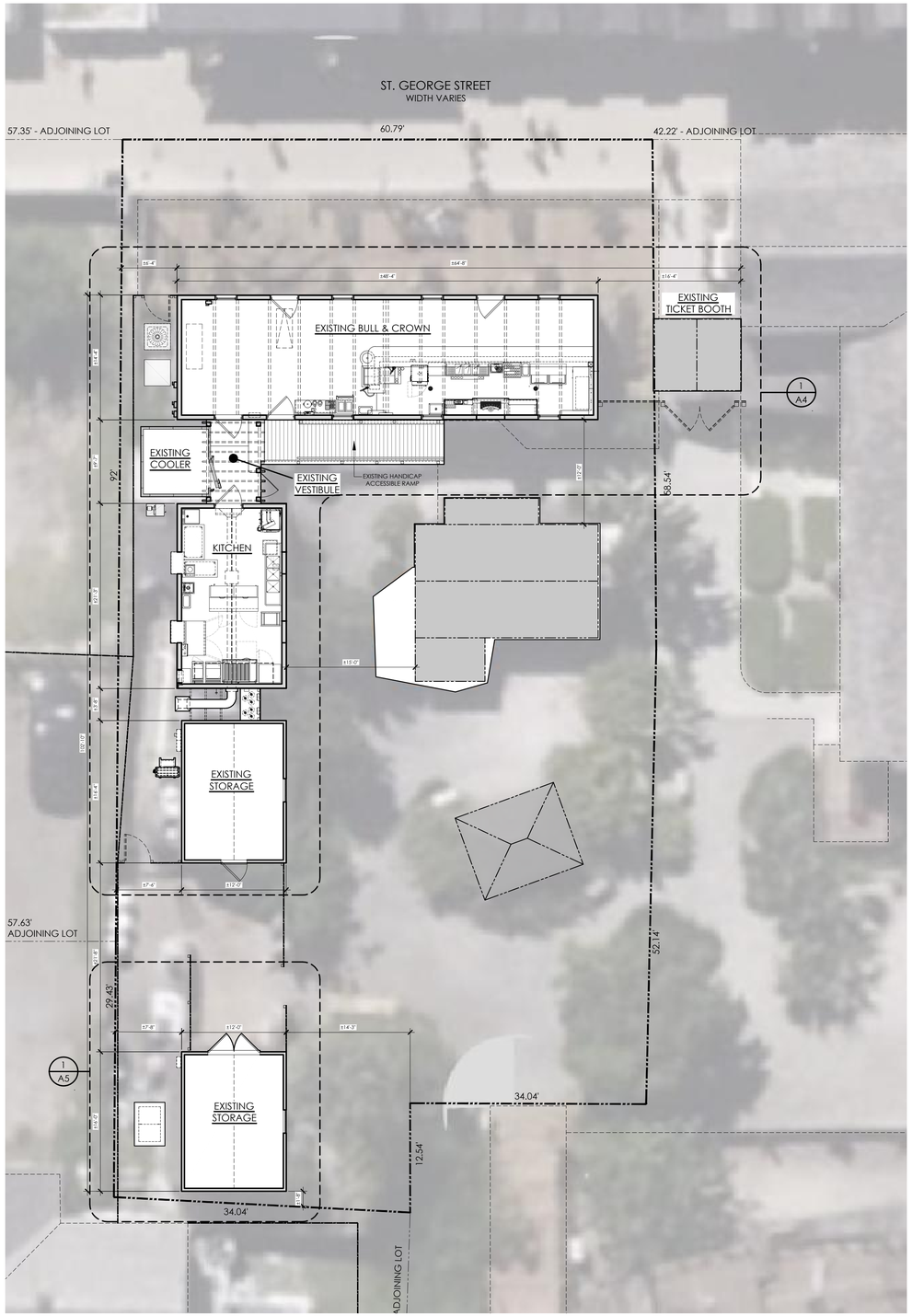
Electrical Engineer:

Bull & Crown Publick House

Bar & Kitchen Remodel , Restroom, Storage Building
St. Johns County, Florida

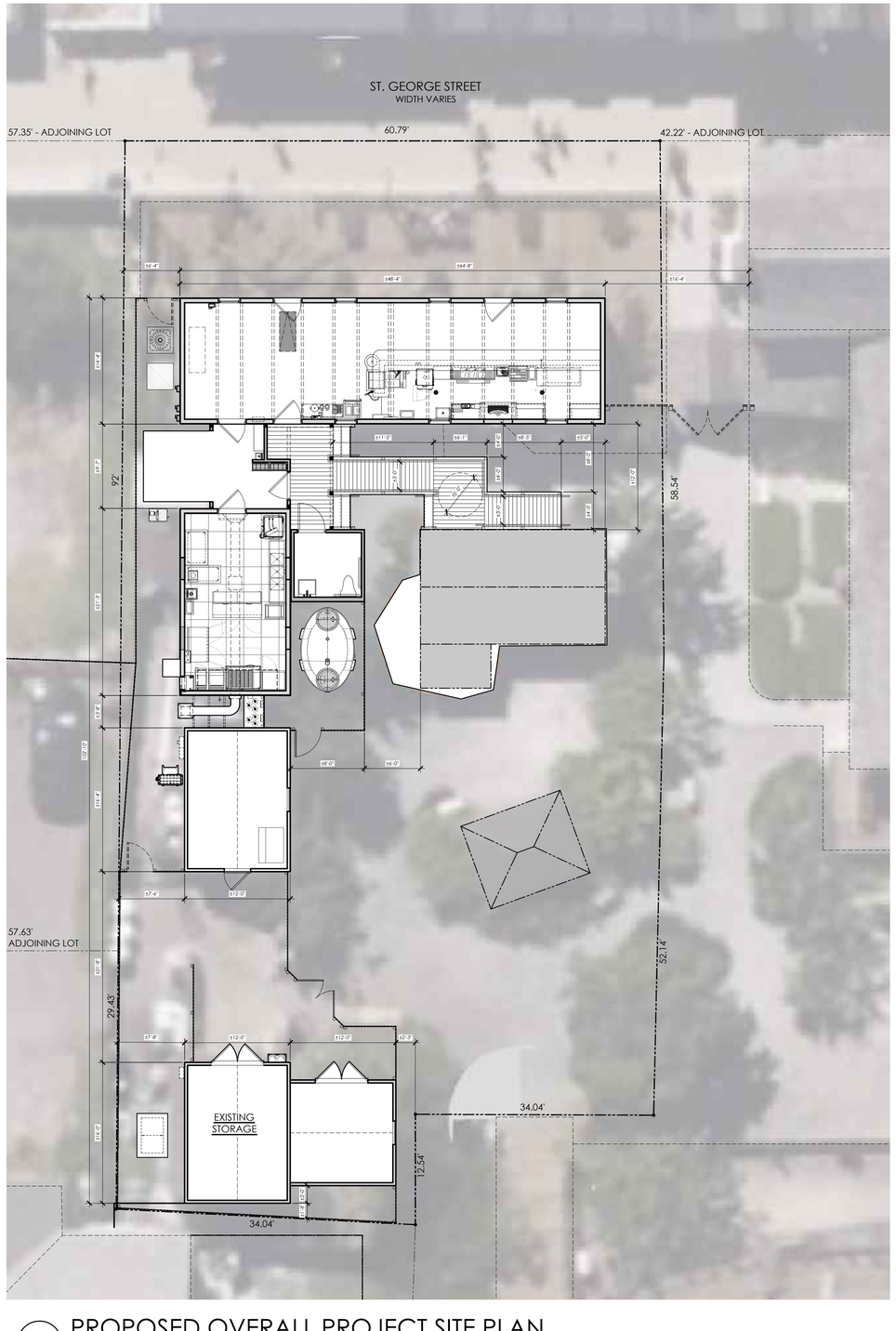
Set Type: Schematic Design
Date: July 8, 2024

Received 7/8/24
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1 AS BUILT - OVERALL PROJECT SITE PLAN

SCALE 1/8" = 1'-0"



2 PROPOSED OVERALL PROJECT SITE PLAN

SCALE 1/8" = 1'-0"

PLAN NORTH

PYRAMID ARCHITECTURAL GROUP, LLC.
BRYAN GREEN, ARCHITECT
3810 TROPICAL TERRACE
JACKSONVILLE BEACH, FL 32250
TELEPHONE 904.662.1781
CERTIFICATE OF AUTHORIZATION NUMBER AA26002106
STATE OF FLORIDA LICENSE NUMBER AR95312

BRYAN GREEN

COA No. AA26002106

FL LIC. No. AR95312

BULL & CROWN PUBLICK HOUSE

53 ST GEORGE STREET

SAINT AUGUSTINE, FL 32084

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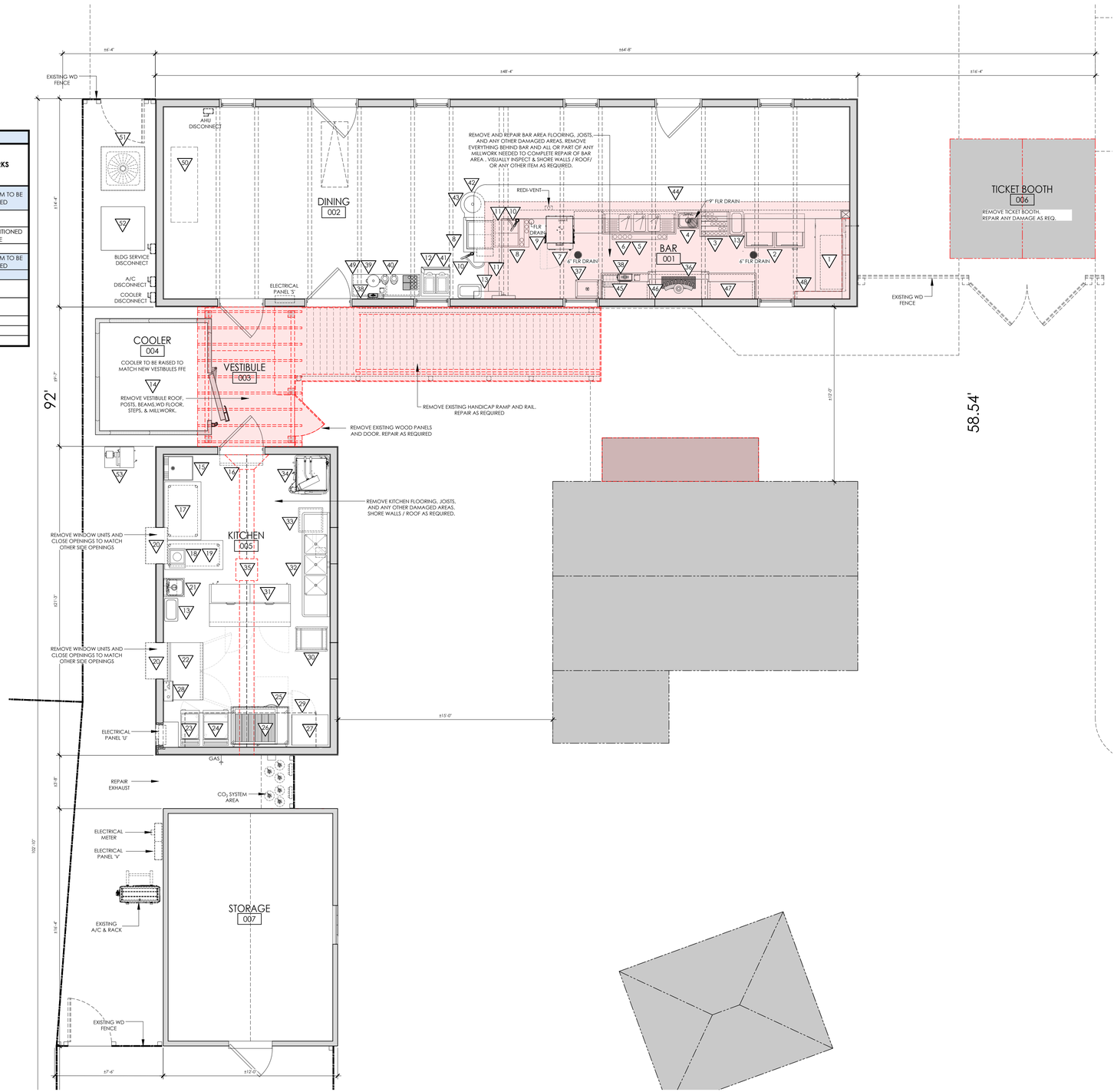
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EXISTING ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH MATERIAL	WALLS NORTH HEIGHT	WALLS SOUTH MATERIAL	WALLS SOUTH HEIGHT	WALLS EAST MATERIAL	WALLS EAST HEIGHT	WALLS WEST MATERIAL	WALLS WEST HEIGHT	CEILING MATERIAL	CEILING HEIGHT	REMARKS
001	BAR	TILE	TILE	WD SHS / GWB	±8'-4"	GWB W/ WD WAINSCOT	±8'-4"	GWB W/ WD WAINSCOT & MILLWORK POS	±8'-4"	GWB W/ WD WAINSCOT & WD BAR TOP 1/2 WALL BELOW	±8'-4"	WOOD PLANKS / 5" WOOD BEAMS	±8'-4" CLG / ±7'-9" B.O.B.	FLOOR SYSTEM TO BE REMOVED
002	DINING	WOOD	WD TRIM	GWB W/ WD WAINSCOT	±8'-4"	GWB W/ WD WAINSCOT	±8'-4"	GWB W/ WD WAINSCOT	±8'-4"	GWB W/ WD WAINSCOT	±8'-4"	WOOD PLANKS / 5" WOOD BEAMS	±8'-4" CLG / ±7'-9" B.O.B.	
003	VESTIBULE	WOOD	N/A	WD FENCE	T.O.B. 9'-1"	PREFAB COOLER	T.O.B. 9'-1"	WD / KITCHEN BLDG	T.O.B. 9'-1"	WD / DINING	T.O.B. 9'-1"	WOOD TRELLIS	T.O.B. 9'-1"	TO BE CONDITIONED SPACE
004	COOLER	CONC	N/A	PREFAB	8'	PREFAB	8'	PREFAB	8'	PREFAB	8'	PREFAB	8'	
005	KITCHEN	TILLE	TILE	SS PANELS	VAULTED	FRP Wall Board	VAULTED	FRP Wall Board	VAULTED	FRP Wall Board	VAULTED			FLOOR SYSTEM TO BE REMOVED
006	TICKET BOOTH							TO BE REMOVED						
007	STORAGE	CONCRETE	N/A	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD TRUSSES / RAFTERS	VAULTED	
008	STORAGE	CONCRETE	N/A	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD TRUSSES / RAFTERS	VAULTED	

EXISTING EQUIPMENT FIXTURE SCHEDULE

ITEM No.	QTY	MODEL No.	DESCRIPTION	LOCATION	ELECTRICAL VOLT	ELECTRICAL PHASE	ELECTRICAL AMP	PLUMBING COLD	PLUMBING HOT	PLUMBING DRAIN	PLUMBING GAS	OWNER
1	1	TBR60-RIS21-L-B-11-1	TRUE BAR REFRIGERATOR	BAR	115	1	3.2					B&C
2	1	HB8-50-HC-S	AVANTCO SS HORIZ BOTTLE COOLER	BAR	115	1	1.1					B&C
3	1	CELR-24	ADVANCE TABCO LIQUOR DISPLAY CABINET	BAR								B&C
4	1	7-PS-40	ADVANCE TABCO HAND SINK	BAR				YES	YES	YES		B&C
4	1		FAUCET	BAR				YES	YES			B&C
5	1	600831014213	REGENCY 3 BOWL / 2 DRAINBOARDS	BAR				YES	YES	YES		B&C
5	1		FAUCET	BAR				YES	YES			B&C
6	1		SS SPEED RAIL	BAR								B&C
7	1	U34B	Auto-Chlor SpaceSaver Dishwasher	BAR	115	1			YES	YES		B&C
8	2		INSUL ICE BIN 10-CIRCUIT COLD PLATE UNITS, CIRCUITS BELOW (SYRUP / WATER LINES)	BAR						YES		B&C
9	1		DBL SS SPEED RAIL	BAR								B&C
10	2	MARK 4 10B	WUNDER-BAR POST MIX- HANDLE	BAR								B&C
11	2	MARK 4 10B	WUNDER-BAR POST MIX MANIFOLD W/ FLOW CONTROL	BAR								B&C
12	1			DINING								
13	2		TRASH CAN	BAR								B&C
13	1		TRASH CAN	KITCHEN								B&C
14	1		NORLAKE PREFAB COOLER	VESTIBULE								B&C
15	1	MODEL 19	EL MUSTEE & SONS UTILATUB	KITCHEN				YES	YES	YES		B&C
16	1	FM-1509SA1	AWOCO AIR CURTAIN	KITCHEN	120	1						B&C
17	1		48x30 SS TABLE W/ UNDERSHELF	KITCHEN								B&C
18	1	WH400	WARING INDUCTION RANGE	KITCHEN								B&C
19	1		48x24 SS TABLE W/ UNDERSHELF	KITCHEN								B&C
20	2	LW1016ER	LG 10000 BTU WINDOW UNIT	KITCHEN	115		0					B&C
20	2	WAC25001W	KOLDFRONT 25,000 BTU WINDOW UNIT	KITCHEN	230		11.3					B&C
21	1		15x17 HAND SINK	KITCHEN				YES	YES	YES		B&C
22	1	SS-WT-48R-HC	AVANTCO 48" 2 DR WORKTOP REFRIG	KITCHEN	115	1	1.33					B&C
23	1	LG400	VULCAN FREE STANDING GAS FRYER	KITCHEN							YES	B&C
24	1		AVANTCO FREE STANDING GAS FRYER	KITCHEN							YES	B&C
25	1	WTRCS48HC	BEVERAGE AIR 2 DRAWER CHEF BASE REF	KITCHEN	115	1	1.7					B&C
26	1	VHAJ36P	VULCAN COUNTER GAS CHARBROILER	KITCHEN							YES	B&C
27	1	CTB / CTBR	BLODGETT HALF-SIZE CONVECTION OVEN	KITCHEN								B&C
28	1		ANSUL PIRANHA RESTURANT FIRE SUPPRESSION SYSTEM	KITCHEN								B&C
29	1		HOOD	KITCHEN								B&C
30	1		MOBILE TRAY STORAGE RACK	KITCHEN								B&C
31	1	PR67B	HOSHIZAKI 67" PIZZA PREP TABLE	KITCHEN	115	1	6					B&C
32	1		3 BOWL / 2 DRAINBOARDS	KITCHEN				YES	YES	YES		B&C
33	1		GREASE TRAP	KITCHEN								B&C
34	1	MOD A5	AUTO-CHLOR COMMERCIAL DISHWASHER	KITCHEN	115	1	13		YES	YES		B&C
35	1	INLINE 1L-G10	CAPTIVEAIRE POWER VENTILATOR	KITCHEN	115	1						B&C
36	1		BEER TAP	BAR						YES		B&C
37	1	CRJ-15	SUPREME METAL SINK	BAR				NO	NO	NO		B&C
38	2		POS	BAR/DINING								B&C
39	1		BEV DISP	DINING								B&C
40	2		COFFEE	DINING								B&C
41	2		BEV DISP	DINING								B&C
42	1		SINK	BAR				YES	NO	YES		B&C
43	1	MILLWORK	SINK BASE	BAR								B&C
44	1	MILLWORK	BAR	BAR								B&C
45	1	MILLWORK		BAR								B&C
46	1	MILLWORK		BAR								B&C
47	1	MILLWORK		BAR								B&C
48	1	MILLWORK		BAR								B&C
49	1	MILLWORK		DINING								B&C
50	1	TAM7A0C48H41SBA	TRANE AIR HANDLER	ATTIC	200-230	1	4.2			YES		B&C
51	1	4TTB4048E1000BA	TRANE AIR CONDITIONER	EXTERIOR	208-230	1	26					B&C
52	1	NAWD125RL4-#BYH	REFRIGERATION SYSTEM / CONDENSING UNIT	EXTERIOR	208-231	1	13.1					B&C
53	1	4410OC	PERLICK CORP BEV COOLER & DISPENSER	EXTERIOR	115	1	19					B&C



1 MAIN / KITCHEN AS-BUILT / DEMO FLOOR PLANS

SCALE 1/4" = 1'-0"

PLAN NORTH

PYRAMID ARCHITECTURAL GROUP, LLC.
BRYAN GREEN, ARCHITECT
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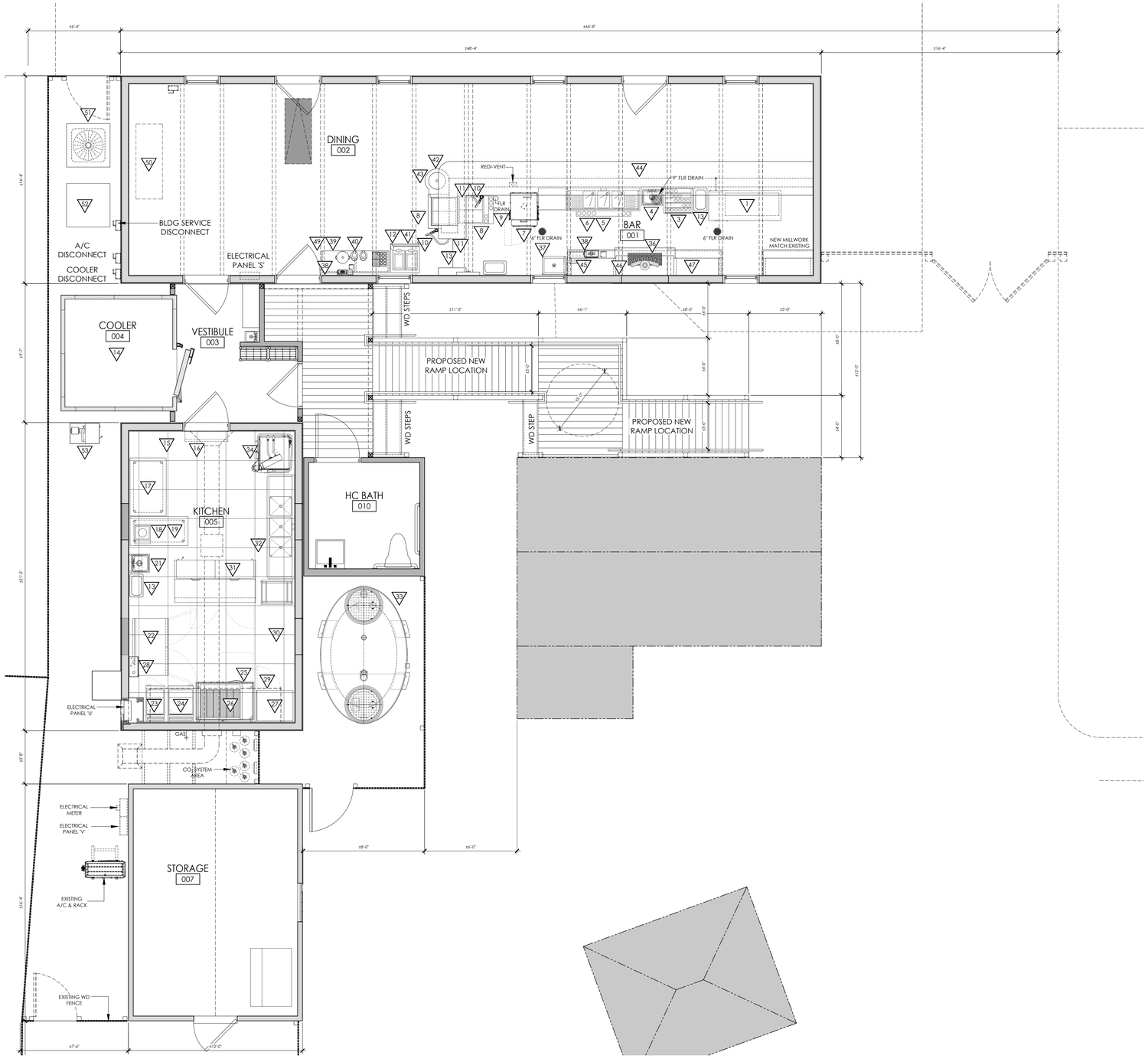
Received 7/8/24
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PROPOSED ROOM FINISH SCHEDULE

ROOM		FLOOR	BASE	WALLS								CEILING		REMARKS
				NORTH		SOUTH		EAST		WEST				
NO.	NAME			MATERIAL	HEIGHT	MATERIAL	HEIGHT	MATERIAL	HEIGHT	MATERIAL	HEIGHT	MATERIAL	HEIGHT	
001	BAR			WD SHS / GWB	+8'-4"	GWB W/ WD WAINSCOT	+8'-4"	GWB W/ WD WAINSCOT & MILLWORK POS	+8'-4"	GWB W/ WD WAINSCOT & WD BAR TOP 1/2 WALL BELOW	+8'-4"	WOOD PLANKS / 3" WOOD BEAMS	+8'-4" CLG / +7'-9" B.O.B.	
002	DINING	WOOD	WD TRIM	GWB W/ WD WAINSCOT	+8'-4"	GWB W/ WD WAINSCOT	+8'-4"	GWB W/ WD WAINSCOT	+8'-4"	GWB W/ WD WAINSCOT	+8'-4"	WOOD PLANKS / 3" WOOD BEAMS	+8'-4" CLG / +7'-9" B.O.B.	
003	VESTIBULE													
004	COOLER	CONC	N/A	PREFAB	8'	PREFAB	8'	PREFAB	8'	PREFAB	8'	PREFAB	8'	
005	KITCHEN													
006	N/A													
007	STORAGE	CONCRETE	N/A	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD TRUSSES / RAFTERS	VAULTED	
008	STORAGE	CONCRETE	N/A	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD TRUSSES / RAFTERS	VAULTED	
009	STORAGE	CONCRETE	N/A	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD STUDS	7'-4" BRG	WD TRUSSES / RAFTERS	VAULTED	
010	HC BATHROOM													

PROPOSED EQUIPMENT FIXTURE SCHEDULE

EQUIPMENT					ELECTRICAL			PLUMBING				OWNER
ITEM No.	QTY	MODEL No.	DESCRIPTION	LOCATION	VOLT	PHASE	AMP	COLD	HOT	DRAIN	GAS	
1	1	TBR60-RISZ1-L-B-11-1	TRUE BAR REFRIGERATOR	BAR	115	1	3.2					B&C
2												B&C
3	1	CELR-24	ADVANCE TABCO LIQUOR DISPLAY CABINET	BAR								B&C
4	1	7-PS-40	ADVANCE TABCO HAND SINK	BAR				YES	YES	YES		B&C
4	1		FAUCET	BAR				YES	YES			B&C
5	1	6008310142 13	REGENCY 3 BOWL / 2 DRAINBOARDS	BAR				YES	YES	YES		B&C
5	1		FAUCET	BAR				YES	YES			B&C
6	1		SS SPEED RAIL	BAR								B&C
7	1	U348	Auto-Chlor SpaceSaver Dishwasher	BAR	115	1			YES	YES		B&C
8	2		INSUL ICE BIN 10-CIRCUIT COLD PLATE UNITS. CIRCUITS BELOW (SYRUP / WATER LINES)	BAR						YES		B&C
9	1		DBL SS SPEED RAIL	BAR								B&C
10	2	MARK 4 108	WUNDER-BAR POST MIX- HANDLE	BAR								B&C
11	2	MARK 4 108	WUNDER-BAR POST MIX MANIFOLD W/ FLOW CONTROL	BAR								B&C
12	1			DINING								
13	2		TRASH CAN	BAR								B&C
13	1		TRASH CAN	KITCHEN								B&C
14	1		NORLAKE PREFAB COOLER	VESTIBULE								B&C
15	1		FLOOR MOP SINK	KITCHEN				YES	YES	YES		B&C
16	1	FM-1509SA1	AWOCO AIR CURTAIN	KITCHEN	120	1						B&C
17	1		48x30 SS TABLE W/ UNDERSHELF	KITCHEN								B&C
18	1	WIH400	WARING INDUCTION RANGE	KITCHEN								B&C
19	1		48x24 SS TABLE W/ UNDERSHELF	KITCHEN								B&C
20	2	LW1016ER	LG 10000 BTU WINDOW UNIT	KITCHEN	115		0					B&C
20	2	WAC25001W	KOLDFRONT 25,000 BTU WINDOW UNIT	KITCHEN	230		11.3					B&C
21	1		15x17 HAND SINK	KITCHEN				YES	YES	YES		B&C
22	1	SS-WT-48R-HC	AVANTCO 48" 2 DR WORKTOP REFRIG	KITCHEN	115	1	1.33					B&C
23	1	LG400	VULCAN FREE STANDING GAS FRYER	KITCHEN							YES	B&C
24	1		AVANTCO FREE STANDING GAS FRYER	KITCHEN							YES	B&C
25	1	WTRCS48HC	BEVERAGE AIR 2 DRAWER CHEF BASE REF	KITCHEN	115	1	1.7					B&C
26	1	VHAJ36P	VULCAN COUNTER GAS CHARBROILER	KITCHEN							YES	B&C
27	1	CTB / CTBR	BLODGETT HALF-SIZE CONVECTION OVEN	KITCHEN								B&C
28	1		ANSUL PIRANHA RESTURANT FIRE SUPPRESSION SYSTEM	KITCHEN								B&C
29	1		HOOD	KITCHEN								B&C
30	1		MOBILE TRAY STORAGE RACK	KITCHEN								B&C
31	1	PR67B	HOSHIZAKI 67" PIZZA PREP TABLE	KITCHEN	115	1	6					B&C
32	1		3 BOWL / 2 DRAINBOARDS	KITCHEN				YES	YES	YES		B&C
33	1	GMC1250FL-LEA	ZURN PROCEPTOR F.O.G. SEPARATOR	EXTERIOR								B&C
34	1	MOD A5	AUTO-CHLOR COMMERCIAL DISHWASHER	KITCHEN	115	1	13		YES	YES		B&C
35	1	INLINE 1L-G10	CAPTIVEAIRE POWER VENTILATOR	KITCHEN	115	1						B&C
36	1		BEER TAP	BAR						YES		B&C
37	1	CRJ-15	SUPREME METAL SINK	BAR				NO	NO	NO		B&C
38	2		POS	BAR/DINING								B&C
39	1		BEV DISP	DINING								B&C
40	2		COFFEE	DINING								B&C
41	2		BEV DISP	DINING								B&C
42	1		SINK	BAR				YES	NO	YES		B&C
43	1	MILLWORK	SINK BASE	BAR								B&C
44	1	MILLWORK	BAR	BAR								B&C
45	1	MILLWORK		BAR								B&C
46	1	MILLWORK		BAR								B&C
47	1	MILLWORK		BAR								B&C
48	1	MILLWORK		BAR								B&C
49	1	MILLWORK		DINING								B&C
50	1	TAM7A0C48H4ISBA	TRANE AIR HANDLER	ATTIC	200-230	1	4.2			YES		B&C
51	1	4TTB4048E1000BA	TRANE AIR CONDITIONER	EXTERIOR	208-230	1	26					B&C
52	1	NAWD125RL4-#BYH	REFRIGERATION SYSTEM / CONDENSING UNIT	EXTERIOR	208-231	1	13.1					B&C
53	1	4410OC	PERLICK CORP BEV COOLER & DISPENSER	EXTERIOR	115	1	19					B&C



1 PROPOSED MAIN / VESTIBULE / KITCHEN FLOOR PLANS

SCALE 1/4" = 1'-0"

PLAN NORTH

PYRAMID ARCHITECTURAL GROUP, LLC.
BRYAN GREEN, ARCHITECT
3810 TROPICAL TERRACE
JACKSONVILLE BEACH, FL 32250
TELEPHONE 904.662.1781
CERTIFICATE OF AUTHORIZATION NO. AA26002106
FLORIDA LICENSE NO. AR95312

BRYAN GREEN

COA No. AA26002106

FL LIC. No. AR95312

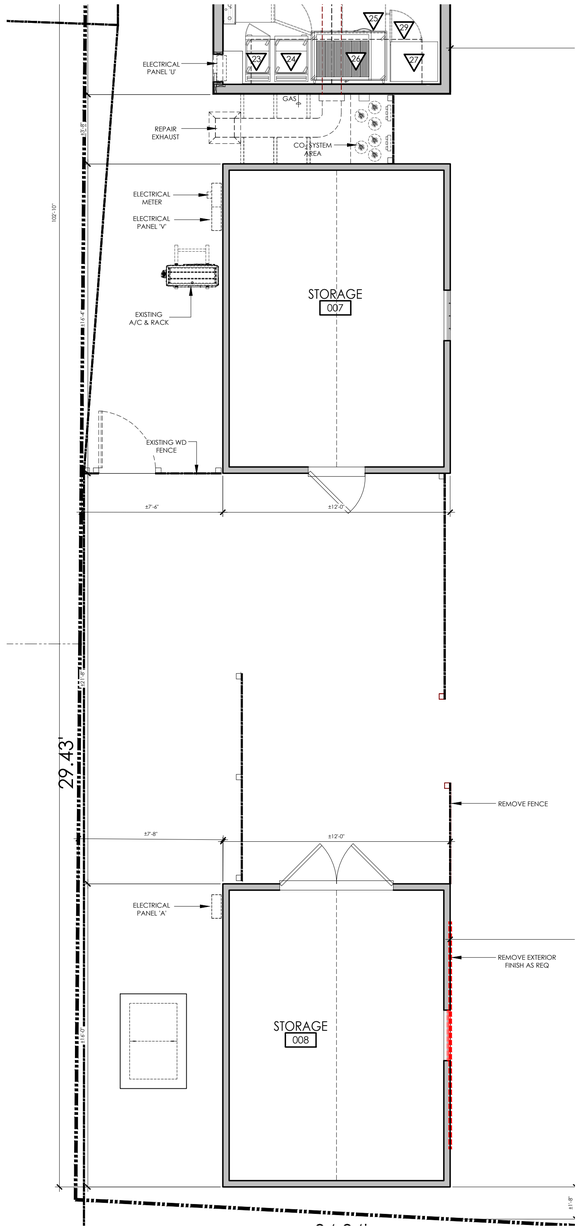
BULL & CROWN PUBLICK HOUSE
53 ST GEORGE STREET
SAINT AUGUSTINE, FL 32084

07.8.2024 DD
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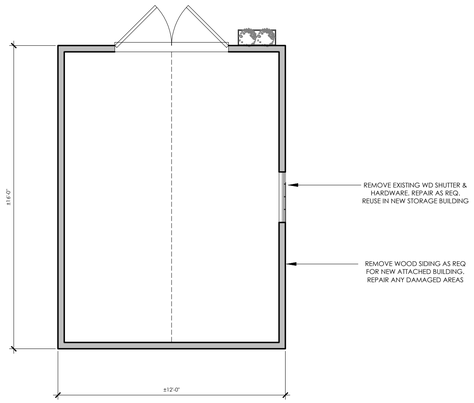
A4.1

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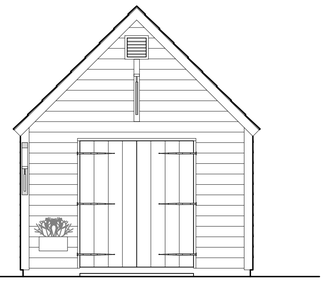
1 STORAGE 008 AS-BUILT / DEMO FLOOR PLAN

SCALE 1/4" = 1'-0"



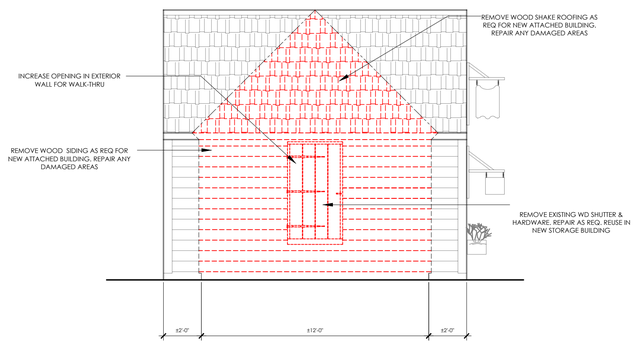
2 STORAGE 008 - FLOOR PLAN

SCALE 1/4" = 1'-0" AS-BUILT / DEMO



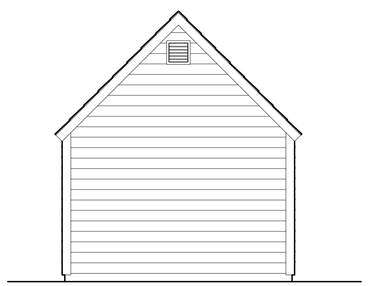
3 STORAGE 008 - WEST ELEVATION

SCALE 1/4" = 1'-0" AS-BUILT / DEMO



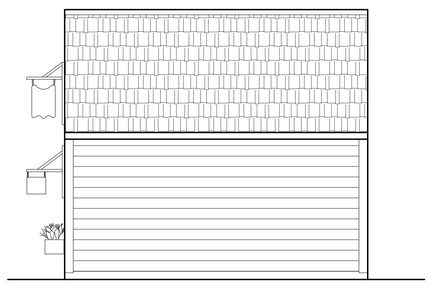
4 STORAGE 008 - NORTH ELEVATION

SCALE 1/4" = 1'-0" AS-BUILT / DEMO



5 STORAGE 008 - EAST ELEVATION

SCALE 1/4" = 1'-0" AS-BUILT / DEMO



6 STORAGE 008 - SOUTH ELEVATION

SCALE 1/4" = 1'-0" AS-BUILT / DEMO

PLAN NORTH

PYRAMID ARCHITECTURAL GROUP, LLC.
BRYAN GREEN, ARCHITECT
3810 TROPICAL TERRACE
JACKSONVILLE BEACH, FL 32250
TELEPHONE 904.662.1781
CERTIFICATE OF AUTHORIZATION NO. AA26002106
STATE OF FLORIDA LICENSE NO. AR95312

BRYAN GREEN

COA No. AA26002106

FL LIC. No. AR95312

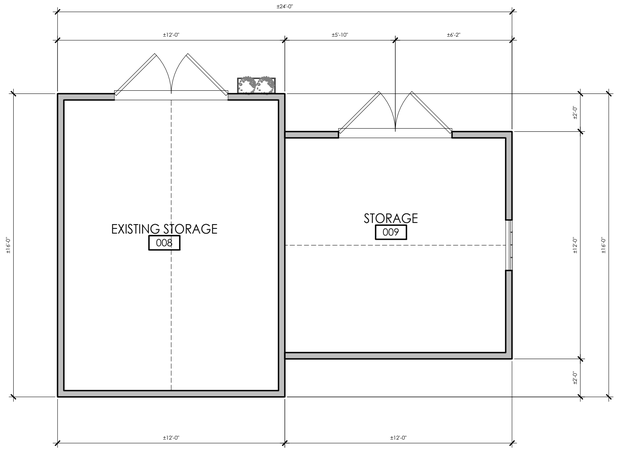
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SIGNED ABOVE

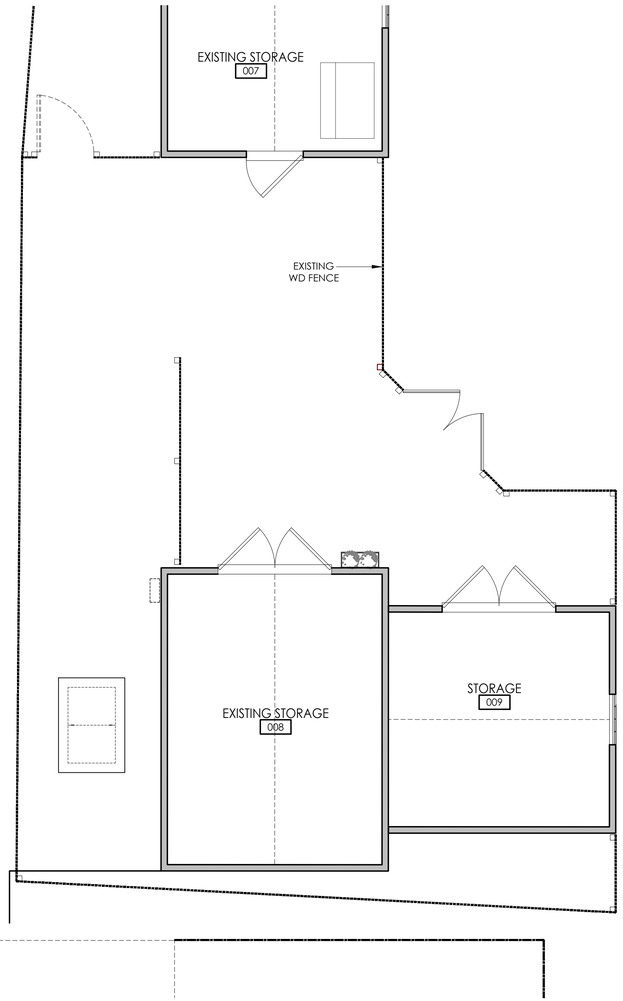
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Received 7/8/24
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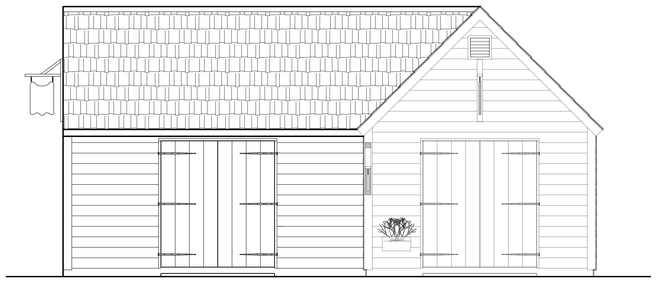
2 STORAGE 008 / 009 - FLOOR PLANS

SCALE 1/4" = 1'-0" PROPOSED



1 STORAGE 008 / 009 PROPOSED FLOOR PLANS

SCALE 1/4" = 1'-0"



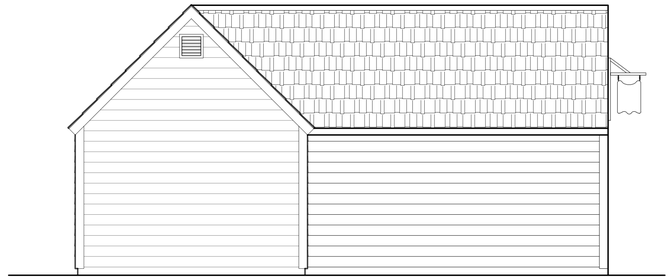
3 STORAGE 008 / 009 - WEST ELEVATION

SCALE 1/4" = 1'-0" PROPOSED



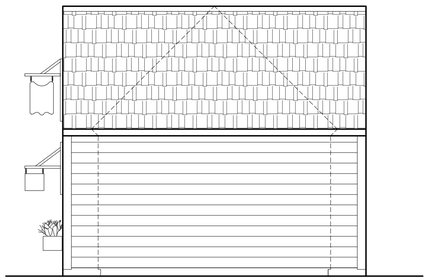
4 STORAGE 008 / 009 - NORTH ELEVATION

SCALE 1/4" = 1'-0" PROPOSED



5 STORAGE 008 / 009 - EAST ELEVATION

SCALE 1/4" = 1'-0" PROPOSED



6 STORAGE 008 / 009 - SOUTH ELEVATION

SCALE 1/4" = 1'-0" PROPOSED

PLAN NORTH

PYRAMID ARCHITECTURAL GROUP, LLC.
BRYAN GREEN, ARCHITECT
3810 TROPICAL TERRACE
JACKSONVILLE BEACH, FL 32250
TELEPHONE 904.662.1781
CERTIFICATE OF AUTHORIZATION NUMBER: AA26002106
STATE OF FLORIDA LICENSE NO.: AR 95312

BRYAN GREEN

COA No. AA26002106
FL LIC. No. AR95312

BULL & CROWN PUBLICK HOUSE
53 ST GEORGE
SAINT AUGUSTINE, FL 32084

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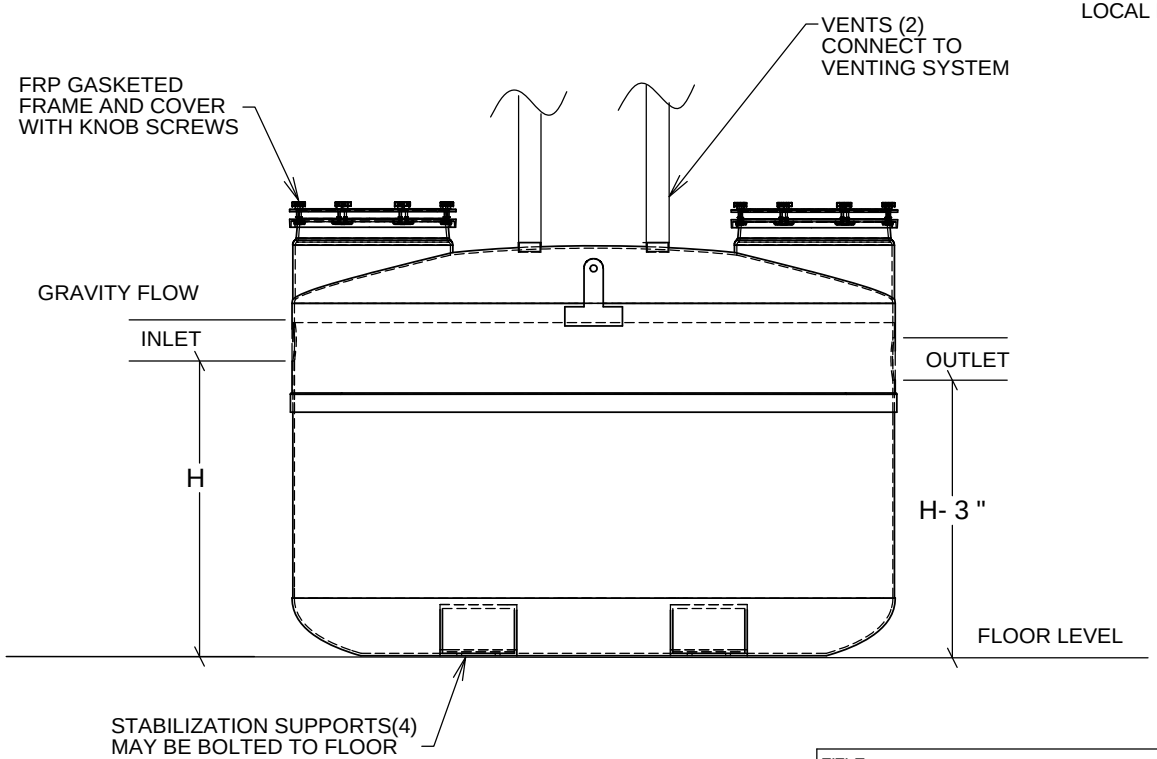
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A5.1

PROCEPTOR
GMC SINGLE TANK DUAL MANWAY
ELLIPSE MODELS
ABOVE GROUND
INSTALLATION PROCEDURE

NOTES:

1. ENSURE FLOOR IS LEVEL, SMOOTH, AND IS ABLE TO SUPPORT THE WEIGHT OF THE TANKS FULL OF WATER AT INSTALLATION LOCATION.
2. MOVE TANKS INTO POSITION. CHECK FIT AND LOCATION OF INLET, OUTLET AND VENT PIPING (WHERE APPLICABLE).
3. ENSURE ACCESSWAY IS ACCESSIBLE FOR COVER REMOVAL AND PUMPOUT AS WELL AS ACCESS TO THE INTERIOR. ENSURE ALL OTHER PORTS ARE ACCESSIBLE FOR INSTALLATION AND MAINTENANCE. ALARM PROBES (IF SUPPLIED) SHOULD HAVE SUFFICIENT HEADSPACE FOR REMOVAL TO CALIBRATE OR SERVICE.
4. ENSURE AREA AROUND TANK IS HEATED TO PREVENT FREEZING OF WATER IN TANK AND PIPES.
5. THE STABILIZATION SUPPORTS MAY BE AFFIXED TO FLOOR IF DESIRED.
6. SEISMIC RESTRAINTS TO BE PROVIDED BY OTHERS IF REQUIRED BY LOCAL AUTHORITIES
7. INSTALL INLET, OUTLET AND VENT PIPES TO MEET LOCAL PLUMBING CODE.
8. PRIOR TO COMMENCING OPERATIONS, FILL TANK WITH CLEAN WATER.
9. US PATENT # 5,746,912; CDN PATENT # 2,195,822
10. PROCEPTOR SEPARATORS MUST BE INSTALLED IN ACCORDANCE WITH ALL RELEVANT FEDERAL, PROVINCIAL,/STATE, AND LOCAL CODES INCLUDING LOCAL PLUMBING CODE.



PROCEPTOR F.O.G. SEPARATOR MODEL	INLET INVERT TO TANK BOTTOM (H)	WEIGHT OF TANK FULL OF WATER (lbs)
GMC 500 UPC	33"	4740
GMC 750 UPC-LEA*	46"	6935
GMC 1000 UPC-LEA*	60"	9100
GMC 1300 UPC-LEA*	75"	11700
GMC 1500 UPC-LEA*	86"	13430
GMC 750 FL-LEA*	46"	6935
GMC 1000 FL-LEA*	60"	9100
GMC 1250 FL-LEA*	75"	11700
GMC 1500 FL-LEA*	86"	13430

* WITH STABILIZATION SUPPORTS TO PREVENT TIPPING

TITLE: PROCEPTOR F.O.G. SEPARATOR
INSTALLATION PROCEDURE
ABOVE GROUND MC DM MODELS

ALL DIMENSIONS IN INCHES

PROJECT: WO:

REV	DATE	DRAWN
1	MARCH 16, 2006	L. SIMKINS
2	NOV. 30, 2006	L. SIMKINS
3	APRIL 14, 2008	L. SIMKINS
4	JANUARY 16, 2009	L. SIMKINS
5	AUGUST 14, 2009	L. SIMKINS
6	JULY 23, 2013	S. MANGAT
7		
8		
9		
10		

DRAWN BY: L. SIMKINS

DRAWN DATE: 03/14/06

Proceptor®
by greenturtle®
US 877 428 8187 CAN 877 966 9444
www.greenturtletech.com

SIZE	DWG. NO.	REV.
A	Install MC DM Above Ground	6

SCALE:1:35 | DO NOT SCALE DRAWING | SHEET 1 OF 1

Application Packet 12

Received June 18, 2024
Planning and Building Department



Received June 18, 2024
Planning and Building Department

Summary of Comments on A9q910ja_1wpxr2m_lp0.tmp

Page: 1

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:45:02 AM
Existing siding close up

Received June 18, 2024
Planning and Building Department



Page: 2

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:45:32 AM
Shutter to be removed and reused on storage addition

Received June 18, 2024
Planning and Building Department



Page: 3

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:46:13 AM
Kithchen window units to be removed and filled in

Received June 18, 2024
Planning and Building Department



Page: 4

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:46:28 AM
Existing doors to be matched

Received June 18, 2024
Planning and Building Department



Page: 5

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:46:37 AM
Kithchen window units to be removed and filled in

Received June 18, 2024
Planning and Building Department



Page: 6

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:46:50 AM
Existing ramp

Received June 18, 2024
Planning and Building Department



Page: 7

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:47:07 AM
Exisiting vestibule

Received June 18, 2024
Planning and Building Department



Page: 8

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:47:26 AM
Existing vestibule interior

Received June 18, 2024
Planning and Building Department



Page: 9

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:47:45 AM
AC exhaust hood



Page: 10

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:48:08 AM
Existing vestibule

Received June 18, 2024
Planning and Building Department



Page: 11

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:48:26 AM
Proposed bathroom addition location

Received June 18, 2024
Planning and Building Department



Page: 12

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:48:40 AM
Proposed grease trap location

Received June 18, 2024
Planning and Building Department



Page: 13

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:49:51 AM
Proposed storage addition location

Received June 18, 2024
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Page: 14

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:49:40 AM
Proposed storage addition location

Received June 18, 2024
Planning and Building Department



Page: 15

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:50:18 AM
Storage roof

Received June 18, 2024
Planning and Building Department



Page: 16

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:50:28 AM
Storage roof

Received June 18, 2024
Planning and Building Department



Page: 17

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:50:43 AM
Ticket booth to be removed

Received June 18, 2024
Planning and Building Department



Page: 18

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:51:02 AM
Existing vestibule floor

Received June 18, 2024
Planning and Building Department



Page: 19

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:51:16 AM
Existing fence to be matched

Received June 18, 2024
Planning and Building Department



Page: 20

Number: 1 Author: ethan Subject: Sticky Note Date: 6/18/2024 7:52:02 AM
Wide angle of existing siding, roof, and shutters

90 24807

QUIT-CLAIM DEED

This instrument prepared by Ken Rouse, General Counsel, Florida Department of State, Room LL10, The Capitol, Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Doocumentary Tax Pd. $ .55

$ 40 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: Dm D.C.

Application Packet 53

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theador F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

Application Packet 54

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

Copy

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

Application Packet 55

Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of $52,600 which the Grantee neither assumes nor agrees to pay.

Application Packet 56

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, acccording to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of $200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

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more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

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line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St.Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

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PARCEL 15. Property Appraiser Parcel No. 0196490-0000

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

COPY

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

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PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

Application Packet 61

Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

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And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

COPY

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and delivered in our presence:

Rita H. O'Brien

Teresa D. Williams

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Attest: Earle W. Newton
Its Executive Director

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Gilpeari
Notary Public, State of Florida at Large

My Commission Expires: Nov. 4, 1990

(SEAL)

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

90 OCT -1 AM 11:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

Application Packet 64

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1964900000
Location	53 ST GEORGE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOT 7 BLK 7 (EX PT IN OR3408/1177) OR871/61(Q/C) SPANISH QUARTER ENTRANCE, APOTHECARY *The Description above is not to be used on legal documents.
Property Use Code	State Owned - TIITF (8710)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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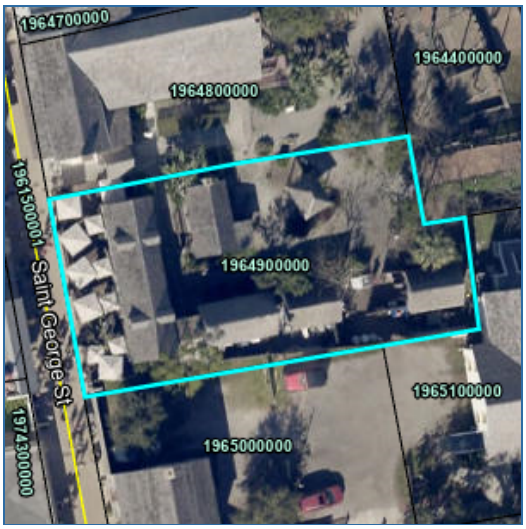
Owner Information

Owner Name	Tiitf/Dept Of State 100%
Mailing Address	C/O UNIVERSITY OF FLORIDA PO BOX 115050 ATTN PLANNING DEPT GAINESVILLE, FL 32611-5050

Exemption Information

Exemption Type	Status	Amount
State		$755,438

Map



Valuation Information

	2024
Building Value	$62,704
Extra Features Value	$8,108
Total Land Value	$755,370
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$826,182**
Total Deferred	$70,744
Assessed Value	**$755,438**
Total Exemptions	$755,438
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$62,270	$8,649	$719,400	$0	$0	$790,319	$686,762	$790,319	$0
2022	$54,755	$4,905	$719,400	$0	$0	$779,060	$624,329	$779,060	$0
2021	$57,493	$4,905	$719,400	$0	$0	$781,798	$567,572	$781,798	$0
2020	$55,260	$4,905	$719,400	$0	$0	$779,565	$515,975	$779,565	$0
2019	$52,967	$4,905	$647,460	$0	$0	$705,332	$469,068	$705,332	$0
2018	$55,181	$4,905	$575,520	$0	$0	$635,606	$426,425	$635,606	$0
2017	$52,225	$4,905	$575,520	$0	$0	$632,650	$387,659	$632,650	$0
2016	$52,558	$4,905	$294,954	$0	$0	$352,417	$352,417	$352,417	$0
2015	$55,424	$4,905	$280,566	$0	$0	$340,895	$340,895	$340,895	$0
2014	$33,725	$4,905	$280,566	$0	$0	$319,196	$319,196	$319,196	$0
2013	$35,412	$4,905	$280,566	$0	$0	$320,883	$320,883	$320,883	$0

Building Information

Building	1	**Roof Cover**	Wood Shingle
Building Value	$32,244	**Roof Structure**	Wood Truss
Year Built	1976	**Interior Flooring**	Hardwood
Actual Area	696	**Interior Wall**	Minimum
Conditioned Area	672	**Heating Type**	Air Duct
Use	Cultural Organizations & Facilities	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	672
OUTSIDE STAIRS	24
Total SqFt	696

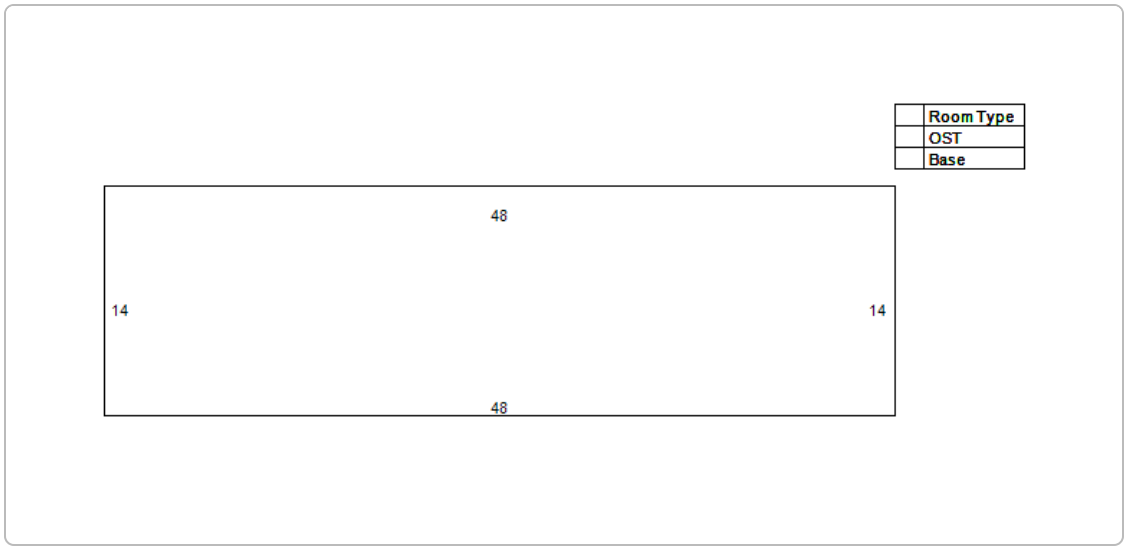
Building	2	**Roof Cover**	Wood Shingle
Building Value	$14,347	**Roof Structure**	Wood Truss
Year Built	1976	**Interior Flooring**	Hardwood
Actual Area	240	**Interior Wall**	Drywall
Conditioned Area	240	**Heating Type**	Air Duct
Use	Tourist Attraction	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

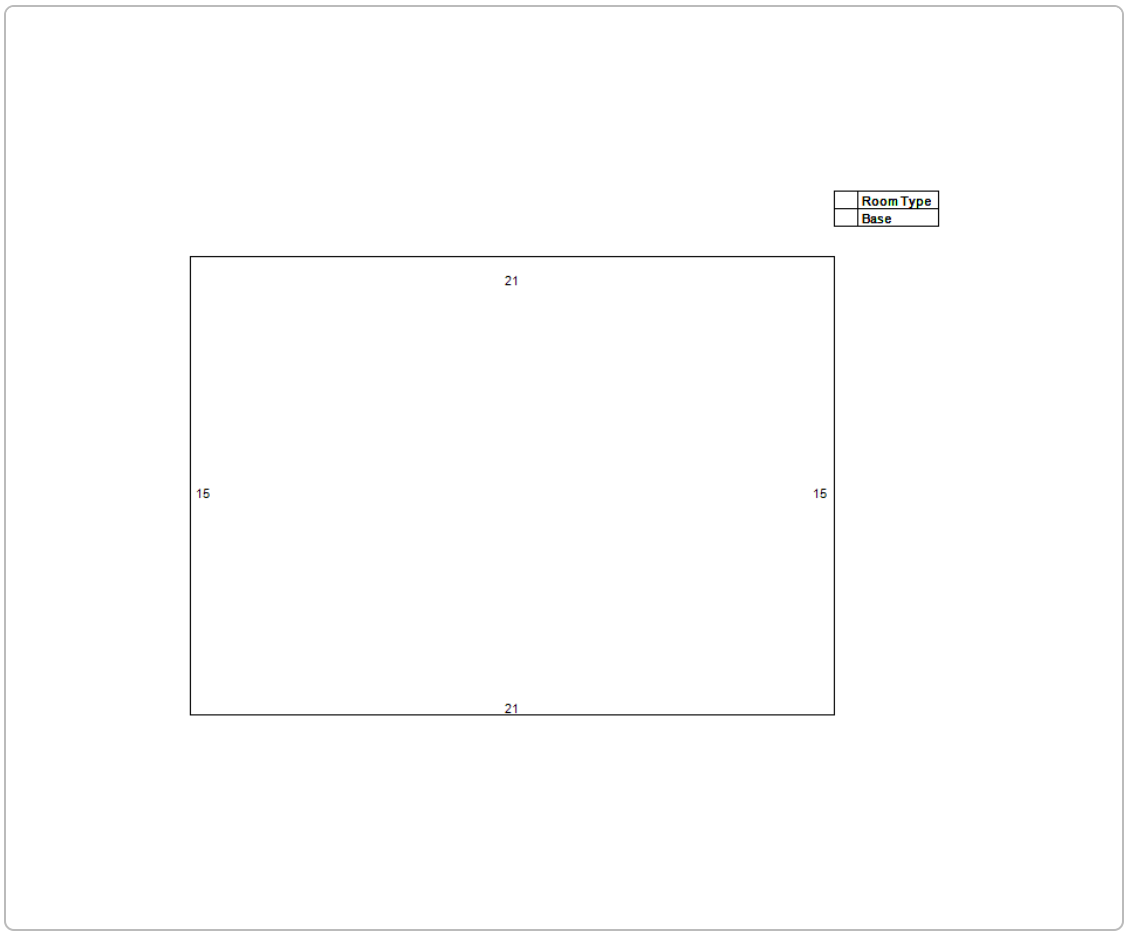
Description	Square Footage
BASE AREA	240
Total SqFt	240

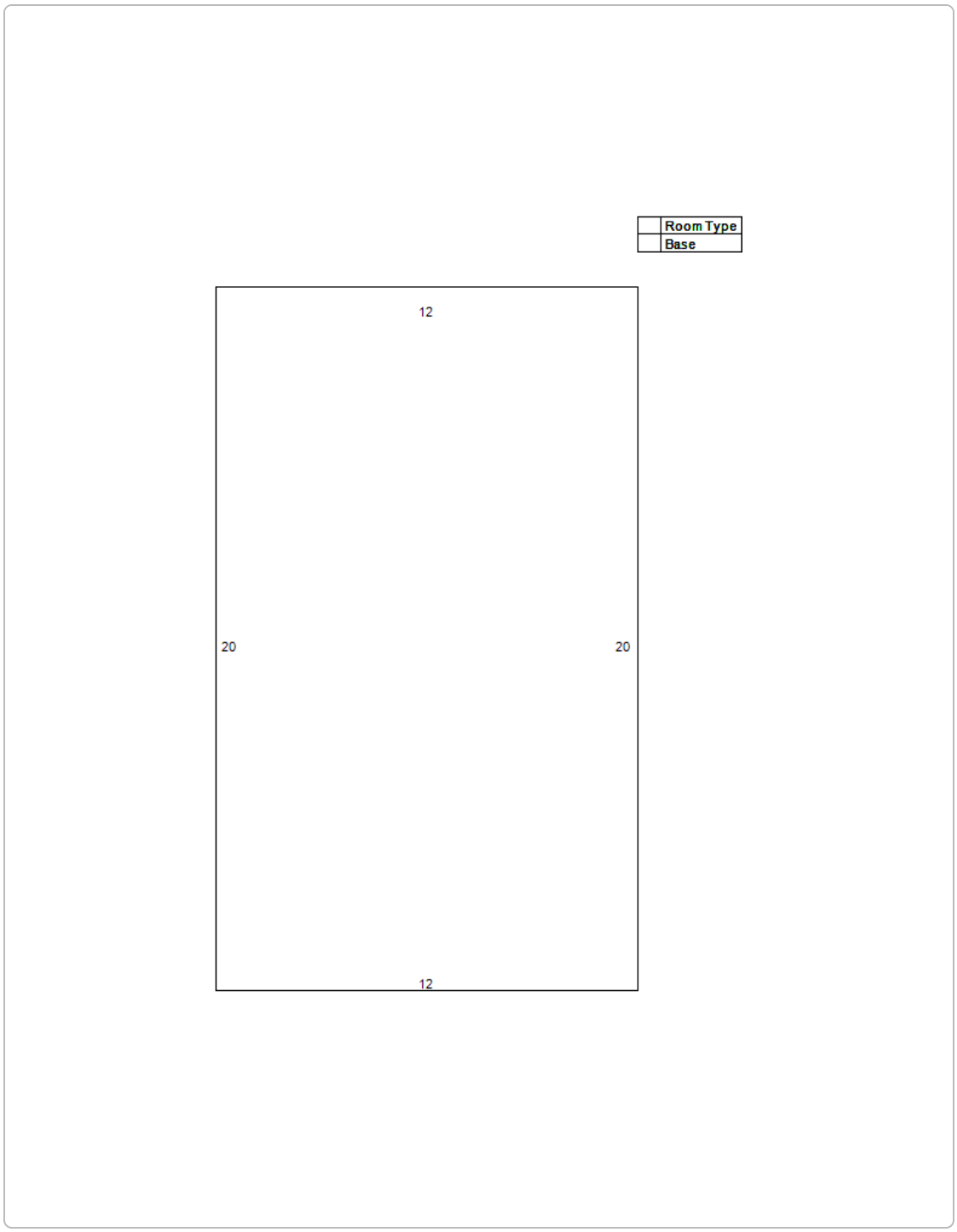
Building	3	**Roof Cover**	Wood Shingle
Building Value	$16,113	**Roof Structure**	Wood Truss
Year Built	1976	**Interior Flooring**	Hardwood
Actual Area	315	**Interior Wall**	
Conditioned Area	315	**Heating Type**	None
Use	Tourist Attraction	**Air Conditioning**	None
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	315
Total SqFt	315

Sketch Information







Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		928
Deck (COM)		467
Wood Fence - 6' and Above (COM)		1848
Concrete Paving - Under 8" (COM)		228
Shop (Mix)		1843
Storage Building (Mix)		2304
Pavilion - Average (Mix)		490

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	60	120	7194	SF	$755,370

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	$0.00	QUIT CLAIM DEED	871	61	U	V		TIITF/DEPT OF STATE ARCHIVES
	7/1/1987	$0.00		752	614	U	V		
	2/1/1987	$0.00		736	789	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 6/25/2024, 1:18:28 AM

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Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Profit Corporation
A.D. DAVIS CONSTRUCTION CORP.

Filing Information

Document Number	P05000167668
FEI/EIN Number	20-4029771
Date Filed	12/28/2005
Effective Date	01/01/2006
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/20/2006
Event Effective Date	NONE

Principal Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Mailing Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ
780 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

Officer/Director Detail

Name & Address

Title PSTD

DAVIS, MICHAEL A
23 PARK TERRACE DRIVE
ST AUGUSTINE, FL 32080

Title VP, Director

DAVIS, REESE A
222 SEGOVIA ROAD
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	02/25/2022
2023	03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
02/25/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
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02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
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02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- Name Change	View image in PDF format
12/28/2005 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0035 Address: 7 Aviles Street

Applicant: PQH Group, Inc.

Property Owner: SAR 2020 Partners, LLC

Project description: To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ0218
National Register:	St. Augustine NRHD: Contributing	Construction date:	1885-88
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989000000		
Agenda Item:	7(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Masonry Vernacular building with commercial ground floor and residential second floor is located on a through lot fronting both Aviles and Charlotte Streets on the block between King Street and Artillery Lane. Sanborn Fire Insurance maps indicate that the building has seen several alterations over time, beginning in 1888 as a one-story masonry jail. The two-story brick storefront and one-story rear garage were added by 1899. The second-story cantilevered balcony does not appear until the 1953 update of the 1930s Sanborn Map. The rear of the property saw several outbuildings constructed and demolished with wood frame tin shop and cobbler buildings along Charlotte Street demolished by 1965.
2. The applicant is seeking several building and site alterations as detailed in the scope of work below. Interior wall and structural work in relation to this application is also proposed but is not visible from the exterior and does not fall under HARB purview.
3. A new rooftop deck is proposed, centrally located to minimize visibility, with a walkway leading to a metal spiral staircase on the east elevation, anchored by a large post reaching the ground, for access from the second-story deck. The parapet height of the building is 25' 4". Per the zoning code, the top of the rail for the deck cannot exceed 30'. The proposed 42" guard rail would bring the total height to 28' 10". The Architectural Guidelines for Historic Preservation (AGHP) does not directly address roof-top decks but recommends that new porches be constructed in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations. Materials for the rooftop deck should be specified and more information regarding the height of the deck in comparison to adjacent structures should be provided. The modern metal spiral staircase is not appropriate for the Masonry Vernacular building and an alternative design should be considered.
4. The applicant proposes restoring the front façade which includes:
    a. Repair and possible reconstruction of the brick masonry: The AGHP allows for repair and replacement of masonry walls and other features when they are too deteriorated to repair. For historic structures, replacement should be limited to only the areas that cannot be repaired and should use similar masonry units and mortar that matches the original. More information is needed regarding the extent of deterioration on the front façade with a clear indication of whether full reconstruction is necessary and, if so, how the reconstruction process will proceed. It is unclear whether the existing brick planters are an original feature of the building and their removal may not impact the overall historic architectural integrity of the façade.
    b. Replacement of existing doors: Detailed specifications are needed for proposed replacement doors. The existing storefront doors are wood with transoms above and the residential access door is a wood six-panel door with fanlight above. Consideration should be given to restoring the existing doors.
    c. Replacement of existing windows: Replacement windows proposed in the application are vinyl windows custom-designed to fit the openings and designs of the existing. Per the AGHP, windows should be wood; however, alternative materials may be used if they convey the visual appearance of a wood window. The applicant has expressed a willingness to consider alternatives to the proposed vinyl. Consideration should be given to restoring the existing storefront windows and door transoms which do not appear to be irreparably damaged.
    d. Reconstruction of the existing balcony: The cantilevered balcony has had braces applied for support. The replacement balcony is proposed to be the same dimensions with bracing. The existing diamond pattern railing will be replaced with a simplified baluster design increased in height to meet the Building Code.

More research should be done to determine whether this unique railing design is an original feature of the building. The AGHP recommends balcony handrail heights be maintained. If higher rails are required, an unobtrusive and compatible upper rail above or behind the existing handrails should be installed.

5. Screening is an AGHP recommended way to enclose exterior spaces with minimal impact. The rear second-story porch is proposed to be screened with an aluminum frame screening system. The existing wood diamond pattern railing is proposed to be replaced with a metal rail like that of the proposed spiral staircase that would lead from this porch to the rooftop deck.
6. The existing broken concrete pad accessed from Charlotte Street is proposed to be replaced with new. The AGHP recommends loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance as appropriate paving materials for parking areas rather than plain concrete.
7. Existing garage doors are standard metal sectional replacement doors fit into the existing openings. While specifications were not provided for the proposed garage doors, the AGHP states that garage doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.
8. The AGHP also recommends screening of parking areas whenever possible. The applicant is proposing repair of the existing masonry wall along Charlotte Street. The applicant has expressed a desire to secure the parking area in some way, but no details have been provided to illustrate how that may be achieved.
9. New windows on the north elevation and replacement windows on the south elevation will be difficult to view from the street due to the proximity of the building to neighboring structures. Again, wood windows or windows that convey the appearance of wood are recommended. The south elevation windows are proposed to be an opaque glass. Clear glass is the most appropriate; however, the limited visibility of these windows may mitigate the use of an opaque glass finish. The design for the windows proposed for installation in the openings above each garage door on the rear of the building should be specified. Currently these openings contain only spindles.
10. Infill of the north elevation door opening may be mitigated by designing the infill in a manner that reflects the previous existence of a door on that side.
11. This property is located within Archaeology Zone IB and ground disturbing activities will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **7 Aviles Street**:

1. **CONTINUE** the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New Rooftop Deck:
    a. 22’ x 17’ 2”
    b. Centrally located on roof with walkway access
    c. Wood Deck Material with 42” wood guardrail
    d. Exterior spiral metal stair from second story to access deck
2. Repair/Reconstruct front façade:
    a. Restore exterior masonry
    b. Replace windows custom-built to replicate existing (vinyl material currently proposed)
    c. Replace front entry doors (specifications needed)
    d. Reconstruct second-story cantilevered porch
        i. Match existing dimensions
        ii. Bring rail height up-to code with a simple wood baluster design
    e. Remove brick planters
3. Rear Building Modifications:
    a. Enclose second story rear porch with screening (metal frame and railing currently proposed)
    b. Replace existing garage doors with new
    c. New windows in existing openings above the garage doors
4. Changes to the existing backyard space:
    a. Remove existing broken concrete pad at the rear of the building and replace with new
    b. Repair masonry wall along Charlotte Street
    c. Remove Decorative tablet along north property wall
5. Add new windows and infill existing door on the north elevation
6. Replace windows in existing openings with opaque glass on the south elevation

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, 7, 8, 9 and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut

lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building.

Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Doors and Entrances

Do...

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

Don't...

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

- Remove historic doors, transom, sidelights and replace them with blocking.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Exterior Finishes

Masonry
Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.

Post-1821

Masonry Vernacular buildings are usually finished with common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Frame additions, wings or second stories may be finished with weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

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

Post-1821

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

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

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

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

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial and physical documentation.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821
Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

Windows and Window Treatments
Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony handrail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing handrails.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

Masonry Vernacular windows may be fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two, or one-over-one. Windows in commercial buildings may be fixed sheet (plate glass). Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

Staff Photographs
7 Aviles Street



Front (west) Elevation

Staff Photographs
7 Aviles Street



Front (west) Elevation

Staff Photographs
7 Aviles Street



Balcony to be reconstructed



Staff Photographs
7 Aviles Street





Front Façade Details

Staff Photographs
7 Aviles Street



Front Façade Details



Brick planters to be removed

Staff Photographs
7 Aviles Street







Front Façade Details

Staff Photographs
7 Aviles Street



North Elevation

Staff Photographs
7 Aviles Street



South Elevation not clearly visible from Aviles Street

Staff Photographs
7 Aviles Street



South Elevation from rear yard

Staff Photographs
7 Aviles Street



Rear (east) Elevation, Location of Spiral Stair off second-floor deck

Staff Photographs
7 Aviles Street



Views from Charlotte Street



Staff Photographs
7 Aviles Street



Rear Elevation Details



Staff Photographs
7 Aviles Street



Masonry Feature to Be Removed

Reads: The world is a deep lake and those who cannot swim will sink to the bottom.

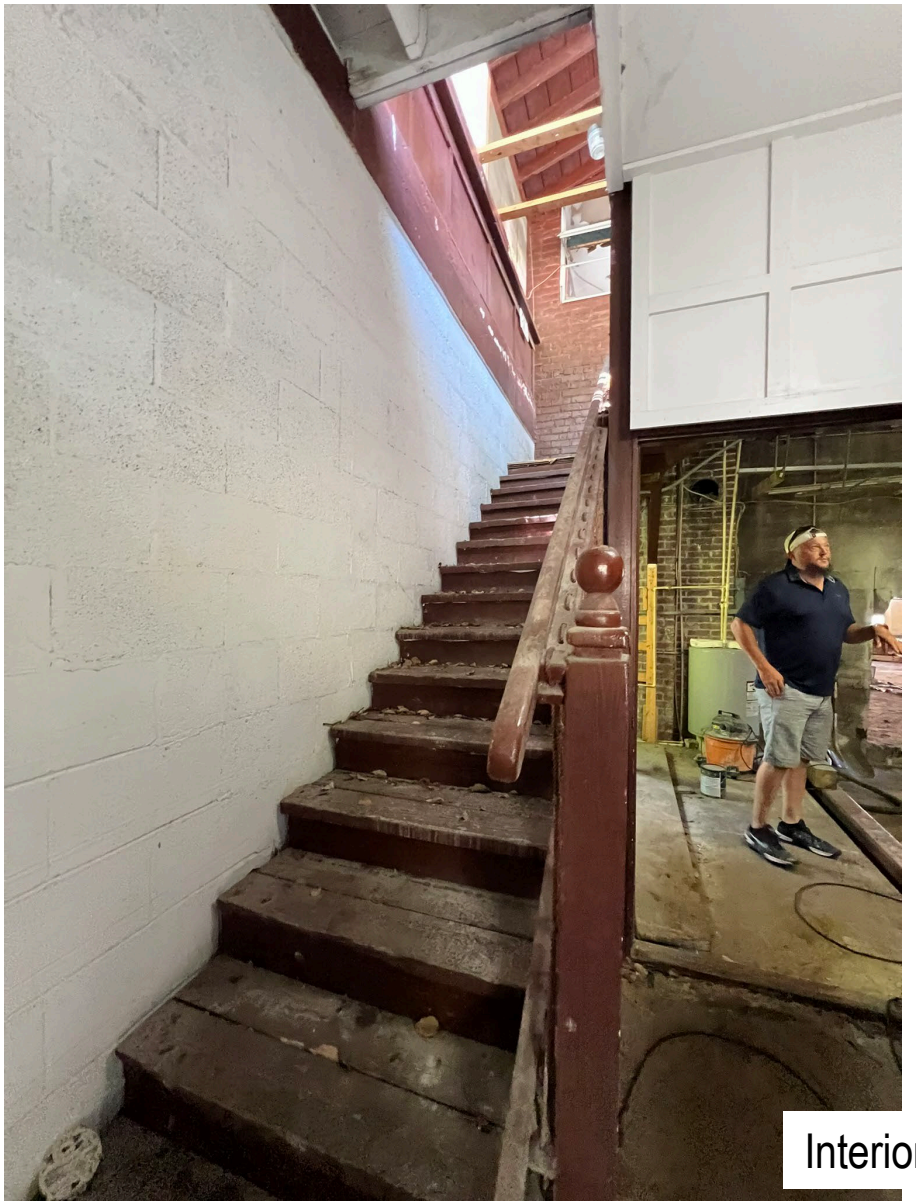
Staff Photographs
7 Aviles Street

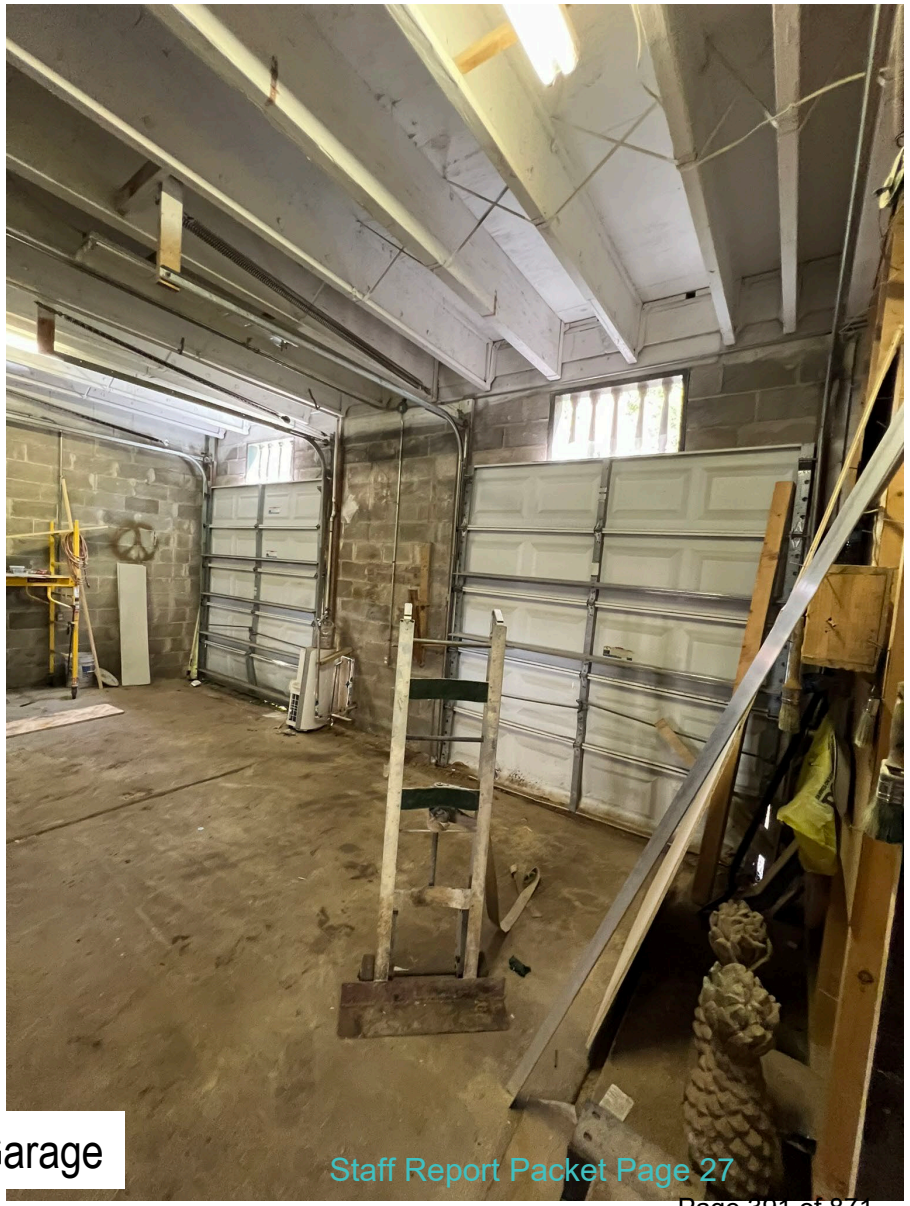




Masonry Wall details (off Charlotte Street)

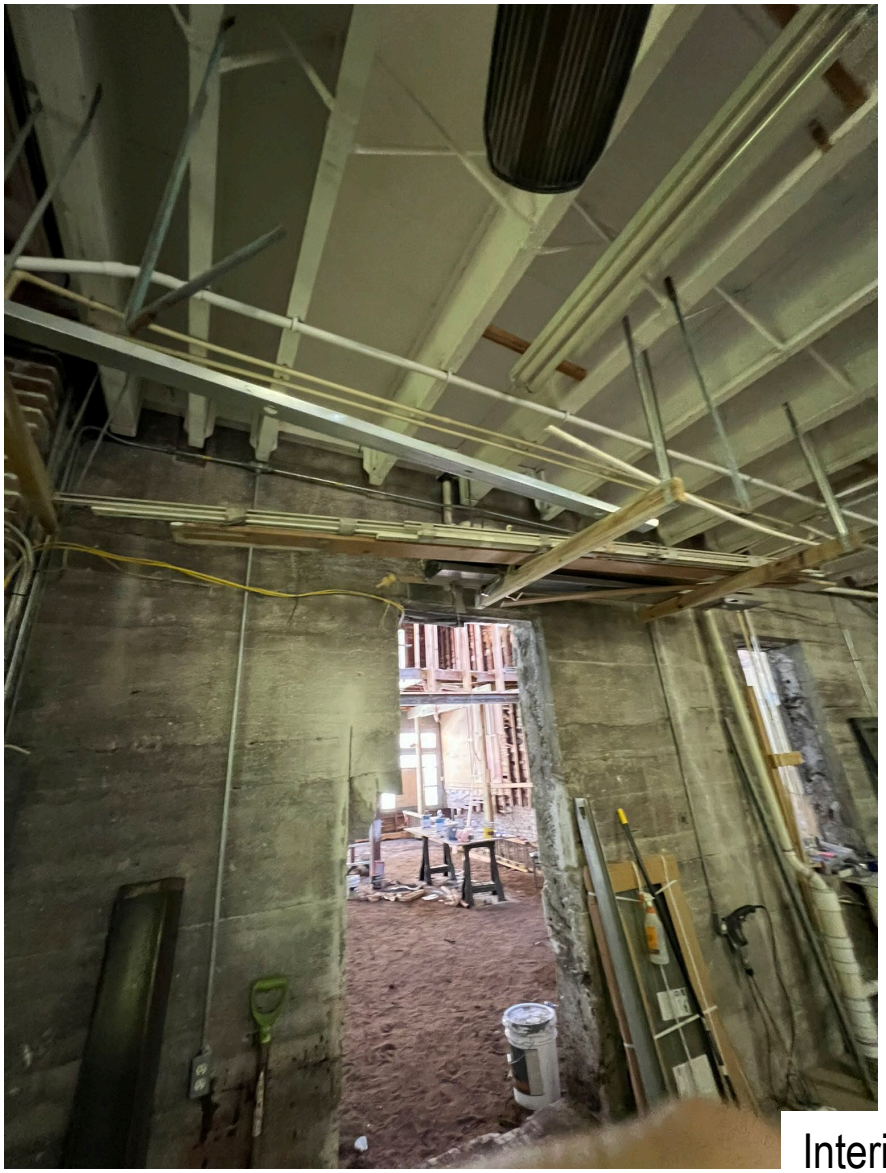
Staff Photographs
7 Aviles Street

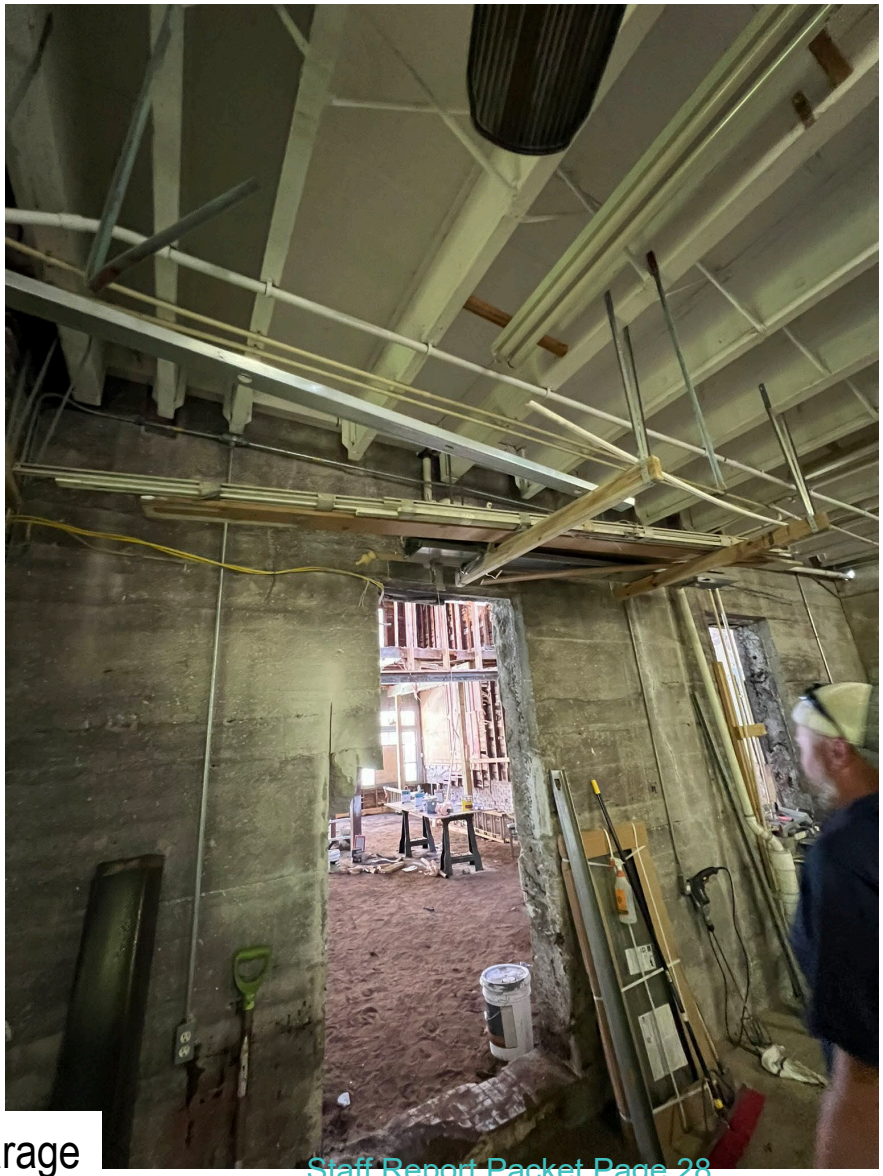




Interior, Garage

Staff Photographs
7 Aviles Street





Interior, Garage

Staff Photographs
7 Aviles Street





Interior, Original portion of building

Staff Photographs
7 Aviles Street





Interior, Original portion of building

Staff Photographs
7 Aviles Street





Interior, Sill Damage and Brick

Staff Photographs
7 Aviles Street





Views from Aviles Street

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8S5218 1009==

Site Name: 7 Aviles Street 830== Survey Date: 7808 820==

Address: 7 Aviles Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 28 (block) pt 2, pt 4 (lot) 868==

868==

Owner of Site: Name: Weber, Theador F.;

Address: 7½ Aviles Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469900 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick

854==

Structural Systems: Masonry, Brick 856==

Features of Structure: (942)

Window Type: Fanlight, transoms, fixed sheet, french doors, Metal jalousie, attic louver 942==

Foundation: Brick wall 942==

Roof Type: Flat, Parapet 942==

Secondary Roof Structures: Porch hip, cupola hip, (attic louver) 942==

Porches & Balconies: Second-story balcony on the front.

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up; composition shingles (on cupola) 882==

Ornament Exterior: Wooden balcony with decorative railing, brick cornice

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On a narrow brick street in one of the oldest sections of the city.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular building at 7 Aviles Street was constructed between 1885 and 1888. A wooden balcony with decorative railing extends from the front. French doors open from the second floor which is used as a residence in the commercial building. A fanlight window, transoms, and multipane display windows complete the facade. The brick building with flat parapet roof, is situated on a narrow brick street in one of the oldest sections of the city.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This building at 7 Aviles Street first appears in 1888 as a one-story stone "Jail". The structure was vacant in 1893 and enlarged by 1899 when two stories were added in front of the original structure. By 1904 the building was listed as "offices", and in 1910 it became a commercial structure housing numerous businesses through the years.(4) An article in El Escribano states that "Mr. A. H. Cornish built a new city jail." Also noted is the recommendation by Alderman Gibbs on June 6, 1887, that buildings destroyed by the April fire be restored "as near like the former as possible." In January, 1888, Mr. A. H. Cornish contracted to rebuild during the early decades of the century include H. W. Guyon Machine Works, the real estate office of Joseph B. Jones who also served as Justice of the Peace, and Brandon M. Hall's Sporting Goods Shop. The building now houses gift shops on the first floor with the second floor serving as a residence.(6) Prior to the existing structure records indicate that the site was occupied by "The New City Counsell (sic) house" as shown on an 1834 map and later by a one-story frame "Market Ho" and a one-story frame "Bill'llds" and "Sal."(7)

ARCHAEOLOGY

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

1980

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Sanborn, 1888, 1893, 1899, 1904, 1910, 1911-12, 1917.
5. El Escribano, October 1964, No. 54, p. 11.
6. St. Augusitne City Directory, 1911-12 through 1934, 1979.
7. Benjamin Clements and J. B. Clements, "Plan of the City of St. Augustine, 1834-35"; Sanborn, 1884.

Document scanned
April 2008

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 7 Aviles St. Block & Lot BL 28 Lot pt. 2

CARTOGRAPHIC

Prior Existing Structure

+1884 one story frame "Market Hs." and a 1 story frame "Billds" and "Sal." east of it; both structures nonexistent ~ 1888.

Existing structure

+1888 one story stone "Sal" (poured concrete)
+1893 "Vac."
+1899 enlarged - still "Vac." (two stories in front)
+1904 two stories "Off."
+1910 various stores through years.

ARCHITECTURAL

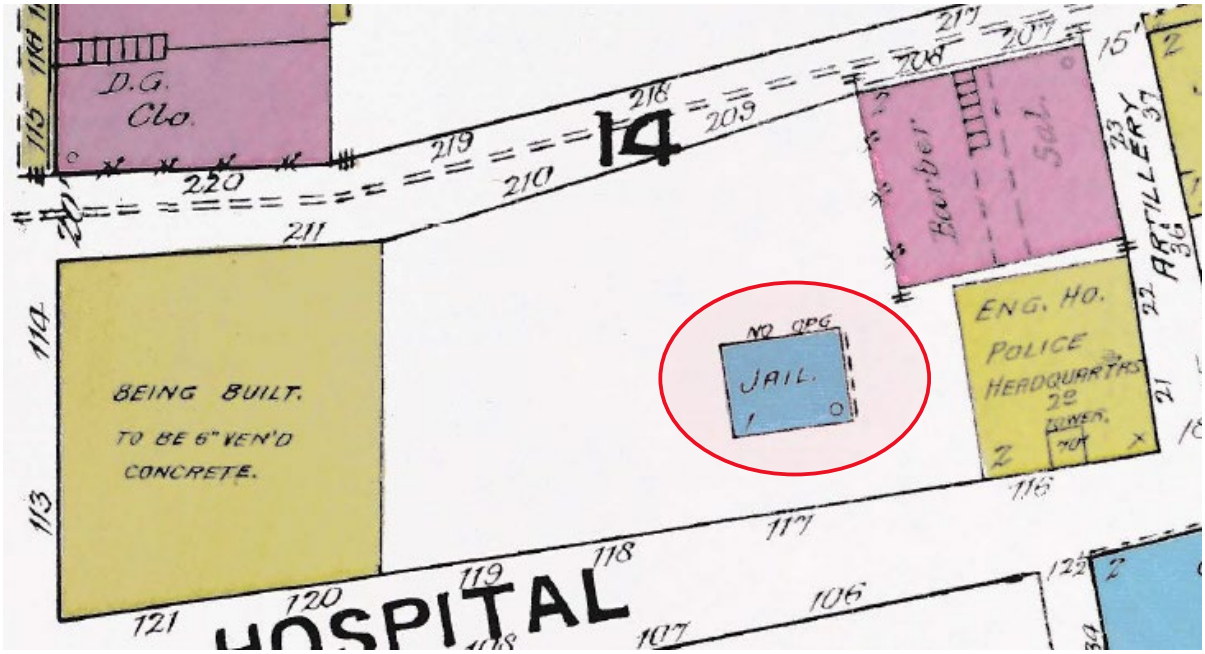
[+1834 ELEMENTS "The New City Counsell (sic) house lot]

PHOTOGRAPHIC

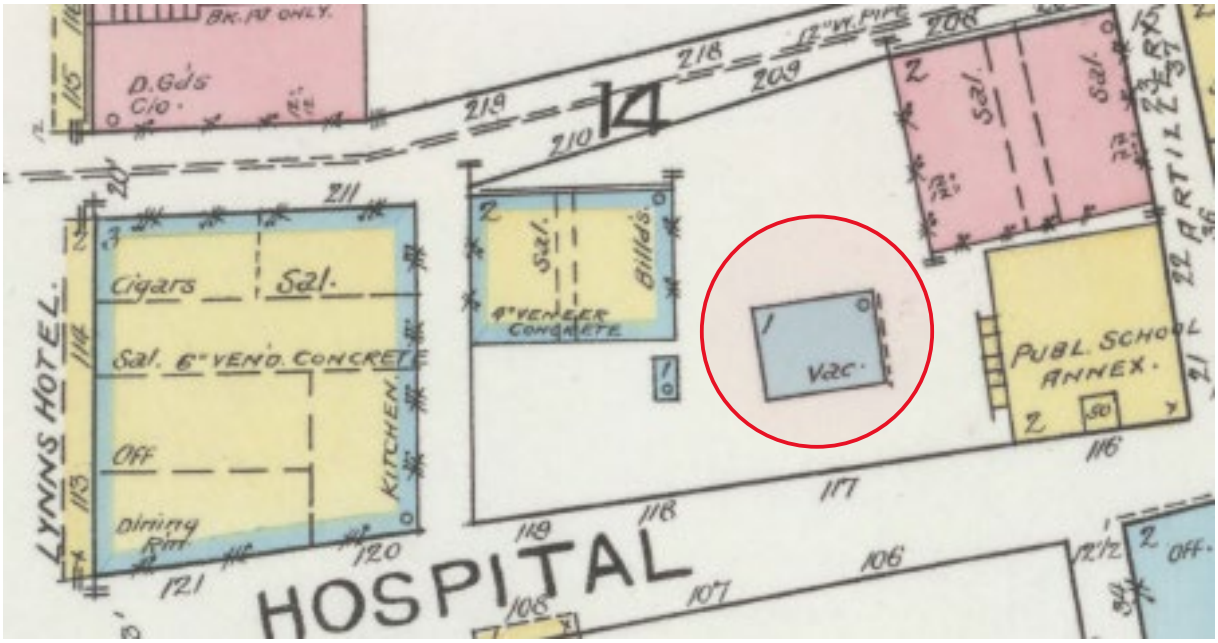
OTHER



SANBORN MAPS
7 Aviles Street

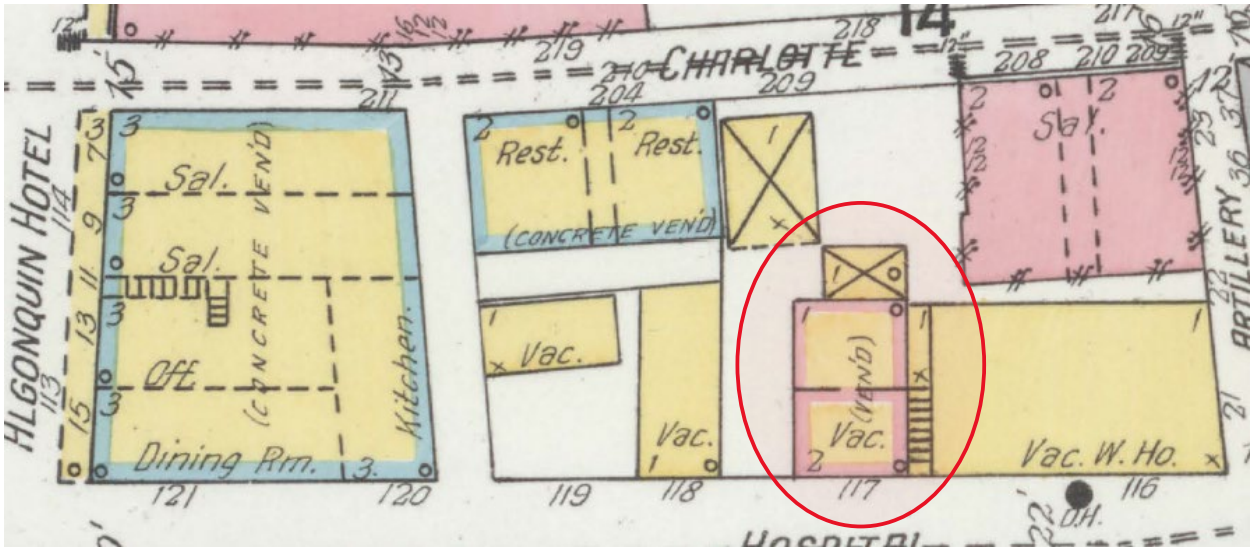


1888

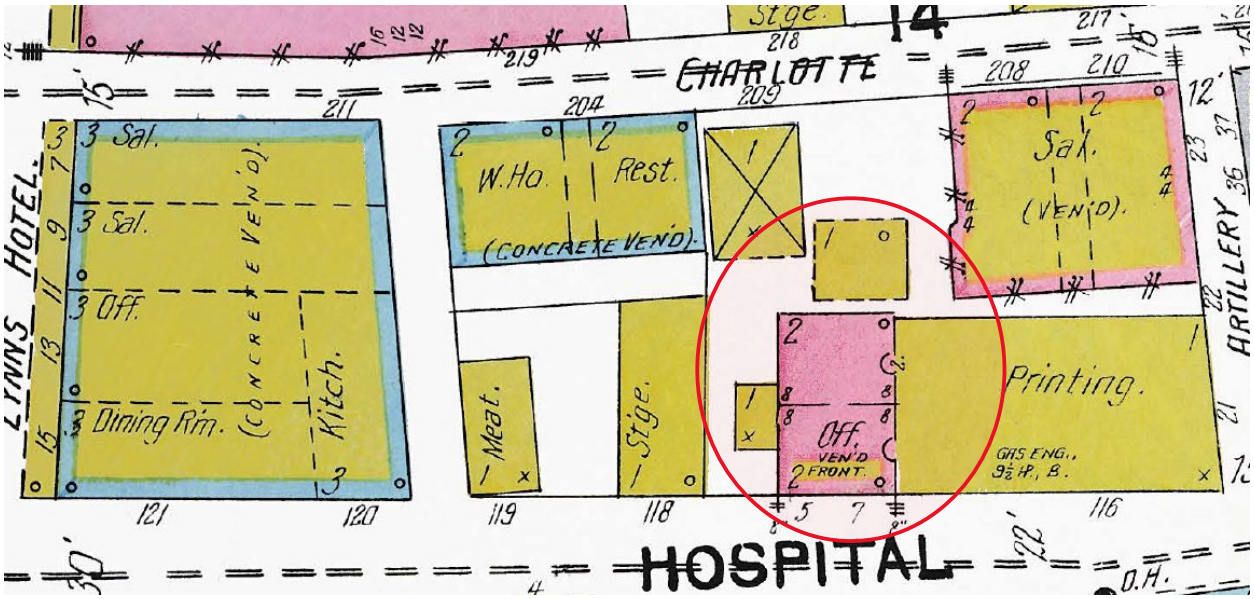


1893

SANBORN MAPS
7 Aviles Street

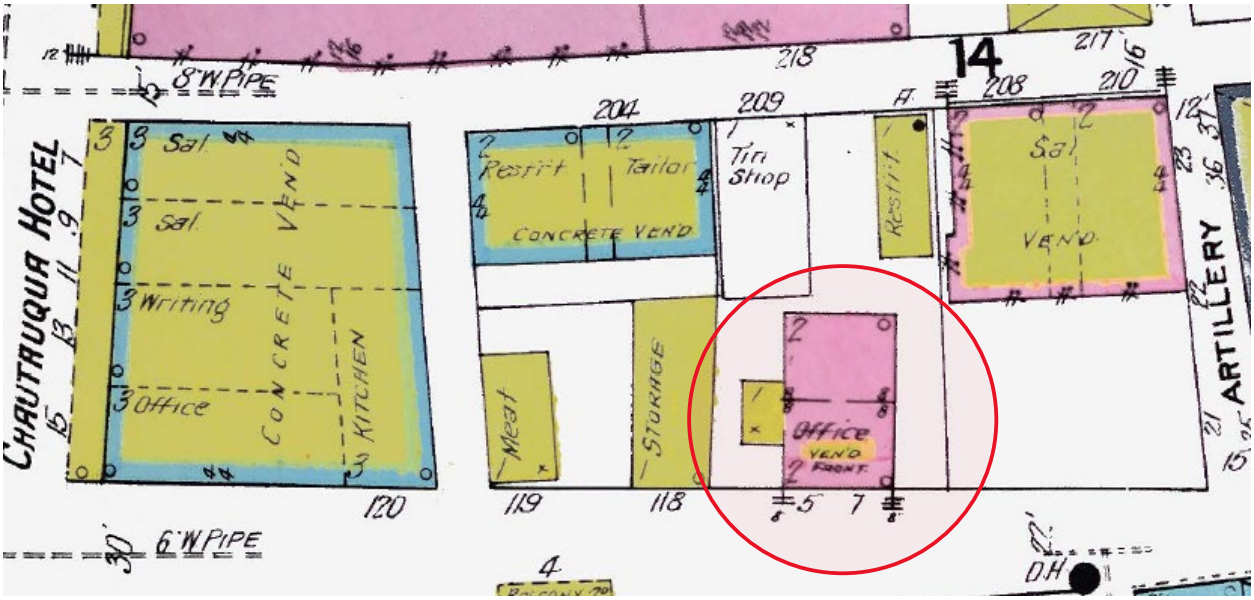


1899

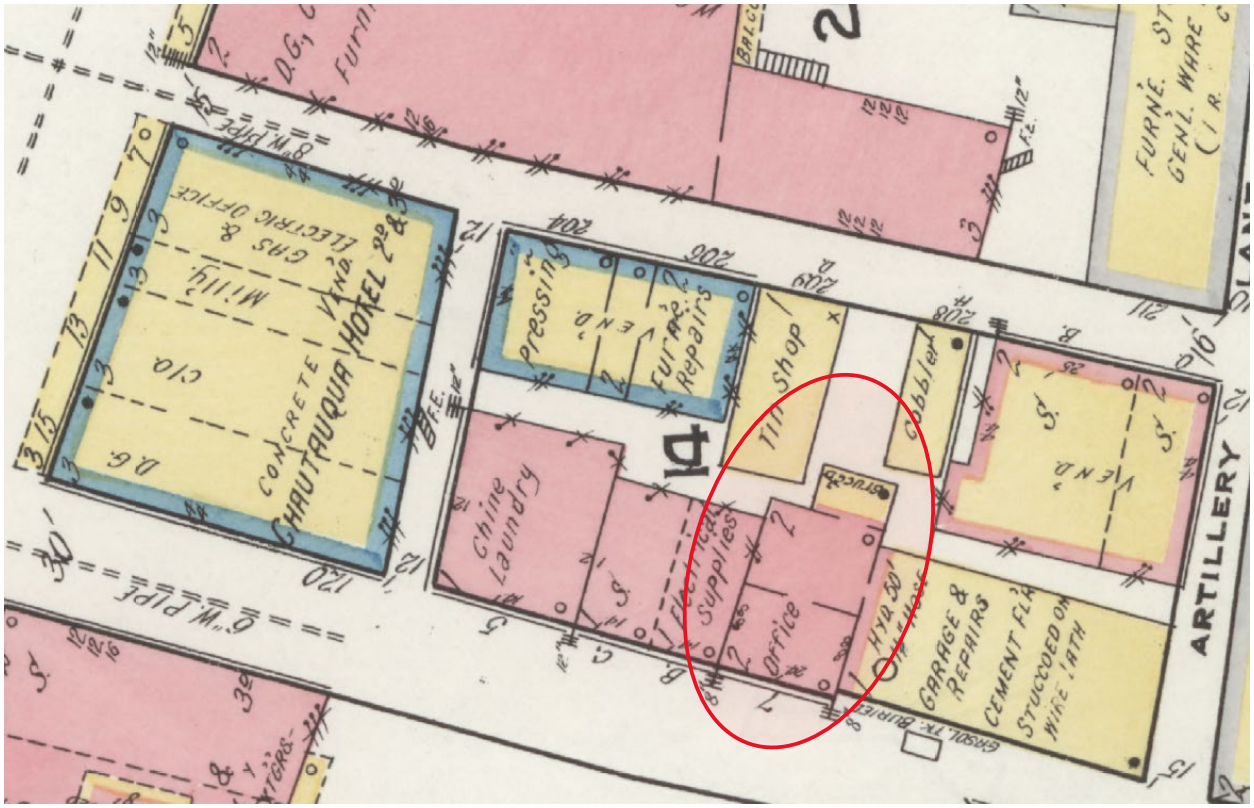


1904

SANBORN MAPS
7 Aviles Street

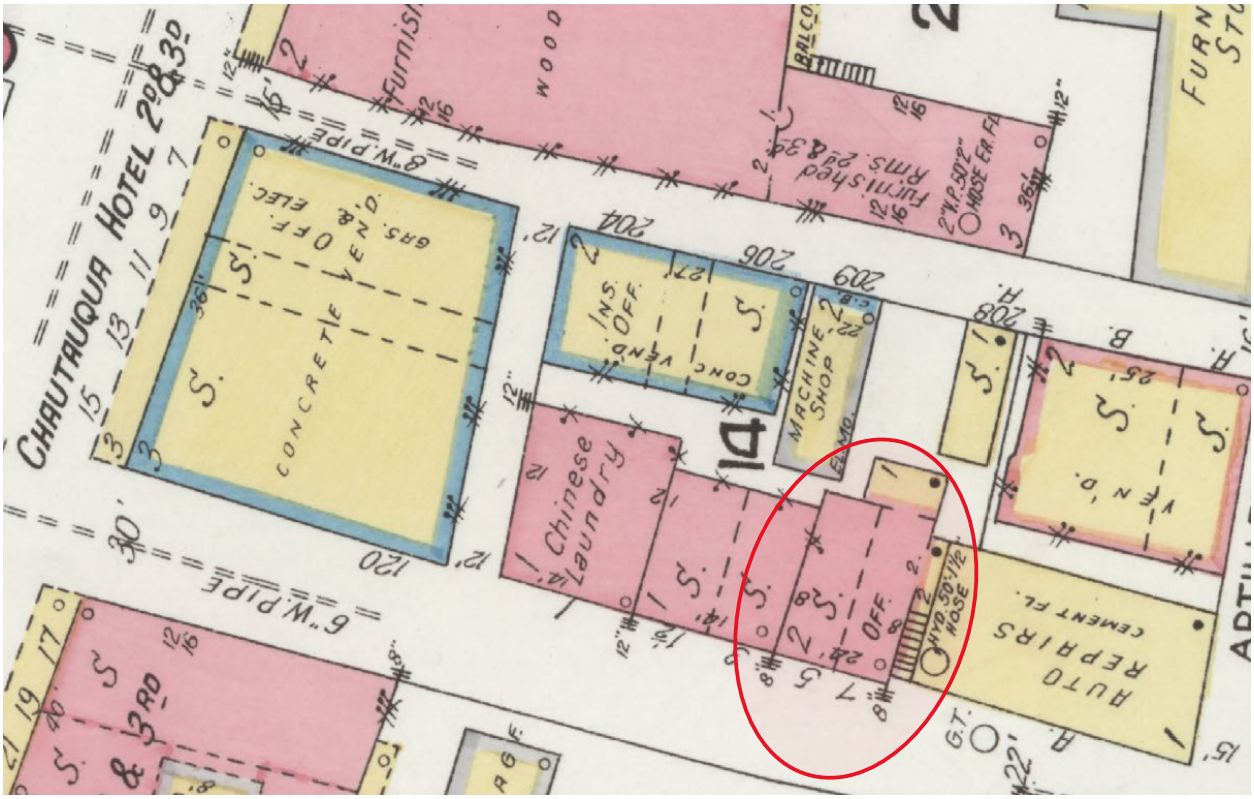


1910

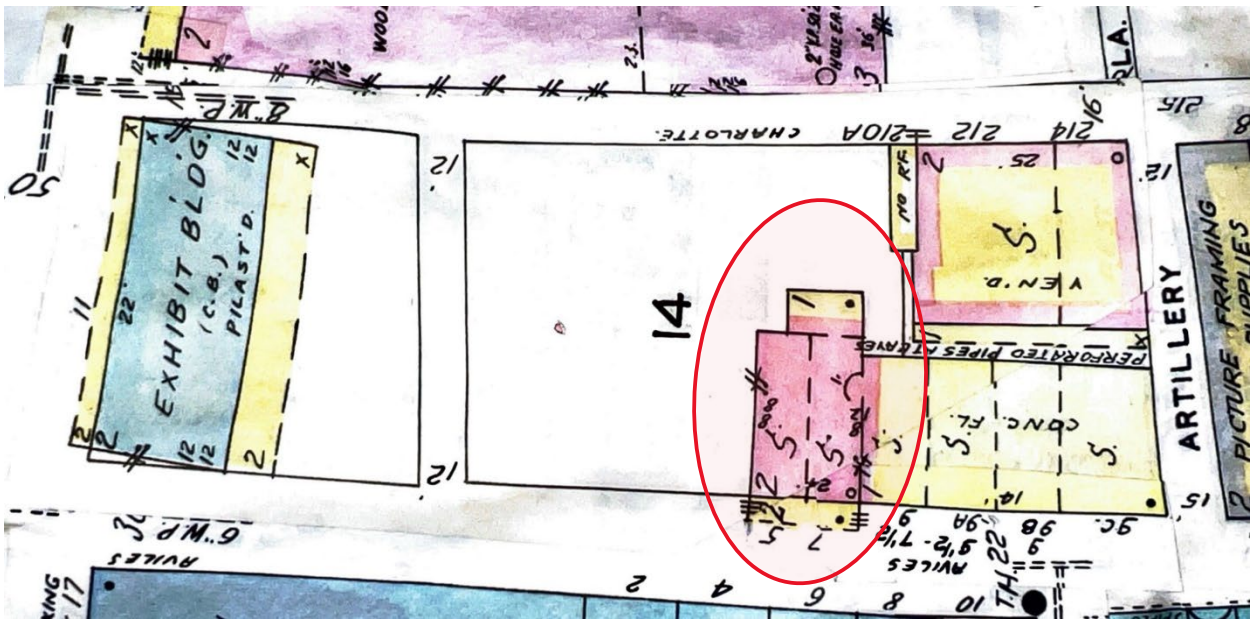


1917

SANBORN MAPS
7 Aviles Street



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0035 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Frank Ringhofer
   Business (if applicable):
   Address: 4141 Southpoint Drive East, Suite 200
   City: Jacksonville State: FL Zip Code: 32216
   Daytime Telephone: 9042240001 E-Mail Address: ringhoferf@pqh.com

2. NAME OF PROPERTY OWNER: John Rood
   Business (if applicable):
   Address: 1649 Atlantic Boulevard
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 904 613 1899 E-Mail Address: roodjd@vestcor.com

3. PROJECT LOCATION: 7 AVILES ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28

5. SCOPE OF WORK: To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Product Specifications
- Existing Photographs

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: #7 Aviles Street St. Augustine FL

Applicant's Name: Frank M. Ringhofer Jr. Applicant's Signature: [signature]

Owner's Name: John D. Rood Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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 HP2024-0035
7 AVILES ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Photographs of existing	Photographs of existing roof and affected features	Need	
ROOFS AND ROOFING - Documentation of justification for changing	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Provide proposed finishes for new elements including the exterior stair and garage doors.
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	Need	Scaled drawing of existing conditions will help the board visualize the degree of changes proposed.
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	A scaled site plan showing the existing property lines and setbacks, as well as proposed exterior appurtenances is required to ensure zoning requirements are being met.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Details of proposed new deck are needed.
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Specifications for new exterior doors, including the garage doors, is needed.
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	

Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	For replacement of existing windows, a [Window Condition Assessment Form|https://www.citystaug.com/DocumentCenter/View/6796/WindowConditionAssessmentSurveyForm-FillablePDF] is generally required. Photographs, labeled to correspond with the form, and a similarly labeled site plan, should be included with the form.
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Photos or examples of proposed exterior lighting fixtures should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
FENCES/WALLS/GATES - Photographs of existing site area	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate	Need	
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	
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	If applicable.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - 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	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable

Checklist Item	Checklist Item Description	Status	Comments

Other Details Necessary for Review

A site plan with property lines marked and existing and proposed setbacks is required to ensure that all zoning requirements are met.

While window specifications have been submitted, the applicant should be aware that vinyl windows are not generally considered an appropriate replacement material in the Historic Preservation Zoning Districts.

Recieved 6/18/24
Planning & Building Department



CLIENT:

ROOD VILLA

7 AVILES STREET

ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL 06/17/2024

CONSULTANTS

STRUCTURAL ENGINEERING

SWANSON STRUCTURAL INC.

209 BILBAO DR, ST. AUGUSTINE
Jacksonville, Florida 32086

CONTRACTOR

NAME

COMPANY ADDRESS

PROJECT ISSUE:

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

06/17/2024

REVISION:

SEAL:

FRANK M. RINGHOFER, AIA

22048 7 AVILES ST

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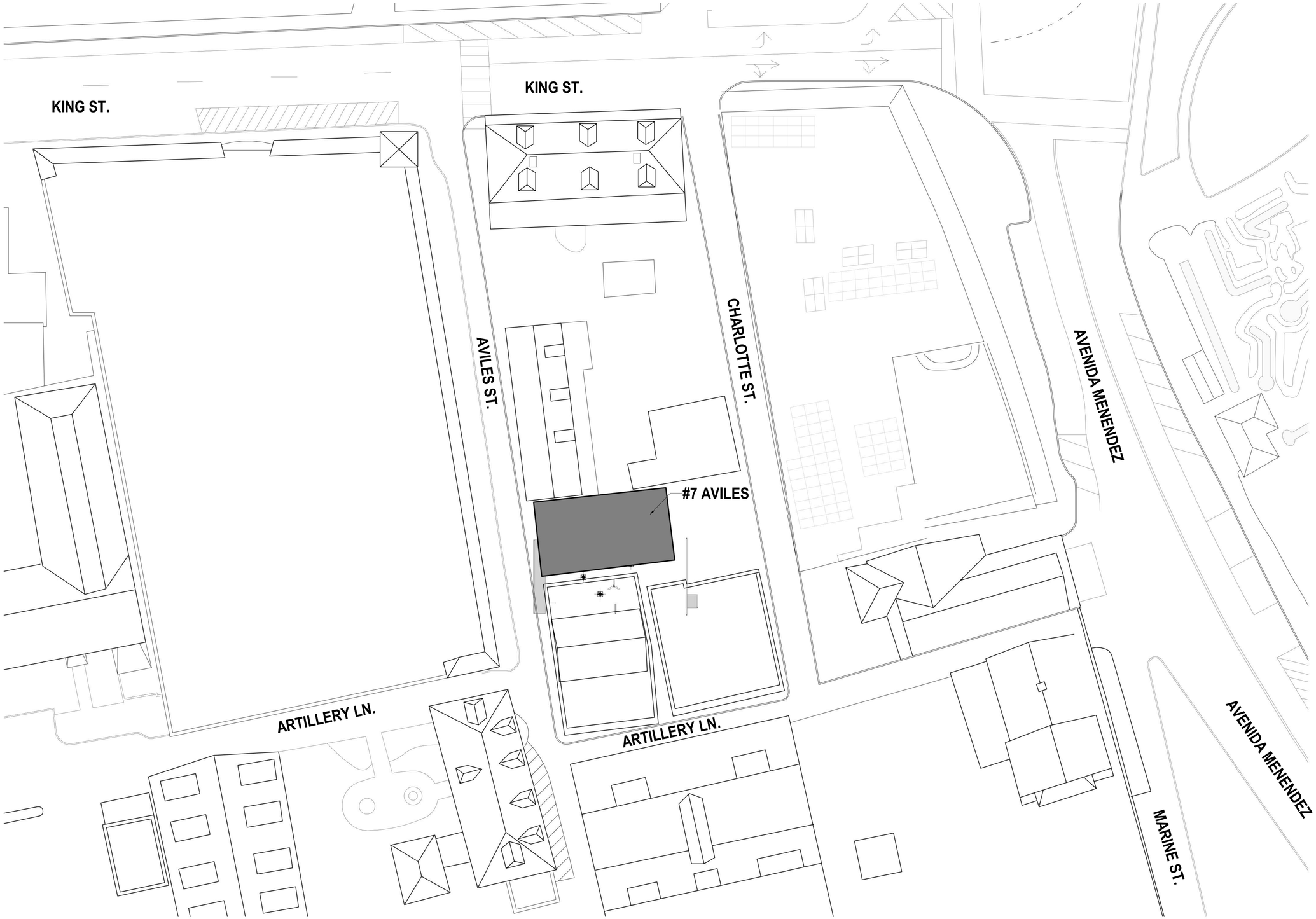
ROOD VILLA

7 AVILES ST

ST. AUGUSTINE, FLORIDA 32084

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DESIGN-BUILD SERVICES
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1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

N

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JOB NO.: 22048

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HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

ARCHITECTURAL SITE PLAN

SHEET ID:
AS101

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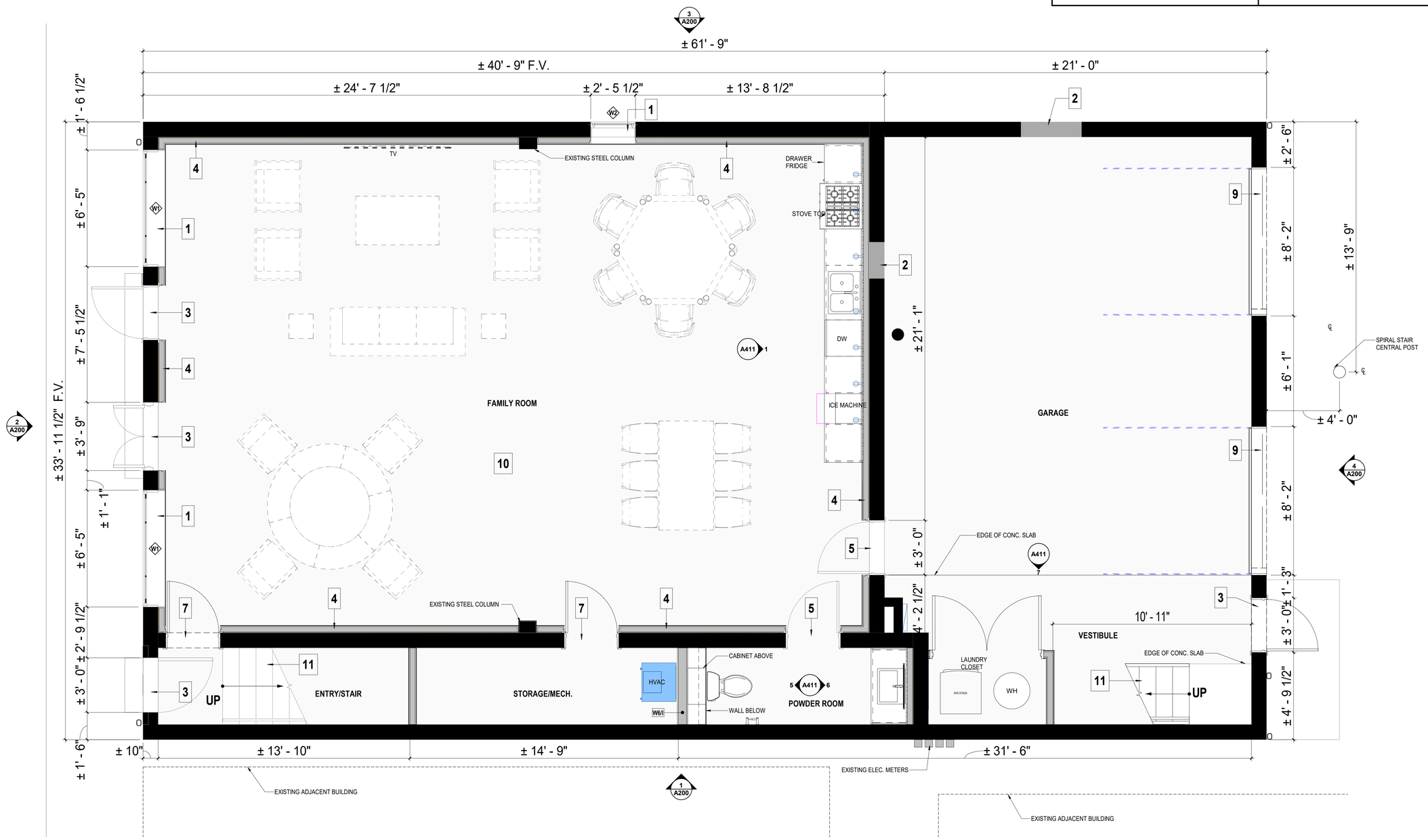
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FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL	
#	KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES	
1.	EXISTING WINDOW TO BE REPLACED.
2.	EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3.	EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)	
4.	NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5.	NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6.	EXISTING PORCH TO BE FULLY REPLACED.
7.	NEW OPENING WITH NEW DOOR.
8.	EXISTING OPENING TO REMAIN.
9.	EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10.	NEW CONCRETE SLAB ON RAISED GRADE.
11.	EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12.	EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13.	EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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OVERALL 1ST FLOOR PLAN PROPOSED

SHEET ID:
A110

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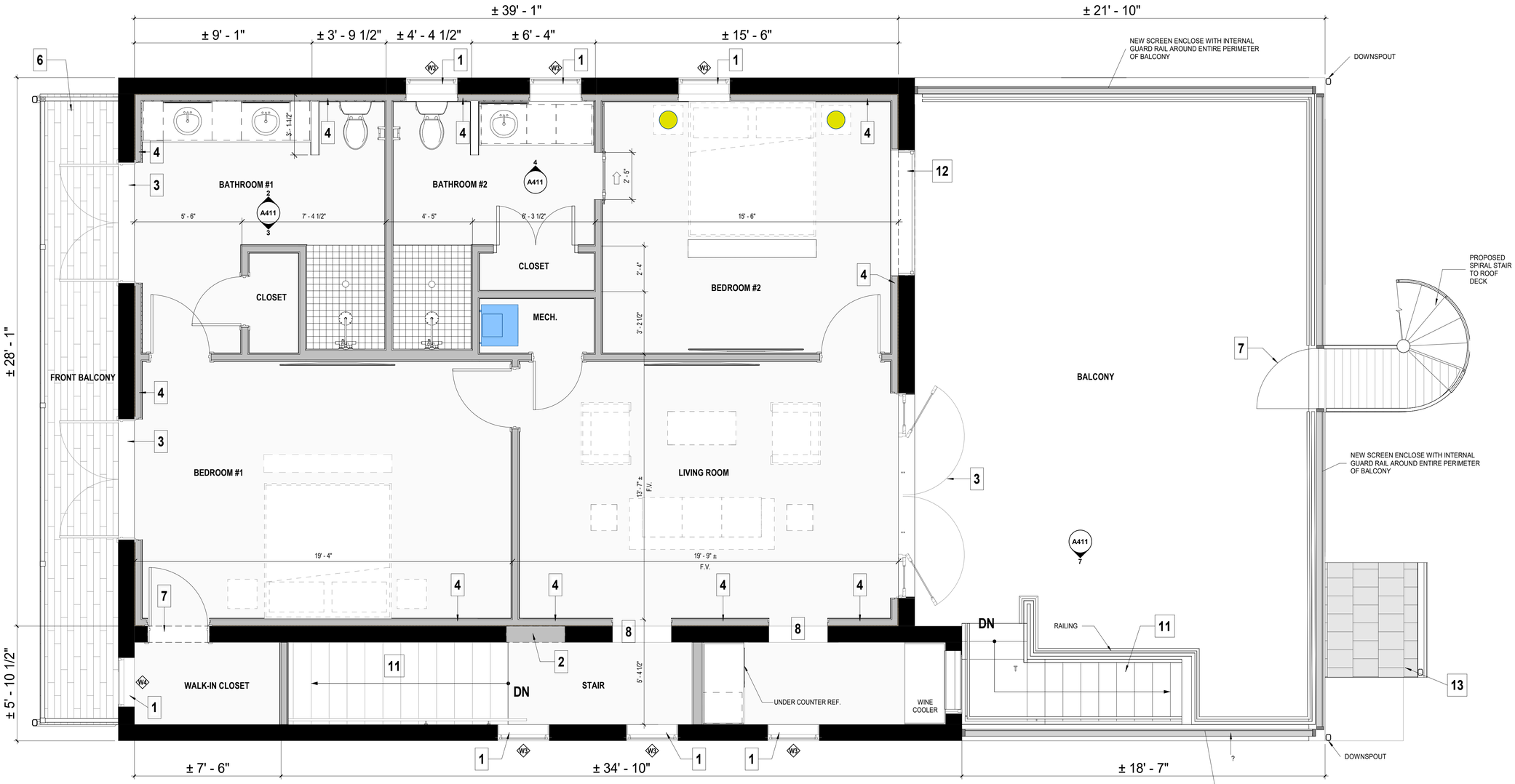
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FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL	
#	KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES	
1.	EXISTING WINDOW TO BE REPLACED.
2.	EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3.	EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)	
4.	NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5.	NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6.	EXISTING PORCH TO BE FULLY REPLACED.
7.	NEW OPENING WITH NEW DOOR.
8.	EXISTING OPENING TO REMAIN.
9.	EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10.	NEW CONCRETE SLAB ON RAISED GRADE.
11.	EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12.	EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13.	EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.



2 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

OVERALL 2ND FLOOR PLAN
PROPOSED

SHEET ID:
A111

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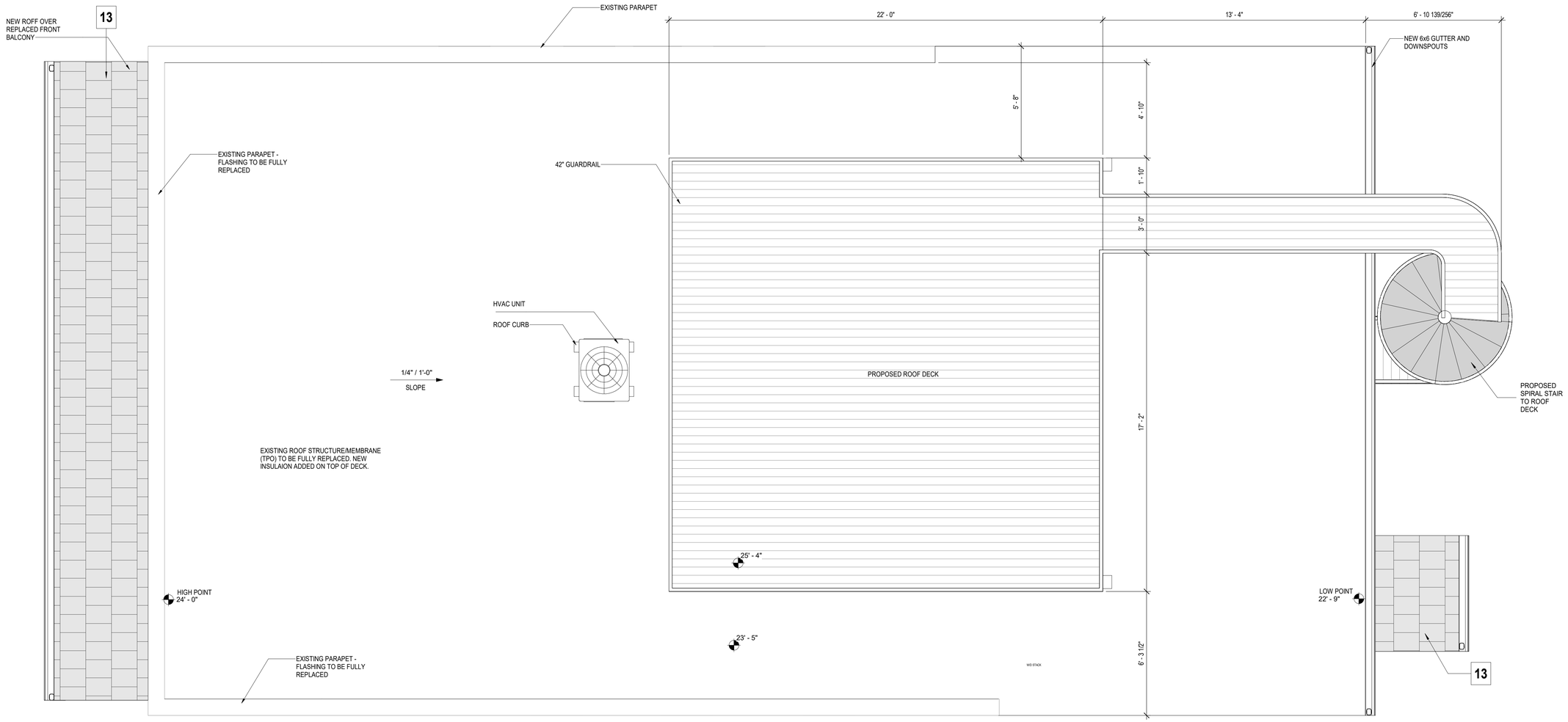
FLOOR PLAN GENERAL NOTES
A. ALL PARTITIONS 2X4 WD U.O.N.
B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES
1. EXISTING WINDOW TO BE REPLACED.
2. EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3. EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)
4. NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5. NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6. EXISTING PORCH TO BE FULLY REPLACED.
7. NEW OPENING WITH NEW DOOR.
8. EXISTING OPENING TO REMAIN.
9. EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10. NEW CONCRETE SLAB ON RAISED GRADE.
11. EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12. EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13. EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.

ROOF PLAN GENERAL NOTES
TYPICAL FLAT ROOF SLOPE IS 1/4" PER 1'-0" U.O.N.
ALL ROOF PENETRATION PREFORMED METAL CURBS SHALL BE COORDINATED WITH PIPE SIZES AND ROOF EQUIPMENT PRIOR TO ORDER.
ALL PIPE PENETRATIONS AND OPENINGS AT ROOF SHALL HAVE A BASE PLY (A.K.A "LAP SPLICE" OR "LAP PLY") 2'-0" FROM EDGE OF PIPES AND EDGE OF CURBS CONTINUOUS OVER SHEATHING, EXTENDING VERTICALLY 12" MINIMUM.
ALL DOWNSPOUTS SHALL BE 3" WIDE X 4" DEEP.
SEE SPECIFICATIONS FOR DOWNSPOUT AND GUTTER, MATERIAL AND FINISHES.
PIPE PENETRATIONS (THERMAL) SHALL COMPLY WITH ALL FIRE SAFETY AND UNDERWRITER'S LABORATORIES (UL) ASSEMBLIES OF APPROVED CONSTRUCTION AND INSTALLATION



1 **ROOF PLAN**
SCALE: 3/8" = 1'-0"

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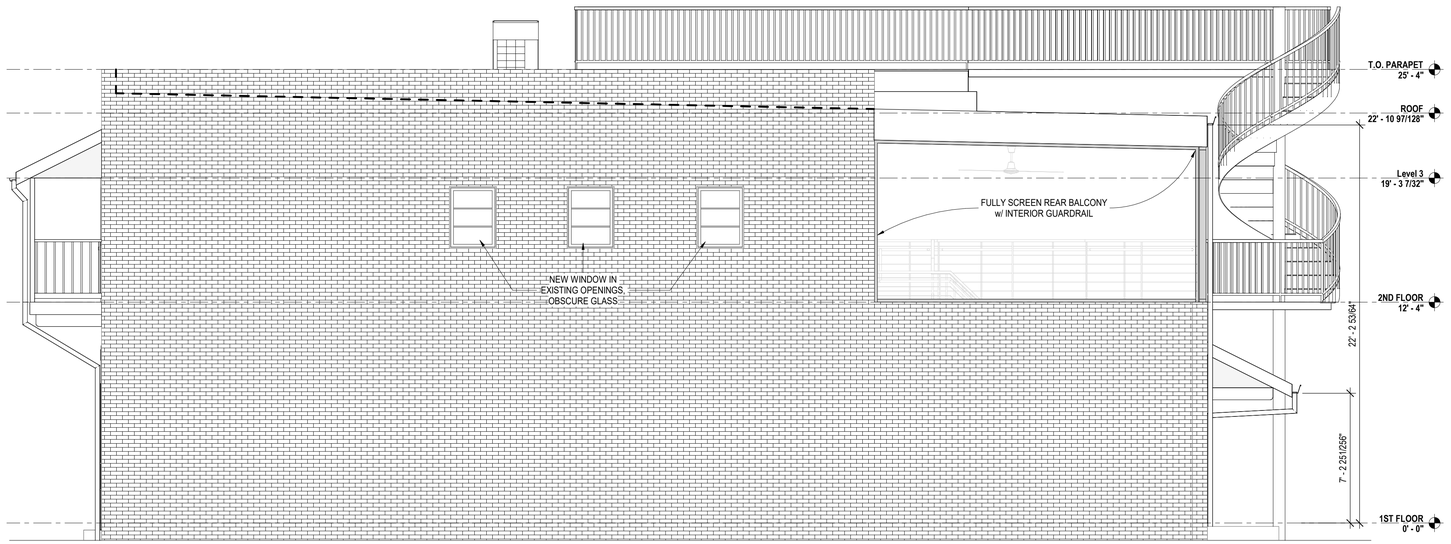
OVERALL ROOF PLAN

SHEET ID:
A190

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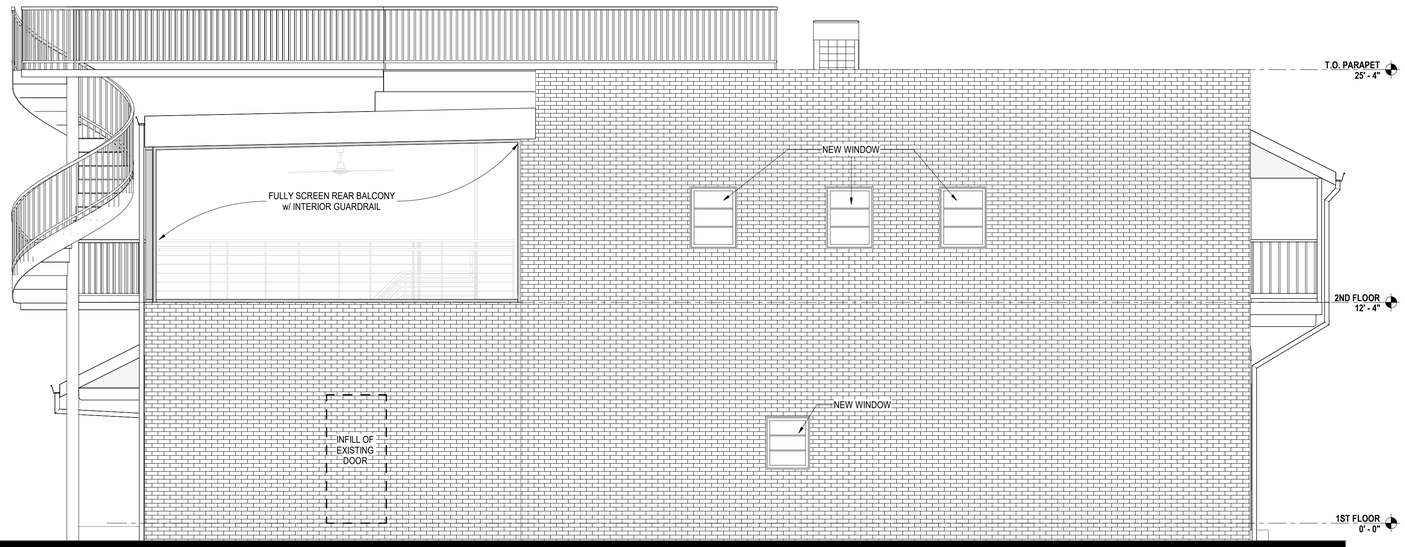
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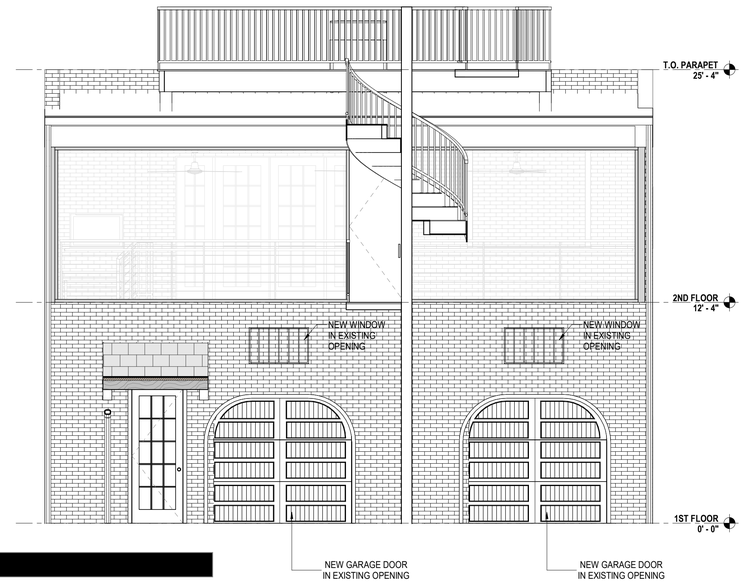
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN

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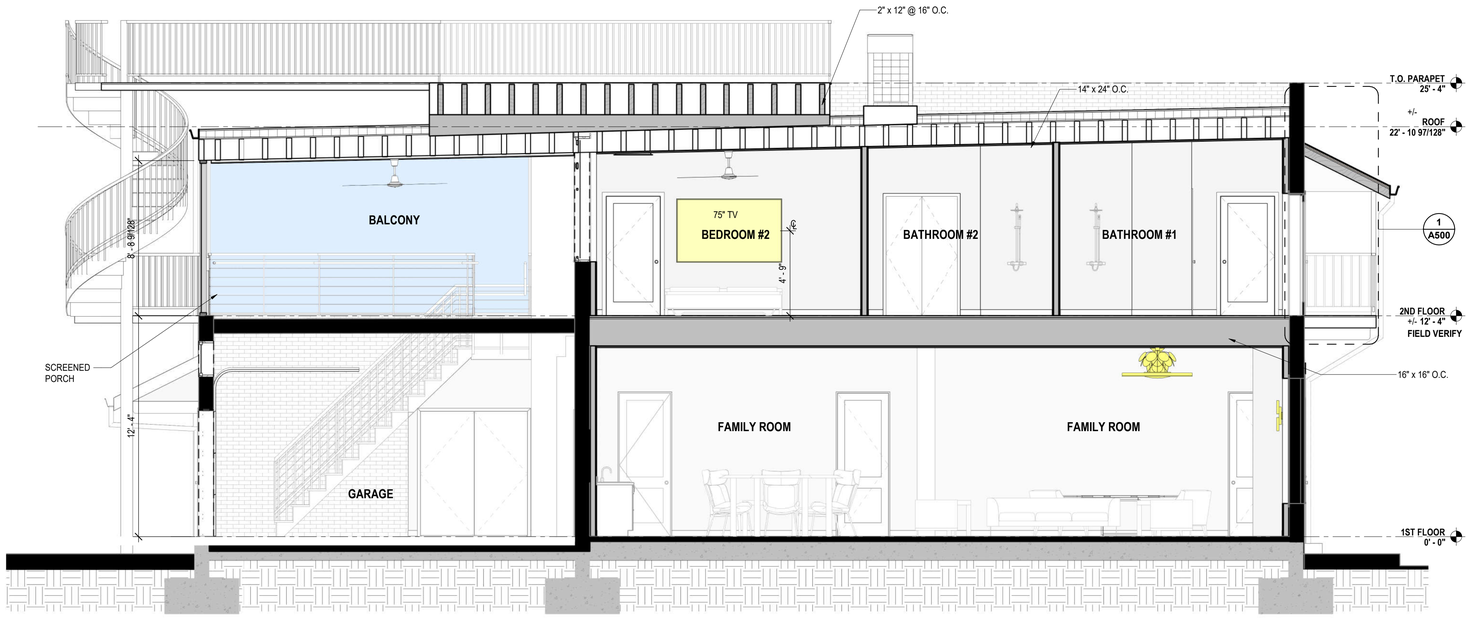
EXTERIOR ELEVATIONS

SHEET ID:
A200

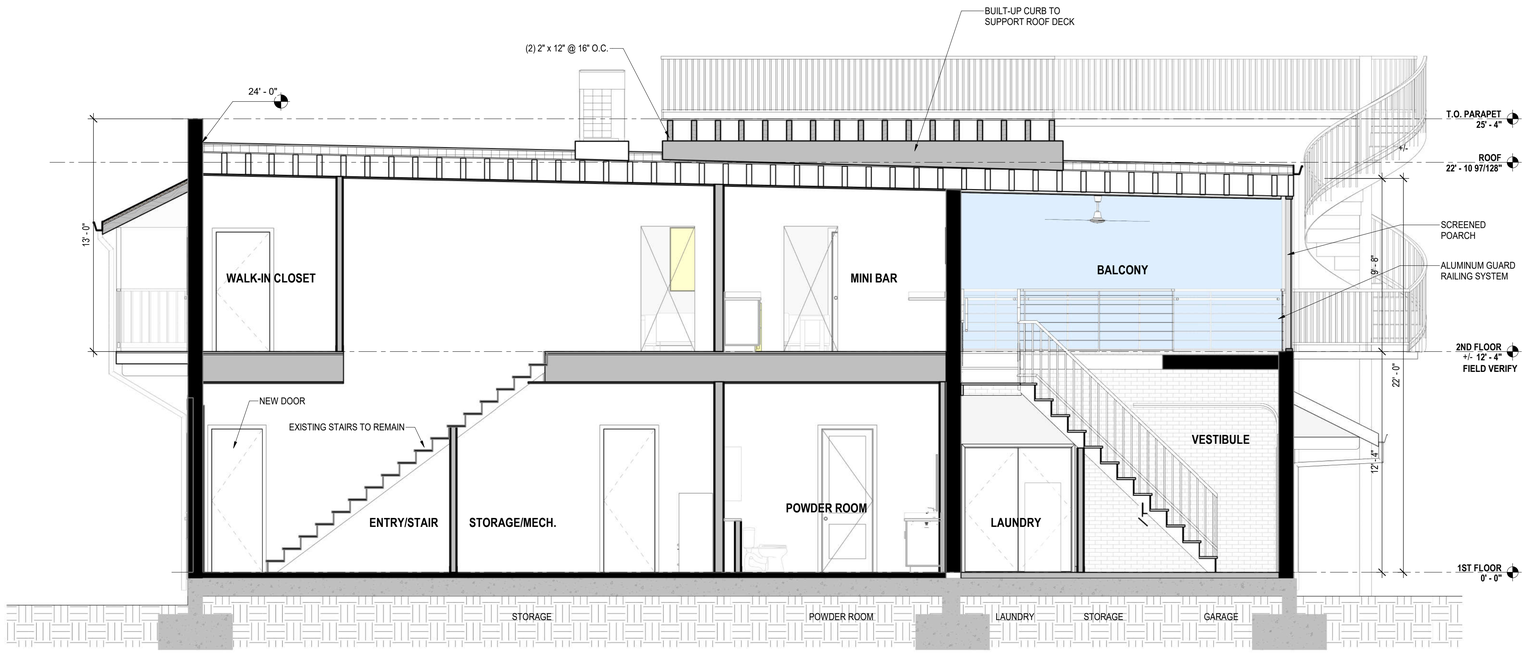
NORTH ELEVATION.pla
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1 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"

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BUILDING SECTION

SHEET ID:
A300

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RENAISSANCE
WINDOWS & DOORS
(904) 328-5355

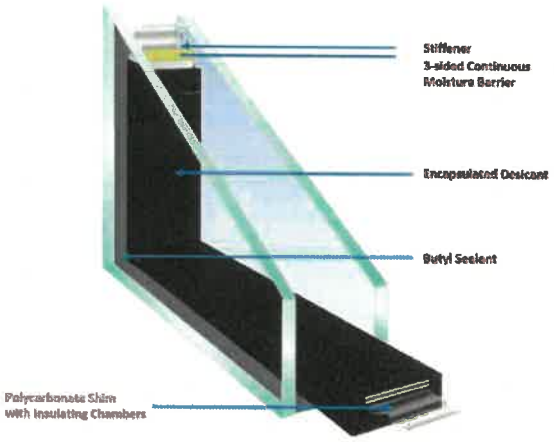
8500 Series - FL 31123
Vinyl Single Hung Window

Our 8500 series classic Single Hung Window allows for several aesthetic combinations creating unique, beautiful features to newly built or remodeled homes.

This reliable window is made with MikronBlend® vinyl using the Duralite® warm-edge spacer system. MikronBlend® has been tested in the harshest environments and provides color fastness and UV protection required in Southern climates.

The Renaissance Single Hung high-performance window meets or exceeds industry standards and the strict thermal and structural Florida building code requirements. It utilizes a fixed top sash and operable/tilt bottom sash designed for easy maintenance, energy efficiency, and trouble free operation.

Duralite® Spacer



STANDARD DESIGN FEATURES:

- High-performance Low E Glass
- 3/4" insulated glass sealed with Duralite® warm-edge spacer system
- Durable metal cam low-profile lock with metal keeper: two locks per sash standard on all 2'7" and wider
- Multi-chambered frame increases structural rigidity and thermal performance
- Stainless steel constant force balance system ensures quiet, trouble free sash operation
- Double Wall glazing towers
- Reinforced, overlapping & interlocking meeting rail provides metal surface for locking hardware mounting screws, prevents sagging and improves weather resistance
- Tilt-in sash for easy cleaning

HIGH STRENGTH TO MEET CRITICAL SPECIFICATIONS
FL 31123 - PERFORMANCE

Test Size	Air	Water	U-Factor	SHGC	SHGC w/grids	DP Rating
48 x 84	0.21	6.0	0.33	0.22	.20	DP 40-50





OPTIONAL FEATURES:

- Argon Gas
- DP-50 impact resistance package
- Custom Grille patterns - Simulated Divided Lite (SDL) or Grille-Between-the-Glass (GBG)
- Integral nail fin, box frame & flange option
- Dual weatherstrip for superior air and water infiltration resistance
- Continuous head & sill
- Full or half-radius
- Multi-lite window configurations using a single frame



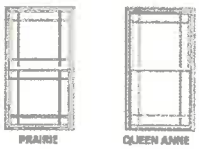
SDL



GBG







INTERIOR COLOR OPTIONS



White

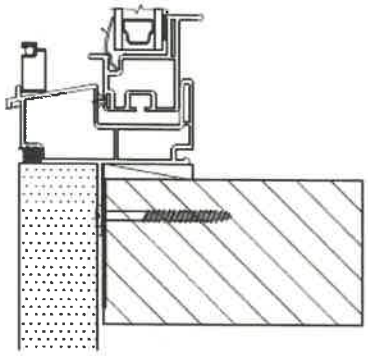
EXTERIOR COLOR OPTIONS

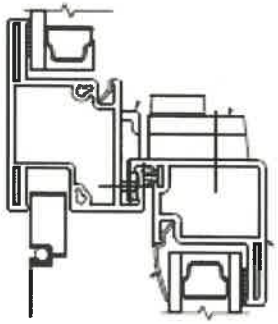


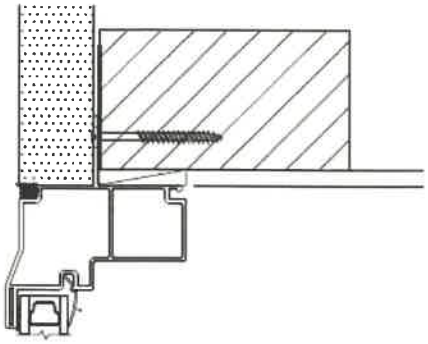
Black Bronze White

Manufacturing Plant & Showroom
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(904) 328-5355
renaissancewd.com

8500 Series - FL 31123
Vinyl Single Hung Window





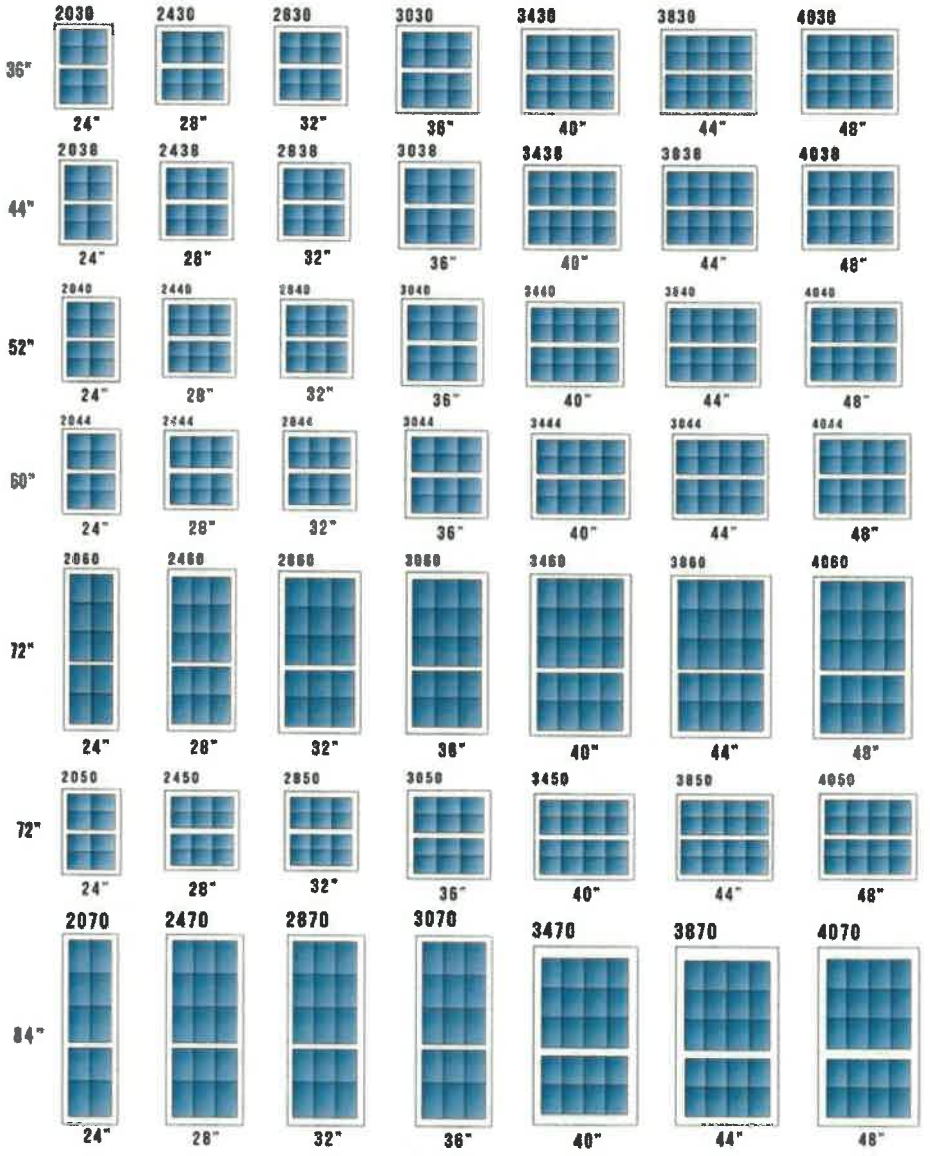


DESIGN FEATURES:

- 3/4" Low E insulated glass sealed with Duralite® warm-edge spacer system
- Extruded vinyl that resists chipping, pitting, or flaking with virtually no maintenance
- Durable low profile metal cam lock with metal keeper: two locks per sash standard on all 2'8" and wider
- Interlocking upper & lower sash guards against weather elements for increased energy efficiency

CUSTOM SIZES AVAILABLE

*DIMENSIONS SHOWN REFLECT ROUGH OPENING SIZE FOR INSTALLATION, DEDUCT 3/8" HEIGHT & WIDTH FOR ACTUAL UNIT SIZE.



Manufacturing Plant & Showroom
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Jacksonville, FL 32218
(904) 328-5355
renaissancewd.com

RENAISSANCE WINDOWS AND DOORS
SERIES 8500 VINYL SINGLE HUNG WINDOW
INSTALLATION ANCHORAGE DETAILS

GENERAL NOTES:

1. THIS PRODUCT HAS BEEN TESTED, EVALUATED AND DESIGNED TO THE CURRENT EDITION OF THE FLORIDA BUILDING CODE. TESTING WAS CONDUCTED IN ACCORDANCE WITH AAMA/NWWDA 101/I.S.2-97.
2. THE PRODUCT DETAILS CONTAINED HEREIN ARE BASED UPON SIGNED AND SEALED TEST REPORT NO.02-48976.01 AND 02-48976.02 AND ASSOCIATED LABORATORY DRAWINGS BY ARCHITECTURAL TESTING, INC.
3. THIS PRODUCT EVALUATION DOCUMENT IS NOT FOR USE IN THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
4. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE / MASONRY AND 2X FRAMING FRAMING SUBSTRATES AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT ACTING AS THE DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT OF INSTALLATION.
5. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT ACTING AS THE DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT OF INSTALLATION.
6. WHEN INSTALLED IN LOCATIONS WHERE WINDBORNE DEBRIS PROTECTION REQUIREMENTS EXIST,THIS PRODUCT REQUIRES OPENING PROTECTION IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE USING AN APPROVED IMPACT PROTECTION DEVICE.
7. SITE CONDITIONS NOT COVERED IN THIS PRODUCT EVALUATION DOCUMENT ARE SUBJECT TO ADDITIONAL ENGINEERING ANALYSIS BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
8. WINDOW FRAME MATERIAL: VINYL (PVC).
9. GLASS MEETS THE REQUIREMENTS OF ASTM E1300-09a.
10. DESIGNATIONS "X" STANDS FOR OPERABLE LITE/SASH AND "O" STANDS FOR FIXED LITE.
11. THESE DRAWINGS CERTIFY THE WINDOW INSTALLATION ONLY. WATER PROOFING OF THE INSTALLED WINDOW IS NOT PART OF THIS INSTALLATION CERTIFICATION. THAT RESPONSIBILITY SHALL BE THAT OF THE MANUFACTURER AND/OR THE INSTALLER.

INSTALLATION NOTES:

1. PRODUCT ANCHORS SHALL BE AS DESIGNATED AND LOCATED AS SHOWN IN THIS PRODUCT EVALUATION DOCUMENT. ANCHOR EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER AND SIDING.
2. SEE *INSTALLATION ANCHOR SCHEDULE* ON SHEET 2 FOR TYPE AND GRADE OF ANCHOR, AND/OR MANUFACTURER'S ANCHOR SPECIFICATIONS, INCLUDING MINIMUM NOMINAL SIZE, MINIMUM EMBEDMENT INTO SUBSTRATE AND MINIMUM EDGE DISTANCES.
   - 2.1. EDGE DISTANCES SHALL BE MEASURED FROM CENTERLINE OF ANCHOR TO EDGE OF STRUCTURAL SUBSTRATE EITHER TO THE INTERIOR OR EXTERIOR OF THE FENESTRATION PRODUCT.
   - 2.2. MINIMUM EMBEDMENT SHALL BE BASED ON PENETRATION INTO MAIN WIND FORCE RESISTING SYSTEM SUBSTRATE.
3. SEE SHEETS 5 THROUGH 10 FOR SPECIFIC ANCHOR INSTALLATION DETAILS.
4. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
5. ANCHOR QUANTITIES AND SPACING / EMBEDMENT AND EDGE DISTANCE
   - 5.1. THE NUMBER OF INSTALLATION ANCHORS IS BASED ON THE MAXIMUM END DISTANCE (ED) AND THE MAXIMUM ON CENTER (O.C.) SPACING PLACEMENT OF ANCHORS IN ACCORDANCE WITH ELEVATIONS ON SHEETS 3 AND 4.
   - 5.2. END DISTANCES AND O.C. SPACINGS LESS THAN THAT SHOWN IN THE ELEVATIONS ON SHEETS 3 AND 4 ARE ACCEPTABLE.
   - 5.3. FOR WINDOW SIZES SMALLER THAN THOSE SHOWN, ANCHOR QUANTITIES CAN BE REDUCED WHILE MAINTAINING EDGE DISTANCE AND O.C. SPACING REQUIREMENTS.
   - 5.4. ANCHOR QUANTITIES AND SPACINGS SHOWN ARE BASED ON THE LOWER OF ANCHOR SPACING USED IN TESTING OR REQUIRED BY LOADING AT DESIGN PRESSURE.
   - 5.5. SEE EMBEDMENT AND EDGE DISTANCE DESCRIPTION ON SHEET 2.
6. MAXIMUM ALLOWABLE SHIM THICKNESS IS 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF WOOD COMPOSITE, HIGH DENSITY PLASTIC OR SIMILAR LOAD BEARING MATERIAL.
7. FOR CONCRETE BLOCK APPLICATIONS DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS.
8. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED IN THE *INSTALLATION ANCHOR SCHEDULE* ON SHEET 2.

TABLE OF CONTENTS	
SHEET	SHEET DESCRIPTION
1	GENERAL NOTES, INSTALLATION NOTES, TABLE OF CONTENTS
2	ANCHOR SCHEDULE - EMBEDMENT AND EDGE DISTANCE
3	48" x 84" WINDOW ELEVATION/COMBINED ANCHORING LAYOUT
4	44" x 84" WINDOW ELEVATION/FIN FRAME ANCHORING LAYOUT
5	44" x 84" WINDOW ELEVATION/THRU-FRAME ANCHORING LAYOUT
6	VERTICAL CROSS SECTION - NAILING FIN INSTALLATION
7	HORIZONTAL CROSS SECTION - NAILING FIN INSTALLATION
8	VERTICAL CROSS SECTION - THRU FRAME INSTALLATION
9	HORIZONTAL CROSS SECTION - THRU FRAME INSTALLATION
10	VERTICAL CROSS SECTION - SNAP-ON FLANGE THRU FRAME INSTALLATION
11	HORIZONTAL CROSS SECTION - SNAP-ON FLANGE THRU FRAME INSTALLATION
12	GLAZING DETAIL AND GLAZING NOTES
13	BILL OF MATERIALS

PERFORMANCE RATING			
MAXIMUM WINDOW SIZE	GLAZING DETAIL (SEE SHEET 12)	DESIGN PRESSURE (PSF)	IMPACT RATING
NOMINAL 48" x 84"	B (FIXED LITE) C (SASH LITE)	+/- 25	NONE SEE NOTE 6
NOMINAL 44" x 84"	A (FIXED LITE) C (SASH LITE)	+/- 40	

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
GENERAL NOTES, INSTALLATION NOTES & TABLE OF CONTENTS

DRAWN BY: RJA | DATE: 12/5/19
SCALE: N.T.S. | DRAWING NO: RWD0001
REV: First Issue | SHEET: 1 OF 13

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
PO BOX 520775
LONGWOOD, FLORIDA 32752
Phone: 321.690.1789
Fax: 321.960.1789
Email: rob@ptcdesign.com

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'

Application Packet Page 15

Application Packet Page 16

INSTALLATION ANCHOR SCHEDULE

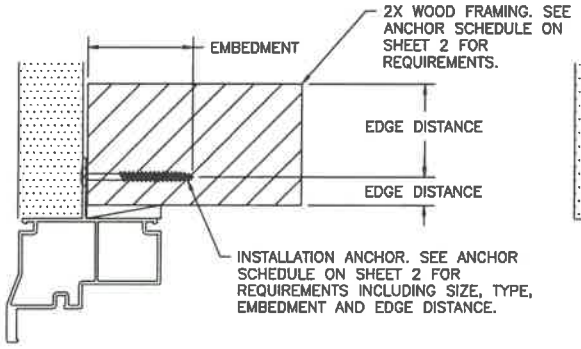
INSTALLATION TYPE	SECTION VIEW	FASTENER HEAD TYPE	FASTENER SIZE	SUBSTRATE	MANUFACTURER AND/OR SPECIFICATION	MIN. EMBEDMENT (IN)	MIN. EDGE DISTANCE (IN)	MIN. SPACING (IN) BETWEEN FRAME ANCHORS	ANCHOR CAPACITIES BASED ON
THROUGH FRAME ANCHOR	SECTION A & B (SHEETS 7 & 8)	HEX HEAD	3/16"	CONCRETE	ITW TAPCONS (1)	1	1-1/8	3	MIN. 2000 PSI CONCRETE
				MASONRY (BLOCK/CMU)	ITW TAPCONS (1)	1	2	3	STRENGTH CONFORMANCE TO ASTM C-90, MEDIUM WEIGHT
		PAN HEAD	No. 10	WOOD	ANSI B18.6.1 (WOOD SCREW) (2) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (2) GRADE 2 EQUIVALENT	1-3/8	3/4	2 1/2	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.
SNAP-ON FLANGE WITH THROUGH FRAME ANCHOR	SECTION A & B (SHEETS 9 & 10)	PAN HEAD	No. 10	WOOD	ANSI B18.6.1 (WOOD SCREW) (2) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (2) GRADE 2 EQUIVALENT	1-3/8	3/4	2 1/2	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.
NAILING FIN ANCHOR	SECTION A & B (SHEETS 5 & 6)	PAN HEAD	No. 8	WOOD	ANSI B18.6.1 (WOOD SCREW) (3) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (3) GRADE 2 EQUIVALENT	1-5/8	1/4	1	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.

NOTES:

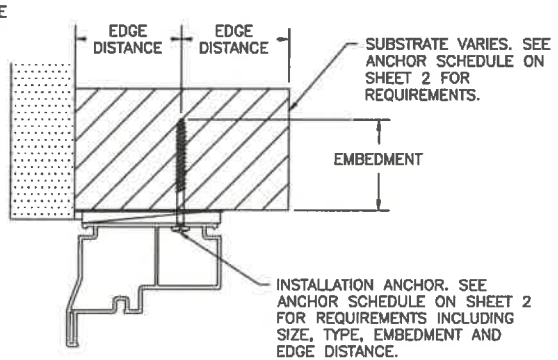
1) WHEN ITW TAPCONS ARE USED FOR CONCRETE/MASONRY INSTALLATION, THEY SHALL BE THE ADVANCED THREADFORM TECHNOLOGY TYPE.

2) FOR WOOD SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.090" PILOT HOLE (DRILL SIZE 43). FOR TAPPING SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.121" PILOT HOLE (DRILL SIZE 31).

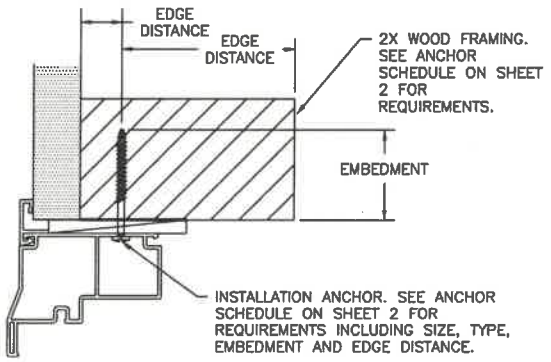
3) FOR WOOD OR TAPPING SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.082" PILOT HOLE (DRILL SIZE 45).



EMBEDMENT AND EDGE DISTANCE
NAILING FIN FRAME INSTALLATION



EMBEDMENT AND EDGE DISTANCE
THROUGH-FRAME INSTALLATION



EMBEDMENT AND EDGE DISTANCE
SNAP-ON FLANGE THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

SERIES 8500 VINYL SINGLE HUNG WINDOW
ANCHOR SCHEDULE - EMBEDMENT & EDGE DISTANCE

DATE: 12/5/19
DRAWING NO: RWD0001
SHEET: 1 OF 13
DRAWN BY: RJA
SCALE: N.T.S.
REV: First Issue

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
PO BOX 530775
LONGWOOD, FLORIDA 32752
FBPE C.A. NO. 29595
Phone: 321.960.1788
Fax: 321.960.1789
Email: info@ptc-corp.com

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'

Received 6/18/24
Planning & Building Department

EverGuard® TPO Smooth Membrane

45, 60, 80 mil



Durable. Efficient. Proven.

GAF knows thermoplastic polyolefin (TPO). Our EverGuard® TPO membrane construction has remained unchanged for decades. It's just one of the reasons we've sold more than 6 billion square feet. EverGuard® TPO offers flexibility, durability, UV reflectivity, and heat-sealable properties. It's inherently fungal resistant* and flexible without using plasticizers. Available in nominal and minimum thicknesses.

Competitive pricing and a 20-plus-year track record for performance make TPO the most popular option in the commercial roofing industry and specialized training from GAF Roofing It Right videos and CARE classes add to GAF's unmatched technical support.

Durable. Efficient. Proven.

EverGuard® TPO is suitable for all types of single-ply systems:

- **Mechanically Attached** — for a quick and cost-effective system that can be installed practically year-round.
- **Induction Welded** — can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.†
- **Adhered** — can be installed with EverGuard® TPO Quick Spray, EverGuard® TPO Quick Spray LV50, EverGuard® TPO Low VOC Bonding Adhesive, EverGuard® TPO 3 Square Low VOC Bonding Adhesive, EverGuard® TPO SBA 1121 Bonding Adhesive, or EverGuard® WB 181 Bonding Adhesive for the smoothest appearance.

Features:

EverGuard® TPO offers the following:

- Endures 2 to 2.5 times the industry standard, depending on thickness (ASTM D6878 weather resistance test).
- Offers guarantees for eligible systems up to 20 years for 45 mil, 25 years for 60 mil, and 30 years for 80 mil.†
- Available in 12' rolls to cover more area with fewer rolls and seams
- Allows for heat-welded seams that provide greater seam strength to taped and other seams
- Creates a highly reflective and emissive white roof that can help reduce cooling costs‡ and urban heat island effect. (white, energy tan and energy gray only)

TPO Field Study:
As a relatively new roof technology, TPO performance was proven mostly in lab studies. So when real-world TPO systems started approaching 20-year marks, GAF acquired and analyzed EverGuard® TPO samples across the United States. We found 8- to 16-year-old TPO roofs to be performing well and in most instances, meeting the current ASTM D 6878-19 requirements for new membranes. Download the study from GAF.com.

MADE IN THE U.S.A.
WITH DOMESTIC AND IMPORTED MATERIALS.
AMERICAN JOBS IN AMERICAN FACTORIES.

* Meets ASTM G21. GAF warranties and guarantees do not provide coverage against fungi or other biological growth. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

† Additional requirements apply. Contact GAF for more information. Refer to sample guarantees, available at gaf.com, for complete coverage and restrictions.

‡ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment, efficiency and other factors.

Accessories:

EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity while reducing labor.

- **Coated Speedtite™ and Hercules® Drain** — TPO-coated flange for direct hot-air welding of TPO roof membranes.
- **Corner Curb Wrap** — Four standard sizes to flash 24", 36", 48", and 60" curbs.
- **Fluted Corner** — For use in flashing outside corners of base and curb flashing.
- **Inside Corner** — Manufactured to accommodate inside corners of base or curb flashing.
- **Preformed Split Pipe Boot** — Three standard sizes accommodate most pipes and conduits.
- **Preformed Vent Boot** — Accommodates most common pipes and conduits from 1" (25.4 mm) to 6" (152 mm).
- **Scupper** — Heat-welds to the scupper for a strong, secure installation.
- **Split Pourable Sealant Pocket** — Cuts to size and offers a low profile to help seal varying penetrations with less sealant.
- **Square Tube Wrap** — Tube wraps are split with overlaps to wrap around square or rectangular tubing.
- **T-Joint Cover Patches** — Conforming seal for use over T-joints in 60- and 80-mil membrane applications.
- **TPO Cover Tape** — Self-adhered TPO ideal for stripping-in TPO and edge metal.
- **Universal Corner** — Accommodates both inside and outside corners of base and curb flashings.
- **Vent** — For use in venting low-slope mechanically attached roofs.
- **Walkway Roll** — Heat-welds directly to TPO membrane or installs with seam tape. Available in gray and yellow.

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

Received 6/18/24
Planning & Building Department

EverGuard® TPO Smooth Membrane

45, 60, 80 mil

Physical Properties (ASTM D6878)

Type	ASTM Test Method	ASTM D 6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil[3]	80 mil
TPO Nominal Thickness	ASTM D751	0.039″	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness Over Scrim	ASTM 7635	0.015″	15.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 Grab Method MD	220 lbf	375 lbf x 330 lbf (559 x 492 kg/m)	400 lbf x 360 lbf (596 x 536 kg/m)	440 lbf x 390 lbf (656 x 581 kg/m)
Elongation at Break	ASTM D751	15%	30%	30%	30%
Tear Strength	ASTM D751 (8″ x 8″ sample)	55 lbf	90 lbf x 120 lbf (134 x 179 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)	100 lbf x 180 lbf (149 x 268 kg/m)
Brittleness Point	ASTM D2137	-40 °F	-40 °F	-40 °F	-40 °F
Ozone Resistance	ASTM D1149	No cracks @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification
Properties after Heat Aging	ASTM D573	≤1.5% weight change after 8 weeks @ 275° F, No cracks @ 7x magnification	Pass	Pass	Pass
Properties after Heat Aging, UAWS		Total radiation @ 8400 MJ/m² UV, no cracking	Pass	Pass	Pass
Linear Dimensional Change	ASTM D1204	±1%	0.2%	0.4%	0.4%
Water Absorption	ASTM D471	±3%	0.7%	0.7%	0.7%
Factory Seam Strength	ASTM D751	66 lbf	115 lbf (membrane failure) (171 kg/m)	145 lbf (membrane failure) (216 kg/m)	155 lbf (membrane failure) (231 kg/m)
Weather Resistance	ASTM G155	10,080 kJ(m²•nm) at 340 nm, No cracks @ 7x magnification	>20,000 kJ(m²•nm) at 340 nm	>25,000 kJ(m²•nm) at 340 nm	>25,000 kJ(m²•nm) at 340 nm
Air Permeance	ASTM E2178		<0.02 L/(s • m²)	<0.02 L/(s • m²)	<0.02 L/(s • m²)

Note 1: Certain data is provided in MD (machine direction) x CMD (cross machine direction) format.
Note 2: Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.
Note 3: Also available in minimum 60 mil thickness.

Additional Physical Properties

Puncture Resistance	FTM 101 C Method 2031	Not established	>350 lb. (159 kg)	>380 lb. (172 kg)	>380 lb. (172 kg)
Permeance	ASTM E96	Not established	<0.08 Perms	<0.08 Perms	<0.08 Perms
Guarantee			Up to 20 years	Up to 25 years	Up to 30 years

Sustainability Ratings/Certifications

Cool Roof Rating Council (CRRC)							
Color	Rated Product ID#	Initial			Aged		
		Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)	Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)
White	0676-0001	0.76	0.90	94	0.68	0.83	81
Energy Gray	0676-0045	0.72	0.87	88	0.67	0.90	82
Energy Tan	0676-0039	0.72	0.89	89	0.66	0.89	80

LEED Information	
Manufacturing Location	Mount Vernon, IN, New Columbia, PA, Cedar City, UT, Gainesville, TX

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EverGuard® TPO Smooth Membrane

45, 60, 80 mil

Applicable Standards/Approvals

MIAMI-DADE COUNTY APPROVED	Miami Dade County Product Control Approved	UL Evaluation Report UL ER1306-01	ICC-ES Evaluation Report ESR-4676 (Cedar City, UT only)
FM APPROVED	FM Approved (Refer to FM RoofNav.com for actual assemblies)	Meets or exceeds the requirements of ASTM D6878.	State of Florida Approved
CLASSIFIED UL	Classified by UL in accordance with ANSI/UL 790. (Refer to UL Product iQ for actual assemblies).	Meets or exceeds the requirements of the Texas Department of Insurance.	CRRC Rated — Can be used to comply with 2022 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations (White, Energy Tan, and Energy Gray only)

Product Data

Roll Size	EverGuard® TPO 45	EverGuard® TPO 60	EverGuard® TPO 80
12′ Roll Size	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)
12′ Roll Weight (Average)	307 lb. (139 kg)	386 lb. (175 kg)	504 lb. (228 kg)
10′ Roll Size	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)
10′ Roll Weight (Average)	256 lb. (116 kg)	322 lb. (146 kg)	420 lb. (191 kg)
8′ Roll Size	8′ x 100′ (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8′ x 100′ (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8′ x 100′ (2.43 x 30.5 m) (800 sq. ft. (74.3 sq.m)
8′ Roll Weight (Average)	204 lb. (93 kg)	257 lb. (117 kg)	336 lb. (152 kg)
6′ Roll Size	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)
6′ Roll Weight (Average)	153 lb. (70 kg)	194 lb. (88 kg)	252 lb. (114 kg)
5′ Roll Size	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)
5′ Roll Weight (Average)	128 lb. (58 kg)	162 lb. (74 kg)	210 lb. (95 kg)

Product Data Cont.

Colors	White, Gray, Energy Gray, Slate Gray, Tan, Energy Tan, Desert Tan, Dark Bronze, Dark Brown, Goldenrod, Sky Blue, Regal Blue, Electric Blue, Hartford Green, Patina Green, Regal Red, Terra Cotta.
Storage	Store on pallets in a clean, dry area at temperatures below 100°F (38°C).
Safety Warning	Membrane rolls are heavy. Employ at least two people to position and install.

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

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Instr #2022078830 BK: 5616 PG: 1100, Filed & Recorded: 8/15/2022 3:41 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $9,800.00

Prepared by and return to:
Stephen Difato, Esq.
Trusted Title
319 West Town Place, #27
St. Augustine, FL 32092
File Number: **2022-444**

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COPY

Warranty Deed

This Warranty Deed made this **15th day of August, 2022** between **Kirstin McMullen, a married woman**, of **71 Water Street, St. Augustine, FL 32084**, "grantor", and **SAR 2020 PARTNERS, LLC, a Florida Limited Liability Company**, of **3030 Hartley Road, Suite 300, Jacksonville, FL 32257**, hereinafter referred to as "grantee" or "Purchaser":

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

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

A PORTION OF BLOCK TWENTY-EIGHT (28) OF THE CITY OF ST. AUGUSTINE, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK TWENTY-EIGHT (28) OF THE CITY OF ST. AUGUSTINE, FLORIDA; THENCE NORTH 04 DEGREES 07 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), 55.49 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY SIDE OF A CONCRETE WALL WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 86 DEGREES 49 MINUTES 54 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY SIDE OF CONCRETE WALL AND ITS EASTERLY EXTENSION, 48.26 FEET TO A POINT ON THE EASTERLY LINE OF LOT 2, OF SAID BLOCK 28; THENCE NORTH 05 DEGREES 48 MINUTES 33 SECONDS EAST, DEPARTING SOUTHERLY SIDE OF SAID WALL AND ALONG SAID EASTERLY LINE OF LOT 2, 5.50 FEET TO THE SOUTHERLY SIDE OF A TWO STORY BRICK BUILDING; THENCE NORTH 82 DEGREES 43 MINUTES 34 SECONDS WEST, DEPARTING SAID EASTERLY LINE OF LOT TWO AND ALONG THE SOUTHERLY SIDE OF SAID TWO STORY BRICK BUILDING AND IT'S WESTERLY EXTENSION, 42.52 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF AVILES STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 07 DEGREES 27 MINUTES 55 SECONDS EAST, DEPARTING SAID SOUTHERLY SIDE OF TWO STORY BRICK BUILDING AND ITS WESTERLY EXTENSION

AND ALONG SAID EASTERLY RIGHT OF LINE OF AVILES STREET 33.07 FEET, TO THE INTERSECTION OF THE NORTHERLY SIDE OF SAID TWO STORY BRICK BUILDING AND IT'S WESTERLY EXTENSION WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 82 DEGREES 18 MINUTES 57 SECONDS EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID NORTHERLY SIDE OF TWO STORY BRICK BUILDING, 41.58 FEET TO THE AFOREMENTIONED EASTERLY LINE OF LOT 2; THENCE SOUTH 05 DEGREES 48 MINUTES 33 SECONDS WEST, DEPARTING SAID NORTHERLY LINE OF TWO STORY BRICK BUILDING AND ALONG SAID EASTERLY LINE OF SAID LOT 2, 0.40 FEET; THENCE SOUTH 82 DEGREES 09 MINUTES 52 SECONDS EAST, DEPARTING SAID EASTERLY LINE OF LOT 2, 47.25 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET; THENCE SOUTH 04 DEGREES 07 MINUTES 53 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 34.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel Identification Number: 198900-0000

COPY

Subject to taxes for **2022**, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, 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.

Grantor, Kirstin McMullen, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it Grantor's spouse's homestead, nor is it contiguous to or a part of Grantor's homestead property. Grantor's residence and homestead address is: **71 Water Street, St. Augustine, FL 32084.**

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, 2021.**

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

Signed, sealed and delivered in our presence:

Witness

Print Name

Witness

Print Name

Kirstin McMullen

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 13 day of August, 2022 by **Kirstin McMullen** who [X] is/are personally known or [_] has/have produced a driver's license as identification.

[Notary Seal]

Notary Public

COPY

STEPHEN DIFATO
MY COMMISSION # GG 963053
EXPIRES: March 29, 2024
Bonded Thru Notary Public Underwriters

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	1989000000
Location	7 AVILES ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use S of Plaza (610.16)
Tax Description*	CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28 OR5616/1100 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

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Owner Information

Owner Name	Sar 2020 Partners LLC 100%
Mailing Address	1649 ATLANTIC BLVD JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	$352,035
Extra Features Value	$1,614
Total Land Value	$445,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$799,149**
Total Deferred	$0
Assessed Value	**$799,149**
Total Exemptions	$0
Taxable Value	**$799,149**

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

Historical Assessment Information

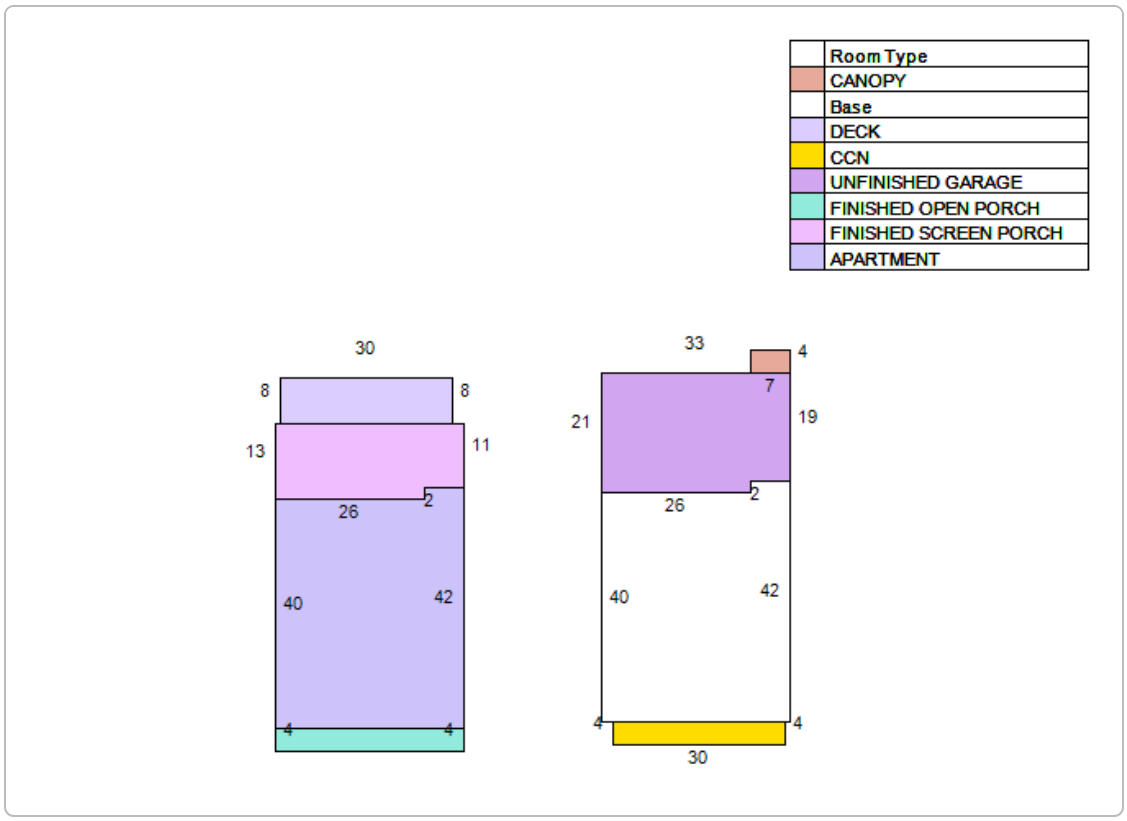
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$553,429	$1,614	$267,300	$0	$0	$1,155,300	$1,155,300	$0	$1,155,300
2022	$236,975	$4,065	$237,600	$0	$0	$478,640	$478,640	$0	$478,640
2021	$243,651	$4,065	$237,600	$0	$0	$485,316	$485,316	$0	$485,316
2020	$250,326	$4,065	$237,600	$0	$0	$491,991	$491,991	$0	$491,991
2019	$239,175	$4,043	$237,600	$0	$0	$480,818	$480,818	$0	$480,818
2018	$241,803	$4,043	$237,600	$0	$0	$483,446	$483,446	$0	$483,446
2017	$244,431	$4,043	$237,600	$0	$0	$486,074	$486,074	$0	$486,074
2016	$79,661	$3,177	$96,525	$0	$0	$179,363	$178,109	$1,254	$178,109
2015	$79,661	$3,177	$96,525	$0	$0	$179,363	$161,917	$17,446	$161,917
2014	$47,495	$3,177	$96,525	$0	$0	$147,197	$147,197	$0	$147,197
2013	$47,495	$3,177	$96,525	$0	$0	$147,197	$147,197	$0	$147,197

Building Information

Building	1
Building Value	$352,035
Year Built	1915
Actual Area	4282
Conditioned Area	2668
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Brick
Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
APARTMENT	1334
FINISHED SCREEN PORCH	415
FINISHED OPEN PORCH	132
UNFINISHED GARAGE	679
FINISHED CANOPY	120
FINISHED DECK	240
BASE AREA	1334
UNFINISHED CANOPY	28
Total SqFt	4282

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		958
Concrete Paving - Under 8" (COM)		528
Brick Pavers (COM)		128

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	33	90	2970	SF	$445,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2022	8/15/2022	$1,400,000.00	WARRANTY DEED	5616	1100	Q	I	MC MULLEN KIRSTIN	SAR 2020 PARTNERS LLC
8/22/2016	8/12/2016	$619,000.00	WARRANTY DEED	4243	510	Q	I	VARNEY RICHARD C JR & FREDERICKA BESS CHRISTI	MC MULLEN KIRSTIN
	6/29/1996	$100.00	PERSONAL REP	1181	115	U	I	WEINBERG MICHELLE PR EST OF THEADOR F WEBER	VARNEY RICHARD C JR & FREDERICKA BESS CHRISTI
	6/28/1996	$0.00	COURT ORDER	1181	9	U	I	WEBER THEADOR F ESTATE (#95-561CP/55)	VARNEY RICHARD JR & FREDDIE B CHRISTIE
	12/13/1995	$0.00	OTHER INSTRUMENT	1147	884	U	I	WEBER THEADOR F (DECEASED 12/7/95)	WEBER THEADOR F
	11/7/1995	$0.00	WILL	1147	878	U	I	WEBER THEADOR F (DECEASED 12/7/95)	WEBER THEADOR F (DECEASED 12/7/95)

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/25/2024, 1:18:28 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Profit Corporation
PQH GROUP, INC.

Filing Information

Document Number	G06198
FEI/EIN Number	59-2228220
Date Filed	10/27/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	04/14/2009
Event Effective Date	NONE

Principal Address

4141 SOUTHPOINT DR. E.
SUITE 200
JACKSONVILLE, FL 32216

Changed: 02/27/1999

Mailing Address

4141 SOUTHPOINT DR. E.
SUITE 200
JACKSONVILLE, FL 32216

Changed: 02/27/1999

Registered Agent Name & Address

PEREZ, JOSE M
7733 Deerwood Point Place
JACKSONVILLE, FL 32256

Name Changed: 09/24/2002

Address Changed: 01/09/2014

Officer/Director Detail

Name & Address

Title President

PEREZ, JOSE M
7733 Deerwood Point Place
JACKSONVILLE, FL 32256

Title VP, Treasurer

QUINONES, RICARDO E
12443 JODA LANE EAST
JACKSONVILLE, FL 32258

Title VP, Secretary

HOENSHEL, ROBERT D
1384 SAN MATEO AVE.
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	01/10/2022
2023	01/05/2023
2024	01/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
01/10/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/09/2020 -- ANNUAL REPORT	View image in PDF format
01/15/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
11/02/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/11/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
10/26/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- Amendment and Name Change	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/15/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
01/26/2006 -- ANNUAL REPORT	View image in PDF format
01/20/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format

01/21/2003 -- ANNUAL REPORT	View image in PDF format
09/24/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
12/29/2000 -- Merger	View image in PDF format
03/29/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
03/24/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
03/19/1996 -- ANNUAL REPORT	View image in PDF format
03/21/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
SAR 2020 PARTNERS, LLC

Filing Information

Document Number	L20000372418
FEI/EIN Number	99-1587346
Date Filed	12/07/2020
State	FL
Status	ACTIVE

Principal Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 03/07/2024

Mailing Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 03/07/2024

Registered Agent Name & Address

ROOD, SONYA A
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Address Changed: 03/07/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ROOD, SONYA A
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title MGR

Rood, John D
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	03/15/2022
2023	04/13/2023
2024	03/07/2024

Document Images

03/07/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
12/07/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0047 Address: 97 South Street

Alescia M. Smith – Applicant

George and Ollie Smith Irrevocable Trust – Owner

Project description: For after-the-fact partial demolition of a residential building, constructed c. 1899-1904, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale removal and replacement of the previously existing awning and jalousie windows with windows of a new material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02215
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1899-1904
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2122200000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on southeast corner of Martin Luther King Avenue and South Street, this two-story masonry Vernacular stacked duplex has seen several alterations over time including the enclosure of covered porches, cementitious shingle exterior cladding over the original wood siding, and replacement of the original windows with awning and jalousie windows.

The applicant is seeking after-the-fact approval for wholesale replacement of metal awning and jalousie windows which have been extant since at least the late 1970s with vinyl sliding and 1/1 windows.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a contributing structure to a National Register Historic District requires review and approval by the HARB if the criteria for administratively approvable in-kind replacement is not met.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **97 South Street** if the HARB finds that the design, material, and fenestration changes to the previously altered windows will not compromise the overall historic character and integrity of the structure and does not impact the architectural integrity of the structure such that it would no longer contribute to the Lincolnville National Register District in a future update.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-Fact partial demolition including:
    a. Wholesale replacement of previously existing paired and single 3 and 4 lite aluminum awning windows with vinyl windows:
        i. Custom sized to fit existing openings:
            1. Paired awning windows replaced with horizontal gliding windows
            2. Single awning windows replaced with 1/1 sash windows
            3. Most exterior wood framing retained or replaced with wood
        ii. Fenestration change to two windows at the rear of the east elevation:
            1. Single first and second story awning windows replaced with fixed pane transoms to accommodate interior alterations

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, this 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 as numerous two-story residential buildings that are in the neighborhood with a similar age. The aluminum awning windows that have been replaced were not original or appropriate to the building's architectural style; however, their replacement changes the long-extant look of the building. It is likely that the locations of the awning windows, particularly on the east elevation, represented the original fenestration pattern of the building. New replacement windows maintaining the majority of the fenestration pattern may mitigate replacement of the non-original windows.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the awning and jalousie windows on the structure removes evidence of modifications the building has seen over time. Often, jalousie windows are indicative of previously open spaces that have been enclosed. The Sanborn Maps and extant configuration of the building indicate that two-story front, side, and rear porches have been enclosed over time.

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 replacement windows used do not replicate the material, design, or pattern of the previously existing awning and jalousie windows nor do they match what the design of windows likely to have been original to the house. The Architectural Guidelines for Historic Preservation (AGHP) states that windows on Frame Vernacular buildings are usually double hung sash two-over-two or one-over-one. The replacement windows for the single awning windows are an appropriate 1/1 design. The paired awning windows were replaced with horizontal gliding windows, the frames of which echo the mullion between the prior paired windows.

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 contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. While the awning and jalousie windows were clearly not original to the building, they represented the history of the structure as it changed over time.

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.
Awning and jalousie windows are not unique to the area.

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. Awning and jalousie windows are common later additions to historic structures, particularly for enclosing open porch spaces.

9. *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.* While modern awning windows are available, they do not often maintain the same fine sashes and frames as early aluminum windows. The vinyl replacements that have been installed do not convey any similarity to the previously existing windows other than location and size. Two awning windows on the east side of the southern shed-roofed addition were removed and replaced with smaller fixed-pane transom windows to accommodate appliance being located along that wall.

10. *The justification for the proposed partial demolition.* According to the applicant, window replacement was accidentally omitted from the scope of work for the active renovation permit when submitted to the building department. They were not aware of the mistake until a stop work order was placed on the site. Had windows been included in the scope of work, the permit would have been routed to Historic Preservation Staff for review. A Window Condition Assessment Form was submitted by the applicant along with photos of some of the awning windows.

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, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

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

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

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

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

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

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

~~~~~

The building was built by 1904, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.
~~~~~

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps

Staff Photographs
97 South Street



Current North Elevation (from South Street)

Staff Photographs
97 South Street



Original South Elevation (Jul 2019)

Staff Photographs
97 South Street



Original East Elevation (Jul 2019)

Staff Photographs
97 South Street



Current East Elevation

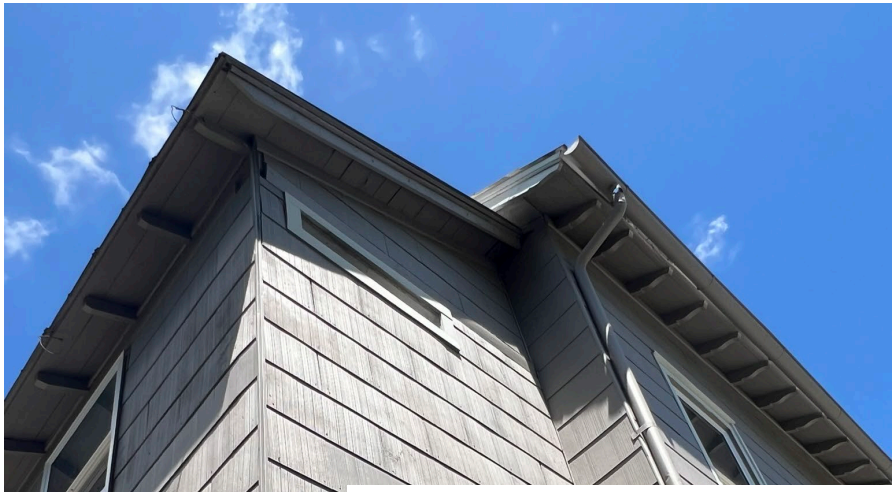
Staff Photographs
97 South Street



East Elevation and door detail



Staff Photographs
97 South Street





Transom windows that replaced jalousie windows on east elevation
(only fenestration change)





Staff Photographs
97 South Street



South Elevation

Staff Photographs
97 South Street





South Elevation Window Details

Staff Photographs
97 South Street



West Elevation

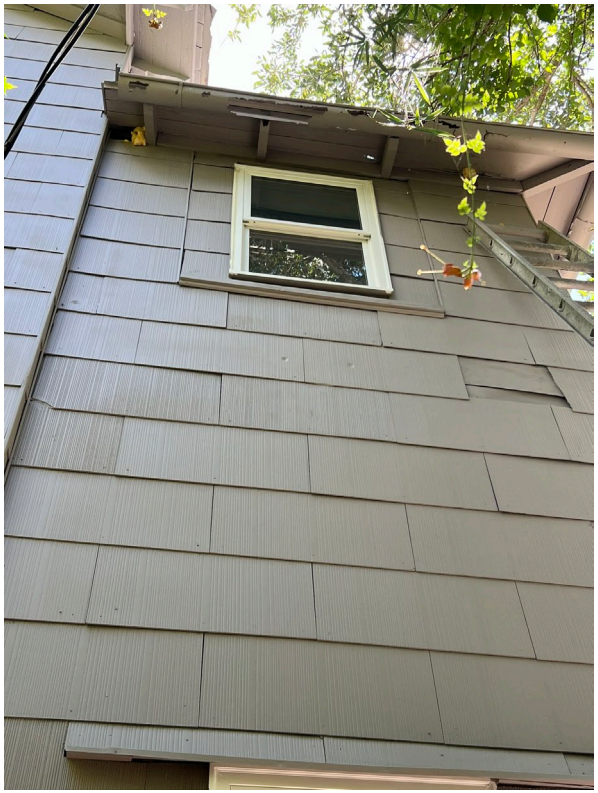
Staff Photographs
97 South Street



West Elevation

Staff Photographs
97 South Street







West Elevation Window Details

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2215 1009==

Site Name: 97 South Street 830== Survey Date: 7901 820==

Address: 97 South Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 6 (block) 1 and 2 (lot) 868==

Mill Rd ST3248 868==

Owner of Site: Name: Oliveros, Joy Olga and Mabel Stevens;

Address: 97 South Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stevens, Mable and Rietschel, H.Eric & Eric's Appli-ance Repairs 904==

Type of Ownership: ~~Private~~ 848== Zoning: RS2

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

UTM: 17 (zone) 469735 (easting) 3305545 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Metal awning, jalousie door, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn bargeboards 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 97 South Street was constructed between 1899 and 1904. Situated on a corner lot, the house has been covered with asbestos shingles and altered with metal awning and jalousie windows. However, it has retained its jigsawn bargeboards.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minor-

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

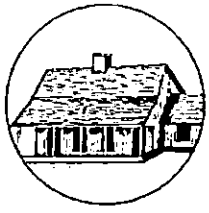
3. St. Augustine City Directory, 1911-12, 1920-21, 1930, 1934, 1940,

can merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

The 1905 Map Supplement lists the property at 97 South Street as belonging to Mrs. Nellie Canova. Rosa Mickler, a dressmaker, also lived there with the Canovas in 1911-12. In the 1930's it was the residence of three men who were involved in the city's judicial system. Lamar Warren was a court reporter at the City Building. Oliver L. Lawton, formerly a teller with the St. Augustine National Bank, was a deputy clerk of the Circuit Court in the 1940's, later holding the position for two decades. Hiram H. Faver, also a clerk of the Court for many years, was responsible for donating Faver-Dykes State Park, which he named for his parent Alexander Hall Faver, proprietor of the Ancient City Wagon Works Company at the turn of the century, and Florida Ellen Dykes Faver. He donated the 700 acre park south of St. Augustine in 1950 as a memorial to them. Mr. Faver continues to be active in city government as attested to in a 1979 St. Augustine Record article. "Hiram Faver began his 64th year at the St. Johns County clerk's office today, the last 19 of which have been without pay, since he retired as clerk of the Court in 1960. 'I don't get any pay. I just do it because I enjoy working,' Faver commented."[3]

1947, 1949, 1962, 1966, 1976, 1979; C. D. Manucy, R. Ranson, Supplement to Official City Map, 1905, p. 57; Historic Properties Inventory Research File.

☐ Original
☒ Update



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

Site# SJ02215
Field Date 12-9-2020
Form Date 1-13-2021
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) 97 South 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
97		South	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 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2122200000 — Landgrant _____
Subdivision Name Buena Esperanza — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1904 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1904 — To (year): _____
Current Use: Apartment — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: windows, siding, porch enclosure
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature: rear shed mass
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Smith George W,Ollie M Trust

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

DESCRIPTION

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

3 & 4 lite aluminum awning windows, paired and single, wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable w minimal overhang, vent in gable end, front hip mass w exposed rafters, side gable ext, scale-like roof shingles, rear shed addn

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

large corner lot, dirt parking at side, screening vegetation, brick walk

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 SJ02215

DESCRIPTION (continued)

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

perpendicular to street, in hip mass, storm door, overhead sconce, flanking windows

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

enclosed under hip roof, full width, side brick steps w metal railing

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

1910 Sanborn shows a full front & partial western porch 2 story porch & a 2 story partial rear porch. The side was enclosed by 1930; the front sometime between 1930 and 2005. The rear porch was enclosed/expanded between 2005 and 2008.

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 _____

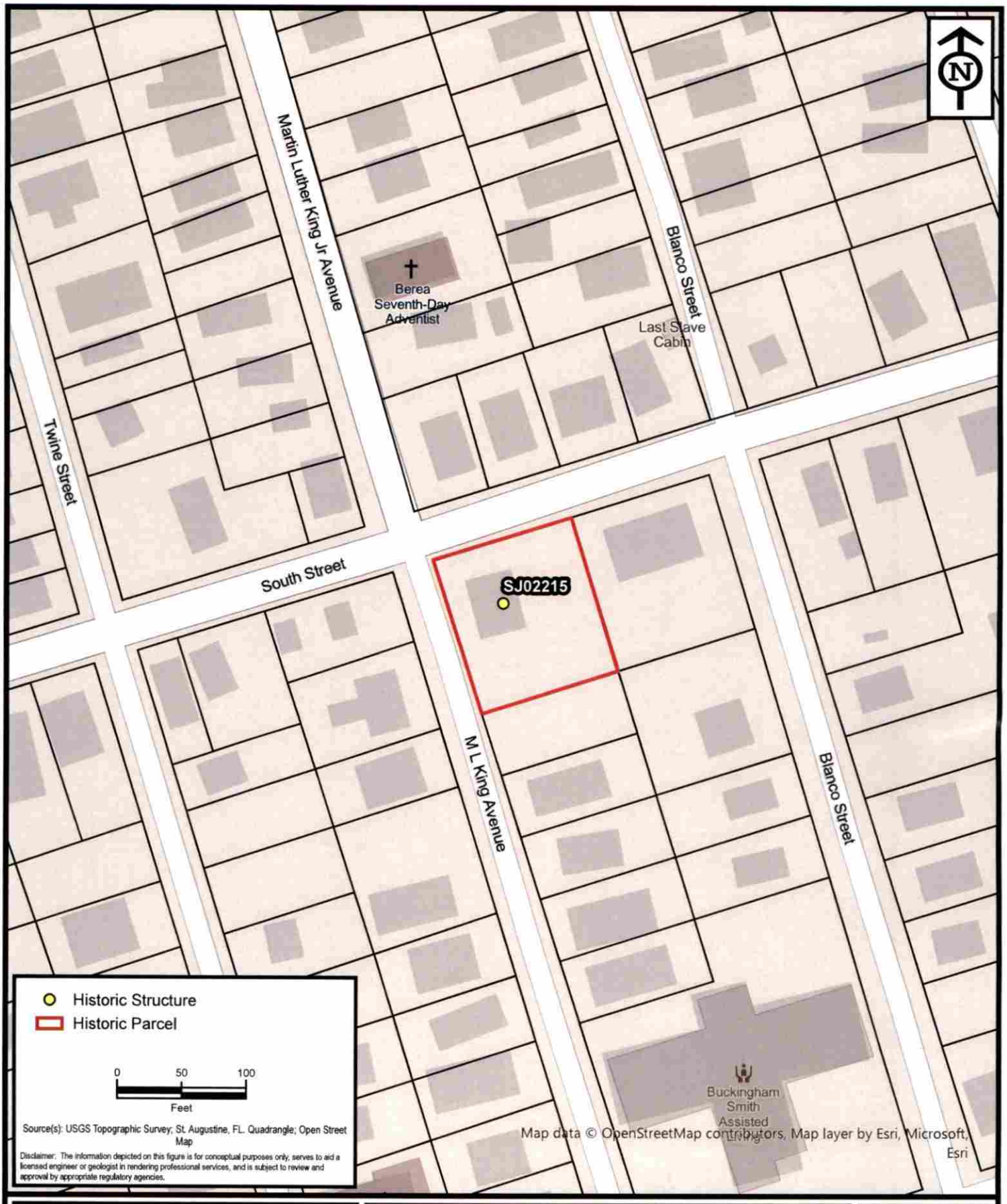
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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.



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

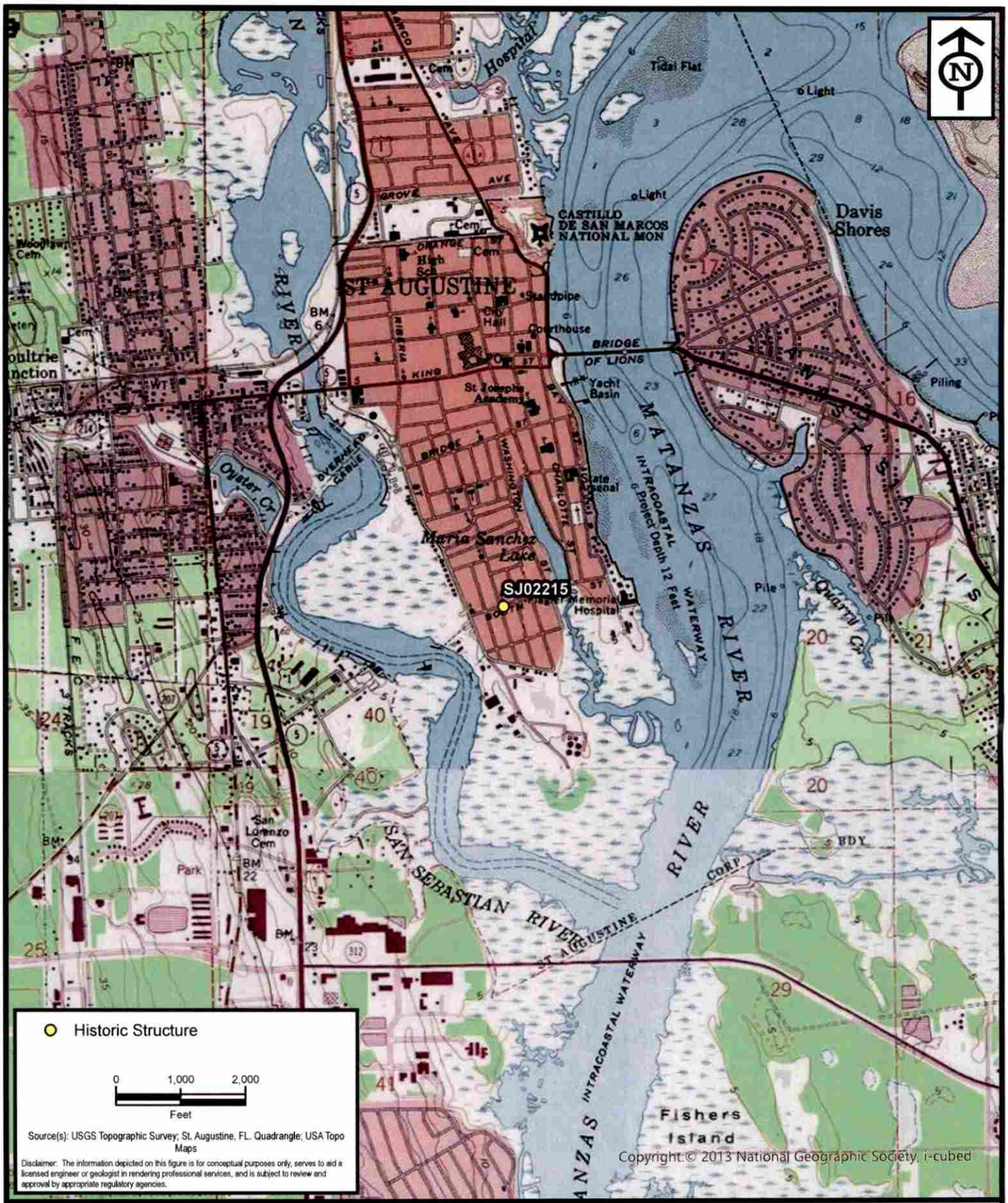
Parcel Location - SJ02215

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

Project Location - SJ02215

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**

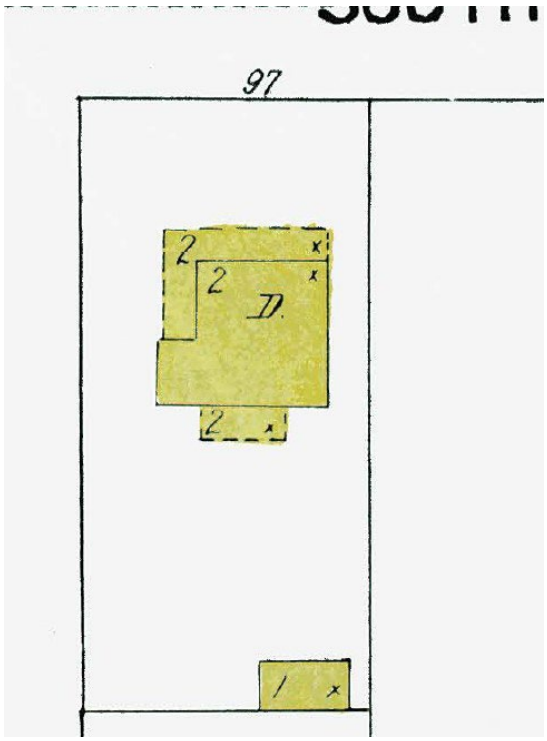
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7A

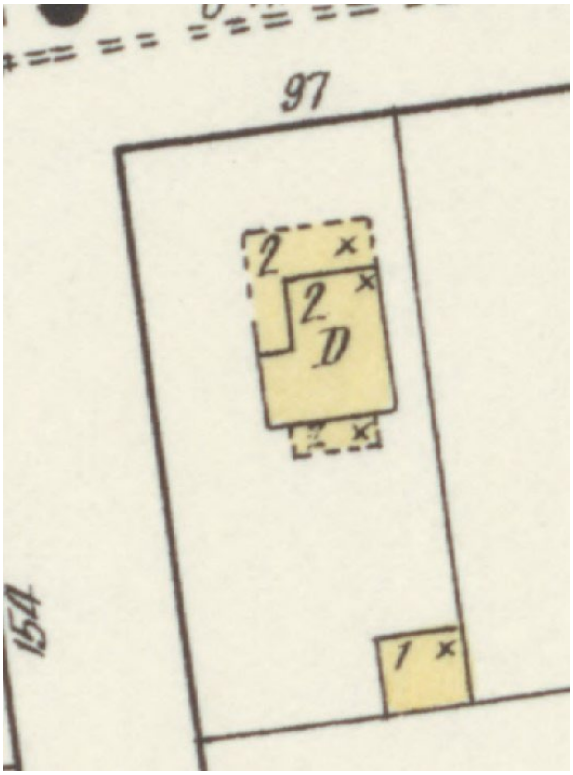




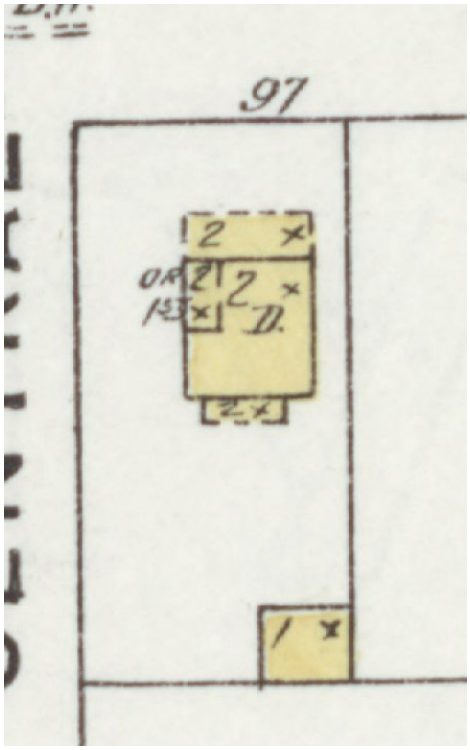
SANBORN MAPS
97 South Street



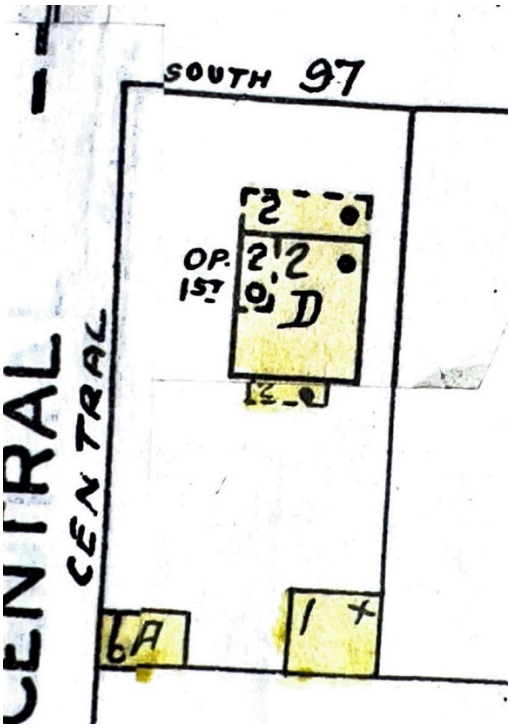
1910



1917



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0041 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: George W. Smith Represented by Alescia M. Smith
   Business (if applicable):
   Address: 93 South Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 6155822786 E-Mail Address: alesmi2020@gmail.com

2. NAME OF PROPERTY OWNER: George W. Smith
   Business (if applicable):
   Address: 93 South Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 615.582.2786 E-Mail Address: alesmi2020@gmail.com

3. PROJECT LOCATION: 97 SOUTH ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY LOTS 1 & 2 BLK 6 OR882/535 & 3191/323 & 5952/579(Q/C)

5. SCOPE OF WORK: For after-the-fact partial demolition of a residential building, constructed c. 1899-1904, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including wholesale removal and replacement of the previously existing awning and jalousie windows with windows of a new material and design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Previously Existing Conditions
- Window Condition Assessment Form
- Photographs of Existing Conditions
- Additional Information

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 97 South Street, St. Augustine FL 32084

Applicant's Name: Alescia M. Smith Applicant's Signature: [signature]

Owner's Name: George W. Smith Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Charles Sampson is/are hereby authorized TO ACT ON BEHALF OF George W. Smith, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: HP2024-0041, 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 HARB Board, for an application related to the structure located at: 97 South St. St. Augustine FL 32084

BY: George W Smith
Signature of Owner

George W. Smith
Print Name of Owner

615-582-2786
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 4th day of July, 2024

By George W. Smith

Identification verified:

Oath sworn: ✓ Yes ___ No

BRIONNA HALL
Commission # HH 028315
Expires August 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

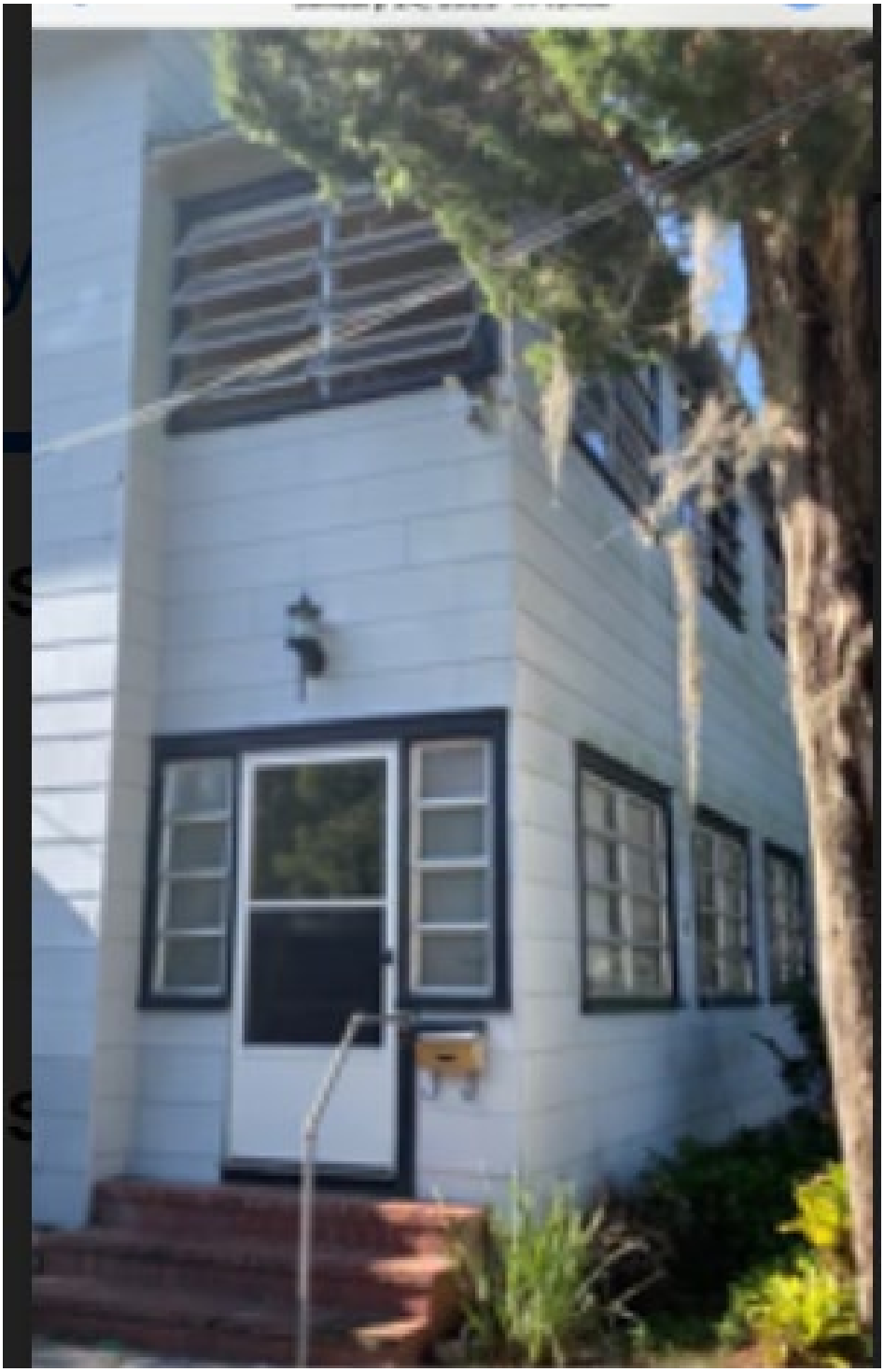
Notary Signature: Brionna Hall

My Commission expires: August 5, 2024

Rev:120219 jw

97 SOUTH STREET

FRONT ENTRANCE (BEFORE WINDOWS)



FRONT CRANK PANEL WINDOWS FACING SOUTH STREET (BEFORE)



LEFT SIDE WINDOWS (BEFORE)



Received 6/27/24
Planning & Building Deparment

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

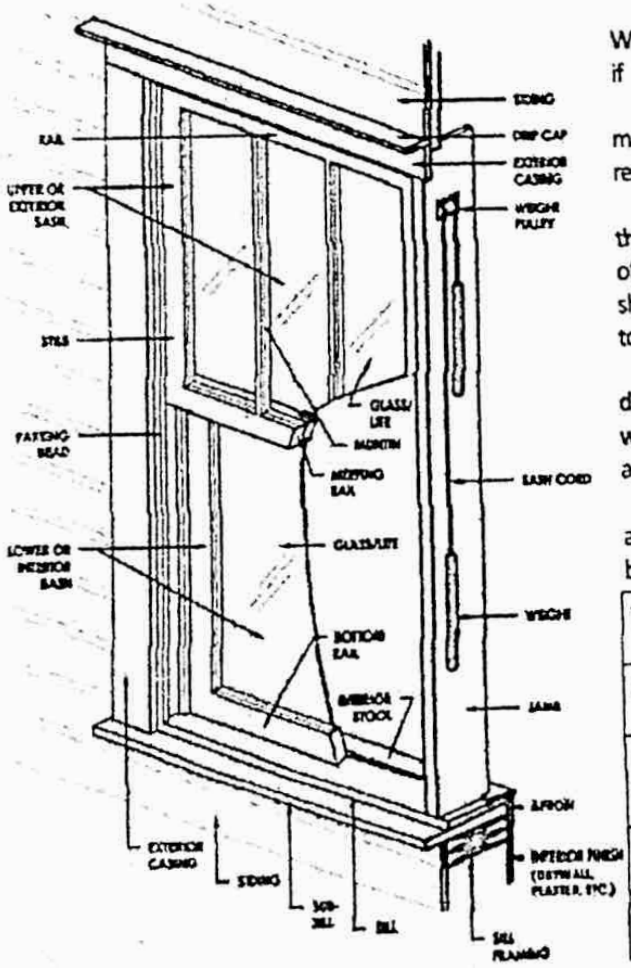
ST AUGUSTINE

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. PHOTO #28
☐	6. Elevation drawings that show proposed alterations to window openings (if applicable) NO ALTERATION TO WINDOW OPENINGS
☐	7. Photos detailing window frame and face and side of trim PHOTOS 29 + 30
☐	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, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



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

For each window numbered on page 2, describe the window type, material, and include the different issues/conditions of each in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

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

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

Total Number of Window Openings on the Structure	27
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	27
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	27

Received 6/27/24
Planning & Building Deparment

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Removed awning window Replaced with vinyl
2	Removed awning window Replaced with vinyl
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Removed Awning window Framed for Fixed Glass
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	Removed Awning window Replaced with Vinyl
22	
23	
24	
25	
26	
27	
28	WINDOW BROCHURE WITH SPECS
29	INSIDE WINDOW TRIMS
30	OUTSIDE WINDOW TRIMS NO ALTERED
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

WINDOW ASSESSMENT FORM DETAILS

97 SOUTH STREET ST AUGUSTINE FL 32084




14
7
8
9
12
11
15
16
13
10yd

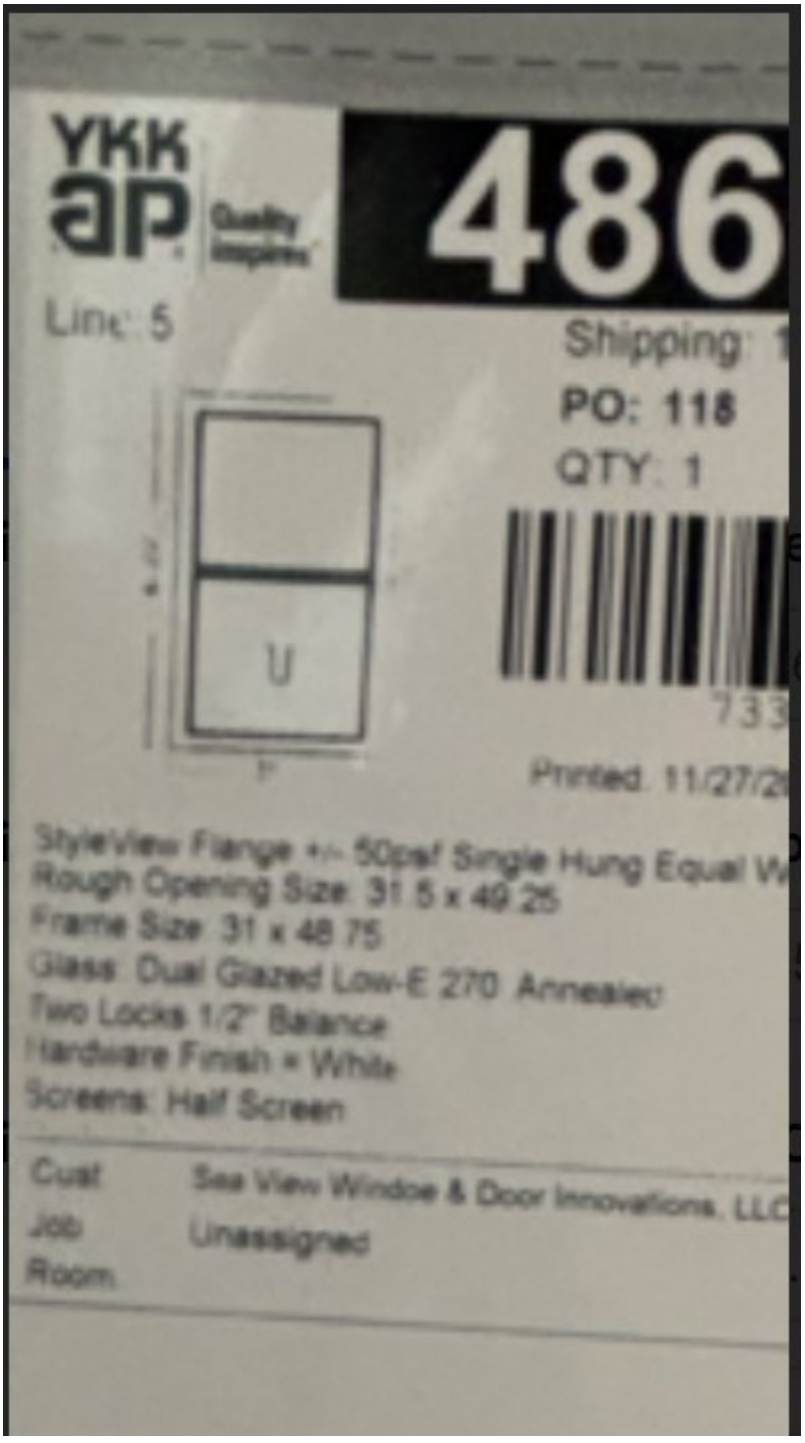

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YKK ap
486236
Shipping: 12/4/2023
PO: 118
QTY: 1
Route: T015
YKK ap
486236
Printed: 11/27/2023 4:50:33 PM
ENERGY STAR Qualified in Highlighted Regions
ENERGY STAR
YKK ap
Quality inspires
YKK AP America Inc
Series: StyleView
Style: Single Hung
Glazing Thickness: 3/4
HTL Testing Laboratory Inc
Evaluation Entity: N/A
Design Pressure: +/- 50psf
YKK ap
Quality inspires
StyleView ®
Vinyl Single Hung
Dual Glazed Low-E 270
CPD#: YKK-A-3-02050-00001
Energy Performance Ratings
U-Factor (U.S./I-P)
0.34
Solar Heat Gain Coefficient
0.29
Additional Performance Ratings
Visible Transmittance
0.54
- -
www.nfrc.org




30



Style View Flange 50psf Single Hung
Equal White

Rough Opening Size 31 5 x 49 25
Frame Sz: 31 x 48.75

Glass: Dual Glazed Low-E 270 Annealed

Two Locks 1/2” Balance
Hardware Finish= White
Screens: Half Screen



Window Specs:

Line 5
Style View Flange 50psf Single Hung Equal White

Rough Opening Size 31 5 x 49 25
Frame Sz: 31 x 48.75

Glass: Dual Glazed Low-E 270 Annealed

Two Locks 1/2” Balance
Hardware Finish= White
Screens: Half Screen
No Jambs
Florida Approval ID 8114.1
CPD= YKK-A-3-02050-00001
UFACTOR= 0.34 SHGC = 0.29
NAMI Code = plb12340


97

Instr #2024038598 BK: 5952 PG: 579, Filed & Recorded: 5/20/2024 12:34 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $0.70

PREPARED BY AND RECORD & RETURN TO:

Jennifer S. Akin, Esq.
J. Akin Law
6045 A1A S.
St. Augustine, FL 32080

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

PARCEL ID#: 212220-0000

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 16th day of May 2024, by **GEORGE W. SMITH and OLLIE M. SMITH,** as Trustees of the GEORGE W. SMITH AND OLLIE M. SMITH REVOCABLE TRUST AGREEMENT dated November 13, 2008, whose post office address is: 93 South Street, St. Augustine, Florida 32084 (the "Grantors"), and **GEORGE WASHINGTON SMITH and OLLIE MAE SMITH, Trustees, or their successors in interest, of the GEORGE AND OLLIE SMITH IRREVOCABLE TRUST, dated MAY 16th, 2024,** (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all the right, title, and interest it has in that certain land situate, lying and being in the County of St. Johns State of Florida (the "Land"), to-wit:

PARCEL B
LOTS ONE (1) AND TWO (2), BLOCK SIX (6), OF THE BUENA ESPERANZA SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID#: **212220-0000**
Also known as 97 South Street, St. Augustine, Florida 32084

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway pertaining thereto.

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

The Grantor hereby covenant with the Grantee that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantor is lawfully seized of the Land in fee simple, the Grantor has good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the

Grantor, and the Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not against the claims of any others.

WHEREVER used in this Quit Claim Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor have caused this Quit Claim Deed to be executed on the day and year first above written.

Signed and sealed in our presence:

George W Smith

GEORGE W. SMITH, TRUSTEE OF THE GEORGE W. SMITH AND OLLIME M. SMITH REVOCABLE TRUST AGREEMENT DATED NOVEMBER 13, 2008
"Grantor"

Dagoan Sutter

Signature of Witness:
Witness Printed Name: Dagoan Sutter
Address: 237 Medford Dr.
Summerville SC 29485

Ollie M. Smith

OLLIE M. SMITH, TRUSTEE OF THE GEORGE W. SMITH AND OLLIME M. SMITH REVOCABLE TRUST AGREEMENT DATED NOVEMBER 13, 2008
"Grantor"

Dominque Riley

Signature of Witness:
Witness Printed Name: Dominque Riley
Address: 8567 Purrysburg Road
Hardeeville SC, 29927

COPY

STATE OF SOUTH CAROLINA)

COUNTY OF JASPER)

The foregoing Quit Claim Deed was acknowledged before me this 10th day of May 2024, by means of [X] physical presence or [ ] online notarization by **GEORGE W. SMITH, TRUSTEE OF THE GEORGE W. SMITH AND OLLIE M. SMITH REVOCABLE TRUST AGREEMENT Grantor** [X] who is personally known to me or [X] who has produced Florida State Drivers License as identification and by **OLLIE M. SMITH, TRUSTEE OF THE GEORGE W. SMITH AND OLLIE M. SMITH REVOCABLE TRUST AGREEMENT Grantor** [X] who is personally known to me or [X] who has produced Florida State Drivers License as identification.

Felicia D Rivers

Notary Public, State of Florida at Large
Notary's Stamped or Printed Name: Felicia D Rivers
My commission expires: 10/18/2028

FELICIA D RIVERS NOTARY PUBLIC STATE OF SOUTH CAROLINA

Public Records of St. Johns County, FL Clerk # 2009021783, O.R. 3191 PG 323,
05/06/2009 at 03:25 PM REC. $13.00 SUR. $14.00 Doc. D $.70

PREPARED BY AND RETURN TO:
ROBIN H. CONNER, ESQ.
3940 Lewis Speedway, Suite 2103
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2009, between GEORGE W. SMITH and OLLIE M. SMITH, as GRANTORS, whose mailing address is: 93 South Street, St. Augustine, FL 32084, and GEORGE W. SMITH and OLLIE M. SMITH, as Trustees of the GEORGE W. SMITH AND OLLIE M. SMITH REVOCABLE TRUST AGREEMENT dated November 13, 2008, made by GRANTEES, whose mailing address is: 93 South Street, St. Augustine, FL 32084.

THE GRANTORS, in the consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, to said GRANTORS in hand paid by said GRANTEES, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEES and GRANTEES' successors, and assigns forever the following described land situate in St. Johns County, Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS

THIS CONVEYANCE IS MADE BY THE GRANTORS WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES. THE PROPERTY CONVEYED HEREIN IS NOT ENCUMBERED BY MORTGAGES OR ANY LIENS, AND GRANTORS AND GRANTEES ARE RELATED BY BLOOD OR MARRIAGE.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE.

and said GRANTORS do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTORS, GRANTEES and TRUSTEES shall be construed as singular or plural as the context requires.

Pursuant to the terms of the Trust Agreement dated November 13, 2008, made by GEORGE W. SMITH and OLLIE M. SMITH, GRANTORS retain equitable title to the property (described in the attached Exhibit as Parcel A) herein conveyed pursuant to Florida Statute 196.041(2) and Section 6, Article VII, Florida State Constitution, and are entitled to claim the homestead tax exemption.

GEORGE W. SMITH and OLLIE M. SMITH, as TRUSTEES, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event neither can continue to serve as TRUSTEES, the Successor TRUSTEES shall be CHARLES SAMPSON and ALESCIA M. WILLIAMS

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEES shall deal with said TRUSTEES in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the

aforementioned county:

The written resignations of both of the prior TRUSTEES, sworn to and acknowledged before a notary public.

Certified death certificates of both of the prior TRUSTEES.

Orders of a court competent jurisdiction adjudicating both of the prior TRUSTEES incapacitated, or removing said TRUSTEES for any reason.

Written certificates of two physicians currently practicing medicine that each of the TRUSTEES, respectively, is physically or mentally incapable of handling the duties of TRUSTEE.

The written removal of a Successor Trustee and/or the appointment of an additional Successor TRUSTEE by the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to the GRANTORS.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2009, and subsequent years, and all mortgages of record which the GRANTEES herein assume and agree to pay.

COPY

Signed, sealed and delivered in the presence of:

Gay Durand
(Witness)

George W. Smith
GEORGE W. SMITH

Gay Durand
(Printed Name of Witness)

Robin H. Conner
(Witness)

Ollie M. Smith
OLLIE M. SMITH

ROBIN H. CONNER
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of April, 2009 by GEORGE W. SMITH and OLLIE M. SMITH, who are personally known to me or who have produced FL Drivers License, as identification.

(Notarial Seal)

DEBORAH C. CROCKER
MY COMMISSION # DD 839334
EXPIRES: December 9, 2012
Bonded Thru Budget Notary Services

Deborah C. Crocker
Notary Public, State of Florida

Deborah C. Crocker
Printed Name of Notary Public
Commission Number: DD839334
Commission Expires: Dec. 9, 2012

wk/rc/est.plan/Smith.George and Ollie/tst.deed.wd

EXHIBIT

(GEORGE W. SMITH and OLLIE M. SMITH Warranty Deed)

PARCEL A (HOMESTEAD)

Lots Three (3) and Four (4) of Block Six (6) of Buena Esperanza Subdivision of the City of St. Augustine, Florida, also known as 93 South Street, St. Augustine, Florida.

Parcel Identification Number: 212230-0000

PARCEL B

Lots One (1) and Two (2), Block Six (6), of the Buena Esperanza Subdivision of the City of St. Augustine, Florida, as per plat recorded in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Parcel Identification Number: 212220-0000

COPY

PARCEL C

The North 46 feet of Lots 1 and 2, Block F, ATWOOD TRACT IN THE CITY OF ST. AUGUSTINE, according to the map or plat thereof as recorded in plat book 1, page(s) 86, Public Records of St. Johns County, Florida.

Parcel Identification Number: 209290-0000

PARCEL D

Lots Five (5) and Six (6) of Block Six (6) of Buena Esperanza Subdivision of the City of St. Augustine, Florida, recorded in Deed Book 160, page 276, public records of St. Johns County, Florida.

Parcel Identification Number: 212240-0000

wk/rc/est.plan/Smith.George and Ollie/exhibit.wd

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	2122200000
Location Address	97 SOUTH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOTS 1 & 2 BLK 6 OR882/535 & 3191/323 & 5952/579(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.320
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Smith George And Ollie Irrevocable Trust D: 5-16-2024 100% Smith George W Trustee 0% Smith Ollie M Trustee 0%
Mailing Address	93 SOUTH ST SAINT AUGUSTINE, FL 32084-5132

Map



Valuation Information

	2024
Building Value	$287,328
Extra Features Value	$0
Total Land Value	$448,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$735,328**
Total Deferred	$351,098
Assessed Value	**$384,230**
Total Exemptions	$0
Taxable Value	**$384,230**

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

Historical Assessment Information

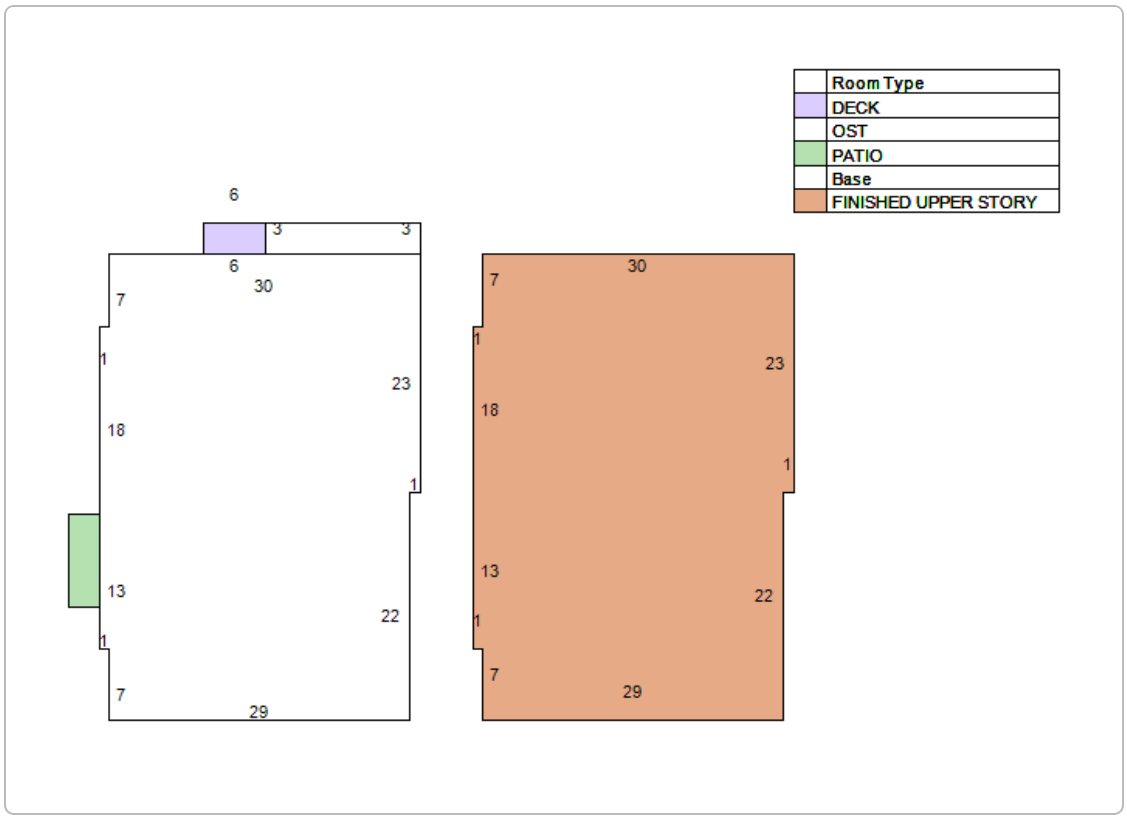
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$323,899	$192	$448,000	$0	$0	$772,091	$349,300	$422,791	$349,300
2022	$236,417	$160	$426,496	$0	$0	$663,073	$317,545	$345,528	$317,545
2021	$124,490	$160	$364,000	$0	$0	$488,650	$288,677	$199,973	$288,677
2020	$125,969	$160	$291,200	$0	$0	$417,329	$262,434	$154,895	$262,434
2019	$41,030	$106	$291,200	$0	$0	$332,336	$238,576	$93,760	$238,576
2018	$40,208	$42	$268,800	$0	$0	$309,050	$216,887	$92,163	$216,887
2017	$40,208	$42	$241,920	$0	$0	$282,170	$197,170	$85,000	$197,170
2016	$40,208	$42	$210,000	$0	$0	$250,250	$179,245	$71,005	$179,245
2015	$40,208	$42	$168,000	$0	$0	$208,250	$162,950	$45,300	$162,950
2014	$31,664	$42	$134,400	$0	$0	$166,106	$148,136	$17,970	$148,136
2013	$31,664	$42	$104,160	$0	$0	$135,866	$134,669	$1,197	$134,669

Building Information

Building	1	**Roof Cover**	Cement Fiber Shingle
Building Value	$287,328	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Carpet, Hardwood
Actual Area	2808	**Interior Wall**	Drywall
Conditioned Area	2718	**Heating Type**	Air Duct
Use	Duplex	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Cement Fiber	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	1359
BASE AREA	1359
PATIO/SLAB	27
OUTSIDE STAIRS	45
FINISHED DECK	18
Total SqFt	2808

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	112	125	112	EF	$448,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/20/2024	5/16/2024	$100.00	QUIT CLAIM DEED	5952	579	U	I	SMITH GEORGE W AND SMITH OLLIE M REVOCABLE TRUST AGREEMENT D:11/13/08	SMITH GEORGE AND OLLIE IRREVOCABLE TRUST D: 5-16-2024
5/6/2009	4/30/2009	$100.00	WARRANTY DEED	3191	323	U	I	SMITH GEORGE W,OLLIE M	SMITH GEORGE W AND OLLIE M REVOCABLE TRUST AGREEMENT D:11/13/08
	1/1/1991	$0.00		882	535	U	I		SMITH GEORGE W,OLLIE
	1/1/1991	$0.00		882	535	U	I		
	10/1/1987	$0.00		759	1075	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 6/25/2024, 1:18:28 AM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0034 Address: 23 Bay View Drive

Partel Family Trust – Applicant & Owner

Project description: To demolish a garage building, constructed c. 1953, that is not recorded in the Florida Master Site file but is contributing to the Fullerwood Park National Register Historic District.

Architectural Style:	Frame Garage	Florida Master Site File:	N/A
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1953
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1530600000		
Agenda Item:	8b	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

On the south side of Bay View Drive, this garage building, set far back on the lot, features a front gable asphalt shingle roof with a small portion of flat roof off the sloped sides, wood lap siding of several sizes, and 4-lite fixed wood windows. The replacement garage door is off-center and was once a pair of swinging doors according to the applicant. The primary building at this address was heavily damaged by fire on December 5, 2023. It was demolished as a safety measure (see attached photographs provided by the St. Augustine Fire Department and memo from the Building Official). The Florida Master Site File form for the previously existing residence is provided for reference. The garage addressed 23(A) Bay View Drive and listed separately as contributing to the Fullerwood Park Residential National Register Historic District.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **23 Bay View Drive** if the HARB finds that the applicant has provided sufficient information regarding the building's condition and loss of this secondary structure will not negatively impact the Fullerwood Park Residential National Register Historic district due to loss of the primary structure, alterations over time, and fire damage sustained.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a garage building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building is smaller in mass and scale than surrounding single-family homes.

3. The impact of the loss of the structure on the streetscape. Not many detached garages are extant along Bay View Drive. Like the previously existing residence, this structure is set far back on the lot, limiting its impact to the streetscape; however, a vacant lot is not desirable should the building be demolished, and replacement development delayed.

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

5. The historical or cultural merit of the structure. The building is not recorded in the Florida Master Site File but is designated as contributing to the Fullerwood Park National Register Historic District. No historic or cultural associations are known that would qualify the building for listing individually. Owners of the property according to Polk City Directory Research include Artemus Pope, his widow Pauline, and her second husband Carl J. Holland--all employees at Florida School for the Deaf and Blind--and the applicant.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. It is unclear why the garage was separately designated (under the address 23(A) as a contributing building to the Fullerwood Park Residential National Register Historic District nomination in 2010, although newer nominations now require that outbuildings be evaluated for contributing status. No Florida Master Site File documentation is extant.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The heavily altered building is an example of a simple wood frame garage structure that has seen changes over time.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine in neighborhoods developed around the same time.

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.*** A condition assessment report was provided by the applicant which shows several structural concerns including a perceptible lean to the structure which was observed by staff. Staff also noticed bubbling of the paint from the fire which destroyed the primary residence. The applicant seeks to redevelop the property with a single-family home set centrally on the lot to create a larger rear yard. An example of the style of home proposed has been provided by the applicant.

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

Eligibility for Demolition Review Sec. 28-87. - Responsibilities, CoSA Code of Ordinances
The members of the historical architectural review board herein created shall have the following responsibilities:
(3) The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Registerdistricts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are nototherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.
(Sec. 28-2 Definitions, CoSA Code of Ordinances) *Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Districts but meets the following criteria of a Historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark. See Architectural feature limited review and see Partial demolition.

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 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or recorded in the Florid Master Site file but is designated contributing to the Fullerwood Park Residential National Register Historic District.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Fire Insurance Map 1930 updated to 1965
4. Fullerwood Park Residential National Register Historic District list of contrinuting structures showing 23(A) Bay View Drive
5. Photographs of December 5, 2023 Fire from St. Augustine Fire Department
6. Determination by Building Official to Demolish Primary Residence Due to Fire Damage

Staff Photographs
23 Bay View Drive



Front (north) Elevation

Staff Photographs
23 Bay View Drive



Front (north) Elevation



Staff Photographs
23 Bay View Drive



Front (north) Elevation

Staff Photographs
23 Bay View Drive



East Elevation

Staff Photographs
23 Bay View Drive





East Elevation

Staff Photographs
23 Bay View Drive



South Elevation



Staff Photographs
23 Bay View Drive



West Elevation

Staff Photographs
23 Bay View Drive



Front Elevation

Staff Photographs
23 Bay View Drive



View from Bay View Drive

Staff Photographs
23 Bay View Drive



Staff Photographs
23 Bay View Drive





Interior Photographs

Staff Photographs
23 Bay View Drive





Interior Photographs

Staff Photographs
23 Bay View Drive





☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96
Consult "Guide to Historical Structure Forms" for detailed instructions

Site # SJ03564
Recorder # 16
Field Date 8/30/99
Form Date 9/13/99

Site Name(s) (address if none) 23 Bay View Drive
Multiple Listing (DHR only)
Survey St. Augustine Update: S+P
Survey #
National Register Category Building

LOCATION AND IDENTIFICATION

Address (Include N,S,E,W; #; Ste, Ave, etc.) 23 Bay View Dr
Cross Streets (nearest/between) Douglas Ave. & Bayview Dr.
City /Town (within 3 miles St. Augustine In Current City Limit ☒ yes ☐ no ☐ unknown
County St. Johns Tax Parcel #(s) 153060 0000
Subdivision name Fullerwood Park Block 9 Lot 164
Ownership individual
Name of Public Tract (e.g. park)
Route To (especially if no street address)

MAPPING

USGS 7.5' Map Name and Date St. Augustine Map Date 1988
Township 7S Range 30E Section 7 1/4 section Irregular section Yes
Landgrant Mil y Quinientos UTM: Zone Easting Northing
Plat or other map (map's name, location) St. Johns County Property Appraiser's map

DESCRIPTION

Style Frame Vernacular Exterior Plan rectangular Number of Stories 1
Structural System(s) wood frame
Foundation: Type(s) continuous Material(s) concrete block
Exterior Fabric(s) 1) vinyl 2) 3)
Roof: Type(s) hip Material(s) asphalt shingles
Roof secondary strucs (dormers, etc.) 1) flat extension 2) 3)
Chimney: No 1 Material(s) brick Location(s) west slope
Windows (types, materials, etc.) 3/1 double-hung sash; metal sash
Main Entrance (stylistic details)
Porches: #open #closed #incised Location(s)
Porch roof type(s)
Exterior Ornament
Interior Plan unknown
Condition fair
Surroundings (N=None, S=Some, M=Most, A=All) N commercial A residential N institutional N undeveloped
Ancillary Features (No. type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping
1 garage

Archaeological Remains None observed ☐ Check if Arch. Form Completed

DHR USE ONLY******OFICIAL EVALUATIONS********DHR USE ONLY**

NR DATE	*KEEPER-NR ELIGIBILITY* ☐ yes ☐ no	*Date*
	SHPO-NR ELIGIBILITY ☐ yes ☐ no ☐ pot. elig ☐ insuf. info	*Date*
DELIST DATE	*LOCAL DESIGNATION*	*Date*
	Local office	

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ03564

Consult "Guide to Historical Structure Forms" for detailed instructions.

HISTORY

Construction date: 1939

Architect (last name first) Unknown Builder (last name first) Unknown

Alterations	Change Status	Year	Date Noted	Nature of Chnge
1)				
2)				
3)				

Uses:					
1)	Residence-private	Date From	1939	Date To	1999
2)		Date From		Date To	
3)		Date From		Date To	

Other Uses

Ownership History (especially original owner, dates, profession, etc.)

See continuation sheet

RESEARCH METHODS

1) exam local prop recs
2) FL Site File-survey
3) FL Site File proprty
4) local library research
5) Sanborn maps
6) newspaper files

Other Methods (specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local register? No:not eligible Name of local Register none

Individually eligible for National Register? No:not eligible

Potential contributor to Nat. Reg. district? No:not eligible

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

1) Architecture
2)
3)
4)
5)
6)

Explanation of Evaluation (required whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

See continuation sheet

DOCUMENTATION (Photographs, Plans, etc.)

Bibliographic References (use Continuation Sheet, give FMSF # if relevant)

Clerk of Court Records, SJ County CH

St. Augustine Historical Society

Photographs (required) B+W prints(s) at least 3x5, at least one main facade)

Location of Negative Historic Property Assoc. Negative Nos. R1 F15

RECORDER

Name (last name first) Adams, William Affiliatio Historic Property Assoc.

Address and Phone No. P.O. Box 1002 St. Augustine, FL 32085 904-824-5178

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the space above

REQUIRED: (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP

Suplementary Info Attached? Yes

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story building is located within the Fullerwood Park subdivision. Its architectural features include a hip roof with a flat extension and awning windows. The building will not contribute to a historic district.

Frame Vernacular refers to the common wood frame construction technique employed by lay or self-taught builders. By the early twentieth century, builders had access to standard building plans and to a myriad of finished architectural products from which to create their own designs. Most Frame Vernacular houses in St. Augustine are one story in height, capped by a gable or hip roof and clad in weatherboard or drop siding. Those built before about 1925 generally rested on brick pier foundations, those after on poured concrete or concrete block foundations. Their footprint is usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ822.

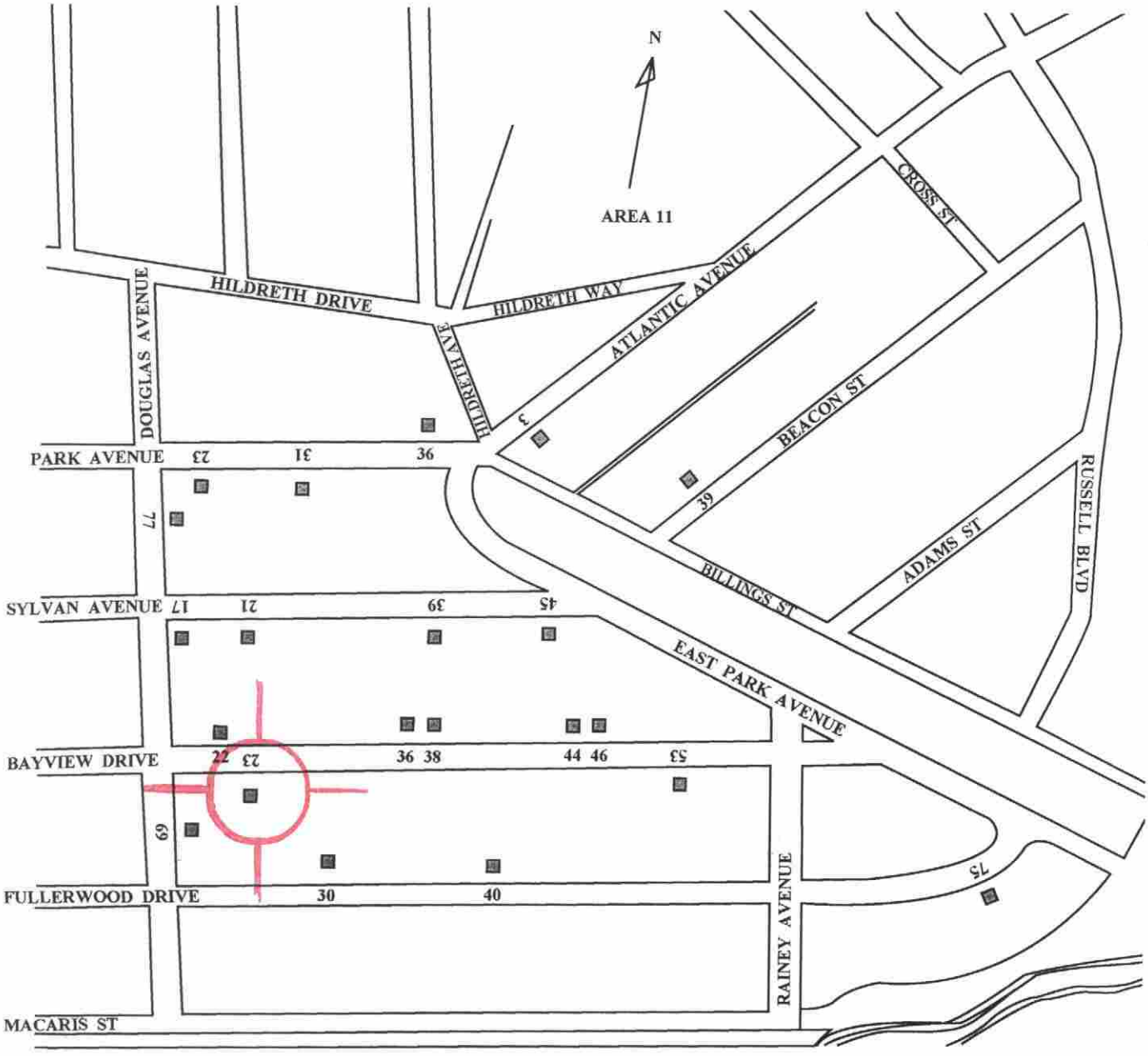
Property Appraiser records suggest a construction date of 1939 . The St. Augustine City Directory provides the following information about its occupancy: from date of construction through 1951 Artemus Pope is listed as resident.

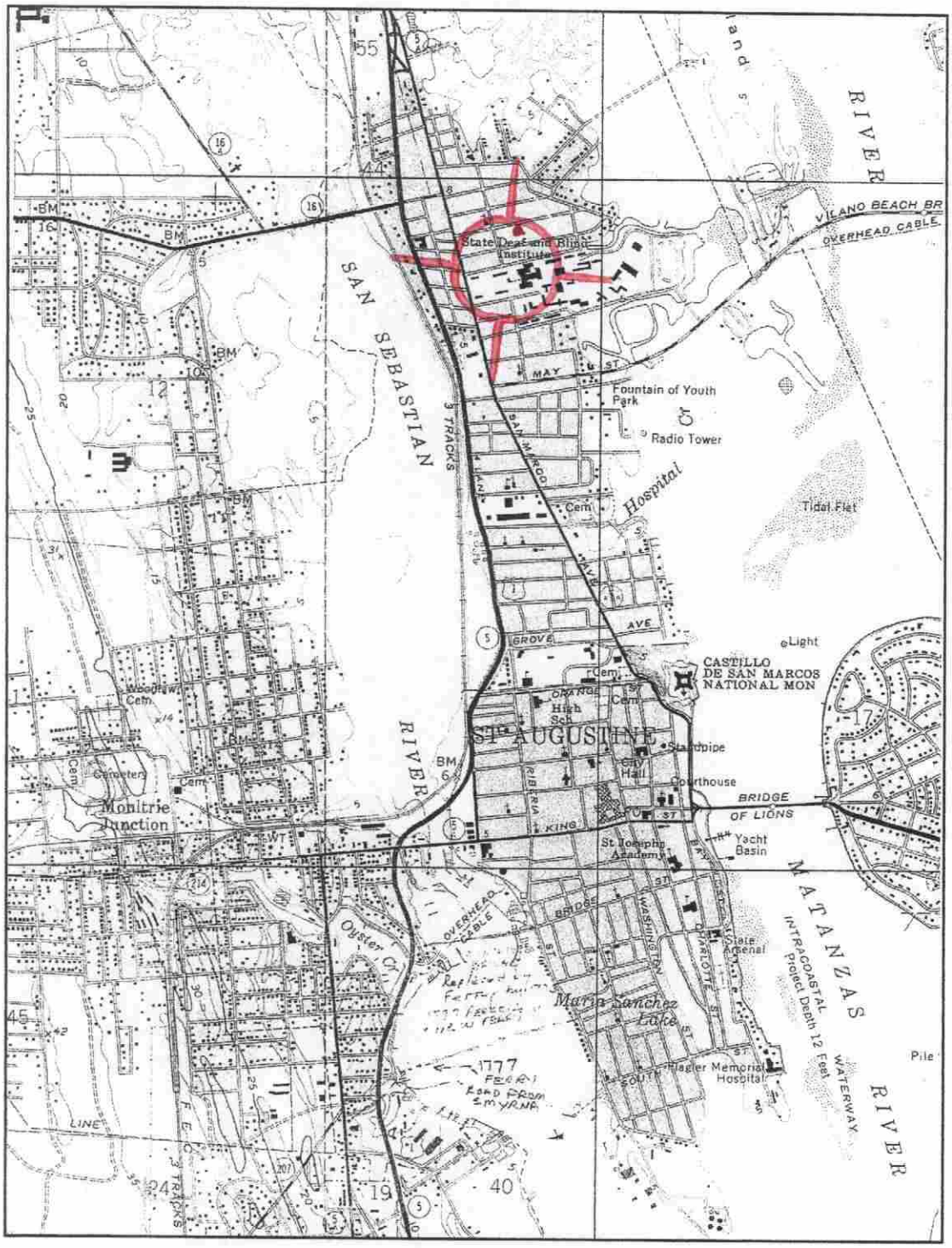
Document scanned
April 2008


23

St. Augustine Survey Update (1999) Site Location Map 16
S. Augustine (St. Johns County) Florida

Record Number and Address: 23 BayView Dr.
SJ 3564





Site #: SJ 3524.

Address: 23 Bayview Drive

St. Augustine, Florida Quad

1:24,000 Scale 1956

Photo revised 1988

16



QUADRANGLE LOCATION

16 **SJ3564/ 23 Bayview Drive: Continuation/Supplement Information**

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story building is located within the Fullerwood Park subdivision. Its architectural features include a hip roof with a flat extension and awning windows. The building will not contribute to a historic district.

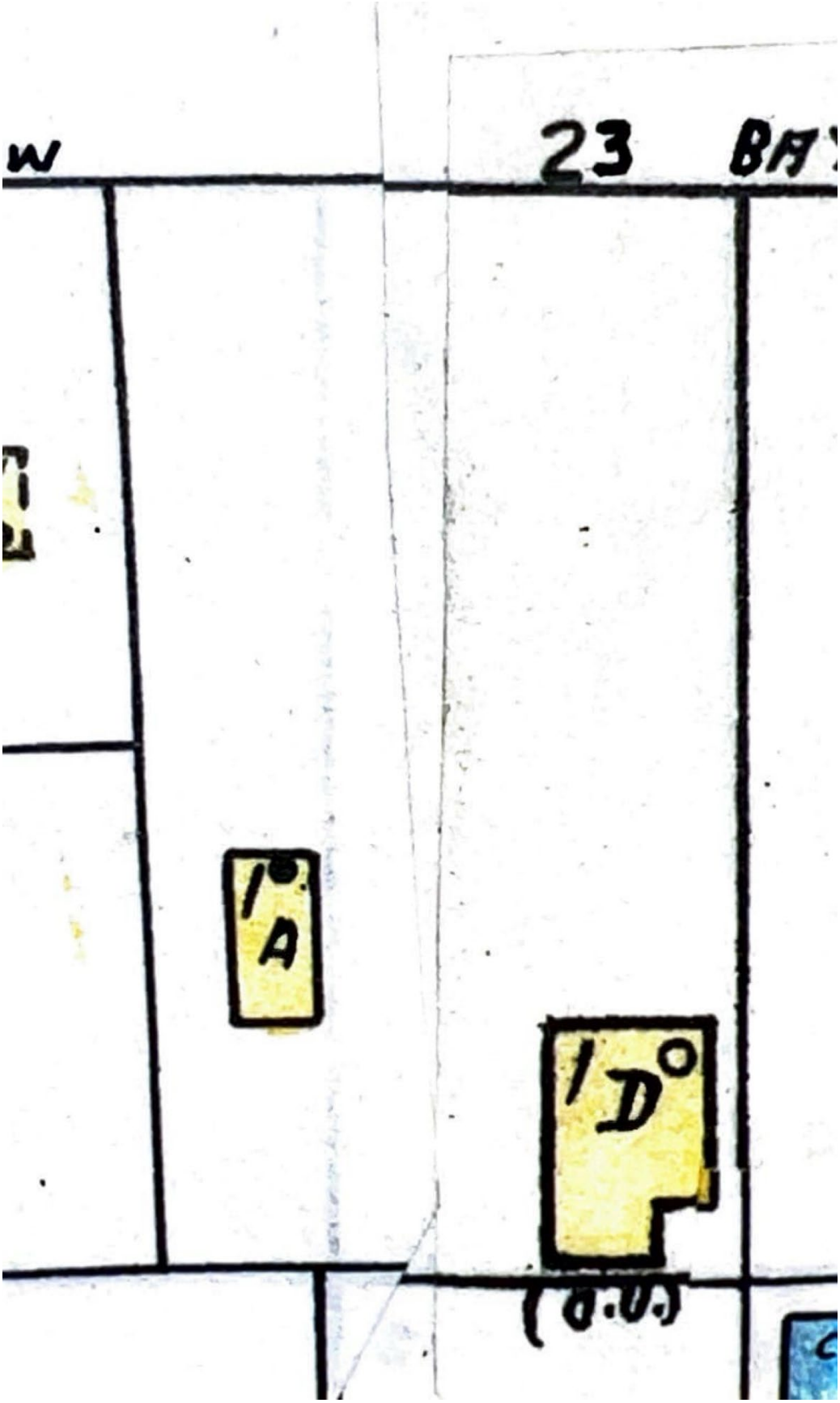
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Property Appraiser records suggest a construction date of 1939 . The St. Augustine City Directory provides the following information about its occupancy: from date of construction through 1951 Artemus Pope is listed as resident.





SANBORN MAP – 1930 UPDATED TO 1965
23 Bay View Drive



CONTRIBUTING RESOURCES

Address	Style	Year Built	Site File No.
BAY VIEW DRIVE			
6	Frame Vernacular	c. 1924	SJ237
8	Masonry Vernacular	c. 1957	SJ5108
11	Bungalow	c. 1925	SJ5109
16	Frame Vernacular	c. 1924	SJ238
17	Frame Vernacular	c. 1924	SJ239
21	Frame Vernacular	c. 1956	SJ5111
22	Bungalow	c. 1935	SJ3563
22A	Garage	c. 1953	
23	Frame Vernacular	c. 1939	SJ3564
23A	Garage	c. 1953	
26	Frame Vernacular	c. 1930	SJ241
26A	Garage	c. 1953	
27	Frame Vernacular	c. 1930	SJ242
30	Frame Vernacular	c. 1930	SJ243
30A	Garage	c. 1953	
36	Frame Vernacular	c. 1947	SJ3565
37	Frame Vernacular	c. 1930	SJ244
37A	Garage	c. 1953	
38	Frame Vernacular	c. 1947	SJ3566
38A	Garage	c. 1953	
40	Frame Vernacular	c. 1930	SJ245
40A	Garage	c. 1953	
41	Frame Vernacular	c. 1930	SJ246
41A	Garage	c. 1953	
44	Frame Vernacular	c. 1950	SJ3567
45	Frame Vernacular	c. 1930	SJ247
45A	Garage	c. 1953	
46	Frame Vernacular	c. 1930	SJ3568
49	Frame Vernacular	c. 1930	SJ248
49A	Garage	c. 1953	
51	Masonry Vernacular	c. 1958	SJ5118
52	Mediterranean Revival	c. 1930	SJ249





MEMORANDUM

TO: Julie Courtney

DATE: December 6, 2023

RE: 23 Bay View Drive

On December 6, 2023, I inspected 23 Bay View Drive to determine the damage that was caused by a fire that the structure sustained. It is my opinion that this structure should be demolished as soon as possible.

My inspection of the structure was limited to the exterior of the building as the structure was already boarded up. I was able to look at areas that were not covered by the boards. It appears that the fire engulfed the entire structure. The load-bearing structural stud walls that I could see in several areas of the structure were completely charred.

Due to the possibility of structural damage that was caused by the fire and the dilapidation of the entire building, it is my opinion that the demolition of the structure is warranted as soon as possible. Doing so would remove the possibility of injury or collapse of the building.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0034 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: kevin partel
   Business (if applicable):
   Address: 4230 Myrtle Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-669-9357 E-Mail Address: kevinpartel@gmail.com

2. NAME OF PROPERTY OWNER: kevin partel
   Business (if applicable):
   Address: 4230 Myrtle Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-669-9357 E-Mail Address: kevinpartel@gmail.com

3. PROJECT LOCATION: 23 BAY VIEW DR, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUBD ALL LOT 164 & E20FT OF LOT 165 BLK 9 OR767/1363 &994/1605 &2035/541

5. SCOPE OF WORK: To demolish a garage building, constructed c. 1953, that is not recorded in the Florida Master Site file but is contributing to the Fullerwood Park National Register Historic District.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Structural Report
- Proposed Replacement Building Example

Received 6/18/24
Planning & Building Department

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 23 Bay View Drive

Applicant's Name: Kevin Partel Applicant's Signature: KP

Owner's Name: Partel Family Trust Owner's Signature: KP (trustee)

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

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

(Can add additional signature page if needed)

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.

Recevied 6/18/24
Planning & Building Dept



Recevied 6/18/24
Planning & Building Dept



Recevied 6/18/24
Planning & Building Dept



Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department











Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department



COASTAL ENGINEERING AND TESTING, INC

Structural Report

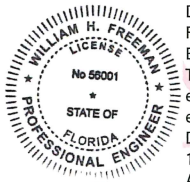
23 Bay View Dr.
St. Augustine
Florida, 32084

For
Kevin Partel

By
Coastal Engineering and Testing, Inc.
P.O. Box 3271
St. Augustine, FL. 32085

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Overview 2
Recommendation 2
Conclusion 3
Appendix A 4
Definitions 4
Photos 5



Digitally signed by William H. Freeman, PE
DN: cn=William H. Freeman, PE, o=Coastal Engineering and Testing, Inc., email=bill@coastal-engineer.com, c=US
Date: 2024.06.27 18:34:41 -04'00'
Adobe Acrobat version: 2024.002.20857

Engineer of Record:
William H. Freeman, PE

COASTAL ENGINEERING AND TESTING, INC

6/27/24

To Irene Arriola:

Introduction

I have completed the structural evaluation at 23 Bay View Dr, St. Augustine FL. I visited the site to address concerns of an existing 10' x 20' shed that sustained damage from Hurricane Ian and Nicole. The shed is a wood framed structure with a monolithic concrete slab foundation. The main house was built in 1939, but the age of the shed is unknown but likely constructed at the same time as the main house as a garage. My visual inspections were conducted within the interior and exterior of the structure.

Overview

The shed is framed with 2x4 framing @ 48" o.c. with a single bottom plate and single top plate. The rafters consist of 2x6 framing @ 48" o.c. to match the wall framing. The lap siding is installed over the 2x4 framing, and includes a 1x2 furring strip in between the 2x4 framing to act as a nailer. The wood lap siding is inadequate as a diaphragm and the structure is currently failing and in danger of collapse. The endwalls of the structure mostly consist of a garage door opening on the north end, and windows on the south end. The bottom plate has split and has pulled through the anchor bolt, set into the concrete. The wall framing show signs of *substantial structural damage*. The leaning is excessive and has led to the structure experiencing *dangerous conditions*.

The roof framing consists of 2x6 rafters @ 48" o.c. with a 2x6 ceiling joist at every rafter. The roof decking consists of 1x6 boards, perpendicular to the rafter framing. There is evidence of some previous termite damage on the surface, however no *substantial structural damage* is evident. The same condition was found on some of the ceiling joists, yet not to the level of *substantial structural damage*.

Recommendation

The shed is in failure and currently exhibiting dangerous conditions. The existing framing does not meet current building code and is structurally inadequate and I recommend demolition due to safety issues.

Conclusion

When the structure was constructed, the convention was to support all framing, either in bearing or with nails. Light gauge framing fasteners and hurricane tie downs did not exist when the building was constructed. The structure meets the definition of *dangerous* and *substantial structural damage* requiring immediate demolition. This visible analysis was only a basic analysis based on minimal information gathered on site. Additional details can be submitted at the time of permitting. I can be available during demolition to give proper direction to the contractors as needed. If you have any more questions, please do not hesitate to call me at (386) 965-0644.

Sincerely,

William Freeman

William H. Freeman
FL. PE 56001
CBC 060026

Appendix A

Definitions, Florida Building Code – Existing (2023 Edition)

DANGEROUS. *Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:*

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.

2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

SUBSTANTIAL STRUCTURAL DAMAGE*. A condition where one or both of the following apply:*

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its pre-damage condition.

2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. *An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.*

401.5 Dangerous buildings*.*
When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions



Figure 1

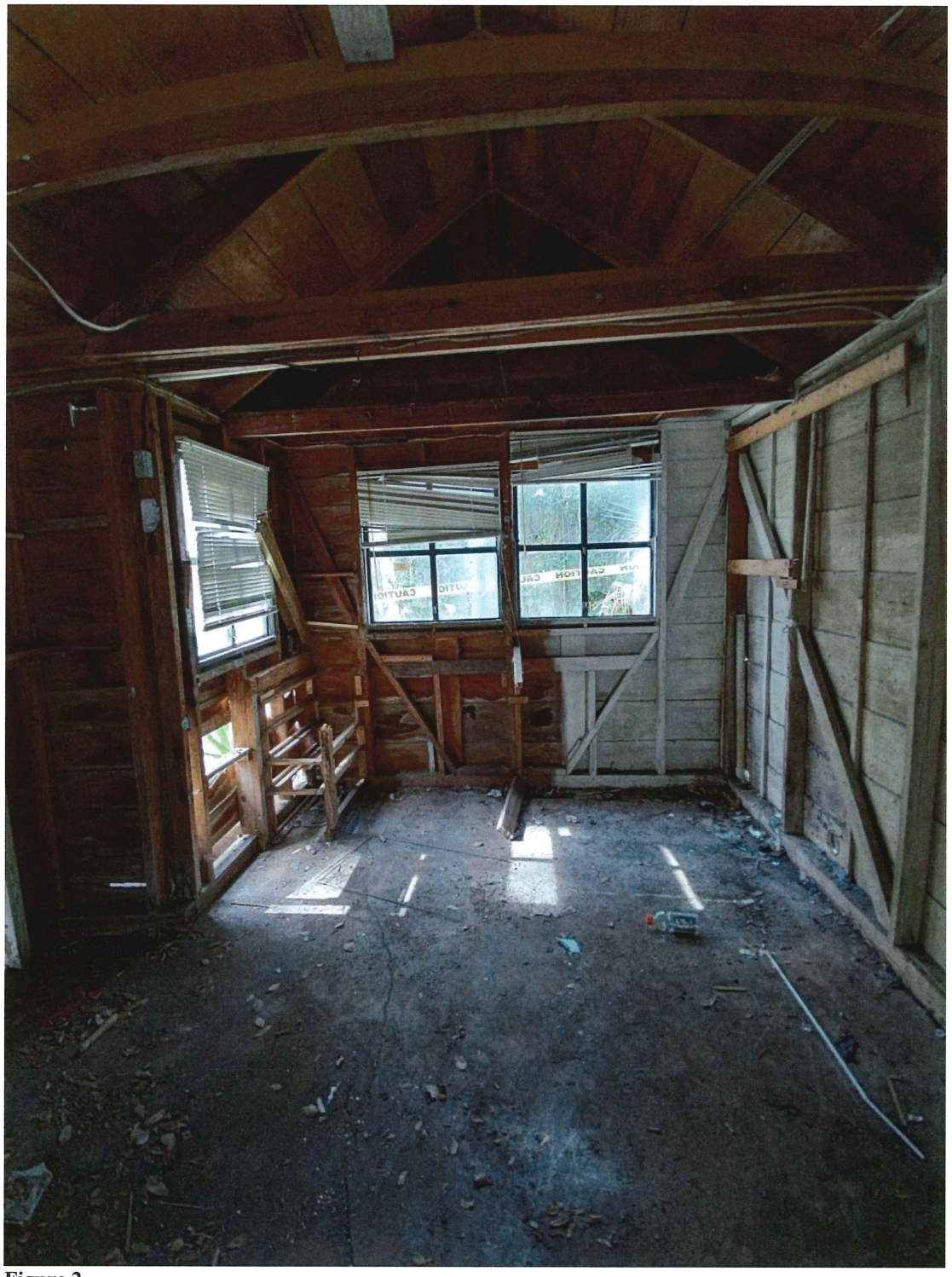


Figure 2

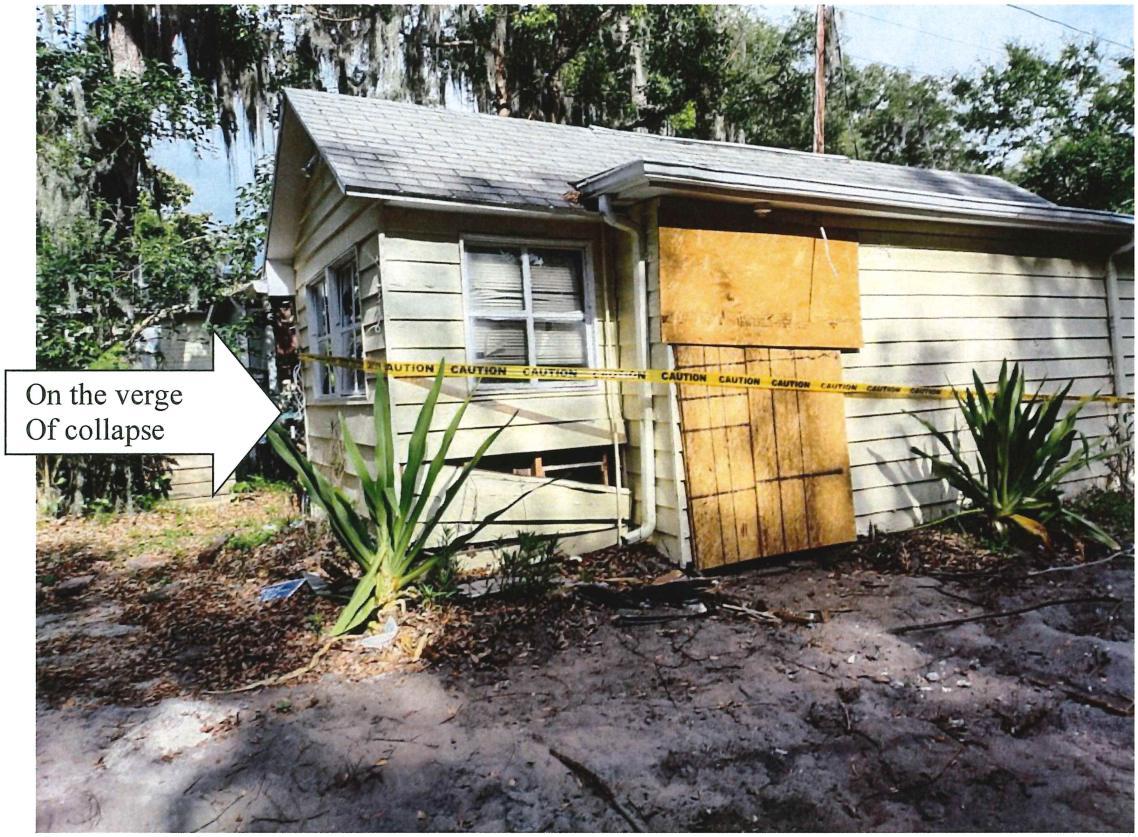

On the verge
Of collapse
CAUTION CAUTION CAUTION CAUTION CAUTION CAUTION

Figure 3



Figure 4

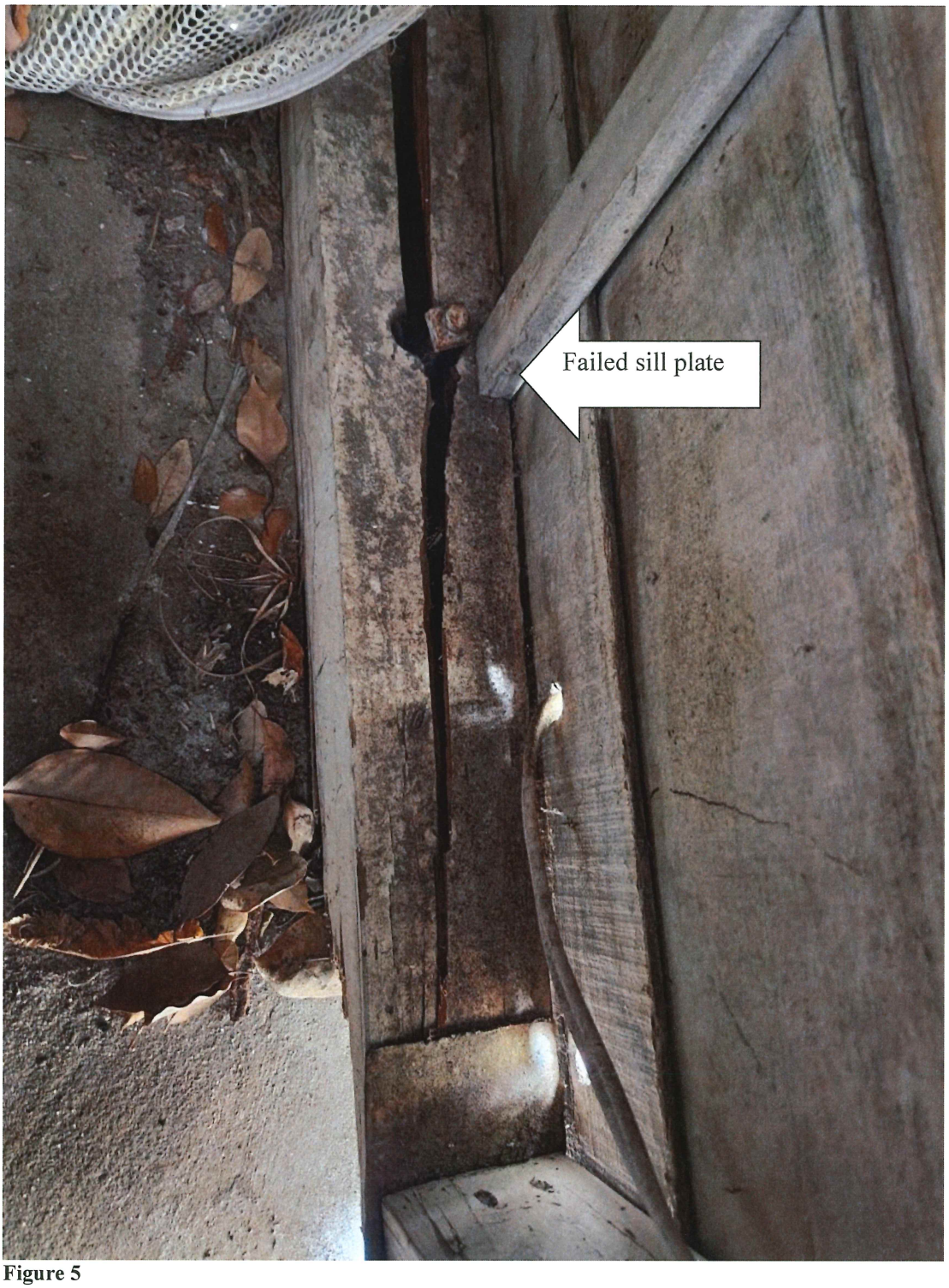
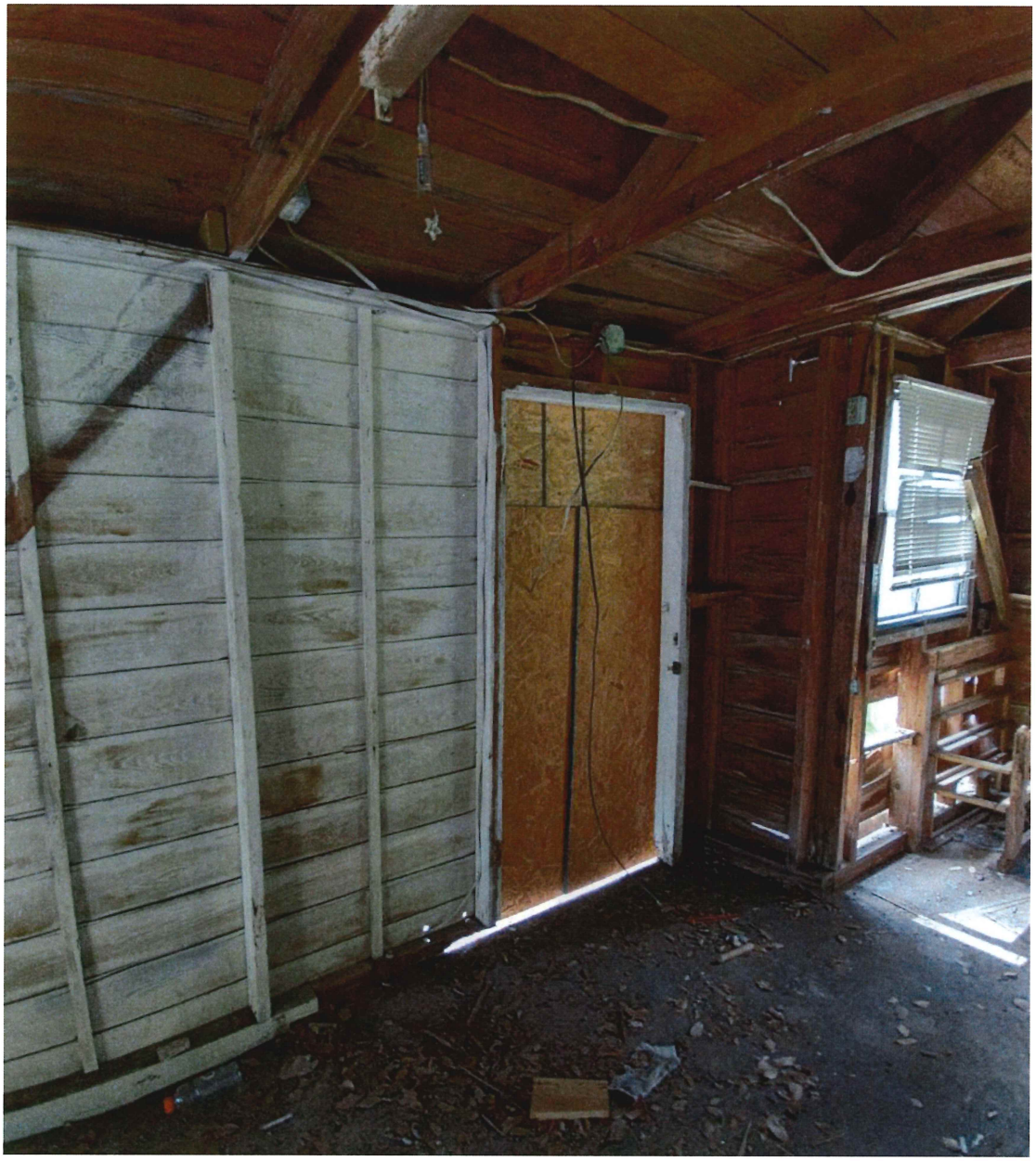


Figure 5





(1)

This Document Prepared Without Examination of Title or Any Guarantees Whatsoever by:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084
(904)824-4278

WARRANTY DEED

Made this 23 day of MAY A.D., 2008, by **JOSEPH L. BOLES, JR., TRUSTEE OF THE PARTEL FAMILY TRUST,** , 4230 Myrtle St., St. Augustine, FL 32084, conveying non-homestead property, hereinafter called the grantor, to **KEVIN PARTEL and SUSAN E. PARTEL, TRUSTEES OF THE PARTEL FAMILY TRUST,** whose post office address is the same, 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)

W I T N E S S E T H: 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, Florida, to wit:

W 1/2 OF LOT 163 & ALL OF LOT 164 & E 20 FT OF LOT 165, BLOCK 9, FULLERWOOD PARK, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PARCEL #153060-0000

COPY

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

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

AND THE GRANTOR hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in our presence:

RENEE RUSSO

KRISTI ROBERTSON

JOSEPH L. BOLES, JR.

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

THE FOREGOING instrument was acknowledged before me this 23 day of MAY, 2008 by JOSEPH L. BOLES, JR., who is personally known to me.

KRISTI ROBERTSON
State of Florida at Large
Commission Expires:
partel12.03j

KRISTI ROBERTSON
Notary Public - State of Florida
My Commission Expires Oct 28, 2010
Commission # DD 595402
Bonded By National Notary Assn.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1530600000
Location	23 BAY VIEW DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUBD ALL LOT 164 & E20FT OF LOT 165 BLK 9 OR767/1363 &994/1605 &2035/541 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

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12/25/2022



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Owner Information

Owner Name	Partel Family Trust 100% Partel Kevin 100% Partel Susan E 100%
Mailing Address	4230 MYRTLE ST SAINT AUGUSTINE, FL 32084-0402

Map



Valuation Information

	2024
Building Value	$87,368
Extra Features Value	$1,946
Total Land Value	$214,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$303,514**
Total Deferred	$49,235
Assessed Value	**$254,279**
Total Exemptions	$0
Taxable Value	**$254,279**

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

Historical Assessment Information

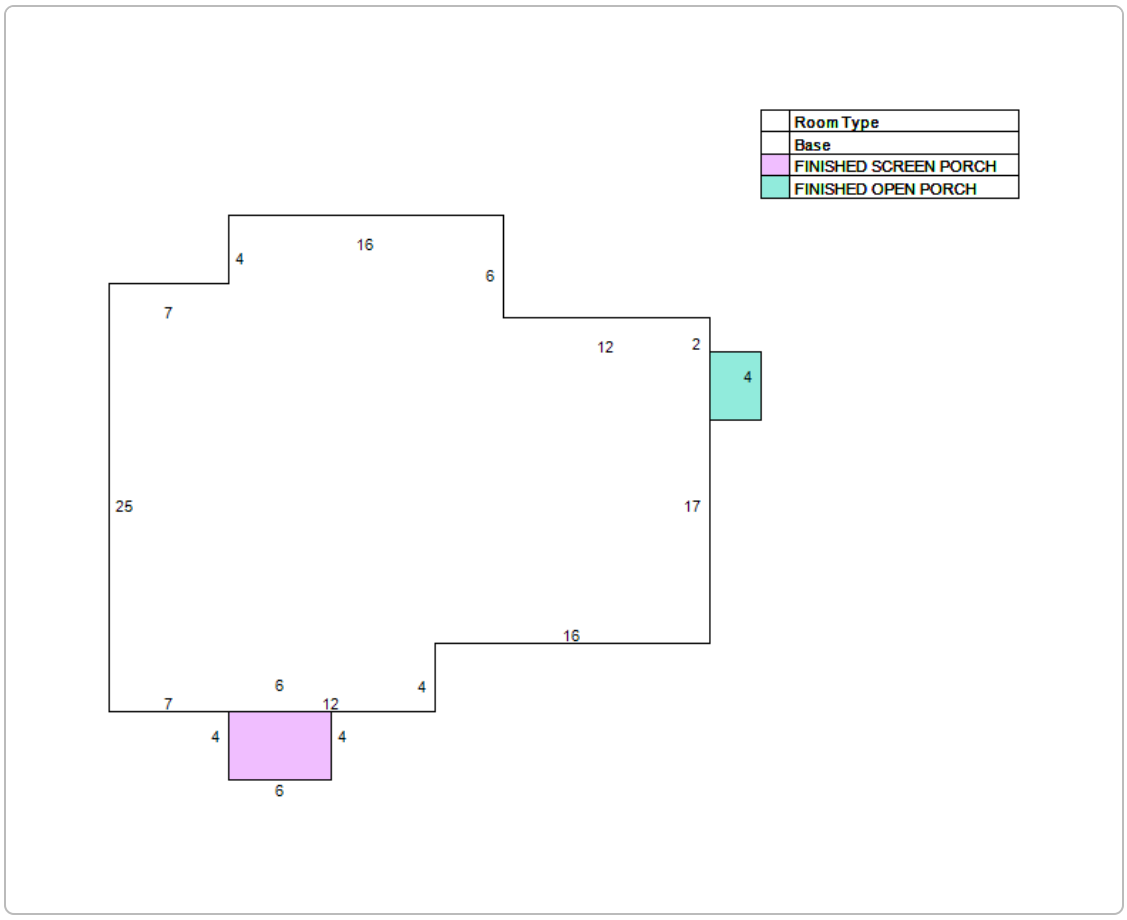
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$86,670	$1,946	$248,115	$0	$0	$336,731	$231,163	$105,568	$231,163
2022	$89,672	$3,962	$207,917	$0	$0	$301,551	$210,148	$91,403	$210,148
2021	$58,562	$3,962	$128,520	$0	$0	$191,044	$191,044	$0	$191,044
2020	$59,555	$3,962	$114,240	$0	$0	$177,757	$176,833	$924	$176,833
2019	$58,380	$1,141	$114,240	$0	$0	$173,761	$160,757	$13,004	$160,757
2018	$59,322	$1,141	$85,680	$0	$0	$146,143	$146,143	$0	$146,143
2017	$55,666	$1,938	$85,680	$0	$0	$143,284	$143,284	$0	$143,284
2016	$56,522	$1,938	$85,680	$0	$0	$144,140	$133,488	$10,652	$133,488
2015	$48,729	$1,938	$70,686	$0	$0	$121,353	$121,353	$0	$121,353
2014	$46,537	$1,938	$70,686	$0	$0	$119,161	$119,161	$0	$119,161
2013	$39,706	$1,938	$70,686	$0	$0	$112,330	$112,330	$0	$112,330

Building Information

Building	1
Building Value	$87,368
Year Built	1939
Actual Area	887
Conditioned Area	851
Use	Single Family Residence
Style	01
Exterior Wall	Aluminum Vinyl
Roof Cover	Built Up, Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	1
Baths	1

Description	Square Footage
BASE AREA	851
FINISHED OPEN PORCH	12
FINISHED SCREEN PORCH	24
Total SqFt	887

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1946

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	70	130	70	EF	$214,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/23/2008	$100.00	WARRANTY DEED	3085	6	U	I	BOLES JOSEPH L JR TRUSTEE	PARTEL FAMILY TRUST
	8/20/2003	$0.00	OTHER INSTRUMENT	9999	9999	U	I	BOLES JOSEPH L JR TRUSTEE/PARTEL FAMILY TRUST	PARTEL KEVIN & SUSAN E TRUSTEES
	8/20/2003	$100.00	WARRANTY DEED	2035	541	U	V	PARTEL KEVIN & SUSAN E	BOLES JOSEPH L JR TRUSTEE/PARTEL FAMILY TRUST
	6/4/1993	$5,000.00	WARRANTY DEED	994	1605	U	V	FOR W1/2 OF LOT 163 VACANT	PARTEL KEVIN,SUSAN F
	12/1/1987	$40,000.00		767	1363	Q	I		FOR W1/2 OF LOT 163 VACANT
	2/1/1987	$0.00		734	391	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 6/25/2024, 1:18:28 AM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0031 Address: 7 Williams Street

Authentic Old Jail, Inc. – Applicant & Owner

Project description: To demolish a building, constructed c. 1885-1894, that is recorded in the Florida Master File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02446
National Register:	N/A	Construction date:	c. 1885-1894
Archaeology Zone:	Borders IIA	Zoning District:	CL-2
Parcel number:	1912300000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Williams Street, this two-story Frame Vernacular building was constructed between 1885 and 1894, making it one of the oldest buildings in North City, though outside of the North City National Register Historic District.

The heavily modified building features a side gable asphalt shingle roof with portions of flat roof extending from the front and rear as well as a rear gabled one-story wing. The exterior is novelty siding with a combination of wood DHS and vinyl replacement windows throughout. A large picture window to the east and protruding window display area surrounded by columns are prominent on the front elevation. Based upon Sanborn Map research, the second floor, and most additions except for the rear wing were added after 1965.

The applicant is seeking full demolition of the building.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older 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 **7 Williams Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building currently in use as a school.

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 numerous two-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 and is similar to other Frame Vernacular Structures along the San Marco Avenue Corridor and surrounding areas that have seen multiple alterations and changes of use over time.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must consider the Tree and Landscape and Archaeological Ordinances 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. The building was first home to a cigar maker but most notably housed the American Tragedy Museum which once featured vehicles and paraphernalia from several tragedies including the Assassination of John F. Kennedy. No other historic or cultural associations are known that would qualify the structure for listing individually. It is unclear whether the structure would contribute to a district, if one were expanded or created, based upon existing alterations.

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

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

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly in the North City, Lincolnville, and Wet Augustine 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 referenced concerns about continuing to use the building as a school based on the condition inspection report provided and seeks to redevelop the property with a building that will function as part of the existing school use. No conceptual designs were provided.

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

Eligibility for Demolition Review Sec. 28-87. - Responsibilities, CoSA Code of Ordinances

The members of the historical architectural review board herein created shall have the following responsibilities:
(3) The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Registerdistricts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are nototherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.
(Sec. 28-2 Definitions, CoSA Code of Ordinances) *Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Districts but meets the following criteria of a Historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark. See Architectural feature limited review and see Partial demolition.

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 1894 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:

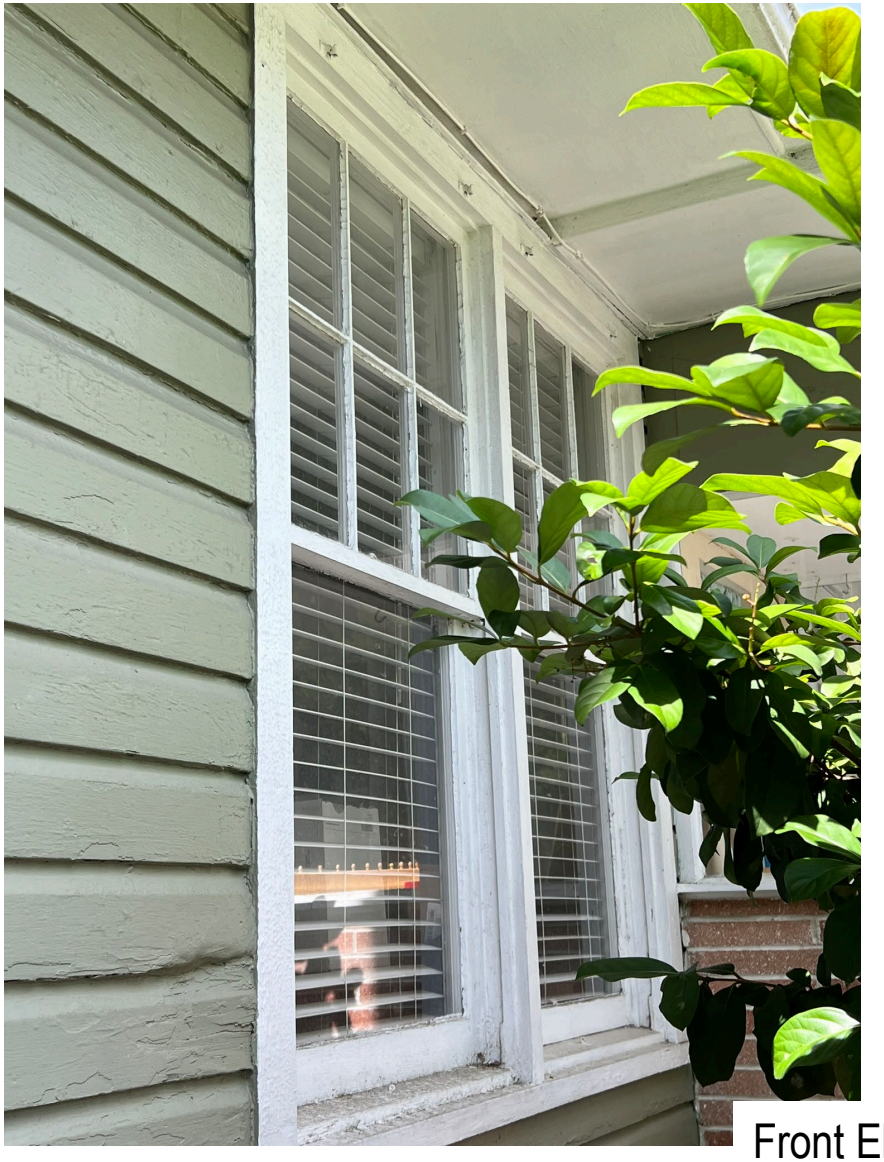
1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

Staff Photographs
7 Williams Street



Front (north) Elevation

Staff Photographs
7 Williams Street





Front Elevation Details

Staff Photographs
7 Williams Street





Front and West Elevation Details

Staff Photographs
7 Williams Street



West Elevation

Staff Photographs
7 Williams Street



West Elevation

Staff Photographs
7 Williams Street





West Elevation Details

Staff Photographs
7 Williams Street



Southwest Elevation

Staff Photographs
7 Williams Street



South Elevation

Staff Photographs
7 Williams Street



East Elevation



Staff Photographs
7 Williams Street



East Elevation Siding Details



Staff Photographs
7 Williams Street





Second Floor Railing Details

Staff Photographs
7 Williams Street





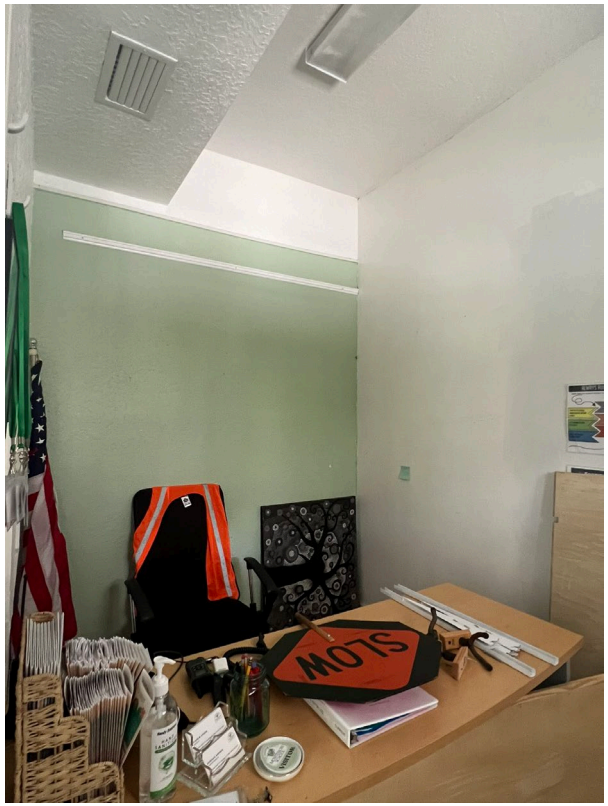
Second Floor Railing Details

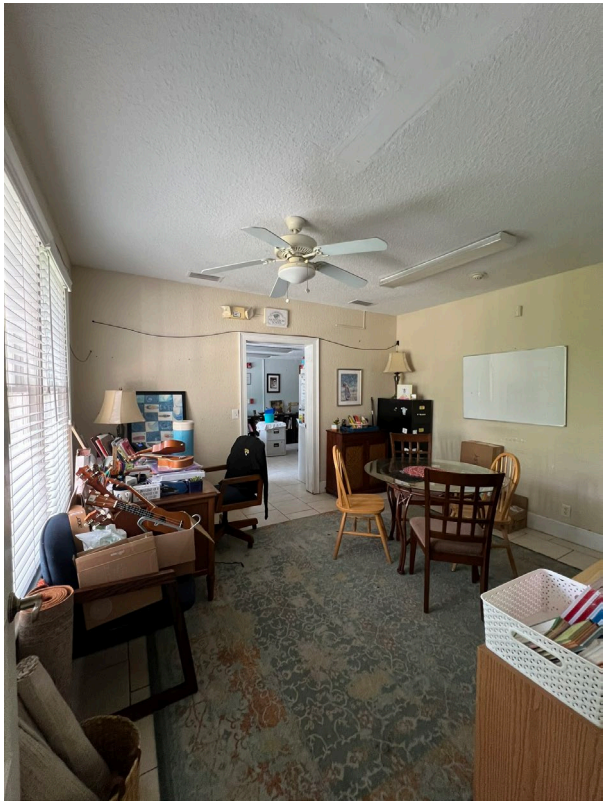
Staff Photographs
7 Williams Street



Staff Photographs
7 Williams Street

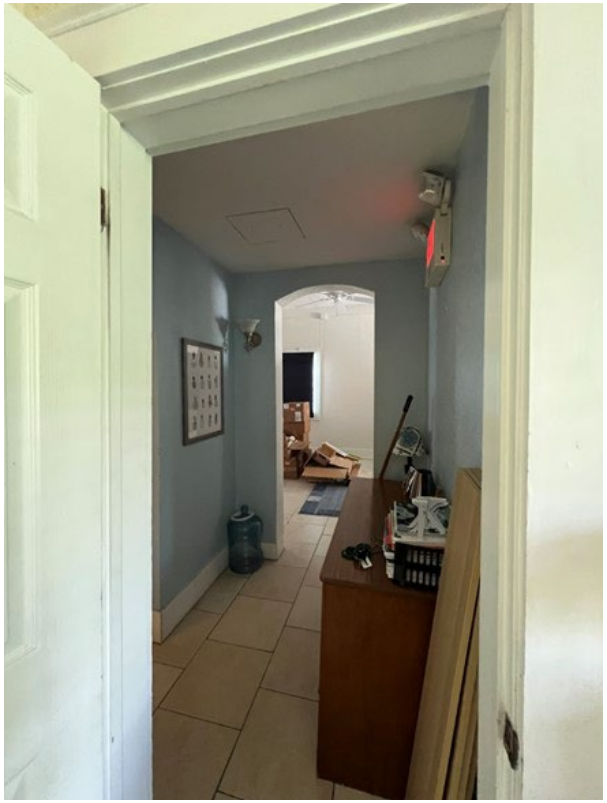


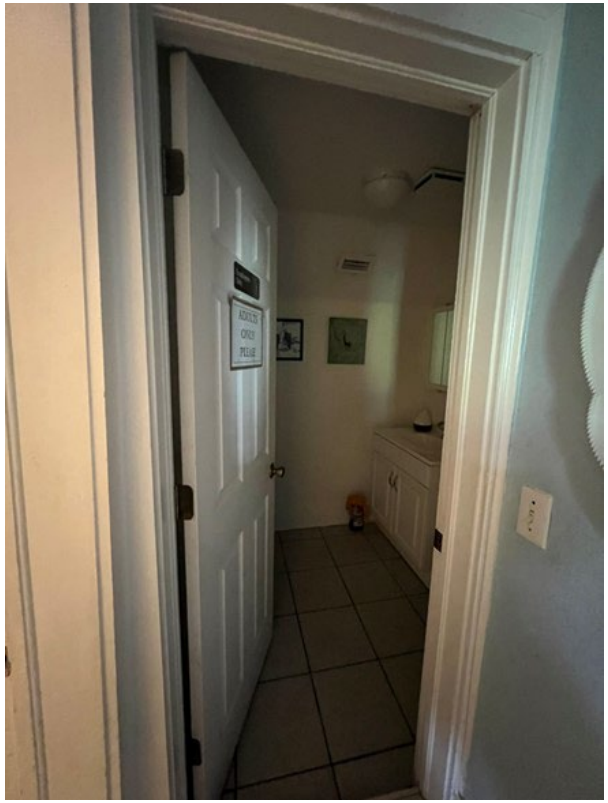




Interior

Staff Photographs
7 Williams Street

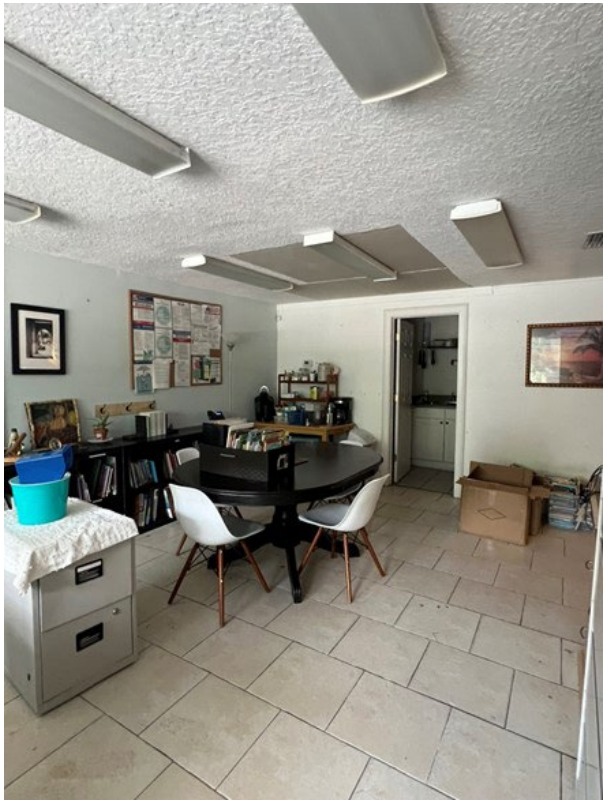




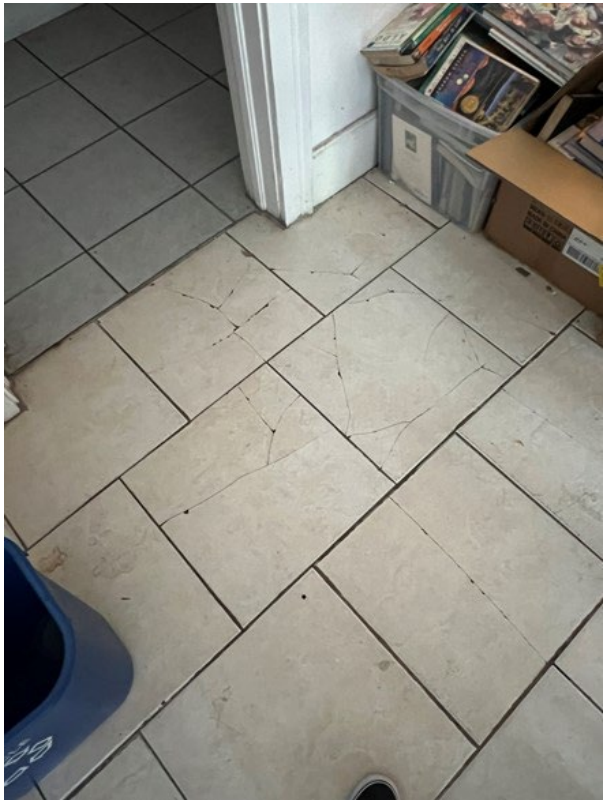


Interior

Staff Photographs
7 Williams Street

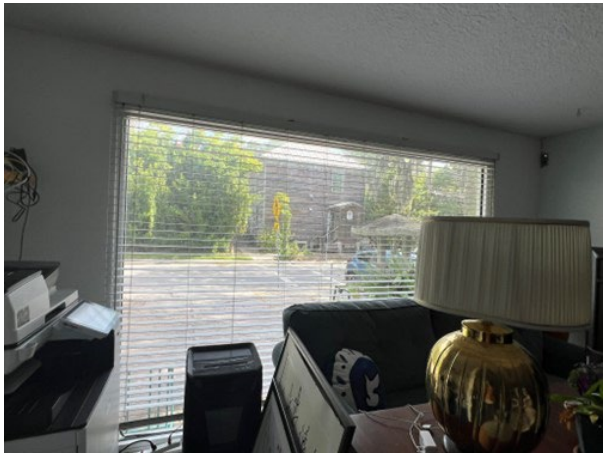


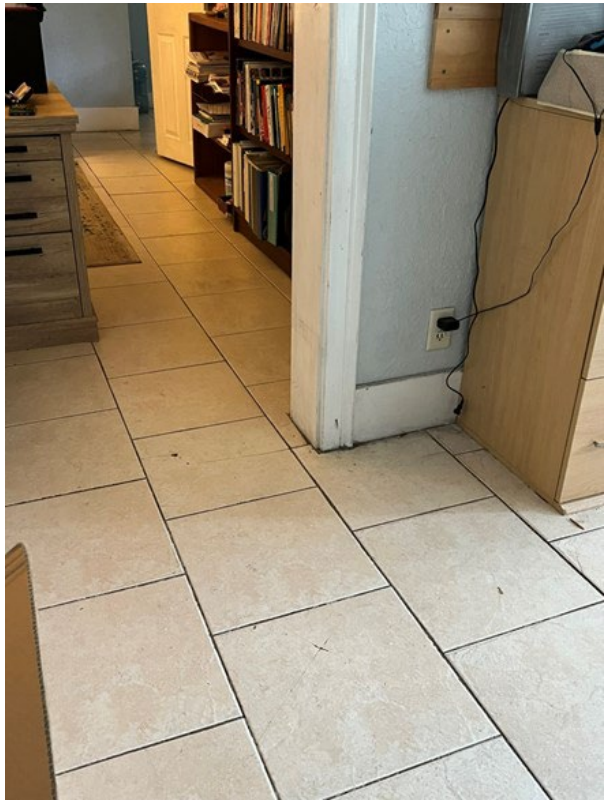




Interior

Staff Photographs
7 Williams Street

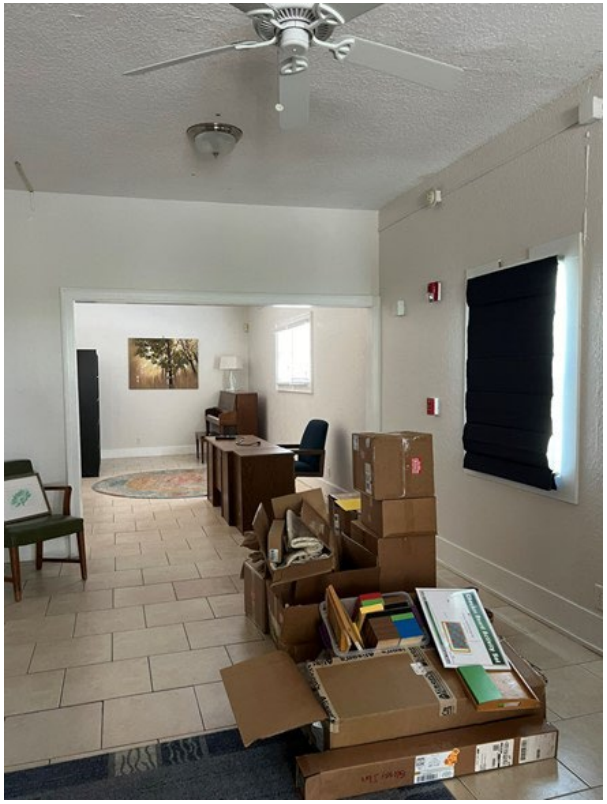






Interior

Staff Photographs
7 Williams Street



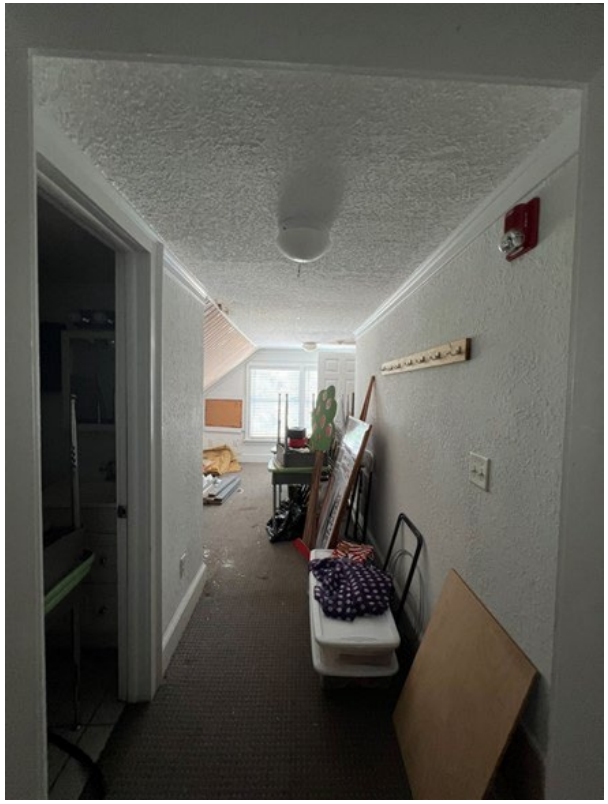


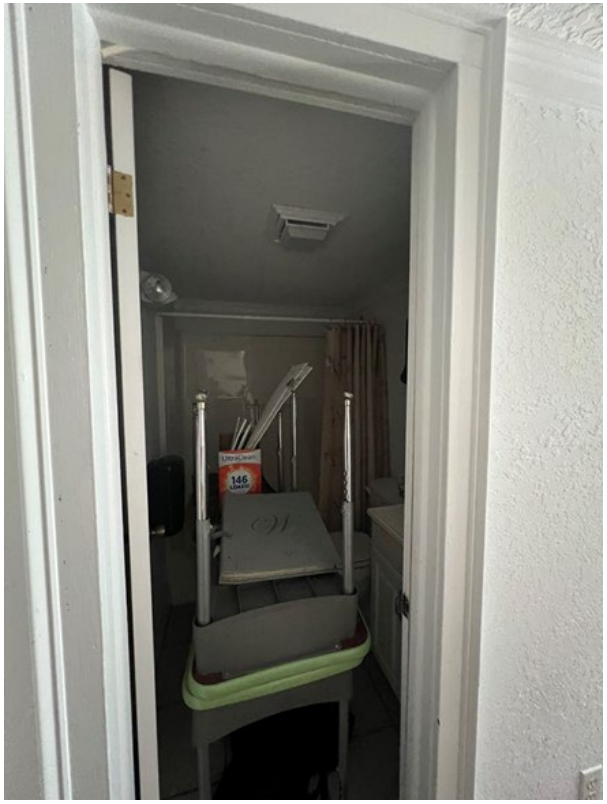


Interior

Staff Photographs
7 Williams Street



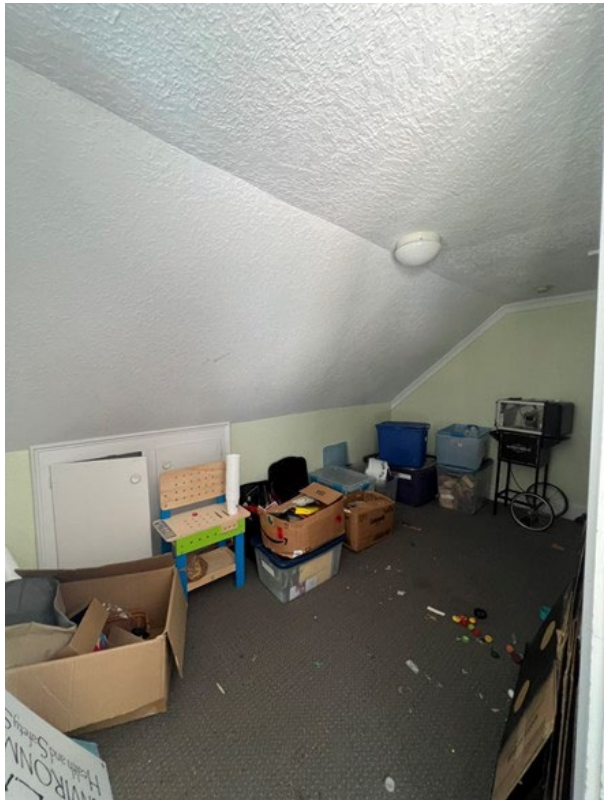




Interior

Staff Photographs
7 Williams Street







Interior

Staff Photographs
7 Williams Street



Interior



Staff Photographs
7 Williams Street





Context Photographs

Staff Photographs
7 Williams Street





Context Photographs

Staff Photographs
7 Williams Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2446 1009==

Site Name: 7 Williams Street 830== Survey Date: 7905 820==

Address: 7 Williams Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Williams Addition (subdivision) C (block) 16 and 17 (lot) 868==

868==

Owner of Site: Name: Hough, L. H.;

Address: P. O. Box 1561

St. Augustine, Fla. 32084 902==

Occupant or Manager: Tragedy in U.S. History Museum 904==

Type of Ownership: Private 848== Zoning: CI

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

UTM: 17 (zone) 469226 (easting) 3308358 (northing) 890== Location: T07S (T) R30E (R) S7 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: T-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1, 2/2, 4/1, 2/2 (metal), fixed multipanel, attic 942==

Foundation: louver Concrete block wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Flat on L, gable on L 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 0 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Former Residential use for building in Residential neighborhood now Commercial purposes. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 7 Williams Street was constructed between 1885 and 1894 and is one of the earlier houses in Williams Addition and in North City.

This is one of the early Victorian residential areas of North City, particularly along Myrtle and Ballard Streets. The area suffers from the demolition of many outstanding Victorian buildings over the years, and the deterioration or threatened destruction of others. It is also threatened with commercial encroachments from San Marco Avenue, traffic caused by adjacent tourist establishments, and drainage problems when it rains. The area borders the Fountain of Youth Park and has long been famous for its natural beauty and landscape architecture. Magnolia Avenue, with its arching live oak trees, is pointed out by tour guides as "the most beautiful street in the United States." In addition to the early Victorian development, many houses were built here during the first third of the 20th century, giving the neighborhood a distinctive look that transcends half a century of construction styles, set amid centeries-old live oak trees. The northern strip of Williams Addition and some property along May Street were resubdivided later and developed with buildings which drew their inspiration from Bungalow, Mediterranean Revival and Colonial Revival styles.

HISTORY

Williams Addition, San Marco, Miramar, and Miramar-on-the-Bay Subdivisions and the Fountain of Youth Tract fall within the colonial defense perimeter known as the Mil y Quinientos (The Fifteen Hundred). This quadrangular tract evolved out of six early 19th century Spanish land grants, including the northernmost grant to Tomas de Aguilar, the governor's chief secretary. The Aguilar Tract was the northern boundary of the defense perimeter which later formed San Carlos Avenue, the former city limit until 1923.(1) Stephen Arnau, an officer in the Territorial militia, acquired between 1826 and 1835 most of the land within the grants and deeded them in 1851 to his son Paul, who was a five-time mayor of the city.(2) In 1868 Arnau sold the property to State Senator Henry H. Williams, after whom the subdivision and street are named. Williams built a mansion and cultivated oranges and roses on what is today the southern section of the Fountain of Youth property. Williams sub-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green), V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols., (Tallahassee, 1940), II, 34-37; III, 152; St. Johns County Court House, Deed Records, Book M, p. 76; Book 55, p. 613.

2. Deed Records, Book R, p. 377; Book HH, p. 279; Biographical File, St. Augustine Historical Society.

3. Deed Records, Book KK, p. 1; Book AAA, p. 510; Book 48, p. 84; Book 65, p. 383; Map Book 4, pp. 38, 65.

divided his holdings between 1883 and 1886 and construction commenced at a brisk pace. Sections within Williams Addition were resubdivided at a later date, including San Marco (1922), Miramar (1924), Miramar-on-the-Bay (1924),

In 1904 this building at 7 Williams Street was the residence of J. H. Henrnandez, cigarmaker.(4) It later became the Museum of Tragedy in U. S. History with such exhibits as the parade car President John F. Kennedy used the day he was assassinated in Dallas, Texas; the furniture from Lee Harvey Oswald's Dallas apartment; and the car Oswald used to transfer the murder weapon.(5) Sold at public auction in 1979, the building is now vacant.(6)

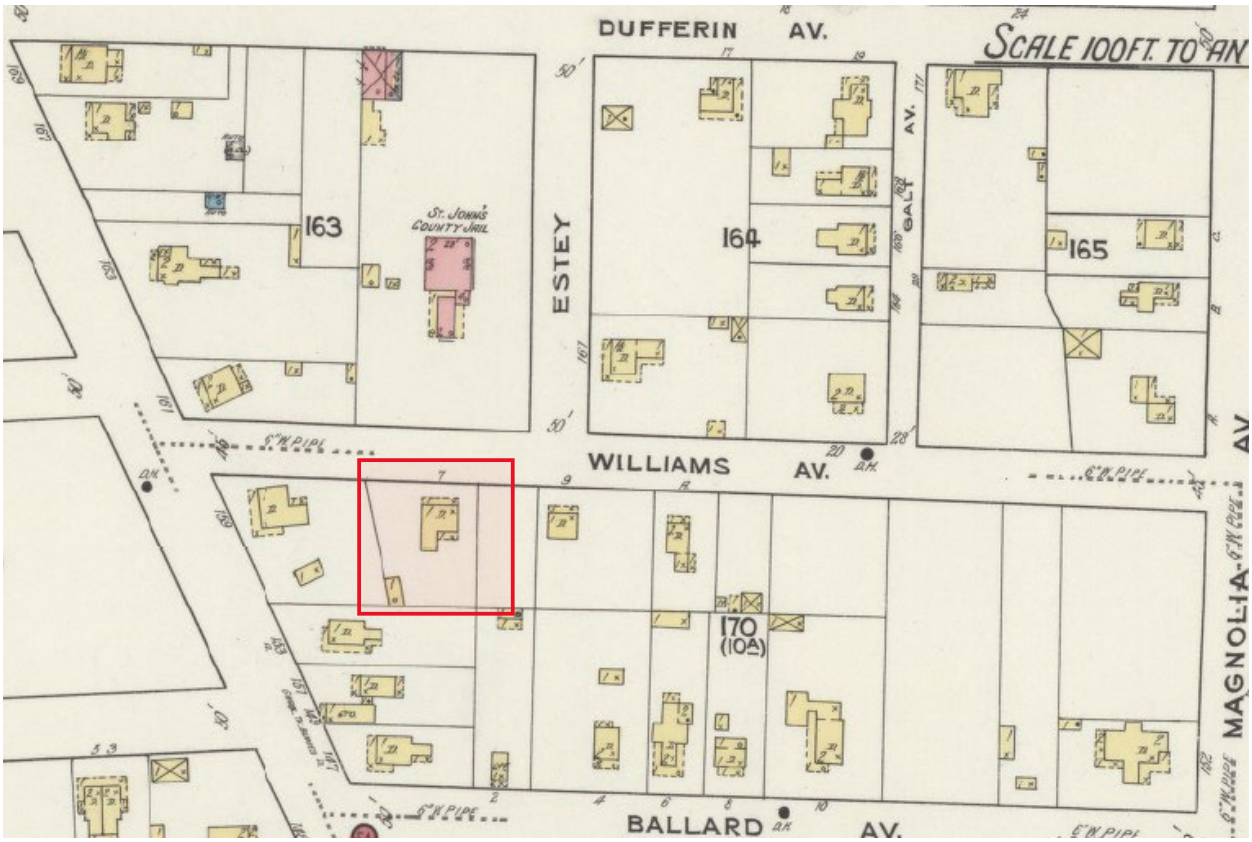
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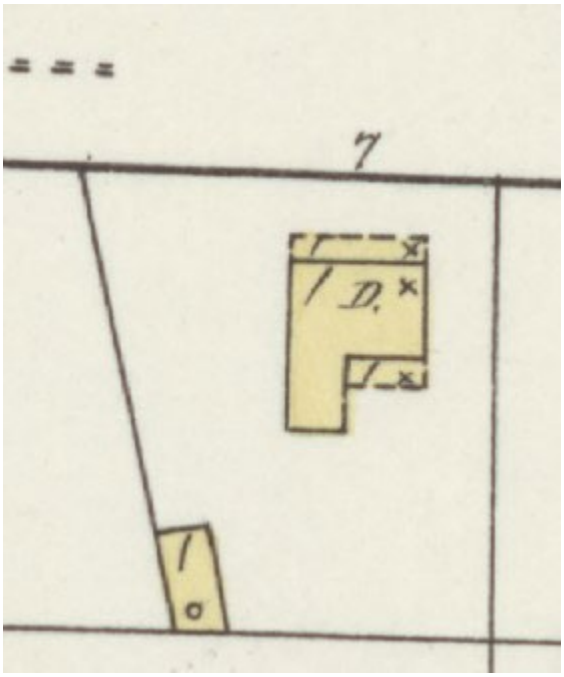
4. St. Augustine City Directory, 1904.
5. Historic Properties Inventory Research File.
6. Ibid.


5A
6

SANBORN MAPS
7 Williams Street

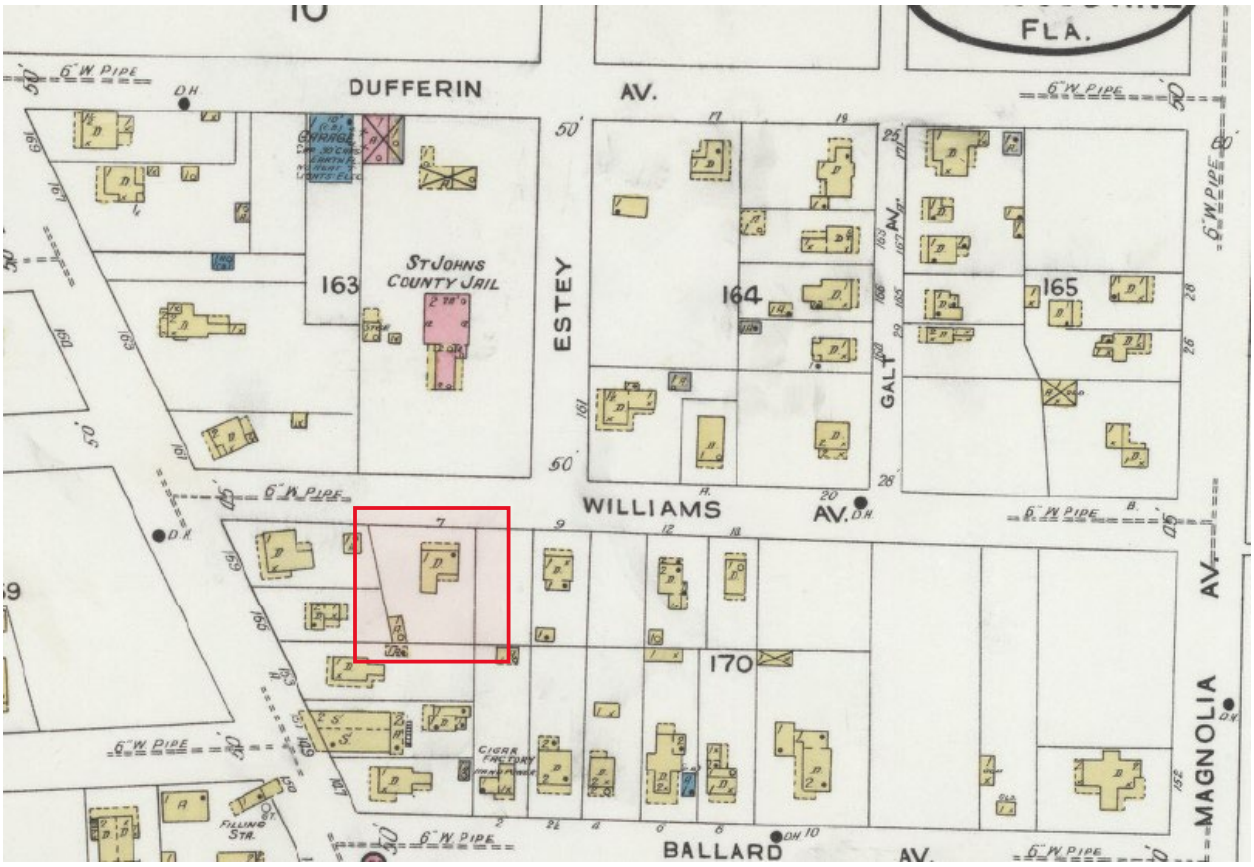
1917

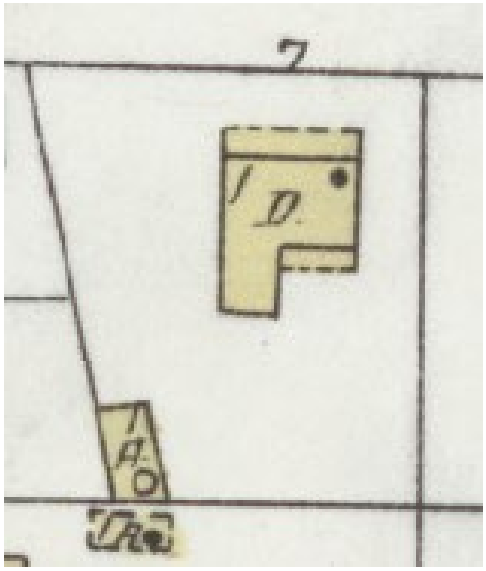




SANBORN MAPS
7 Williams Street

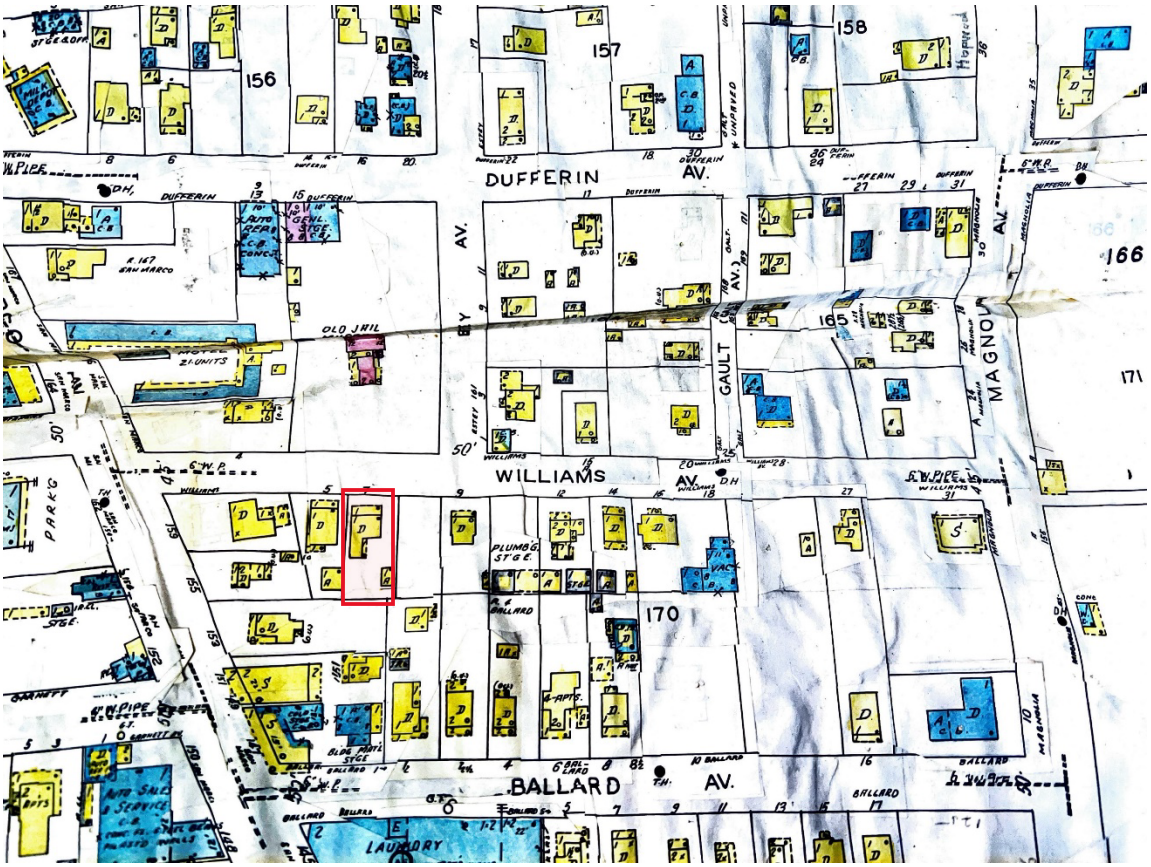
1924

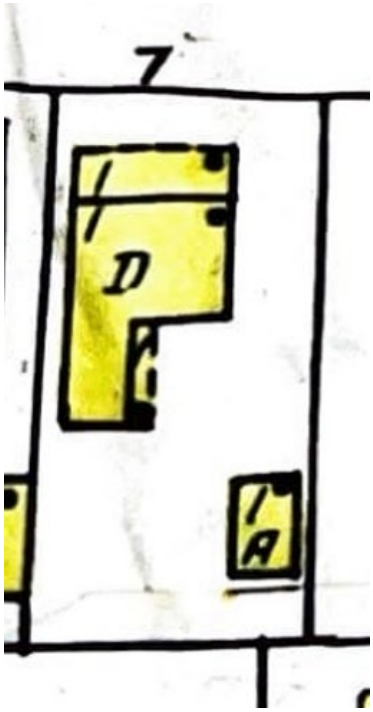




SANBORN MAPS
7 Williams Street

1930 updated to 1965





7 Williams Street (c. 1885-1894)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1899	Mrs. J.S. Hernandez		Not listed
1904	J.H. Hernandez		Cigar Maker
1907-1908	Joseph S. Hernandez (wife: Louisa)		Cigar Maker
1914-1915	Mrs. Louisa Hernandez		Widow: Joseph S.
1920-1921	Mrs. Louisa Hernandez		Widow: Joseph S.
1924-1925	John P. Tart		Proprietor, Charlotte Street Grocer
1930	Jerry A. Delaney (wife: Alice)		Not Listed
1934	Horace L. Perpall (wife: Henrietta)		Salesman
1940	Dennis F. Hunter (wife: Mary)		Salesman, St. Augustine Music and Furniture Company
1945	Vacant		
1949	Aikin K. Hough (wife: Orpha)		Hough Home Equipment, 144 King Street
1955	Aikin K. Hough (wife: Orpha)	(o)	Hough Home Equipment, 144 King Street
1960	William H. McLendon (wife: Ethel C.)		Barber
1965	Leon H. Hough (wife: Virginia C.)	(o)	Courtesy Gas & Fuel
1970	Tragedy in the U.S. History Museum	(see ads attached)	Proprietor Leon H. Hough
1975	Tragedy in the U.S. History Museum	(see ads attached)	Proprietor Leon H. Hough
1979-1980	Vacant		
1984-1985	Hiram C. Collins (wife: Jean B.)		Station Attendant, Chevron (Attendant, Tragedy Museum)
	Tragedy Museum (7a)		
1990	L. H. Hough	(o)	Proprietor, Tragedy Museum
	Tragedy Museum (7a)		

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0031 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Edwin Swift
   Business (if applicable): Authentic Old Jail, Inc
   Address: Authentic Old Jail, Inc 167 San Marco Avenue
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 904 238-5188 E-Mail Address: edswift@historictours.com

2. NAME OF PROPERTY OWNER: Authentic Old Jail, INC
   Business (if applicable):
   Address: 167 San Marco Avenue
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904 669-8566 E-Mail Address: sjackson@historictours.com

3. PROJECT LOCATION: 7 WILLIAMS ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE WILLIAMS ADDITION LOTS 1 15 16 17 19 & 20 BLK C OR3789/64

5. SCOPE OF WORK: To demolish a building, constructed c. 1885-1894, that is recorded in the Florida Master File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Narrative
- Photographs of Existing Conditions
- Condition Assessment Report
- Inspection Report

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 7 Williams Street

Applicant's Name: Authentic Old Jail, INC Applicant's Signature: _____

Owner's Name: Edwin Swift. VP of Operations Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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.

Full demolition of 7 Williams Street building. The state of building was assessed by Hide Tide Inspections LLC and found to have multiple areas of structural and safety concerns including one or more piers have shifted and is no longer level; sloping of flooring due to shifting of piers and subfloor issues. One or more beams and/or joists did not appear to be level. Soft spots observed at sub floor.

Building has lost its historic integrity and is not individually recognized as a Historic Landmark or listed as a contributing structure in the Historic District. This Property is currently leased to the St Augustine Public Montessori School and has been used for classroom and administrative offices. Currently the School Board believes this structure is not safe and usable for this purpose.

We are working with the School regarding future plans for this space for their needs.

Property Address:

7 Williams St.
Saint Augustine, Fl 32084



SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 27, 2024

Historic Tours of America
108 Sea Grove Main Street, 2nd Floor
St. Augustine, FL 32086

RE: 7 Williams Street
St. Augustine, FL 32084

Dear Historic Tours of America:

Per your request, we made a site visit to the address listed above on June 13th, 2024. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The building is a two-story structure with wood floor joist over crawl space at the 1st level. The load-bearing walls are wood framed. The 2nd level floor framing is assumed to be conventional wood joist. The roof system is assumed to be conventional wood roof rafters. Foundations are assumed to be shallow cast-in-place concrete foundations. According to the St. Johns County Property Appraiser's website, the structure was built in 1935.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the standard building code and accepted industry practices at the time of construction.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure

OBSERVATIONS:

The first level floor framing beams are supported by masonry piers, wood planks/posts, and bricks, which elevate the first level (refer to Images 1, 2, and 3). It appears that some beams and masonry piers were added at a later date to support part of the original floor framing. The masonry piers seem to be dry-stacked and not in any uniform pattern or location. Additionally, there seems to be no concrete foundations under at least some of the piers. Traditional masonry pier construction would typically include grout, reinforcement, and mortar to bond the blocks together and connect them to the foundations. However, these piers are made of hollow blocks stacked on top of each other, with no mortar, grout, or reinforcement as shown in image 2. The first level floor system does not seem to have a visible positive connection to the piers (refer to Images 1, 2, and 3 below). Without a positive connection to the foundation, the structure is vulnerable to overturning and sliding failure in a wind event. A failure of a pier could potentially lead to a catastrophic failure of the structure.

Part of the first level area appeared to be slopping (Image 4), likely due to missing or settling piers due to the lack of foundation. A lot of piers appear to have been replaced, it was undetermined if the replaced piers had foundations under them.



Image 1: Detached Brick Pier

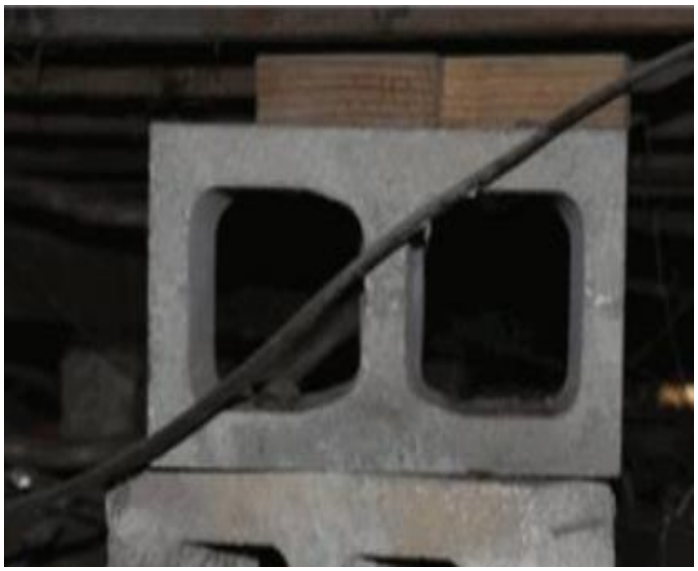


Image 2: Hollow Block w/ Wood Planks



Image 3: Wood Pier



Image 4: Slopping Floor

Some of the exposed floor framing members and load-bearing wood walls, showed deterioration likely from moisture exposure and/or wood-destroying organisms, such as termites. (See Image 5 below).



Image 5: Wood Rot/Damage

While walking the structure, it was noticed that there were gaps and holes in the sheathing and exterior finishes in the walls. Thus, allowing light to shine from the outside through (you can see from the interior to the exterior). Images 9 and 10 show gaps in the exterior.





Image 6: Part of 2nd Level Built on Top of Roof **Image 7: Deck Built on Top of Roof**

The floor sheathing on the 2nd level of the structure displayed signs of deterioration. Refer to Image 8 below. We assume that, based on the floor sheathing condition, there is likely section loss to the floor joists below the sheathing as well.



Image 8: Floor with Moisture Rot



Image 9: Second Level Wall not Sealed



Image 10: Missing/Damaged Section of Wood

There was no attic access provided to view the roof framing. Part of the second level appeared to be an attic space converted into a living space.

There is a deck at the second level that was built on top of the first level roof. The deck is supported by post on top of the lower roof. It was undetermined if the post have adequate support below, it was also undetermined if the post have a positive connection to the roof below.



Image 11: 2nd Level Deck Built on Top of Lower Roof

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

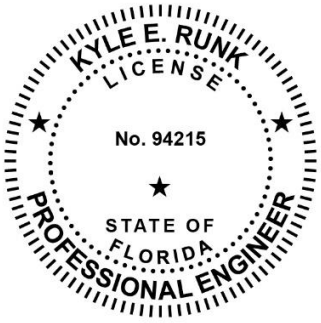
CONCLUSIONS:

Based on the representative samples inspected, it appears that the house has undergone various repair attempts to fix the floor framing. The sloping floors are likely a result of multiple types of piers and previous repair attempts, along with settlement due to a lack of foundation support. The structure has also experienced moisture damage and/or an infestation by wood-destroying organisms in the past, resulting in section loss in load-bearing components. Moisture intrusion was observed in multiple locations, impacting the structural capacity of the members. There is no clear load path from the roof to the foundation, and the beams supporting the floor, walls, and roof are not securely attached to the piers. In summary, a significant portion of the visible structural elements that were inspected have been compromised, leading to substantial capacity reduction or complete failure. The structure, in its current state, is at risk of collapsing in any wind event. We recommend consulting with a general contractor to assess the feasibility of remediation verses demolition and rebuilding.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations, or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have not specifically reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code-related issues.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

June 27, 2024



Kyle Runk, P.E.

Florida P.E. #94215

Structure and Roof Inspection Report

Provided by: High Tide Inspections LLC

Inspector: William Knight
Phone: 904.806.7679
Email: hightideinspections@gmail.com
www.hightideinspections.com

Property Address:

7 Williams St.
Saint Augustine, Fl 32084



1 Report Information

Client Information

Client Name	S.A.P.M.S.
Client Phone	904-342-5350
Client Email	info@stamontessori.org

Property Information

Approximate Year Built	1935
Approximate Square Footage	2,827

Inspection Information

Inspection Date	04/06/24
Inspection Time	11:30am
Weather Conditions	Dry
Outside Temperature	65 degrees

PLEASE NOTE:

This report is the exclusive property of High Tide Inspections LLC and the client whose name appears herewith, and its use by any unauthorized person is strictly prohibited. Also, we emphasize that when we discover and report on components needing repair and service, such as wood damage from older or leaking plumbing lines, we fully expect the client to follow up with a phase 2 expertise inspection (from a General Contractor or the like). ONCE A PROBLEM IS DISCOVERED, WE WILL NOT CONTINUE TO NOTE EVERY SIMILAR PROBLEM RELATED TO THAT SYSTEM OR COMPONENT AND WILL RECOMMEND A PHASE 2 INSPECTION AT THAT POINT. Our reports are designed to help discover and document problems, and our comments for one area of discovery are representative of all similar areas of the like (example: a leaky plumbing line or corroded pipe under a home would warrant a full phase 2 inspection of ALL PLUMBING LINES under the home). In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

SCOPE OF WORK

You have contracted with High Tide Inspections LLC to perform a generalist inspection in accordance with the standards of practice established by ASHI and NACHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator. Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other

wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm <http://www.epa.gov/iaq/pubs/insidest.htm>. Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded. Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist. Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home. Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build

as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies and their heating systems - Sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client’s expense.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

RR = Repair or Replace: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Exterior

General Comments

With the exception of townhomes, condominiums, and residences that are part of a planned urban development,

AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected

or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and itis particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood.

1) Exterior Wall Conditions RR Damage observed. Moisture damage and/or wood rot observed. Missing and/or damaged paint observed. Recommend review/repair of all exterior by a licensed contractor.





AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













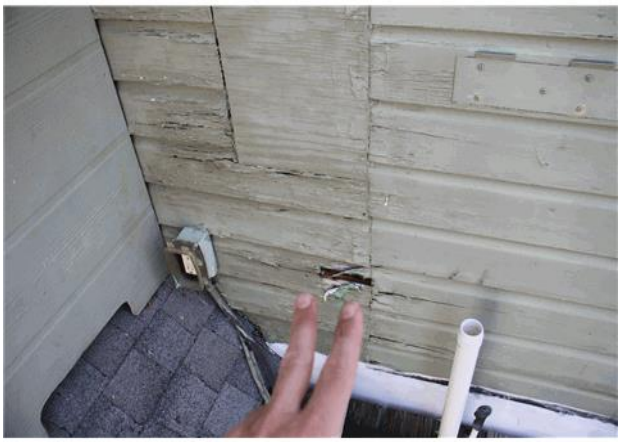
AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected









Exterior Windows - Doors

Window Material Wood

2) Window Conditions RR Wood rot observed. Missing sealant observed. One or mor windows was difficult to operate. Recommend review/repair by a licensed contractor.

AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected











3) Exterior Door Conditions

RR

Damage observed. One or more doors did not function properly. Missing sealant observed at one or more door frames. Moisture damage observed at one or more doors. Damaged and/or missing weather seal

observed at one or more doors. Recommend review/repair by a licensed contractor.





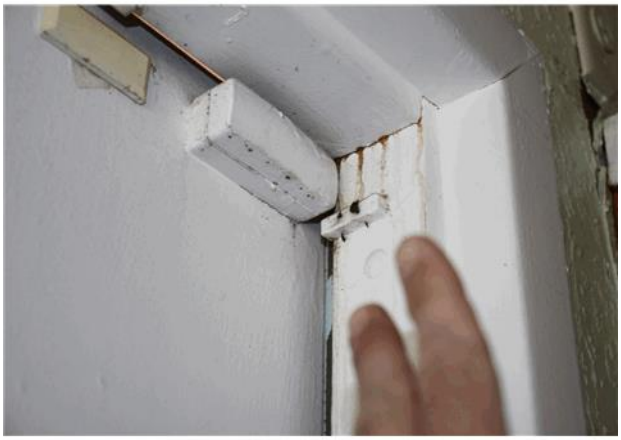








AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected











Wood and Masonry Decks

4) Wood and Masonry Deck Conditions	S	Damage observed. Moisture damage and/or wood rot observed. Unprofessional practices observed. Loose railings observed. Vegetation

growing from wood observed.
Recommend review/repair by a licensed contractor and/or structural engineer.













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected





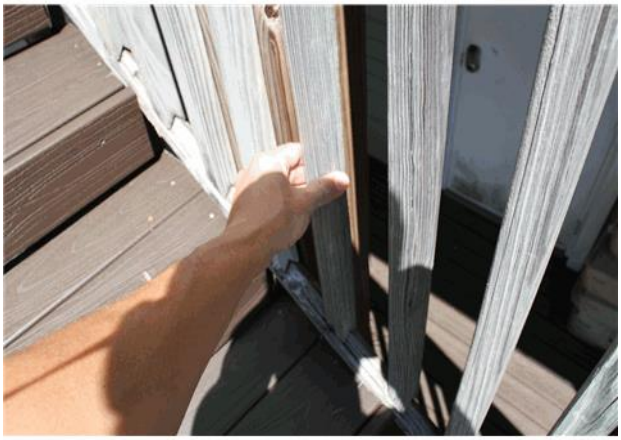








AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected











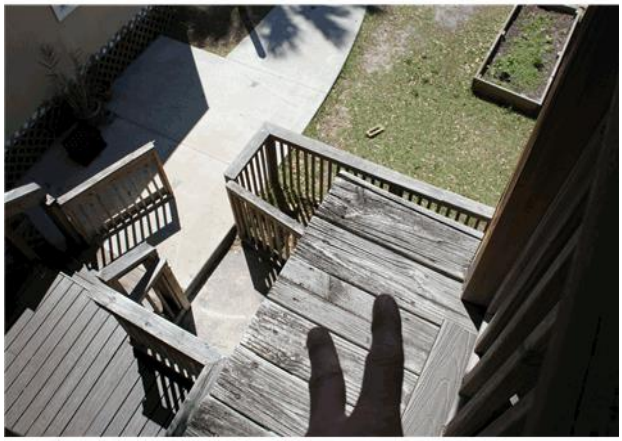


AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected

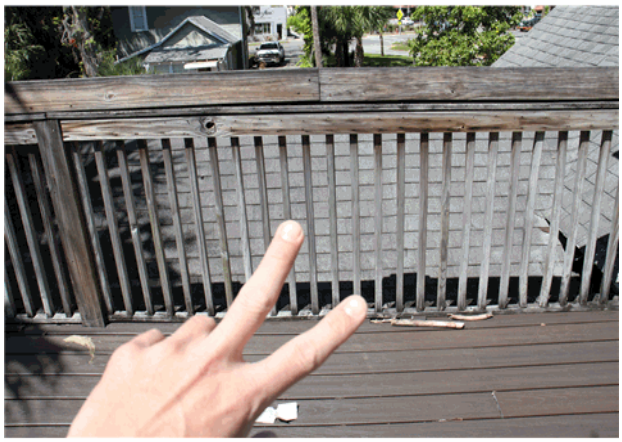




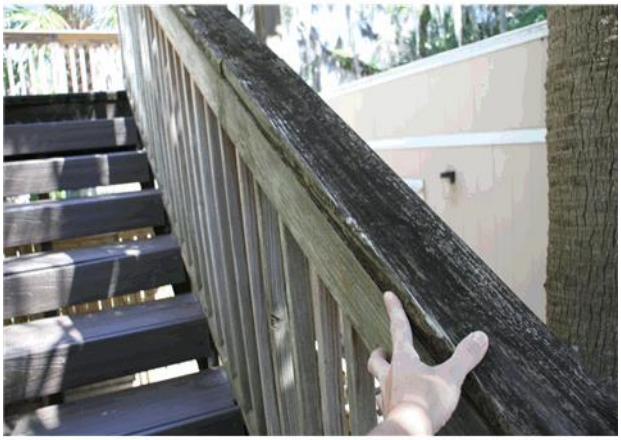








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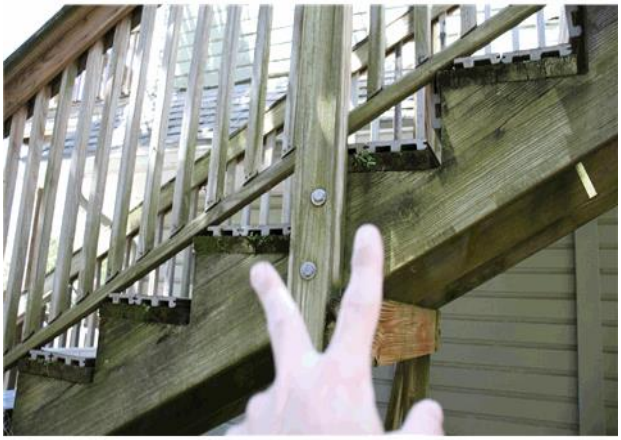


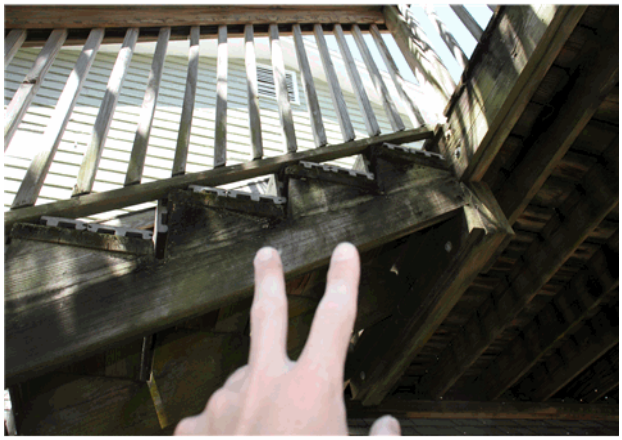






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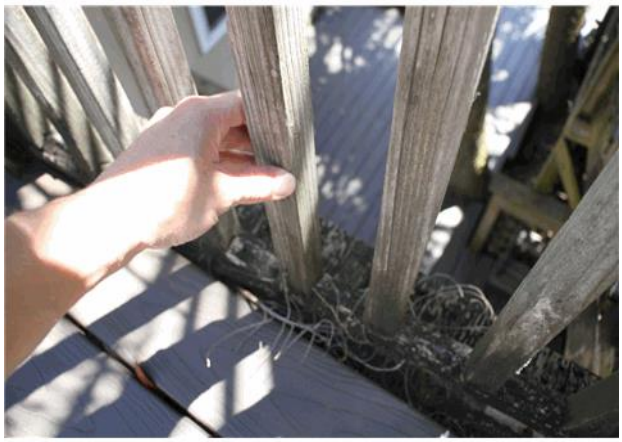


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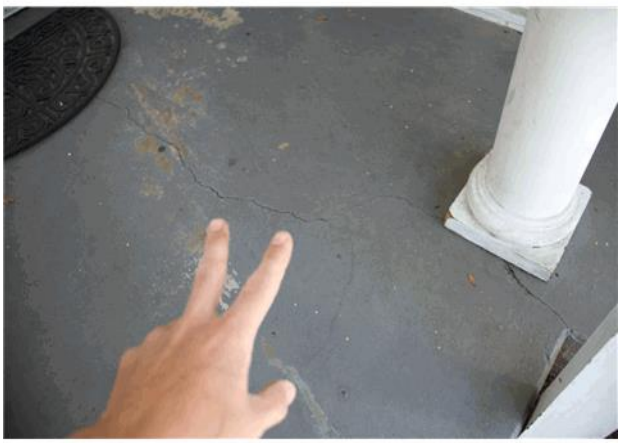


Porches and Stoops

5) Porch and Stoop Conditions

RR

Cracking observed. Recommend review/repair by a licensed contractor.





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Fascia and Trim

6) Fascia and Trim Conditions

RR Damage observed. Recommend review/repair by a licensed contractor.

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3 Roofing

General Comments

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. Regarding the evaluation of the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable/Hip/Flat
Roof Covering Material	Asphalt composition shingles.

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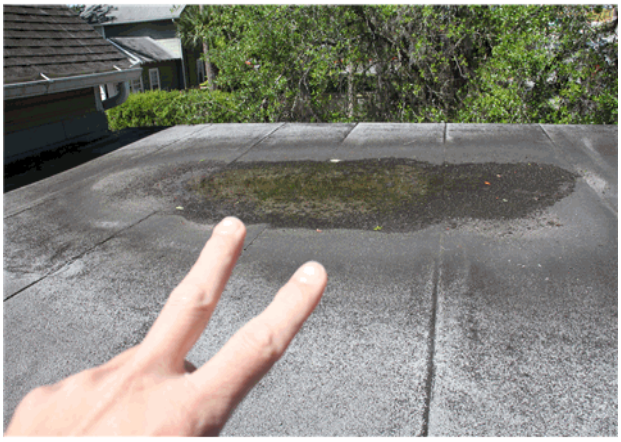
7) Roof Covering Condition

RR

Aspects of the roof appear to be aged and/or discolored. Excessive moisture observed. Ponding at flat roof observed. Debris observed. One or more unprofessional repairs observed. "Soft" decking observed. Exposed nail heads observed. Loose and/or missing granules observed. Vegetation observed growing from shingles. Damage observed. Missing or aging sealant observed. Recommend review/repair of all roofs by a licensed roofing contractor.





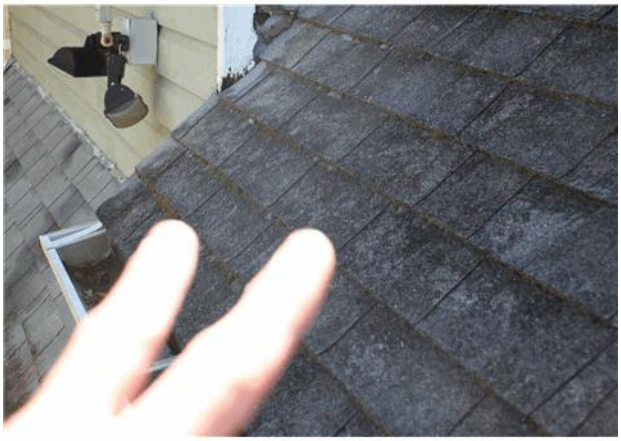




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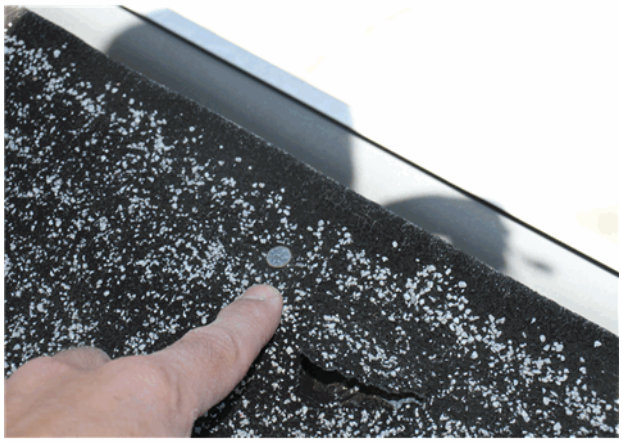






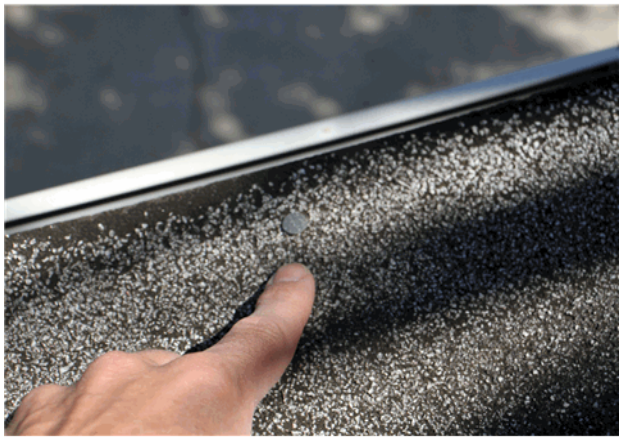






AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













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9) Gutter & Downspout Conditions

RR

Damage observed. Corrosion Observed. Debris observed. One or more missing downspout observed. One or more missing gutters observed. Recommend review/repair by a licensed contractor.









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Eaves

10) Eaves Condition

RR

Damage observed. Wood rot observed. Moisture damage observed. Missing or damage sealant/paint observed. Recommend review/repair by a licensed contractor.





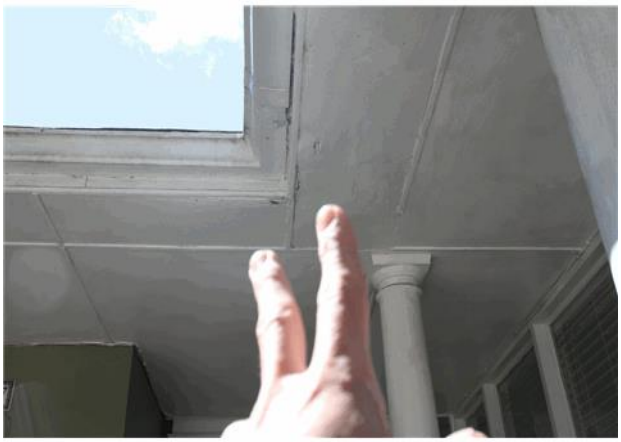
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4 Structural - Foundation

General Comments

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Foundation

Foundation Type Crawl Space

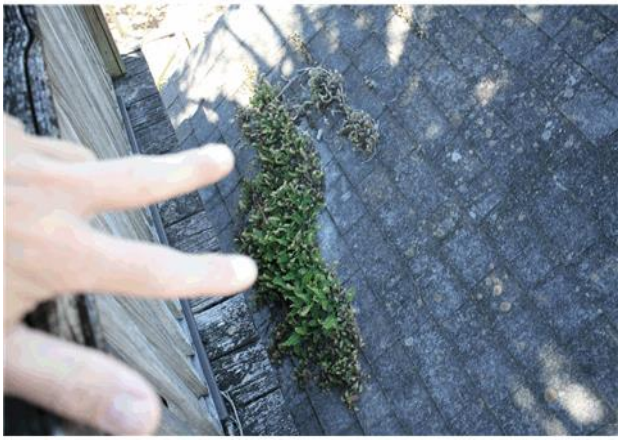
Foundation Material Concrete

11) Foundation Conditions

S

One or more piers have shifted and is no longer level. Missing footers observed. Unprofessional practices observed. Shifting of the foundation can be a major safety issue and can cause damage to flooring, flooring supports, and sub floor. Recommend review/repair by a licensed structural engineer and contractor.

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8) Flashing Conditions

RR Rust observed at flashing. Unprofessional practices observed. Recommend review/repair by a licensed roofing contractor.

AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected













AS = Appears Serviceable | RR = Repair or Replace | S = Safety | NI = Not Inspected








Flooring Structure

Flooring Support Type Wood beams/Joists

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12) Flooring Support Conditions

S

Damage observed. One or more beams and/or joists did not appear to be level. Recommend review/repair by a licensed structural engineer and contractor.













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5 Interiors

General Comments

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Similarly, there are many environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service, but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, since the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless-steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Walls - Ceilings - Floors

13) Wall Conditions

RR

"Light" observed coming through one or more walls. Damage observed. Cracking observed. Moisture damage observed. Recommend review from a licensed mold inspector. Recommend review/repair by a licensed contractor.





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14) Ceiling Conditions

RR

Damage and/or cracking observed. Moisture damage observed. Recommend review from a licensed mold inspector. Recommend review/repair by a licensed contractor.



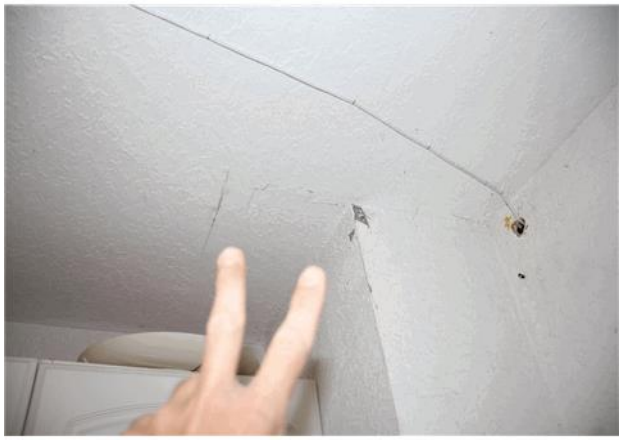






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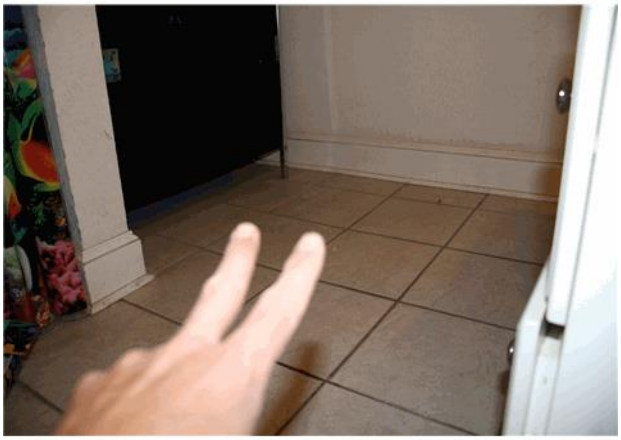


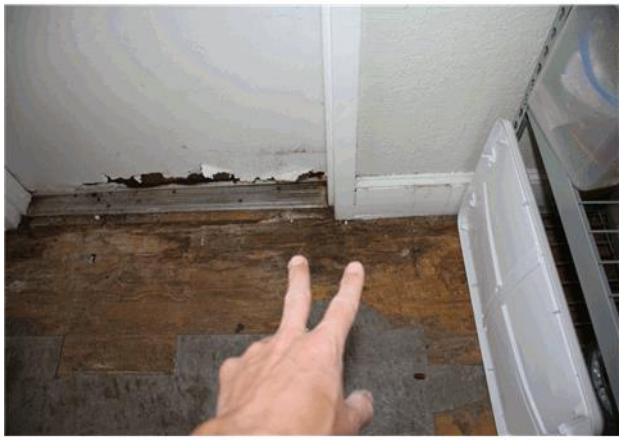
15) Floor Conditions

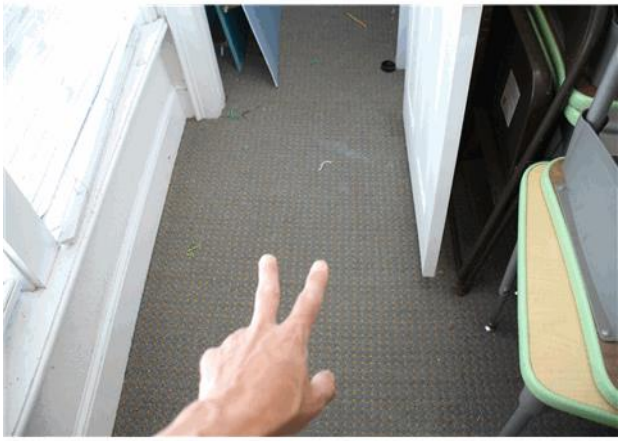
S

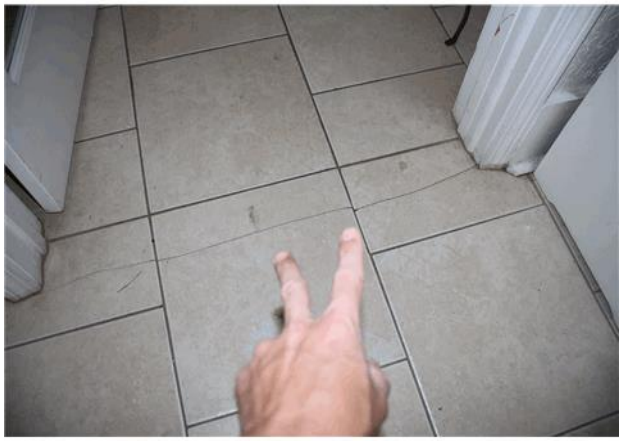
Damage observed. Moisture damage observed. Cracking observed. Loose tiles observed. "Soft" spots observed at sub floor. One or more floors throughout building were not level and were sloping. This condition can be caused by damage to sub floor and/or beams and/or floor joists and/or foundation issues. Recommend review/repair by a structural engineer and licensed contractor.

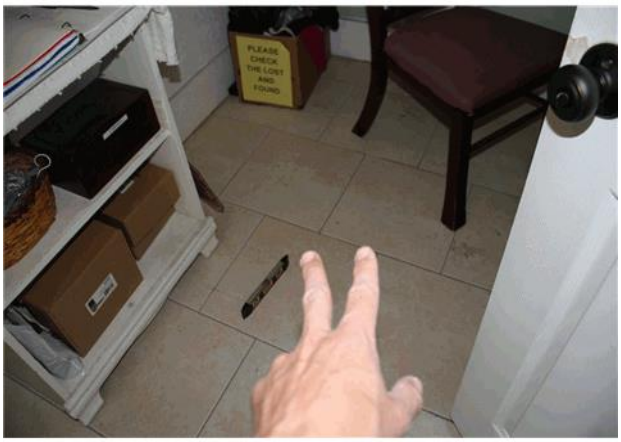
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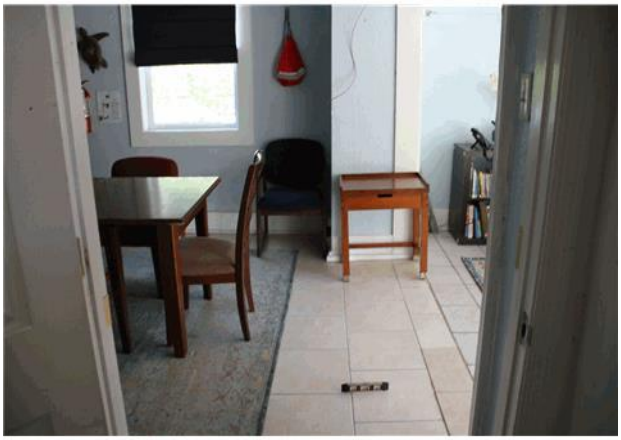


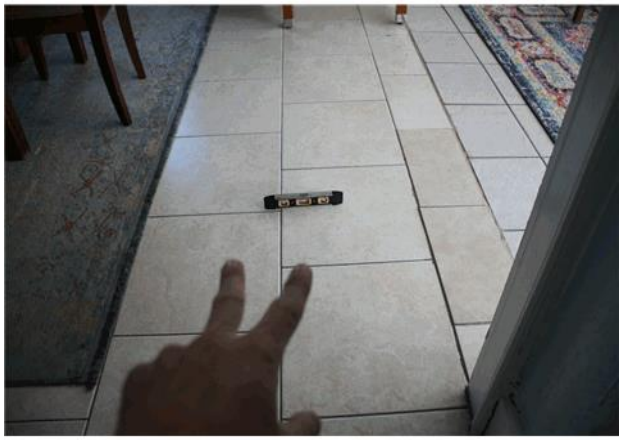






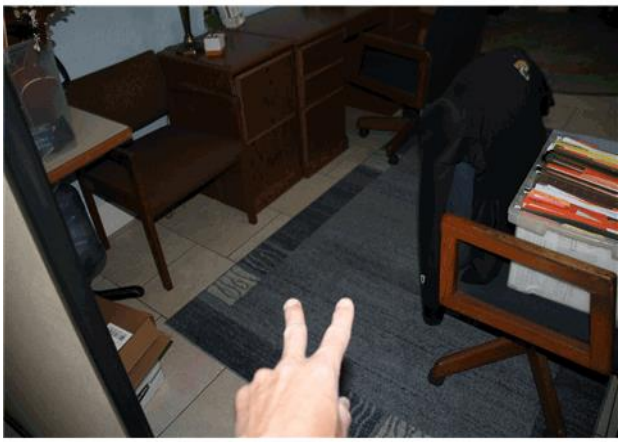
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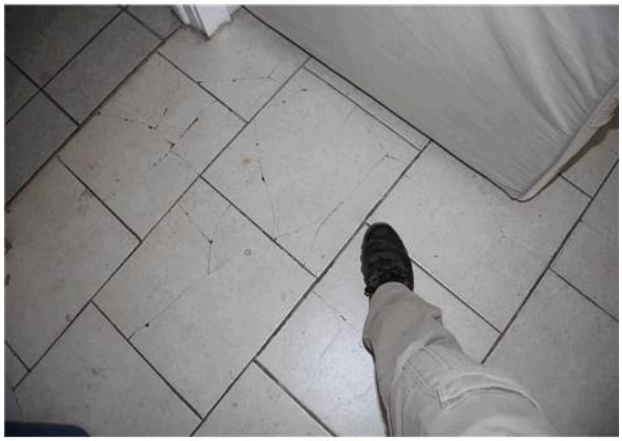


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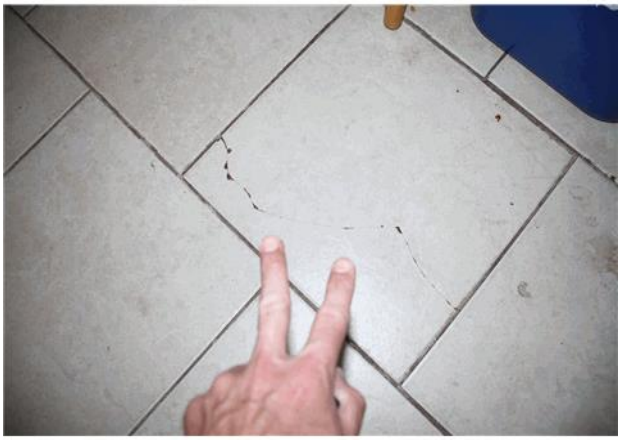






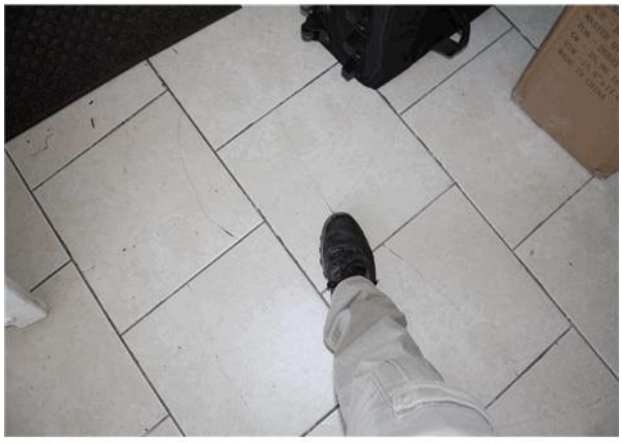


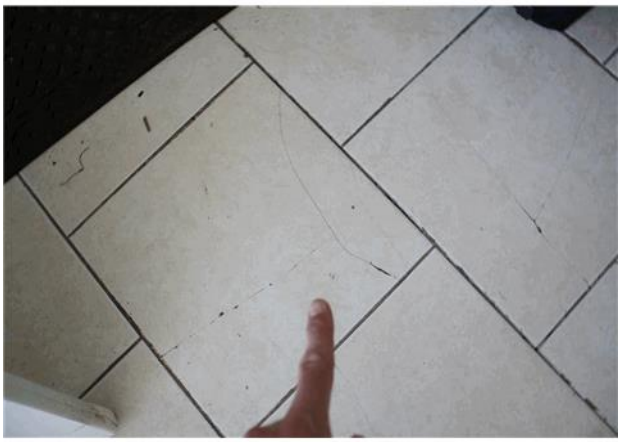
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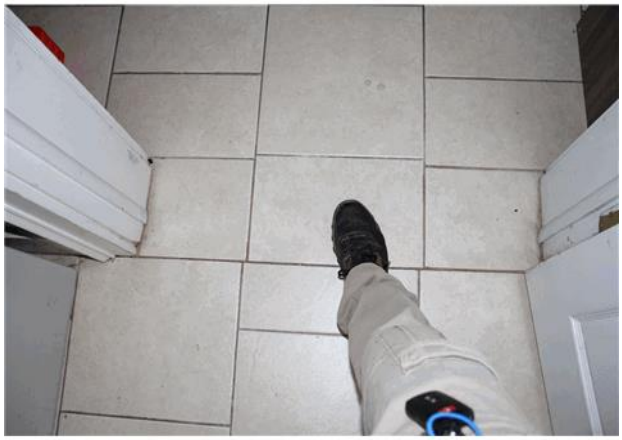






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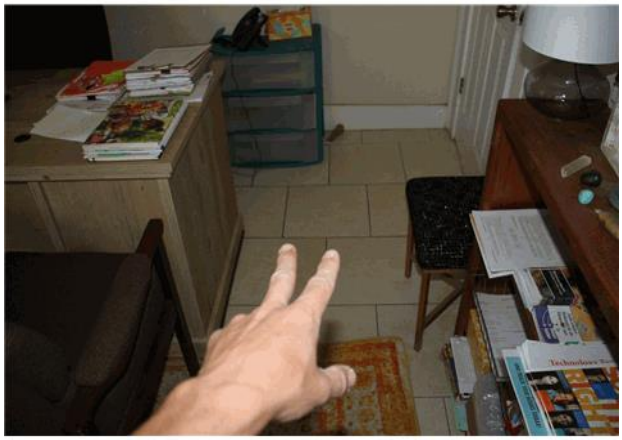


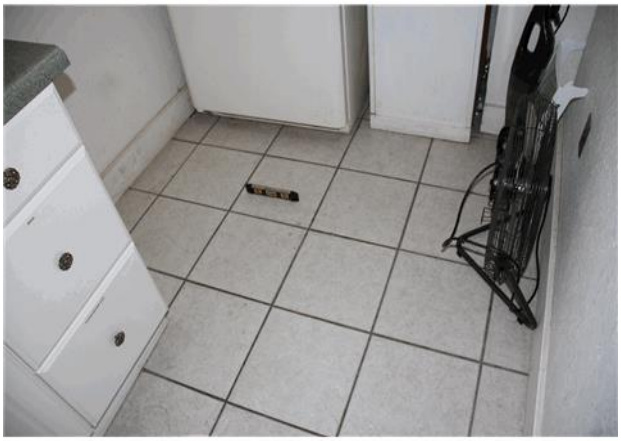




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Windows - Doors

16) Interior Window Conditions

RR

Damage observed. "Fungus" observed. Missing sealant observed. Wood rot and/or moisture damage observed. Unprofessional repairs observed.

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One or more windows was difficult to operate. Recommend review from a licensed mold inspector. Recommend review/repair by a licensed contractor.













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17) Interior Door Conditions

AS

One or more doors did not function properly and/or was difficult to operate. Recommend review/repair by a licensed contractor.

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Public Records of St. Johns County, FL Clerk # 2013061200, O.R. 3789 PG 64,
09/12/2013 at 04:06 PM REC. $13.00 SUR. $14.00 Doc. D $9450.00

File: 55961 Doc: $9450.00 ($1,350,000.00) Rec: $18.50
In, Return and Prepared by: Carol A. Lagasse', An Employee of
Estate Title of St. Augustine, Inc.
Address: 71 Carrera Street
St. Augustine, FL 32084

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the **10th** day of **September** A.D. **2013 by TRICATT, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP** hereinafter called the grantor, to **AUTHENTIC OLD JAIL, INC, A FLORIDA CORPORATION** whose post office address is 201 Front Street #107 Key West Fl 33040
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:

PARCEL ONE (191040-0000):
LOT 1, BLOCK C, WILLIAMS ADDITION TO THE CITY OF ST. AUGUSTINE ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, EXCEPTING THEREFROM THE EAST 50 FEET.

PARCEL TWO (191040-0010)
THE EAST 50 FEET OF LOT 1, THE EAST 50 FEET OF LOTS 19 AND 20 AND THE SOUTH 20 FEET OF LOT 15, ALL LYING IN BLOCK C, WILLIAMS ADDITION TO THE CITY OF ST. AUGUSTINE ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923.

PARCEL THREE (191270-0000):
IN THE CITY OF ST. AUGUSTINE AND BEING IN THAT PART KNOWN AS NORTH CITY AND BEING BOUNDED ON THE NORTH BY PROPERTY OF SEGUI AND MEASURING ON THAT LINE 155 FEET ON THE EAST BY PART OF LOT 20, ACCORDING TO OFFICIAL MAP OF THE CITY AND MEASURING ON THAT LINE 50 FEET, ON THE SOUTH BY PROPERTY OF HENRY R. POMER AND MEASURING ON THAT LINE 129 FEET, ON THE WEST BY SAN MARCO AVENUE ON WHICH IT FRONTS AND MEASURING ON THAT LINE 56 FEET AND IS THE WEST PART OF LOT 20, BLOCK "C" OF THE WILLIAMS ADDITION ACCORDING TO MAP OF ST. AUGUSTINE DATED JANUARY 1, 1905.
AND
IN THE CITY OF ST. AUGUSTINE AND BEING BOUNDED ON THE NORTH BY PROPERTY FORMERLY OF JOSEPH HERNANDEZ AND M.R. COOPER AND MEASURING ON THAT LINE ONE HUNDRED EIGHTY (180) FEET ON THE EAST BY PROPERTY OF POMER AND MEASURING ON THAT LINE FIFTY (50) FEET ON THE SOUTH BY PROPERTY OF MANUCY AND WIFE AND MEASURING ON THAT LINE 155 FEET, AND ON THE WEST BY SAN MARCO AVENUE ON WHICH IT FRONTS AND MEASURING ON THAT LINE FIFTY-SIX (56) FEET AND BEING THE WEST PART OF LOT NINETEEN (19) OF BLOCK "C" ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED JANUARY 1, 1905 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA AND BEING PART OF LOT NINETEEN (19), BLOCK "C", WILLIAMS ADDITION TO THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY DATED JUNE 12, 1923.

COPY

PARCEL FOUR (191230-0000):
THE NORTH 80 FEET OF LOT 15, BLOCK C, WILLIAMS ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP THEREOF DATED JUNE 23, 1923; LOT 16 OF BLOCK C OF WILLIAMS ADDITION TO ST. AUGUSTINE AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED JANUARY 1, 1905 IN THE OFFICE OF THE COUNTY CLERK OF ST. JOHNS COUNTY, FLORIDA. LOT 17 OF BLOCK C OF THE WILLIAMS ADDITION TO ST. AUGUSTINE AS PER OFFICIAL MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK OF ST. JOHNS COUNTY, FLORIDA (AS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 276).

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 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.

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.

COPY

Signed, sealed and delivered in the presence of:

TRICATT LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AKA TRICAT LLLP, A FLORIDA LIMITED PARTNERSHIP

Witness : Carol A. Lagasse

Carol A. Lagasse

Print Witness Signature:

Signature Patricia A. Merritt, its General Partner

P.O. Address: 28 Water ST St Augustine FL 32084

Witness: Kelley Conner

Kelley Conner

Print Witness Signature:

Signature James Ty Merritt, its General Partner

P.O. Address:

COPY

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10th day of September, 2013 by Patricia A. Merritt and James Ty Merritt, General Partners of TRICATT, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP who produced Drivers License as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Carol A Lagasse

Notary Signature

CAROL A. LAGASSE MY COMMISSION EXPIRES July 21, 2016 #EE 211677 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA SEAL

Printed Notary Signature

My Commission Expires:

Detail by Entity Name

Florida Profit Corporation
AUTHENTIC OLD JAIL, INC.

Filing Information

Document Number	394850
FEI/EIN Number	59-1377245
Date Filed	01/28/1972
State	FL
Status	ACTIVE

Principal Address

167 SAN MARCO AVENUE
ST. AUGUSTINE, FL 32084

Mailing Address

201 FRONT STREET
#107
KEY WEST, FL 33040

Changed: 02/10/2010

Registered Agent Name & Address

SWIFT, EDWIN O, III
201 FRONT STREET
SUITE 224
KEY WEST, FL 33040

Name Changed: 02/07/2014

Address Changed: 08/06/2001

Officer/Director Detail

Name & Address

Title SD

BELLAND, CHRISTOPHER C
201 FRONT STREET, SUITE 224
KEY WEST, FL 33040

Title PD

SWIFT, EDWIN O, III
201 FRONT STREET SUITE 224
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	02/10/2022
2023	03/21/2023
2024	04/04/2024

Document Images

04/04/2024 -- ANNUAL REPORT	View image in PDF format
03/21/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
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02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/03/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
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02/10/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
01/19/2006 -- ANNUAL REPORT	View image in PDF format
03/14/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
04/10/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
08/06/2001 -- Reg. Agent Change	View image in PDF format
03/16/2001 -- ANNUAL REPORT	View image in PDF format
03/06/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
03/26/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
07/03/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 18, 2024 Meeting



Application HP2024-0027 Address: 66 Saragossa Street

Colour Homes LLC – Applicant Siefken Living Trust – Owner

Project description: To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District. (Continued from June 20, 2024)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02129
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2036400000		
Agenda Item:	8(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This application for full demolition was continued at the June 20, 2024 meeting to allow the applicant time to provide additional information, including factoring the cost-savings of potential variances to the building and flood codes for historic structures and the Ad Valorem Tax Exemption Program into the calculations for rehabilitation costs.

The analysis on page 3 of this report remains unchanged from the June 20, 2024 meeting. The applicant has provided additional information including an Elevation Certificate indicating that the building is below the 8-foot finished floor elevation requirement for new construction and substantial improvements. Because the structure contributes to a National Register District, a variance could be sought for elevation of this building. The applicant did not provide any indication that the building has flooded at its current elevation.

The Economic Hardship Data on page 5 of this report has been updated based upon new information submitted by the applicant.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following action for a Certificate of Demolition at **66 Saragossa Street:**

1. **CONTINUE** to allow the applicant time to submit additional condition or economic hardship details and/or to explore whether incentives such as the Ad Valorem Tax Exemption program would make rehabilitation more feasible; OR,
2. **APPROVE** if the HARB finds that sufficient structural and economic hardship information was provided by the applicant to justify demolition of the contributing structure with the following conditions:
    a. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
    b. That 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 to several residential buildings along the streetscape, though some are taller and others shorter.

3. The impact of the loss of the structure on the streetscape. Loss of the structure would create a vacant lot in a developed residential neighborhood, which is not desirable. Replacement construction has the potential to vary widely in mass, scale, and architectural style.

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

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site. No historic or cultural associations are known that would qualify the building for listing individually although it retains architectural integrity and contributes to the Model Land Company National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The compounded loss of this, and other historic structures, slowly diminishes the historic fabric of the Model Land Company National Register Historic District and the historic character of the city.

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 that has been altered over time.

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

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The wood frame building does not have a unique architectural style or characteristics that 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. Proposed replacement designs have been provided by the applicant. While there are no design requirements in this area, the applicant may take Board recommendations into consideration during the planning and final design stages of new development. The applicant provided structural reports from Swanson Structural, Inc. and Alexaner Grace consulting which indicate extensive structural damage in the home. A home inspection report, also provided by the applicant, details exterior and interior structural and electrical concerns with detailed photographs. The applicant also submitted an Undue Economic Hardship worksheet detailed on page 5 of this report.

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

Eligibility for Demolition Review Sec. 28-87. - Responsibilities, CoSA Code of Ordinances

The members of the historical architectural review board herein created shall have the following responsibilities:
(3) The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Registerdistricts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are nototherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.
(Sec. 28-2 Definitions, CoSA Code of Ordinances) *Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Districts but meets the following criteria of a Historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark. See Architectural feature limited review and see Partial demolition.

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(5), 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:

- Permitting of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require 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.*

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:

- **Cost estimate for Rehabilitation: $852,925 (Does not account for potential code variances and AVT program)**
- **Cost Estimate for Demolition and New Construction: $480,000**
- **Estimated Cost Savings over 10-years with Ad Valorem Tax Exemption: $49,479.40**
- **Appraisal Report for Structure As-Is: $299,000**
- **Appraisal Report for Structure Post-Rehabilitation: $565,000**
- **Past Tax bills, including city fire assessments:**
  - **2022 - $4,505.72**
  - **2023 - $5,135.81**

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. Determination by Building Official denying emergency demolition request

STAFF PHOTOGRAPHS
66 Saragossa Street



Front (south) Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



Southwest Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street





Front Elevation details

STAFF PHOTOGRAPHS
66 Saragossa Street





Front Elevation details

STAFF PHOTOGRAPHS
66 Saragossa Street



East Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



West Elevation



STAFF PHOTOGRAPHS
66 Saragossa Street



West Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



North (rear) Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



North (rear) Elevation



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

STAFF PHOTOGRAPHS
66 Saragossa Street



Foundation Details





STAFF PHOTOGRAPHS
66 Saragossa Street



Existing Rear Yard

STAFF PHOTOGRAPHS
66 Saragossa Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2129 1009==

Site Name: 66 Saragossa Street 830== Survey Date: 7807 820==

Address: 66 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) A (block) 8 (lot) 868==

868==

Owner of Site: Name: Wolfe, Guy B. & Lillian S.;

Address: 66 Satagossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469120 (easting) 3307056 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Drop siding with cornerboards, wood shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 3/1, 4/2 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable hood, shed dormer 942==

Porches & Balconies: 1 story enclosed porch on front 942==

Chimney Location: End exterior front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Dentil mouldings, ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 66 Saragossa Street was constructed between 1904 and 1910. Significant details include dentil mouldings and ornamental ironwork. A one-story enclosed porch extends from the front.

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

HISTORY

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

This house at 66 Saragossa Street was once the residence of Emily C. Vanaman, widow of Clayton D. Vanaman, Master Mechanic and Engineer for the Florida

(over)

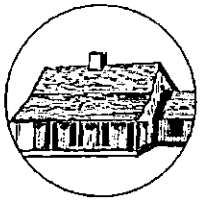
V. BIBLIOGRAPHY

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

2. St. Augustine City Directory, 1930, 1937.

East Coast Railway Company.(2)

☐ Original
☒ Update



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

Site# SJ02129
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAP

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) 66 Saragossa 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
66		Saragossa	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 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2036400000 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: dormer windows, chimney
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Drop siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. shed dormer
Roof Material(s): 1. Metal shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. gable extension
Windows (types, materials, etc.)
paired and grouped 3/1 wood sash windows, 1/1 metal windows

Distinguishing Architectural Features (exterior or interior ornaments)
horizontal wood siding, side facing gable roof, exposed rafter tails, enclosed porch w denticulated cornice under hip extension, removed brick chimney

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

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 SJ02129

DESCRIPTION (continued)

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

centrally located entry w multi light, behind porch door, under gable extension

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

enclosed porch under hip extension, gable extension over masonry steps, concrete block knee wall, decorative iron supports

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

This 1910 Frame Vernacular style building is 2 stories with Drop 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)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

DOCUMENTATION

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

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

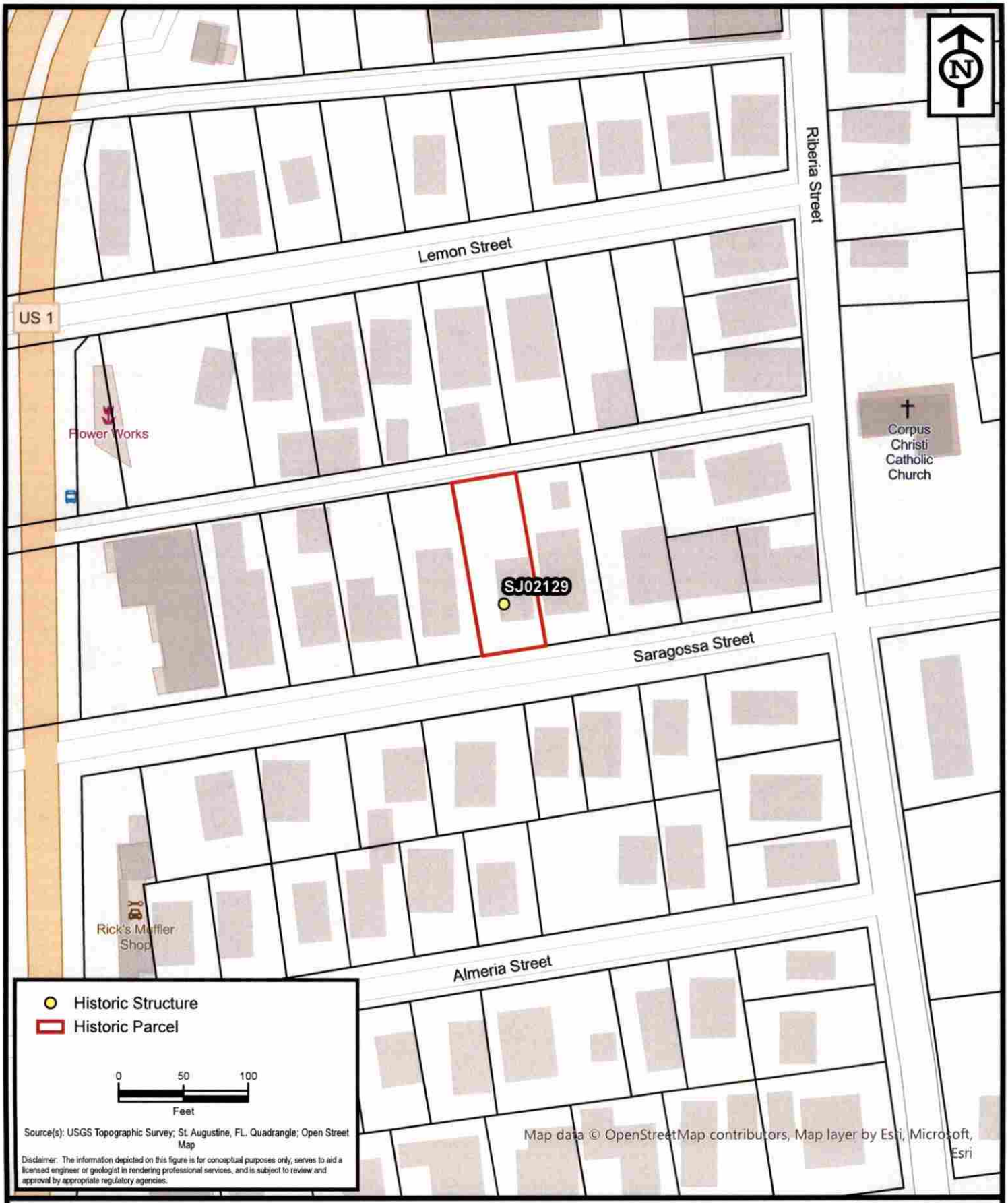
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

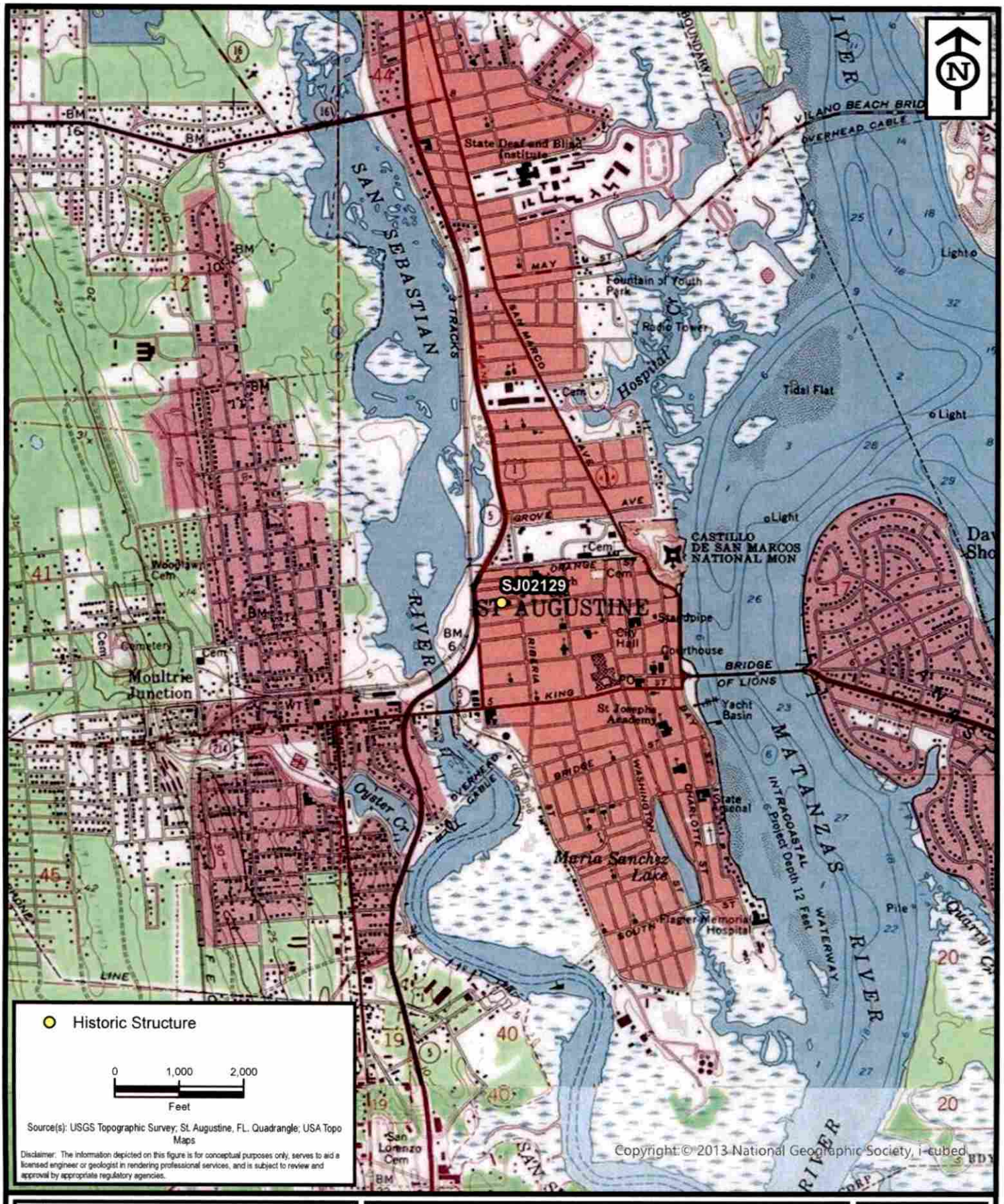
Parcel Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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

Project Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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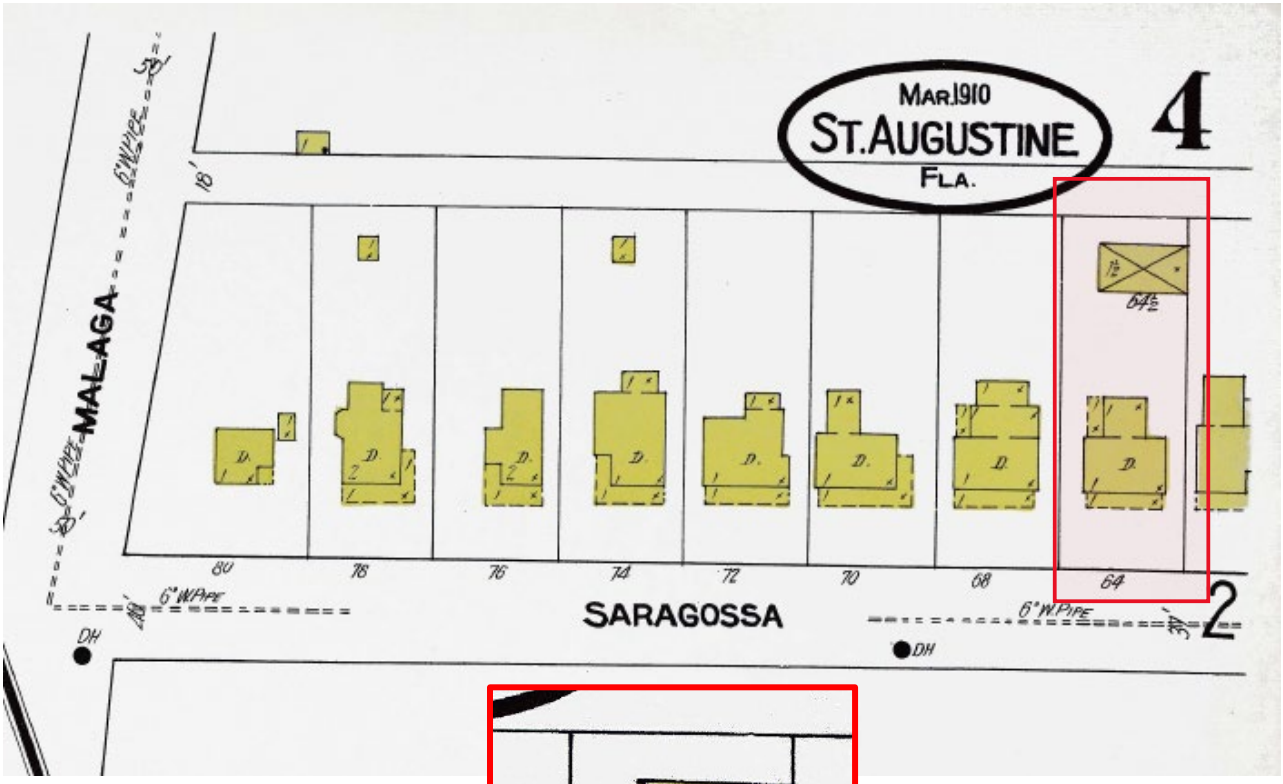

66

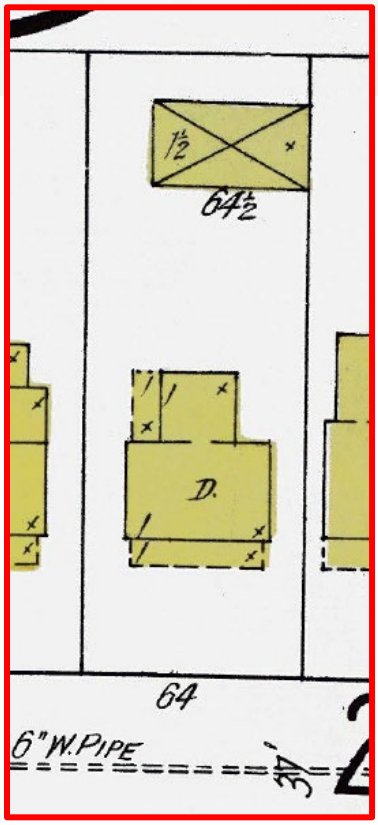




SANBORN MAPS
66 Saragossa Street

1910





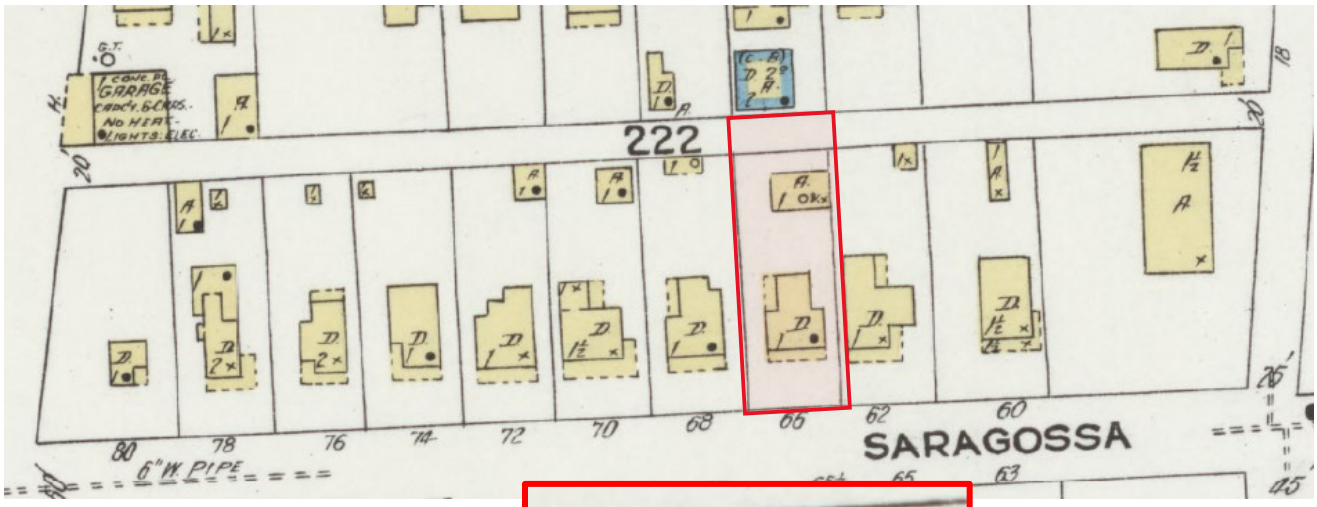
SANBORN MAPS
66 Saragossa Street

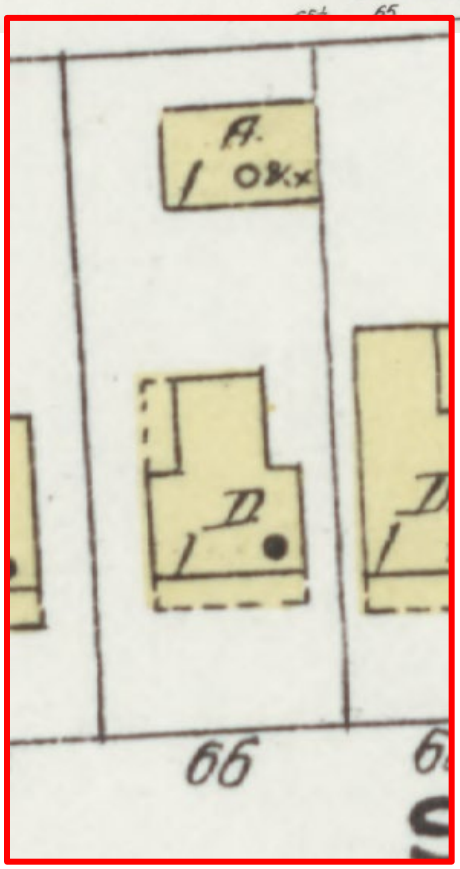
1917



SANBORN MAPS
66 Saragossa Street

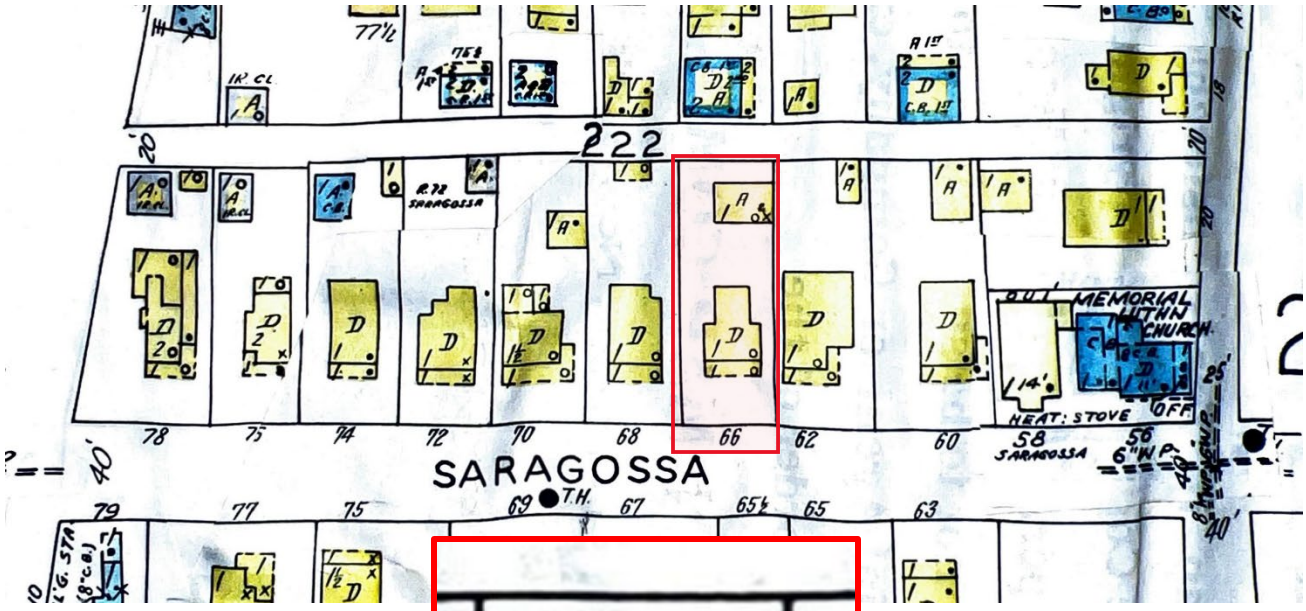
1924

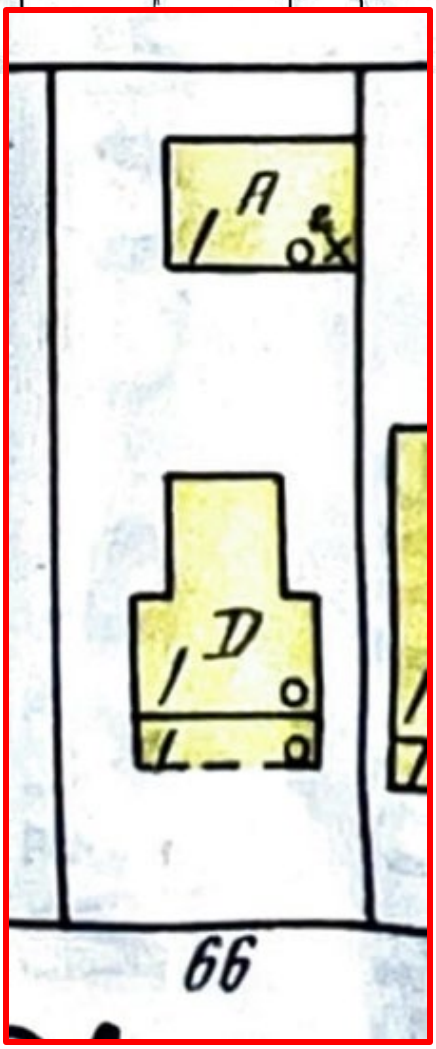




SANBORN MAPS
66 Saragossa Street

1930 updated to 1965





66 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914-15	J. Edward Crutchfield (Wife: Jeanette)		Electrician
1920-21	William J. McGuire (Wife: Edna M.)		Clerk, Florida East Coast
1924-25	Mrs. Emily Vanaman		Widow, Clayton D.
1930	Mrs. Emily Vanaman		Widow, Clayton D.
1934	Mrs. Mary Harrison		Not Listed
1940	Joseph W. Fox (wife: Helen C)	(o)	Assistant to Receivers
	Martha J Fox		Student
1945	Guy B. Wolfe (wife: Lillian)	(o)	Rate Clerk
1951	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk Florida East Coast Railway
1955	Guy B. Wolfe (wife: Lillian S.)	(o)	Rate Clerk Florida East Coast
	Donald W. Wolfe		United States Air Force
1960	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk FEC Railway
1965	Guy B. Wolfe (wife: Lillian S.)	(o)	Assistant Accountant
	William S. Wolfe		Student
1970	Guy B. Wolfe (wife: Lillian S.)	(o)	Accountant, Florida East Coast
1975	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired
1980	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired

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

From: Richard Schauland
To: justin ahmad
Cc: Julie Courtney; Amy Skinner
Subject: RE: Property at 66 Saragossa
Date: Wednesday, June 26, 2024 3:42:31 PM
Attachments: image002.png
image003.png
image004.png

I don't advise HARB on these applications. They use the structural engineer's report.

I visited the property yesterday after reviewing the engineer's report. I was only looking at the structure and its surroundings to determine if there was a collapse, would it cause injury or death to people passing by. The house sits back far enough on the property that a collapse would not affect persons in the city's right-of-way. It is the owner's responsibility to keep the house closed against trespass, so I do not look at that aspect.

It is my opinion that the house is fine for now and can withstand a few more weeks so that the HARB process can be completed. If at any time up until then that the situation with the house changes where your engineer feels that it is in imminent danger of collapse, please let me know so that I can reevaluate the situation.

R. "Buddy" Schauland, Jr., CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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: justin ahmad <justin.ahmad@hotmail.com>
Sent: Wednesday, June 26, 2024 2:30 PM

To: Richard Schauland <rschauland@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>; Amy Skinner <askinner@citystaug.com>
Subject: Re: Property at 66 Saragossa

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.

Thanks for the response and we do plan on attending the next HARB hearing in July. We understand that these decisions fall on HARB and it wasn't my intention to minimize what they do so I apologize if that's how the previous email came off. We started the process through HARB in May and had our first meeting on June 20th. Unfortunately for us we were not aware of another recent property that underwent demolition until the start of the meeting which winded up overshadowing our application. Prior to the meeting we provided reports outlining the structural condition of the house but felt like the reports weren't addressed during the meeting. The reason we reached out to the building department was to ensure that the department had seen the reports and that there wasn't a separate process the building department had for homes that are deemed unsafe. We weren't sure if the building department would be interested in walking the property to get their own sense of the condition and provide their professional opinion. At the end of the day the structural reports are concerning and should involve the building department as well.

Is there a process where a building inspector would walk the house and provide HARB with their analysis because I feel like HARB would greatly value the opinion of the building department? If so, we would be happy to meet someone at the house.

From: Richard Schauland <rschauland@citystaug.com>
Sent: Wednesday, June 26, 2024 8:13 AM
To: justin ahmad <justin.ahmad@hotmail.com>
Cc: Julie Courtney <jcourtney@citystaug.com>; Amy Skinner <askinner@citystaug.com>
Subject: RE: Property at 66 Saragossa

The demolition of this house is required to get a Certificate of Demolition from HARB because it is a contributing building to the Model Land and Company National Registered Historic District. HARB is qualified to make these decisions, they make them almost every month. They are there for more than just doors and windows. They are there to preserve the historic aspect of the entire city, especially the zoned historic districts and National Historic Districts. The Chairman is one of the best contractors in this part of the state for historic buildings and there are two architects on the board, they know what they are doing.

A demolition permit will not be issued until there is an approved Certificate of Demolition.

R. "Buddy" Schauland, Jr., CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com

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From: justin ahmad <justin.ahmad@hotmail.com>
Sent: Monday, June 24, 2024 10:27 AM
To: Richard Schauland <rschauland@citystaug.com>
Subject: Property at 66 Saragossa

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Hello Buddy,

My name is Justin and my wife and I are currently buying a house at 66 Saragossa Street. During our due diligence we received a concerning inspection report about the structural integrity of the house so we also hired an architect and structural engineer and they both provided reports that the structure is dangerous and not safe. The chimney has already collapsed recently so we pivoted from a rehab to seeking demolition. Because the house is older than 50 years we were referred to HARB. We provided all of our reports to HARB and went to the June 20th meeting thinking it would be clear the property is dangerous. To recap the issues of the property there is massive termite damage throughout the house and specifically in the ceiling rafters and in beams that are load bearing. The foundation is sloping and in some areas is being held up by lose bricks or pieces of stacked wood. We wanted to reach out because we are confused as to why we would have to deal with HARB when the city has been provided reports about the structural integrity. I felt that this would be a matter for the building department because it's my opinion that HARB is tasked with making sure that preservation standards of the city are being meant in regards to windows, roofs, etc. They have no experience with building structures and I find it odd that they wouldn't take these reports serious and what the legality to the city would be if the structure collapsed when they were provided reports outlining the structural issues. The house has been vacant for over 20 years and is only a few houses from Ponce De Leon Blvd so its not like it is in the center of downtown. We also had a flood elevation survey done on the house and it is below the FEMA 8" elevation so the house would most likely have to be raised. The structure would not be able to handle the stress of being raised in the state that it is in. I am attaching the reports to this email and would be more than happy to meet anyone from the building department at the house if needed. I just wanted to make sure that the building department had the reports and what their stance is on a property that is unsafe to be around. I can provide the inspection report and flood elevation as well. If you would like to speak over the phone my number is 609-602-4417.

FOR THE JULY 18, 2024 HARB MEETING

COD HP2024-0027– 66 Saragossa Street

New Material Submitted by the Applicant:

1. Letter to the Board
2. Elevation Certificate
3. FEMA Grants Information
4. Ad Valorem Tax Exemption Estimate

To the Historic Architectural Review Board:

My wife Krista and I (Flagler College alums - Class of 2008) are the buyers of 66 Saragossa Street. We lived at 68 Saragossa for a few years and fell in love with that specific street. During our time living there we got to know the other locals who live on the street and the current owner of 66 Saragossa - Scott Siefken and his wife Mary. The property has been vacant for over 30 years. The house was already in extremely poor condition when Scott bought it in 2018. The previous owners (before Scott and Mary) had passed away in the mid 90s and the property ended up in probate for years before it was ultimately passed down in the family and then sold in 2018 to Mr. Siefken. For at least the last 30 years while vacant, there has been no termite bond and sections of the home are open to the elements. All the wood is so soft and deteriorated to an uninhabitable state. David Lee Sellers, a local lover of historic homes, currently lives at 62 Saragossa and declined purchasing the home back in 2018 because he felt the property was too far gone back then. He said this under oath and also submitted a letter to the board in favor of demolition. There are no direct neighbors on the block that feel the property should be saved.

We offered to purchase the house a few times from Mr. Siefken over the years because we knew it would be a huge undertaking to rehab, but we were confident we could do it. We felt this would be our opportunity to realize our dream of living on Saragossa Street. Fast forward to now and Mr. Siefken called us (years later) to sell us the property. This was not going to be our first home restoration. We restored a property from the 1940s near north city St. Augustine and were very successful.

When we went under contract on 66 Saragossa we got a home inspection. It was during the home inspection that the inspector brought to our attention the major structural issues and other problems with the property and recommended we seek an engineer. We immediately hired a structural engineer and an architect to further investigate and they both confirmed that the property is not structurally sound and is unsafe.

Close to 100% of the structure has significant termite damage. This is confirmed in the photos that were taken and uploaded to the application. The photos show how bad the termite damage is with the load bearing beams and trusses. The foundation is unstable causing the house to slop forward. Most of the foundation is being held up by a few loosely stacked bricks and a few pieces of wood. There are photos of the foundation in the engineer's report. The chimney also collapsed a few years ago. The flooring is so soft when you walk on it that an employee’s foot from Alpha Foundations actually went through the floor while they were giving me an estimate. This is not an exaggeration.

It became clear to us that it was not feasible to restore the home. Almost 100% of the home would have to be reconstructed, so even if “restoration” was feasible, none of it would be original. We have a report that states that 100% of the home is unsalvageable. My wife and I still want to honor the home and all its history, so we’ve made a list of a few things in the house that we want to pull out and save such as the old-fashioned kitchen sink, the house numbers, bricks from the crumbled chimney as a feature wall in the new home, newspaper articles that we found in the home that we want to frame, etc.

In addition to the unsafe condition of the house, we discovered that the property is below the base flood elevation for FEMA so it would need to be raised to comply with current regulations. Raising this home would cost more than $200,000 and that does not include the cost to fix the foundation. We looked into FEMA funding but do not qualify because the property hasn't flooded inside the home. We have a copy of the FEMA report stating that it's below the base flood elevation as it sits now.

It was extremely hard finding a contractor to give an estimate due to the condition of the property. As stated before, we would have to replace everything that has termite damage, which is almost 100% of the structure, and the roof, the foundation, and raise the property. One estimate we did get was over $850,000 and that did not include the cost of raising the home or additional foundation work needed.

The cost of the rehab would be well over $1,000,000 but the property would only be worth around $565,000 after its rehabbed based on recent comps and an appraisal report we obtained. We provided the appraisal report prior to the June 20th meeting. This effectively makes it impossible to obtain financing and anyone else would run into the same problem. A bank will not lend on a project if the cost to repair exceeds the after-repair value. The Ad Valorem Tax savings would only be about $4,947.94 a year totaling $49,479.40 over the 10-year period. That amount unfortunately is not enough in comparison to make the project cost more feasible. We also looked into any other grants or incentives and could not find anything specific to the home's situation.

We are asking the city to allow us to proceed with demolition because it is the only option left. We have provided numerous reports outlining the seriousness of the property's condition and it has been deemed structurally deficient by a structural engineer and an architect. In the report it was stated that the property is a threat to the public and should be demolished immediately. It says "Due to overall condition of the residence, attempted repairs would cause further damage to the structure and would likely cause a complete collapse." This is stated by a professional structural engineer.

I understand that the house sits off the main walkway but for safety there are still houses on both sides of the property that have guests coming and going as they are short term rentals. 74 Saragossa sits the same distance from the curb if not more and yet they were able to obtain an emergency permit for demolition a short while ago. 66 Saragossa is 10x worse condition than 74 Saragossa as no one has even lived in the property since 1996 while 74 Saragossa had renters living in the house up until its demo. Based on that property, we don't understand why we haven't been granted the demo permit. And unlike the recent Bridge Street demolition, we started this process the right way, and went through HARB first. We presented all of the necessary safety and engineering reports prior to the last HARB meeting on June 20th.

We plan on building a beautiful home in place of a home that has been vacant, dilapidated, and an eye sore on a beautiful street, for over 30 years. The close neighbors have spoken up in favor of demolition.

My wife and I were supposed to close on this house in May and I have had to delay the closing twice due to not having a demolition permit. We have been given the clear to close contingent on demolition and would begin construction immediately. Scott signed the HARB Application agreement for Certificate of Demolition back in May as well as a notarized authorization form. Whether the certificate for demolition goes to Scott, as the

current owner, or myself contingent upon our closing, it does not matter. We both want the house to be demolished to be able to move forward. We do not want this decision to continue to be delayed or dragged out when we feel we have provided the necessary reports and evidence to warrant a demolition. If any board members would like to see the inside of the property to fully understand how poor the condition is we would be happy to let you inside any time prior to the July 18th meeting. It is an open invitation and you can reach me at 609-602-4417

Sincerely Justin and Krista Ahmad,

Received July 8, 2024
Planning and Building Department

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION

FEMA

Received July 8, 2024
Planning and Building Department

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

Received July 8, 2024
Planning and Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Siefken Living Trust

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Lot 8, Block A, Model Land Co. Subdivision (PID 2036400000)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 29.895705 Long. -81.319861 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1100 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: City of St Augustine B1.b. NFIP Community Identification Number: 125145

B2. County Name: St Johns B3. State: FL B4. Map/Panel No.: 12109C0314 B5. Suffix: J

B6. FIRM Index Date: 12/07/2018 B7. FIRM Panel Effective/Revised Date: 12/07/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 7

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NGS - AQ0286 - ELEV 6.01 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	5.9	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	7.9	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):		☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	5.5	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	5.6	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.6	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Russell Flint License Number: LS 7324

Title: Professional Surveyor and Mapper

Company Name: Flint Surveying and Mapping, Inc

Address: 111 Nature Walk Pkwy, Unit 102

City: St Johns State: FL ZIP Code: 32092

Telephone: (904) 392-5948 Ext.: Email: rflint@flintsm.com

Signature: Russell D Flint Digitally signed by Russell D Flint Date: 2024.06.19 11:46:50 -04'00' Date: 06/19/2024

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
1. C2 (a,b): The house sits on block collumns, C2a is dirt and varies in height from upper floor (C2b).
2. This form is for preliminary review for owner, no mechanical equipment was reviewed and/or surveyed during the site visit.
3. No pictures were taken during site visit - the focus for this was to review the main FFE for the house only.1.

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

Application Packet 11

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: Clear Photo One

Photo Two

Photo Two Caption: Clear Photo Two

Received July 8, 2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
66 Saragossa St

City: St Augustine State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

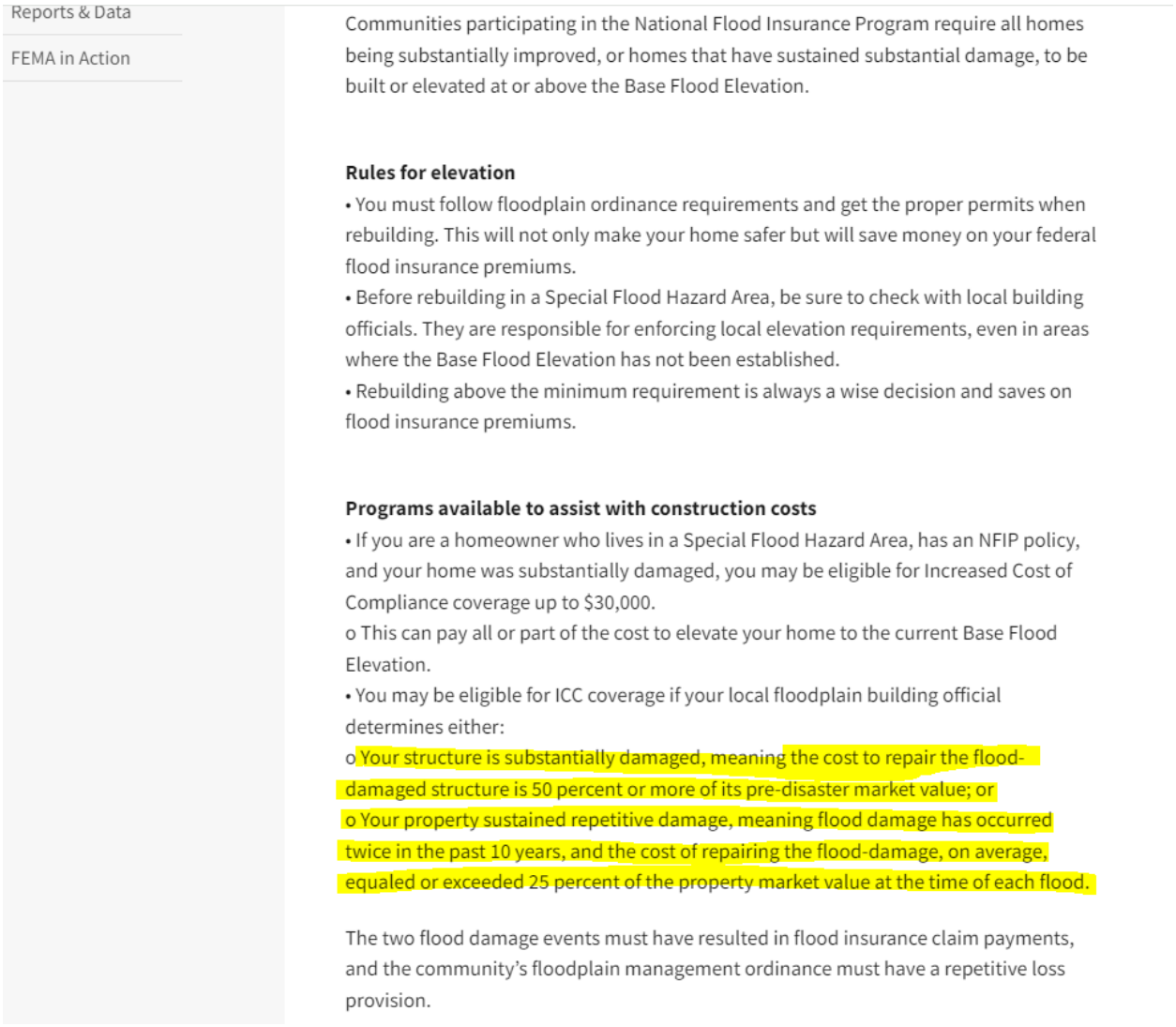
Photo Four

Photo Four Caption:

Clear Photo Four

FEMA GRANTS

66 Saragossa currently sits below the base flood elevation meaning it will have to be raised to comply with the National Flood Insurance program. The cost to have the house raised 1 foot above the base elevation would be just over $200,000 and that does not include the foundation repair. The house doesn't qualify for any FEMA grants because it hasn't been previously flooded. The cost to raise the house was not in the initial rehab estimate because we just got the FEMA flood elevation certificate confirming it was below the base flood elevation.



Reports & Data

FEMA in Action

Communities participating in the National Flood Insurance Program require all homes being substantially improved, or homes that have sustained substantial damage, to be built or elevated at or above the Base Flood Elevation.

Rules for elevation

• You must follow floodplain ordinance requirements and get the proper permits when rebuilding. This will not only make your home safer but will save money on your federal flood insurance premiums.
• Before rebuilding in a Special Flood Hazard Area, be sure to check with local building officials. They are responsible for enforcing local elevation requirements, even in areas where the Base Flood Elevation has not been established.
• Rebuilding above the minimum requirement is always a wise decision and saves on flood insurance premiums.

Programs available to assist with construction costs

• If you are a homeowner who lives in a Special Flood Hazard Area, has an NFIP policy, and your home was substantially damaged, you may be eligible for Increased Cost of Compliance coverage up to $30,000.
o This can pay all or part of the cost to elevate your home to the current Base Flood Elevation.
• You may be eligible for ICC coverage if your local floodplain building official determines either:
o Your structure is substantially damaged, meaning the cost to repair the flood-damaged structure is 50 percent or more of its pre-disaster market value; or
o Your property sustained repetitive damage, meaning flood damage has occurred twice in the past 10 years, and the cost of repairing the flood-damage, on average, equaled or exceeded 25 percent of the property market value at the time of each flood.

The two flood damage events must have resulted in flood insurance claim payments, and the community's floodplain management ordinance must have a repetitive loss provision.

Estimated Ad Valorem Tax savings over 10 years

- Most recent annual property taxes were $4,693 in 2022. The tax savings would only be for the assessed value of the improvements to the property for 10 years. After speaking with the property appraiser's office on 7/1 and using the tax estimator the estimated total property taxes would be around $9,640.94 a year. The estimated exemption amount would be about $4,947.94 a year for 10 years. The estimated tax exemption savings over the 10 year period would be just **$49,479.40**

Tax Estimator

Tax District - Millage Rate: (452) - City of St Augustine 18.872

Just (Market) Value: $553,693

Exemptions:
- [x] Homestead
- [ ] Widow or Widower's
- [ ] Non-Service Connected Disability
- [ ] Blind Persons Disability
- [ ] Veterans Disability Exemption
- [ ] Senior Exemption

SOH Portability Amount (If Any):

Compute

Estimated Taxes: $9,640.94

Breakdowns:
(Rate: 5.5141) County - $2,777.41
(Rate: 2.248) Public Schools: Local - $1,188.50
(Rate: 3.162) Public Schools: State - $1,671.73
(Rate: 7.5) City of St Aug - $3,777.70
(Rate: 0.18) Mosquito - $90.66
(Rate: 0.0598) Port Authority - $30.12
(Rate: 0.0288) FIND - $14.51
(Rate: 0.1793) SJRWMD - $90.31

June 21, 2024

Jason Stancil/ Colour Homes
34 Cordova Street
Saint Augustine, FL 32084

cc: Siefken Living Trust/ Mary and Scott Siefken

Re: Certificate of Demolition (Full) - 66 SARAGOSSA ST - HP2024-0027

Dear Jason Stancil/ Colour Homes,

On June 20, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 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 July 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.:	HP2024-0027
Applicant:	Jason Stancil/ Colour Homes
Owner:	Siefken Living Trust/ Mary and Scott Siefken
Address:	66 Saragossa Street
Parcel Number:	2036400000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, 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, June 20, 2024, 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 Residential General-One (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 To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- July 18, 2024
- - Include AVT in rehab calculations
- - Consider exemptions for historic bldgs related to FL Bldg Code &
- FEMA flood regulations

DONE AND ORDERED, at a public hearing on the 20th day of June, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0027

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

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

Witness my hand and official seal, this 20th day of June, A.D., 2024.

ELYSE WIEMANN
Commission # HH 217321
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0027 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: Jason Stancil/ Colour Homes
   Business (if applicable):
   Address: 34 Cordova Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9047043354 E-Mail Address: jason@colour-homes.com

2. NAME OF PROPERTY OWNER: Siefken Living Trust/ Mary and Scott Siefken
   Business (if applicable):
   Address: 1665 State Road 16
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048081438 E-Mail Address: swiefken@att.net

3. PROJECT LOCATION: 66 SARAGOSSA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Condition Assessment Documentation
- Undue Economic Hardship Information
- Proposed Replacement Building/Feature Drawings

Received 05/20/2024
Planning and Building Department

HARB APPLICATION AGREEMENT

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 applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition*, or *Partial Demolition*, 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, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.**
- **I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.**

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 66 Saragossa Street

Applicant's Name: Jason Stancil/Colour Home: Applicant's Signature: _____

Owner's Name: Scott Siefken Owner's Signature: _____

Owner's Name: Mary Siefken Owner's Signature: _____

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

(Can add additional signature page if needed)

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

Received 05/20/2024
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Jason Stancil/Colour Homes is/are hereby authorized TO ACT ON BEHALF OF Scott SIEFKEN MARY SIEFKEN, 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 HARB Board, for an application related to the structure located at:

66 Saragossa Street

Scott Siefken

BY:_____
Signature of Owner

Scott SIEFKEN
MARY SIEFKEN
Print Name of Owner

Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 18th day of May, 2024

By Scott Siefken and Mary Siefken

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature:

GARRETT MILLER
Notary Public - State of Florida
Commission # HH 284509
My Comm. Expires Jul 5, 2026
Bonded through National Notary Assn.

My Commission expires: 7/5/2026

Rev:120219 jw

Received 05/20/2024
Planning and Building Department



SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 9, 2024

Jason Stancil
66 Saragossa Street
St. Augustine, FL 32084

RE: 66 Saragossa Street
St. Augustine, FL 32084

Dear Mr. Stancil:

Per your request, we made a site visit to the address listed above on June 6th, 2024. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The building is a one-story structure with wood floor joist over crawl space at the 1st level. The load-bearing walls are wood framed. The roof system is conventional wood roof rafters. Foundations are assumed to be shallow cast-in-place concrete foundations. According to the St. Johns County Property Appraiser's website, the structure was built in 1900.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the accepted industry practices at the time of construction. We assume the structure was not built to any building code at the time of construction, because there was no established building code in 1900.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure

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OBSERVATIONS:

The first level floor framing beams sit on dry stack masonry piers, wood planks/posts, and bricks which elevate the first level (Images 1, 2, and 3). It appears that some beams and masonry piers (added at a later date, not part of the original construction) were added to support part of the floor framing. The masonry piers appear to be dry-stacked and not in any uniform pattern/locations. There also appears to be no concrete foundations under at least some of the piers. Typical masonry pier construction would include grout, reinforcement, and mortar to bond the blocks together and connect them to the foundations. These piers consisted of hollow blocks stacked on top of each other with no mortar, grout or reinforcement as shown in image 2. The first level floor system had no visible positive connection to the piers (See Images 1, 2, and 3 below). Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. A failure of a pier would likely lead to a catastrophic failure of the structure.

The front porch area appeared to be slopping (Image 4), likely due to missing piers/replaced piers over time. All the front piers appeared to have been replaced with wood or wood planks on dry stack CMU (Image 1 and 3).



Image 1: wood planks on dry stack pier



Image 2: Hollow Block, Pieces of Concrete and brick pier

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Image 3: Wood Pier



Image 4: Slopping Front Porch

The floor/roof beams and load-bearing wood walls, where exposed, showed extensive deterioration likely from moisture exposure and wood-destroying organisms, such as termites. (See Image 5 below).



Image 5: Termite Infestation Evidence

While walking the structure, it was noticed that there were gaps and missing sheathing/waterproofing on the exterior walls (you can see from the interior to the exterior). Images 6 and 7 show gaps in the exterior covering the interior of the structure.

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Image 6: Missing section of wood on Exterior **Image 7: Gap in wall, Open to Exterior**

The floor sheathing throughout the structure displayed signs of deterioration from wood-destroying organisms, such as termites, see Image 8 below. We assume, based on the floor sheathing condition, there is likely section loss to the floor joists below the sheathing as well. In some locations, the structural joists were exposed. The joists displayed signs of rot from moisture intrusion and termites.



Image 8: Floor with Moisture Rot

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Image 9: Wood rot/termites



Image 10: Missing/Damaged Ceiling

The attic provided access to view the conventional roof framing. The rafters appeared to be in poor condition with signs of rot/damage. The roof sheathing displayed discoloration likely from unintentional moisture exposure. See image 11 below.



Image 11: Moisture Damage to Roof Decking

CONCLUSIONS:

Based on the representative samples inspected, the house appears to have had various repair attempts to fix the floor framing. The slopping floors are likely from the multiple types of piers and previous repair attempts. The structure has also been infested with wood-destroying organisms at some point in the past which has caused severe section loss in load-bearing components. Moisture intrusion was also noted in many locations which has affected the structural capacity in the members. There is no positive load path from the roof to the foundation. The beams supporting the floor, walls, and roof are not strapped or secured to the piers. In summary, at least a portion of all visible structural elements, that were inspected, have been compromised to the point of substantial capacity reduction or complete failure. The structure in its current state is at risk of collapse in any wind event.

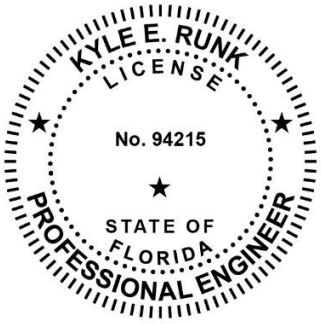
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In our professional opinion, the structure has extensive damage and is in such poor condition that repairs would not be practical or cost-effective. Due to the overall condition of the residence, attempted repairs would cause further damage to the structure and would likely cause a complete collapse. The structure should be considered Dangerous and Unsafe as defined in the 8th Edition (2023) Florida Building Code- Existing Building. Given the magnitude of the damage and the potential for sudden collapse, the structure should be immediately cordoned off and demolished.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations, or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have not specifically reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code-related issues.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

June 9, 2024



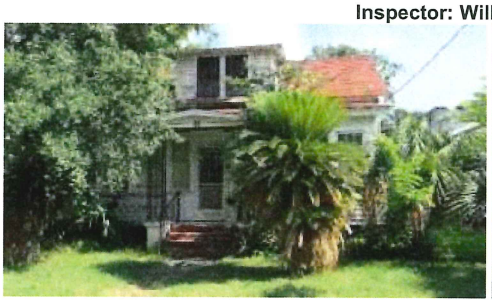
Kyle Runk, P.E.

Florida P.E. #94215

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Duval Home Inspections, Inc.

1501 Kings Rd
Neptune Beach FL 32266-1556
Inspector: William Allbritten





Property Inspection Report

Client(s): Colour Homes LLC
Property address: 66 Saragossa St
St Augustine FL 32084-3549
Inspection date: Wednesday, June 5, 2024

This report published on Thursday, June 6, 2024 2:36:58 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is

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prohibited.

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General information

Report number: 20240605
Type of building: Single family
Age of building: 1900
Occupied: No
Weather conditions: Partly cloudy
Temperature: Hot
Ground condition: Dry
Front of structure faces: South
Main entrance faces: South
Foundation type: Crawlspace

1) This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit http://www.cpsc.gov/CPSCPUB /PREREL/prhtml05/05017.html

2) This building has an impressive amount of what appeared to be wood destroying organism damage. For example, damage that may be associated with wood decay fungi, drywood termites, subterranean termites, and powder post beetles. This report is not intended to be a WDO inspection but due to the extent of the damage reporting these generic observations would seem to be germane. This may be considered a safety concern. Suggest that the client(s) employ specialists to determine the building's overall viability. For example, WDO inspector and structural engineer.

3) What appeared to be microbial growth was found in several areas of the structure. It is beyond the scope of this inspection to test for the presence of mold. This could be a safety concern. Suggest that client(s) employ a mold assessment/remediation specialist to further evaluate this condition.

4) Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- The Environmental Protection Association (http://www.epa.gov)
- The Consumer Products Safety Commission (http://www.cpsc.gov)
- The Center for Disease Control (http://www.cdc.gov)

5) The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.

6) Electricity was not available during the inspection (service turned off or not fully installed, main disconnect tripped, etc.). As a result, branch circuit wiring, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as water heaters, forced air furnaces, heat pump or air conditioning units, and kitchen appliances weren't fully evaluated.

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7) Fuel oil was not available during the inspection (empty tank, shut off valve turned off, no tank installed, etc.). As a result, some appliances such as forced air furnaces, and boilers and distribution systems for hot water heating systems weren't fully evaluated.

8) Pictures related to many concerns throughout this report are intended to be representative rather than comprehensive.

Exterior

Foundation material: Concrete block, Brick
Apparent wall structure: Wood frame
Wall covering: Wood clapboard, Composition wood panels
Driveway material: None
Sidewalk material: Poured in place concrete
Exterior door material: Glass panel

9) One or more large trees on the property may be likely to fall on the structure, and are a potential safety hazard. Recommend consulting with a qualified arborist to determine if tree(s) need to be removed and/or pruned.

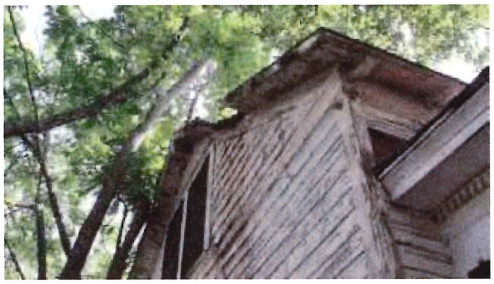


Photo 9-1

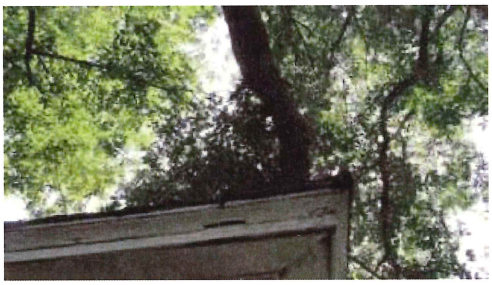


Photo 9-2

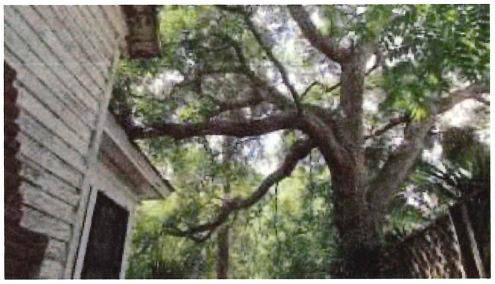


Photo 9-3

10) Rot was found at one or more deck/porch boards. A qualified contractor should evaluate and make repairs as necessary, replacing or removing rotten wood.

North entry



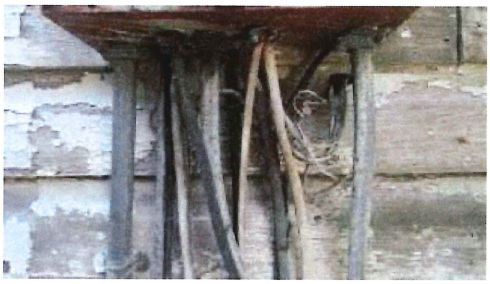
Photo 10-1

11) Non-metallic sheathed wiring is routed in one or more areas, so it is subject to damage. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. For example, rewire using conduit, or re-routing through wall cavities.

All conductors at main electrical panel on north exterior of structure.

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Photo 11-1


Photo 11-2

12) One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

North entry


Photo 12-1

13) Handrail(s) at some stairs are loose. This is a safety hazard. A qualified contractor should make repairs as necessary. For example, installing new fasteners and/or hardware so handrails are securely attached.


Photo 13-1


Photo 13-2

14) One or more exterior electric receptacles aren't waterproof or rated for use in wet areas. This is a safety hazard due to the risk of shock and fire. Repairs should be made as necessary, and by a qualified electrician if necessary, so all exterior receptacles are waterproof as per standard building practices.

North


Photo 14-1


Photo 14-2

15) Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to

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contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 15-1

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16) One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://edis.ifas.ufl.edu/AE113

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17) Siding, fascia, roof decking, rafters and trim are missing, damaged and/or deteriorated. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

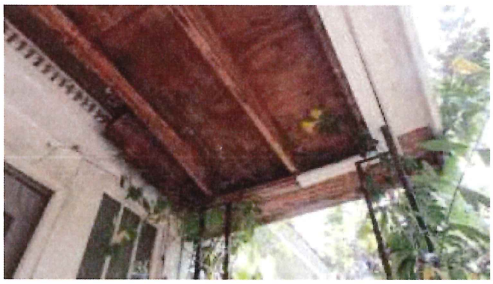


Photo 17-1



Photo 17-2



Photo 17-3

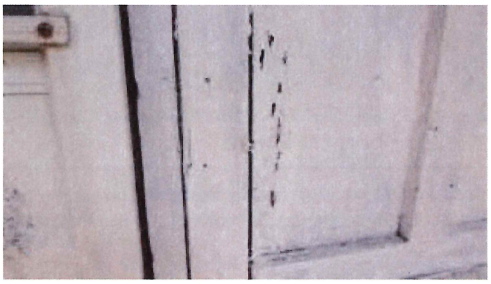


Photo 17-4



Photo 17-5



Photo 17-6

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Photo 17-7



Photo 17-8



Photo 17-9



Photo 17-10

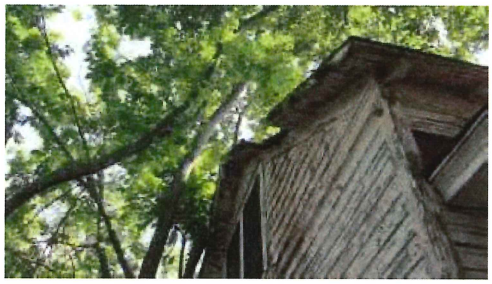


Photo 17-11



Photo 17-12



Photo 17-13



Photo 17-14



Photo 17-15



Photo 17-16

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Photo 17-17

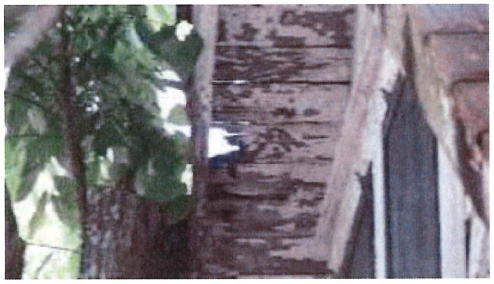


Photo 17-18



Photo 17-19

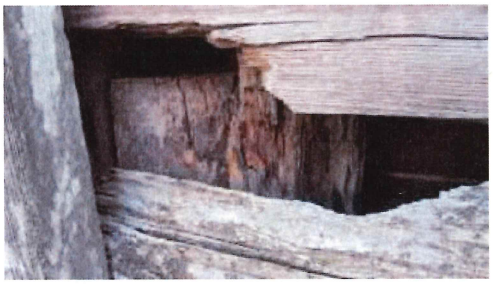


Photo 17-20



Photo 17-21

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18) The exterior finish over the entire structure is failing. A qualified painting contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain the entire structure as per standard building practices.

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19) One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.

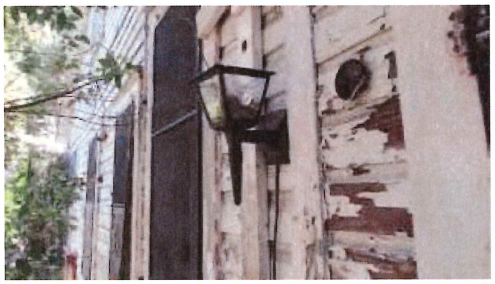


Photo 19-1

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20) One or more large trees are very close the foundation. Tree roots can cause significant structural damage to foundations. Recommend having a qualified tree service contractor or arborist remove trees as necessary to prevent damage to the structure's foundation.

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Photo 20-1



Photo 20-2

21) One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

22) One or more crawl space vent screens are missing. Animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install screens where missing using screen material such as "hardware cloth" with 1/4 inch minimum gaps.

23) Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

24) Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

25) Exterior pictures



Photo 25-1

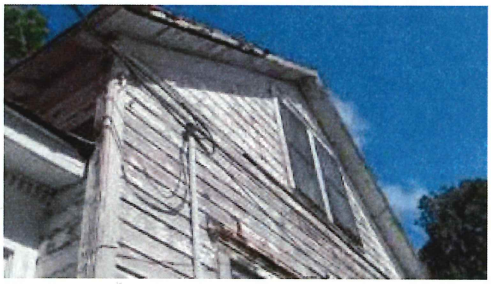


Photo 25-2

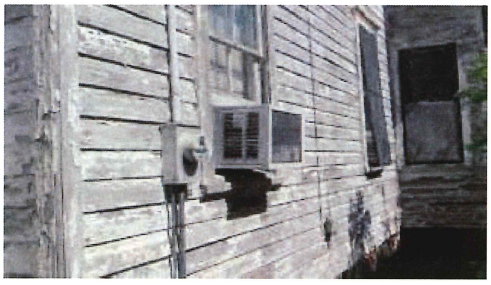


Photo 25-3

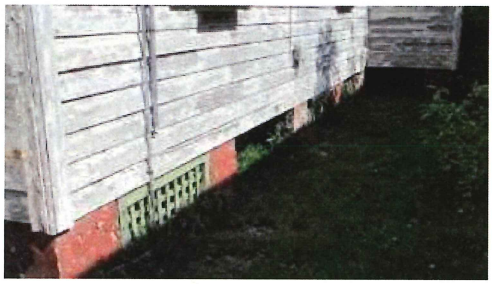


Photo 25-4

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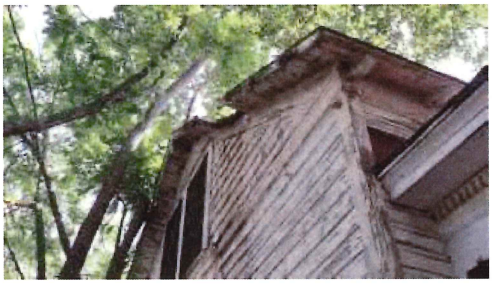

Photo 25-5


Photo 25-6


Photo 25-7

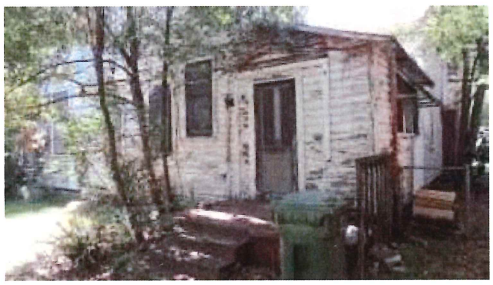
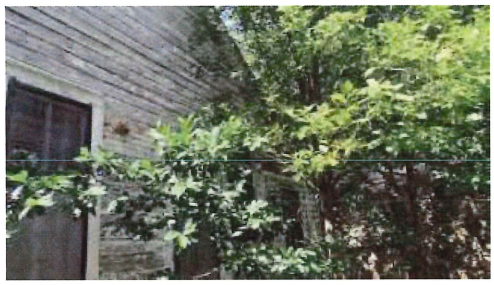

Photo 25-8


Photo 25-9


Photo 25-10

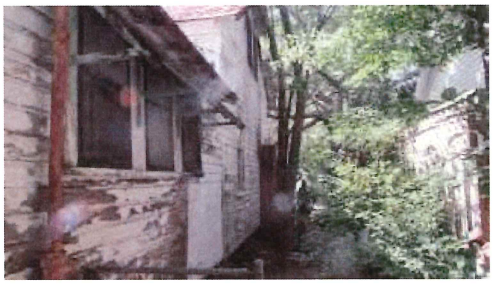

Photo 25-11


Photo 25-12

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Partially traversed

Location of crawl space access point: Building exterior

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Pier or support post material: Wood, Concrete block, Brick
Beam material: Solid wood
Floor structure above: Solid wood joists
Condition of insulation underneath floor above: Not applicable, none installed
Condition of vapor barrier: Not applicable, none installed
Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)
Ventilation type: Unconditioned space, with vents

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26) Many serious defects were observed in the crawl space. Many of the original piers appear to be deteriorated to a degree where they have lost most of their efficacy. There is a mosaic of foundational/structural elements that have been added over time in attempts to remedy what most likely manifested itself as unlevel floors. Many of the repairs appear to be substandard. It appears that wood destroying organism infestation has severely compromised the structural integrity of floors and walls. It appears that this may be a safety concern due to risk of collapse. The client(s) should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- WDO inspectors who determine activity, type(s) and extent of damage caused by wood destroying organisms who may proscribe treatments and required repairs for a clear WDO report
- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick piers
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine what repairs are necessary, and prescribe those repairs


Photo 26-1


Photo 26-2


Photo 26-3


Photo 26-4


Photo 26-5


Photo 26-6

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Photo 26-7


Photo 26-8


Photo 26-9


Photo 26-10


Photo 26-11


Photo 26-12


Photo 26-13


Photo 26-14


Photo 26-15


Photo 26-16

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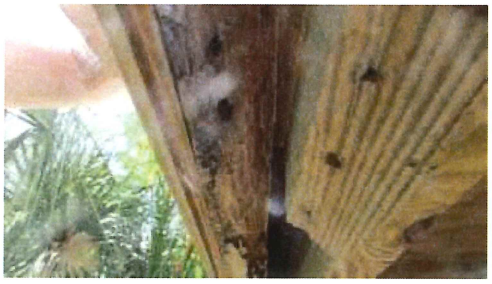


Photo 26-17

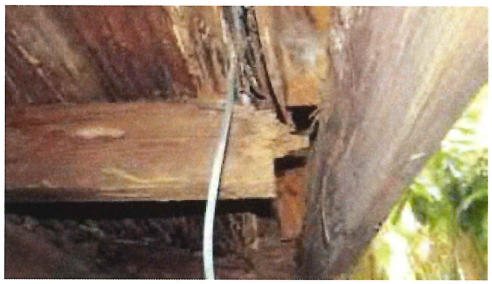


Photo 26-18

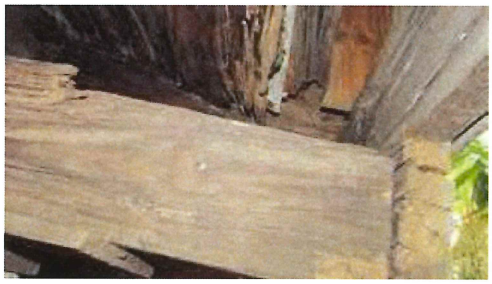


Photo 26-19



Photo 26-20



Photo 26-21



Photo 26-22



Photo 26-23



Photo 26-24

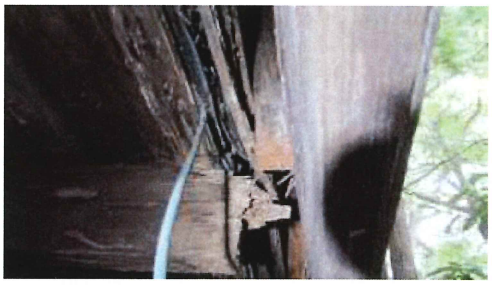


Photo 26-25



Photo 26-26

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Photo 26-27


Photo 26-28


Photo 26-29


Photo 26-30


Photo 26-31


Photo 26-32


Photo 26-33

27) No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.

28) One or more support posts appear to have been added since the original construction based on the inspector's observations. Such posts may have been added to reduce bounce or sag in floors above. Consult with the property owner about this, or have a qualified contractor evaluate and make repairs if necessary.

29) The screens for one or more crawl space vents are missing or had holes that were too big. Vermin can enter the crawl space, nest, die, leave feces and urine, and/or damage the under-floor insulation. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Roof

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Roof inspection method: Viewed from ground
Roof type: Gable
Roof covering: Metal shingles
Estimated age of roof: 124 years
Gutter & downspout material: None

30) The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.

31) One or more shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

32) One or more sections of metal roofing are dented and/or damaged. A qualified roofing contractor should evaluate and replace sections and/or make repairs as necessary.

33) Rust and/or corrosion is visible on most of metal roofing. A qualified roofing contractor should evaluate and either replace or repaint shingles as necessary.

34) Asphalt or tar sealant has been used on metal roofing in one or more areas. This is not a standard building practice since it can trap moisture between the metal and the sealant and accelerate rusting and/or corrosion. Also, areas with non-matching metal sheet roofing and composition shingles have been used to make repairs. It's likely this roof has had active leaks and was repaired by someone other than a qualified roofing contractor. A qualified roofing contractor should evaluate and make repairs as necessary.

35) Because of the roof covering type and/or the configuration of the roof, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

36) Roof pictures


Photo 36-1


Photo 36-2


Photo 36-3


Photo 36-4


Photo 36-5


Photo 36-6

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Photo 36-7



Photo 36-8



Photo 36-9



Photo 36-10



Photo 36-11

Attic

Inspection method: Traversed
Roof structure type: Rafters
Ceiling structure: Ceiling beams
Insulation material: None

37) The upper story of the structure has been gutted down to the studs. Extensive damage by what appeared to be drywood termites was found. The extent of the damage may be a structural concern with risk of collapse. Qualified contractors should further evaluate the second floor/attic. For example, WDO inspector and structural engineer.



Photo 37-1



Photo 37-2

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Photo 37-3

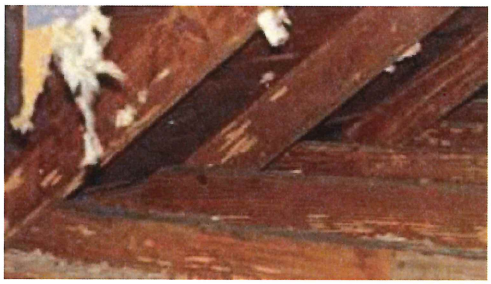


Photo 37-4

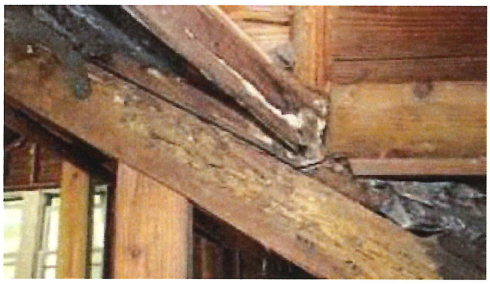


Photo 37-5



Photo 37-6

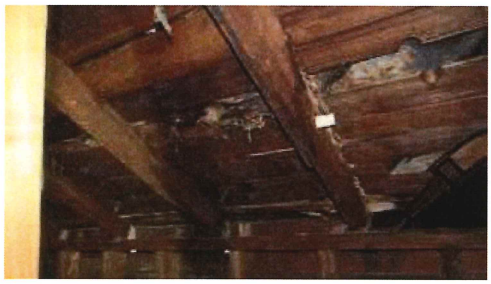


Photo 37-7



Photo 37-8



Photo 37-9



Photo 37-10



Photo 37-11



Photo 37-12

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Photo 37-13



Photo 37-14



Photo 37-15



Photo 37-16



Photo 37-17



Photo 37-18

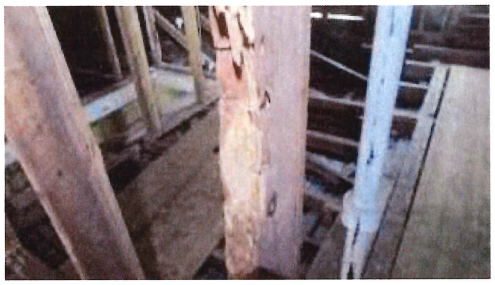


Photo 37-19



Photo 37-20



Photo 37-21



Photo 37-22

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Photo 37-23



Photo 37-24



Photo 37-25



Photo 37-26



Photo 37-27

38) Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Electric service

Primary service type: Overhead
Primary service overload protection type: Circuit breakers
Service amperage (amps): 100
Service voltage (volts): 120/240
Location of main service switch: North exterior inside GE main panel
Service entrance conductor material: Copper
System ground: Not determined (see comment)
Main disconnect rating (amps): 100
Branch circuit wiring type: Non-metallic sheathed, Copper
Solid strand aluminum branch circuit wiring present: No

39) Cloth insulated wiring that was in poor condition was found in one or more areas within the structure. One or more scorched receptacles and light fixtures were found. By and large the structure appears to have 2-wire non-grounded receptacles. A qualified electrician should fully evaluate the electrical system.

It is likely that the building will require a full electrical system upgrade.

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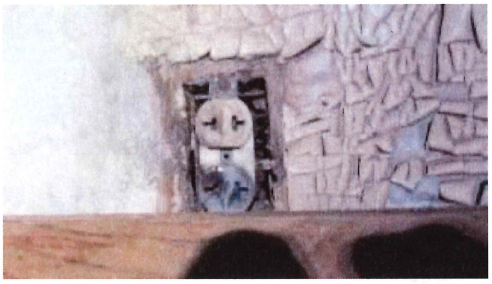


Photo 39-1



Photo 39-2

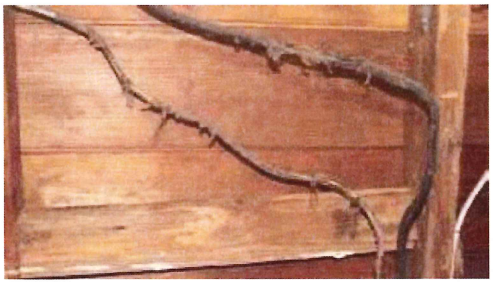


Photo 39-3

40) One or more wires are burned or heat-damaged, or have melted insulation. A qualified electrician should evaluate and repair or replace wiring as necessary.

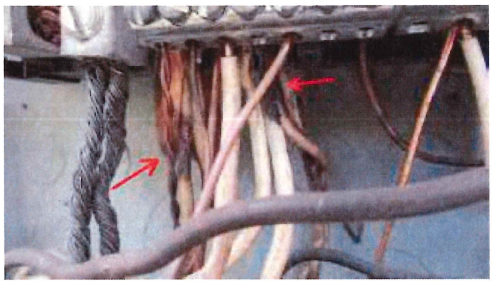


Photo 40-1



Photo 40-2

41) Inspector was unable to verify the system grounding. Grounding may be inadequate as a result and may be a safety hazard for shock. A qualified electrician should evaluate and repair as necessary.



Photo 41-1

42) This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. (No power at the time of inspection) However this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

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Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



Photo 42-1

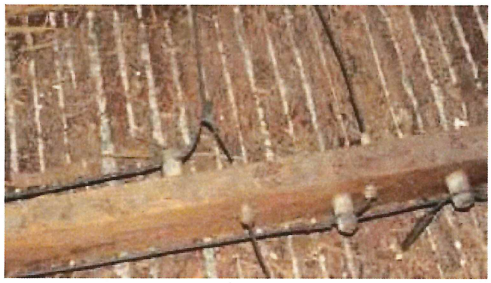


Photo 42-2

43) One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.

44) The electric service to this property appears to be rated at substantially less than 200 amps, and may be inadequate for the client(s) needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

45) The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

46) Electrical system pictures

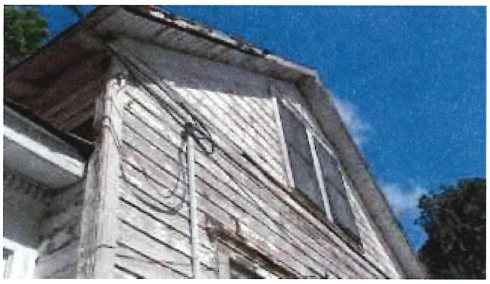


Photo 46-1

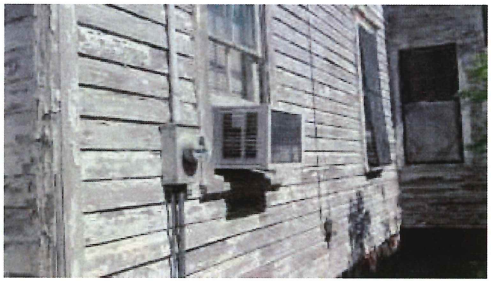


Photo 46-2



Photo 46-3

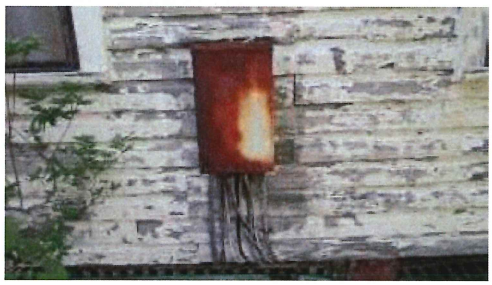


Photo 46-4

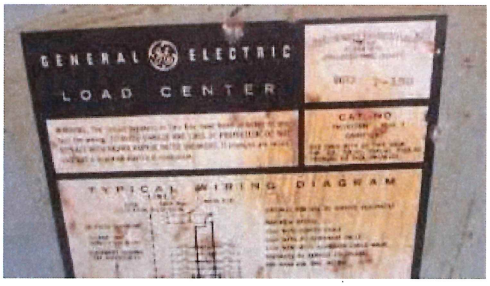


Photo 46-5

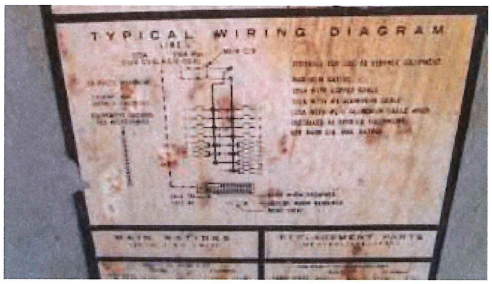


Photo 46-6

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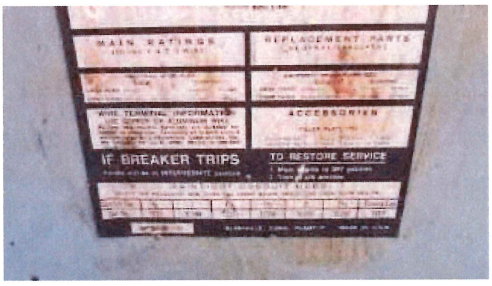


Photo 46-7



Photo 46-8

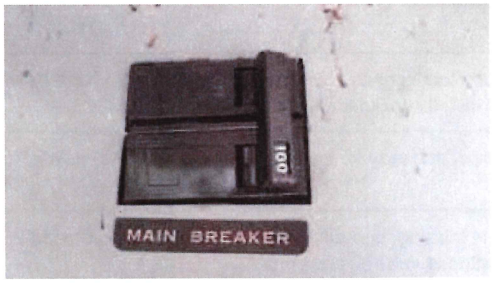


Photo 46-9

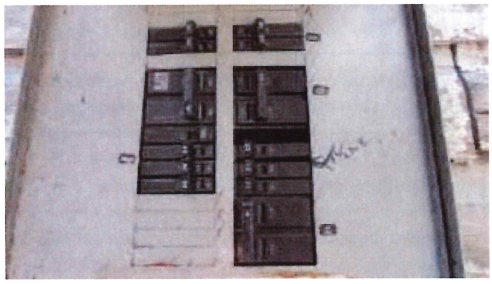


Photo 46-10

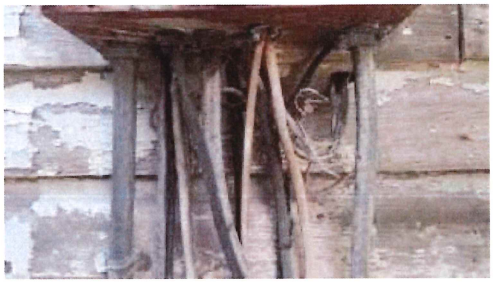


Photo 46-11



Photo 46-12



Photo 46-13

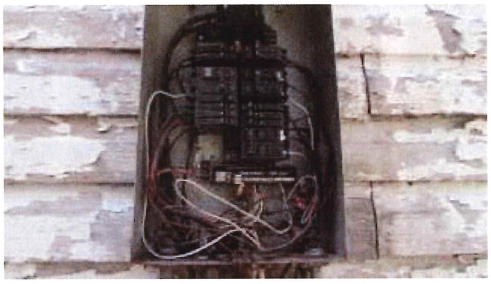


Photo 46-14

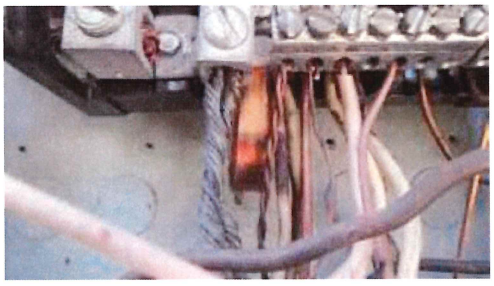


Photo 46-15

Water heater

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Estimated age: Not determined (Estimated to be >25 years)
Type: Tank
Energy source: Electricity
Capacity (in gallons): Not visible (Estimate- 30)
Manufacturer: Not determined
Model: Not determined
Water temperature (degrees Fahrenheit): N/A

47) Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.

48) The estimated useful life for most water heaters is 8 to 12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The clients should be aware that this water heater may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age, and budgeting for a replacement if necessary.


Photo 48-1


Photo 48-2

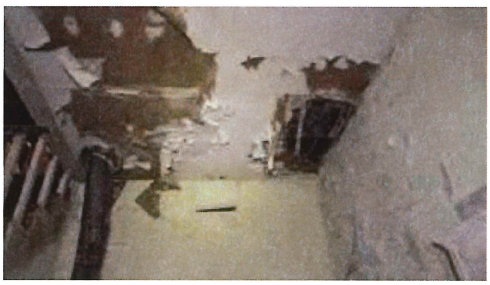
49) The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

Heating and cooling

Estimated age: Not Determined (The last year that Lear Siegler manufactured oil furnaces was 1986)
Primary heating system energy source: Oil
Primary heat system type: Oil, Forced air
Primary A/C energy source: Electric wall units
Distribution system: Sheet metal ducts (For heat)
Model: Lear Siegler ROC-100
Filter location: At the top of the furnace
Last service date: Unknown

50) Combustible materials were found less than 18 inches from what appears to be a single wall flue pipe for the oil or gas-fueled furnace or boiler. This is a fire hazard. Combustible materials should be moved, or repairs made by a qualified contractor, as necessary to maintain this clearance.


Photo 50-1


Photo 50-2

51) The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. For more information visit: http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html

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52) The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

53) One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.



Photo 53-1

54) One or more heating/cooling ducts are lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. A qualified contractor should evaluate and make repairs as necessary so ducts are suspended as per standard building practices, and not in contact with the ground.

55) Insulation is missing on one or more heating/cooling ducts in unconditioned spaces. A qualified contractor should evaluate and install insulation as necessary and as per standard building practices.



Photo 55-1

56) The furnace was shut off at the time of the inspection. For example, the gas supply was shut off, the pilot light was out, and/or the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

No fuel supply was located

57) Furnace pictures



Photo 57-1



Photo 57-2

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Photo 57-3



Photo 57-4

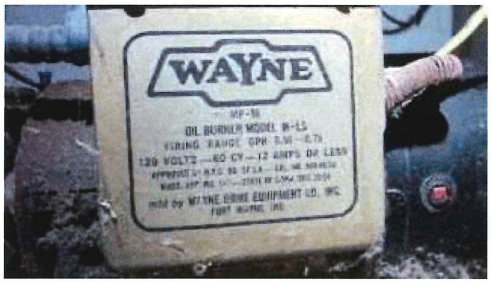


Photo 57-5



Photo 57-6



Photo 57-7

Plumbing and laundry

Water pressure (psi): N/A
Location of main water shut-off valve: Not found (Use valve at meter)
Location of main water meter: South lot
Location of main fuel shut-off: N/A
Visible fuel storage systems: None located
Water service: Public
Service pipe material: Galvanized steel
Supply pipe material: Galvanized steel, CPVC
Vent pipe material: Cast iron
Drain pipe material: Plastic, Cast iron
Waste pipe material: Plastic, Cast iron

58) Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and eventually, leaks. Because of their apparent age, these pipes may need replacing at any time.

59) The inspector was not able to find the main water shut-off valve. The client(s) should consult with the property owner(s) to determine if a shut-off valve exists, find it themselves, or hire a qualified plumber if necessary to find it. If no shut-off valve is found for the structure, then recommend having a qualified plumber install one to more easily allow the water supply to be turned off in the event of an emergency, such as when a supply pipe bursts.

60) Plumbing pictures

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Photo 60-1



Photo 60-2



Photo 60-3



Photo 60-4



Photo 60-5



Photo 60-6



Photo 60-7



Photo 60-8

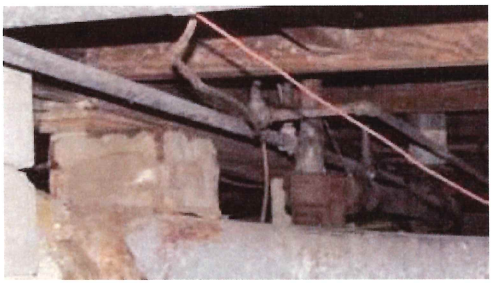


Photo 60-9

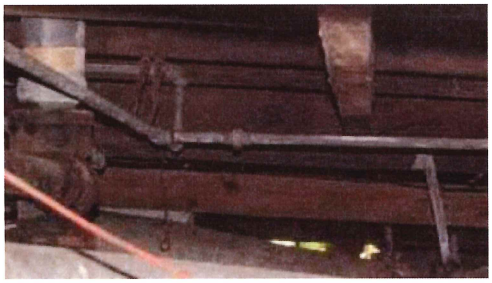


Photo 60-10

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Photo 60-11

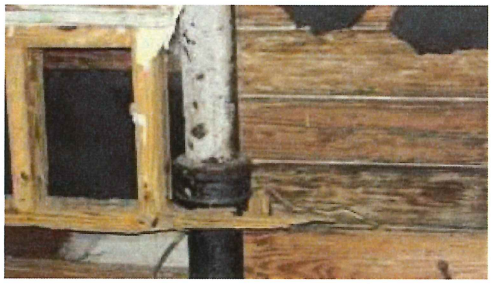


Photo 60-12

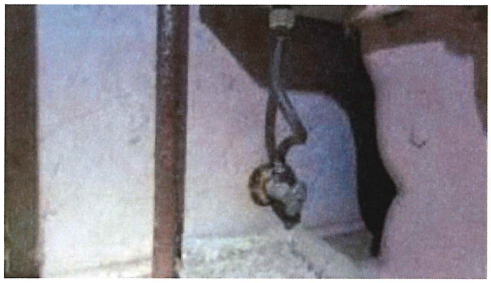


Photo 60-13



Photo 60-14



Photo 60-15



Photo 60-16



Photo 60-17

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner
Chimney type: Masonry

61) The masonry chimney is significantly deteriorated and requires major repairs, such as rebuilding, replacing bricks, and/or replacing the crown or concrete caps at ledges. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary.

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Photo 61-1

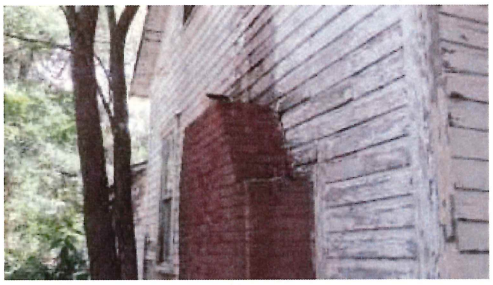

Photo 61-2


Photo 61-3


Photo 61-4

62) One or more fireplace or woodstove hearths are less than 18 inches deep. This is a fire hazard. At a minimum, non-combustible hearth pad(s) should be installed. Ideally the hearth(s) should be modified as necessary or installed by a qualified contractor so they are at least 18" deep.


Photo 62-1

63) No damper is visible in one or more fireplaces. This can result in increased energy costs due to unconditioned air entering living spaces, or due to conditioned air exiting living spaces through the chimney. A qualified chimney service contractor should evaluate and make modifications as necessary, such as installing a closeable damper.


Photo 63-1

Kitchen

64) The kitchen would require a full rehab. There is virtually nothing of value remaining in the kitchen. The sub floor is deteriorated to a point where caution should be used when transiting the kitchen. The entire west (sink) side of the kitchen, floor, wall and ceiling structure is leaning severely downward to the west. A structural engineer should evaluate the kitchen.

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Photo 64-1



Photo 64-2



Photo 64-3



Photo 64-4



Photo 64-5



Photo 64-6



Photo 64-7

Bathrooms

65) The bathroom will require a full rehab.

Interior rooms

66) Stains, some with elevated levels of moisture, were found in one or more ceiling areas. The stain(s) appear to be due to past or active roof leaks and/or plumbing leaks. Considerable damage to adjacent building materials was found. A qualified contractor should evaluate and repair as necessary.

What appeared to be microbial growth was found in one or more of these areas.

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Photo 66-1



Photo 66-2



Photo 66-3

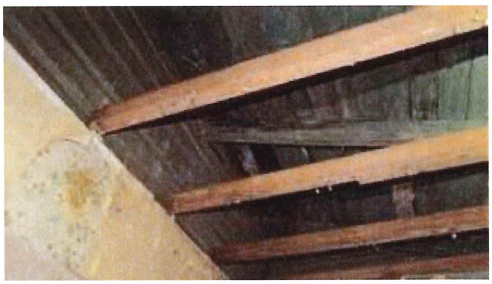


Photo 66-4



Photo 66-5



Photo 66-6

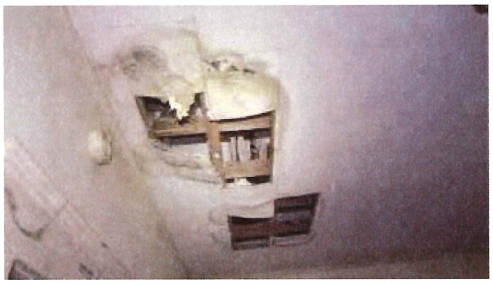


Photo 66-7



Photo 66-8



Photo 66-9



Photo 66-10

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Photo 66-11



Photo 66-12

67) Few electric receptacles and two-pronged receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. This can result in "octopus" wiring with extension cords. Two-prong receptacles are considered unsafe by today's standards, and limit the ability to use appliances that require a ground in these rooms. This is a safety hazard for both fire and shock. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install additional receptacles and grounded receptacles as per the client(s)' needs and standard building practices.

68) One or more light fixtures or lamp holders appear to be very old and may have brittle and/or deteriorated insulation. This is a safety hazard due to the risk of shock and/or fire. A qualified electrician should evaluate and replace old fixtures as necessary.

69) This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children but also to adults. Numerous areas of the paint found in and around this structure are in poor condition (peeling, flaking, etc.). Recommend consulting with a qualified industrial hygienist to determine the safest and most cost-effective action to take regarding the paint. Testing and/or abatement may be necessary. Also recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.

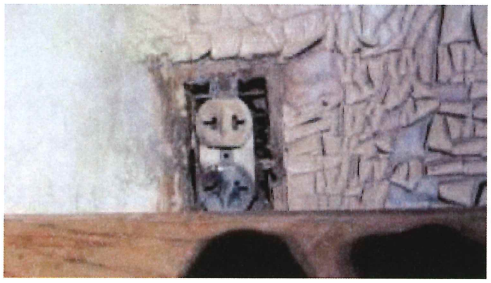


Photo 69-1

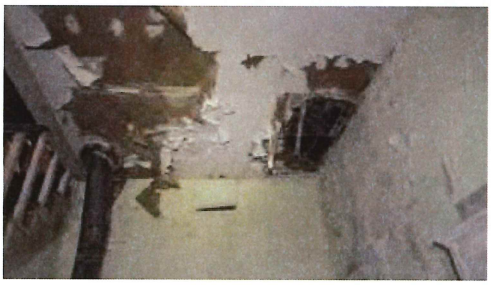


Photo 69-2

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Photo 69-3



Photo 69-4



Photo 69-5

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70) Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.



Photo 70-1

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71) Wood flooring in one or more areas is missing, worn, damaged and/or cupping. Recommend having a qualified contractor evaluate and replace wood flooring as necessary.

The wood flooring has been removed upstairs and much of the wood flooring in the downstairs appears to have suffered from termite infestation.

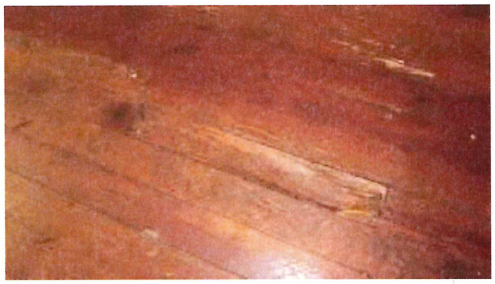


Photo 71-1



Photo 71-2

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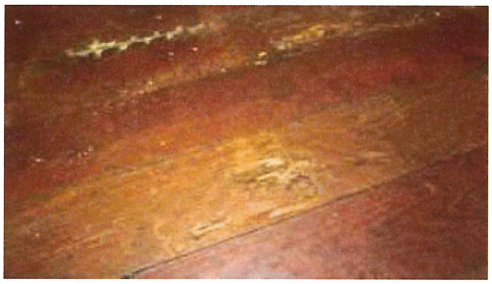


Photo 71-3



Photo 71-4



Photo 71-5

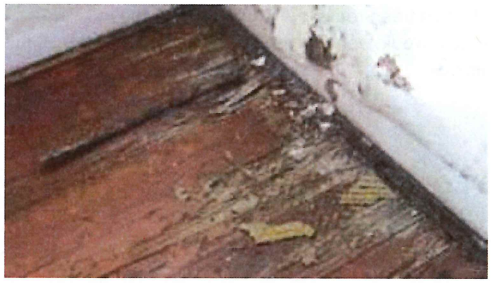


Photo 71-6



Photo 71-7



Photo 71-8



Photo 71-9



Photo 71-10



Photo 71-11



Photo 71-12

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Photo 71-13



Photo 71-14

72) The cladding on the upstairs walls has been removed. Much of the exposed framing will require replacement due to what appears to be termite damage. Based upon anecdotal evidence it would appear that the same will be required for the downstairs. For example, the widespread termite damage found on several door and window casings.



Photo 72-1

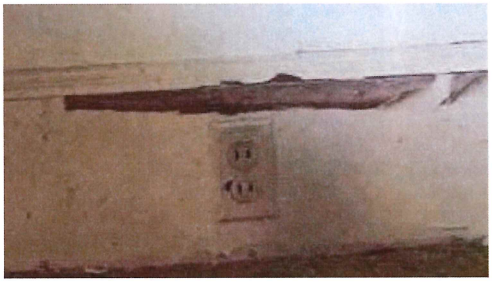


Photo 72-2

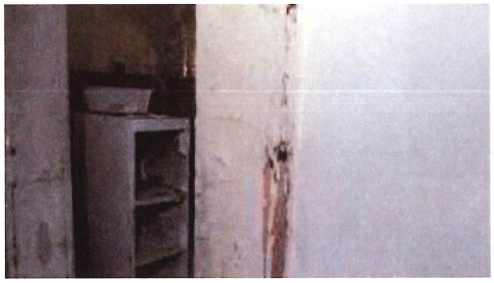


Photo 72-3



Photo 72-4



Photo 72-5



Photo 72-6

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Photo 72-7

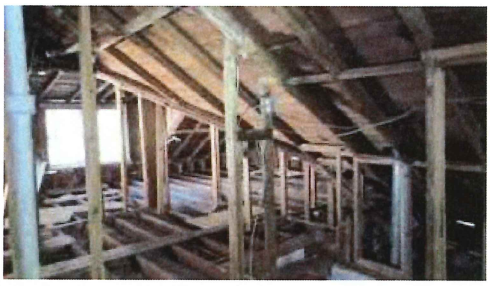

Photo 72-8


Photo 72-9


Photo 72-10


Photo 72-11


Photo 72-12


Photo 72-13

73) One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.

74) Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

75) Floors in one or more areas are not level. Significant repairs may be needed to make floors level, such as repairs to the foundation. A qualified contractor should evaluate and make repairs as necessary.

76) One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

77) Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.

78) One or more exterior entrance doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

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79) All vinyl flooring and carpet is damaged beyond cost effective repair. A qualified contractor should replace or repair the floor coverings as necessary.


Photo 79-1


Photo 79-2


Photo 79-3


Photo 79-4

SCOPE AND LIMITATIONS OF THIS INSPECTION
This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height
Attic spaces less than 5 feet in height
Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included
Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
Noise pollution or air quality in the area;
Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
Engineering level evaluations on any topic;
Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
Any repairs which relate to some standard of interior decorating;
Cracked heat exchangers or similar devices in furnaces;
Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
Washers and dryers;
Circuit breaker operation;
Specialty evaluations such as wood destroying organisms (WDO) private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings,

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underground utilities, and systems and chimney flues;
Evaluations involving destructive testing;
Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
Design problems and adequacy or operational capacity, quality or suitability;
Fireplace drafting;
To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;
Any evaluation which would involve scraping paint or other wall coverings;
Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
Legal description of property such as boundaries, egress/ingress, etc.;
Quality of materials;
Conformance with plan specifications or manufacturers specifications;
Flood conditions or plains;
Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for Duval Home Inspections to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer
In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT.
THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO DUVAL HOME INSPECTIONS.

Received June 10, 2024
Planning and Building Department

Alexander Grace Consulting, Inc.

June 7, 2024

Jason Stancil
Colour Homes, LLC

Re: Existing Building Assessment
66 Saragossa St., St. Augustine, FL
Job Number 24-132

Dear Jason,

On June 5, 2024, you requested us to review photos and home inspection reports to assess existing conditions and determine renovation feasibility. The following is a summary of our findings.

CODE SUMMARY

The Existing Building volume of the Florida Building Code, 7th Edition (FBC-E), provides two main criteria for bringing an existing building up to current codes: Substantial Improvement (Chp 2) and Level 3 Alterations (Chp 6, 9).

From Chapter 2: Definitions

> **SUBSTANTIAL STRUCTURAL ALTERATION**. An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses and in-filled courts and shafts tributary to the altered structural elements.
>
> **SUBSTANTIAL IMPROVEMENT**. For the purpose of determining compliance with the ***flood provisions*** of this code, any ***repair***, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial structural damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
>
> **SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the ***flood provisions*** of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
>
> **SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where one or both of the following apply:
>
> 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral loadcarrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
>
> 2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

From Chapter 4: Repairs

> **406.2.2** ***Substantial structural damage*** to vertical elements of the lateral force-resisting system.
> A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 406.2.2.1, and either repaired in accordance with Section 406.2.2.2 or repaired and rehabilitated in accordance with Section 406.2.2.3, depending on the results of the evaluation.

Alexander Grace Consulting, Inc.

From Chapter 6: Classification of Work

604.1 Scope.
Level 3 alterations apply where the work area exceeds 50 percent of the building area.

JOB SITE SUMMARY

Substantial Improvement

Since the site lies in the AE (EL 7) flood plain, the parameters of substantial improvement must be addressed. The damage was caused by termite infestation throughout the building, within the floor system, the walls studs and into the roof framing above, requiring replacement of 70-80% of the framing elements. According to the St Johns County Property Appraisers website, the subject structure is valued at $130,693 in FY 2024. The planned renovations and repairs will far exceed 50% of this value. Thus, the building would require the evaluation required by Section 406.2.2, FBC-E. The footings supporting this structure, while typical for construction in 1925, are insufficient for today's Florida Building Code. Thus, since this building fails the evaluation, the footings are required to be rebuilt.

Level 3 Alteration

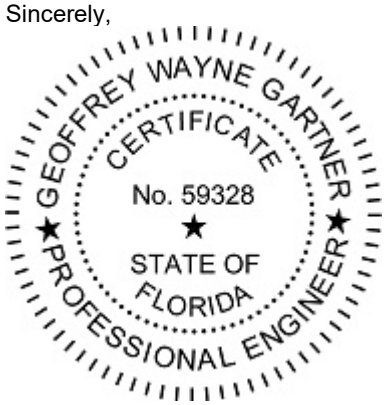
The work area to repair this structure is 100% of the existing building, far exceeding the 50% requirement of Level 3 Alterations. Thus, the building would require the evaluation required by Section 907.1, FBC-E, which require the building to be analyzed per current code requirements. Considering the termite damage noted above, the building fails a current code evaluation.

CONCLUSION

Based on the summaries provided above with respect to Substantial Improvement and Level 3 Alteration, this building requires significant renovation, including foundation replacement. Renovating a structure with these challenges is extremely costly and requires significant bracing, shoring and safety measures during construction. It is AGC's opinion that the best solution for future use is to demolish the building and rebuild a new structure, complying with current codes and construction methodologies, which will provide a safer structure for the future owner, and the surrounding neighbors.

Please call if you have additional questions.

Sincerely,



Geoff Gartner, PE
FL 59328

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	Board meeting date:
66 Saragossa Street	June 20th, 2024

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- [x] An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- [x] The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- [x] 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.
- [x] The assessed value of the property according to the two (2) most recent assessments;
- [x] The real estate taxes for the previous two (2) years.
- [x] The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- [ ] Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner, listed here: The home is too far in disrepair to warrant a renovation. The home poses a safety risk to anyone who were to work in it.

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
To expand and renovate the home.
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
They liked the home and always dreamed of renovating an old home.
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
No.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
The owner intends to build a new home on the property that would match the architectural style of the area.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
Cost for rehab would cost around $852,925.

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THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

66 Saragossa	2,193 Sq.Ft. Under Roof	
1,612 Sq. Ft. Heated and Cooled		
Framing - Walls		$217,000
House Lift		$44,000
Framing - Floor Joist		$67,000
House Leveling		$12,000
Foundation Pier Pads		$26,000
Foundation Piers		$7,000
Electrical Rough		$18,000
Electrical Finish		$9,400
Rough Plumbing		$6,000
Plumbing Finishes		$2,000
Water Hookups		$345
Sewer Hookups		$6,500
Interior Doors and Trim		$19,000
Interior Paint		$4,400
Exterior Paint		$5,900
Siding - Matching Existing		$67,000
Roof		$13,000
Kitchen		$27,000
Laundry Room		$6,400
Flooring		$27,000
New Stair System		$12,000
Landscaping		$11,000
Window Resoration		$45,000
Door restoration		$7,000
Insulation		$17,000
Drywall		$16,000
Partial Demo		$29,000
Builders Risk		$1,200
GC Overhead		$129,780
Total		$852,925

Total Demo		$24,000
New 2,400 sq.ft. heated and cooled:		$480,000

Jennifer Hays Appraisal Services PA
P.O. Box 840228
Saint Augustine, FL 32080
(904) 501-1236

06/09/2024

Jason Stancil

Re: Property: 66 Saragossa St
Saint Augustine, FL 32084
Borrower: N/A
File No.:

Opinion of Value: $ 299,000
Effective Date: 06/06/2024

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

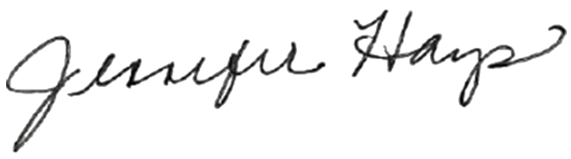
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jennifer Hays
License or Certification #: Cert Res RD3883
State: FL Expires: 11/30/2024
jenhays23@gmail.com
jenhays23@gmail.com

RESIDENTIAL APPRAISAL REPORT

File No.: 240605218

SUBJECT

Property Address: 66 Saragossa St | City: Saint Augustine | State: FL | Zip Code: 32084
County: St. Johns | Legal Description: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715
Assessor's Parcel #: 203640-0000
Tax Year: 2023 | R.E. Taxes: $ 5,349.80 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: Siefken Living Trust | Occupant: ☐ Owner ☐ Tenant ☒ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ ☐ per year ☐ per month
Market Area Name: Downtown | Map Reference: 27260 | Census Tract: 0204.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal is to estimate as-is market value.
Intended User(s) (by name or type): The intended user is the client.
Client: Jason Stancil | Address:
Appraiser: Jennifer Hays | Address: P.O. Box 840228, Saint Augustine, FL 32080

MARKET AREA DESCRIPTION

Location:	☐ Urban	☒ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy
☒ Owner
☐ Tenant
☒ Vacant (0-5%)
☐ Vacant (>5%)

One-Unit Housing

PRICE $(000)		AGE (yrs)
215	Low	0
5,220	High	283
690	Pred	100

Present Land Use

One-Unit	63 %
2-4 Unit	5 %
Multi-Unit	2 %
Comm'l	30 %
	%

Change in Land Use
☒ Not Likely
☐ Likely * ☐ In Process *
* To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Neighborhood boundaries include:
Orange Street to the north, the San Sebastian River to the south, U.S.1 to the west, and the Intracoastal Waterway to the east. The neighborhood is Downtown St. Augustine. Amenities within the neighborhood are Flagler College and historical attractions of the nations oldest city. Single family homes constructed in the 1880s through the 1920s dominate the neighborhood. Most homes have been renovated and are in good condition. Commercial services are located along U.S. 1, King Street, and St. George Street. Market appeal is good. Sale prices have been stable over the past year. An over supply does not exist. Typical marketing periods are up to 4 months for reasonably priced homes. Conventional, FHA, and VA mortgage financing is readily available.

SITE DESCRIPTION

Dimensions: 50' x 135' | Site Area: 6,750 sf
Zoning Classification: RG-1 | Description: Residential General, Single Family Residential
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) Based on the condition of the improvements, the highest and best use is to tear down existing structure and replace with new construction.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. Under current zoning, #1 dictates HBU is residential single family, an allowable use by zoning. Condition of subject does warrant tear down and replacement with new structure at this time as it has reached the end of its useful life.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	FPL
Gas	☐	☐	None
Water	☒	☐	City
Sanitary Sewer	☒	☐	City
Storm Sewer	☒	☐	City

Off-site Improvements	Type	Public	Private
Street	Asphalt Paved	☒	☐
Curb/Gutter	Concrete	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Post	☒	☐
Alley	Yes	☒	☐

Topography	Level
Size	0.15 ac / typical
Shape	Rectangular
Drainage	Appears Adequate
View	Average Res

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 12109C0314J | FEMA Map Date 12/07/2018
Site Comments: Site dimensions and size are estimated from the County Appraiser's plat map. Location in a flood hazard zone is typical in the Downtown area. No adverse site conditions noted.

IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ☒ None		Heating	
# of Units	1 ☐ Acc.Unit	Foundation	Brk,CB,Wd Piers	Slab	No	Area Sq. Ft.	N/A	Type	None
# of Stories	2	Exterior Walls	Wood Frame	Crawl Space	Yes	% Finished	N/A	Fuel	None
Type	☒ Det. ☐ Att. ☐	Roof Surface	Stamped Tin	Basement	None	Ceiling	N/A		
Design (Style)	Cottage	Gutters & Dwnspts.	None	Sump Pump	☐	Walls	N/A	**Cooling**	
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	Wood	Dampness	☐	Floor	N/A	Central	None
Actual Age (Yrs.)	124	Storm/Screens	Partial	Settlement	Yes	Outside Entry	N/A	Other	Wall Unit
Effective Age (Yrs.)	120-124			Infestation	Yes				

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RESIDENTIAL APPRAISAL REPORT

File No.: 240605218

DESCRIPTION OF IMPROVEMENTS (continued)

Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
Floors	Wood,Crpt,Vinyl	Refrigerator	☐	Stairs	☒	Fireplace(s) #	1	Garage # of cars	1 Tot.
Walls	Plaster,Drywall	Range/Oven	☐	Drop Stair	☐	Patio	Rear Stoop	Attach.	
Trim/Finish	Wood	Disposal	☐	Scuttle	☐	Deck	None	Detach.	
Bath Floor	Carpet	Dishwasher	☐	Doorway	☐	Porch	Enclosed	Blt.-In	
Bath Wainscot	Laminate	Fan/Hood	☐	Floor	☐	Fence	Partial	Carport	
Doors	Wood	Microwave	☐	Heated	☐	Pool	None	Driveway	1
		Washer/Dryer	☐	Finished	☐			Surface	Grass

Finished area **above** grade contains: 6 Rooms 2 Bedrooms 1 Bath(s) 1,372 Square Feet of Gross Living Area Above Grade

Additional features: None

Describe the condition of the property (including physical, functional and external obsolescence): The improvements are in unsafe, poor condition and the subject is not habitable. The quality of construction is fair to average. Physical depreciation exists due to lack of maintenance and normal aging. The improvements are considered a tear down. See Photo Addendum.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	66 Saragossa St Saint Augustine, FL 32084	95 Oneida St Saint Augustine, FL 32084		150 M L King Ave Saint Augustine, FL 32084		160 Blanco St Saint Augustine, FL 32084	
Proximity to Subject		0.73 miles SE		0.99 miles SE		1.08 miles SE	
Sale Price	$		$ 299,000		$ 215,000		$ 168,800
Sale Price/GLA	$ /sq.ft.	$ 205.36 /sq.ft.		$ 303.67 /sq.ft.		$ 179.57 /sq.ft.	
Data Source(s)	Inspection	NEFL MLS#1236938;DOM 9		SJC MLS#234635;DOM 5		Agent,PubRec,MLS#212744	
Verification Source(s)	Public Records	ORB 5804-109		ORB 5813-471		ORB 5192-1849	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmLth		ArmLth		REO	
Concessions	N/A	Cash;0		Cash;0		Cash;0	
Date of Sale/Time	N/A	07/28/2023		08/21/2023		01/25/2021	+86,000
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Downtown	Downtown		Downtown	+50,000	Downtown	+50,000
Site	6,750 sf	3,485 sf		4,025 sf		5,470 sf	
View	Average Res	Average Res		Average Res		Average Res	
Design (Style)	Cottage	Cottage		Cottage		Cottage	
Quality of Construction	Fair-Average	Fair-Average		Fair-Average		Fair-Average	
Age	124	138 +/- per FMSF		111		82	
Condition	Not Habitable	Not Habitable		Not Habitable		Not Habitable	
Above Grade Room Count (Total / Bdrms / Baths)	6 / 2 / 1	6 / 3 / 1		3 / 1 / 1		5 / 2 / 2	
Gross Living Area	1,372 sq.ft.	1,456 sq.ft.		708 sq.ft.		940 sq.ft.	
Basement & Finished Rooms Below Grade	0sf None	0sf None		0sf None		0sf None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	None/WU	None		None		None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Enclosed Porch	3 Porches		Covered Porch		Shed	
Net Adjustment (Total)		☐ + ☐ -	$	☒ + ☐ -	$ 50,000	☒ + ☐ -	$ 136,000
Adjusted Sale Price of Comparables			$ 299,000		$ 265,000		$ 304,800

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RESIDENTIAL APPRAISAL REPORT

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SALES COMPARISON APPROACH (continued)

Summary of Sales Comparison Approach: The sales used are the most recent and similar available and, as adjusted, provide a reliable indication of the subject's market value. The subject and comparable sales are similar uninhabitable homes in poor condition. As per MLS listing, Sale 1 was permitted for partial demolition. Sale 1s age per the Florida Master Site File shows 1871-1885, which differs from the public records (1910). Sale 2 was sold as a vacant land listing in the MLS. Sale 3 was an REO sale that was torn down after being purchased. Sale 1 has similar proximity to Historic Downtown St. Augustine, shopping, and commercial services as the subject. Sales 2 & 3 are adjusted upward for having inferior locations further from Downtown St. Augustine. Sale 3 occurred over 3 years from the date of appraisal and requires an upward time of sale adjustment to reflect the increase in sale prices - 15% increase from 2021 to 2022, 25% increase from 2022 to 2023, 5% increase from 2023 to 2024. Living area adjustments are not applied to the comparable sales as the improvements are considered tear downs with no value. Adjustments for dissimilar features approximate market reactions and are not necessarily based on actual cost. Sales used over 6 months but within 1 year of the date of appraisal remain as good indicators of current value. The comparable sales provided are the best market indications of value for the subject, as adjusted, and provide a reliable and accurate range of value on which I based my final opinion of market value in accordance with the value definition found within the report.

Indicated Value by Sales Comparison Approach $ 299,000

TRANSFER HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	
Date:	01/25/2024
Price:	$0.00
Source(s):	ORB 5890-1715
2nd Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	Public Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject's prior transfer was for estate purposes. There have been no prior sales of the subject within the past 3 years. The subject is currently under contract for $300,000. The sale is by owner and was not listed for sale in the MLS. A copy of the contract was not provided to the appraiser. Based on analysis of the comparable sales, the subject's contract price is slightly above market value.

COST APPROACH

COST APPROACH TO VALUE (if developed) [ ] The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The site value is based on analysis of recent vacant land sales in the subject's defined neighborhood. Closed: $272,500, 05/18/2023, 241 Riberia St., 5591sf. similar RG-1 zoning as the subject, inferior site area.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data: Local Builders

Quality rating from cost service: Q3,Av-G Effective date of cost data: 2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.): Estimated cost new is based on cost manuals & typical construction costs reported by local builders. The "As-Is" value of site improvements includes land clearing, utility hookup fees, landscaping, fence. See Additional Comments.

OPINION OF SITE VALUE			=$	275,000
DWELLING	1,372 Sq.Ft. @ $	295.00	=$	404,740
	N/A Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
Enclosed Porch			=$	15,000
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	419,740
Less Physical	Functional	External		
Depreciation 402,950			=$(	402,950)
Depreciated Cost of Improvements			=$	16,790
"As-is" Value of Site Improvements			=$	8,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			**=$**	299,790

Estimated Remaining Economic Life (if required): Years

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RESIDENTIAL APPRAISAL REPORT

File No.: 240605218

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ | X Gross Rent Multiplier | = $ | **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): Not Developed. The income approach is not applicable in this predominantly owner occupied neighborhood.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 299,000 **Cost Approach (if developed) $** 299,790 **Income Approach (if developed) $**

Final Reconciliation: The sales comparison approach is given the greatest emphasis as it best reflects the decisions of buyers and sellers in the subject's market area. The cost approach supports the value estimate. The income approach is not applicable as the subject is not habitable.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 299,000 **, as of:** 06/06/2024 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☒ Appraiser's License	☒ Qualifications	☒ Plat Map

SIGNATURES

Client Contact: | Client Name: Jason Stancil

E-Mail: | Address:

APPRAISER

Jennifer Hays

Appraiser Name: Jennifer Hays
Company: Jennifer Hays Appraisal Services PA
Phone: (904) 501-1236 | Fax:
E-Mail: jenhays23@gmail.com
Date of Report (Signature): 06/09/2024
License or Certification #: Cert Res RD3883 | State: FL
Designation: State-Certified Residential Real Estate Appraiser RD3883
Expiration Date of License or Certification: 11/30/2024
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: | Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: | State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

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Subject Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Front

66 Saragossa St

Sales Price	
Gross Living Area	1,372
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Fair-Average
Age	124



Subject Rear



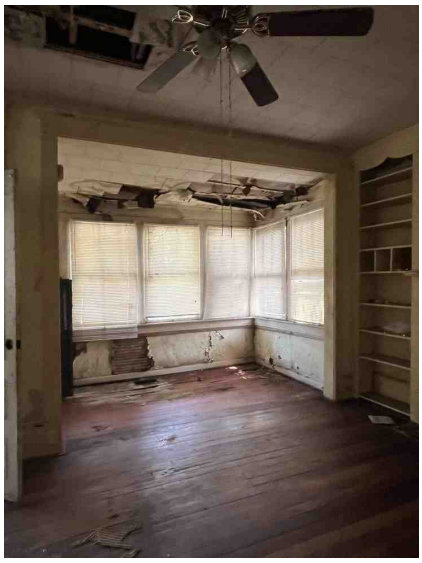
Subject Street

Photograph Addendum

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Kitchen



Den



Living Room



Dining Room



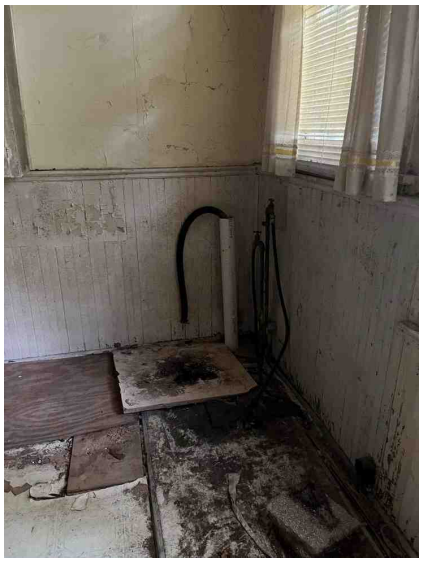
Laundry Room



Bedroom

Photograph Addendum

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Laundry Area



Bathroom



Kitchen



Stairs to Attic



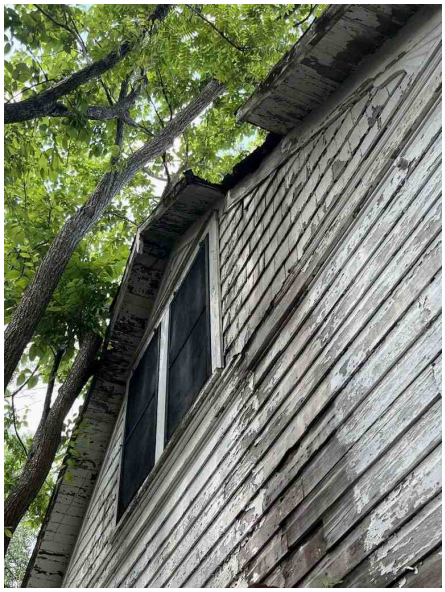
Attic



Electric Box

Photograph Addendum

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Side View



Foundation



Side View



Side View

Comparable Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Comparable 1

95 Oneida St

Prox. to Subject	0.73 miles SE
Sales Price	299,000
Gross Living Area	1,456
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	3,485 sf
Quality	Fair-Average
Age	138 +/- per FMSF



Comparable 2

150 M L King Ave

Prox. to Subject	0.99 miles SE
Sales Price	215,000
Gross Living Area	708
Total Rooms	3
Total Bedrooms	1
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	4,025 sf
Quality	Fair-Average
Age	111



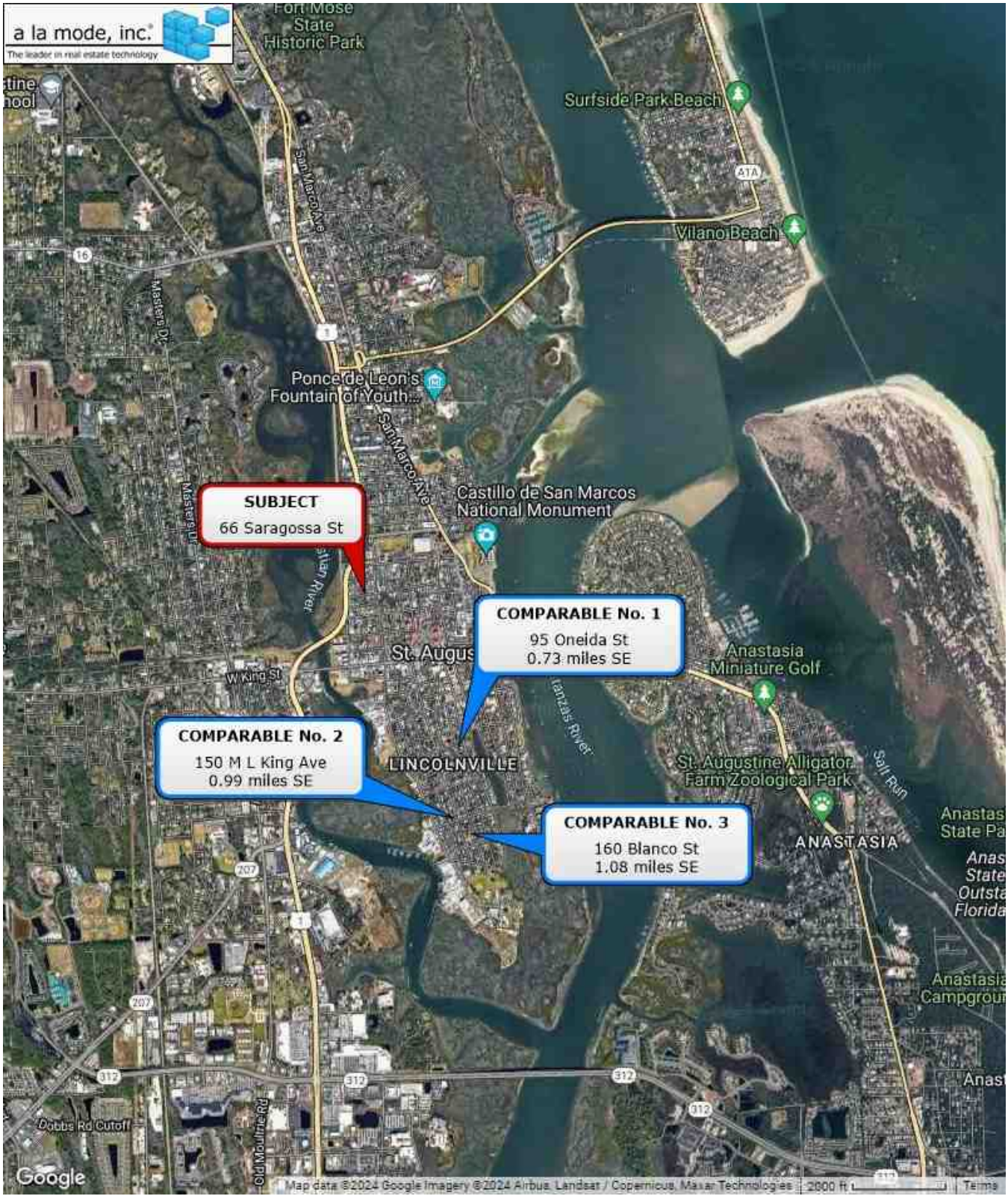
Comparable 3

160 Blanco St

Prox. to Subject	1.08 miles SE
Sales Price	168,800
Gross Living Area	940
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	Downtown
View	Average Res
Site	5,470 sf
Quality	Fair-Average
Age	82

Comparable Sales Map

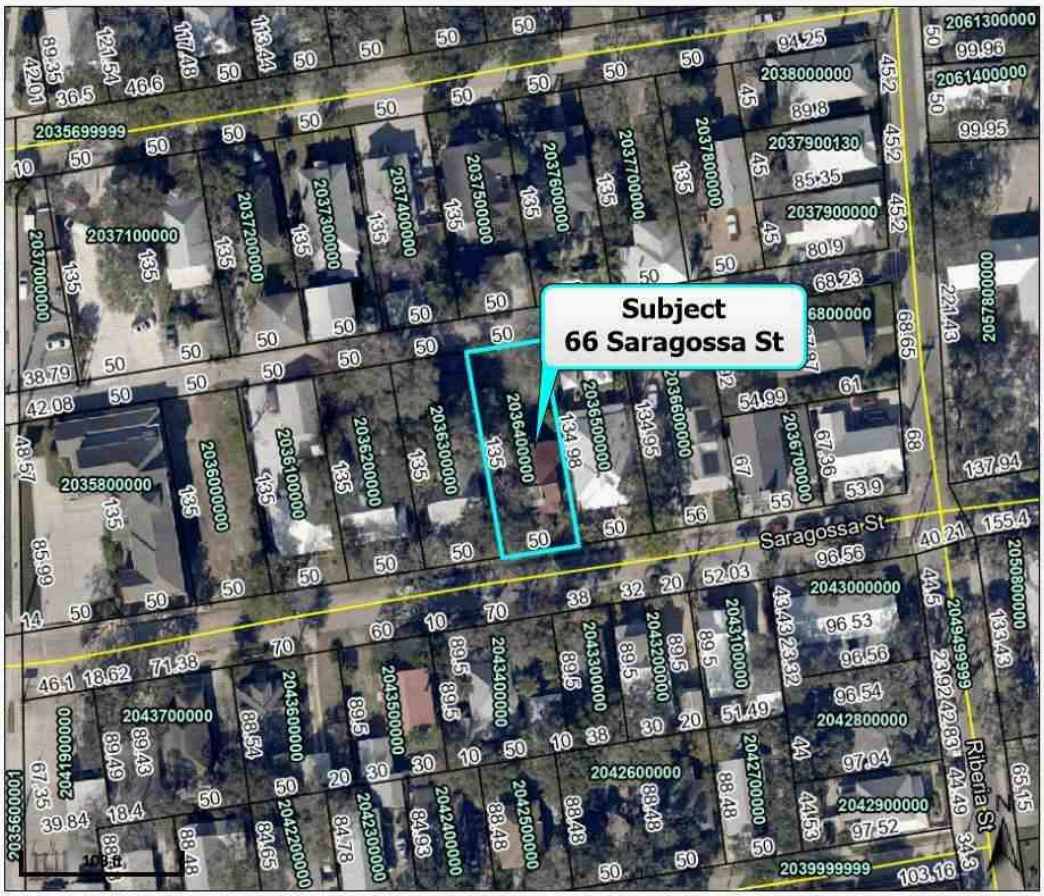
Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Plat Map

PROPERTY APPRAISER

St. Johns County, FL



Parcel ID	2036400000	**Physical Address**	66 SARAGOSSA ST SAINT AUGUSTINE	**Building Value**	$130,693	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SIEFKEN LIVING TRUST D: 08/01/2011 1665 STATE ROAD 16 SAINT AUGUSTINE FL 32084-9515	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$204,000	8/21/2018	$230000	01	Q
Acres	0.15			**Just Value**	$334,693	n/a	0	n/a	n/a
				Total Deferred	$60,131				
				Assessed Value	$274,562				
				Total Exemptions	N/A				
				Taxable Value	$274,562				

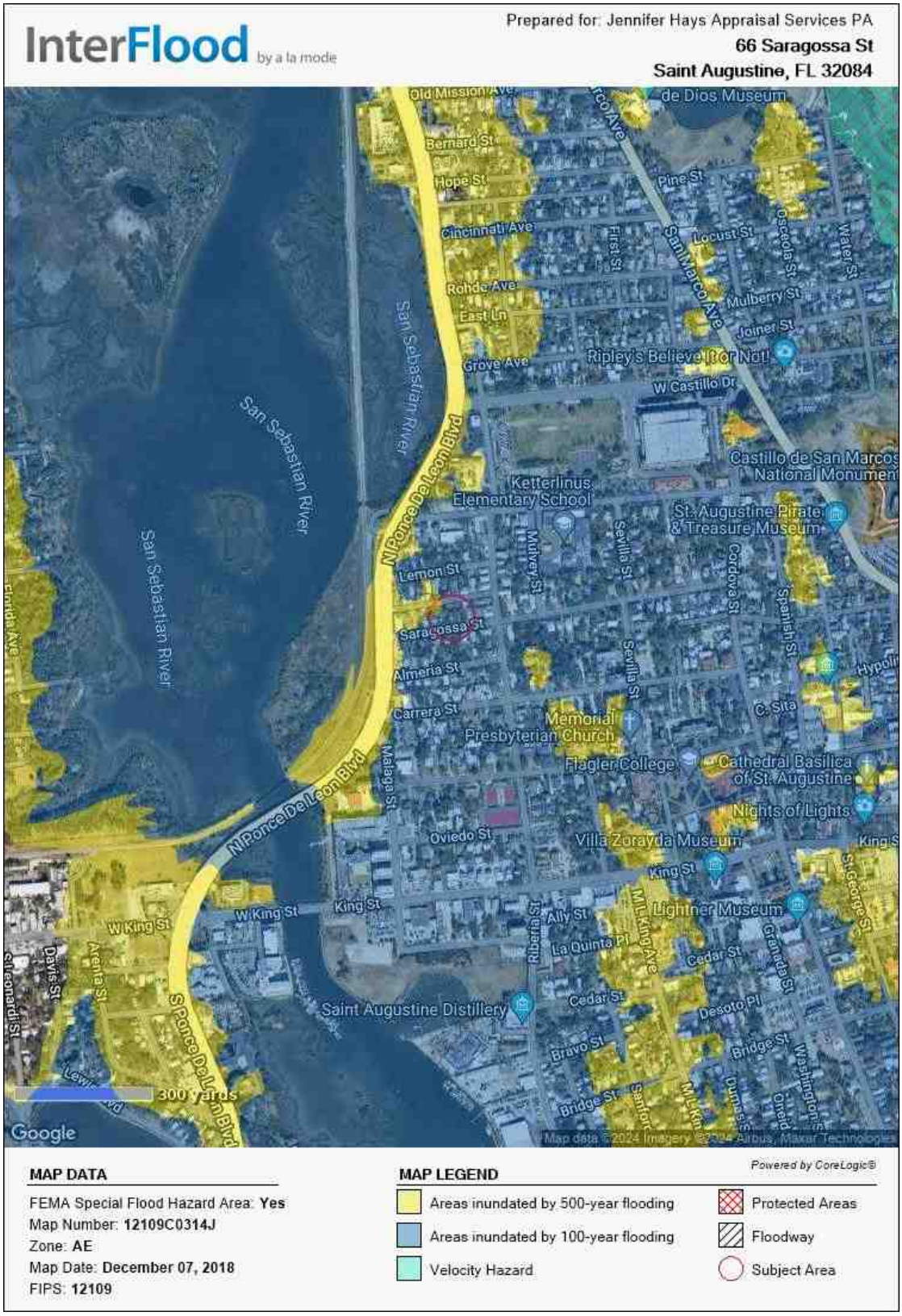
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 6/5/2024
Last Data Uploaded: 6/5/2024 2:54:16 PM

Developed by Schneider GEOSPATIAL

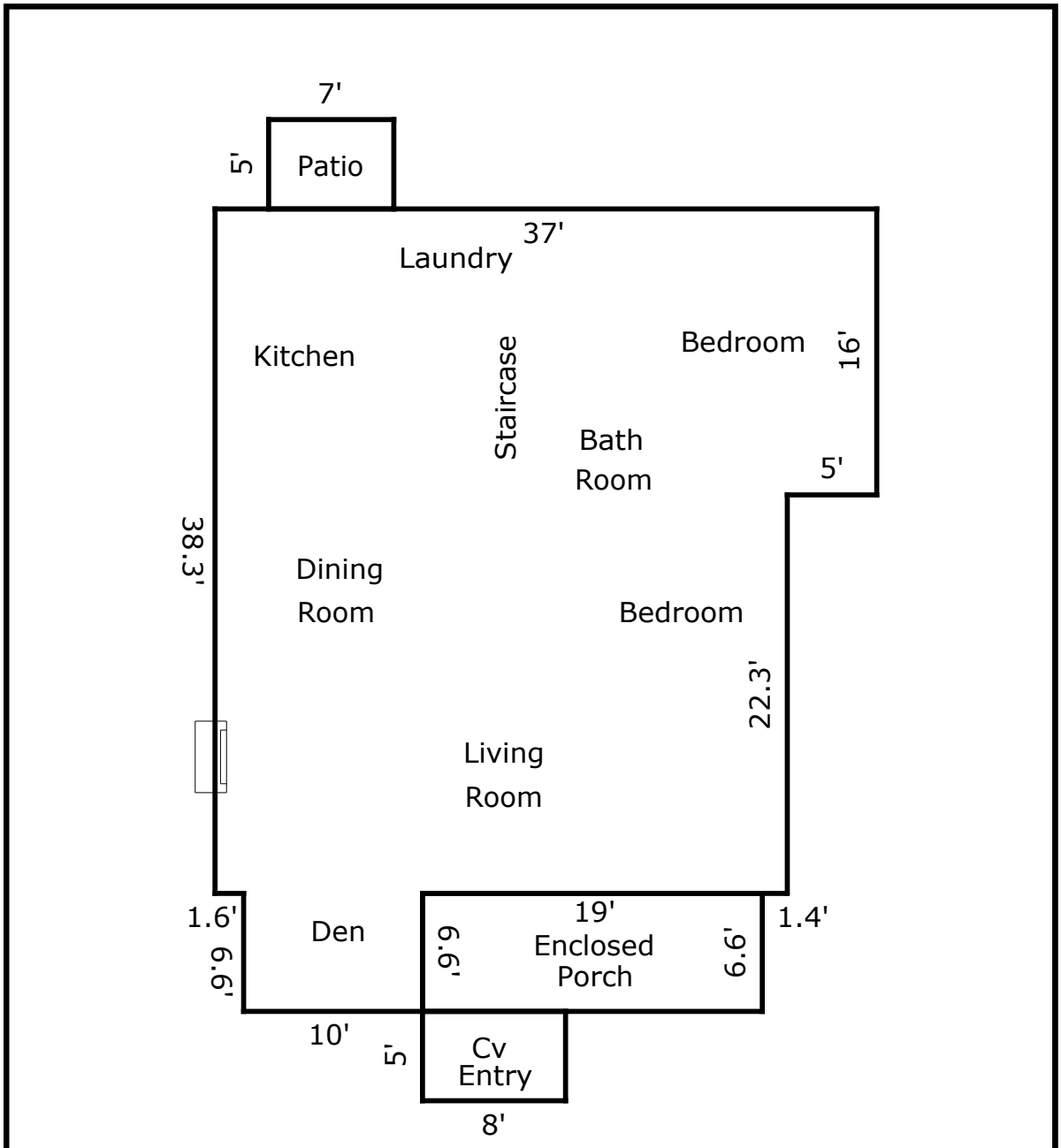
Flood Map

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Building Sketch

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	1371.6 Sq ft	10 × 6.6	=	66
		38.3 × 32	=	1225.6
		5 × 16	=	80
Total Living Area (Rounded):	**1372 Sq ft**			
Non-living Area				
Cov Entry	40 Sq ft	5 × 8	=	40
Enclosed Porch	125.4 Sq ft	6.6 × 19	=	125.4
Open Patio	35 Sq ft	7 × 5	=	35

Assumptions & Limiting Conditions

File No.: 240605218

Property Address:	66 Saragossa St	City:	Saint Augustine	State:	FL	Zip Code:	32084
Client:	Jason Stancil	Address:					
Appraiser:	Jennifer Hays	Address:	P.O. Box 840228, Saint Augustine, FL 32080				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

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Definitions & Scope of Work

File No.: 240605218

Property Address: 66 Saragossa St	City: Saint Augustine	State: FL	Zip Code: 32084
Client: Jason Stancil	Address:		
Appraiser: Jennifer Hays	Address: P.O. Box 840228, Saint Augustine, FL 32080		

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): The scope of the appraisal includes information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation is provided, where available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included and attached to this report.

Additional Comments on Cost Approach: The cost approach has been developed by the appraiser only as an analysis to support the opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in this appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

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Certifications

File No.: 240605218

Property Address: 66 Saragossa St City: Saint Augustine State: FL Zip Code: 32084

Client: Jason Stancil Address:

Appraiser: Jennifer Hays Address: P.O. Box 840228, Saint Augustine, FL 32080

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

SIGNATURES

Client Contact: Client Name: Jason Stancil

E-Mail: Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Jennifer Hays	Supervisory or Co-Appraiser Name:
Company: Jennifer Hays Appraisal Services PA	Company:
Phone: (904) 501-1236 Fax:	Phone: Fax:
E-Mail: jenhays23@gmail.com	E-Mail:
Date Report Signed: 06/09/2024	Date Report Signed:
License or Certification #: Cert Res RD3883 State: FL	License or Certification #: State:
Designation: State-Certified Residential Real Estate Appraiser RD3883	Designation:
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024	Date of Inspection:

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Borrower	N/A					File No.	240605218
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 5 months or less

This estimate of typical exposure time is based upon the assumption that the subject had been adequately exposed under competent management and offered for sale at an amount relatively close (10% +/-) to the appraised value shown in this report.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: Jennifer Hays

Name: Jennifer Hays

State-Certified Residential Real Estate Appraiser RD3883

State Certification #: Cert Res RD3883

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2024

Date of Signature and Report: 06/09/2024

Effective Date of Appraisal: 06/06/2024

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 06/06/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Jennifer Hays Appraisal Services PA
P.O. Box 840228
Saint Augustine, FL 32080
(904) 501-1236

06/09/2024

Jason Stancil

Re: Property: 66 Saragossa St
Saint Augustine, FL 32084
Borrower: N/A
File No.:

Opinion of Value: $ 565,000
Effective Date: 06/06/2024

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

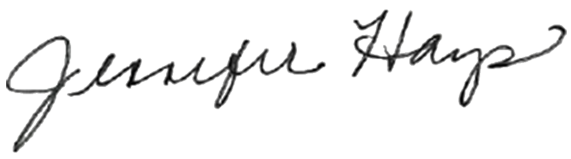
The purpose of the appraisal is to develop an opinion of market value based on a hypothetical condition that the improvements have been renovated, for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jennifer Hays
State-Certified Residential Real Estate Appraiser RD3883
License or Certification #: Cert Res RD3883
State: FL Expires: 11/30/2024
jenhays23@gmail.com

Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

SUBJECT

Property Address: 66 Saragossa St | City: Saint Augustine | State: FL | Zip Code: 32084
County: St. Johns | Legal Description: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715
Assessor's Parcel #: 203640-0000
Tax Year: 2023 | R.E. Taxes: $ 5,349.80 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: Siefken Living Trust | Occupant: ☐ Owner ☐ Tenant ☒ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ ☐ per year ☐ per month
Market Area Name: Downtown | Map Reference: 27260 | Census Tract: 0204.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal is to estimate after renovation market value.
Intended User(s) (by name or type): The intended user is the client.
Client: Jason Stancil | Address:
Appraiser: Jennifer Hays | Address: P.O. Box 840228, Saint Augustine, FL 32080

MARKET AREA DESCRIPTION

Location:	☐ Urban	☒ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy
☒ Owner
☐ Tenant
☒ Vacant (0-5%)
☐ Vacant (>5%)

One-Unit Housing

	PRICE $(000)	AGE (yrs)
Low	215	0
High	5,220	283
Pred	690	100

Present Land Use

One-Unit	63 %
2-4 Unit	5 %
Multi-Unit	2 %
Comm'l	30 %
	%

Change in Land Use
☒ Not Likely
☐ Likely * ☐ In Process *
* To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Neighborhood boundaries include:
Orange Street to the north, the San Sebastian River to the south, U.S.1 to the west, and the Intracoastal Waterway to the east. The neighborhood is Downtown St. Augustine. Amenities within the neighborhood are Flagler College and historical attractions of the nations oldest city. Single family homes constructed in the 1880s through the 1920s dominate the neighborhood. Most homes have been renovated and are in good condition. Commercial services are located along U.S. 1, King Street, and St. George Street. Market appeal is good. Sale prices have been stable over the past year. An over supply does not exist. Typical marketing periods are up to 4 months for reasonably priced homes. Conventional, FHA, and VA mortgage financing is readily available.

SITE DESCRIPTION

Dimensions: 50' x 135' | Site Area: 6,750 sf
Zoning Classification: RG-1 | Description: Residential General, Single Family Residential
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) Based on the condition of the improvements, the highest and best use is to tear down existing structure and replace with new construction.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. Under current zoning, #1 dictates HBU is residential single family, an allowable use by zoning.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	FPL
Gas	☐	☐	None
Water	☒	☐	City
Sanitary Sewer	☒	☐	City
Storm Sewer	☒	☐	City

Off-site Improvements	Type	Public	Private
Street	Asphalt Paved	☒	☐
Curb/Gutter	Concrete	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Post	☒	☐
Alley	Yes	☒	☐

Topography	Level
Size	0.15 ac / typical
Shape	Rectangular
Drainage	Appears Adequate
View	Average Res

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 12109C0314J | FEMA Map Date 12/07/2018
Site Comments: Site dimensions and size are estimated from the County Appraiser's plat map. Location in a flood hazard zone is typical in the Downtown area. No adverse site conditions noted.

IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ☒ None		Heating	
# of Units	1 ☐ Acc.Unit	Foundation	Brk,CB,Wd Piers	Slab	No	Area Sq. Ft.	N/A	Type	HtPump
# of Stories	2	Exterior Walls	Wood Frame	Crawl Space	Yes	% Finished	N/A	Fuel	Electric
Type	☒ Det. ☐ Att. ☐	Roof Surface	Metal	Basement	None	Ceiling	N/A		
Design (Style)	2 St Cottage	Gutters & Dwnspts.	None	Sump Pump	☐	Walls	N/A	**Cooling**	
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	Insulated Vinyl	Dampness	☐	Floor	N/A	Central	Yes
Actual Age (Yrs.)	124	Storm/Screens	Screens	Settlement	None	Outside Entry	N/A	Other	No
Effective Age (Yrs.)	1			Infestation	None				

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Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

DESCRIPTION OF IMPROVEMENTS (continued)

Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
Floors	Wood,Vinyl/New	Refrigerator	☒	Stairs	☒	Fireplace(s) #	1	Garage	# of cars (1 Tot.)
Walls	Drywall/New	Range/Oven	☒	Drop Stair	☐	Woodstove(s) #		Attach.	
Trim/Finish	Wood/New	Disposal	☒	Scuttle	☐	Patio	Rear Patio Stoop	Detach.	
Bath Floor	Tile/New	Dishwasher	☒	Doorway	☐	Deck	None	Blt.-In	
Bath Wainscot	Tile/New	Fan/Hood	☐	Floor	☐	Porch	Enclosed	Carport	
Doors	Wood/New	Microwave	☒	Heated	☐	Fence	Partial	Driveway	1
		Washer/Dryer	☐	Finished	☐	Pool	None	Surface	Grass

Finished area **above** grade contains: 7 Rooms 3 Bedrooms 1 Bath(s) 1,612 Square Feet of Gross Living Area Above Grade

Additional features: Stainless appliances, tile bathroom, wood and/or vinyl plank flooring, finished attic/bonus room.

Describe the condition of the property (including physical, functional and external obsolescence): The subject has been completely renovated. Renovations include: Plumbing, plumbing fixtures, wiring, electric fixtures, foundation, floor joists, roof trusses, drywall, kitchen & bathroom cabinetry, appliances, flooring, windows, insulation, metal roof, HVAC system, duct work, doors, interior and exterior paint, decks, porches. The subject is like-new construction and is good quality. The effective age is lowered due to the renovations.No physical depreciation exists. No functional or external depreciation exists.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	66 Saragossa St Saint Augustine, FL 32084	65 1/2 Saragossa St Saint Augustine, FL 32084		62 Saragossa St Saint Augustine, FL 32084		72 Saragossa St Saint Augustine, FL 32084	
Proximity to Subject		0.03 miles SE		0.01 miles E		0.03 miles W	
Sale Price	$		$ 460,000		$ 950,000		$ 675,000
Sale Price/GLA	$ /sq.ft.	$ 421.63 /sq.ft.		$ 543.17 /sq.ft.		$ 520.03 /sq.ft.	
Data Source(s)	Insp,Builder	SJC MLS#239287;DOM 41		SJC MLS#239775;DOM 15		SJC MLS#229676;DOM 139	
Verification Source(s)	Public Records	ORB 5927-1239		ORB 5930-1051		ORB 5773-120	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmLth		ArmLth		ArmLth	
Concessions	N/A	Conv;0		Cash;0		Conv;0	
Date of Sale/Time	N/A	04/04/2024		04/10/2024		06/07/2023	+16,875
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Downtown	Downtown		Downtown		Downtown	
Site	6,750 sf	3,485 sf	+20,000	6,750 sf		6,750 sf	
View	Average Res	Average Res		Average Res		Average Res	
Design (Style)	2 St Cottage	1 St Cottage		2 St Cottage		1 St Cottage	
Quality of Construction	Good	Average-Good	+20,000	Very Good	-75,000	Average-Good	+20,000
Age	124	106	0	124		123	
Condition	Good (renovated)	Average-Good	+25,000	Good (renovated)		Average-Good	+25,000
Above Grade Room Count (Total / Bdrms / Baths)	7 / 3 / 1	6 / 2 / 2	0	7 / 3 / 3	-20,000	5 / 2 / 2	0
Gross Living Area	1,612 sq.ft.	1,091 sq.ft.	+39,000	1,749 sq.ft.	-10,000	1,298 sq.ft.	+24,000
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Good	In Quality Adj.	Average	
Heating/Cooling	HtPump/Central	HtPump/Central		HtPump/Central		HtPump/Central	
Energy Efficient Items	Wnd,Insul,Aplc	Wnd,Insul,Aplc		Wnd,Insul,Aplc		Wnd,Insul,Aplc	
Garage/Carport	None	None		Dt 1-Car Gar,PvrPkg	-20,000	None	
Porch/Patio/Deck	Enclosed Porch	2 Cov Porches		Pool,LgPrch/Pto,2Fp	-60,000	Cov Porch	+5,000
Misc	None	None		945sf 1BR/1BA Apt	-200,000	744sf 2BR/1BA Hse	-200,000
Net Adjustment (Total)		☒ + ☐ -	$ 104,000	☐ + ☒ -	$ -385,000	☐ + ☒ -	$ -109,125
Adjusted Sale Price of Comparables			$ 564,000		$ 565,000		$ 565,875

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RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

SALES COMPARISON APPROACH (continued)

Summary of Sales Comparison Approach: The sales used are the most recent and similar available and, as adjusted, provide a reliable indication of the subject's market value. Sales 1 through 3 are located on the same street as the subject. Sales 1 & 2 are the most recent closed sales. Sale 1 has been updated over the years and is in overall average to good condition. Sale 1 is adjusted upward for having inferior quality kitchen and bathroom finishes as compared to the subject. Sale 2 has been renovated and has superior quality construction - superior interior trim, built-ins, cabinetry, and bathrooms. Sale 2 has superior bed/bath count, has a detached 1-car garage with a 945sf, 1 bedroom, 1 bath apartment above constructed in 2002. In addition, Sale 2 has superior paver patio areas, porches, 2 fireplaces, fencing, and has an in ground pool. Sale 3 occurred 1 year from the date of appraisal but was placed under contract 04/17/2023 and requires an upward 2.5% time of sale adjustment to reflect the increase in sale prices. Sale 3 is overall inferior for having inferior quality & condition kitchen and bathrooms, and inferior living area as compared to the subject. Sale 3 has a superior detached 744sf, 2 bedroom, 1 bath house. Condition adjustments made in the grid are based on appearance, renovation, age of materials, and general maintenance. A combination of MLS photos and limited exterior inspection from the street were used to make this determination. Living area adjustments applied at $75 per sf and rounded to the nearest $1,000. Bathroom adjustments applied at $10,000 per full bath, $5,000 per 1/2 bath. Bedroom adjustments applied at $10,000 per bedroom. Other adjustments given are self-evident and represent the appraiser's attempt to isolate and compensate for significantly dissimilar features or conditions.Adjustments for dissimilar features or conditions approximate market reactions and are not necessarily based on actual cost. The comparable sales provided are the best market indications of value for the subject, as adjusted, and provide a reliable and accurate range of value on which I based my final opinion of market value in accordance with the value definition found within the report.

Indicated Value by Sales Comparison Approach $ 565,000

TRANSFER HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	
Date:	01/25/2024
Price:	$0.00
Source(s):	ORB 5890-1715
2nd Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	Public Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject's prior transfer was for estate purposes. There have been no prior sales of the subject within the past 3 years. The subject is currently under contract for $300,000. The sale is by owner and was not listed for sale in the MLS. A copy of the contract was not provided to the appraiser.

COST APPROACH

COST APPROACH TO VALUE (if developed) [ ] The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The site value is based on analysis of recent vacant land sales in the subject's defined neighborhood. Closed: $272,500, 05/18/2023, 241 Riberia St., 5591sf. similar RG-1 zoning as the subject, inferior site area.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data: Local Builders

Quality rating from cost service: Q3,Av-G Effective date of cost data: 2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.):
Estimated cost new is based on cost manuals & typical construction costs reported by local builders. The "As-Is" value of site improvements includes land clearing, utility hookup fees, landscaping, walks, driveway, fence. See Additional Comments.

OPINION OF SITE VALUE			=$	275,000
DWELLING	1,612 Sq.Ft. @ $	295.00	=$	475,540
	N/A Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
Enclosed Porch			=$	15,000
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	490,540
Less Depreciation	Physical 6,132	Functional	External	=$(6,132)
Depreciated Cost of Improvements			=$	484,408
"As-is" Value of Site Improvements			=$	12,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			=$	771,408

Estimated Remaining Economic Life (if required): 79 Years

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RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ | X Gross Rent Multiplier | = $ | **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): Not Developed. The income approach is not applicable in this predominantly owner occupied neighborhood.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 565,000 **Cost Approach (if developed) $** 771,408 **Income Approach (if developed) $**

Final Reconciliation The sales comparison approach is given the greatest emphasis as it best reflects the decisions of buyers and sellers in the subject's market area. The cost approach does not support the value estimate and is given no weight. The income approach was not utilized due to insufficient data available for income & expense information for similar type properties located Downtown. All aspects of the subject have been adequately bracketed and supported. All sales have been given equal weight in the final value analysis. The indicated market value range is $564,000 to $567,000. A reasonable opinion of market value for the subject property, as of the effective date, with an exposure time of less than 3 months, is $565,000.

This appraisal is made ☐ "as is", ☒ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The subject's value is based on the hypothetical condition that the subject has been renovated with average to good quality finishes and the improvements have been completed to meet current building codes.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 565,000 **, as of:** 06/06/2024 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☒ Hypothetical Conditions	☐ Extraordinary Assumptions	☒ Appraiser's License	☒ Qualifications	☒ Plat Map

SIGNATURES

Client Contact: | Client Name: Jason Stancil

E-Mail: | Address:

APPRAISER

Jennifer Hays

Appraiser Name: Jennifer Hays
Company: Jennifer Hays Appraisal Services PA
Phone: (904) 501-1236 Fax:
E-Mail: jenhays23@gmail.com
Date of Report (Signature): 06/09/2024
License or Certification #: Cert Res RD3883 State: FL
Designation: State-Certified Residential Real Estate Appraiser RD3883
Expiration Date of License or Certification: 11/30/2024
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: 240608223

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	66 Saragossa St Saint Augustine, FL 32084	180 Blanco St Saint Augustine, FL 32084					
Proximity to Subject		1.18 miles SE					
Sale Price	$		$ 509,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 433.56 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	Insp,Builder	SJC MLS#239898;DOM 33					
Verification Source(s)	Public Records	ORB 5941-1576					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	N/A N/A	ArmLth Conv;0					
Date of Sale/Time	N/A	04/26/2024					
Rights Appraised	Fee Simple	Fee Simple					
Location	Downtown	Downtown	+50,000				
Site	6,750 sf	5,663 sf	In location Adj.				
View	Average Res	Average Res					
Design (Style)	2 St Cottage	1 St Cottage					
Quality of Construction	Good	Good					
Age	124	84	0				
Condition	Good (renovated)	Good (renovated)					
Above Grade Room Count	Total 7 / Bdrms 3 / Baths 1	Total 5 / Bdrms 3 / Baths 1		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,612 sq.ft.	1,174 sq.ft.	+33,000	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	0sf None	0sf None					
Functional Utility	Average	Good					
Heating/Cooling	HtPump/Central	HtPump/Central					
Energy Efficient Items	Wnd,Insul,Aplc	Wnd,Insul,Aplc					
Garage/Carport	None	None					
Porch/Patio/Deck	Enclosed Porch	2CvPrch,Furnished	-25,000				
Misc	None	None					
Net Adjustment (Total)		☒ + ☐ -	$ 58,000	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 567,000		$ 0		$ 0

Summary of Sales Comparison Approach: Sale 4 is over 1 mile from the subject but is located within the subject's defined neighborhood and appeals to the same market segment as for the subject. Sale 4 has similar bed/bath count as the subject and is a similar quality and condition renovated home. Sale 4 has inferior living area as compared to the subject and has an inferior location further from Downtown shopping and commercial services. Sale 4 was sold fully furnished. As adjusted, Sale 4 provides a reliable indication of the subject's market value.

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Subject Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Front

66 Saragossa St

Sales Price	
Gross Living Area	1,612
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Good
Age	124



Subject Rear



Subject Street

Received June 10, 2024
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Comparable Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Comparable 1

65 1/2 Saragossa St

Prox. to Subject	0.03 miles SE
Sales Price	460,000
Gross Living Area	1,091
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Downtown
View	Average Res
Site	3,485 sf
Quality	Average-Good
Age	106



Comparable 2

62 Saragossa St

Prox. to Subject	0.01 miles E
Sales Price	950,000
Gross Living Area	1,749
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Very Good
Age	124



Comparable 3

72 Saragossa St

Prox. to Subject	0.03 miles W
Sales Price	675,000
Gross Living Area	1,298
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Average-Good
Age	123

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Comparable Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Comparable 4

180 Blanco St

Prox. to Subject	1.18 miles SE
Sale Price	509,000
Gross Living Area	1,174
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	5,663 sf
Quality	Good
Age	84

Comparable 5

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable Sales Map

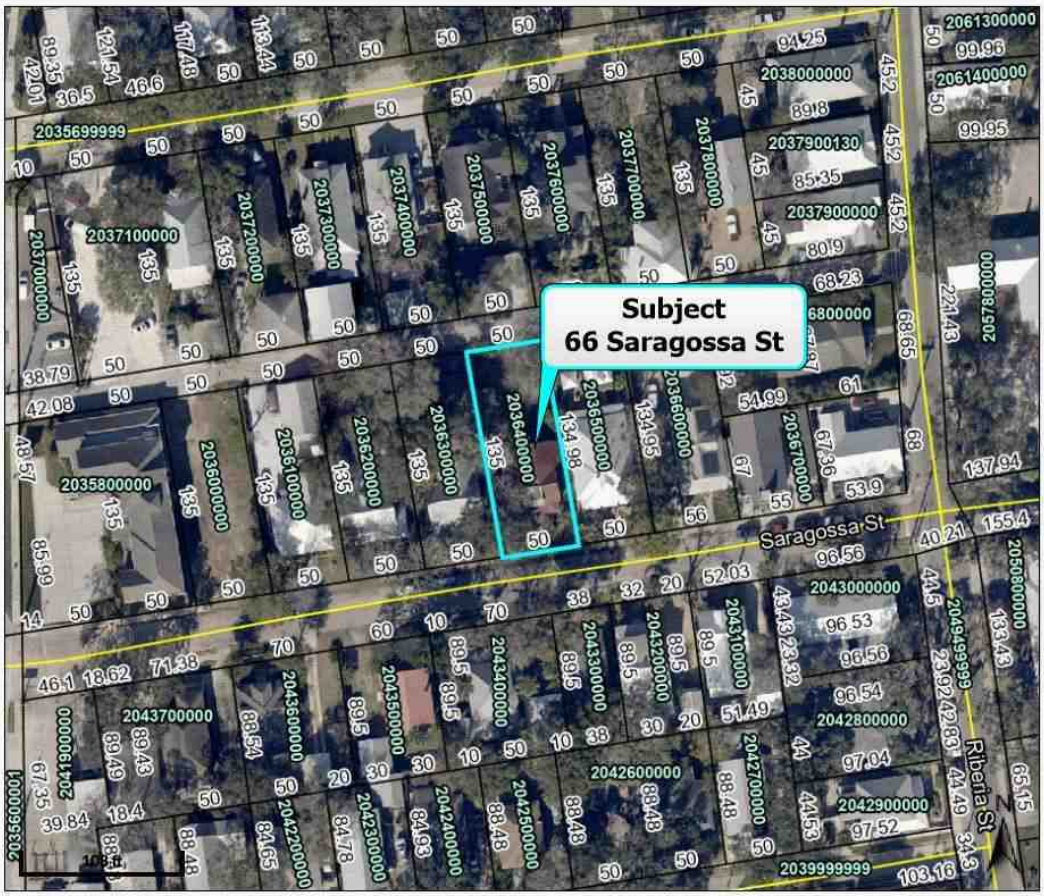
Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Plat Map

PROPERTY APPRAISER

St. Johns County, FL



Parcel ID	2036400000	**Physical Address**	66 SARAGOSSA ST SAINT AUGUSTINE	**Building Value**	$130,693	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SIEFKEN LIVING TRUST D: 08/01/2011 1665 STATE ROAD 16 SAINT AUGUSTINE FL 32084-9515	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$204,000	8/21/2018	$230000	01	Q
Acres	0.15			**Just Value**	$334,693	n/a	0	n/a	n/a
				Total Deferred	$60,131				
				Assessed Value	$274,562				
				Total Exemptions	N/A				
				Taxable Value	$274,562				

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.

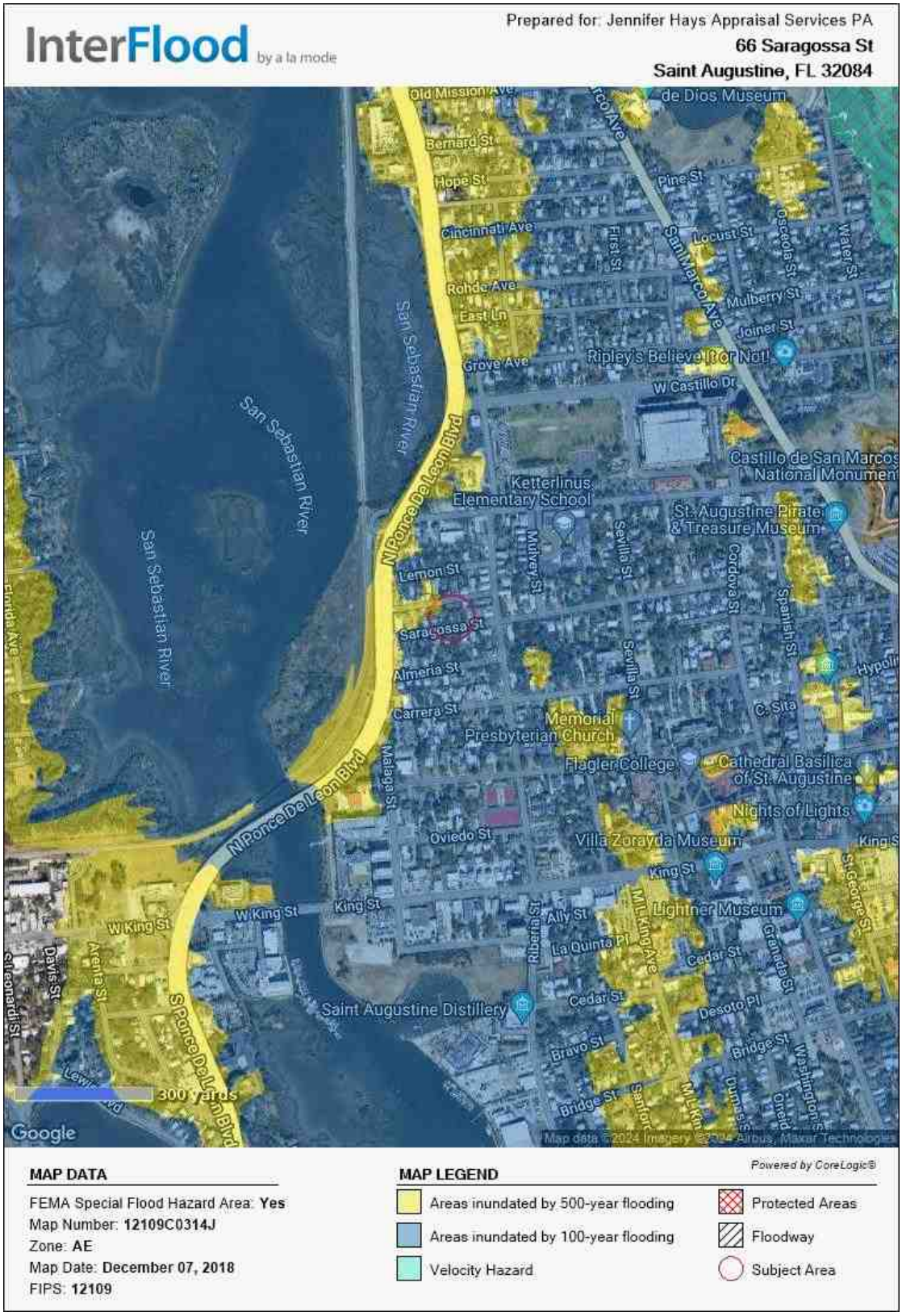
Date created: 6/5/2024
Last Data Uploaded: 6/5/2024 2:54:16 PM

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Flood Map

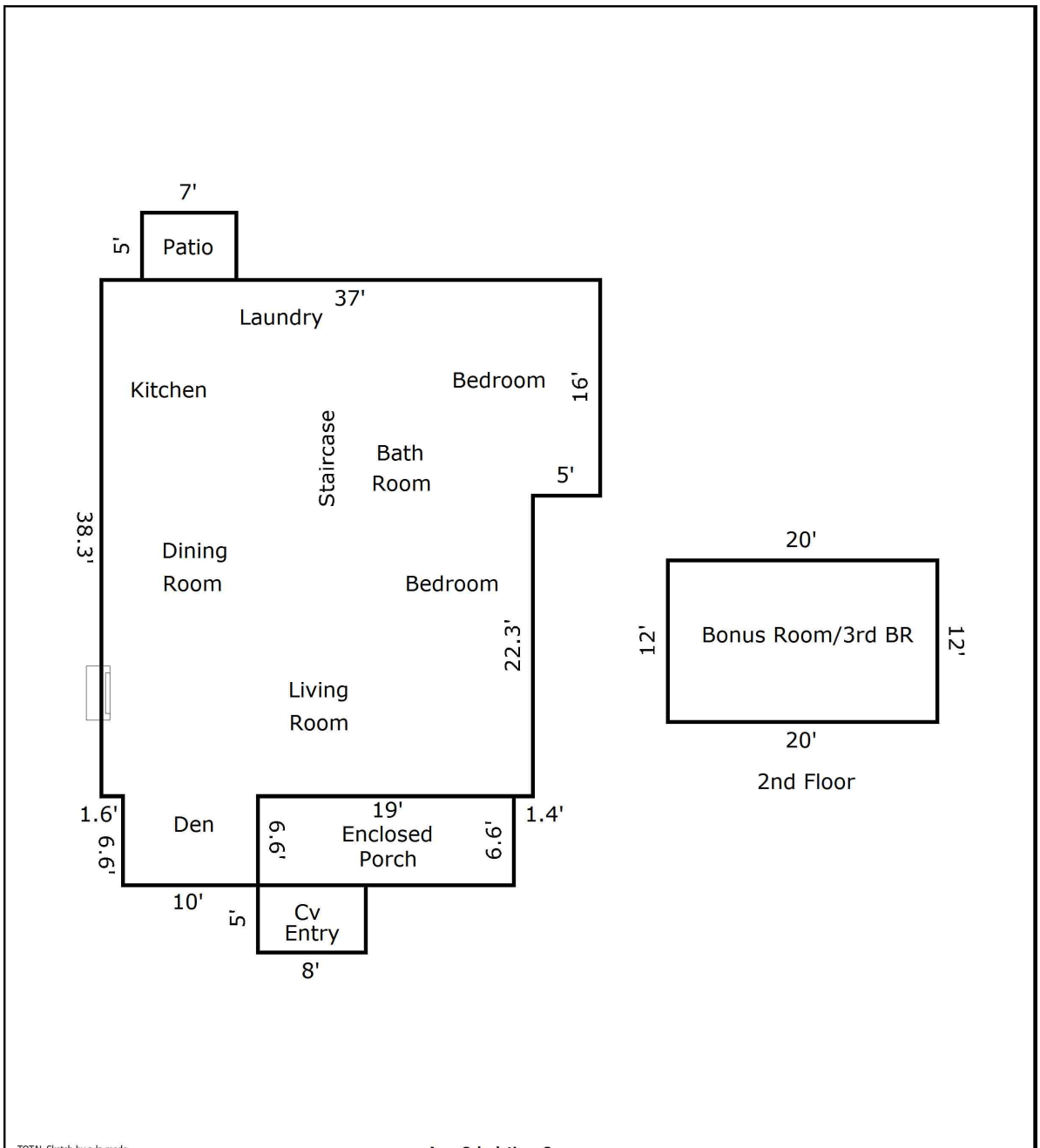
Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



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Building Sketch

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details		
First Floor	1371.6 Sq ft	10 × 6.6	=	66
		38.3 × 32	=	1225.6
		5 × 16	=	80
Second Floor	240 Sq ft	12 × 20	=	240
Total Living Area (Rounded):	**1612 Sq ft**			
Non-living Area				
Enclosed Porch	125.4 Sq ft	6.6 × 19	=	125.4
Open Patio	35 Sq ft	7 × 5	=	35
Cov Entry	40 Sq ft	5 × 8	=	40

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Assumptions & Limiting Conditions

File No.: 240608223

Property Address:	66 Saragossa St	City:	Saint Augustine	State:	FL	Zip Code:	32084
Client:	Jason Stancil	Address:					
Appraiser:	Jennifer Hays	Address:	P.O. Box 840228, Saint Augustine, FL 32080				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

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Definitions & Scope of Work

File No.: 240608223

Property Address:	66 Saragossa St	City:	Saint Augustine	State:	FL	Zip Code:	32084
Client:	Jason Stancil	Address:					
Appraiser:	Jennifer Hays	Address:	P.O. Box 840228, Saint Augustine, FL 32080				

DEFINITION OF MARKET VALUE *:
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): The scope of the appraisal includes information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation is provided, where available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included and attached to this report.

Additional Comments on Cost Approach: The cost approach has been developed by the appraiser only as an analysis to support the opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in this appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

Hypothetical Conditions:
The subject's estimated market value is based on the hypothetical condition that the subject's improvements have been completed as per the general specifications provided by the client.

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Certifications

File No.: 240608223

Property Address: 66 Saragossa St City: Saint Augustine State: FL Zip Code: 32084
Client: Jason Stancil Address:
Appraiser: Jennifer Hays Address: P.O. Box 840228, Saint Augustine, FL 32080

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

SIGNATURES

Client Contact: Client Name: Jason Stancil
E-Mail: Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Jennifer Hays	
Appraiser Name: Jennifer Hays	Supervisory or Co-Appraiser Name:
Company: Jennifer Hays Appraisal Services PA	Company:
Phone: (904) 501-1236 Fax:	Phone: Fax:
E-Mail: jenhays23@gmail.com	E-Mail:
Date Report Signed: 06/09/2024	Date Report Signed:
License or Certification #: Cert Res RD3883 State: FL	License or Certification #: State:
Designation: State-Certified Residential Real Estate Appraiser RD3883	Designation:
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024	Date of Inspection:

GP RESIDENTIAL
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Form GPRES2AD_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
Application Packet 105

Received June 10, 2024
Planning and Building Department

Borrower	N/A					File No.	240608223
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 months or less

This estimate of typical exposure time is based upon the assumption that the subject had been adequately exposed under competent management and offered for sale at an amount relatively close (10% +/-) to the appraised value shown in this report.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: Jennifer Hays

Name: Jennifer Hays

State-Certified Residential Real Estate Appraiser RD3883

State Certification #: Cert Res RD3883

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2024

Date of Signature and Report: 06/09/2024

Effective Date of Appraisal: 06/06/2024

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 06/06/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Appraisers License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HAYS, JENNIFER
13205 HARBOUR VISTA CIRCLE
ST AUGUSTINE FL 32080

LICENSE NUMBER: RD3883

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Received June 10, 2024
Planning and Building Department

Jennifer Hays

QUALIFICATIONS

Education

Real Estate Broker Licensure Course – 72 Hours – April 2007
Florida Real Estate Institute, Jacksonville, FL

Course AB II – Residential Course II – 45 Hours – October 2001
Steve Williamson's Real Estate Education Specialists, Orlando, FL

Course AB I – Licensed Residential Course I – 75 Hours – April 2000
Florida Real Estate Institute, Jacksonville, FL

Real Estate Pre-Licensing Course – 1985
Florida Real Estate Institute, Jacksonville, FL

Professional

- Appraiser, Sunshine Realty & Appraisal Services, LLC. 2000-2018
- State-Certified Residential Real Estate Appraiser 2002-Present RD3883 (Florida)
- Licensed Real Estate Salesperson 1985-2007 SL443531 (Florida)
- Licensed Real Estate Broker 2007-Present BK443531 (Florida)

Experience

State Certified Residential Real Estate Appraiser Serving St. Johns and Putnam County

2007-Present, Jennifer Hays Appraisal Services PA, P.O. Box 840228, St. Augustine, FL 32080-0228

December 2002 –2007 staff appraiser, 2010-2018 appraisal manager, Sunshine Realty & Appraisal Services, LLC 741 A1A Beach Boulevard, St. Augustine, FL 32080

State Registered Assistant Appraiser, Sunshine Realty & Appraisal Services, Inc.
April 2000 – December 2002. 741 A1A Beach Boulevard, St. Augustine, FL 32080

Active Realtor, 22 years, 1985-2007, Sunshine Realty, 741 A1A Beach Blvd. St. Augustine, FL

Received June 10, 2024
Planning and Building Department

Jennifer Hays

Professional Memberships

- St. Johns County Board of Realtors
- National Association of Realtors

Continuing Education

30 Hours Required – USPAP, Florida Law Updates & Specialty Courses October & November 2002, 2004, 2006, August 2008, Steve Williamson's Real Estate Education Specialists; Oct 2010 Appraisal Institute Required USPAP, McKissock 30 Hours Required – completed Nov 2012
Gold Coast School of Real Estate 30 Hours Required - completed Nov 2014
McKissock 30 Hours Required – completed Nov 2016
McKissock 30 Hours Required – completed Nov 2018
McKissock 30 Hours Required - completed April 2020 (USPAP) & October 2020
McKissock 30 Hours Required - completed Nov 2022 (USPAP)

30 Hours Required – Broker Post-Licensing – Florida Essentials of Real Estate Investments Completed June 2008; 30 Hours Required – Broker Post-Licensing – Florida Real Estate Brokerage, A Management Guide – Completed March 2009; 14 hr cont Ed FREI 03/2011
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – completed 03/2013
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Inst – completed 03/2015
14 Hours Required Cont Ed Broker Lic – Bob Hogue School of RE – 03/2017
3 Hours Required Florida Real Estate Ethics & Business Practices 12/2018
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2019
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 04/2021
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2023

FHA & The Appraisal Process – Appraisal Institute – Completed August 2008

Valuation of Green Residential Properties – Appraisal Institute – Completed February 2009

The New Residential Market Conditions Form – Appraisal Institute – Completed March 2009

Appraisal Institute – Online Business Practices and Ethics – Completed April 2009

Appraisal Institute – Appraisal Challenges: Declining Markets & Sales Concessions – May 2009

Appraisal Institute - Fannie Mae 2009 Selling Guide Updates – September 2009

Appraisal Institute - Residential Development: Valuation Trends, Issues & Challenges –Oct. 2009

Appraisal Institute - Mortgage Fraud and Real Estate Valuation – Completed April 2010

Appraisal Institute – Business Practices and Ethics-Completed Oct 2011

McKissock – The New FHA Handbook 4000.1 – Completed Oct 2015

Received June 10, 2024
Planning and Building Department

Jennifer Hays

Service Experience

Single Family Residential, 2-4 Family, Condominiums
Vacant Land, Construction-Perm, Final Inspections
Date of Death Valuation
Divorce & Estate Appraisals
FHA, USDA
Reverse Mortgage Appraisals
Waterfront – Ocean Front, Intracoastal Waterway, Canal Front
Construction Draw Inspections
Pre-Listing Appraisals
Court Testimony
Catastrophic Disaster Area Property Inspections
Casualty Loss Valuations
Appraisal Review
Compliance Reviews

Received June 10, 2024
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Tax Bill Detail

Year	Due
2023	**$0.00**
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2023
Tax District: 452
Bill Number: 136536
Property Type: Real Estate
Owner: SIEFKEN SCOTT W,MARY C

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA
SAINT AUGUSTINE
32084

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 136536 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Assessments

Authority	Improv	Land	Ag Land	Personal	Market Ag
MOSQUITO	249,602	0	0	0	0
SJRWMD	249,602	0	0	0	0
PORT AUTHORITY	249,602	0	0	0	0
CITY OF ST AUGUSTINE	249,602	0	0	0	0
FL INLAND NAV DISTRICT	249,602	0	0	0	0
COUNTY	249,602	0	0	0	0
SCHOOL	337,393	0	0	0	0

Exemptions

Exemption	Amount

Taxable Values

Received June 10, 2024
Planning and Building Department

Authority	Assessed	Exemption	Taxable
MOSQUITO	249,602	0	249,602
SJRWMD	249,602	0	249,602
PORT AUTHORITY	249,602	0	249,602
CITY OF ST AUGUSTINE	249,602	0	249,602
FL INLAND NAV DISTRICT	249,602	0	249,602
COUNTY	249,602	0	249,602
SCHOOL	337,393	0	337,393

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Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	**$0.00**
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2023 **Bill Number:** 452 **Owner:** SIEFKEN SCOTT W,MARY C
Tax District: 136536
Property Type: Real Estate

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA
SAINT AUGUSTINE
32084

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 136536 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
COUNTY				
GENERAL	4.6537	$1,115.10	$1,115.10	$0.00
ROAD	0.8444	$202.34	$202.34	$0.00
HEALTH	0.0160	$3.83	$3.83	$0.00
Subtotal	**5.5141**	**$1,321.27**	**$1,321.27**	**$0.00**
SCHOOL				
SCHOOL-STATE LAW	3.1620	$1,024.16	$1,024.16	$0.00
SCHOOL - LOCAL BOARD	2.2480	$728.13	$728.13	$0.00
Subtotal	**5.4100**	**$1,752.29**	**$1,752.29**	**$0.00**
SJRWMD	**0.1793**	**$42.96**	**$42.96**	**$0.00**
MOSQUITO	**0.1800**	**$43.13**	**$43.13**	**$0.00**
CITY OF ST AUGUSTINE	**7.5000**	**$1,797.14**	**$1,797.14**	**$0.00**
FL INLAND NAV DISTRICT	**0.0288**	**$6.90**	**$6.90**	**$0.00**
PORT AUTHORITY	**0.0598**	**$14.33**	**$14.33**	**$0.00**
TOTAL	**18.8720**	**$4,978.02**	**$4,978.02**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due

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C OF S A FIRE ASSESS FEE	**$157.79**	**$157.79**	**$0.00**
TOTAL	**$157.79**	**$157.79**	**$0.00**

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Received June 10, 2024
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Tax Bill Detail

Year	Due
2023	$0.00
2022	**$0.00**
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2022
Tax District: 452
Bill Number: 131379
Property Type: Real Estate
Owner: SIEFKEN SCOTT W,MARY C

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA ST

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 131379 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Assessessments

Authority	Improv	Land	Ag Land	Personal	Market Ag
COUNTY	0	0	0	0	0
SCHOOL	0	0	0	0	0
SJRWMD	0	0	0	0	0
MOSQUITO	0	0	0	0	0
CITY OF ST AUGUSTINE	0	0	0	0	0
FL INLAND NAV DISTRICT	0	0	0	0	0
PORT AUTHORITY	0	0	0	0	0
COUNTY	0	226,911	0	0	0
SCHOOL	0	279,120	0	0	0
SJRWMD	0	226,911	0	0	0
MOSQUITO	0	226,911	0	0	0
CITY OF ST AUGUSTINE	0	226,911	0	0	0

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FL INLAND NAV DISTRICT	0	226,911	0	0	0
PORT AUTHORITY	0	226,911	0	0	0

Exemptions

Exemption	Amount

Taxable Values

Authority	Assessed	Exemption	Taxable
COUNTY	0	0	0
SCHOOL	0	0	0
SJRWMD	0	0	0
MOSQUITO	0	0	0
CITY OF ST AUGUSTINE	0	0	0
FL INLAND NAV DISTRICT	0	0	0
PORT AUTHORITY	0	0	0
COUNTY	226,911	0	226,911
SCHOOL	279,120	0	279,120
SJRWMD	226,911	0	226,911
MOSQUITO	226,911	0	226,911
CITY OF ST AUGUSTINE	226,911	0	226,911
FL INLAND NAV DISTRICT	226,911	0	226,911
PORT AUTHORITY	226,911	0	226,911

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Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	$0.00
2022	**$0.00**
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2022 **Bill Number:** 452 **Owner:** SIEFKEN SCOTT W,MARY C
Tax District: 131379 **Property Type:** Real Estate

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA ST

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 131379 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
COUNTY				
GENERAL	4.6537	$1,013.73	$1,013.73	$0.00
ROAD	0.8444	$183.95	$183.95	$0.00
HEALTH	0.0160	$3.48	$3.48	$0.00
Subtotal	**5.5141**	**$1,201.16**	**$1,201.16**	**$0.00**
SCHOOL				
SCHOOL-STATE LAW	3.2350	$866.83	$866.83	$0.00
SCHOOL - LOCAL BOARD	2.2480	$602.36	$602.36	$0.00
Subtotal	**5.4830**	**$1,469.19**	**$1,469.19**	**$0.00**
SJRWMD	**0.1974**	**$43.00**	**$43.00**	**$0.00**
MOSQUITO	**0.1900**	**$41.39**	**$41.39**	**$0.00**
CITY OF ST AUGUSTINE	**7.5000**	**$1,633.75**	**$1,633.75**	**$0.00**
FL INLAND NAV DISTRICT	**0.0320**	**$6.97**	**$6.97**	**$0.00**
PORT AUTHORITY	**0.0598**	**$13.03**	**$13.03**	**$0.00**
TOTAL	**18.9763**	**$4,408.49**	**$4,408.49**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
C OF S A FIRE ASSESS FEE	**$97.23**	**$97.23**	**$0.00**

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TOTAL	**$97.23**	**$97.23**	**$0.00**

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Instr #2024006218 BK: 5890 PG: 1715, Filed & Recorded: 1/25/2024 11:25 AM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00
Received June 10, 2024
Planning and Building Department

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, Florida 32073

Parcel ID No: 203640-0000

WARRANTY DEED

THIS WARRANTY DEED made on the 25th of January 2024 by SCOTT W. SIEFKEN, joined by his spouse, MARY C. SIEFKEN, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s), to

> SCOTT W. SIEFKEN and MARY C. SIEFKEN, Trustees, or their successors in the trust, under the SIEFKEN LIVING TRUST, dated August 1, 2011, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s).

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of St. Johns, State of Florida to wit:

COPY

> **LOT 8 OF BLOCK "A' OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.**
>
> This property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

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, 2023.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Nancy Ehrenberg
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

Witness Signature

ELEANOR ZERULIK
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

SCOTT W. SIEFKEN

MARY C. SIEFKEN

STATE OF FLORIDA)
SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on the 25th of January, 2024, by SCOTT W. SIEFKEN and MARY C. SIEFKEN,

( ) who are personally known to me
OR
(✓) who have produced FL Drivers Lic as identification.

(Notary Seal) KIMBERLY C. RESTREPO
Commission # HH 446027
Expires September 20, 2027

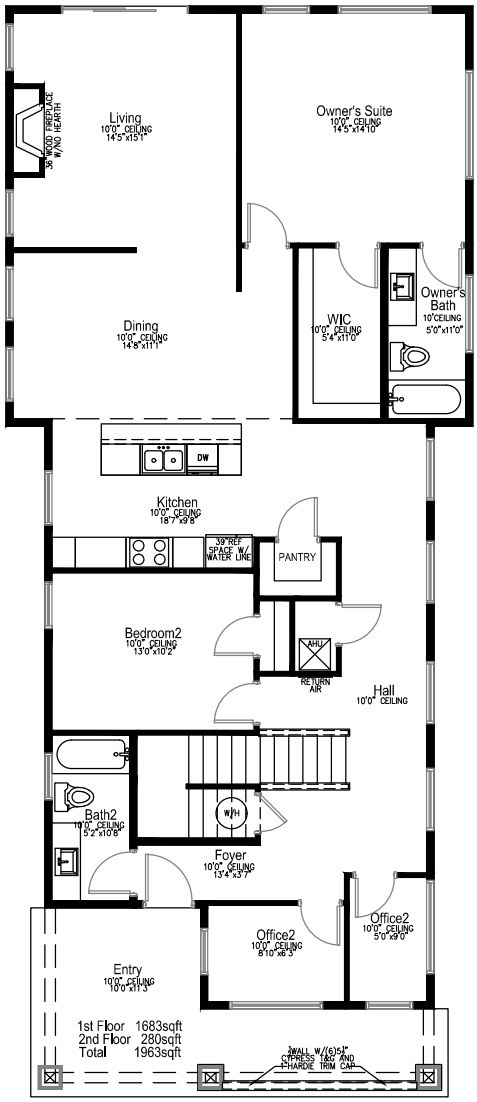
Notary Public, State of Florida

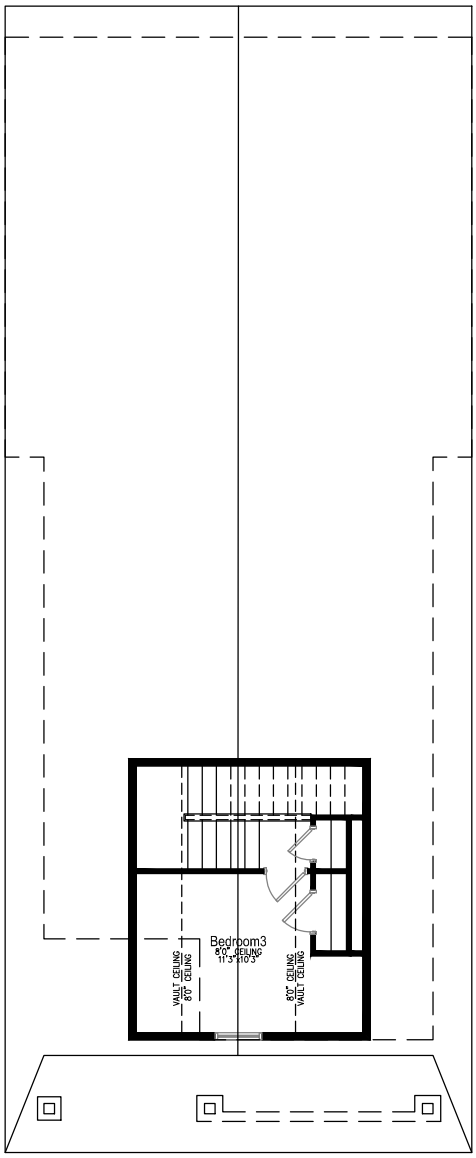
Received June 10, 2024
Planning and Building Department

Saragossa Brochure

From Colour Homes

6/5/2024







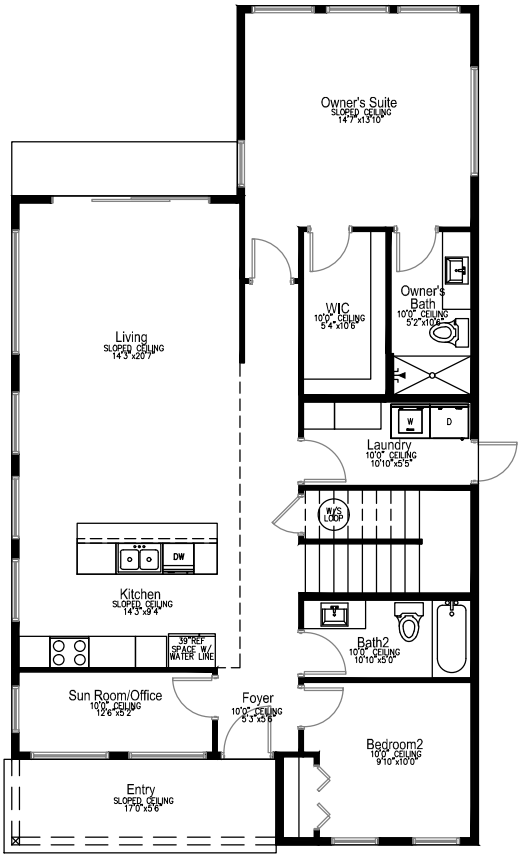
© 2024 COLOUR HOMES

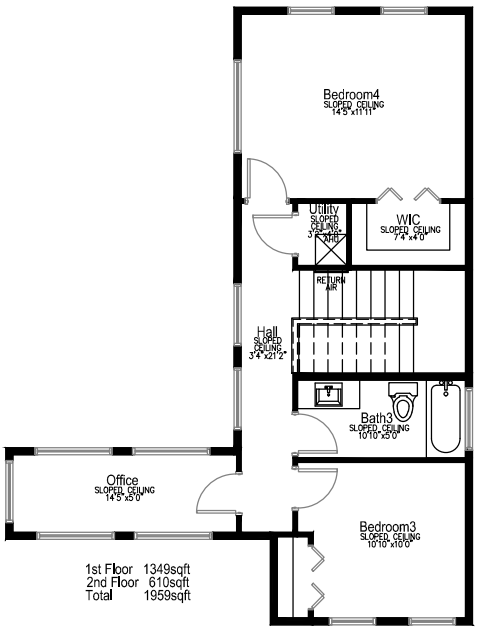
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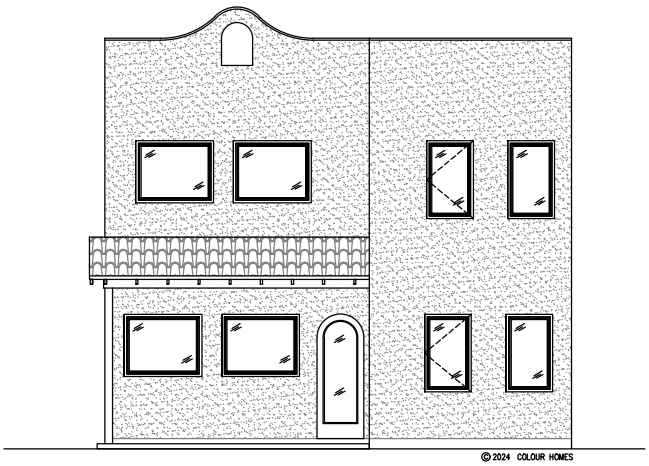
Artist's Renderings. All features and dimensions are subject to change without notice.

Saragossa Brochure

From Colour Homes







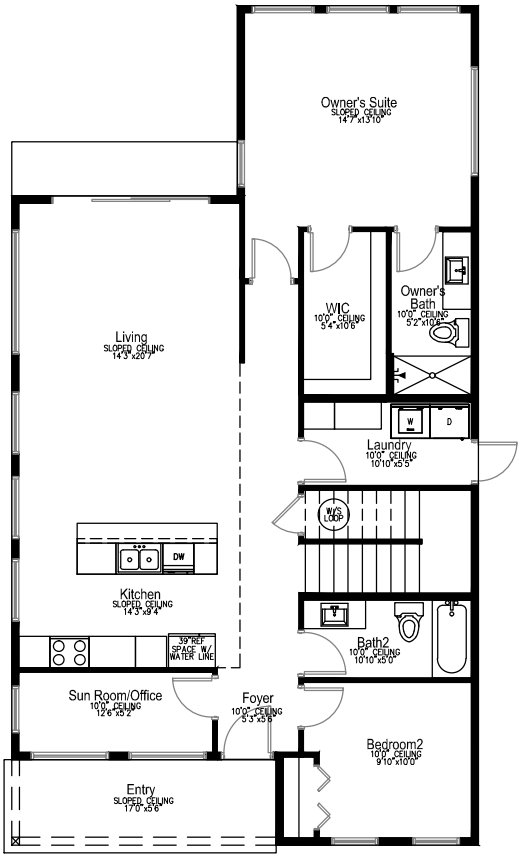
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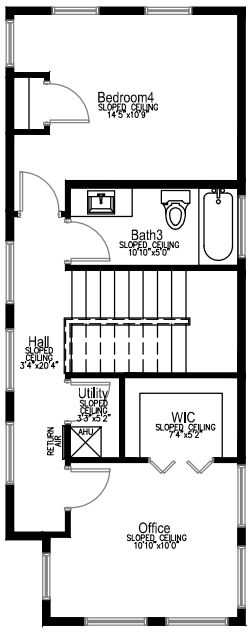
Artist's Renderings. All features and dimensions are subject to change without notice.

Received June 10, 2024
Planning and Building Department
5/21/2024

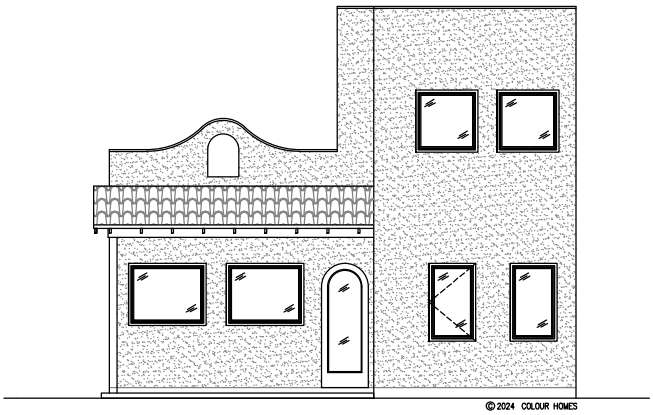
Saragossa Brochure

From Colour Homes





1st Floor 1349sqft
2nd Floor 523sqft
Total 1872sqft



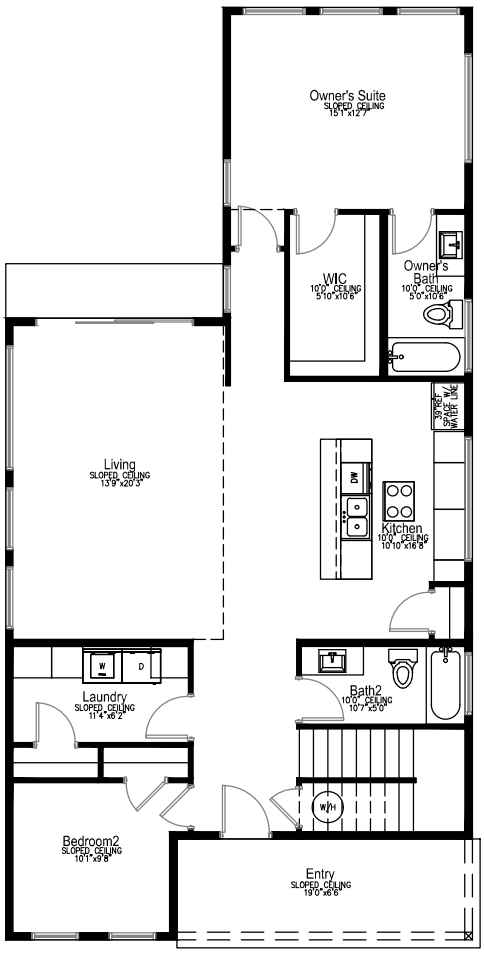
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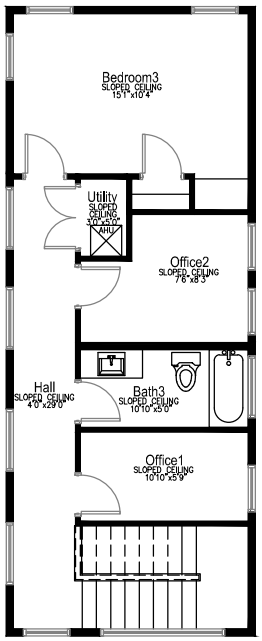
Artist's Renderings. All features and dimensions are subject to change without notice.

Received June 10, 2024
Planning and Building Department
5/21/2024

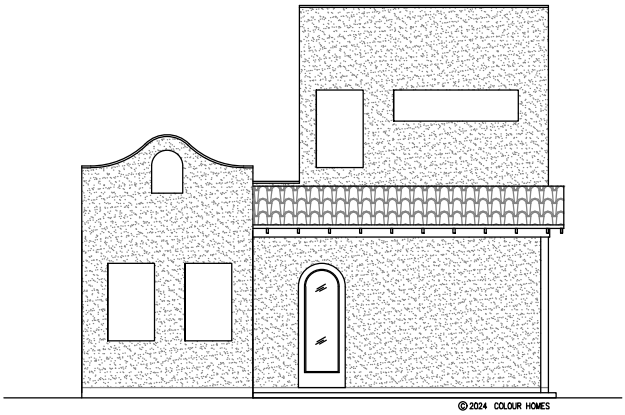
Saragossa Brochure

From Colour Homes





1st Floor 1396sqft
2nd Floor 569sqft
Total 1965sqft



COLOUR HOMES

SCALE: 1/8" = 1'-0"

Artist's Renderings. All features and dimensions are subject to change without notice.

Instr #2018060632 BK: 4600 PG: 475, Filed & Recorded: 8/21/2018 1:11 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,610.00

IN & RET Rec: $18.50 Doc: $1610.00
After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse ($230,000.00)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
203640-0000
File No.: 62069

WARRANTY DEED

This Warranty Deed, Made the 21st day of August, 2018, by

CAROLINE WOLFE BUELL, UNMARRIED AND WANDA W. GRAWET, CONVEYING SEPARATE NON-HOMESTEAD PROPERTY whose post office address is:

8830 Ladrido Lane Orlando FL 32836

hereinafter called the "Grantor", to

SCOTT W. SIEFKEN and MARY C. SIEFKEN, as husband and wife, whose post office address is:

1665 State Road 16 ST Augustine FL 32084

hereinafter called the "Grantee".

COPY

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

LOT 8 OF BLOCK "A" OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.

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

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2017, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ X _____
CAROLINE WOLFE BUELL

Printed Name: Carol A Lagasse

Witness Signature: _____ _____
WANDA W. GRAWET

Printed Name: Lois B. Rollins

COPY

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me this 21st day of August, 2018 by

CAROLINE WOLFE BUELL and WANDA W. GRAWET, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name:

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

Instr #2024006218 BK: 5890 PG: 1715, Filed & Recorded: 1/25/2024 11:25 AM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, Florida 32073

Parcel ID No: 203640-0000

WARRANTY DEED

THIS WARRANTY DEED made on the 25th of January 2024 by SCOTT W. SIEFKEN, joined by his spouse, MARY C. SIEFKEN, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s), to

> SCOTT W. SIEFKEN and MARY C. SIEFKEN, Trustees, or their successors in the trust, under the SIEFKEN LIVING TRUST, dated August 1, 2011, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s).

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of St. Johns, State of Florida to wit:

COPY

> **LOT 8 OF BLOCK "A' OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.**
>
> This property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

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, 2023.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Nancy Ehrenberg
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

Witness Signature

ELEANOR ZERULIK
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

SCOTT W. SIEFKEN

MARY C. SIEFKEN

STATE OF FLORIDA)
SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on the 25th of January, 2024, by SCOTT W. SIEFKEN and MARY C. SIEFKEN,

( ) who are personally known to me
OR
(✓) who have produced FL Drivers Lic as identification.

(Notary Seal) KIMBERLY C. RESTREPO
Commission # HH 446027
Expires September 20, 2027

Notary Public, State of Florida

Skip to Main Content

Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

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	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Siefken Living Trust D: 08/01/2011 100% Siefken Scott W Trustee 0% Siefken Mary C Trustee 0%
Mailing Address	1665 STATE ROAD 16 SAINT AUGUSTINE, FL 32084-9515

Map



Valuation Information

	2024
Building Value	$130,693
Extra Features Value	$0
Total Land Value	$204,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$334,693**
Total Deferred	$60,131
Assessed Value	**$274,562**
Total Exemptions	$0
Taxable Value	**$274,562**

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

Historical Assessment Information

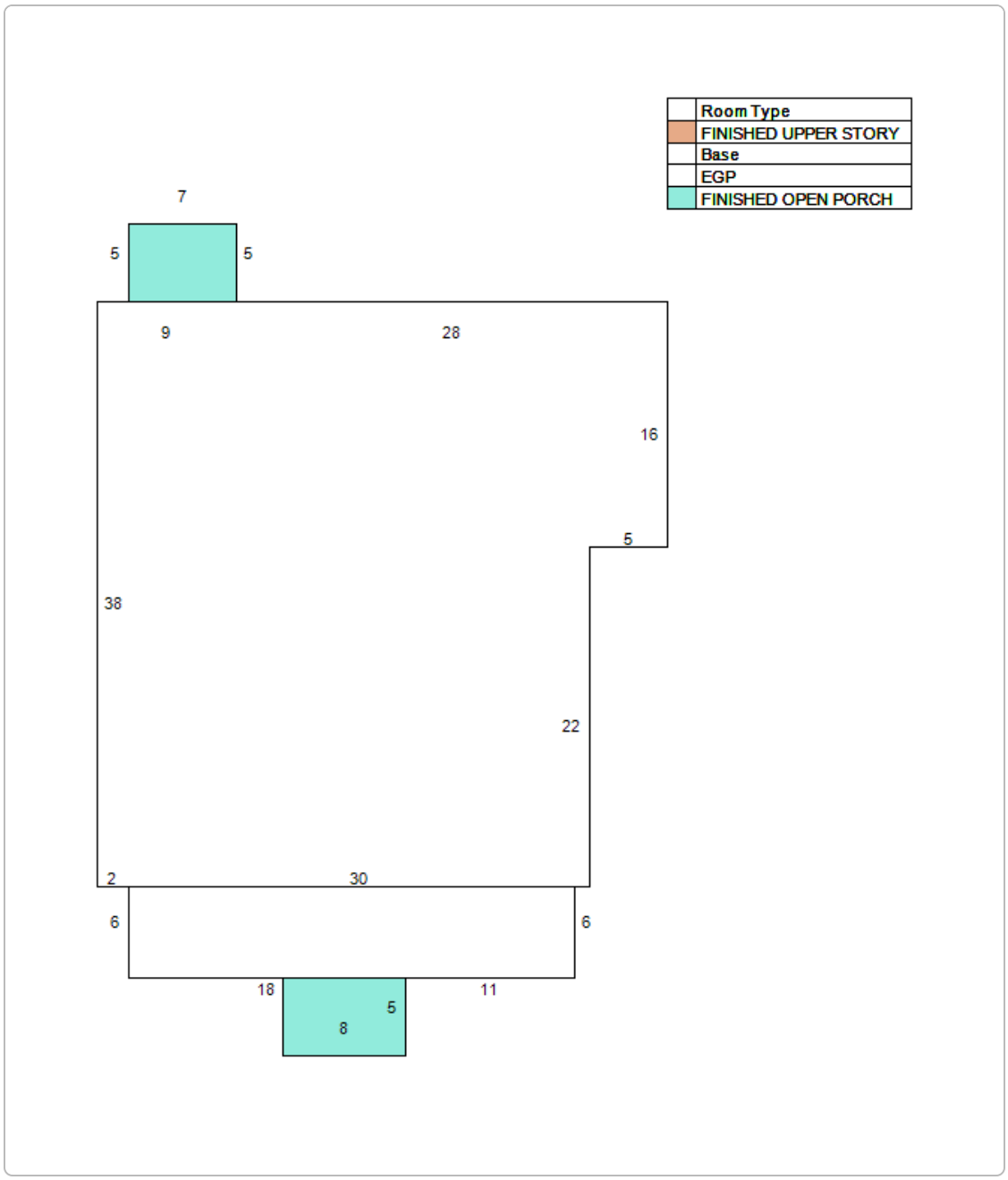
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$133,393	$0	$204,000	$0	$0	$337,393	$249,602	$87,791	$249,602
2022	$107,760	$0	$171,360	$0	$0	$279,120	$226,911	$52,209	$226,911
2021	$60,933	$0	$145,350	$0	$0	$206,283	$206,283	$0	$206,283
2020	$62,105	$0	$145,350	$0	$0	$207,455	$207,455	$0	$207,455
2019	$56,321	$0	$145,350	$0	$0	$201,671	$201,671	$0	$201,671
2018	$75,094	$0	$145,350	$0	$0	$220,444	$220,444	$0	$220,444
2017	$75,094	$908	$145,350	$0	$0	$221,352	$156,518	$90,334	$131,018
2016	$67,944	$908	$126,225	$0	$0	$195,077	$194,096	$981	$194,096
2015	$60,793	$908	$114,750	$0	$0	$176,451	$176,451	$0	$176,451
2014	$51,602	$908	$114,750	$0	$0	$167,260	$167,260	$0	$167,260
2013	$51,602	$908	$114,750	$0	$0	$167,260	$154,031	$13,229	$154,031

Building Information

Building	1
Building Value	$130,693
Year Built	1900
Actual Area	2193
Conditioned Area	1944
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1296
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	174
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	648
Total SqFt	2193

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/25/2024	1/25/2024	$0.00	WARRANTY DEED	5890	1715	U	I	SIEFKEN SCOTT W,MARY C	SIEFKEN LIVING TRUST D: 08/01/2011
8/21/2018	8/21/2018	$230,000.00	WARRANTY DEED	4600	475	Q	I	BUELL CAROLINE WOLFE	SIEFKEN SCOTT W,MARY C
	7/8/2002	$100.00	QUIT CLAIM DEED	1781	846	U	I	WOLFE DONALD (HIS INT)	BUELL CAROLINE WOLFE
	2/15/2002	$0.00	ORDER DET HX REAL P	1728	425	U	I	WOLFE LILLIAN THELMA ESTATE	BUELL CAROLINE W,WOLFE DONALD,GRAWET WANDA
	12/17/1996	$0.00	WILL	1728	421	U	I	WOLFE LILLIAN THELMA	WOLFE LILLIAN THELMA (WILL)
11/13/2018	9/26/1996	$0.00	DEATH CERTIFICATE	4639	1848	U	I	WOLFE GUY B (DECD)	WOLFE LILLIAN THELMA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/18/2024, 1:12:21 AM

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
2023	03/06/2023
2023	04/26/2023
2024	05/01/2024

Document Images

05/01/2024 -- ANNUAL REPORT	View image in PDF format
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

MEMORANDUM

To: Historic Architectural Review Board

Date: July 18, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of June 2024, 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

44 Avenida Menendez (Install new fire alarm system for the restaurant.)

46 Avenida Menendez (Replace metal Roof to match existing on east/north facing areas of the building, FL34538.1.)

146 Avenida Menendez (Replacement of the door to the back of the building, attached to the fence, which was rotten during the flood.)

322 Charlotte Street (Flat roof coating, FL1026.)

289 Saint George Street (HVAC changeout, like for like tonnage.)

308 Saint George Street (Install above ground 120 gallon tank with service line to fireplace, rant, and 2 water heaters.)

312 Saint George Street (Replacement of rotting fence pickets with new fence pickets and cross bars, no change to existing footprint.)

55 Sanford Street (Tear off and re-roof shingles, FL16305.)

146 Washington Street (Replace 15 windows and 1 entry door size for size, FL 27970.1-DH, FL 12463.1)

SIGNS

11 Aviles Street (Aviles Gallery: 1 new sign face in existing bracket/hanging sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance.)

11 Aviles Street (The BART Art Gallery: 1 new sign face in existing bracket/hanging sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance.)

26 Cordova Street (Carriage Way: replacement of 1 new sign face in existing bracket/hanging sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance.)

46 Saint George Street (The Panama Hat Co: 1 new sign face in existing bracket/hanging sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance.)

72 Saint George Street (Pirate Bat Trading: 1 new sign face in existing bracket/hanging sign 2'x3' 6sf. 1 wall mounted sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance.)

DEMOLITIONS

NONE

Kaeli Dickinson

Kaeli Dickinson, Planning and Building Clerk

A report to the HARB committee meeting July 8th, 2024

Good afternoon,

I am Payson Tilden, Museum Director of The Ximenez Fatio House Museum, 20 Aviles Street, St. Augustine, FL 32084. My colleague, Phil Castillo, owner of The Bart, 11 Aviles Street, and I are representing the occupants of Aviles Street before this Board. In honor of the 100th Anniversary of the Sister City Relationship between St. Augustine and Aviles, Spain, the merchants and occupants of Aviles Street are proposing an Aviles Street Festival to be held on Sunday, September 8, 2024 between King Street and Bridge Street. We have requested through the City Events Committee that the entire street be closed to traffic for the day, and we have approval for traffic and security control and waste removal. Boutiques, shops, restaurants, museums, bed and breakfast inns and events venues will all be open to welcome visitors to stroll the oldest street in America and enjoy a fun, old-fashioned street festival with music, artists, food and history.

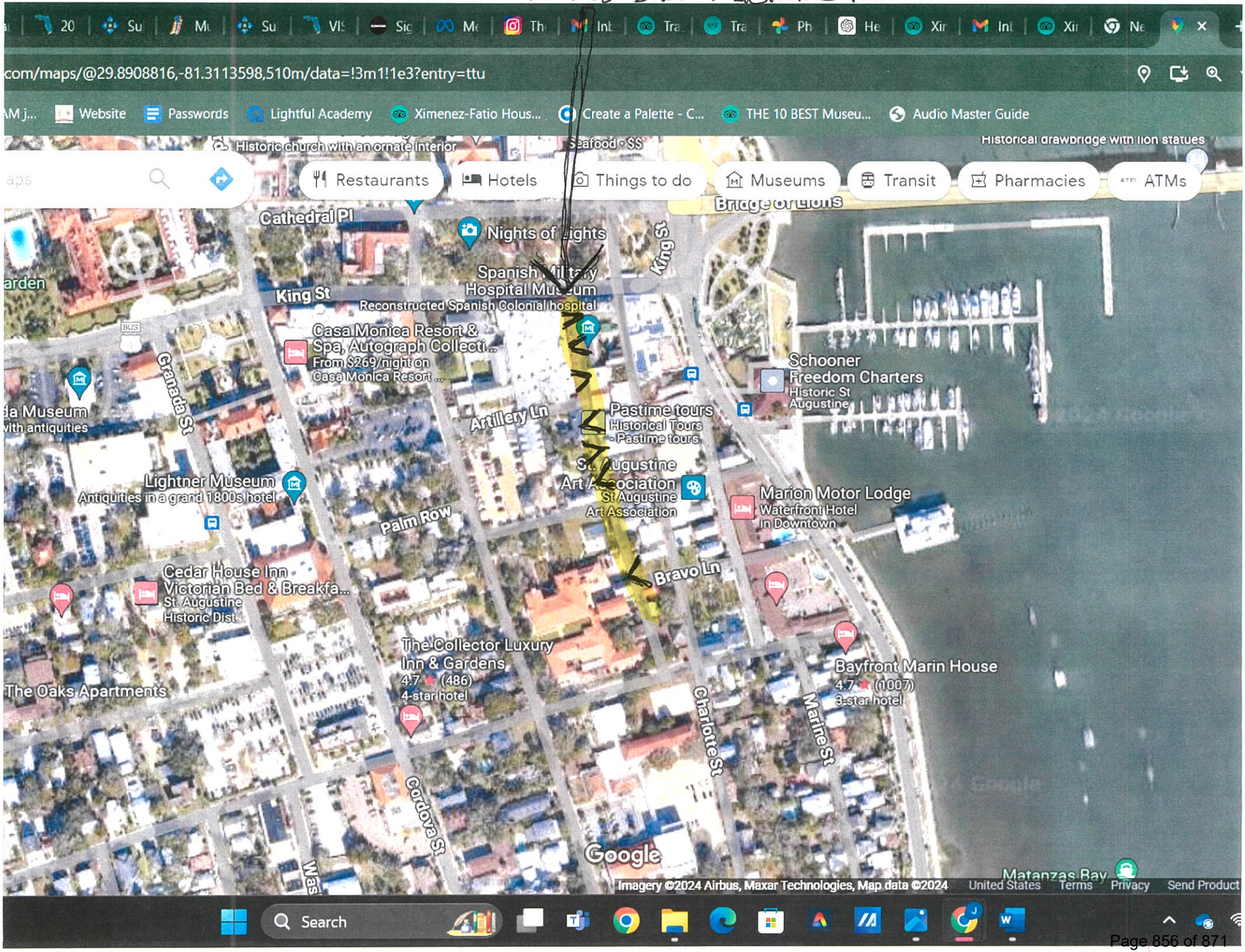
Street participants will be decorating the street with Aviles and St. Augustine flags, red and gold bunting, red and gold flowers (particularly carnations, Spain's national flower), and existing facade lighting currently decorating store and home fronts. We are planning a simple cross street lighting of tiny, soft white LED (Christmas style) string lights where these can be attached to existing items/protrusions or around existing lamp posts and balcony pillars and that do not interfere in any way with historic structures. These will be at intervals along the street from the Aviles Arch to Bridge Street as indicated in the aerial map with this report. We have agreed with the Fire and Police departments that the strings will be at a height to well exceed the height of emergency vehicles should they be needed.

We are consulting with the contractors, who regularly handle the Nights of Lights displays, for a professional installation. We would like to put up these lights beginning Friday, September 6th, 2024, and have them remain in place through the September 8th Festival, Spanish Heritage Month (September 15 - October 15) and Nights of Lights (November 23 to January 25th, 2025).

Our goal for this project is not only to honor the visiting Spanish Delegation from Aviles here for the 100th Anniversary, but equally important, we wish to bring strong awareness to the beauty, charm, and entertainment that world-wide visitors to our city of St. Augustine can find on the oldest platted street in all the United States: Aviles Street. We want to make a lasting impact that is beneficial to our entire community by re-awakening visitors' interest in the center of our historic district.

We are very grateful to the HARB for its support and consideration in helping us to obtain this goal for our city.

A VILES STREET LIGHTING PLAN









CITY OF ST. AUGUSTINE

MEMORANDUM (Revised*)

* (Revised and reposted July 15 to incorporate amendments and all pages of the related Reducing Historic Building Demolition Section referenced below

TO: Historic Architectural Review Board (HARB)

DATE: July 18, 2024

RE: Reducing Historic Building Demolition Section (Item D) from 2018 Adopted Historic Preservation Master Plan's Detailed Goals, Strategies, & Tasks

Following the emergency demolition of 11 Bridge Street, the City Commission and City Manager have discussed ways to help reduce the potential issues that lead to proposed full demolitions of historic buildings at the past June 24 (https://staugustinefl.new.swagit.com/videos/308668) and July 8, 2024 (https://staugustinefl.new.swagit.com/videos/309653) meetings. Recordings of the City Commission meetings are available on the City's website at the links above, with the related discussions under Items by City Manager and Items by Mayor and Commissioners.

The Reducing Historic Building Demolition Section (Item D) of the 2018 Adopted Historic Preservation Master Plan was referenced at both meetings. The Historic Architectural Review Board (HARB) and many members of the public were instrumental at contributing to the Historic Preservation Master Plan.

Please find the Reducing Historic Building Demolition Section (Item D) attached, which can be found on pages 5.26-5.33, a Demolition Strategy/Recommendation Matrix on page 5.34, and the Implementation section for this goal, found on page 6.15-6.16 of the 2018 Adopted Historic Preservation Master Plan (HPMP). The HPMP document is available on the City's website at this link: https://www.citystaug.com/450/Master-Plan

This is an important section for staff and the HARB to study further.

Thank you,

Julie Courtney
Historic Preservation Officer, Planning and Building Department
E jcourtney@citystaug.com | P 904.209.4283

D. Reducing Historic Building Demolition

Property values in the St. Augustine area have almost increased by 50% according to the Northeast Florida Association of Realtors when comparing the last five years of home sales and the St. Johns County property Appraiser notes an almost 20% increase in taxable value of properties. An increased demand and value of property creates pressure in the historic areas of the city to redevelop property to its full capacity. In many cases the result is an increase of Certificate of Demolition (COD) applications for properties over 50 years of age which threatens to erode the historic character of neighborhoods across the city. **In the Lincolnville National Register Historic District, over 100 buildings have been demolished since it was designated in 1991 and there have been an increasing number of demolition applications across the city presented to HARB within the last several years.**

Currently, HARB has jurisdictional review of demolition applications for buildings and structures located within locally designated Historic Districts as well as those across the city that are 50 years of age or older and/or recorded on the Florida Master Site File. However, there is a range of demolition application response options available to HARB within the two categories. In its review of COD applications, HARB can approve, approve with conditions, approve with postponement, continue, evaluate for local Landmark status or deny the request.

HARB is authorized to deny a COD application when a resource is determined to be of exceptional significance if the applicant fails to prove the denial will cause undue hardship. HARB may approve the demolition with a postponement of up to 12 months after which the owner must reapply and a second postponement could be ordered of up to 12 months. The postponement period is an opportunity to consider alternatives that balance the city's interests in preserving the structure and the owner's interest in the property. (It is not limited to any location, status, or zoning district).

If a historic resource is not determined to be of exceptional significance nor meet Landmark status, the HARB may approve the application for demolition and may add conditions to document the structure, salvage materials, and delay the demolition permit until plans for the replacement structure are submitted to the Planning and Building Department.

In establishing new policies for the review of demolition applications, it will be necessary to clarify the extent of HARB jurisdiction based upon a property's designation and level of significance. In addition, it will be necessary to clarify how much proposed removal constitutes a full or partial demolition under the current Ordinance. (Refer to C. Historic Preservation, Conservation & Zoning Task C.6.5.6.) As a part of determining whether a property should be allowed to be demolished, its designation should be considered. The most historically significant designation types and levels should be considered with higher review standards. Designations can include both local and National Register designations. Standards and criteria for National Register are set forth by the National Park Service and are currently referenced for the local Landmark designation; however, the city may choose to adopt its own criteria.

For the purpose of this section, the level of significance is identified with the following designations based on the existing criteria:

Demolition Applications By the Numbers:

2017	45
(29 hurricane related)	
2016	34
(9 hurricane related)	
2015	24
2014	22
2013	7
2012	13
2011	14
2010	10
2009	9
2008	21
2007	22

HARB has jurisdictional review of demolition applications for buildings and structures located within locally designated Historic Districts as well as those across the city that are 50 years of age or older and/or recorded on the Florida Master Site File.



Figure 5.17: A portion of the building known as the ECHO House at 100 M L King Avenue. Originally built in 1926 as the Lincolnville Branch – St. Johns County Welfare Federation for African Americans, it was demolished following many public hearings which raised concerns in the community regarding demolition of historic buildings in the city.

Local designation:

- **Historic District: Significant - A contributing building that could independently meet landmark designation criteria**
- **Historic District: Contributing**
- **Historic District: Non-contributing**
- **Landmark**

National Register (NR) designation:

- **Historic District: Contributing**
- **Historic District: Non-contributing**
- **Individually designated**

These designations should be correlated with updating the city's Historic Resource Inventory. (Refer to Demolition Strategy/Recommendation Matrix at the end of this section.)

D.1 Goal: Preserve and protect the historic character of St. Augustine by minimizing the demolition of historic buildings and structures.

D.2 Goal: Provide clear guidance to applicants regarding the type and level of review required and the anticipated outcome of proposed applications based upon a property's designation and level of significance.

D.3 Goal: Provide an alternative to HARB review process for buildings that are not designated but are listed on the Florida Master Site File and/or 50 years old or older.

D.1 Strategy: Limit Properties That Are Eligible for HARB Demolition Approval

It is recommended that properties with these designation types and levels be designated ineligible for demolition without proven extenuating circumstances outlined in additional tasks below:

- ***Local Designation: Historic District significant, contributing; Landmark***
- ***National Register Designation: Historic District, contributing, individual***

Demolitions are often precipitated by a developer's desire to create a "higher and better use" of a property for financial gain, or in the case of an individual property owner, to replace what exists with new construction more in keeping with an owner's aspirations. Although both of these desires is legitimate, in the case of the demolition of historic resources, valuable community history can be lost.

In lieu of demolition, zoning opportunities should be identified to incentivize adaptive reuse in a manner that is both sensitive to the historic character and provides a greater financial benefit to the owner.



Figure 5.18: A series of buildings along King Street and Oviedo Street behind it were proposed for demolition to construct a hotel and the application was denied. All but one of the buildings are designated as contributing buildings to the Model Land Company National Register Historic District.

D.2 Strategy: Supplement Financial Hardship Review Process

D.2.1 Task – Require Exploration of Reasonable Adaptations

It is recommended that a requirement for hardship identification be applied to properties with the following designation types and levels:

- ***Local Designation: Historic District significant, contributing; Landmark***

- ***National Register Designation: Historic District, contributing, individual***

For a property to be suitably adapted, it must have an alternate use consistent with its preservation. To determine whether an alternate use exists, the owner would need to identify reasonable alternative uses that would not require substantial modification to the historic character of the property. It is also helpful if these alternative uses are supported by the surrounding property owners. Documentation of this exploration, as well as supporting financial information, should be submitted to HARB for their consideration as part of a demolition review application.

D.2.2 Task – Establish a Separate Financial Hardship Review Process

It is recommended that a requirement for hardship identification be applied to properties with the following designation types and levels:

- ***Local Designation: Historic District significant, contributing; Landmark***
- ***National Register Designation: Historic District contributing, individual***

As part of current demolition application review procedures in local historic districts, applicants often present their statement of financial hardship simultaneously with a proposed replacement design. Although this process is convenient for applicants, it can co-mingle the decision-making process concerning the 'case' for demolition with the desirability of the proposed design, possibly influencing the financial hardship determination.

As an alternative, it is recommended that the decision related to financial hardship be made on its own merits and precede review of any proposed design. Ideally, HARB would determine if the criteria for financial hardship has been met at one meeting, and at a subsequent meeting review proposed designs. To prevent premature demolition and the potential for a vacant lots, a demolition permit should not be approved until all required design reviews are completed unless there is a compelling public interest such as life-safety.

D.2.3 Task – Require Demonstration That the Sale or Relocation of Property Is Not Feasible

It is recommended that this demonstration be required for properties with the following designation types and levels:

- ***Local Designation: Historic District significant, contributing; Landmark***
- ***National Register Designation: Historic District contributing, individual***

Prior to applying for a Certificate of Demolition, owners who wish to claim that a property poses a financial hardship must demonstrate that a good faith effort was made to sell or relocate the property or find tenants to reduce the financial burden until another use could be found for it. For this to be an effective demonstration, the property must be priced comparably to similar neighboring properties and appropriately listed and advertised for sale. It must be demonstrated that no buyer was found that would provide reasonable assurances





Figure 5.19: The building at 102 Bridge Street (ca. 1885) has been a residence, service station, convenience store, and restaurant. In the most recent adaptive use, the building was relocated on the lot, partially demolished, and fully renovated.

that they would preserve or restore the property in a manner consistent with the AGHP.

D.2.4 Task – Establish Mechanism for City-Engaged Expertise

It is recommended that this mechanism be applied to properties with the following designation types and levels:

- ***Local Designation: Historic District significant, contributing; Landmark***
- ***National Register Designation: Historic District contributing, individual***

For more complex projects, it may be desirable that an independent assessment of a property proposed for demolition be prepared on behalf of the city. This assessment could evaluate overall condition and structural soundness, as well as potential costs associated with rehabilitation or adaptive reuse.

To offset the City's expenditures associated with these assessments, the demolition section of the Ordinance should be modified to defer the costs of city-requested experts to the applicant with a defined limit for properties above a certain property value and exclude certain property types such as owner-occupied single family homes, for which compliance could create an unnecessary hardship.

D.3 Strategy: Reduce Demolition-by-Neglect

The characterization of demolition-by-neglect is typically associated with a building or structure that is determined to be in a hazardous condition. Examples of unsafe or hazardous conditions include:

- A building or portions of a building are at risk of falling and causing injury
- A building's structural elements are no longer able to carry loads safely
- A condition exists making a building susceptible to water damage, such as an opening in a roof or wall

D.3.1 Task – Require Correction of Unsafe Conditions

It is recommended that these requirements be applied to all buildings and structures in St. Augustine.

Require maintenance of properties to prevent them from becoming unsafe or hazardous. If a property owner fails to correct the unsafe or hazardous condition within a stipulated period, such as 30 days, daily fines could be levied to encourage compliance. If fines are unpaid and the work is not completed, the city could engage a contractor to complete the necessary repairs and place a lien on the property for the value of the work. Permanent corrective measures undertaken by the city should adhere to local regulations of the local historic district or adhere to *The Secretary of the Interior's Standards for Rehabilitation* when properties are outside of a local district along with the attachment of a legal responsibility to maintain the building in its preserved condition until the lien is removed.



Figure 5.20: An application for demolition was denied by HARB and upheld on appeal to the City Commission for Casa Mia (ca. 1907) at King Street and Markland Place. It has been a residence and office space and contributes to the Model Land Company National Register Historic District.

D.3.2 Task – Require Mitigation Bank Funding for City Historic Preservation and Archaeology Projects

It is recommended that this requirement be applied to the following designation types and levels:

- ***Local Designation: All parcels***
- ***National Register Designation: All parcels***

If the property falls into such disrepair as to necessitate the demolition of a building or structure, the community will lose an existing neighborhood element, while the owner will often benefit through the ability to construct a new building that will likely provide a higher rate of return. To offset the community loss, the owner should be required to fund other city historic preservation and archaeological projects. Requirements to implement such a program include the identification of a comparable historic or archaeological resource as the demolished resource and/or establishing a mitigation fund schedule that is proportionate to the costs of operating the fund. To be effective, this requirement would need to be tied to a property's deed until the mitigation requirement is satisfied. (Refer to Economics Section 5.)

D.3.3 Task – Establish Mechanism for City-Engaged Expertise

It is recommended that this mechanism be applied to properties with the following designation types and levels:

- ***Local Designation: Historic District significant, contributing; Landmark***
- ***National Register Designation: Historic District contributing, individual***

For more complex projects, it may be desirable that an independent assessment of a property proposed for demolition be prepared on behalf of the city. This assessment could evaluate overall condition, structural soundness and potential for preservation and reuse.

To offset the city's expenditures associated with these assessments, the demolition section of the Ordinance should be modified to defer the costs of city-requested experts to the applicant, with a defined limit for properties above a certain property value, or exclude certain property types such as owner-occupied single family homes, for which compliance could create an unnecessary hardship.



Figure 5.21: The building at 9 Aviles Street (ca. 1911) was demolished following evaluation by the owner's engineer and city staff with other experts who agreed that the building could not be salvaged.

D.4 Strategy: Limit Replacement Building Size

It is recommended that this limitation be applied to the following designation types and levels:

- ***Local Designation: All parcels***
- ***National Register Designation: All parcels***

One method of reducing the incentive for demolition is limiting new replacement construction. This can be addressed in the same manner as form-based zoning, with staff review of criteria identified in a checklist and the option of PZB appeal. (Refer to strategy C.2: Consider Form-Based Zoning for National Register Historic Districts) For example, if a replacement building is limited to only 10% to 15% larger than an existing building in any direction, applicants might be more likely to consider

an addition rather than full demolition and new construction. This recommendation may not apply to buildings that are eligible for demolition and do not conform to the sizes of multiple surrounding historic buildings and should be allowed to construct a replacement building that fits with the predominant character of those buildings.

D.5 Strategy: Discourage After-the-Fact Demolition Applications

It is recommended that these requirements be applied to all buildings and structures in St. Augustine.

D.5.1 Task – Require Mitigation Bank Funding for City Historic Preservation and Archaeology Projects

If a locally or nationally designated building or structure is demolished without required city approvals, the community will lose a designated historic resource while the owner will often benefit through the ability to construct a new building that will likely provide a higher rate of return. To offset the community loss, the owner should be required to fund other city historic preservation and archaeological projects. Requirements to implement such a program include the identification of a comparable historic or archaeological resource as the demolished resource and/or establishing a mitigation fund schedule that is proportionate to the costs of operating the fund. To be effective, this requirement would need to be tied to a property's deed until satisfied. (Refer to Section E, Economics task 2.4.) To bring the property back into compliance, the property owner could be required to reconstruct the demolished building envelope. (Refer to Task D.5.2.)

D.5.2 Task – Require the Reconstruction of Building Envelope

A property owner would be less likely to demolish a building without prior approvals if they were required to reconstruct the building envelope to match the previous conditions, hence gaining no additional square footage. To be most effective, the owner would be required to duplicate the building's exterior, including its footprint, height (with possible adjustment for floodplain elevation), form, materials and details. By providing the opportunity for a potentially larger replacement building by following the required application process, there would be little for a property owner to gain by demolishing a building without approval. To be effective, this requirement would need to be tied to a property's deed and future additions should be limited to maintain compatibility of scale.

D.5.3 Task – Delay Permits and Certificate of Occupancy for Replacement Building

One means of reducing unapproved demolitions is creating a waiting period for the owner between the date of demolition and the submission of an application for a building permit and/or a Certificate of Occupancy. The length of the delay could be based upon a variety of factors such as the value of a property or the frequency of offense of the applicant. The delay period could be waived if the Building Department is satisfied that the demolished building posed a threat to public safety.





Figure 5.22: Rehabilitation can include removal of historic features and building fabric and leave the overall form and character of the original building.

D.6 Strategy: Clarify Demolition Review Requirements & Processes

As part of its approval process for COD applications, HARB often requires documentation of the property prior to allowing demolition to proceed.

D.6.1 Task – Clarify Demolition Review Requirements

There is current confusion among applicants and the public regarding HARB's demolition review process and associated requirements. As changes are implemented, the level of confusion is likely to increase. Given the irreversibility of demolition, it is important that the city provide clear explanations of review requirements and processes.

Given the irreversibility of demolition, it is important that the city provide clear explanations of review requirements and processes.

There is an immediate need for clarification about the financial hardship process. It is recommended that a worksheet with a submission checklist be developed to clarify requirements. The worksheet should be made available on the city website with HARB application materials. As additional policies are adopted, the worksheets should be updated accordingly.

D.6.2 Task – Clarify Pre-Demolition Requirements

The specific level of necessary pre-demolition documentation, including photography and drawing requirements and formats, should be detailed. Where applicable, oral histories may be available to document unrecorded history of the property. The level of required documentation could be adjusted based upon the significance of the historic resource. Applicants will need to know if the property is also located in an archaeological zone which would require archaeology associated with the demolition permit and the new construction permit.

For buildings that retain significant architectural materials and features, it may also be appropriate to establish a time period to allow salvage of architectural materials for reuse by other contractors in lieu of disposal in a landfill.

D.6.3 Task – Establish a Procedure for Staff Review of Non-Designated Properties

It is recommended that this procedure be limited to the following designation types and levels:

- **Undesignated property over 50-years-old and/or recorded on the Florida Master Site File**
- **National Register Designation: Non-contributing**

As part of its review of demolition applications for non-Landmark properties located outside local Historic Districts, HARB should decide if the property qualifies as a local Landmark. For properties that are potentially eligible, HARB would then request that staff research the subject property and provide a recommendation for HARB consideration of local Landmark at a subsequent meeting. In an overwhelming number of cases, based upon the research presented the subject properties will be determined ineligible for local Landmark status, and the subsequent decision from HARB will be to request documentation prior to demolition. This process requires the applicant to appear before HARB for one or more meetings prior to an outcome.

As part of its review of demolition applications for non-Landmark properties located outside local Historic Districts, HARB should decide if the property qualifies as a local Landmark.

As an alternative, it is recommended that a staff review process be established to make a preliminary determination as to whether or not a property that is 50 years old or older is potentially eligible for local Landmark listing prior to HARB review.

This process would require that the property owner submit an application with current photographs of the building or structure and the portions proposed for demolition. Upon receipt of the information, staff could review the available information in the Florida Master Site File as part of their determination for potential Landmark eligibility. Staff could then present recommendations to HARB as part of an expedited agenda, providing HARB the opportunity for review without requiring the applicant to appear. If it is determined that the property is potentially eligible for local Landmark designation, the Landmark review process can be scheduled and the applicant can be invited to appear at the Landmark review meeting. If the property is not eligible, the demolition permit can be issued following receipt of the required documentation by the Planning and Building Department and expiration of the 30 day waiting period.

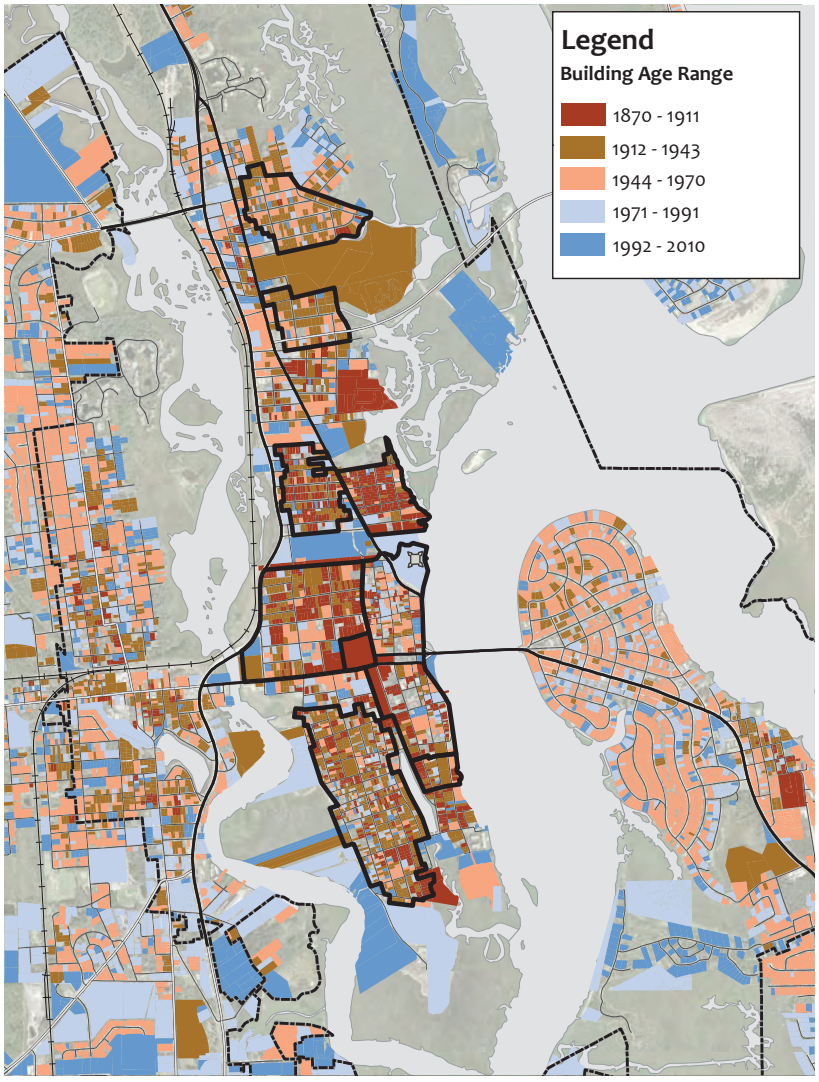


Figure 5.23: The distribution of historic buildings is shown across the city. Currently any building that is 50 years old or older requires HARB approval for demolition.

DEMOLITION STRATEGY / RECOMMENDATION MATRIX	SIGNIFICANCE							
	LOCAL DISTRICT SIGNIFICANT	LOCAL DISTRICT CONTRIBUTING	LOCAL DISTRICT NON-CONTRIBUTING	LOCAL LANDMARK	UNDESIGNATED OVER 50-YEARS OLD	NATIONAL REGISTER DISTRICT CONTRIBUTING	NATIONAL REGISTER DISTRICT NON-CONTRIBUTING	NATIONAL REGISTER INDIVIDUALLY DESIGNATED
D.1 Limit Properties Eligible for HARB Demolition Approval	●	●		●		●		●
D.2.1 Require Exploration of Reasonable Adaptations	●	●		●		●		●
D.2.2 Establish a Separate Financial Hardship Review Process	●	●		●		●		●
D.2.3 Require Demonstration that the Sale of a Property is Not Feasible	●	●		●		●		●
D.2.4 Establish Mechanism for City-Engaged Expertise	●	●		●		●		●
D.3.1 Require Correction of Unsafe Conditions	●	●	●	●	●	●	●	●
D.3.2 Require Mitigation Bank Funding for Historic Preservation and Archaeology Projects	●	●	●	●	●	●	●	●
D.3.3 Establish Mechanism for City-Engaged Expertise	●	●		●		●	●	●
D.4 Limit Replacement Building Size	●	●	●	●		●	●	●
D.5 Discourage After-the-Fact Demolition Applications	●	●	●	●	●	●	●	●
D.6.1 Clarify Demolition Review Requirements	●	●	●	●	●	●	●	●
D.6.2 Clarify Pre-Demolition Requirements	●	●	●	●	●	●	●	●
D.6.3 Establish a Procedure for Staff Review of Non-Locally Designated Properties					●		●	

KEY: ● = Required

STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community[1]	Update Required[2]	Project Parameter	Reference Page
TYPE 2 PROJECT								
D. Reducing Historic Building Demolition								
D.1 Limit Properties Eligible for HARB Demolition Approval		a. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.25
D.2 Supplement Financial Hardship Review Process	D.2.1 Require Exploration of Reasonable Adaptations	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Modify ordinance to establish a procedure and timeframe for exploration	X			X	T	5.25
	D.2.2 Establish a Separate Financial Hardship Review Process	a. Establish protocol to complete financial hardship review prior to design review b. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.26
	D.2.3 Require Demonstration that the Sale/ Relocation of a Property is Not Feasible	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish criteria/timeframe to demonstrate whether sale of a property is feasible and modify ordinance	X			X	T	5.27
	D.2.4 Establish Mechanism for City- Engaged Expertise	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish a rate structure for City-engaged expertise to be paid by applicant	X			X	T	5.27
D.3 Reduce Demolition-by- Neglect	D.3.1 Require Correction of Unsafe Conditions	a. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.27
	D.3.2 Require Mitigation Bank Funding for Historic Preservation and Archaeology Projects (E.2.4)	a. Analyze and develop a mitigation rate table for demolition b. Modify ordinance to establish mitigation bank, funding mechanisms and approved expenditures		X		X	T	5.29
	D.3.3 Establish Mechanism for City - Engaged Expertise	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish a rate structure for City-engaged expertise to be paid by applicant	X			X	T	5.29

1 = In addition to Public Hearings 2 = Includes Public Hearings T = Terminal S = Sustained

STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community[1]	Update Required[2]	Project Parameter	Reference Page
TYPE 2 PROJECT								
D.4 Limit Replacement Building Size		a. Establish limitation for replacement building size and modify ordinance	X			X	T	5.30
D.5 Discourage After-the-Fact Demolition Applications	D.5.1 Require Mitigation Bank Funding for City Historic Preservation and Archaeology Projects (E.2.4)	a. Analyze and develop a mitigation rate table for demolition b. Modify ordinance to establish mitigation bank, funding mechanisms and approved expenditures		X		X	T	5.30
	D.5.2 Require Reconstruction of the Building Envelope	a. Modify ordinance to require reconstruction of building envelope if required by HARB	X			X	T	5.30
	D.5.3 Delay Permits and Certificate of Occupancy for Replacement Building	a. Develop a permit and Certificate of Occupancy delay protocol and modify ordinance	X			X	T	5.31
D.6 Clarify Demolition Review Requirements & Processes	D.6.1 Clarify Demolition Review Requirements	a. Prepare a worksheet and submission checklist for demolition applications b. Modify to reflect ordinance updates	X				T	5.31
	D.6.2 Clarify Pre- Demolition Requirements	a. Clarify required documentation options b. Prepare a worksheet clarifying documentation and submission requirements	X			X	T	5.31
	D.6.3 Establish a Procedure for Staff Review of Non- Locally Designated Properties	a. Identify criteria, process and submission requirements for Staff review b. Modify ordinance to reflect process for Staff review following approval on HARB consent agenda	X			X	T	5.31

1 = In addition to Public Hearings 2 = Includes Public Hearings T = Terminal S = Sustained