CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, AUGUST 15, 2024 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) July 18, 2024 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items

a)	Certificate of Appropriateness HP2024-0043	BEHST Builders Inc. - Applicant Trinity Episcopal Church of St. Augustine - Owner 215 St. George Street To install a generator along the east elevation of the church building with landscape screening.
b)	Certificate of Demolition HP2024-0042	BP Builders Inc. - Applicant Georgies Fresh Market LLC - Owner 415 S. Ponce de Leon Boulevard To demolish an outbuilding, constructed c. 1910, that is recorded in the Florida Master Site File and not located in a district.

6. Continued Items from the previous HARB meetings

a)	Certificate of Appropriateness HP2024-0025 Continued from July 18, 2024	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) Certificate of Appropriateness
HP2024-0039
Continued from July 18, 2024
REQUESTING CONTINUANCE TO SEPTEMBER 18, 2024

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) Certificate of Appropriateness
HP2024-0035
Continued from July 18, 2024

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.

7. Certificate of Demolition and Partial Demolition

a) HP2024-0048

Sarah Ryan Architect - Applicant
Fountain of Youth Lodge #649 - Owner
100 Washington Street
For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation. (Previously approved under HP2023-0027, expired May 2024).

b) HP2024-0047

Sarah Ryan Architect - Applicant
DRL Management, LLC - Owner
83 St. Francis Street
For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including permanent removal of the chimney, replacement of the roof system with a different configuration, removal and replacement of the front porch, removal of a rear addition, wholesale replacement of existing windows, and fenestration changes.

c) HP2024-0005

Colour Homes, LLC - Applicant and Owner
58 N. Whitney Street
To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

d) HP2024-0045 — Matthews Design Group, LLC - Applicant
Stephen J. Robideaux - Owner
11 Garnett Avenue
To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

e) HP2024-0037 — Old City Law, PLLC - Applicant
Vista Hotel IV, Inc. - Owner
7 San Carlos Avenue
To demolish a commercial building, constructed c. 1970, that is recorded in the Florida Master Site File and not located in a district.

f) HP2024-0044 — Old City Law, PLLC - Applicant
Vista Hotel IV, Inc. - Owner
1860 N. Ponce de Leon Boulevard
To demolish a commercial building, constructed c. 1974, that is not recorded in the Florida Master Site File or located in a district.

g) HP2024-0036 — Old City Law, PLLC - Applicant
Vista Hotel IV, Inc. - Owner
1800 N Ponce de Leon Boulevard
To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

8. Planning and Building Staff Communications
   a) Staff Approved Permits Report
9. Other Business
10. Next Scheduled Meeting Date(s):
    a) September 18, 2024 - Regular Meeting
11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 18, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 18, 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
Absent	Brad Beach, Vice-Chairperson (Excused)
	Paul Weaver, III
Absent	Catherine Duncan (Excused)
	Linda Potter
	Barbara Wingo (Alternate)
City Staff:	Julie Courtney, Historic Preservation Officer
	Candice Seymour, Historic Preservation Planner
	Isabelle Lopez, City Attorney
	Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

George Selmont spoke about historic preservation and how the livelihood of the residents depended on the preservation of the buildings in the St. Augustine. He felt that there were many things that went wrong which led to the total demolition of 11 Bridge Street.

Leslee Keys said the same structural engineering firm provided all the reports for 11 Bridge Street.

Melinda Rakoncay gave some history of the 11 Bridge Street demolition.

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the June 20, 2024 with the following changes, correct the spelling on page 4 for Chris Duch. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Ms. Potter.

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

5. Public Comments related to Expedited Hearing items:

6. Staff Presentation

6.(a) Presentation by Building Official Regarding the 50% Rule

Buddy Schauland, the city's building official gave a presentation explaining the 50% rule in reconstruction or renovation. He said that in anything other than level three alterations, the requirement was to make the structure

fire safe. He explained that level three alterations covered life safety issues and dealt with commercial properties; however, half of the building that was being altered had to be brought to code. He defined the historical building. He said that the goal for historic preservation was to preserve the original quality of the structure.

7. Certificate of Appropriateness

7. (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.

The applicant was not present; the Board agreed to hear the item later to allow the applicant time to arrive.

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 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.

After item 7.d. was heard Ms. Seymour advised the Board that the applicant was unable to attend in person but was willing for the application to be heard without a representative. Mr. Weaver and Mr. MacDonald were not comfortable with this option.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0025 to the August 15, 2024 meeting. The motion was SECONDED by Ms. Potter.

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

7. (b) HP2024-0039 – Jason Canning Architect Inc. – Applicant Bishop of the Diocese of St, Augustine – Owner
35 Treasury

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

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

Kejsi Bebri representing Jason Canning Architects reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

Melinda Rakoncay commended the staff for advising a continuance. She pointed out that all others in the HP districts were required to use wood.

Kevin Partel contrasted the style of the building with the chosen materials for the pergolas. He said that the church was trying to upgrade the outer appearance of the courtyard.

Public hearing was closed.

The Board discussed:

- The choice for the pergola was historic or modern
- If modern was chosen, it should be compatible architecturally
- Did not see compatibility in the concept pictures
- No consideration of the context of the area
- Function could be achieved as well as the architectural compatibility
- Building was constructed in the 1920's, a contemporary design was acceptable, but this did not match
- Felt that a wooden pergola would better fit with the style of the building
- The Board had been consistent in not accepting modern materials
- Masonry columns with wood on top would be a better alternative
- Applicant requested a continuance

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness HP2024-0039 35 Treasury Street to the August 15, 2024 meeting. The motion was SECONDED by Ms. Wingo.

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

7. (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.

Mr. Weaver recused himself from this item.[1]

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

William Smith and Joseph Macetta reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Confirmed that the paint color would be an approved color
- Confirmed elevations
- Confirmed that the applicant would go forward with staff recommendations
- Originally there were two separate gates and those had been combined into one gate of the appropriate size

MOTION

Ms. Potter MOVED to APPROVE application HP2024-0038 with the provisions the same railing design would be retained, the wall color would be the same as previously approved, and the swinging gate would be the appropriate

[1] Recusal form with original minutes

size of 50". The motion was SECONDED by Ms. Wingo.

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

7. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence tot eh 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

Mark Williams and Rich Hardman reviewed the application

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi questioned the color selection for trim on the building

Melinda Rakoncay commented and told the board the Spanish style table would be nice for the project

Public hearing was closed.

The Board discussed:

- The Spanish style table was preferred
- Would the applicant be accepting of any Board decisions
- Wanted to see a better rendering of the pergola and it was provided in the application

MOTION

Mr. Weaver MOVED to APPROVE item 7.d. HP2024-0040 to construct a new covered patio space, wood fencing to screen mechanical equipment, and use of an approved paint color as staff conditions were addressed as follows; the trellis specifications had been clarified, the height would be lower than the existing building, all hardware would be hidden or painted black, the paving materials would be crushed shell, and the table would be the Spanish style. The motion was SECONDED by Ms. Potter.

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

7. (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.

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 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

Cindy Stavely, Mike Davis and Ethan Davis reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

Mr. Weaver said he was on board with all the proposed changes. He felt that the Items proposed for removal were more recent construction. He said that the changes were needed to make the building functional.

Ms. Potter thought that the proposed changes were utilitarian and would benefit visitors.

There was consensus with the Board for approval.

MOTION

Ms. Potter MOVED to APPROVE application HP2024-0033 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. The motion was SECONDED by Mr. Weaver.

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

7. (f) HP2024-0035 – PQH Group, Inc. – Applicant SAR 2020 Partners, LLC – Owner 7 Aviles Street
To construct a rooftop deck with exterior spiral 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.

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 7 Aviles Street:

CONTINUE the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations

Mr. Weaver asked if there had been any update to the sufficiency checklist and was advised that there were no changes.

Frank Renhauffer reviewed the application

Ex Parte Communication: none

Public hearing was opened.

Melinda Rakoncay commented that she was pleased to see that the building was being restored. She said that she wanted to encourage the applicant to try to restore the existing windows and doors if possible.

Public hearing was closed.

The Board discussed:

- There needed to be more details provided and more due diligence
- No fundamental understanding of what was historic on the building
- Thought that many of the changes to the building had taken place in the 1960's and 1970's.
- Needed to know what was original
- More research would show how much flexibility was available to the applicant
- Leaning toward a continuance
- Spiral staircase visibility was an issue
- Work with staff and the St. Augustine Historical Society
- Masonry feature was proposed as a removal
- Changes had been made and the masonry wall was not going to be removed
- Looking at the options available for a secure gate
- Height of the building twenty-five feet.
- Consider a widows walk
- Restore old windows and doors as much as possible
- The building would be used for a residence
- Wood picket for the balcony would be fine
- Spiral staircase was inappropriate and impractical
- Crisscrossed railing was probably from the 1930's, but had no problem with the change

MOTION

Mr. Weaver MOVED to CONTINUE item 7.f. HP2024-0035 7 Aviles Street to the August 15, 2024 meeting. The motion was SECONDED by Ms. Wingo.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2024-0041 – Alexcia 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.

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

Charles Sampson reviewed the application.

Ex Parte Communication : none

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

Public hearing was opened; however, there was no response

The Board discussed:

Mr. Weaver said he felt that this was an unintentional error, and the awning windows that had been replaced were not original. He said that while the replacement windows were not necessarily the best choice, there was no harm done to the appearance of the building.

There was consensus with the Board to approve the application.

MOTION

Mr. Weaver MOVED to APPROVE item 8.a. HP2024-0041 at 97 South Street for after the fact approval of non-historic windows. The motion was SECONDED by Ms. Potter.[2]

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

8. (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.

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

Tim Partel reviewed the application

Ex Parte Communication: none

17 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened; however, there was no response

The Board discussed:

- Participated in the Fullerwood assessment of historical structures
- This was an ancillary structure
- There was no issue with the demolition of an ancillary building

There was consensus with the Board to approve the application.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition HP2024-0034 at 23 Bay View Drive with no conditions. The motion was SECONDED by Ms. Potter.

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

8. (c) HP2024-0031 – Authentic Old Jail, Inc. – Applicant & Owner
7 Williams Street

[2] Break 3:04pm to 3:17pm

To demolish a building, constructed c. 1885-1894, that is recorded in the Florida Master File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **7 Williams Street** because it is not a local landmark or otherwise designated as a historic building.

Edwin Swift reviewed the application

Ex Parte Communication: none

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

Public hearing was opened.

Suzanne O'Toole advised the Board that there was a double wide trailer on the property. She wanted to know if the applicant was going to rebuild at 7 Williams Street.

Melinda Rakoncay said this house was in her neighborhood and the neighborhood was not part of the National Landmark Register. She thought that the building had great historic significance and did not think it should be torn down.

Public hearing was closed.

The Board discussed:

- The building was originally constructed 1885 -1894 and many things were changed in later years
- Some renovations were from the 1960's
- How much of the original building remained
- After several reviews, no one had found anything significant with the building
- There was no evidence that this was an historic structure
- Questioned that if the application was approved, could there be conditions that would require a building permit for new construction before the building could be removed
- There were no plans to rebuild the property
- The school was considering their options

Mr. Weaver asked if having conditions was a standard option or an option of HARB.

Ms. Courtney advised that HARB had the option of adding conditions.

- Wanted to discourage speculative demolition but that was not the case with this application
- At least 50% was not original
- Would the school continue at the property
- Would like to see a second report from an independent structural engineer
- Confirmed that there was a shared responsibility for the maintenance of the building
- There was a joint responsibility for the care of the property
- Owner was responsible for upkeep for the property

Mr. Swift told the Board that there would have to be a conversation with the Montessori school about construction of a new building.

MOTION

Mr. Weaver MOVED to APPROVE a Certificate of Demolition for HP2024-0031 as this was not an historical building, with the condition that there be a permit for new construction prior to the demolition, and the applicant would be able to request an extension for one year if needed. The motion was SECONDED by Ms. Potter.

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

8. (d) HP2024-0027 – Colour Homes LLC – Applicant
Siefken Living trust – Owner
66 Saragossa Street
Continued from June 20, 2024

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.

Beth Theoli and Justin Ammad were sworn in for the record

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

Beth Theoli, a representative of Colour Homes, reviewed the application and stated she had two engineering reports that indicated the building should be demolished because it exceeded the 50% requirement for the Level three renovation.
The Board presented their Ex Parte Communication.

Public hearing was opened.

George Selmont spoke against demolition and stated that he did not want to demolish houses because it was expeditious. He felt that the house could be saved.

Leslee Keys stated that the Seifkin Family Trust was still the owner of the property in question. She thought that getting Code Enforcement involved would be a way to try to motivate the current owner.

Melinda Rakoncay agreed with HARB. She thought the house had real historic value. She said that the Flagler Landmark District held great historic significance for the city.

Christa Ammad told the Board that the question of affordability was not valid. She said that the cost of renovation was the issue because it was more than the actual renovated value.

Public hearing was closed.

The Board discussed:

Ms. Wingo asked for confirmation of the ownership of the house and clarification if the current representatives had standing to come before the Board.

Ms. Lopez advised that there was an agent's authorization in the record from the owner.

Mr. Weaver thought that if the actual owner had an economic hardship he/she should come to the Board to show that hardship.

Mr. Weaver read a letter from the buyer to the Building Official for the city, including the building official's response which stated that the owner had the responsibility to care for the property. Mr. Weaver said that this was a classic case of demolition by neglect.

DRAFT

Ms. Wingo asked if the house had been on the market for a long period of time and was told that the house was never on the market.

Mr. Ammad stated his case for the dilapidated state of the house

Mr. Weaver asked if the buyer had discussed, with the building official, any of the incentives that were available for reconstruction of an historic home. He then asked staff if there had been any complaints from the neighbors prior to this application in relation to the safety of the house and was advised that complaints were related to the overgrown state of the property.

Mr. Ammad stated that there were other parts of the application besides the economic hardship, he said that the structure of the house itself was something that he was focused on.

Mr. MacDonald said that the quote for raising the building that the buyer provided was not realistic. He went on to say that building requirements were one foot over FEMA flood elevation which was ten feet over mean high tide.

Mr. Weaver told the buyer that he needed to do more research before the building could be demolished. He felt that the financial analysis was incomplete and due diligence had not been done.

Ms. Lopez said that through code enforcement, there could be a situation when the city finds that there was a dangerous situation then the city could step in and make repairs. She advised that a lien could be placed on the property if that occurred.

Ms. Courtney gave some history of the previous requests to rehabilitate the building.

Ms. Wingo asked if there was a more detailed accounting of the cost of rehabilitation.

Ms. Seymour advised that there was a cost analysis in the packet.

MOTION

Mr. Weaver MOVED to DENY application HP2024-0027. The motion was SECONDED by Ms. Potter.

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

9. Planning and Building Staff Communications

9. (a) Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

10. (a) Presentation Regarding Temporary String Lighting for the September Aviles Street Festival and Nights of Lights

Payson Tilden was representing shop owners of Aviles Street for a proposed festival on Aviles Street to celebrate the upcoming hundredth anniversary of the relationship with Aviles, Spain. She said the proposal would close the street for one day, September 8, 2024, for a street festival. She told the Board that there were agreements in place with police and fire departments. She explained the plan for the decorations which would include bunting, flowers, and lighting. She noted that lighting was being proposed to go over the street and no building on the street would be affected as the lighting would be attached to balconies and balustrades. She told the Board that the shop owners wanted to leave the lights up during Night of Lights as an attempt to bring awareness to the tourists the this was the oldest platted street in the United States.

Mr. MacDonald suggested the use of festoon lighting overhead while keeping Christmas lights on the sides.

Ms. Lopez reminded Ms. Linden that there needed to be an air rights agreement.

Ms. Linden advised that she was in the process of having that in place.

Ms. Courtney told the Board that discussions had only included the time frame of the festival.

There was consensus with the Board to allow for the festoon lighting from September 8, through October 15, 2024.

10. (b) Discussion regarding Goal D of the 2018 Adopted Historic Preservation Master Plan on Reducing Historic Building Demolition

Ms. Courtney opened the discussion for reducing the demolition of historic buildings. She told the Board that a city-wide assessment was conducted every 5 years with the latest having been done in 2019. She highlighted the fix it up programs available in Lincolnville managed by the CRA. She spoke about the comments by the City Manager and the City Commission that would give more flexibility to the HARB to better work with future demolition requests. She also told the Board about the International Property Maintenance Code, which allowed the Building Official to order demolition if certain conditions existed.

Mr. MacDonald recounted the issue with 11 Bridge Street. He thanked Ms. Lopez for her work in Tallahassee to ensure that the historic value of the city would not be lost. He thought that the owner should be cited and fined for items showing disrepair. The fines should be cumulative and would cause the homeowner to move to get the repairs done.

Ms. Wingo felt that communication needed to be improved interdepartmentally. She felt that there were several changes that should be made in the process. There needed to be a way to avoid demolition by neglect.

11. Next Scheduled Meeting Date(s):

a) August 15, 2024 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 6:20 P.M.[3]

Gaere MacDonald, Chairperson

[3] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0043 Address: 215 Saint George Street

Applicant: BEHST Builders Inc.

Property Owner: Trinity Episcopal Church of St. Augustine

Project description: To install a generator along the east elevation of the church building with landscape screening.

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine NRHD: Contributing	Construction date:	c.1825-1831
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	5(a)	Previous Action(s):	COA 2017-0051 COA 2021-0106 COA 2021-0128

STAFF SUMMARY AND ANALYSIS:

1. Trinity Episcopal Church is located on the southeast corner of St. George and King Streets in the Historic Preservation-Two (HP-2) zoning district. The Gothic Revival church was constructed between 1825 and 1831 and is a contributing building in the St. Augustine National Register Historic District.
2. The applicant is requesting site changes to a courtyard space on the east side of the property, visible from King Street, which include expanding an existing coquina planter bed and increasing the height to provide space for installation of a new generator.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends that electrical and mechanical equipment be covered or screened to be as inconspicuous as possible and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. The applicant has indicated that the location was chosen due to its proximity to the existing electrical panel, located in the church basement, to which the generator will connect. While the generator location is visible from King Street, potted plants, already existing on site, are proposed to be placed in front of the generator to screen it from view. HARB may include a condition that screening be permanently maintained in some manner to avoid future removal of the potted plants.
4. When installed, the generator is intended to power sump pumps that clear water from the basement during flooding events and an air conditioning unit intended to minimize impact to the church interior during a power outage.
5. If the generator color is not neutral as manufactured, the HARB may recommend painting the generator to minimize its visual impact from the street.

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 **215 St. George Street** because proposed screening is consistent with AGHP requirements, and the expanded planter and screening 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. Expand existing coquina planter area north and east, not to exceed east wall plane of the building. Increase planter height.
2. Install 46.5"w x 26.8"d x 28.4"h generator on newly expander planter.
3. Screen generator with potted plants already existing on the property.

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
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

Electrical and Mechanical Equipment

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.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Post-1821

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
215 Saint George Street



Front (north) Elevation

Staff Photographs
215 Saint George Street



Front (north) Elevation

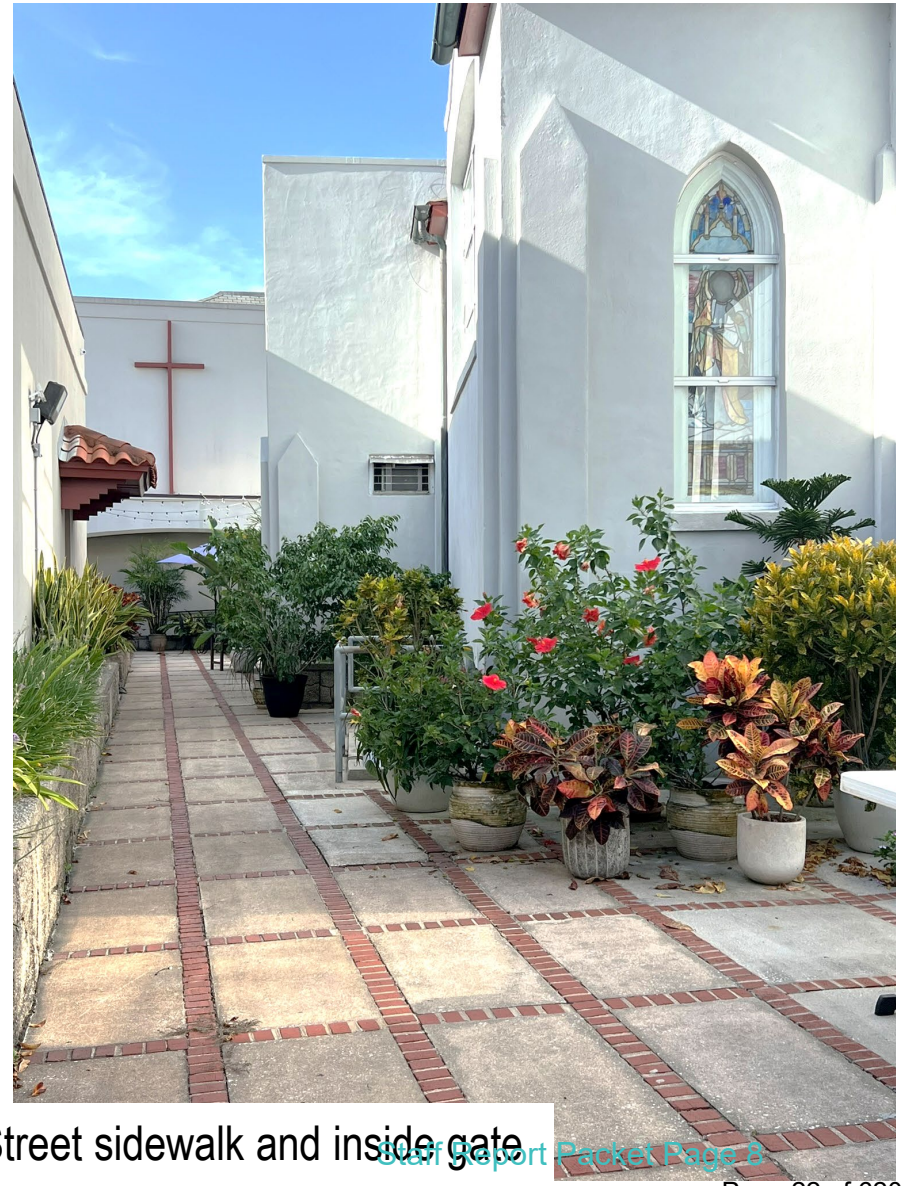
Staff Photographs
215 Saint George Street



View of project site from King Street

Staff Photographs
215 Saint George Street





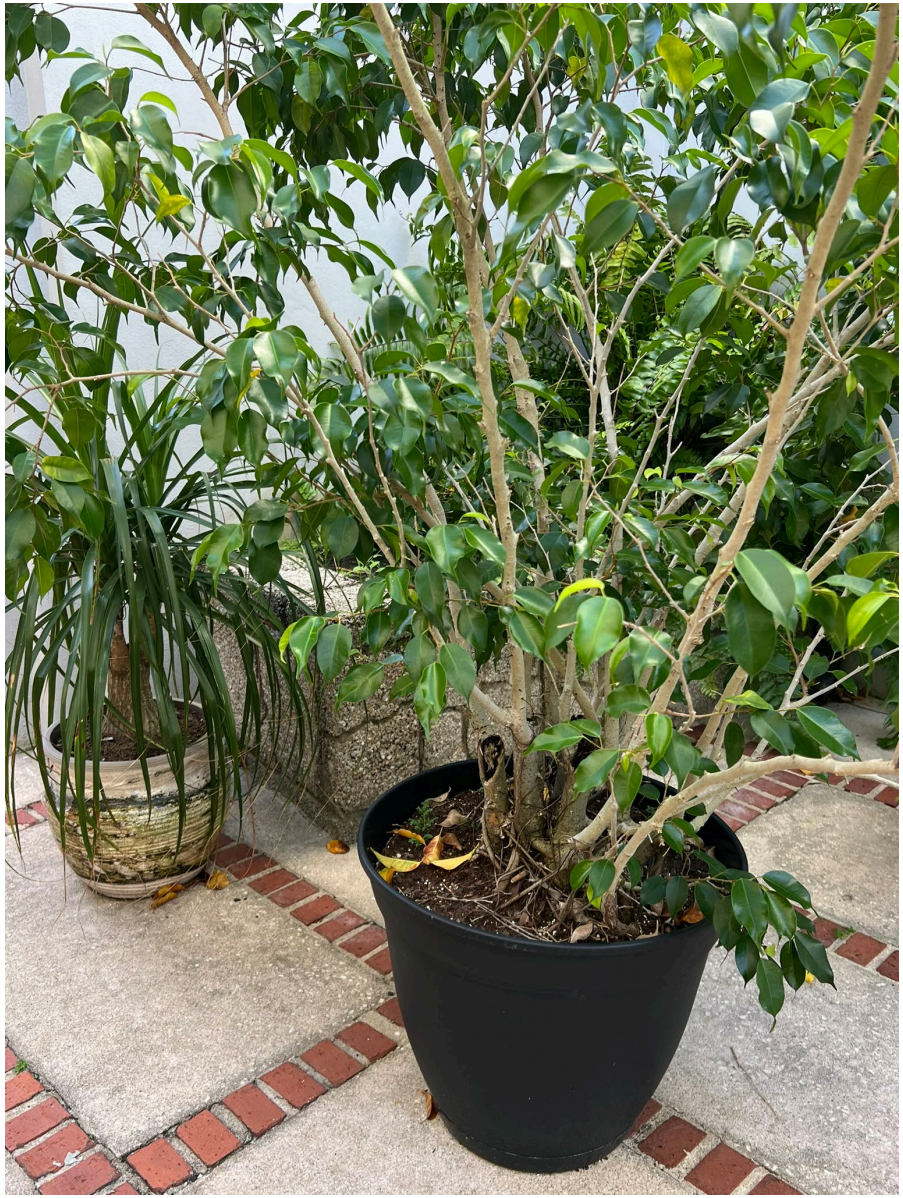
View of project site from King Street sidewalk and inside gate

Staff Photographs
215 Saint George Street



View of project site from courtyard interior facing north

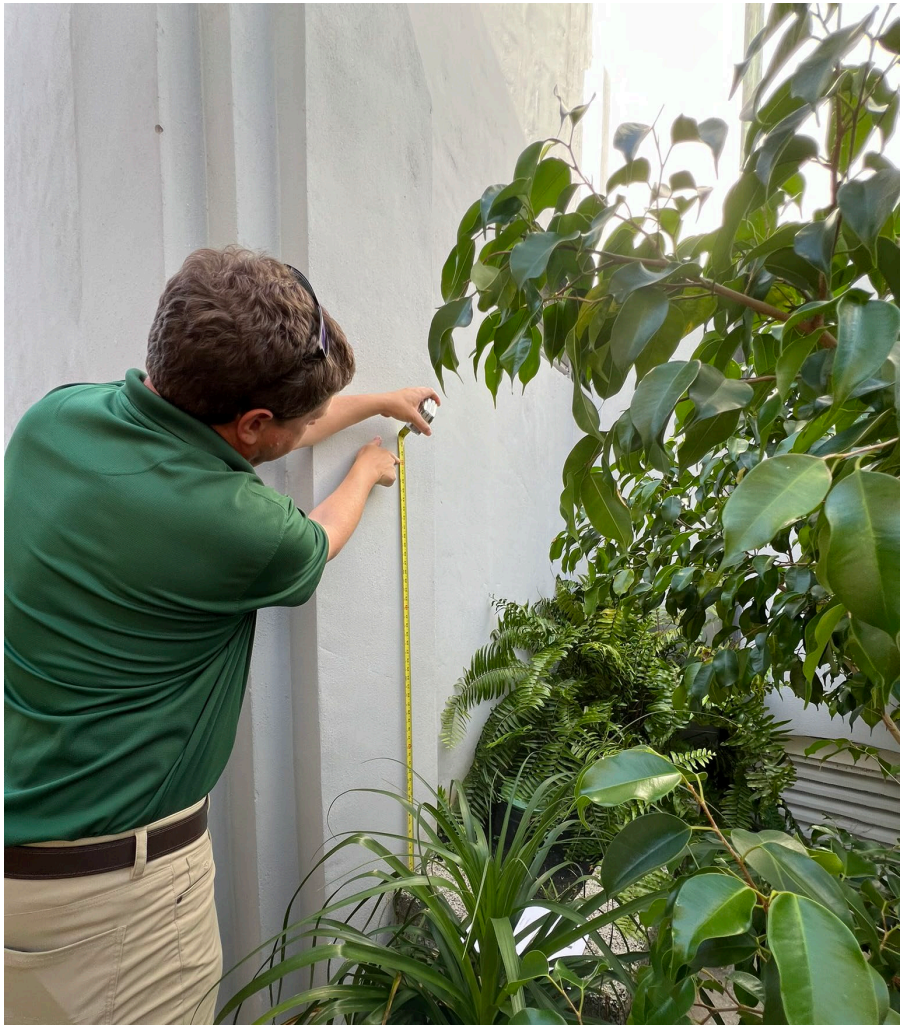
Staff Photographs
215 Saint George Street





Coquina Planter to be extended, raised, and generator installed on top.
Potted plants to remain for screening.

Staff Photographs
215 Saint George Street





Staff Photographs
215 Saint George Street





Panel and sump pump that will utilize the generator

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. 8SJ1913 1009==

Site Name: Trinity Episcopal Church 830== Survey Date: 7809 820==

Address: 223 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) 1 & 2 (lot) 868==

868==

Owner of Site: Name: Trinity Episcopal Church of St. Augustine;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469200 (easting) 3306660 (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: Religious 838== Present Use: Religious 850==

Date: +1831 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: Modified U-shape 966==

Exterior Fabrics: Stucco, plain & ashlar scored, wood shingles butt, stone (coquina). 854==

Structural Systems: Masonry, stone (coquina), brick, concrete block 856==

Features of Structure: (942)

Window Type: Fixed multipane, attic louver, casement, (diamond Multipane) 942==

Foundation: Stone (coquina), brick & concrete block wall (different parts of church building. 942==

Roof Type: Gable with parapet, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Gothic arched loggia & entry way gothic arche leaded glass windows, buttressed walls. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to Plaza on a corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Families, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Gothic Church at 223 St. George Street was constructed between 1825 and 1831. A St. Augustine Record article of Sunday, July 4, 1937 states that the original structure was 36 feet wide by 50 feet long. The chancel was expanded around 1850 and a vestry room added at the side. Sanborn Fire Insurance Maps show an addition in 1893 to include a western wing and remodeling of the southeast corner. The Record article also describes a 1902 rebuilding project resulting in the traditional cruciform shape of the existing structure. The extant portions of the original Church include the north porch and tower, and the coquina walls of the north transcept and baptistry. A Tatler article of January 6, 1906 (p. 22) describes the interior of the new building, including a Tiffany window of St. Peters Chapel. A second Tiffany window on the north wall of the western transcept depicts an angel holding a chalice, a memorial to Charlotte S. Vaill.

> "The season opens with a bright outlook for Tinity Church. The Rector, Rev. L. Fitz-James Hindry, has just completed his second year in St. Augustine and celebrated his second anniversary on New Year's day with a service in the morning, and an informal gathering of vestry and friends in the evening. Much valuable work has been accomplished during the past year. The Diocesan Journal shows that the number of permanent communicants has increased from 137 to 195, while the last confirmation class, consisting of 22 members, was the largest in the history of the Parish. By the untiring efforts of the Woman's Guild, and interested friends, the entire remaining debt on the church building has been wiped out. The interior of the church has also been much improved. The sanctuary has been entirely refurnished by several devoted parishioners, and we understand that new choir stalls, chancel rail and pulpit are ordered and will be placed as early as possible. These are the gifts of other and no less devoted parishioners. A beautiful brass memorial lecturn has also been placed in the chancel.

(over

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

"The latest gift to be placed in the church is a Tiffany window, which has been placed in the Baptistry by Mr. J. H. Hewson. This window has a striking individuality, and must be seen and studied to be fully appreciated. The best time to see it is the early afternoon. The subject is taken from Acts X, 4, and represents the Angel appearing to the Roman centurion, Cornelius, with the message that his prayers and alms have come up for a memorial before God. The figure of the Angel is especially beautiful and full of delicate coloring. The church is to be congratulated upon the possession of this valuable window."

Gothic elements in the existing structure include the arched loggia and entry way, Gothic arch leaded glass windows, and buttressed walls. Stained glass windows line the aisle leading to the altar and triptych stained glass window. The north and east walls of the original Church form two sides of St. Peters Chapel, which comprises the northern transept. The exterior of the Church consists of plain and ashlar scored stucco, wood shingles, and coquina. The cedar shingle steeple has been a landmark beside the Plaza for over 150 years. The northern door of the sanctuary opens to the north facing the Plaza and commercial buildings.

The entrance to the Nave faces St. George Street. Expansion over the years included construction of Church buildings to the south. By 1917 a three-story Parish House replaced the original brick building. A concrete block building was constructed in 1954. Shortly after, the three-story brick Parish House was razed and an additional wing constructed to match the concrete block hall. The masonry structures are enhanced by an arched arcade and an open courtyard. The exterior is stucco. The southern complex extends to Artillary Lane.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and govern-

mental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This Church at 223 St. George Street begins its formal history during the British Period (1763-1783) when the first Protestant services in Florida were held in a wing of the English Constitution House. The building, called

the Bishop's Palace or Palacio Episcopal, was built during the First Spanish Period (1565-1763) on the site of the present Church and remodeled by the British as a State House.(4) The Reverend John Forkes was the first of several missionaries licensed by the Bishop of London for the new Church. Soon after his arrival in 1764 services were held in the former Spanish hospital-Church, La Soledad, located on the site now occupied by St. Joseph's Academy tennis courts. The Anglican Church was named St. Peter's and a wooden spire, clock and bells were added to the building.(5) After the Spanish return in 1784 the building fell into disrepair. From that time until the arrival of the United States no Protestant services were held. The charter of incorporation, approved in 1823 was for "Trinity Church" and the name of "St. Peter's" was temporarily forgotten. Wardens of the new congregation included prominent residents George W. Gibbs III and Waters Smith, Thomas H. Penn, Edward R. Gibson, James R. Hanham and Abraham Eustis. Other names in the early records include the future confederate general, Edmund Kirby-Smith, Abraham Dupont, Edward S. Vaill, Reginald White, and David L. Dunham. The cornerstone for the new Church House facing the Plaza was laid in 1825. Reuben Loring, father of General William Wing Loring, did the mas onry work and plastering. The first services were held in 1831 although the building still lacked a bell and an organ and required interior work. In 1850 the congregation reorganized under the name of "The Vestry of Trinity Church of St. Augustine".(6) When war plagued the country the Church was under the leadership of the Reverend L. R. Staudenmayer who created a furver either by failure to cooperate with the Union occupants(7) or his compliance with same.(8) In either event he left town and no official services were held until after the war.(9) In 1867 the interior was renovated and funds were raised for expenses incured for street paving. The following articles describe the events.

> "The interior of Trinity Church has been renovated; the woodwork has been very prettily grained; the seats have been re-cushioned and the floors carpeted; the organ which had been sent to Charleston for repair has been returned, and its sweet notes will again be heard next Sunday."

> "The Women's Guild of Trinity Church will hold a fair on the fourteenth day of February in the dining room of the Cordova, when they will offer for sale many beautiful pieces of embroidery, lace work and useful articles. They will also serve refreshments, and may have some entertainment. The proceeds of the fair will be applied to the liquidation of the debt incurred for paving the street around the church property. This amounts to about $700.00. $100.00 of this was earned recently leaving a balance of $600.00. As the pavement is a public benefit, the ladies

feel less hesitancy in asking the assistance of the public. Ladies interested in the church are invited to contribute fancy or useful articles, and everyone is invited to attend."(10)

In 1892 a society of littel girls called St. Monica's Guild presented the Church with a stained glass window commemorating Reverend Elisha Roote, a former rector and grandfather of prominent resident James E. Ingraham. The Munich-made Triptych window was installed over the altar.(11)

The following year, 1893, witnessed the addition of another aisle at right angles to the old one facing east and west. A short time later a cry went out for funds to build a new Church. The Tatler describes the need.

"The vestry and rector of Trinity parish have issued an appeal for contributions to build a new church, stating that the present edifice has become unfit for use. The Bishop of Florida, the rector of the parish and the treasurer of the vestry are empowered to collect funds and have charge of the work. The vestry propose to erect a church of pure Gothic architecture to cost about $50,000, with a seating capactiy for 600, upon the site of the present church. It is also proposed to use as much of the material in the present church as possible. The present church edifice was re-built in 1889; the west wing and chancel are entirely new. The cost of the improvement was over $6,000. At the time the church was re-built a number of the members of the parish thought it best to build an entirely new edifice, and one of the vestry had plans prepared. It was finally decided, with the Bishop's approval to enlarge the church and improve it as it is at present. The money for the improvement was raised by the women of the parish, Mrs. John D. Jones and Mrs. D. Edgar each contributing $1,000. Miss Lowe, who has since bequeathed $5,000 to the parish, gave $500. The ladies of the parish held a fair, earning about twelve hundred and fifty dollars, the Ladies' Aid Society contributed as much more, and other small sums were donated.

"The action of the vestry has developed some opposition among members who were instrumental in securing the present building, and who are willing to contribute to have the present church repaired, while others think the parish much too poor to undertake to raise such a large sum. The vestry do not contemplate immediate action other than securing funds for the purpose, and it will probably be several years before definite steps are taken."(12)

According to the Evening Record, some work was done before the major reconstruction of the Church.

> "Contractor Fishwick is making good progress on the guild room of Trinity Episcopal Church. The partitions and floors of the former rectory have been torn out and one room made of the entire building. A raised gallery will be placed at the west end of the room. Church entertainments will be held in the guild room, which will be spacious enough to accommodate a large gathering."(13)

By 1902 the Church was all but rebuilt leaving only portions of the original structure. A Chapel was fashioned within the old walls and named St. Peter's, commemorating the British Period Church. The north entrance opens into this section of the building. The Church was consecrated by the Rt. Rev. Edwin G. Weed, D. D., Bishop of Florida, on April 7, 1905.(14) Stained glass windows in the nave and transepts were given as memorials to loved ones. The windows in Trinity Church represent almost every style of the art, to include the Munich-made Triptych, the muted tone Austrian glass, the two Tiffany windows, and the round window over the western entrance which is a reproduction of a window typifying middle-ages style. A window from Willitt Studio in Philadelphia represents the finest American stain glass.(15) Around 1917 the need for a new Parish House was realized and Mrs. Samuel Morris offered to advance funds for the erection of a new hall in memory of her sister and brother-in-law. The old brick building was replaced by a three-story structure.(16) Additional buildings have since been constructed on land to the south of the original Church property. The 1884 Sanborn shows a large two-story residence, formerly the Bronson home, which possessed a large garden. In 1888 a three-story building with a four-story frame addition on the south part of the hotel shows on the 1904 map.(17) A portion of the hotel burned in the 1940's after which time the Church purchased the former hotel razing it for construction of new buildings.(18) The new offices, class rooms, and social hall extend to Artillary Lane, all constructed after 1954, the date of the first two-story masonry hall. Contributions from the Vaill family whose Church affiliations date to the inception of the Episcopal congregation, facilitated the construction.(19) Throughout the Church, memorials silently speak of the many members sho helped the Church grow from its early days to the present time.

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.
4. El Escribano, Vol. 4, No. 3, pp. 5-6.
5. Michael V. Gannon, The Cross in the Sand (Gainsville, 1965), p. 85.
6. Record, Sunday, March 12, 1950, p. 7.
7. Ibid.
8. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 103.
9. Record, Sunday, March 12, 1950, p. 7.
10. El Escribano, "One Hundred Years Ago", July 1967, Vol. 4, No. e.
11. Tatler, January 16, 1892, p. 9.
12. Record, Sunday, July 30, 1939; Tatler, February 20, 1897, p. 4.
13. St. Augustine Evening Record, August 10, 1901, p. 3.
14. Record, March 12, 1930, p. 10.
15. Interview by Karen Harvey with the Rev. John Bywater, April 19, 1980.
16. Record, March 17, 1950, p. 10.
17. Ibid.; Sanborn, 1884, 1888, 1904.
18. St. Augustine Historical Society Miscellaneous File; Record, Sunday, March 12, 1950, p. 7.
19. Interview with the Rev. John Bywater.

SJ 1913

Page 1

☐ Original
☒ Update

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

Site #8 ~~SJ1918~~
Field Date June 12, 2012
Form Date June 19, 2012
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) Trinity Episcopal Church — Multiple Listing (DHR only) _____
Survey Project Name _____ — Survey # (DHR only) _____
National Register Category (please check one) ☐ building ☐ structure ☒ district ☐ site ☐ object
Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 215		St. George	Street	

Cross Streets (nearest / between) Between King Street & Artillery Lane
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1/16/1988 — Plat or Other Map Parcel
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section S18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 452 — Landgrant _____
Subdivision Name St. Augustine Town Plan — Block 33 — Lot 1 & 2
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 469200 — Northing 330660
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Cemetery Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address 215 St. George Street
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1902 — Nature Exterior and Interior U-Shape
Additions: ☒ yes ☐ no ☐ unknown — Date: 1954 — Nature Gothic loggia & assembly hall added
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (~~especially original owner, dates, profession, etc.~~) Diocese of Florida

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe St. Augu Historical Reveiw Bd

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) 29 Leaded stained glass windows dating from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, Gothic Entry way, assembly hall, landscaped grounds with fountain

2017 JUN 22 A 9:2

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 SJ1913

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.

Structural System(s): 1. Masonry - General 2. Coquina block 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Gothic Arched

Porch Descriptions (types, locations, roof types, etc.) A small Gothic style porch faces King Sstreet, and opens into the church's left Transept known as St. Peter's Chapel

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource Trinity Church maintains its historic building and takes action against threats to the structure and architectural features to keep it in good condition

Archaeological Remains N/A ☐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) ~~SJ~~1913
SJ1913

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) National Register 7-0000847; US Dept. of Interior had listed Trinity on Natl. Reg. Historic Places.

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

1. Religion 3. Tourism 5.
2. Architecture 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 Artifact collection-open to public Maintaining organization
Document description St. Augustine Historical Society Records File or accession #'s

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

RECORDER INFORMATION

Recorder Name Member Trinity Episcopal Parish Affiliation

Recorder Contact Information (address / phone / fax / e-mail) c/o Trinity Epsicopal Curch 215 St. George St. St. Augustine FL 32084; 904-824-2876;

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.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01913
Field Date 5-17-2016
Form Date 5-17-2016
Recorder # _____

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

Site Name(s) (address if none) TRINITY EPISOPAL CHURCH — 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
215		St George	Street	

Address:
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 # 1992000000 — 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: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Cemetery/Church Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1902 — Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1954 — Nature Gothic loggia & assembly hall
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Diocese of Florida

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

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Wood shingles 3. Stucco; plain&ashlar scored
Roof Type(s) 1. Gable 2. _____ 3. parapet; intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) Fixed multipane, attic louver, casement, (diamond multipane); 29 stained glass windows from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Gothic arched loggia & entryway goth arched leaded glass windows, buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, gothic entryway, assembly hall, landscaped ground with fountain/statuary

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 SJ01913

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Coquina block 2. Masonry - General 3. Brick, Concrete Block

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Ogee or three point arch frames entry; paired three panel wood doors with quatrefoil detail above doors in arch

Porch Descriptions (types, locations, roof types, etc.) Gothic style porch faces King Street and open into the Church's left Transept known as St.Peter's Chapel

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity and 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. Religion
2. Architecture
3. Tourism
4. _____
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 _____ 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

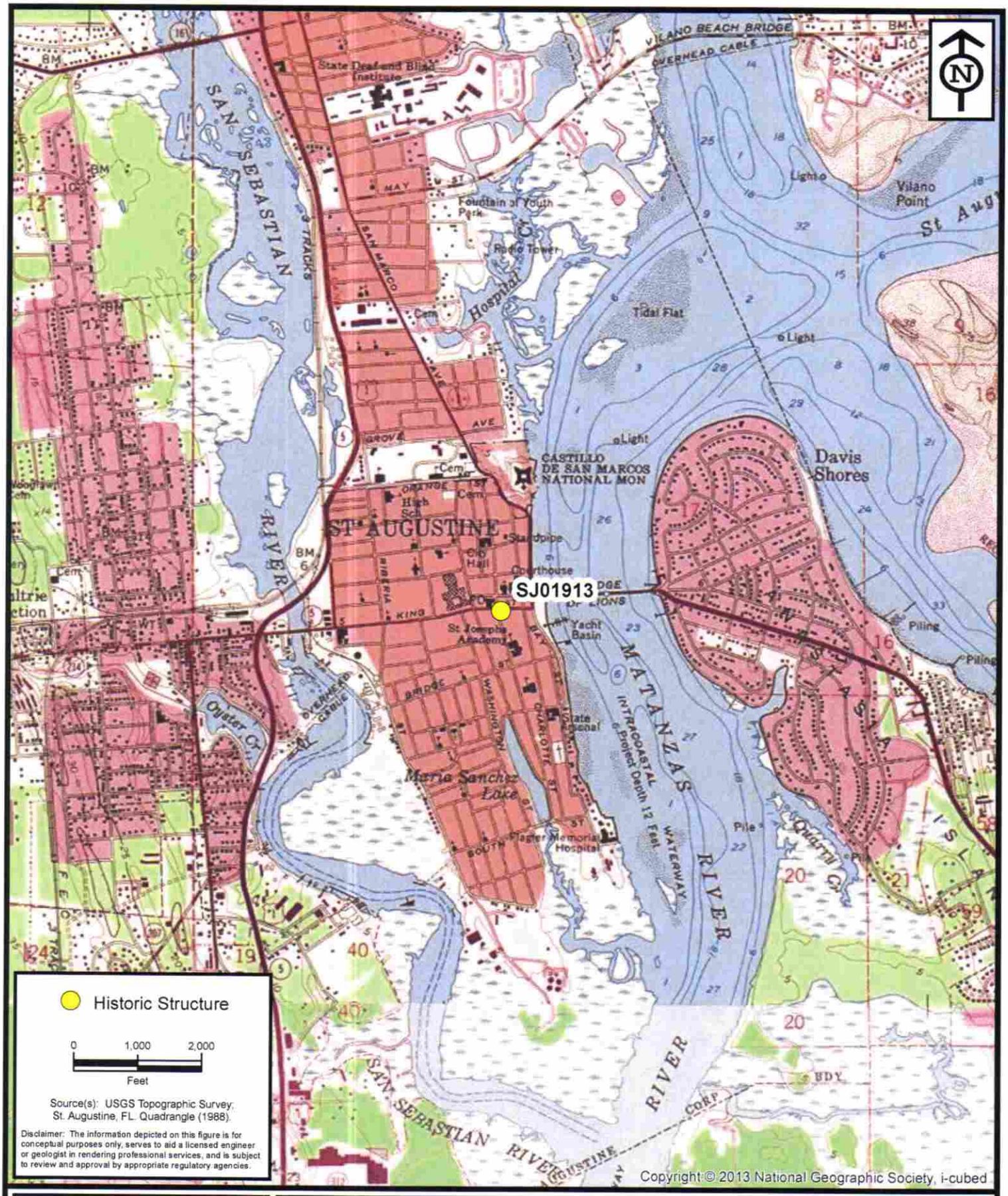
Required Attachments

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 - SJ01913

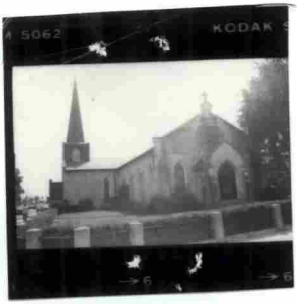
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

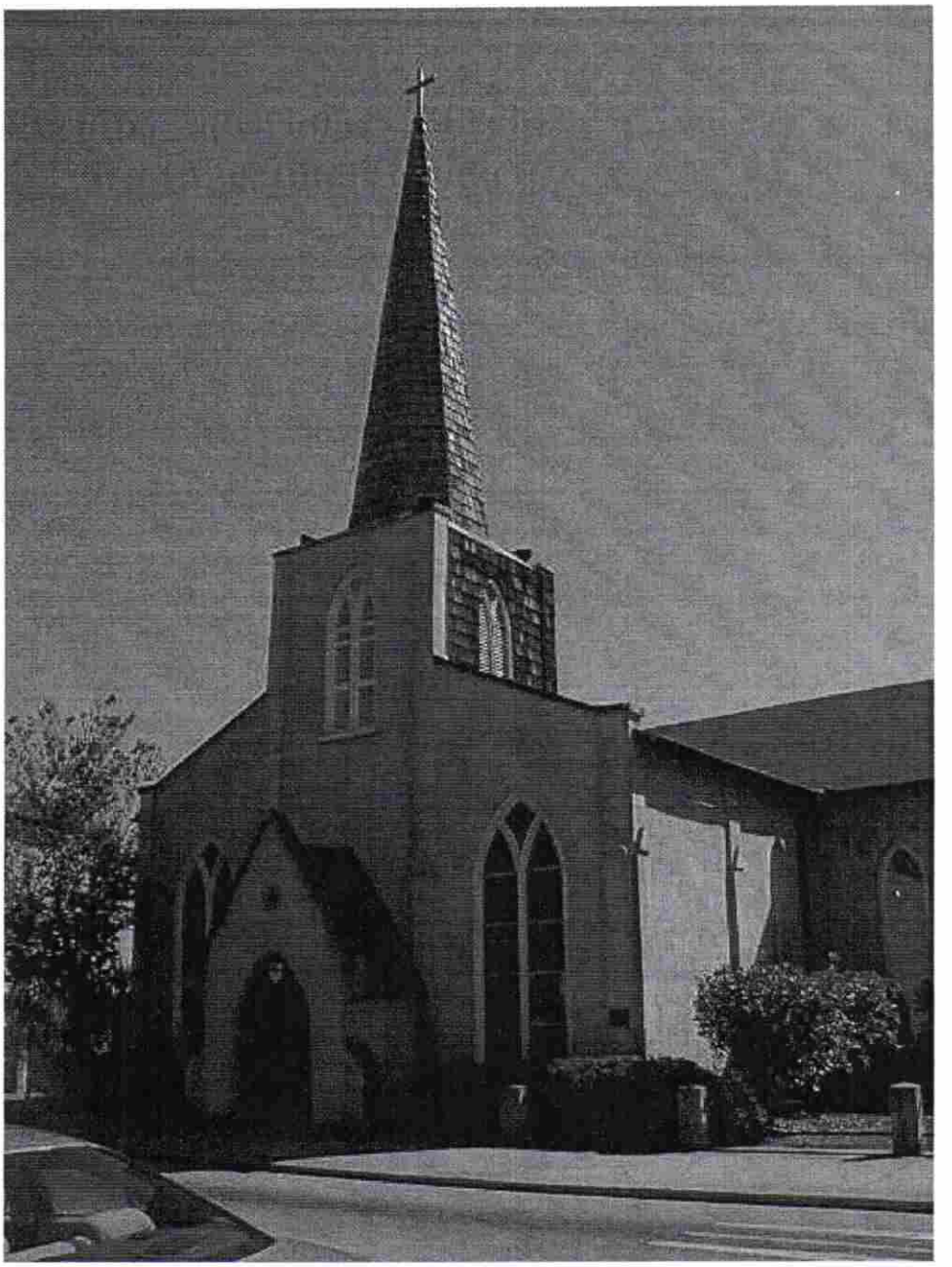
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SJ01913

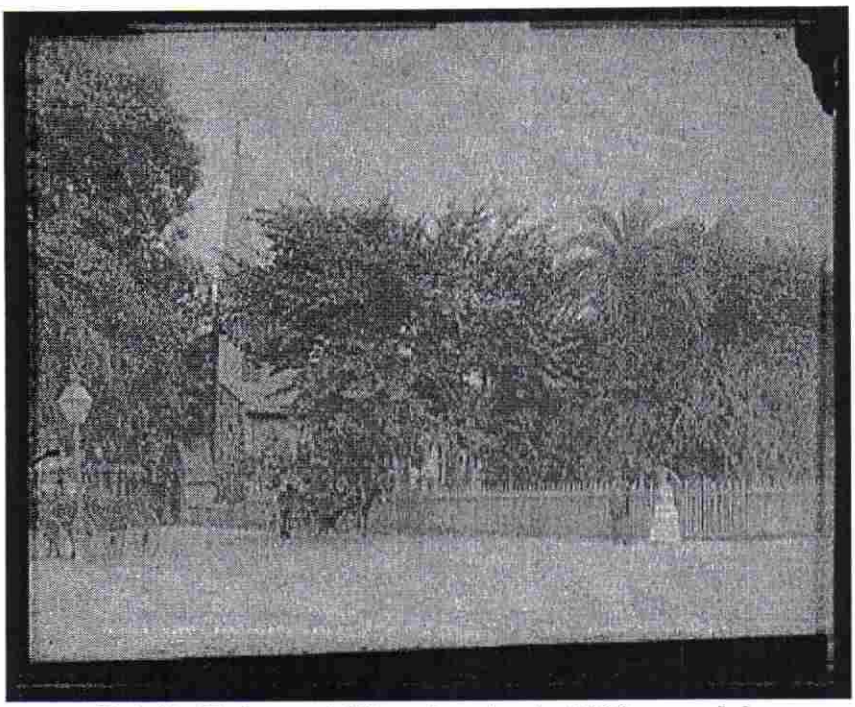

5062
KODAK

Site #8-SJ 1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

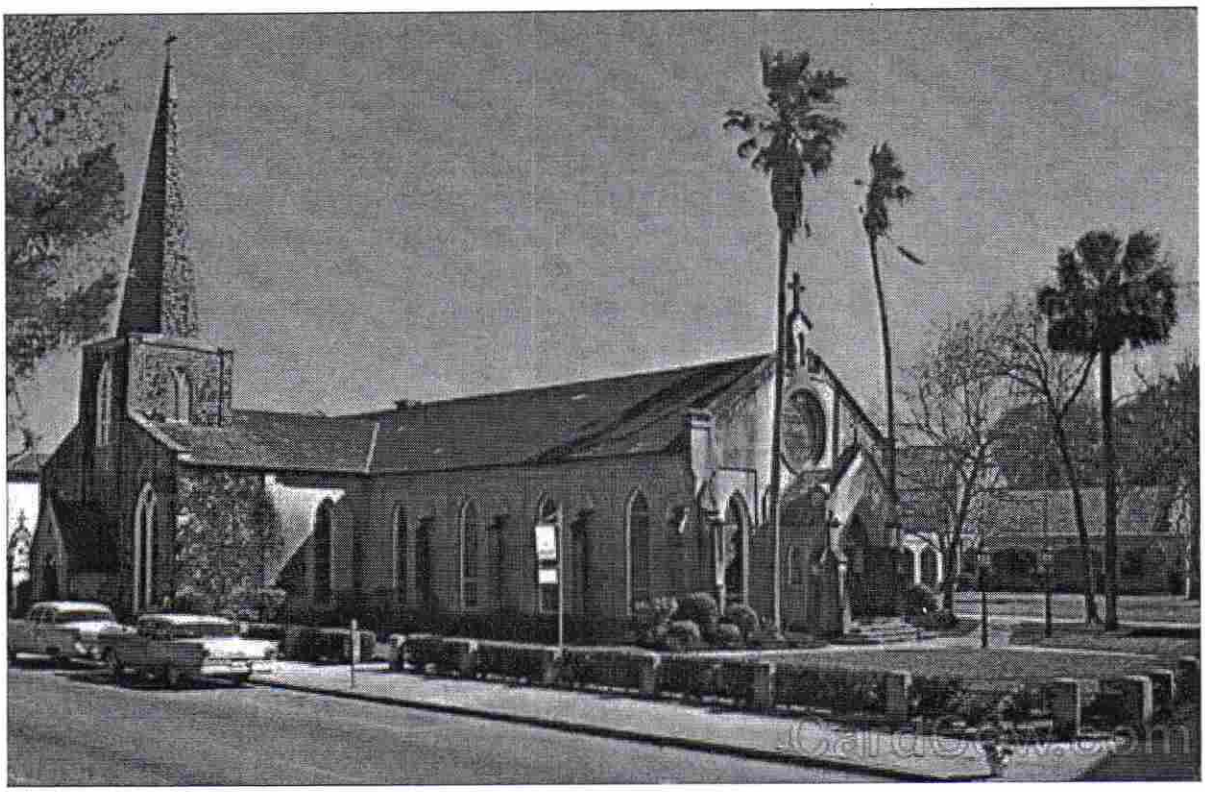


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

St. Augustine FL

Trinity Episcopal Church
St. Augustine FL

Site # 8-SJ ~~1918~~
1913



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0043 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Jon Benoit
   Business (if applicable):
   Address: 900D Anastasia Blvd
   City: Saint AUG BEACH State: FL Zip Code: 32080
   Daytime Telephone: 9045403065 E-Mail Address: jonbenoit@behstbuilders.com

2. NAME OF PROPERTY OWNER: Father Matt Marino
   Business (if applicable):
   Address: 215 Saint George St.
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9044669361 E-Mail Address: frmatt@trinitysta.org

3. PROJECT LOCATION: 215 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33

5. SCOPE OF WORK: To install a generator along the east elevation of the church building with landscape screening.

Information attached by applicant includes:

- Application Agreement
- Presentation
- Generator Spec
- Existing Photograph

Received 7/16/24
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: 215 St. George St., Saint Augustine, FL

Applicant's Name: Jon Benoit BEHST Builders, Inc. Applicant's Signature: _____

Owner's Name: Father Matt Marino Trinity Episcopal Church Owner's Signature: _____

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

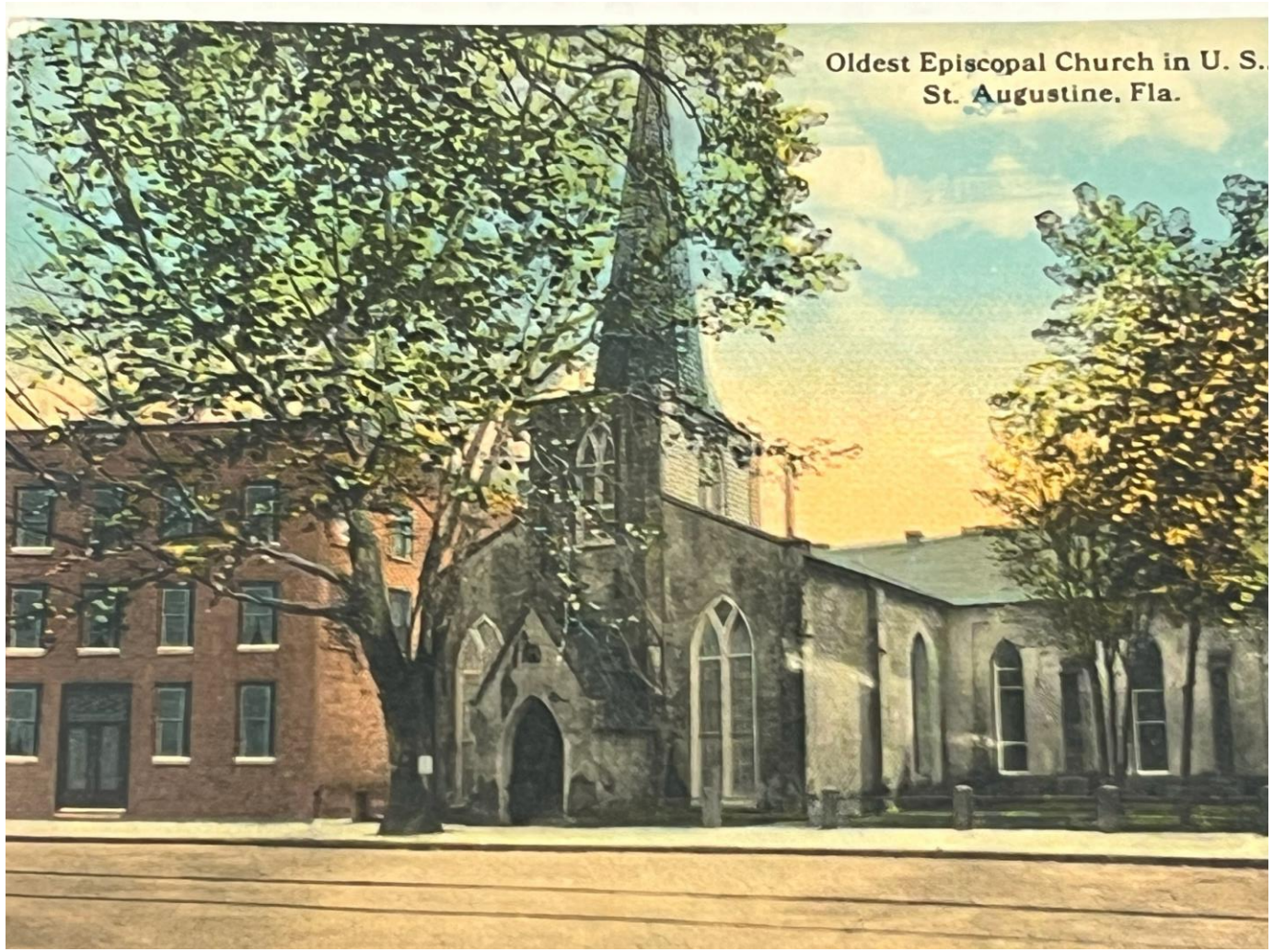
Owner's Name: _____ Owner's Signature: _____

(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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Trinity Episcopal Church
Flood Hazard Mitigation Project: Back-up Generator





Prepared by:
Jon Benoit, AICP CBC1252053
BEHST Builders, Inc.
July, 2024

Excellence in Green Building & Distinctive Construction
BEHST Builders, Inc.
DESIGN & BUILD • 904.540.3065

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OVERVIEW OF THE PROBLEM

- The historic Trinity Episcopal Church has a basement foundation with a walkout access.
- This basement contains all of the air conditioning equipment for the sanctuary and the altar.
- This basement also contains major electrical distribution equipment well below FEMA's Base Flood Elevation.
- Part of the altar includes special organ.
- During storm events, the church maintenance and volunteers sleep on property to make sure a gas powered, portable generator keeps working to power pumps that prevent the basement from flooding the HVAC equipment.
- The goal with this proposal is provide an automatic propane powered back-up generator that could power at least one air conditioning system and the two pumps used to keep the basement from flooding.

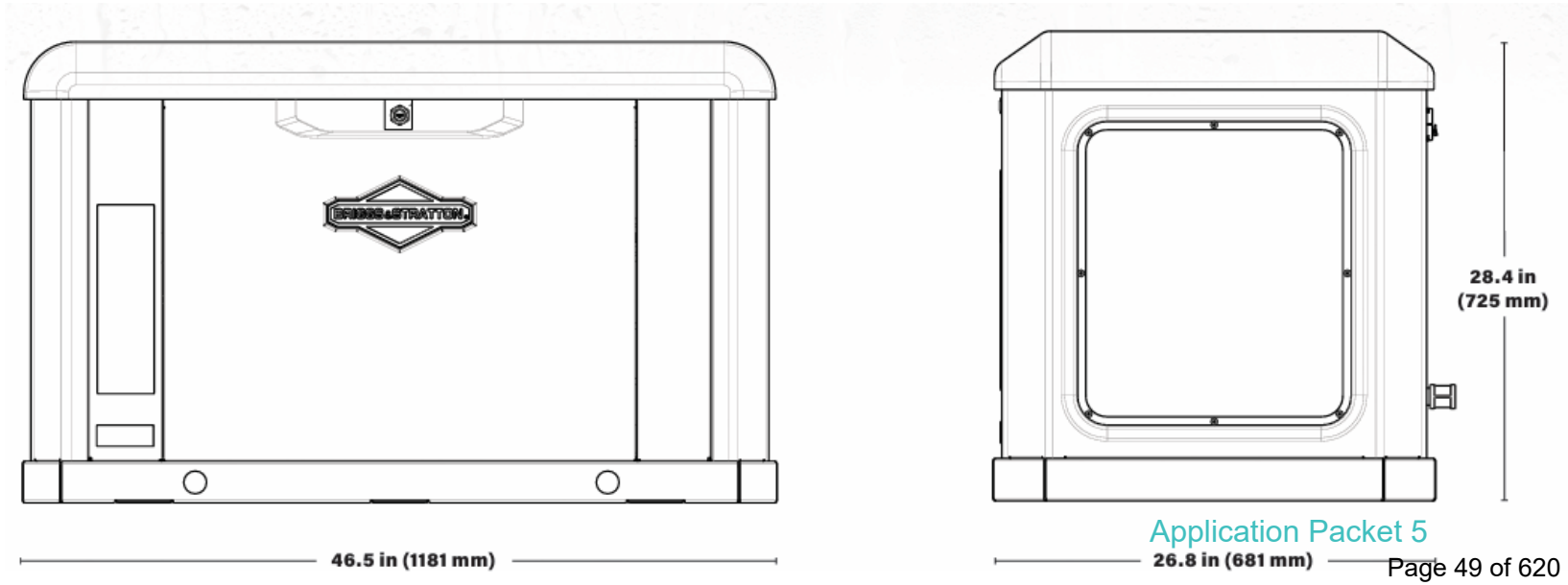




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Proposed Solution

- Install a 26 KW Generator that would support the 100 amp panel currently located in the basement.
- Locate Generator as close to existing 100 amp panel as possible.
- Generator is to be installed above the Base Flood Elevation on a new concrete pad.
- Concrete Pad will be veneered to match existing flower bed.
- The generator will be connected to either natural gas (preferred) or to propane.
- Generator is 46.5” Long, by 27” Wide, and 28 ½” Tall.
- Generator would avoid a volunteer having to wait out a storm on property, reducing risk to life or injury.



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Location, Location, Location….

- Options are limited because the church sits on a corner property with two "front" elevations. One to St. George St. and the other to the Plaza.
- Generator needs to be relatively close to electrical panel
- There is an existing planter bed that is currently holding moisture against the building creating its own set of issues.
- The Birds Eye view at right shows the proposed location tucked behind the altar in a narrow courtyard.



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View of Proposed Generator Location from King Street just east of Trinity.

- Photo at right shows approximate view of generator location from the sidewalk.
- Location is set back from public view
- Location is ideal for proximity to electrical & HVAC infrastructure.



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Closer View from Inside the Gate.

- Generator will be screened by potted plants placed in front of access to basement. It will also be screened by resituating the potted plants already in front of the target planter to be modified.

- Proposed location nearly backs up to the Electrical Panel in the basement that powers the sump pumps and one AC Unit.



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Photo of the existing planting bed to be enlarged to create generator pad.

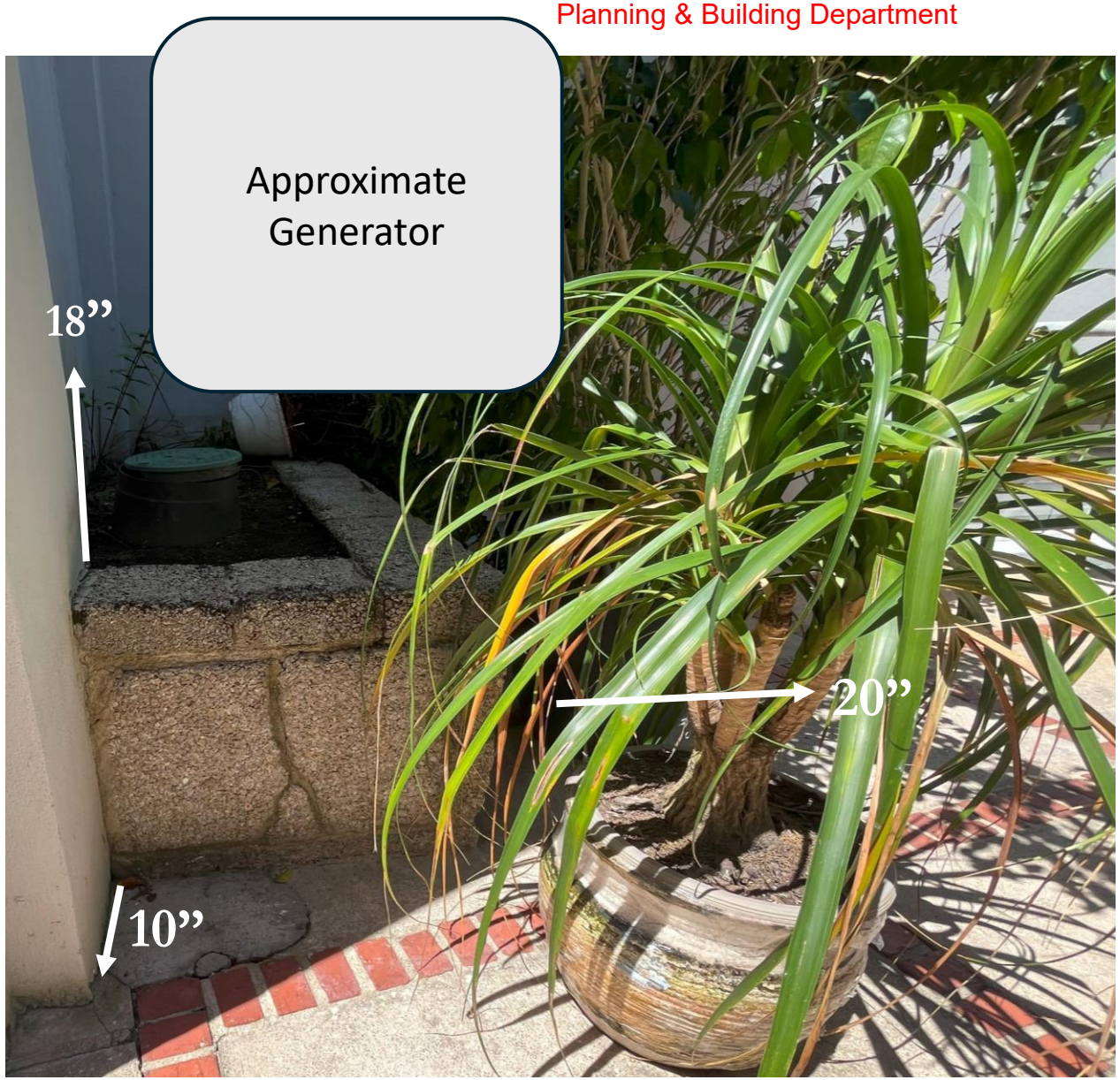


- Existing Planter to remain. New pad to be built around existing.
- Potted plants to be shifted to retain screening
- Selected Location is close to target electrical sub-panel in basement.

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Installation Details

- Photo at right shows the existing flower bed against the church.
- This planter will be expanded and elevated to accommodate the standby generator.
- To provide necessary clearances, pad shall be 5’ wide by 3’ 6” wide and 3’ 6” tall. Existing width
- New Generator pad will be veneered with the same type of natural cut coquina applied to the face.
- Generator pad will also feature the same cut coquina wall cap – approx. 8” x 4” x 16”.
- Generator pad does not extend past corner shown in photo.
- Plant materials to be shifted to screen as feasible and not block access to the basement. Potted plants allow for flexibility.



Thank you for your time and consideration. Please approve this opportunity to add resiliency to help protect one of our important contributing historic structures on the Plaza. We are available for your questions.

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Planning & Building Department



Received 7/14/24
Planning & Building Department

26
kW

POWERPROTECT
Standby Generators

BRIGGS&STRATTON
YOU.POWERED.

RESIDENTIAL
Standby Generators



SPECIFICATIONS

OVERVIEW	
Brand	Briggs & Stratton®
Series Name	Power Protect™
Model Name	PP26
Model Number	040658
Rated AC Voltage (Volts)	120 / 240
Frequency (Hz)	60
Generator Breaker (Amps)	125
Operating Ambient Temperature (°C / °F)	-28 - 40 / -20 - 104
Running Amperage, Standby (LP / NG) (Amps)	108.3 / 100
Running Watts, Standby (LP / NG) (kW)	26[1] / 24
Power Factor	1.0
Exercise Duration	16 seconds
Engine	
Engine Brand/Manufacturer	Vanguard®
Model Type	M61
Aspiration	Naturally Aspirated
Speed (RPM)	3600
Displacement (ci/cc)	61 / 993
Compression Ratio	9.7:1
Governor Type	Electronic

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Planning & Building Department

26 kW

POWERPROTECT™
Standby Generators

RESIDENTIAL STANDBY GENERATORS **SPECIFICATIONS**

BRIGGS & STRATTON®

Engine	
Bore & Stroke (mm / in)	85.5 x 86.5 / 3.37 x 3.41
Cylinder Block	Aluminum with Cast Iron Sleeve
Valve Arrangement	OHV
Engine Cylinder Configuration	V
Number of Cylinders	2
Start Type	Automatic
Frequency Regulation Steady State, No Load to Full Load (%)	+/- 1.0
Air Filter Type	Dry
Low Oil Pressure Switch	Yes
Engine Oil Heater	Optional
Rated Temperature (°C / °F)	25 / 77
Sound Rating[2]	
Low Idle Mode Sound dB(A)	63
Normal Operating Sound[2] dB(A)	65
Lubrication System	
Type	Full Pressure
Oil Capacity (oz / L)	78 / 2.31
Oil Filter (Quantity / Type)	1 / Cartridge
Oil Brand	Schaeffer
Recommended Oil	5W30 Full Synthetic
Electrical System	
Ignition System	Variable Timing
Battery Quantity	1
Battery Voltage (VDC)	12
Battery CCA (Amps)	540
Battery Grouping Size	26 or 51
Starter Motor Voltage (VDC)	12
Fuel System	
Fuel Type	NG / LPV
Fuel Supply Line Inlet	3/4" NPT
Recommended Fuel, Lower Heating Value Minimum (MJ/m^3 / BTU/ft^3)	NG: 34.3 / 904 LPV: 87.1 / 2338
Fuel Supply Pressure (mbar / in H2O)	NG: 9-17 / 3.5-7 LPV: 28-34 / 11-14

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Planning & Building Department

26 kW

POWERPROTECT™
Standby Generators
RESIDENTIAL STANDBY GENERATORS **SPECIFICATIONS**

BRIGGS & STRATTON®

Fuel Consumption[3]	
No Load, NG (BTU/hr)	122,000
No Load, NG (ft³/hr)	122
Half Load, NG (BTU/hr)	206,000
Half Load, NG (ft³/hr)	206
Full Load, NG (BTU/hr)	323,000
Full Load, NG (ft³/hr)	323
No Load, LP (BTU/hr)	123,000
No Load, LP (ft³/hr)	49
No Load, LP (gal/hr)	1.4
Half Load, LP (BTU/hr)	235,000
Half Load, LP (ft³/hr)	94
Half Load, LP (gal/hr)	2.6
Full Load, LP (BTU/hr)	427,000
Full Load, LP (ft³/hr)	171
Full Load, LP (gal/hr)	4.7
Alternator Specifications	
Alternator Type	Self-Excited, Rotating Field
Alternator Manufacturer	Briggs & Stratton
Frequency (Hz)	60
Phase	1
Insulation Rating (Class)	H
Designed Temperature Rise (°C)	125
Bearing (Quantity / Type)	1 / Sealed
Number of Poles	2
Voltage Regulator	Brushed / Electronic
Motor Starting Capability (kVA)	41 (13% Voltage Dip)
Total Harmonic Distortion (THD), NL to FL (%)	< 5
Controls/Instrumentation	
Controller	GC-1032
Charger	Stand Alone
Starting	AMF or 2-wire
LED Digital Display	Yes
Alternator Frequency	Yes
Real Time Clock	Yes
Engine Hour Counter	Yes
Engine Runtime Scheduler	Yes

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Planning & Building Department

26 kW

POWERPROTECT™
Standby Generators

RESIDENTIAL STANDBY GENERATORS **SPECIFICATIONS**

BRIGGS & STRATTON®

Controls/Instrumentation	
Low Oil Pressure Shutdown	Yes
High Temperature Shutdown	Yes
Fault Code Display	Yes
Other Features	
Battery Rack and Cables	Yes
Fuel Solenoid Valve	Yes
Integral Vibration Isolation	Yes
Oil Drain Extension	Yes
Operation and Installation Manual(s)	Yes
Enclosure	Aluminum
Wind Speed Rating (mph)	186
Accessories	
Maintenance Kit	6872
Oil Warmer	6840
Fuel Regulator Warmer	6845
Surge Protector	6631
Gateway	6520
UPS	6581
InfoHub™ Universal - Cellular	6574
Gateway Range Extender	6839
Limited Warranty[4]	
Warranty: Generator, Domestic & Canada (Parts / Labor / Travel) — Years	6
Warranty: Generator, International (Parts / Labor / Travel) — Years/Hours	3 / 1000
Warranty: Enclosure, Surface Rust and Corrosion (Parts / Labor / Travel) — Years	1
Warranty: Enclosure, Rust Through (Parts / Labor / Travel) — Years	3
Certifications	
UL	Yes
cUL	Yes
CE	No
Massachusetts Plumbers and Gasfitters Listing	Yes

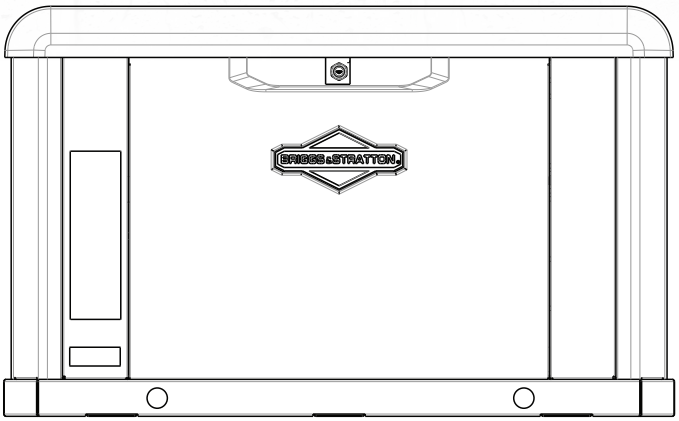
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Planning & Building Department

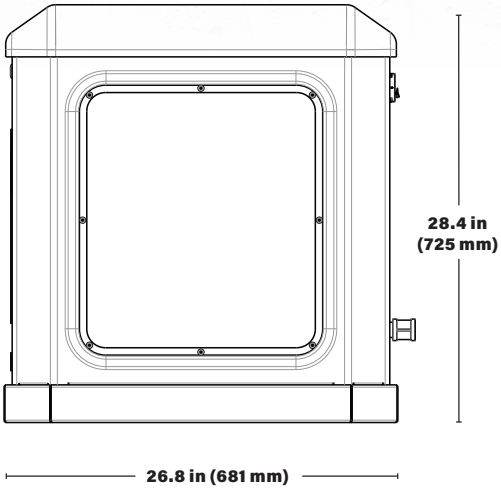
26 kW

POWERPROTECT™ Standby Generators

RESIDENTIAL STANDBY GENERATORS **SPECIFICATIONS**

Weights & Dimensions	
Assembled Dimensions (Length x Width x Height) (in / mm)	46.5 x 26.8 x 28.4 / 1181 x 681 x 721
Assembled Weight (lbs / kg)	540 / 245
Packaged Dimensions (Length x Width x Height) (in / mm)	48.8 x 30.5 x 50.5 / 1240 x 775 x 1283
Packaged Weight (lbs / kg)	625 / 285
Outline and Pad Layout Drawing	80104089





ENGINEERED & ASSEMBLED IN THE USA

c UL us LISTED

[1] This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motor and generators).

[2] Per ISO 3744. Sound level measurement at other locations around generator may differ depending on installation, based on lowest microphone at 7m. Normal operation based on average household usage.

[3] Fuel consumption rates are estimated based on normal operating conditions. Generator operation may be greatly affected by elevation and the cycling operation of multiple electrical appliances — fuel flow rates may vary depending on these factors.

[4] See operator's manual or BRIGGSandSTRATTON.com for complete warranty details.

Briggs & Stratton has a policy of continuous product improvement and reserves the right to modify its specifications at any time and without prior notice.

This standby generator is not for Prime Power applications.

Published August 2021. Please visit BRIGGSandSTRATTON.com for the latest information.

BS1306 - 8/21

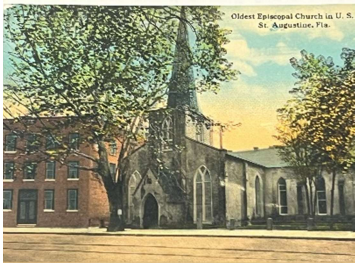
BRIGGS & STRATTON
POST OFFICE BOX 702
MILWAUKEE, WI 53201 USA

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August 5, 2024

BEHST Builders, Inc.
DESIGN & BUILD • 904.217.7091

Ms. Candice Seymour
Historic Preservation Planner
City of St. Augustine
75 King St.
Saint Augustine, FL 32080



RE: HP2024-0043

Dear Ms. Seymour,

Thank you for your comments regarding our proposed plans to add an automatic backup generator to the property at Trinity Episcopal Church. I'd like to reiterate the Scope of Work for this proposed project. Trinity Episcopal Church is one of our historic structures in downtown Saint Augustine with a basement. This basement is just below the Church's alter and organ. During hurricanes, staff or volunteers stay on premises to maintain a gas-powered temporary generator. This practice is not ideal. In the event of evacuation, the goal is to have all staff and parishioners be able to evacuate with confidence that an automatic backup generator would kick on when needed to power the pumps that help keep the basement from flooding. After a flood event, the generator could power dehumidification equipment immediately following to reduce damage to woodwork in and around the alter and organ.

In terms of execution, the intent is to install a cut coquina veneer on C.M.U. Foundation walls. The pad needs to be a little longer, wider, and taller than the existing planter bed (44" x 38" x 66"). The generator does need ventilation, so we hesitated to construct any additional permanent screen wall in front of the project. Space is a little limited at the top of the basement stairs and the proposed generator. Overall, the intent is to reduce risk to life and damage to the building using matching materials.

In your plan review comments you asked for scaled site plans. I was able to find an existing floor plan and some existing elevations. I sketched into these overall plans where we are proposing to install the generator. The site plan drawing shows that our proposed generator will be approximately 50' from the public sidewalk on the Plaza, depending on whether you measure to the existing building or to face of the proposed pad. These drawings show that our proposed generator pad and generator are small relative to the overall scale of the building and property. The photos provided in the presentation show the target location tucked away out of public view.

I have also included a sketch of the proposed generator pad to scale. The intent with these sketches is to show that CMU construction must accommodate a total of 5" for the coquina veneer on the top and the sides (4" Cut Coquina + 1" mortar joint). We do have masons that can source and install cut coquina veneer to match what's already throughout this courtyard area.

Your second comment requested specific plant material lists. We do not plan to create any permanent flower beds in this Scope of work. The area immediately around the proposed generator pad is paved to facilitate access to the basement. The area is screened by seasonal potted plantings provided by a dedicated group of perishers. Our intent is to continue this routine using seasonal selections of large and small plantings to screen both the generator and the basement stairs.

Ultimately, the generator is somewhat of a temporary accessory to the historic structure, so it could be removed without any implication to the structure. Should say, a larger whole site generator be installed down the road. There are no proposed structural modifications to the historic building itself. The proposed generator is intended to protect this historic structure without having to put staff or volunteers at risk.

Thank you for your time and consideration. I appreciate the input and time on site. Please let me know if you have any further questions or comments.

Sincerely,

Jon Benoit, AICP, CBC1252053
BEHST Builders, Inc.
(904) 217-7091
jonbenoit@behstbuilders.com

Received August 5, 2024
Planning and Building Department

ST. GEORGE ST.

TRINITY EPISCOPAL CHURCH

#215

50' +/-

KING ST. - PLAZA

PROPOSED GENERATOR

A104 1

A105 1

A106 3

A103 2

A103 1

A103 2

Level 1
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date

GENERATOR PAD

TRINITY EPISCOPAL CHURCH

215 STGEORGE ST.

Project Name
Enter address here

PROJECT NO.
Project Number

COMPANY STAMP

Unnamed

SITE PLAN

DATE
Issue Date

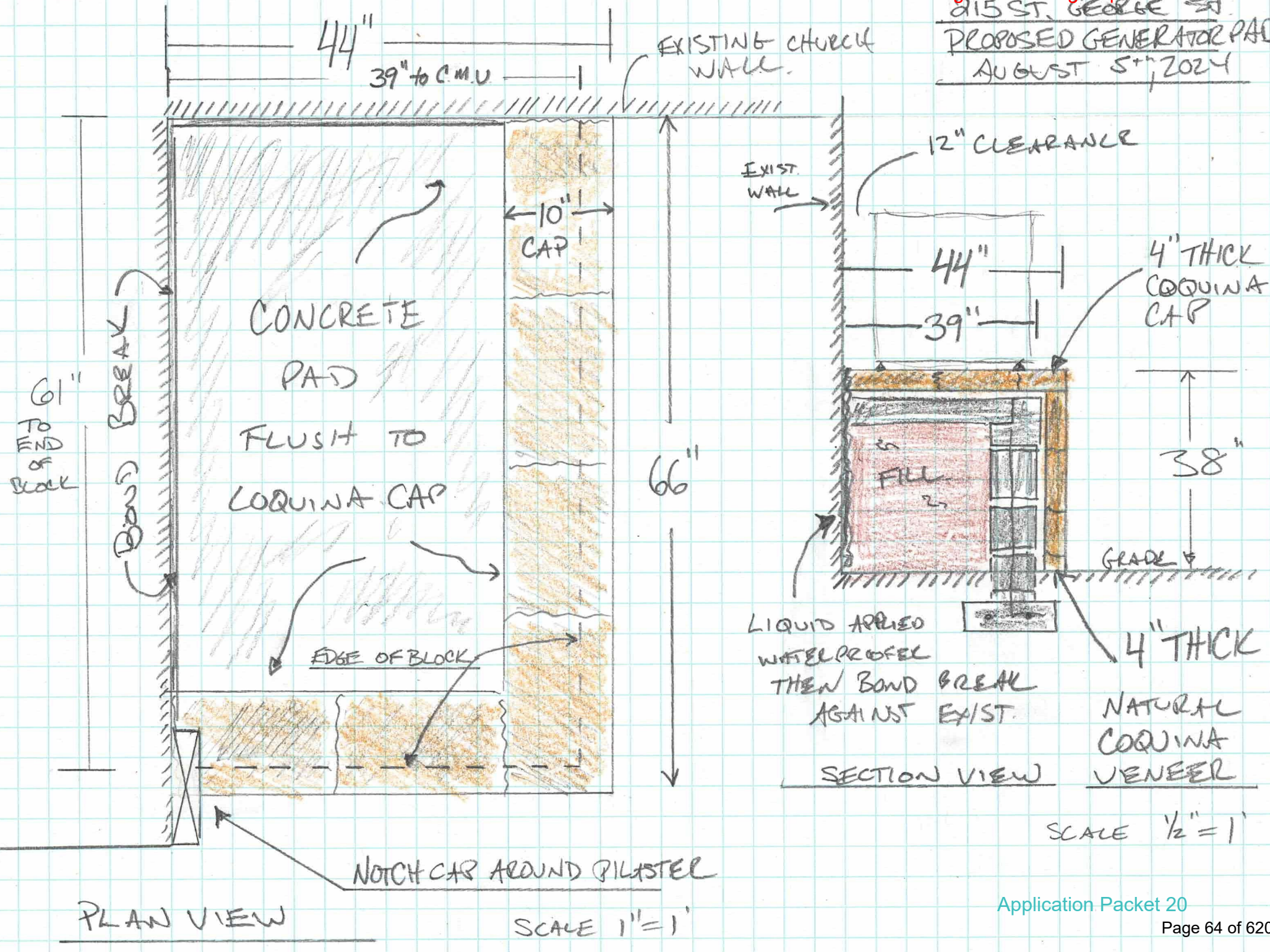
A101

5/24/2024 12:24:56 PM

Application Packet 19

Received August 5, 2024
Planning and Building Department

TRINITY EPISCOPAL
215 ST. GEORGE ST
PROPOSED GENERATOR PAD
AUGUST 5TH, 2024



Received August 5, 2024
Planning and Building Department



① Elevation 1 - a
1/8" = 1'-0"

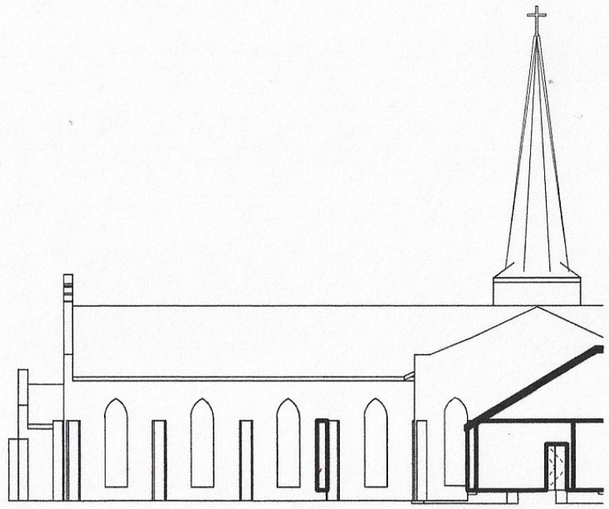
WEST ELEVATION



② Elevation 2 - a
1/8" = 1'-0"

NORTH ELEVATION

PROPOSED GENERATOR



③ Elevation 3 - a
1/8" = 1'-0"

SOUTH ELEVATION

Revision Schedule		
Revision Number	Revision Description	Revision Date

GENERATOR

Project Name
Enter address here

TRINITY EPISCOPAL
215 ST. GEORGE

PROJECT NO.
Project Number

COMPANY STAMP

Unnamed

ELEVATIONS

DATE
Issue Date

A105

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Application Packet 1

Received August 5, 2024
Planning and Building Department

PROPOSED GENERATOR
TUCKED BEHIND NORTH-
EAST CORNER CHAPEL



① East
1/8" = 1'-0"

NORTH/ NORTHWEST 3D RENDERING



② West
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date

GENERATOR

Project Name
Enter address here

TRINITY EPISCOPAL CHURCH
215 ST. GEORGE ST.

PROJECT NO.
Project Number

COMPANY STAMP

Unnamed

RENDERING

DATE
Issue Date

A103

5/24/2024 12:24:57 PM

Application Package 22

Instr #2015065288 BK: 4098 PG: 899, Filed & Recorded: 10/14/2015 2:36 PM #Pgs:3
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $27.00

RESTRICTIVE COVENANTS

Project Name: Trinity Episcopal Church Building Exterior Restoration Project

Grant Number: SC614

THESE COVENANTS are entered into this **5th** day of **October**, 20**15**, by **Trinity Episcopal Church**, hereinafter referred to as the Owner, and (**Name of Grant Recipient**) hereinafter referred to as the Grant Recipient, and shall be effective for a period of ten years from the date of recordation by the Clerk of the Circuit Court of (**Name of County**) County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at 215 St. George St., Saint Augustine, Saint Johns County, Florida, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the Grant Recipient is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of **$55,056** to be used for the restoration and preservation of the property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the property is located,

Now THEREFORE, as part of the consideration for the State grant, the Owner and the Grant Recipient hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

COPY

1. The Owner and the Grant Recipient agree to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
2. The Owner and the Grant Recipient agree that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Department's Bureau of Historic Preservation.
3. The Owner and the Grant Recipient agree that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
4. The Owner and the Grant Recipient agree that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
5. The Owner and the Grant Recipient agree that these restrictions shall encumber the property for a period of ten years from the date of recordation, and that if the restrictions are violated within the ten year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:

   a. If the violation occurs within the first five years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount.

   b. If the violation occurs after the first five years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first five. For instance, if the violation occurs after the sixth anniversary of the effective date of these covenants, but prior to the seventh anniversary, the Department shall be entitled to return of 80% of the original grant amount.

6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of (**Name of County**) County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner and Grant Recipient agree that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESSES:

Melissa Morgan
Witness Signature

Trinity Episcopal Church
OWNER

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Owner's Address

Witness Signature

Saint Augustine, Florida 32084
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of St Johns

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as Rector for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced FL DL

Executed and sealed by me at St Aug, Florida on 10/14, ~~200~~ 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of

My commission expires:

[SEAL]

Witness Signature

Trinity Episcopal Church
GRANT RECIPIENT

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Grant Recipient's Address

Witness Signature

Saint Augustine, **Florida** **32084**
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as ~~Trustee~~ Rector for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced F.L.D.L.

Executed and sealed by me at St Aug, Florida on 10/14, 200 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of _____

My commission expires:_____

[SEAL]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 *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	0.980
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



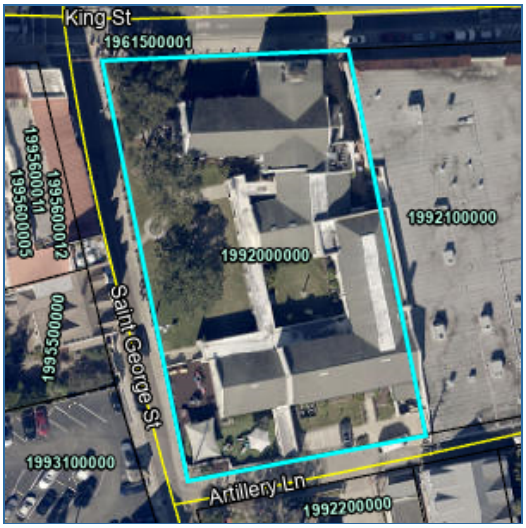
Owner Information

Owner Name	Trinity Episcopal Church Of 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,476,727

Map



Valuation Information

	2024
Building Value	$1,518,740
Extra Features Value	$23,822
Total Land Value	$2,142,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,684,562**
Total Deferred	$1,207,835
Assessed Value	**$2,476,727**
Total Exemptions	$2,476,727
Taxable Value	**$0**

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

Historical Assessment Information

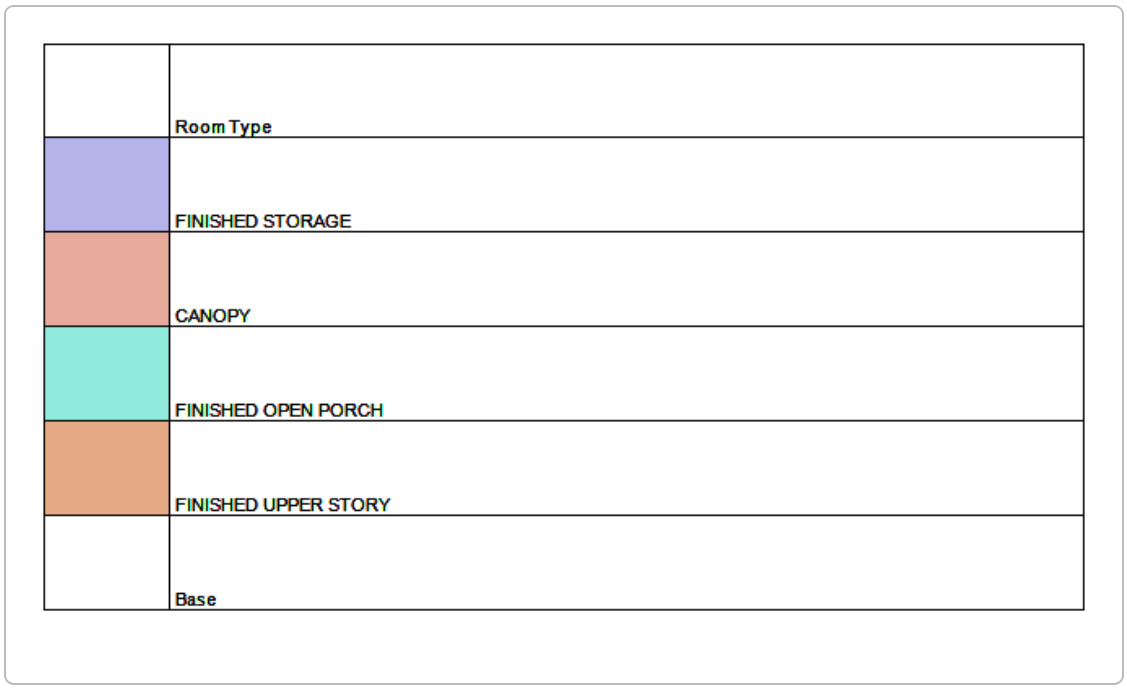
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,446,419	$25,863	$2,142,000	$0	$0	$3,614,282	$2,251,570	$3,614,282	$0
2022	$1,269,888	$12,556	$2,142,000	$0	$0	$3,424,444	$2,046,882	$3,424,444	$0
2021	$1,310,203	$12,556	$2,142,000	$0	$0	$3,464,759	$1,860,802	$3,464,759	$0
2020	$1,350,517	$12,556	$2,142,000	$0	$0	$3,505,073	$1,691,638	$3,505,073	$0
2019	$1,281,358	$12,556	$2,142,000	$0	$0	$3,435,914	$1,537,853	$3,435,914	$0
2018	$1,117,579	$12,556	$2,142,000	$0	$0	$3,272,135	$1,398,048	$3,272,135	$0
2017	$745,053	$12,556	$2,142,000	$0	$0	$2,899,609	$1,270,953	$2,899,609	$0
2016	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,155,412	$1,517,255	$0
2015	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,050,375	$1,517,255	$0
2014	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2013	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0

Building Information

Building	1
Building Value	$1,518,740
Year Built	1917
Actual Area	24365
Conditioned Area	20820
Use	Churches
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet, Slate
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	9684
FINISHED UPPER STORY	11136
FINISHED OPEN PORCH	240
UNFINISHED CANOPY	3162
FINISHED STORAGE/UTILITY	143
Total SqFt	24365

Sketch Information



Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		19467
Masonry Wall (Mix)		4355

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	153	280	42840	SF	$2,142,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/5/2015	$0.00	COVENANTS AND RESTRICTIONS	4098	899	U	I	TRINITY EPISCOPAL CHURCH	TRINITY EPISCOPAL CHURCH OF

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Contact Us

Developed by Schneider GEOSPATIAL

Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N20000003884
FEI/EIN Number	59-0657335
Date Filed	04/07/2020
Effective Date	04/06/2020
State	FL
Status	ACTIVE

Principal Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Mailing Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

Guarino, Kelly
34 ALEDO COURT
SAINT AUGUSTINE, FL 32086

Name Changed: 01/19/2024

Address Changed: 01/19/2024

Officer/Director Detail

Name & Address

Title Rector

MARINO, MATTHEW
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084

Title Junior Warden

Boulier, Luis
908 S Garden Lake Dr
ST. AUGUSTINE, FL 32086

Title Senior Warden

Schwarz, Meredith
205 S Ocean Grande Dr., Unit 201
Ponte Vedra Beach, FL 32082

Title Treasurer

Hall, Keith
2237 Commodores Club Blvd.
St Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2023	02/22/2023
2024	01/19/2024
2024	02/06/2024

Document Images

02/06/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2024 -- ANNUAL REPORT	View image in PDF format
02/22/2023 -- ANNUAL REPORT	View image in PDF format
03/24/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0042 Address: 415 S Ponce de Leon Boulevard

Bart Piniaz – Applicant Georgies Fresh Market LLC – Owner

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ06578
National Register:	N/A	Construction date:	c. 1910
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1195300000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This 1-1/2 story Frame Vernacular outbuilding is located far back on its lot at the southeast corner of S. Ponce de Leon Boulevard (Us Hwy 1) and Lewis Boulevard. Along with the residential structure on the property, this appears to be one of the oldest structures extant in the area. The Florida Master Site File architectural survey complete for this structure indicates a construction date of 1910, as does the St. Johns County Property Appraisers report, though it is unclear how that date was established. The earliest Sanborn Map available for this area was 1924 and shows a 1 story dwelling in this location.

The building features a low sloped front gable roof—it is difficult to tell the material because the roof has collapsed; however, the Florida Master Site File indicates an asphalt shingle roof covering. The front, east, and west elevations are clad with wood shingles while the rear is enclosed with horizontal Boards. The owner of the property told staff that a two-story portion of the building had been removed at some point in the past, which is consistent with the 1965 update of the 1930 Sanborn Map. Any window openings visible from the exterior are boarded up, and the only entry points are the swinging double garage doors on the front elevation and a wooden door on the west elevation, the frame of which has since collapsed. The 2018 Florida Master Site File (FMSF) form indicates a fair building condition. The most recent FMSF form (2020) describes the structure as being in deteriorated condition.

The applicant is seeking full demolition of the building due to its deteriorated condition.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Full demolition of any 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 **415 S Ponce de Leon Boulevard** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. Significant building materials, architectural details and ornaments, fixtures, and the like for be salvaged for reuse in restoration of other historic properties in accordance with sec. 28-83(5)

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of an outbuilding that was recorded in the Florida Master Site File.

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. While visible from Ponce de Leon Boulevard, the building is set far back on the streetscape.

3. The impact of the loss of the structure on the streetscape. The building's typology is unique for the area which is primarily made up of more recent commercial structures. The overall deteriorated condition of the structure is clearly visible from the street.

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 take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building was individually recorded in the Florida Master Site File but is not located in a district. No historic or cultural association are known that would qualify the building for listing individually, and it would not contribute to a district due to alterations, according to the Florida Master Site File. Early residents in the area were related to skilled labor, an adjacent restaurant and/or the area boatyards which were integral to St. Augustine's fishing and shrimping industry.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular structure that has seen many changes over time and has suffered from deferred maintenance.

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, though it is less common to see an outbuilding of this age.

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 demolish the structure due to its deteriorated state for safety and aesthetic purposes.

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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 1910 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;

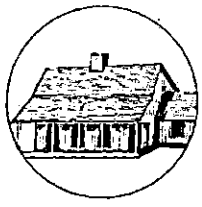
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination 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 Map (s)
4. Polk City Directory Research

☐ Original
☒ Update



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

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

Site#8 SJ06578
Field Date 1-24-2020
Form Date 2-24-2020
Recorder # ESI

Site Name(s) (address if none) 415 S Ponce De Leon BLVD — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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
415	S	PONCE DE LEON	Boulevard	

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 7S — Range 30E — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1195300000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Outbuilding — From (year): 1910 — To (year): 2020
Current Use Outbuilding — 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 door
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

SARRIS FAMILY TRUST AGREEMENT

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

DESCRIPTION

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

None

Distinguishing Architectural Features (exterior or interior ornaments)

wood shingle siding, large wood double doors

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

This structure is an outbuilding for SJ06577, overgrown 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 SJ06578

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. Obscured 2. _____
Main Entrance (stylistic details)

large wood double carriage doors of vertical boards w iron hardware

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

N/A

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

This 1910 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Wood shingles, and is 1 story.

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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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 _____

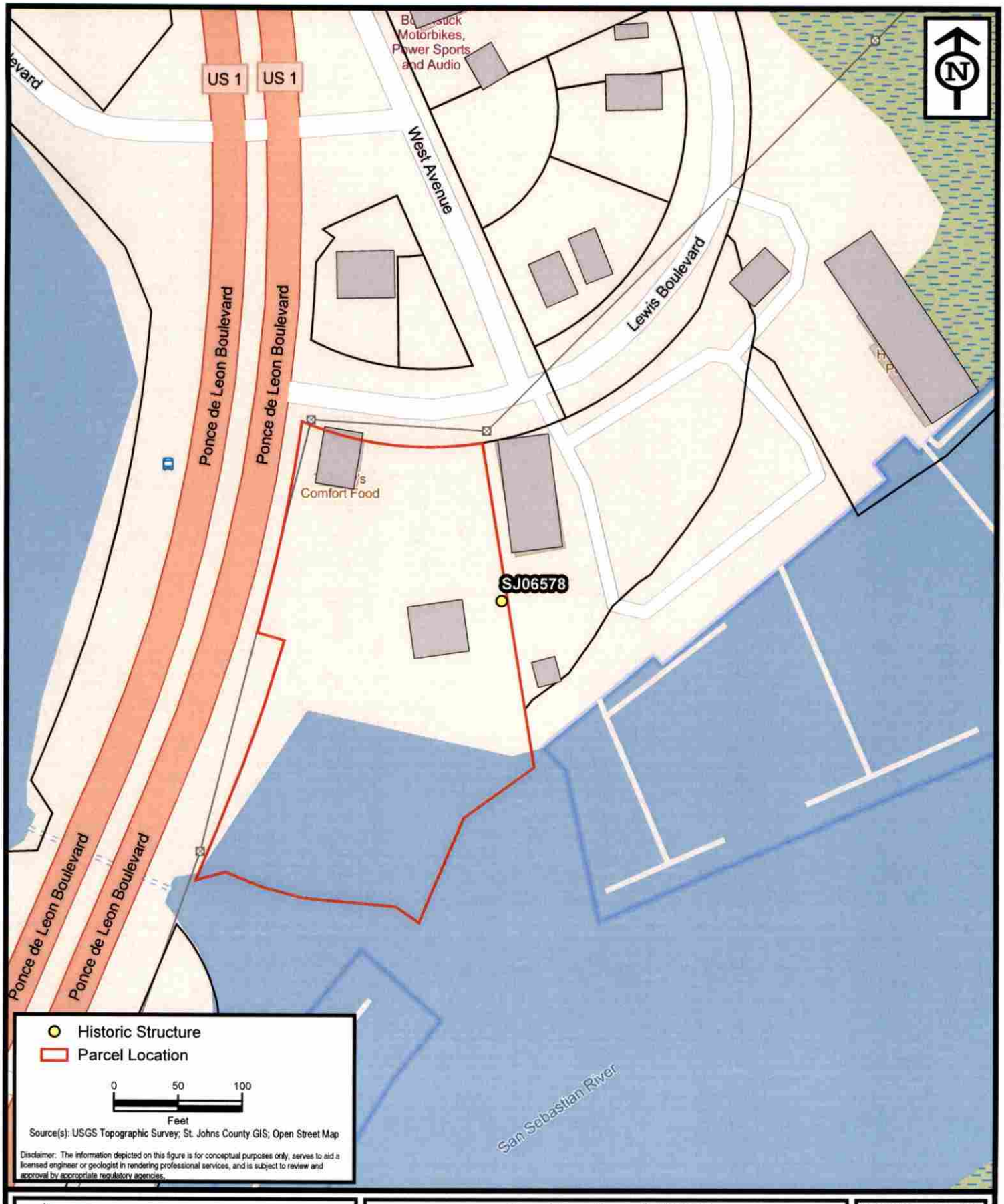
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 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

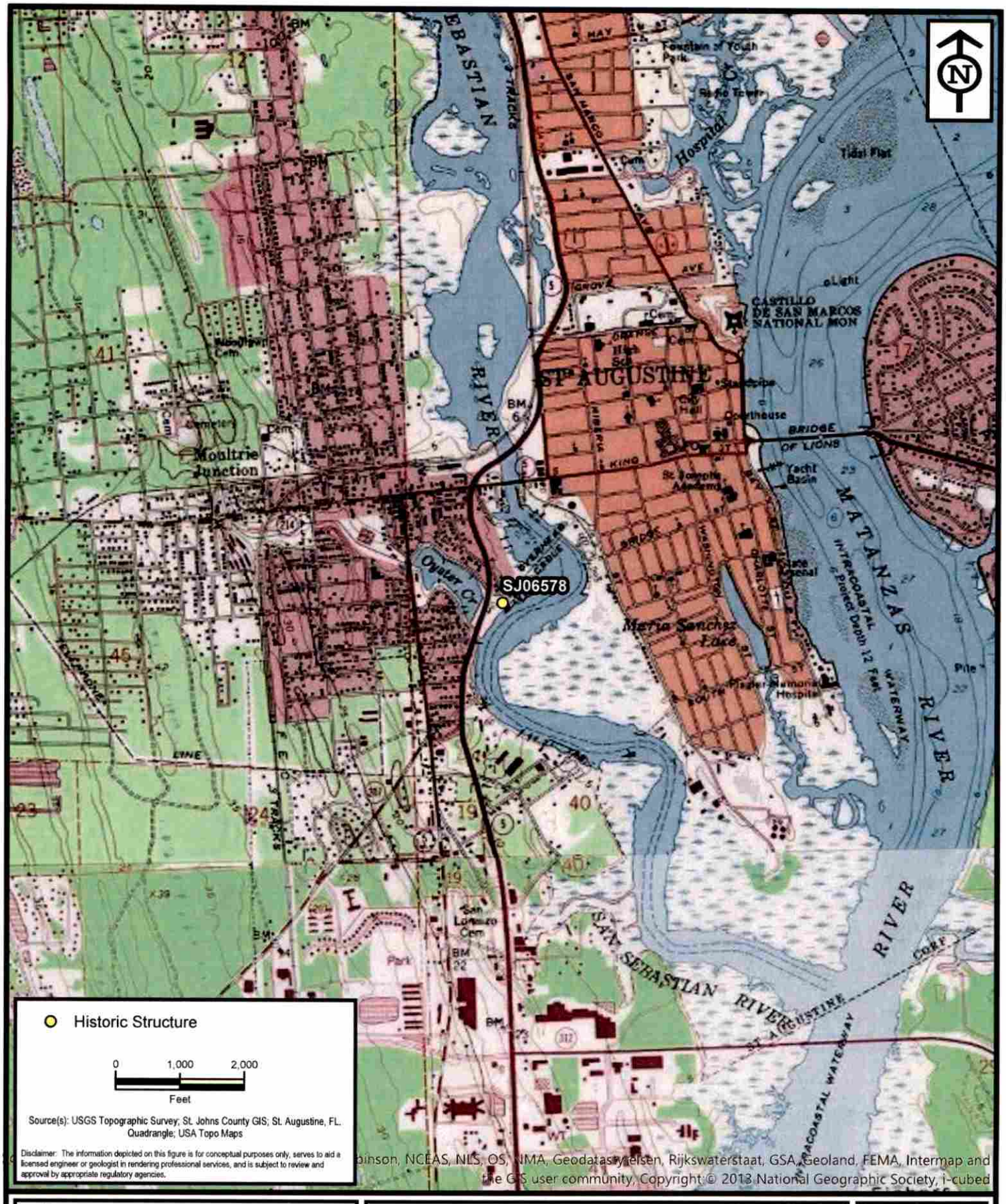
Parcel Location - SJ06578

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 1:40 PM



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

Project Location - SJ06578

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 1:40 PM

☒ Original
☐ Update



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

Site #8: SJ06578
Field Date: 5-18-2018
Form Date: 7-13-2018
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) 415 S Ponce De Leon Blvd-Building 3 — Multiple Listing (DHR only):
Survey Project Name SR-5 @ Oyster Creek — Survey # (DHR only) 25594
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
415	S	Ponce De Leon	Boulevard	

Address:
Cross Streets (nearest / between) S Ponce De Leon Blvd & River Rd
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — 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 40 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name:
Tax Parcel # 1195300000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use: Outbuilding — From (year): 1910 — To (year): 2018
Current Use: Outbuilding — From (year): 1910 — To (year): 2018
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature: New doors
Additions: ☒ yes ☐ no ☐ unknown — Date: — Nature: None.
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 shingles — 2. — 3.
Roof Type(s): 1. Gable — 2. — 3.
Roof Material(s): 1. Other — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) Windows obscured or missing

Distinguishing Architectural Features (exterior or interior ornaments) Outbuildign clad with wood shingles

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) None

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☑ no ☐ insufficient info — Date 11-26-18 — Init. AMM	
☐ Owner Objection	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 SJ06578

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) Wide two bay door

Porch Descriptions (types, locations, roof types, etc.) None.

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource Single story wood frame outbuilding clad with wood shingles.

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) Pedestrian/Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Due to lack of sufficient historic significance and architectural distinction, 8SJ06578 is ineligible for listing in the NRHP, either individually or as a contributing resource within a potential or existing 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. _____ 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 All materials at one location — Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials — File or accession #'s 3962_17106T

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

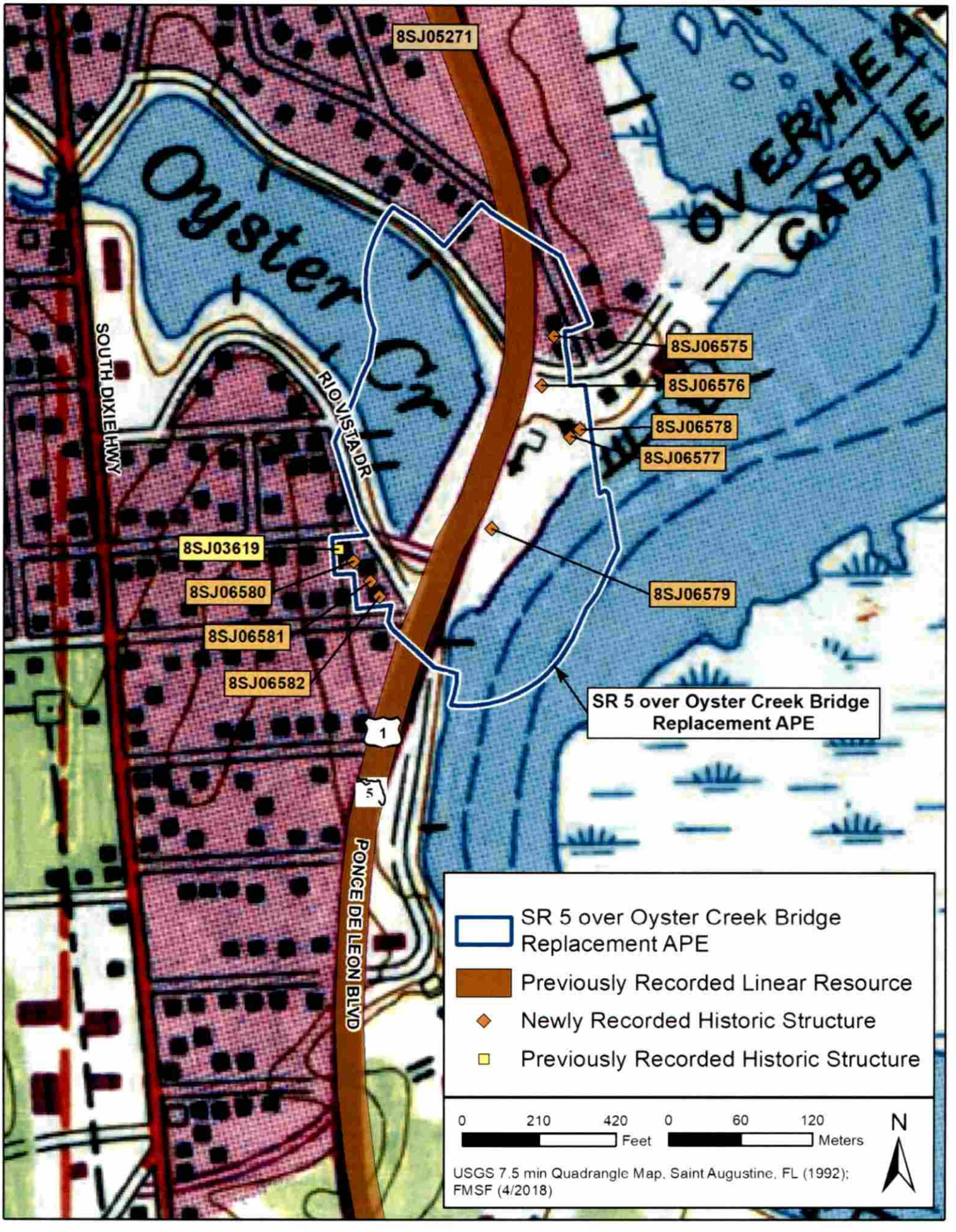
RECORDER INFORMATION

Recorder Name Theriot, Angelique — Affiliation Southeastern Archaeological Research
Recorder Contact Information (address / phone / fax / e-mail) 4226 Canal Boulevard, New Orleans LA 70119/504-583-0367/angelique.theriot@searchin

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.


8SJ05271
SOUTH DIXIE HWY
RIO VISTA DR
8SJ06575
8SJ06576
8SJ06578
8SJ06577
8SJ03619
8SJ06580
8SJ06581
8SJ06582
8SJ06579
SR 5 over Oyster Creek Bridge Replacement APE
1
San Sabastian River
PONCE DE LEON BLVD
SR 5 over Oyster Creek Bridge Replacement APE
Previously Recorded Linear Resource
Newly Recorded Historic Structure
Previously Recorded Historic Structure
0 210 420 Feet
0 60 120 Meters
N
St. Johns County Orthoimagery (2016);
FMSF (4/2018)


8SJ05271
Oyster Cr
OVERHEA
CABLE
SOUTH DIXIE HWY
RIO VISTA DR
8SJ06575
8SJ06576
8SJ06578
8SJ06577
8SJ03619
8SJ06580
8SJ06581
8SJ06582
8SJ06579
SR 5 over Oyster Creek Bridge Replacement APE
1
5
PONCE DE LEON BLVD
SR 5 over Oyster Creek Bridge Replacement APE
Previously Recorded Linear Resource
Newly Recorded Historic Structure
Previously Recorded Historic Structure
0 210 420 Feet
0 60 120 Meters
N
USGS 7.5 min Quadrangle Map, Saint Augustine, FL (1992); FMSF (4/2018)


FREE

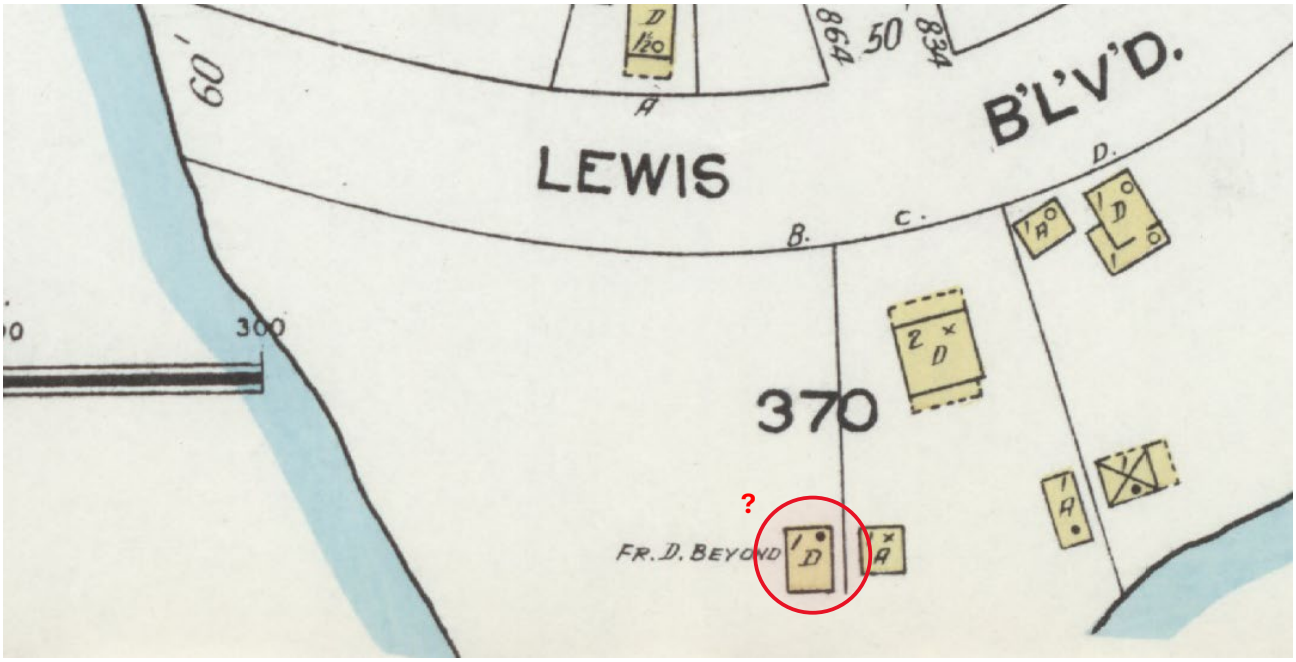




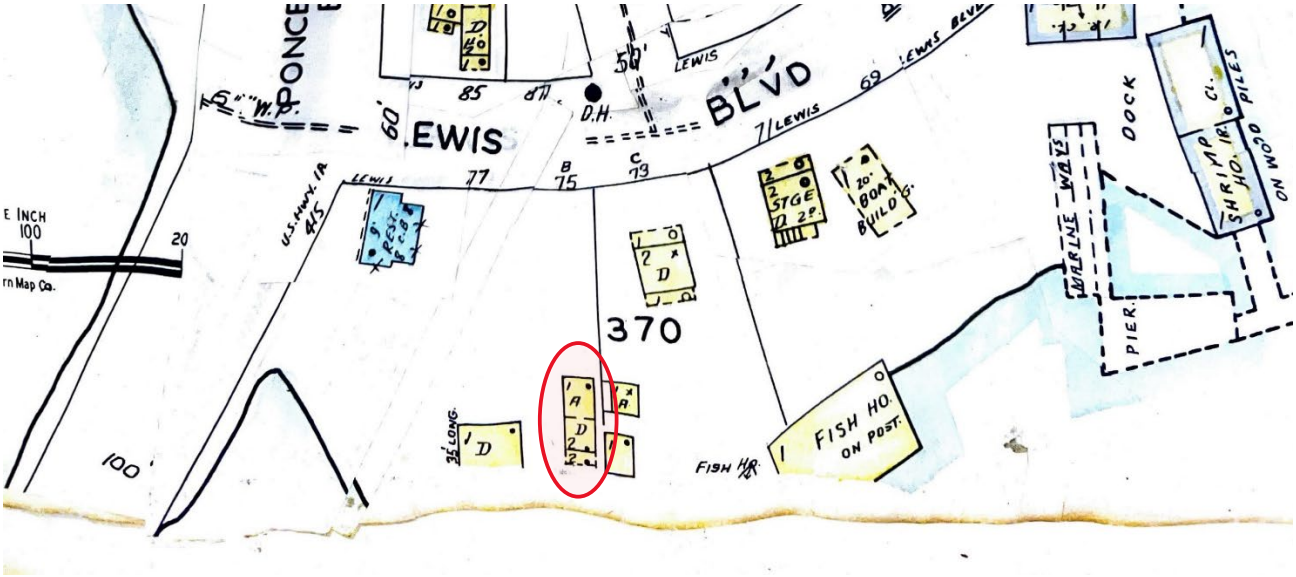

FREE


FREE

SANBORN MAPS
415 S. Ponce de Leon Boulevard



1924



1930 updated to 1965

415 S. Ponce de Leon Boulevard (c. 1910)
SAHS POLK CITY DIRECTORY RESEARCH

The property at 415 S. Ponce de Leon Boulevard was, prior to the existence of US-1, addressed 79, 75, and/or 77 Lewis Boulevard.

79 Lewis Boulevard

DATE(S)	NAME	SYMBOLS	PROFESSION
+1927	Almon L. Willmarth (wife: Luella)		Painter
1930	Almon L. Willmarth (wife: Luella M.)		Painter
1934	Almon L. Willmarth (wife: Mary)		Painter
1937	Almon L. Willmarth (wife: Mary)		Not Listed
1940	Almon L. Willmarth (wife: Mary)	(o)	Not Listed
# 1945	Jack L. Lopes (wife: Ana S.)	(o)	Fisherman

77 Lewis Boulevard

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1937	Guy F. Johnson (wife: Etta J.)		Carman, Florida East Coast Railway
1945	Harry Xynides (wife: Betsy E.)		Boat Builder
1949	Xynides Boat Yard Builders		
1955	Xynides Boat Yard		
# 1960	Vacant		

75 Lewis Boulevard

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1930	Vacant		
1934	Vacant		
1937	Vacant		
1940	Vacant		
1945	Anthony Sarris (wife: Xeni)	(o)	Sarris Brothers Boat Yard
1949	Anthony Sarris (wife: Xeni)	(o)	Sarris Brothers Boat Yard
1955	Anthony Sarris (wife: Xeni)	(o)	Sarris Boat Yard
1960	Anthony Sarris (wife: Xeni)	(o)	Not Listed
1964	Anthony Sarris (wife: Xeni)	(o)	Retired
1970	Anthony Sarris (wife: Xeni)	(o)	Retired
# 1975	Anthony Sarris (wife: Xeni)	(o)	Retired

\+ First entry found for this address
\# Last Entry Found for this address
(o) Owner

415 S. Ponce de Leon Boulevard

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1964	Fred's Drive In Restaurant		
1970	Fred's Drive In		
1975	B & B Drive-In		
1978-1980	Granny's Country Kitchen		
1984-1985	Granny's Country Kitchen		

Property Appraiser records indicate that the property currently addressed 415 S. Ponce de Leon Boulevard remained in the Sarris Family until 2021 when the current owner purchased the property.

\+ First entry found for this address
\# Last Entry Found for this address
(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0042 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Bart Piniaz
   Business (if applicable):
   Address: PO Box 270
   City: St Augustine State: FL Zip Code: 32085
   Daytime Telephone: 9045022610 E-Mail Address: bpiniaz@hotmail.com

2. NAME OF PROPERTY OWNER: Georgies Fresh Market LLC
   Business (if applicable):
   Address: 14 Cathedral Pl
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043775306 E-Mail Address: alcazarpool@gmail.com

3. PROJECT LOCATION: 415 S Ponce de Leon Blvd, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-15 WILDWOOD PARK LOT 2 (EX R/W OF RD 5 IN DB248/174) & ALL LOT 3 BLK G & PT OF UNSURVEYED SEC 19 IN DB260/19 OR5335/1996

5. SCOPE OF WORK: To demolish an outbuilding, constructed c. 1910, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Site Plan

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: 415 S Ponce de leon Blvd

Applicant's Name: Bart Piniaz Applicant's Signature: _____

Owner's Name: Georgies Fresh Market LLC Owner's Signature: _____

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

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

(Can add additional signature page if needed)

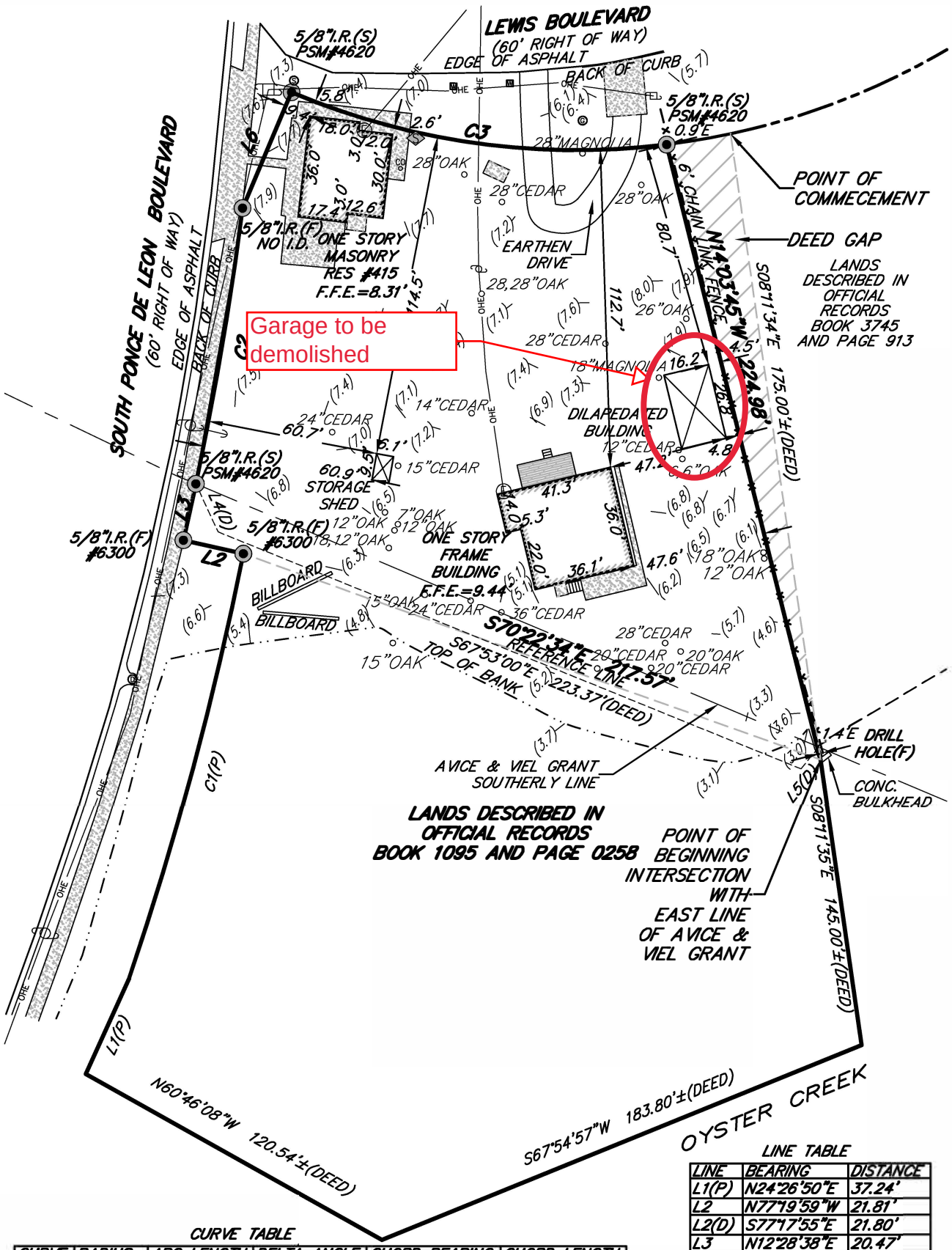
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received 7/9/24
Planning & Building Department

xx/xx/xx

MAP SHOWING SURVEY OF

CERTIFIED TO:
GEORGE CHRYSSAIDIS
BARWICK BANKING COMPANY
ESTATE TITLE OF ST. AUGUSTINWE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LOTS TWO (2) AND THREE (3) OF BLOCK O OF WILDWOOD PARK A SUBDIVISION IN THE SOUTHEAST PORTION OF THE AVICE AND VIEL GRANT IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. AND ALSO A PARCEL OF SUBMERGED LAND IN THE UNSURVEYED PART OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK G, WILDWOOD PARK SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 8° 11' 34" EAST 175 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE AVICE & VIEL GRANT, SECTION 39 TOWNSHIP 7 SOUTH, RANGE 30 EAST, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 8° 11' 35" EAST 145 FEET, MORE OR LESS, TO THE INTERSECTION WITH AN ESTABLISHED BULKHEAD LINE WHICH IS RECORDED IN MAP BOOK 10, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 67° 54' 57" WEST 138.8 FEET ALONG THE ESTABLISHED BULKHEAD LINE TO THE POINT WHERE THE ESTABLISHED BULKHEAD LINE CHANGES ITS DIRECTION FROM SOUTH 67° 54' 57" WEST TO SOUTH 29° 46' 44" WEST, THENCE NORTH 60° 46' 08" WEST 120.54 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5 AT STATE ROAD STATION 166+70.00; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, 195 FEET, MORE OR LESS, TO THE POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 JOGS 22 FEET WESTERLY AT STATE ROAD STATION 168+50; THENCE WESTERLY 22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT, SECTIO 39, TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 24° 53' EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT; THENCE SOUTH 67° 53' EAST 198 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE & VIEL GRANT; THENCE 39° 07' EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE VIEL GRANT TO THE POINT OF BEGINNING. CONTAINING 1.2 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(P)	1221.28'	156.42'	7°20'18"	N15°01'48"E	156.31'
C2	1199.28'	99.27'	4°44'33"	N09°37'00"E	99.24'
C3	260.00'	136.00'	29°58'12"	N82°03'54"W	134.45'
C3(P)	260.00'	136.00'	29°58'12"	N82°03'54"W	134.45'

LINE TABLE

LINE	BEARING	DISTANCE
L1(P)	N24°26'50"E	37.24'
L2	N77°19'59"W	21.81'
L2(D)	S77°17'55"E	21.80'
L3	N12°28'38"E	20.47'
L3(D)	N12°28'38"E	50.00'
L4(D)	S24°53'00"E	10.00'
L5(D)	N39°07'10"E	10.00'
L6	N22°55'10"E	44.62'

LEGEND

A/C	–	AIR CONDITIONER PAD	sq. ft.	–	SQUARE FEET
I.D.	–	IDENTIFICATION	R	–	RADIUS
N.A.V.D.	–	NORTH AMERICAN VERTICAL DATUM	Δ	–	DELTA
I.R.(F)	–	IRON ROD FOUND	L	–	ARC LENGTH
I.P.(F)	–	IRON PIPE FOUND	T	–	TANGENT
I.R.(S)	–	5/8" IRON ROD SET (PSM# 4620)	CD	–	CHORD DISTANCE
P.C.	–	POINT OF CURVATURE	CB	–	CHORD BEARING
P.T.	–	POINT OF TANGENCY		–	EXPOSED CONCRETE
Ⓦ	–	WELL		–	COVERED AREA
	–	WOOD POWER POLE	TYP.	–	TYPICAL
≠	–	DENOTES NOT TO SCALE	W	–	WATER METER
–OHE–	–	OVERHEAD ELECTRIC		–	CLEANOUT
CONC.	–	CONCRETE	Ⓢ	–	SANITARY MANHOLE
Ⓔ	–	ELECTRIC METER		–	SEWER VALVE
(D)	–	DEED BOOK		–	GUY ANCHOR
(P)	–	PLAT OF RECORD		–	CONCRETE POWER POLE
	–	TREE	Ⓖ	–	UNDERGROUND GAS
	–	WOOD DECK	Ⓓ	–	DRAINAGE MANHOLE

AREA =1.74 ± ACRES
OR 75,847 ±, sq. ft.

GRAPHIC SCALE
50 0 25 50
1"=50'

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

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

– According to the Federal Emergency Management Agency FIRM Map No: 125145–0314J effective date: 12/07/2018 , the property described hereon appears to lie in Zone AE7',AE8'
– Basis of bearing structure: REFER TO SURVEY
– Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21–0897	07/12/2021	1" = 50'	791/67	N.H.F.	R.J.B.

TYPE: BOUNDARY

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH#316
ST. AUGUSTINE, FLORIDA 32086
(904) 471–6877 FAX (904) 471–6876

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

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

Received 7/9/24
Planning & Building Department



Received 7/9/24
Planning & Building Department



Received 7/9/24
Planning & Building Department



Received 7/9/24
Planning & Building Department



Instr #2021086464 BK: 5335 PG: 1996, Filed & Recorded: 8/5/2021 9:16 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $8,750.00

Rec; $ 18.50 Doc: $8750.00
After Recording Return to;:
This Instrument Prepared by:
Marlene Lagasse ($1,250,000.00)
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):
119530-0000
File No.: 63716

WARRANTY DEED

This Warranty Deed, Made the 2nd day of August, 2021, by **PHILIP T. SARRIS, INDIVIDUALLY AND AS TRUSTEE OF THE SARRIS FAMILY TRUST AGREEMENT U/A/D JANUARY 23, 1995**, whose post office address is: 2385 FAIR OAKS ROAD DECATUR GA 30033

hereinafter called the "Grantor", to

GEORGIES FRESH MARKET LLC, a Florida Limited Liability Company, whose post office address is: 14 Cathedral Place, ST. Augustine FL 32084
hereinafter called the "Grantee".

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

SEE EXHIBIT "A" ATTACHED HERETO

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 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: _____
2A Printed Name: Gregory Vourloumis
3 Witness Signature: _____
3A Printed Name: Pat Rousseau

THE SARRIS FAMILY TRUST AGREEMENT U/A/D JANUARY 23, 1995
Philip T. Sarris
Philip T. Sarris, Trustee and as to his individual interest

State of GEORGIA
4 County of DeKalb

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31 day of July, 2021 by

PHILIP T. SARRIS, INDIVIDUALLY AND AS TRUSTEE OF THE SARRIS FAMILY TRUST AGREEMENT U/A/D JANUARY 23, 1995He/She/They is/are ☐ Personally Known OR ☑ Produced _____ as
Identification.

6 _____
Notary Public Signature (SEAL) 7+8
Printed Name: Gregory Vourloumis
My Commission Expires: 5/23/23

Gregory Vourloumis
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 05/23/2023

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)
6A

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS TWO (2) AND THREE (3) OF BLOCK "G" OF WILDWOOD PARK, A SUBDIVISION IN THE SOUTHEAST PORTION OF AVICE AND VIEL GRANT IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO:

A PORTION OF SUBMERGED LAND IN THE UNSURVEYED PART OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK "G", WILDWOOD PARK SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE SOUTH 8 DEGREES 11 MINUTES 34 SECONDS EAST 175 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE AVICE AND VIEL GRANT, SECTION 39, TOWNSHIP 7 SOUTH, RANGE 30 EAST, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 8 DEGREES 11 MINUTES 35 SECONDS EAST, 145 FEET MORE OR LESS, TO THE INTERSECTION WITH AN ESTABLISHED BULKHEAD LINE WHICH IS RECORDED IN MAP BOOK 10, PAGES 70 AND 71 OF PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 67 DEGREES 54 MINUTES 57 SECONDS WEST 183.8 FEET ALONG THE ESTABLISHED BULKHEAD LINE TO THE POINT WHERE THE ESTABLISHED BULKHEAD LINE CHANGES ITS DIRECTION FROM SOUTH 67 DEGREES 54 MINUTES 57 SECONDS WEST TO SOUTH 29 DEGREES 46 MINUTES 44 SECONDS WEST; THENCE NORTH 60 DEGREES 46 MINUTES 08 SECONDS WEST 120.54 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5 AT STATE ROAD STATION 166 + 70.00; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, 195 FEET, MORE OR LESS, TO THE POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 JOGS 22 FEET WESTERLY AT STATE ROAD STATION 168 + 50; THENCE WESTERLY 22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE AVICE AND VIEL GRANT, SECTION 39, TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 24 DEGREES 53 MINUTES EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE AND VIEL GRANT; THENCE SOUTH 67 DEGREES 53 MINUTES EAST 198 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE AND VIEL GRANT; THENCE NORTH 39 DEGREES 07 MINUTES EAST 10 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF THE AVICE AND VIEL GRANT TO THE POINT OF BEGINNING.

EXHIBIT

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	1195300000
Location Address	415 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Retail Stores S Ponce de Leon Blvd to SR312 (COM) (680.34)
Tax Description*	3-15 WILDWOOD PARK LOT 2 (EX R/W OF RD 5 IN DB248/174) & ALL LOT 3 BLK G & PT OF UNSURVEYED SEC 19 IN DB260/19 OR5335/1996 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	Wildwood Park, Map Of
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.500
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Georgies Fresh Market LLC 100%
Mailing Address	14 CATHEDRAL PL SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$147,043
Extra Features Value	$5,721
Total Land Value	$731,973
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$884,737**
Total Deferred	$0
Assessed Value	**$884,737**
Total Exemptions	$0
Taxable Value	**$884,737**

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	$141,552	$0	$731,973	$0	$0	$873,525	$873,525	$0	$873,525
2022	$123,147	$0	$864,480	$0	$0	$987,627	$987,627	$0	$987,627
2021	$62,273	$3,744	$518,032	$0	$0	$584,049	$584,049	$0	$584,049
2020	$63,979	$3,744	$518,032	$0	$0	$585,755	$559,976	$25,779	$559,976
2019	$58,424	$3,744	$518,032	$0	$0	$580,200	$509,069	$71,131	$509,069
2018	$61,048	$3,744	$518,032	$0	$0	$582,824	$462,790	$120,034	$462,790
2017	$41,751	$2,420	$518,032	$0	$0	$562,203	$420,718	$141,485	$420,718
2016	$41,751	$2,420	$518,032	$0	$0	$562,203	$382,471	$179,732	$382,471
2015	$41,751	$2,420	$518,032	$0	$0	$562,203	$347,701	$214,502	$347,701
2014	$39,296	$2,420	$274,376	$0	$0	$316,092	$316,092	$0	$316,092
2013	$39,296	$2,420	$274,376	$0	$0	$316,092	$316,092	$0	$316,092

Building Information

Building 1
Building Value $85,193
Year Built 1910
Actual Area 1556
Conditioned Area 1380
Use Single Family Residence
Style 01
Exterior Wall Cement Fiber

Roof Cover Cement Fiber Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

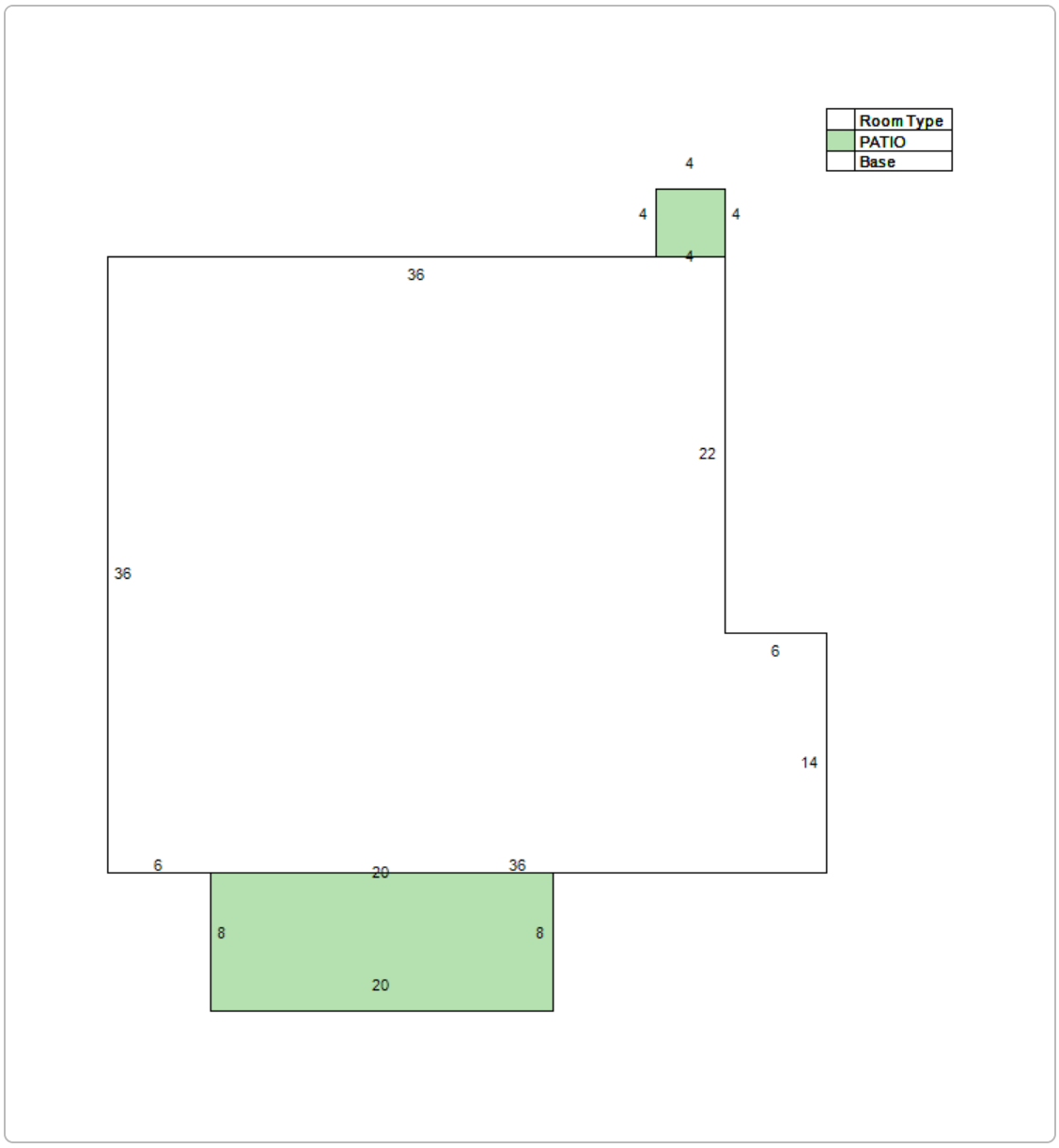
Description	Square Footage
BASE AREA	1380
PATIO/SLAB	160
PATIO/SLAB	16
Total SqFt	1556

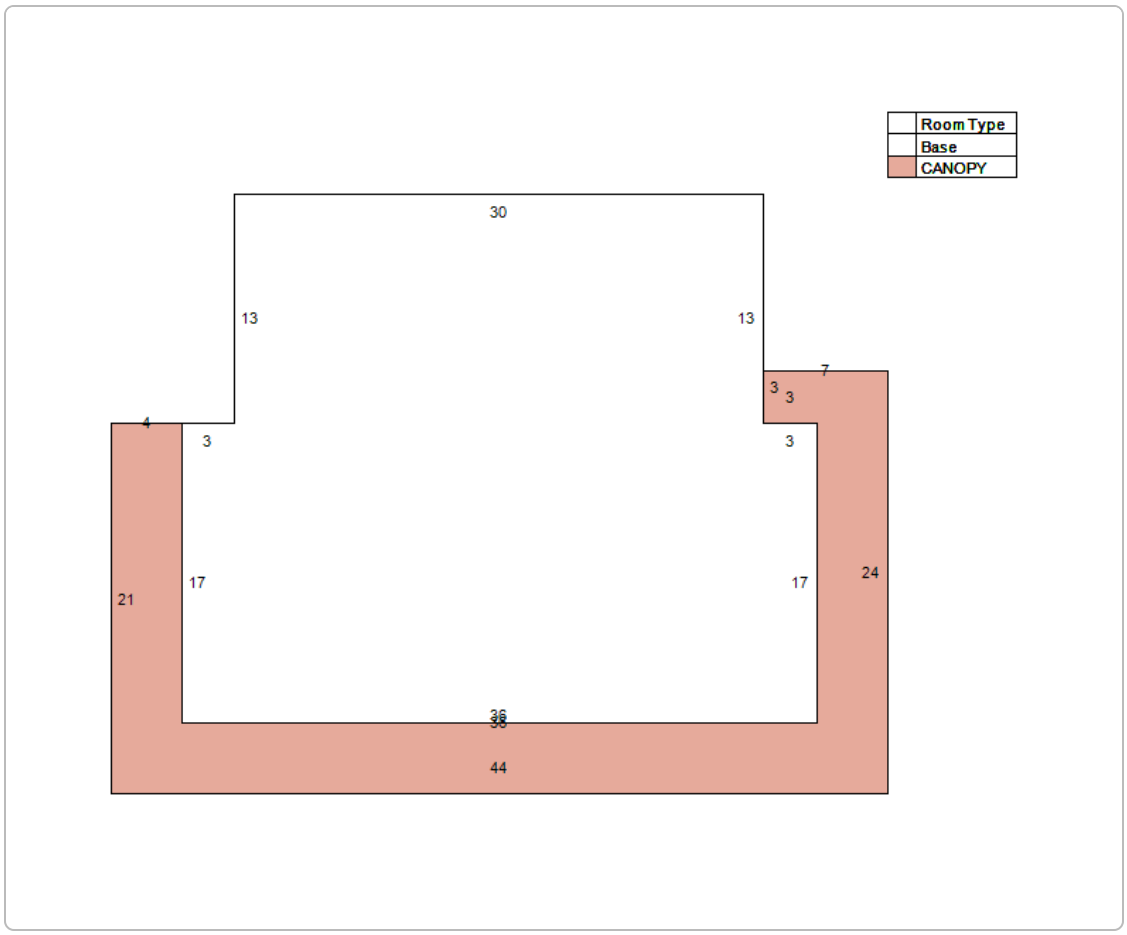
Building 2
Building Value $61,850
Year Built 1960
Actual Area 1335
Conditioned Area 1002
Use Stores (Retail)
Style 04
Exterior Wall Concrete Block

Roof Cover Built Up, Composite Shingle
Roof Structure Gable Hip
Interior Flooring Terrazzo
Interior Wall Minimum
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
UNFINISHED CANOPY	333
BASE AREA	1002
Total SqFt	1335

Sketch Information


Room Type
PATIO
Base
4
4
4
4
36
22
36
6
14
6
20
36
8
8
20



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		5721

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	36590.4	SF	$731,808
Marshes & Tidal Lands	0	0	0.66	AC	$165

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/5/2021	8/2/2021	$1,250,000.00	WARRANTY DEED	5335	1996	Q	I	SARRIS FAMILY TRUST AGREEMENT	GEORGIES FRESH MARKET LLC
	1/23/1995	$100.00	TRUSTEES DEED	1095	256	U	I	SARRIS STEVE	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	$100.00	TRUSTEES DEED	1095	253	U	I	ALLEN ELLEN	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	$100.00	TRUSTEES DEED	1095	250	U	I	SARRIS MINAS	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	$100.00	TRUSTEES DEED	1095	247	U	I	SARRIS GEORGE T	SARRIS FAMILY TRUST AGREEMENT
	1/23/1995	$100.00	TRUSTEES DEED	1095	244	U	I	SARRIS PHILIP	SARRIS FAMILY TRUST AGREEMENT
	12/14/1994	$0.00	PERSONAL REP	1087	332	U	I	SARRIS XENI ESTATE,BY PERS REP	SARRIS MINAS A ETAL
8/17/1960	8/5/1960	$0.00	TRUSTEES DEED	260	19	U	I	TIIF STATE OF FLORIDA	SARRIS ANTONIOS,XENI

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: 7/22/2024, 9:11:04 AM

Contact Us

Developed by
Schneider GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
GEORGIES FRESH MARKET LLC

Filing Information

Document Number	L21000312485
FEI/EIN Number	87-1586284
Date Filed	07/08/2021
State	FL
Status	ACTIVE

Principal Address

415 S PONCE DE LEON BLVD
ST AUGUSTINE, FL 32084

Mailing Address

14 CATHEDRAL PLACE
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

CHRYSSAIDIS, GEORGE
14 CATHEDRAL PLACE
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

CHRYSSAIDIS, GEORGE
14 CATHEDRAL PLACE
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	04/20/2023
2024	04/19/2024

Document Images

04/19/2024 -- ANNUAL REPORT View image in PDF format

04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
07/08/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Candice Seymour

From: Kimberly Nadolski <k.nadolski@trademarksignllc.com>
Sent: Thursday, August 8, 2024 12:03 PM
To: Candice Seymour
Subject: HARB Application for Appropriateness BOA 60 Cathedral Pl (TMS231104)

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Hello Candice
In regard to this project, we would like to request a continuance to September please. Our client is still working on their updated design package. Thank you.

Regards,
Kim Nadolski
Project Manager

M:619.415.3990
K.Nadolski@trademarksignllc.com

We Have Moved!!
Our new home is located at:
3370 SW 15th St.
Deerfield Beach, FL 33442

All shipments sent to the Florida location will need to be sent to this new address!

WE ARE NOW SERVICING CENTRAL FLORIDA!
Jacksonville, Daytona, Orlando, Kissimmee, Greater Tampa Area, Gainesville,
Ocala, Wildwood, The Villages, Crystal River, Clearwater, St Pete, Sarasota
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TRADEMARK

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Candice Seymour

From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Monday, August 5, 2024 4:24 PM
To: Candice Seymour
Cc: jason canningarch.com
Subject: St Augustine Cathedral Parish and Rectory Renovation (Pergola Aplication)

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Good Afternoon,

The client wants to obtain approval for the new Pergola design from their committee before submitting it to HARB for review.

We would like to request continuance to the September 18 meeting.

Thank you.

Best Regards, Kejsi.

Kejsi Bebri
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 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:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 18, 2024 meeting to allow the applicant time to address board questions and comments, redesign the rear access to the rooftop deck, and clarify the overall scope of work.
2. The applicant has submitted updated plans as detailed in the scope of work below. Items in red are modified or clarified from the original submittal.
3. The new rooftop deck proposed remains centrally located to minimize visibility but is now accessed from a revised dog-leg stair located on the south side of the second-story porch leading immediately to the deck. The overall parapet height of the building remains at 25' 4"; however, the rear second story porch roof has been increased to meet this overall height, further screening the deck and stair from Charlotte Street. 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. The applicant is proposing a composite material for the rooftop deck and stairs for longevity purposes, and because the feature's visibility from the rights-of-way will be limited.
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 match the original. More information is needed regarding the extent of masonry deterioration on the front façade with a clear indication of whether full reconstruction is necessary and, if so, how the reconstruction process will proceed. The applicant should indicate the proposed mortar mix for any repointing work to determine whether it will be appropriate for use with the historic masonry. 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:** The applicant has provided specifications for the proposed replacement doors. The new doors will match the existing ones in size and will be wood.
    c. **Replacement of existing windows**: Replacement windows proposed in the application are now wood 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. Consideration should be given to retaining and restoring the existing storefront window and door transom sashes 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. The existing railing will be replaced with a simplified baluster design increased in height to meet the Building Code. The Board determined, at the previous hearing, that the unique railing design is likely not an original feature of the building and a simple baluster design may be more appropriate for the architectural style of the building. The new porch roof is proposed to be modified slightly to correct the pitch for drainage and a gutter system will be added. The AGHP states that gutters are not appropriate on balcony roofs.

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 new rail interior to the proposed screens.
6. The existing broken concrete pad accessed from Charlotte Street is proposed to be replaced with new brick pavers to match Charlotte Street. No specifications were provided for the pavers, though they should be a clay brick paver in a traditional pattern such as running bond or basket weave. 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. 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. The applicant is proposing a metal garage door in a more appropriate design finished to appear as wood.
8. The AGHP also recommends screening of parking areas whenever possible. The applicant is proposing repair of the existing masonry wall along Charlotte Street with some changes along the south property line. A gate along Charlotte Street is proposed, either telescoping/sliding or accordion in operation. No definitive design was provided though a decorative metal style is proposed.
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. The applicant has indicated that all existing colors on the property are within the Colonial Revival pre-approved color palette which is typically appropriate for buildings in that style constructed between c.1830-1930. They request that the Board approve the continued use of varying colors from that palette.
12. This property is located within Archaeology Zone IB and ground disturbing activities will require archaeological review. An A-14 application should be submitted as soon as possible.

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. **APPROVE** the application if the Board finds that the proposed alterations to the building, as modified, meet the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
    a. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application.
    b. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,
2. **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 21' 3"
    b. Centrally located on roof
    c. Composite Deck Material with 42" composite guardrail to match design proposed for the porched
    d. Dog-leg stair along the south side of the rear porch for access
2. Repair/Reconstruct front façade:
    a. Restore exterior masonry
    b. Replace windows custom-built to replicate existing (wood material currently proposed)
    c. Replace front entry doors
        i. Wood material
        ii. Match existing dimensions
    d. Reconsruct second story covered balcony
        i. Cantilevered like original
        ii. Bring rail height up-to code with a simple wood baluster design
        iii. Replace roof with appropriate slope, Oyster Gray shingles, and new gutter system.
    e. Remove brick planters
3. Rear Building Modifications:
    a. Enclose second story rear porch with screening (structural screen enclosure with interior rail)
    b. Replace existing garage doors with new (aluminum with a wood-like finish)
    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 brick pavers to match the adjacent street
    b. Repair masonry wall along north property line
    c. Reconfigure wall along south property line
    d. New gate along Charlotte Street – No definitive design provided, though telescoping/sliding or accordion gates are proposed.
    e. Remove Decorative tablet along north property wall
5. Add new windows and infill existing door on the north elevation – wood material
6. Replace windows in existing openings with opaque glass on the south elevation – wood material

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.

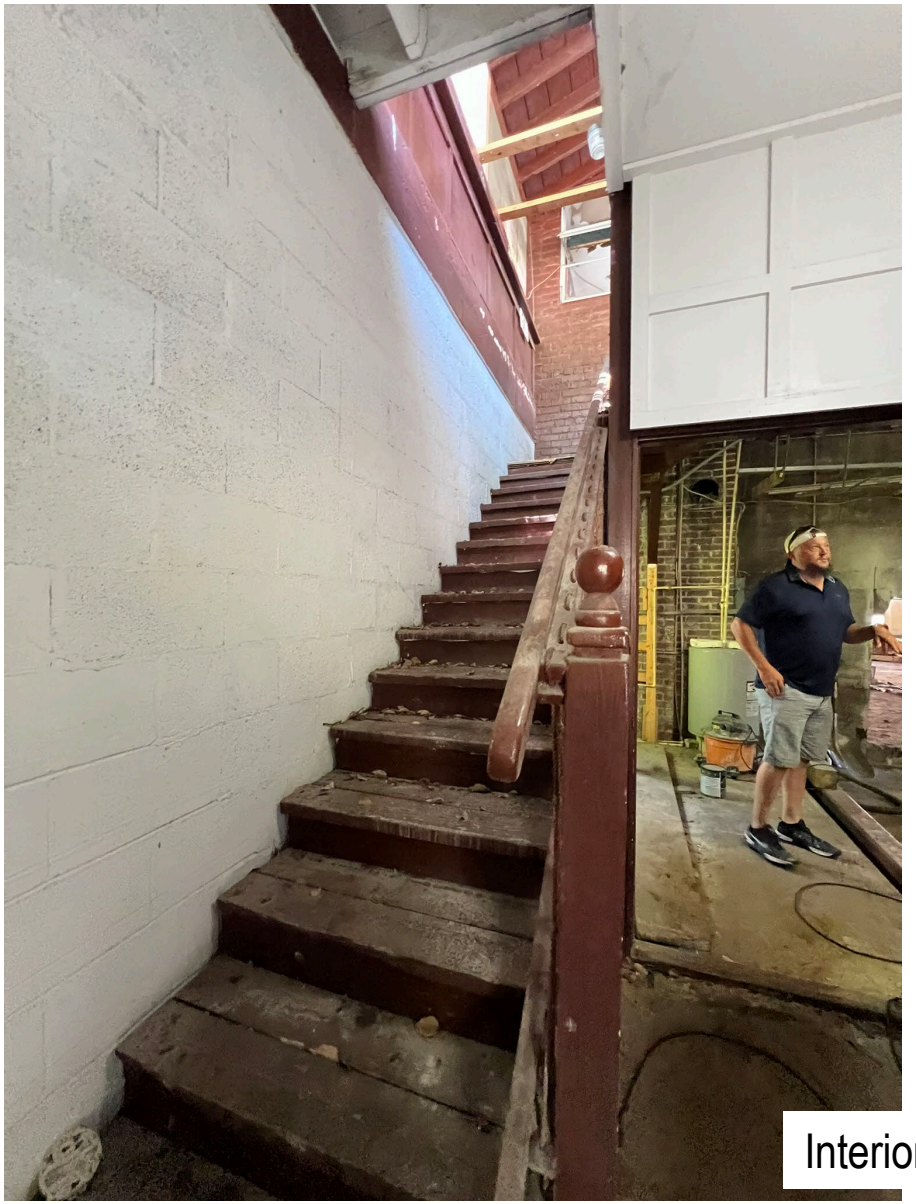
Staff Photographs
7 Aviles Street

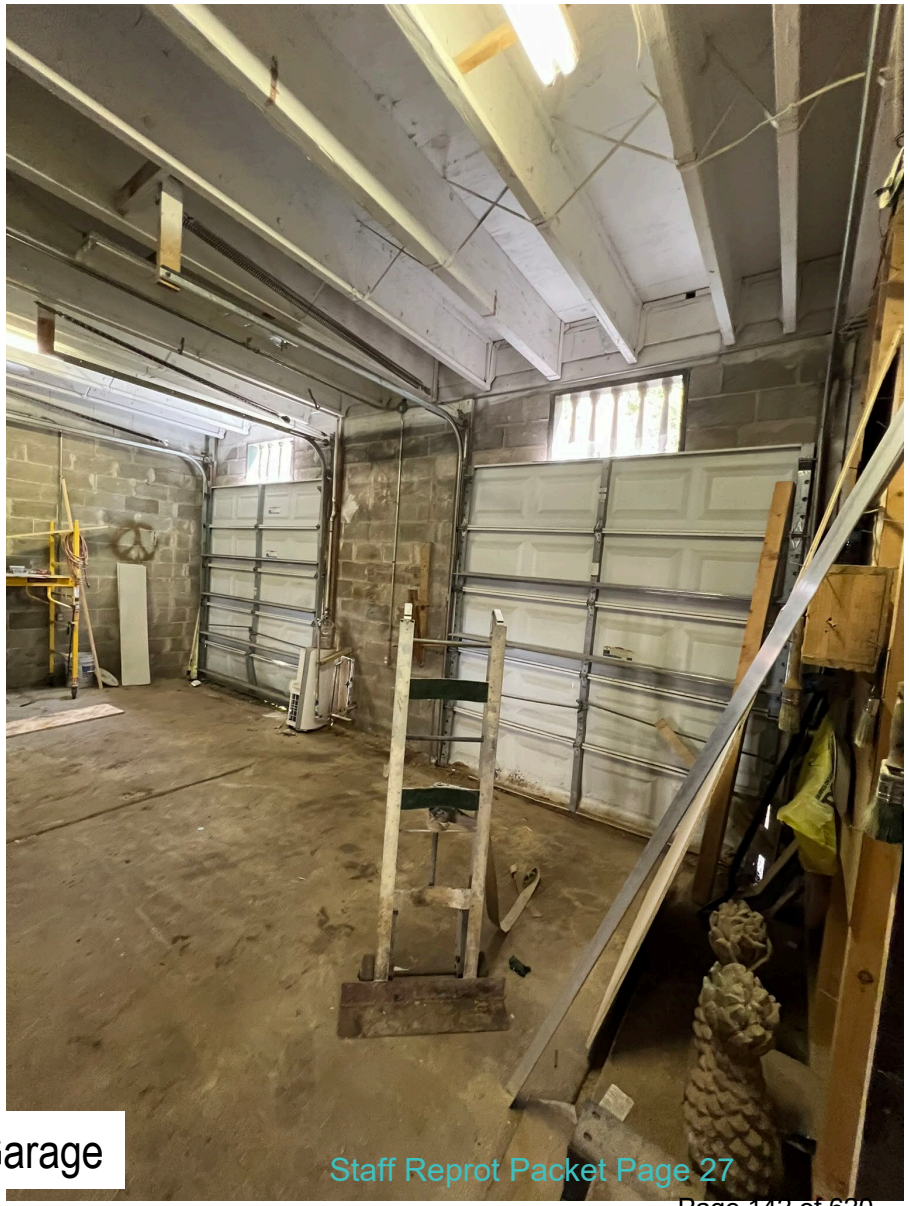




Masonry Wall details (off Charlotte Street)

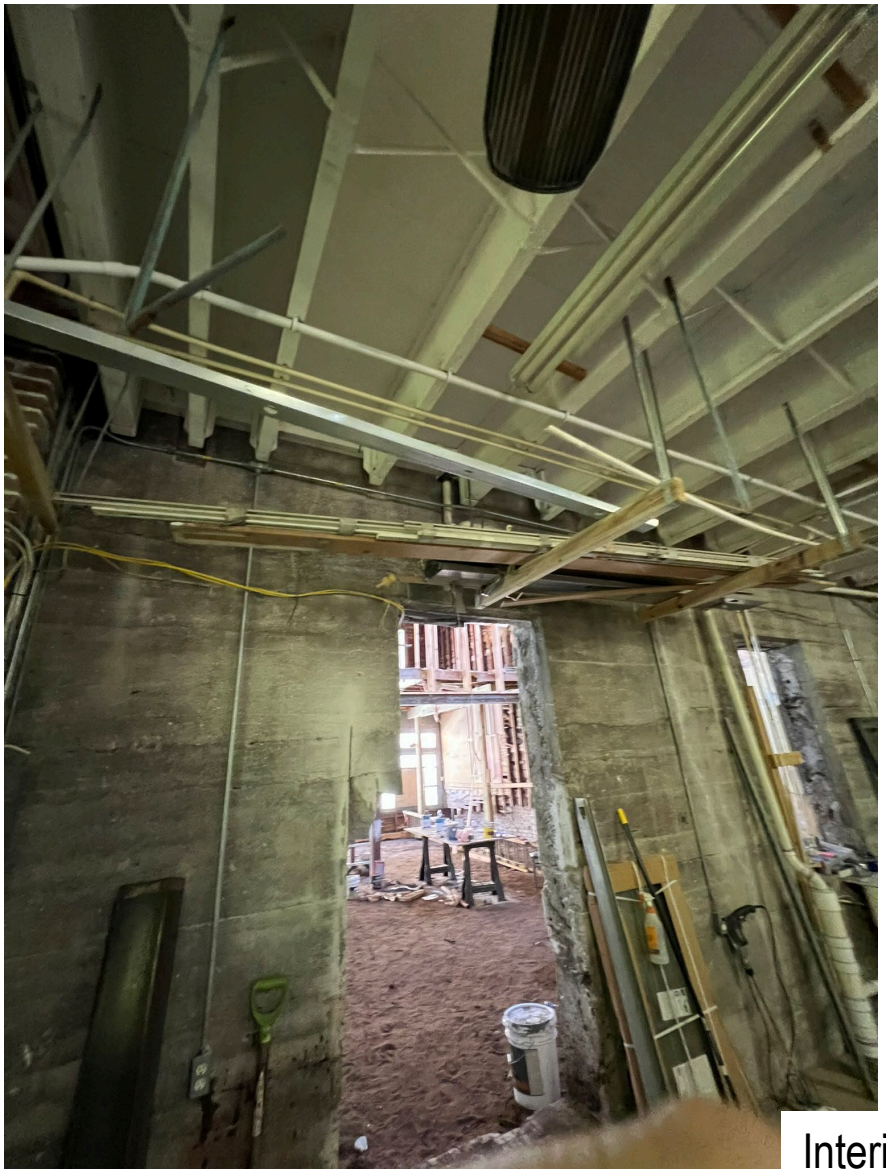
Staff Photographs
7 Aviles Street

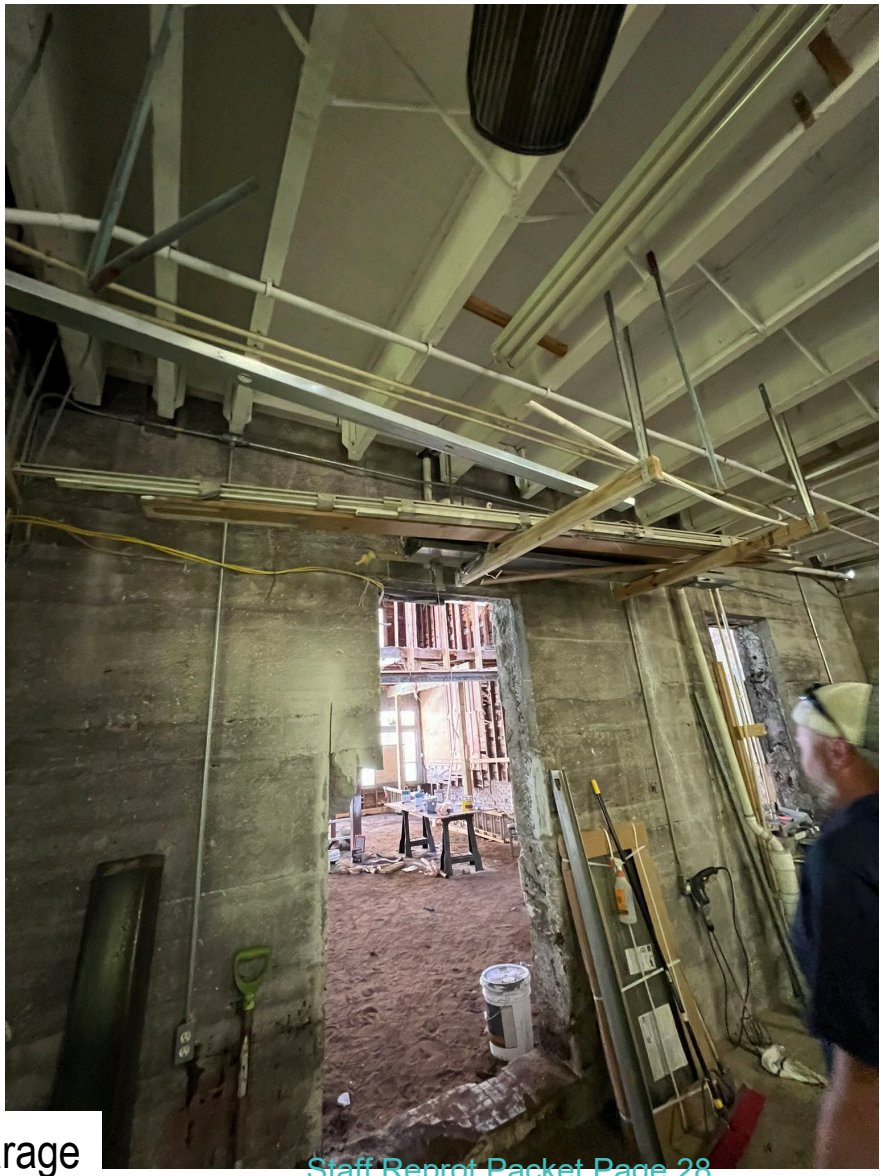




Interior, Garage

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.

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 to 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.

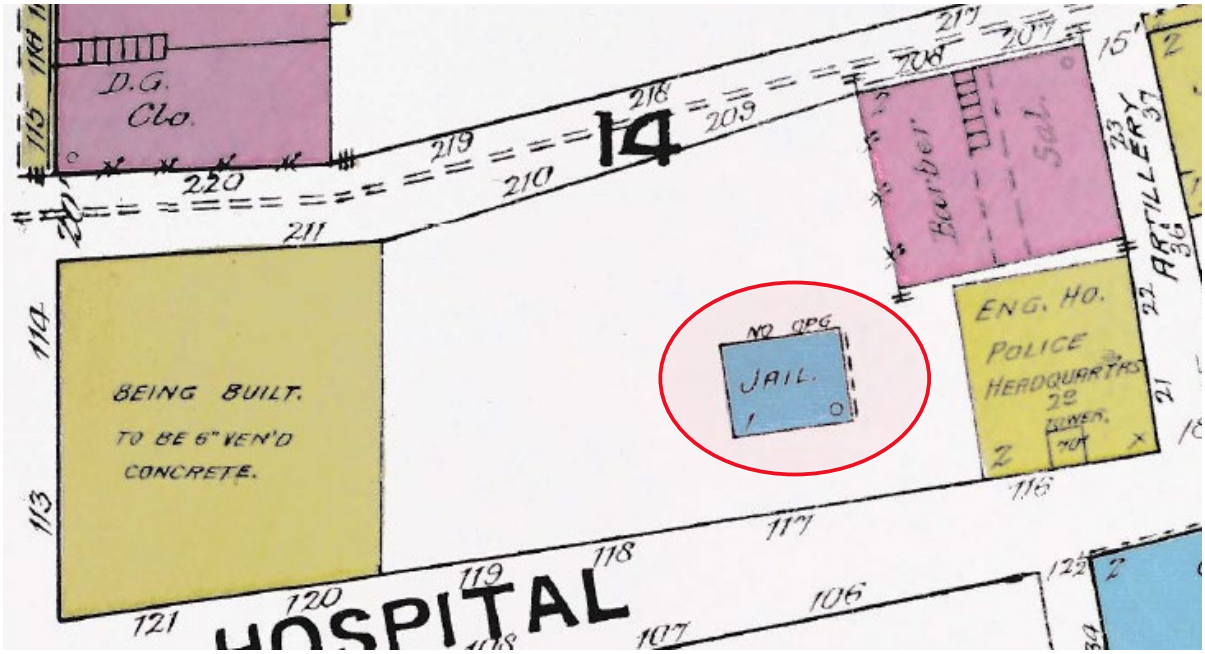
ARCHITECTURAL

[+1834 CLEMENTS "The New City Counsell (sic) house Lot]

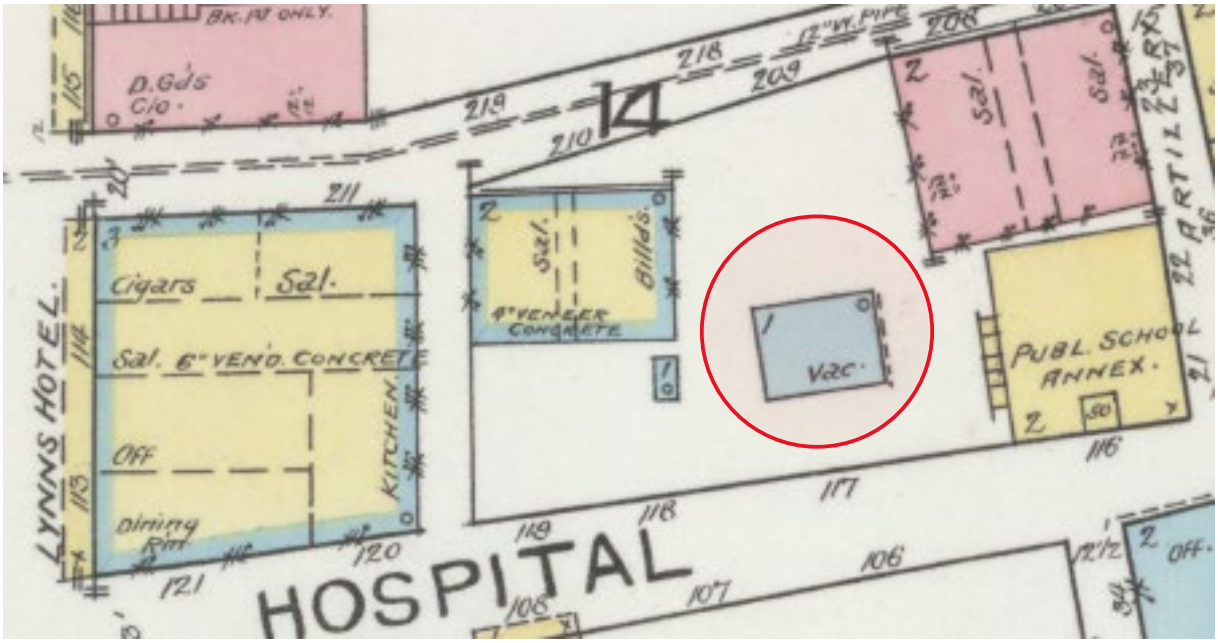
PHOTOGRAPHIC

OTHER

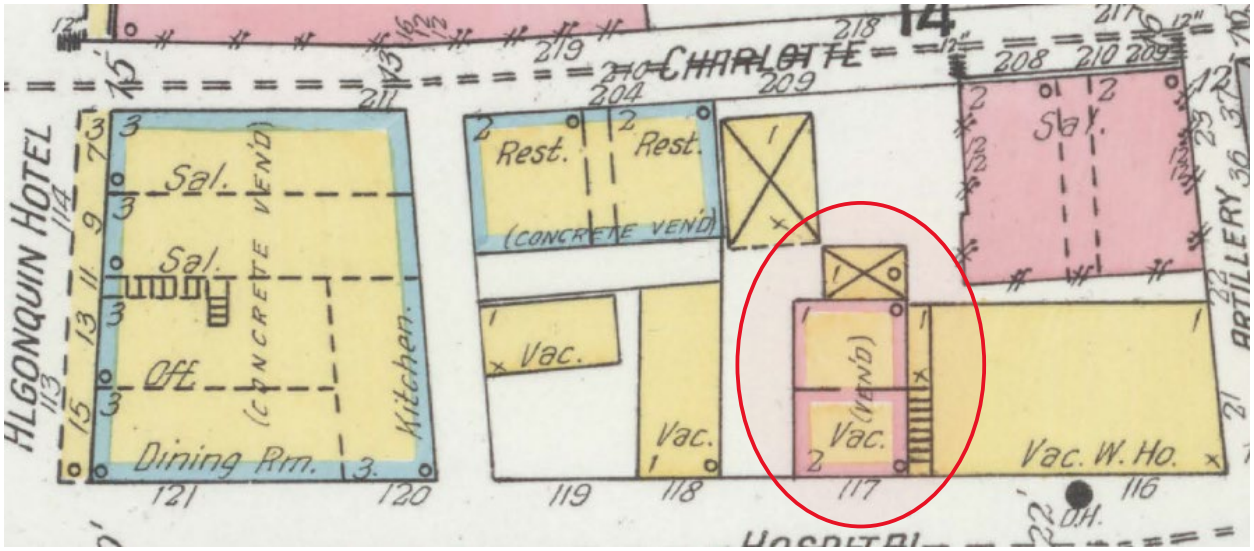



D.G.
Clo.
14
Barber
Sal.
ENG. HO.
POLICE
HEADQUARTERS
2d
FLOOR
JAIL.
NO GPG
BEING BUILT.
TO BE 6" VEN'D
CONCRETE.
ARTILLERY
HOSPITAL

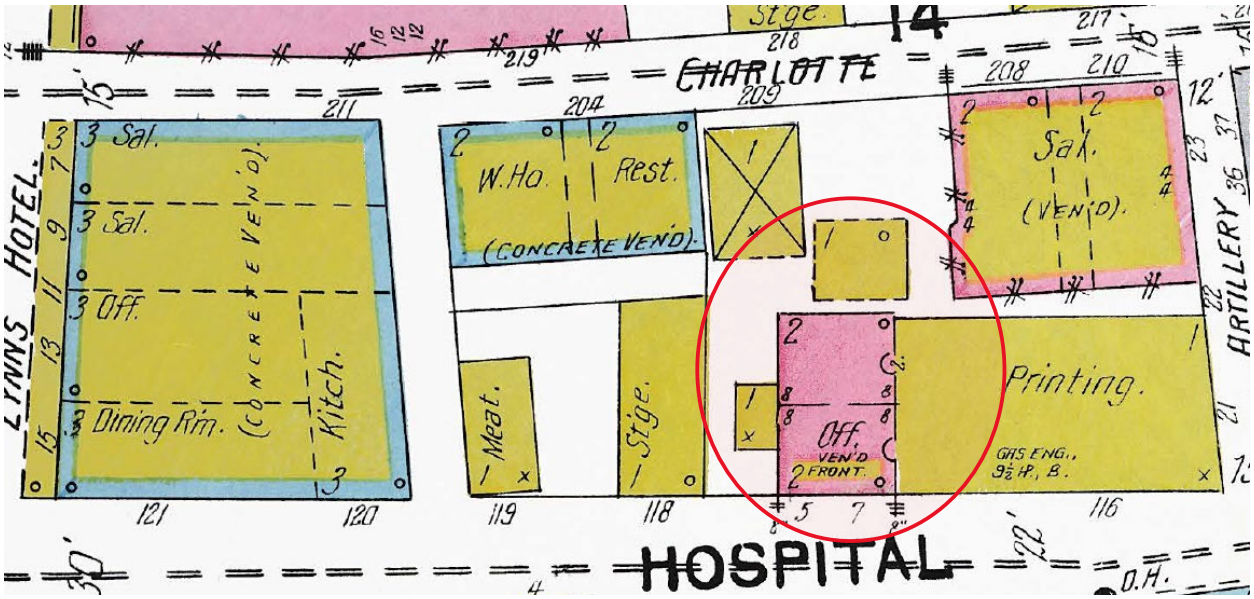
1888


BK. IN ONLY.
D.G's
C/O.
14
Sal.
Billds.
4" VENEER CONCRETE
Vac.
PUBL. SCHOOL
ANNEX.
LYNNS HOTEL.
Cigars
Sal.
Sal. 6" VEN'D CONCRETE
KITCHEN.
OFF
Dining Rm
ARTILLERY
HOSPITAL

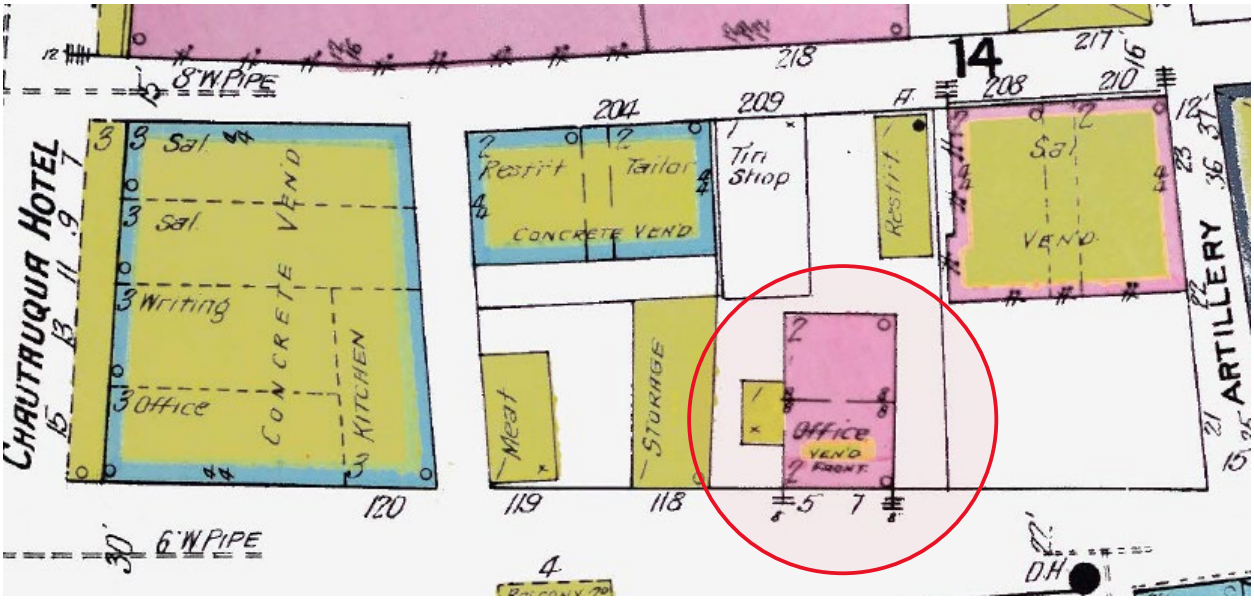
1893


ALGONQUIN HOTEL
CHARLOTTE
14
Sal.
Sal.
Off.
Dining Rm.
Kitchen.
(CONCRETE VEN'D)
Rest.
Rest.
(CONCRETE VEN'D)
Vac.
Vac.
Vac.
(VEN'D)
Sal.
Vac. W. Ho.
O.H.
ARTILLERY
121
120
119
118
117
116

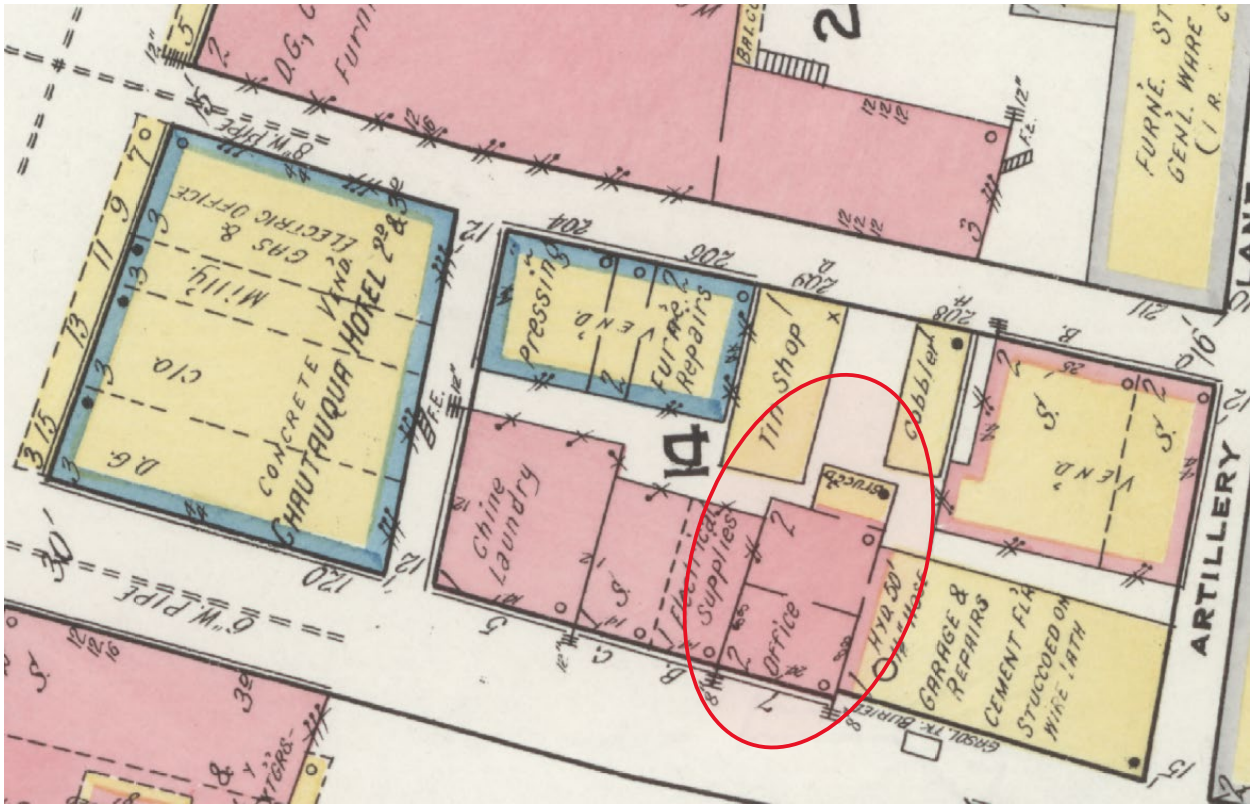
1899


LYNNS HOTEL
CHARLOTTE
14
Stge.
3 Sal.
3 Sal.
3 Off.
Dining Rm.
(CONCRETE VEN'D)
Kitch.
W. Ho.
Rest.
(CONCRETE VEN'D)
Meat.
Stge.
Off.
VEN'D
2 FRONT.
Sal.
(VEN'D).
Printing.
GAS ENG., 9½ H.P., B.
HOSPITAL
O.H.
ARTILLERY
121
120
119
118
116

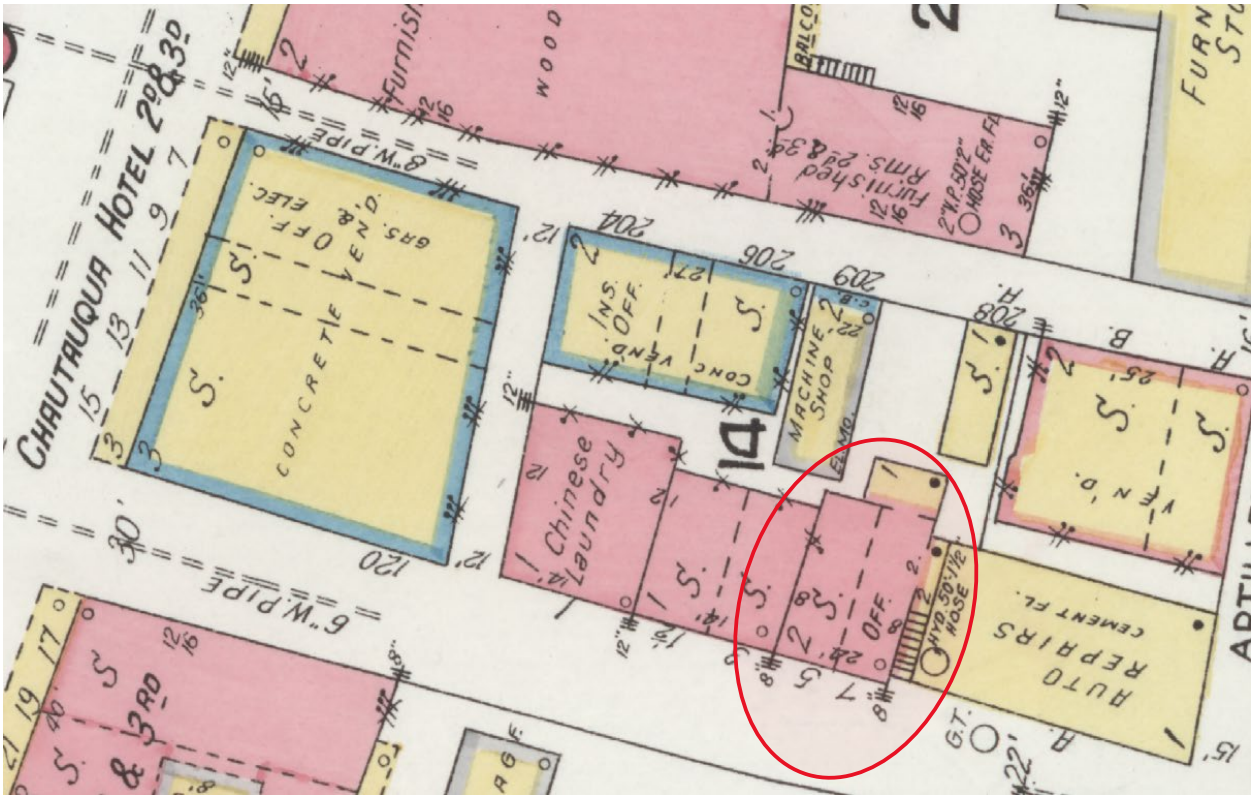
1904


CHAUTAUQUA HOTEL
8" W. PIPE
6" W. PIPE
ARTILLERY
Sal
Writing
Office
CONCRETE
KITCHEN
VEND
Restrt
Tailor
Tin Shop
CONCRETE VEND
Meat
STORAGE
Office
VEND
FRONT
VEND
14
218
217
204
209
208
210
120
119
118
4
OH

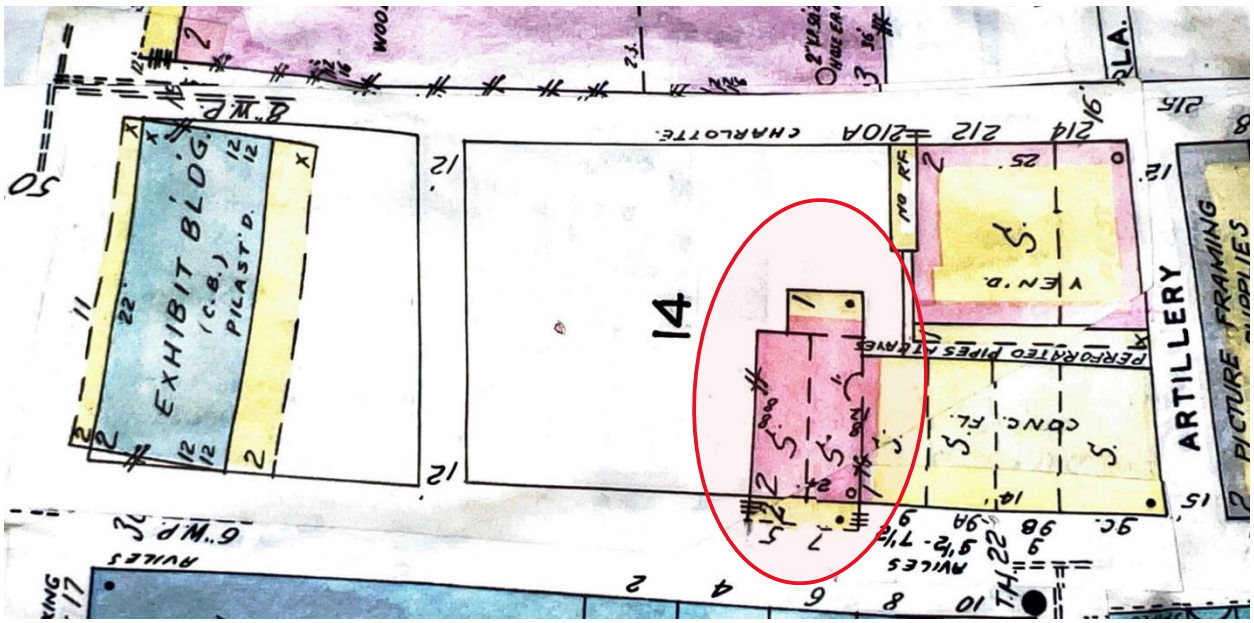
1910


CHAUTAUQUA HOTEL
CONCRETE
ELECTRIC OFFICE
GAS &
Writing
Office
pressing
Furniture Repairs
Tin Shop
Cobbler
Chine Laundry
Electrical Supplies
Office
GARAGE & REPAIRS
CEMENT FLR
STUCCOED ON WIRE LATH
ARTILLERY
FURNITURE
GEN'L WHSE
8" W. PIPE
6" W. PIPE
204
209
208
210
120
12
4

1917



1924



1930 updated to 1965

FOR THE AUGUST 15, 2024 HARB MEETING

COA HP2024-0035 – 7 Aviles Street

New Materials Provided by the Applicant

Received August 5, 2024
Planning and Building Department

PQH GROUP
FRANK M. RINGHOFER, AIA · JOSE M. PEREZ, CGC, AIA
ALDO MINOZZI-FERNANDEZ, AIA · RICARDO E. QUIÑONES, AIA
CHRISTOPHER L. KAYE, AIA · ROBERT D. HOENSHEL, AIA
ARCHITECTURE · INTERIORS · DESIGN BUILD SERVICES

Narrative August 5, 2024

Main Roof

TPO, Low Slope min. ¼ per foot but needs to work with existing conditions of front parapet and the elevation of the rear screen porch (i.e. 2nd floor).

The material is to be 80 mil thickness, with flashing up along the existing and new parapets. Terminated at the coping. Coping to be replaced with color to match wall color. Color of membrane to be gray, to still reduce heat gain, but also to reduce glare off roof in regards to the "roof platform." A gutter and downspouts (2) will be along the entire length of the east end to control storm water.

Front Balcony Roof

To match the existing to greatest possible extent, architectural shingles will be used. Timberline (HDZ) High-Definition, color to be Oyster Gray. Currently, roof isn't visible from street view, due to low pitch. Current does not meet proper slope for shingles, intent to increase slope to 4/12 to resolve. Currently no gutter or downspout.

The small roof/canopy over the rear door to the garage will be replaced entirely, with the same shingle as the front balcony.

Exterior Windows and Doors

All Aviles Street exterior windows and doors are to be fully replaced, with full wood units, matching to existing profiles, trims and styles. Existing glass is clear except transoms. Glazing is to remain clear but updated with impact, low E (insulated at windows). For consistency all glazing will remain clear. All hardware to be replaced with selected hardware, to match the original style and finish. Proposed Manufacturer: Marvin Windows can make these custom wood windows with a local supplier. But we request to reserve the right to use another manufacturer or fabricator.

The windows along the North and South sides which face other structures, will be replaced with wood. Currently they are jalousie operating windows. We will replace with single hung operating. This is more appropriate for the building style. It is suspected these were replaced in the 60's, with what was a popular style at the time.

The existing first floor window on the south side elevation and the existing main door on the north side elevation are both to be removed and infilled with masonry. Both are in the garage potion of the building and due to the proximity of the adjacent buildings, they are unusable and are a security risk. Plus the fact that they are 100% screened from any view, unless standing directly in front serve no purpose. The infill will match the existing brick.

The rear screen 2nd floor patio doors will be replaced. One with a fully operating French patio door with sidelights which access the interior lounge area. The one into the bedroom will be replaced with operating full height windows, matching in style and profile to the French patio doors. These elements will be wood as well.

The existing rear main door will be replaced with a wood style matching the front elevation doors, but will remain solid. The two existing garage doors are to be replaced with panel style doors to mimic carriage style doors (but not swinging). Material will be aluminum but a wood grain and color complementary to the balance of the building.

The screen balcony on the 2nd floor will be a structural insect screen (20x20 grade). A railing will be along the interior perimeter of the screen.

The rear yard will be completely repaved, all concrete will be removed and a portion of the walls along Charlotte Street (north side) will be removed to allow greater access to garage.

New brick pavers are to match the Charlotte Street brick to be installed throughout.

The existing wall along the north property line is to remain, but will be cleaned, repaired and repainted.

The wall to the south will be reconfigured partially, working around existing tree, to create better access and storage to reuse containers.

A new gate is proposed along Charlotte Street, as the area and grades are limiting, no swing gates are proposed. The gate proposed will be either telescoping/sliding or accordion in operation. A decorative metal in a style appropriate for historic St. Augustine.

Roof Patio (Widow's Walk)

Roof deck and picket railings will match in configuration to the front balcony but are to be composite material simulating wood as this is not visible from Aviles Street and is very limited from Charlotte Street, due to the exposure of Florida harsh climate. For longevity, maintenance on composite materials, which stimulates prefinished wood, meets the intent of HARB.

Access to the roof patio (Widow Walk) will be internal straight stair or ship ladder accessible from the 2nd floor rear balcony. The balcony screening and new parapet will screen the stair fully from Charlotte Street.

Also, in an effort to further screen the Widow's Walk, we are extending the parapet on the north side of the screen porch, which will further obstruct any view from Charlotte Street from the North.

Front Balcony

The front balcony is to be fully replaced. It is currently unsafe and is deteriorating rapidly due to long term exposure to Florida weather with little to no maintenance.

It will be fully replaced with wood, and painted with the modification to the front railing to have pickets (instead of the existing diamond pattern) and raising the height to 42” thus meeting existing codes.

The structure will be cantilevered from the interior second floor structure.

Exterior Colors

The intent is to maintain the existing color scheme, using the current HARB color pallet for Colonial Revival.

Main Masonry – yellow (SW 2865)

Doors, windows and trim – Renwick Fence Green (SW6194)

But we like to request the right to choose new colors from the same pallet for Colonial Revival.

Minimum changing the trim to classical white (SW2823)

Or

The main masonry to classical white with choosing either a combination of Blue (SW6227) or gray (SW2832)

All within the recommend color pallets in the guidelines.

Received August 5, 2024
Planning and Building Department



CLIENT:

ROOD VILLA

7 AVILES STREET

ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL 08/05/2024

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
08/05/2024
REVISION:

SEAL:

FRANK M. RINGHOFER, AIA

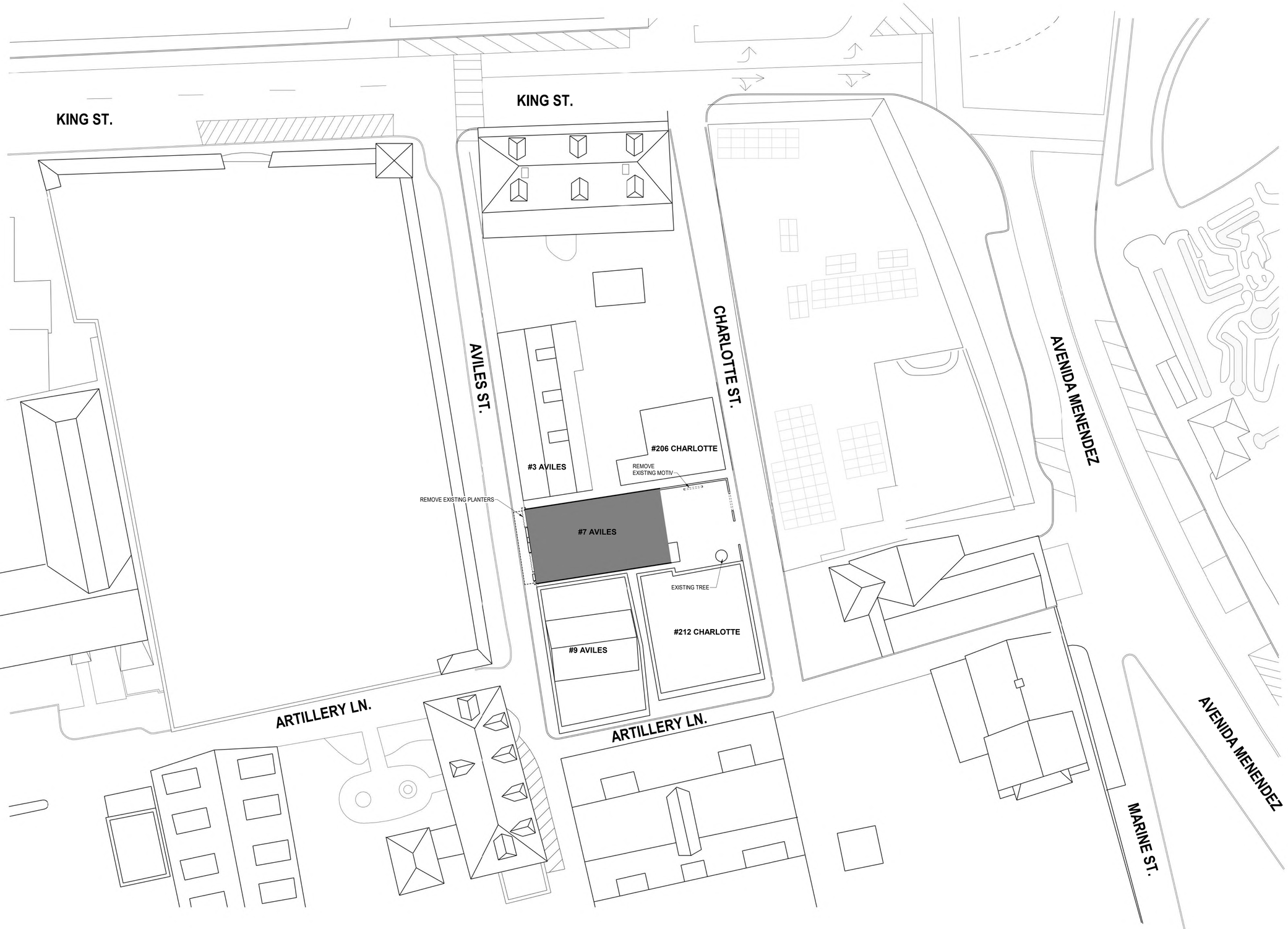
22048 7 AVILES ST

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ROOD VILLA
7 AVILES ST
ST. AUGUSTINE, FLORIDA 32084

PQH GROUP
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4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

Received August 5, 2024
Planning and Building Department



1 **EXISTING CONDITION/DEMO**
SCALE: 1" = 20'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

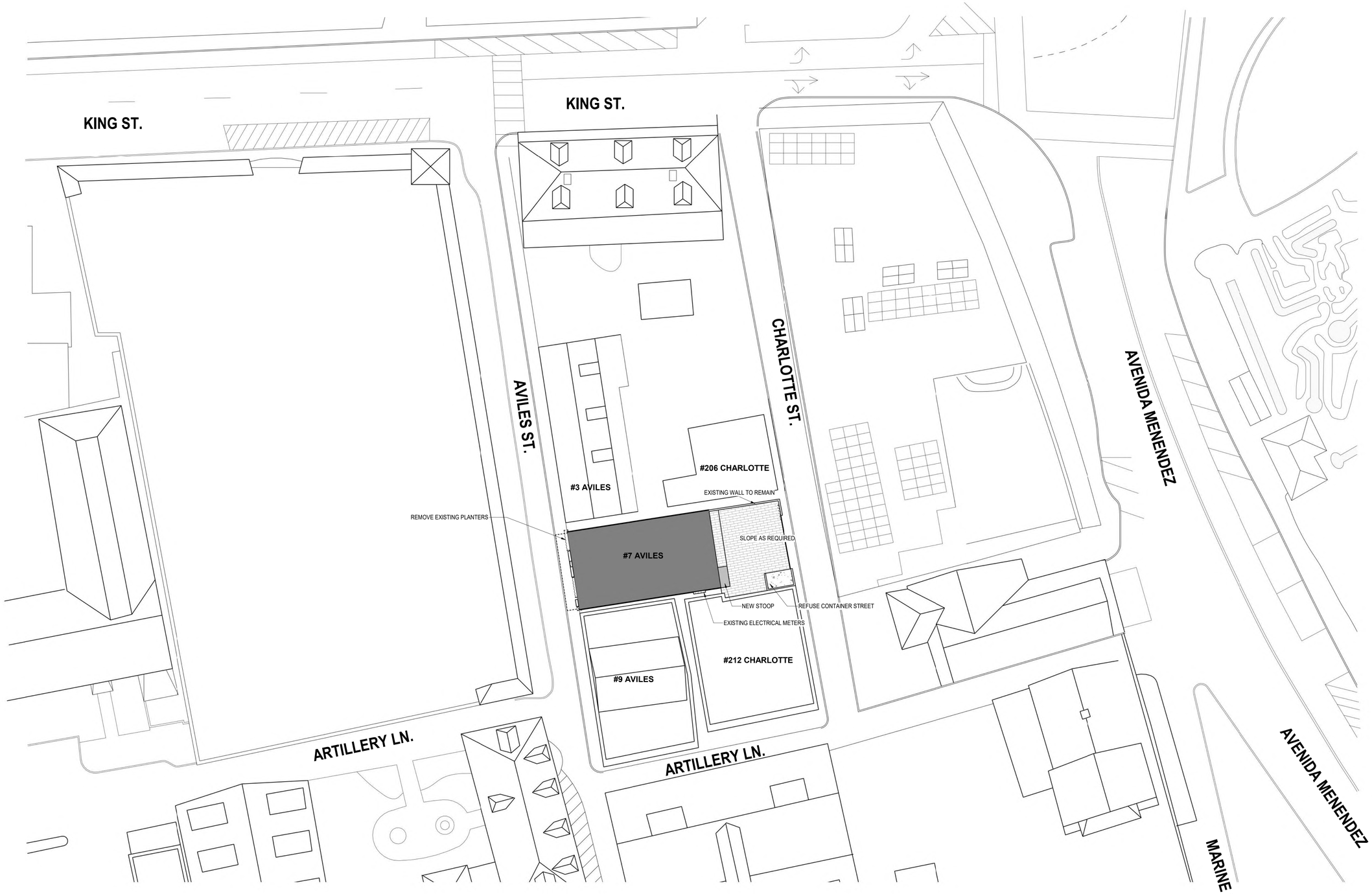
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CONDITION/DEMO

SHEET ID:
AS101

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Received August 5, 2024
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1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

ARCHITECTURAL SITE PLAN

SHEET ID:
AS102

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Received August 5, 2024
Planning and Building Department

AVILES ST.

#3 AVILES

#206 CHARLOTTE

CHARLOTTE ST.

EXISTING WALL TO REMAIN

REMOVE EXISTING PLANTERS

SLOPE AS REQUIRED

#7 AVILES

NEW STOOP

REFUSE CONTAINER STREET

EXISTING ELECTRICAL METERS

#212 CHARLOTTE

#9 AVILES

N

1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

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7 AVILES ST
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ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

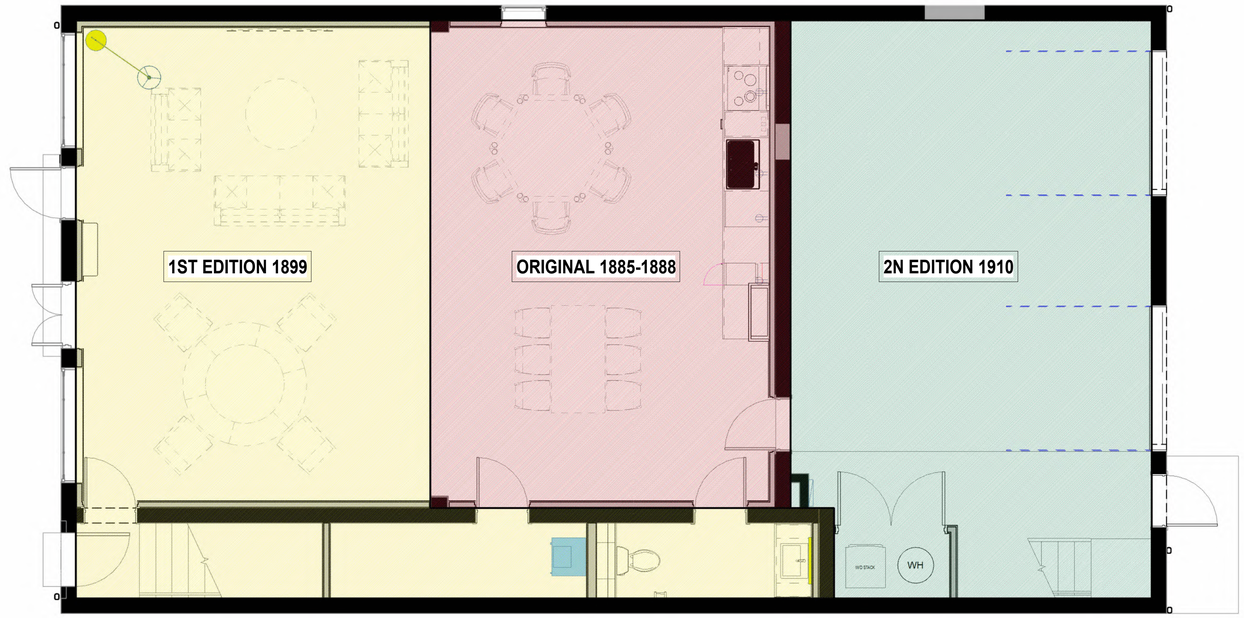
ARCHITECTURAL SITE PLAN

SHEET ID:
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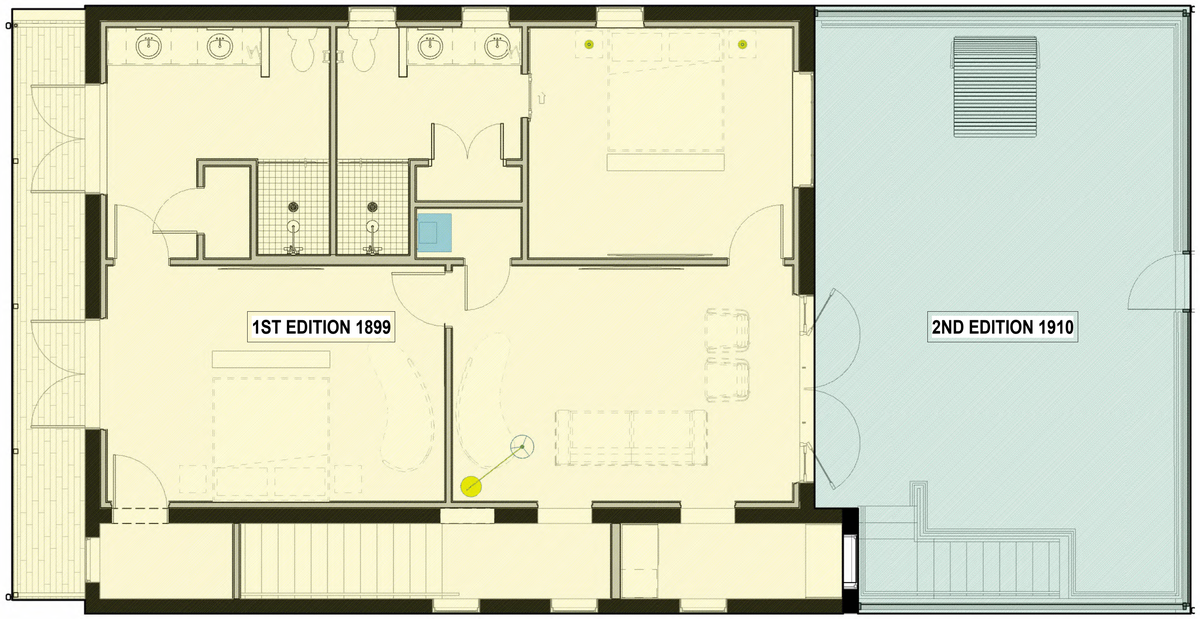
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1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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

CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910

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OVERALL PLANS
CONSTRUCTION PERIOD

SHEET ID:
A112

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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.
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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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

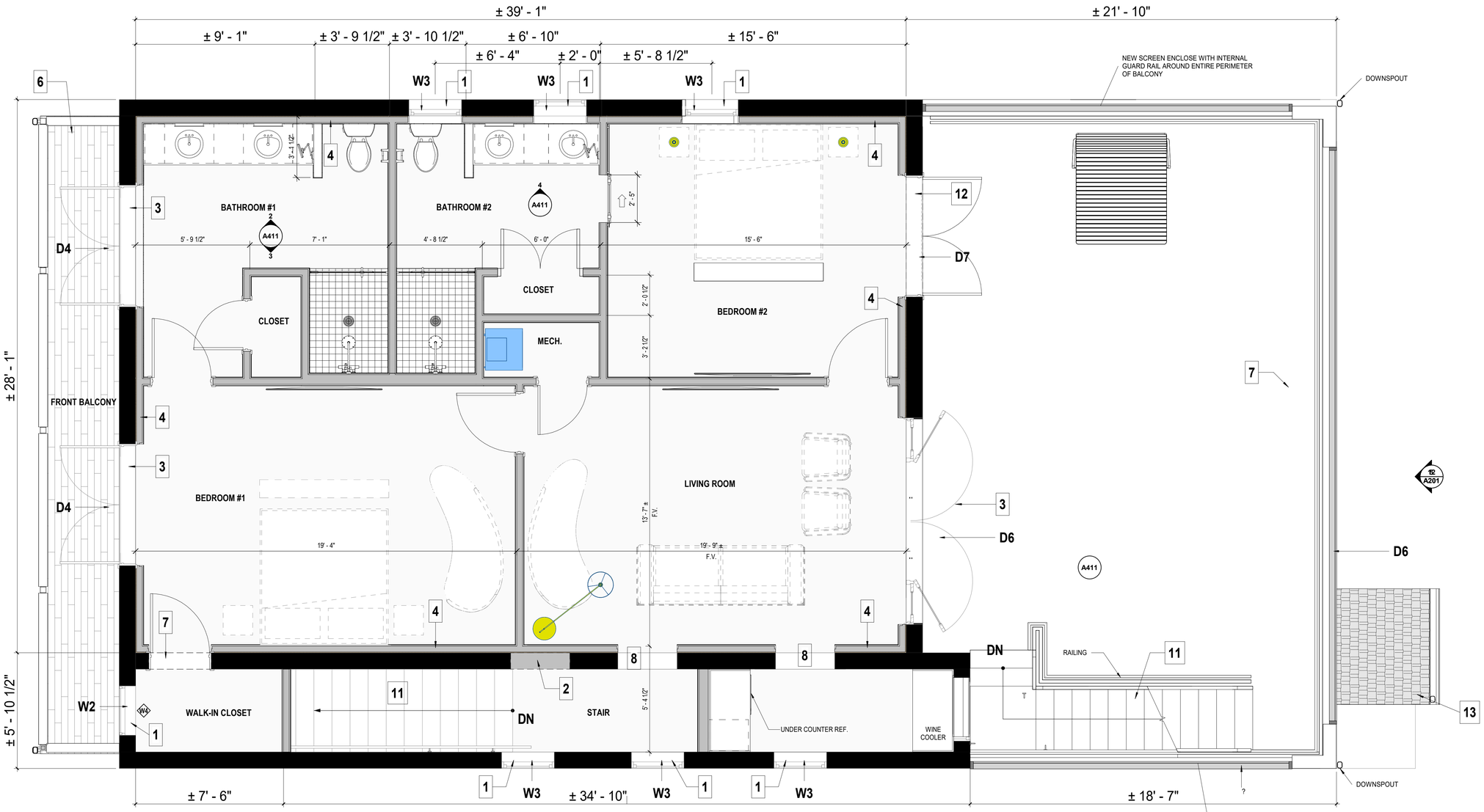
— KEYNOTE NUMBER IDENTIFIER

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"

N

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OVERALL 2ND FLOOR PLAN
PROPOSED

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A111

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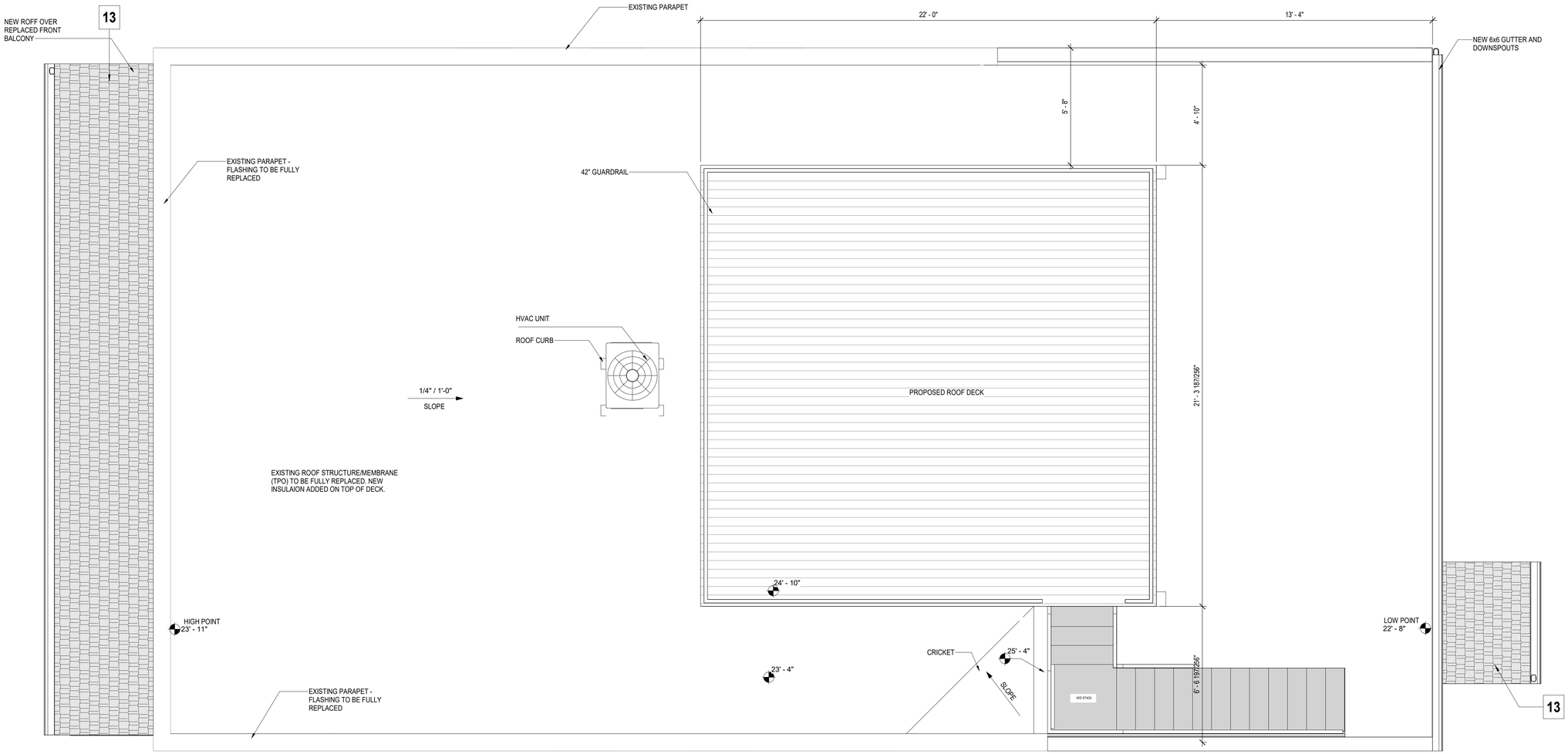
FLOOR PLAN GENERAL NOTES
A. ALL PARTITIONS 2X4 WD U.O.N.
B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND 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"

N

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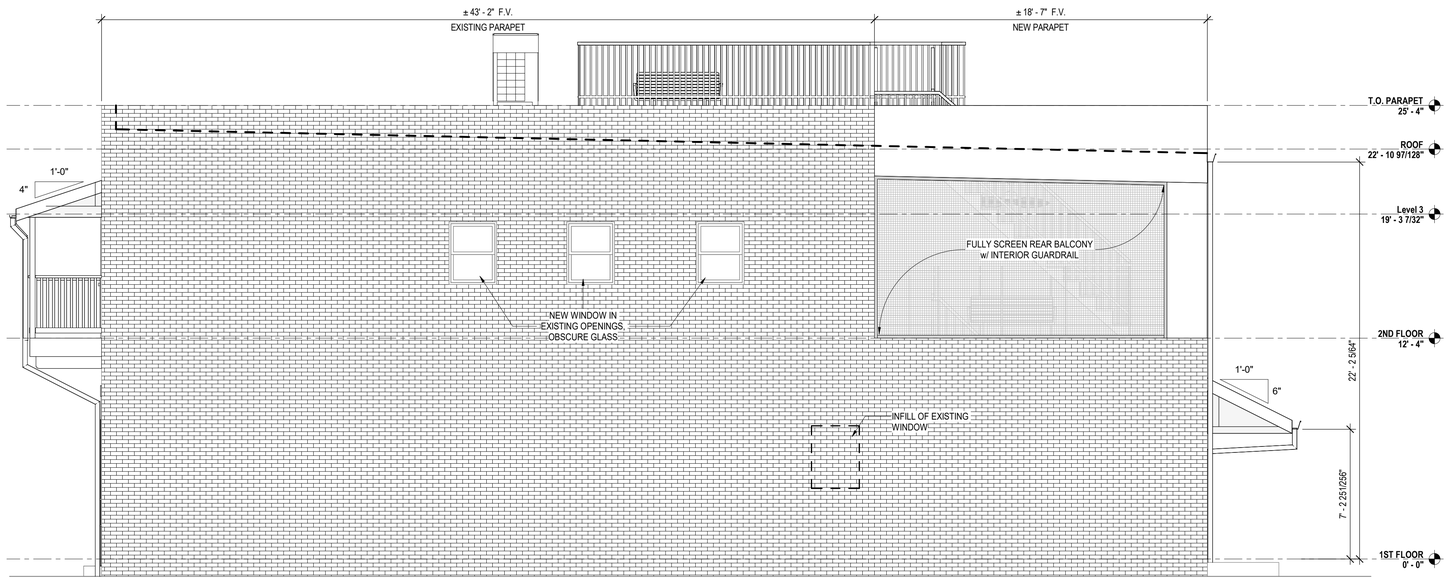
OVERALL ROOF PLAN

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A190

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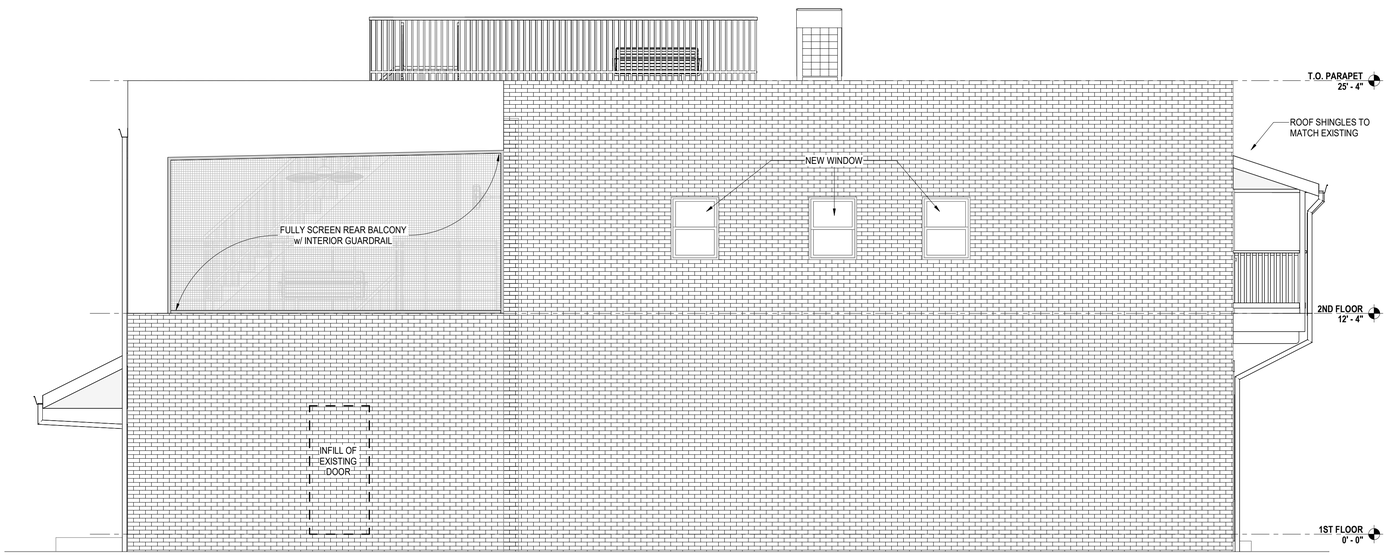
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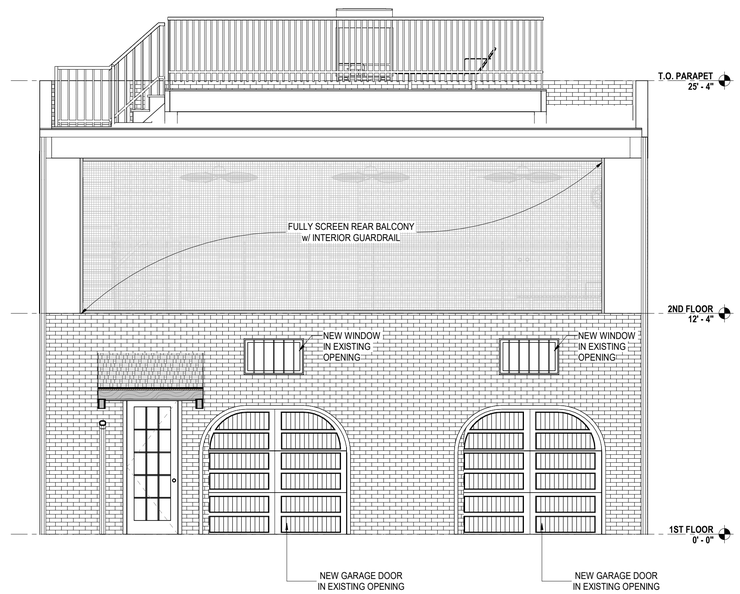
1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



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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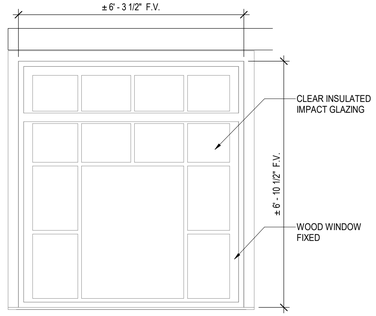
EXTERIOR ELEVATIONS

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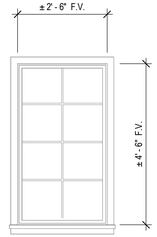
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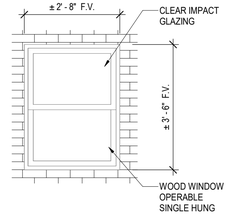
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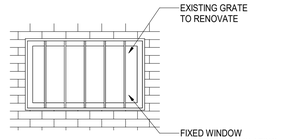
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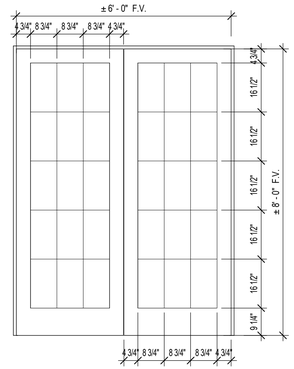
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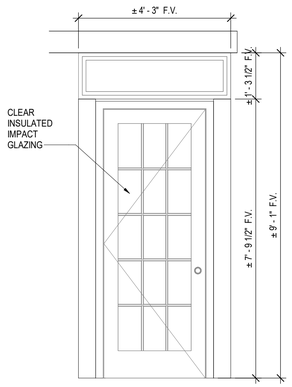
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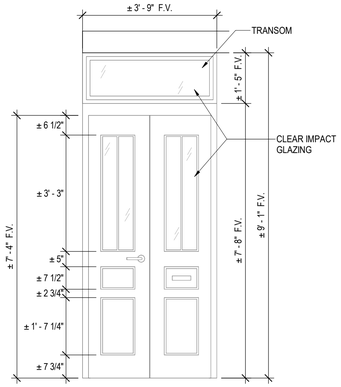
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SCALE: 1/2" = 1'-0"



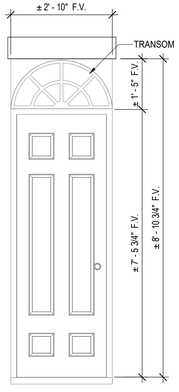
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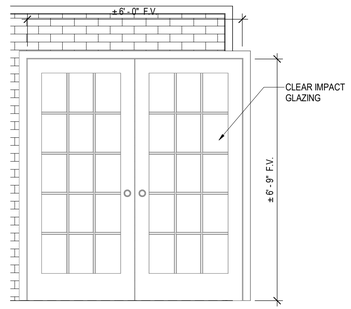
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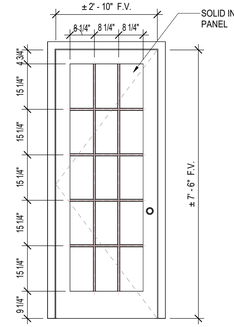
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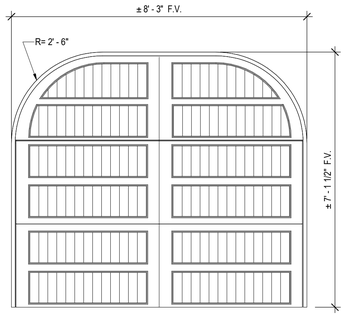
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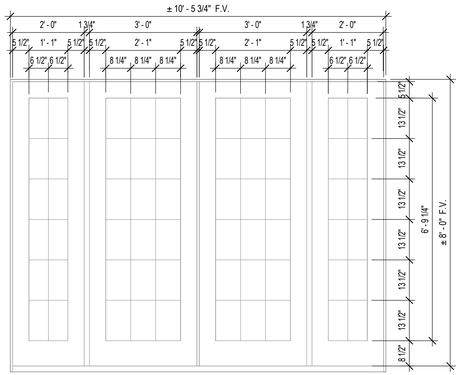
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SCALE: 1/2" = 1'-0"



10 D5
SCALE: 1/2" = 1'-0"



11 D6
SCALE: 1/2" = 1'-0"



12 D7
SCALE: 1/2" = 1'-0"

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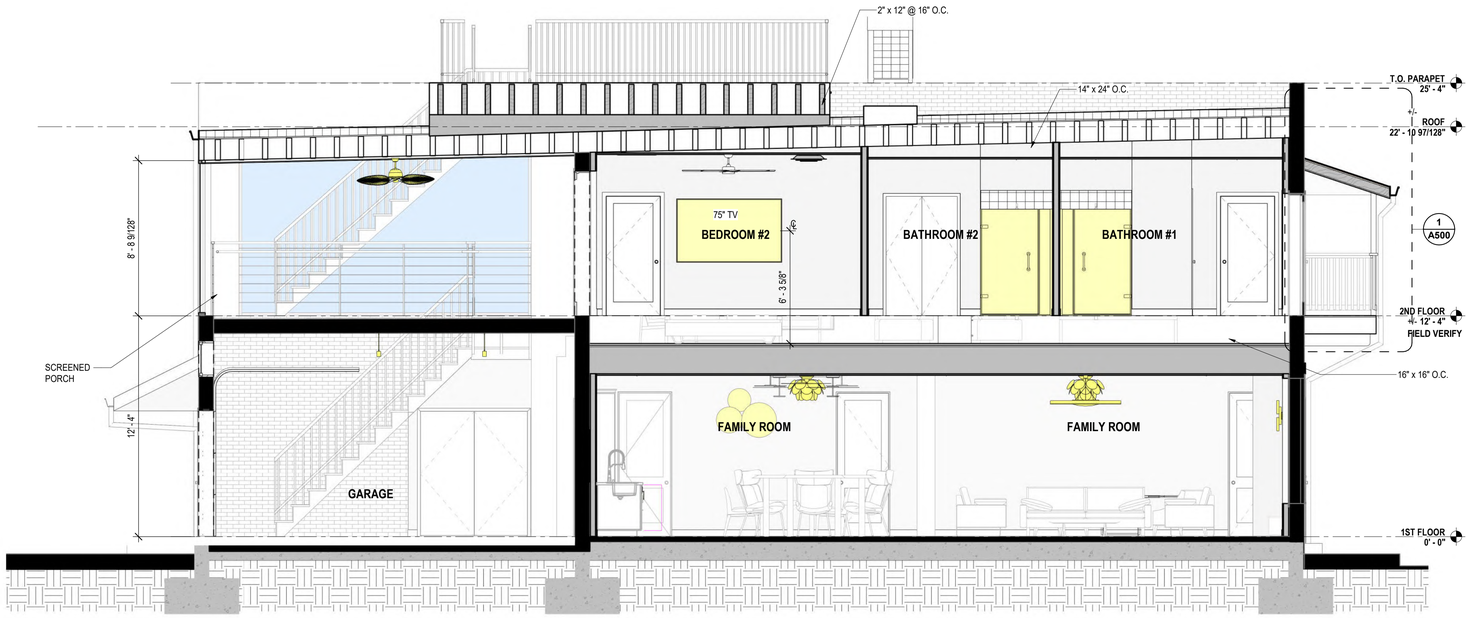
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A201

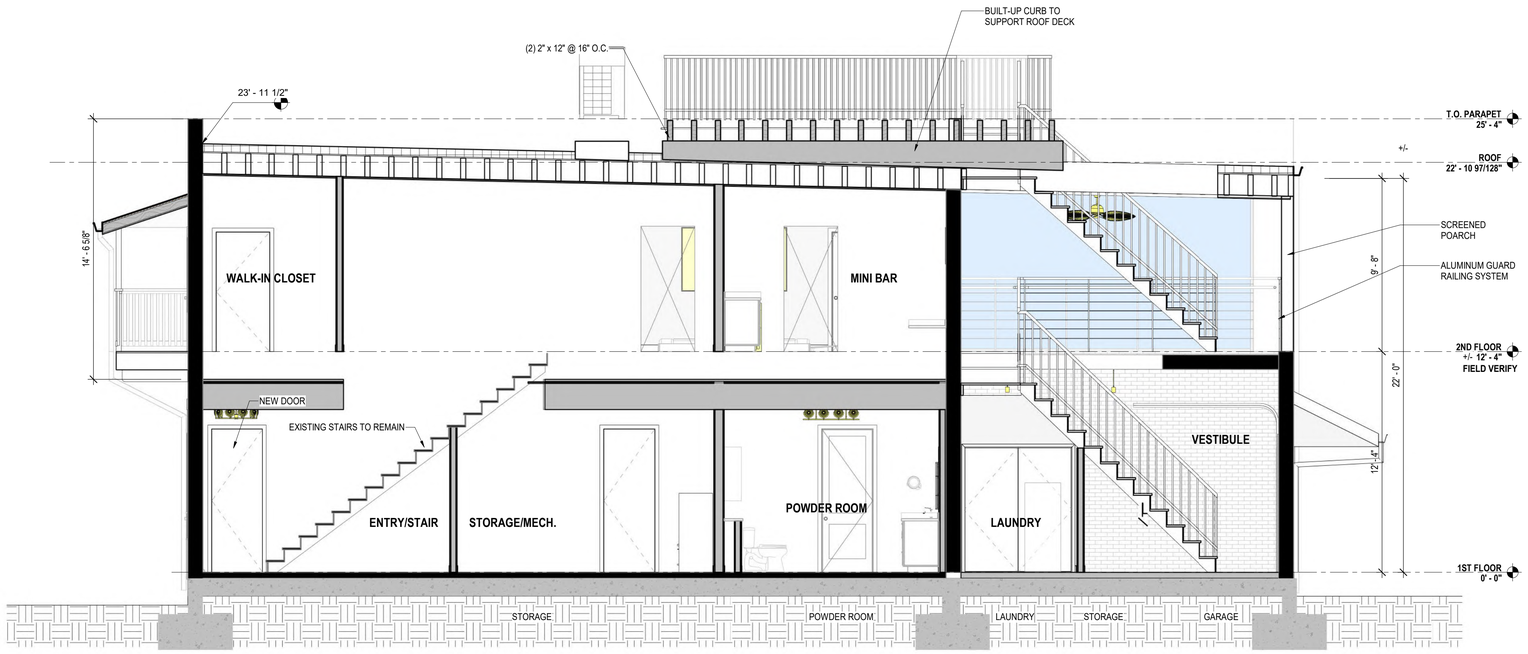
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1 **BUILDING SECTION LOOKING SOUTH**
SCALE: 1/4" = 1'-0"



3 **BUILDING SECTION LOOKING NORTH**
SCALE: 1/4" = 1'-0"

N

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BUILDING SECTION

SHEET ID:
A300

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1 BUILDING SECTION LOOKING SOUTH

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

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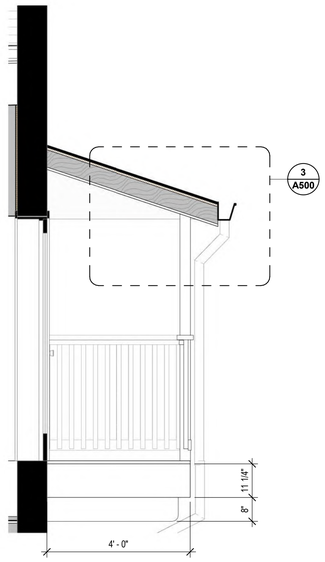
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A301

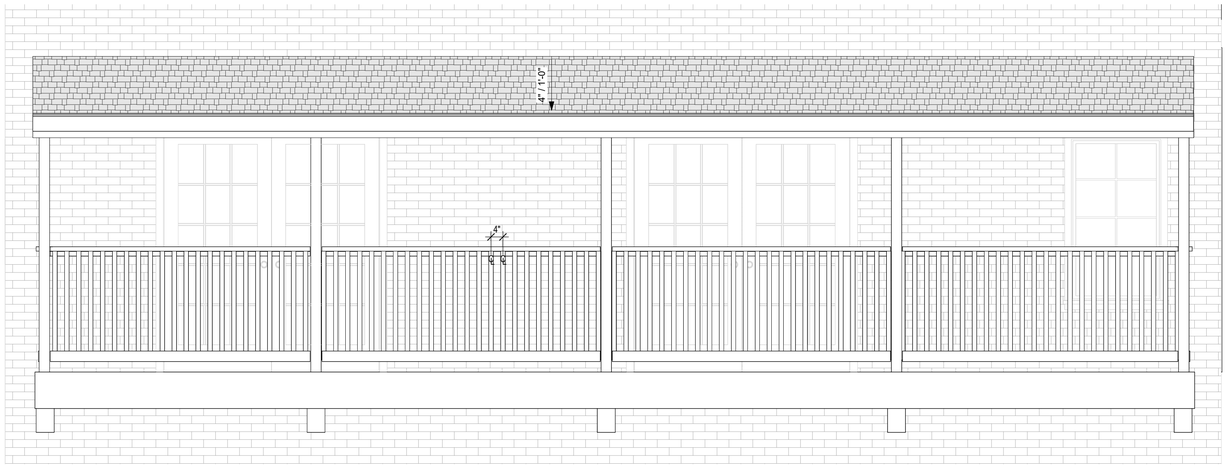
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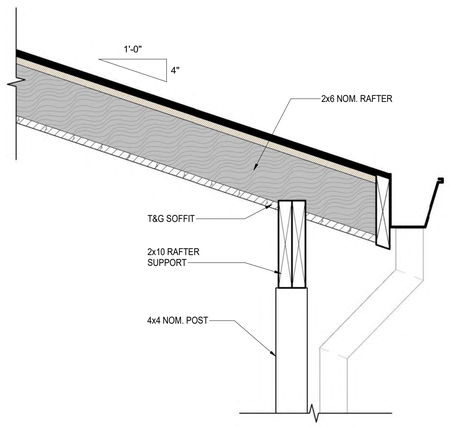
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1 BALCONY SECTION
SCALE: 1/2" = 1'-0"



2 ENLARGED BALCONY ELEVATION
SCALE: 1/2" = 1'-0"



3 BALCONY SECTION - ROOF FRAMING
SCALE: 1 1/2" = 1'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

FRONT BALCONY DETAILS

SHEET ID:
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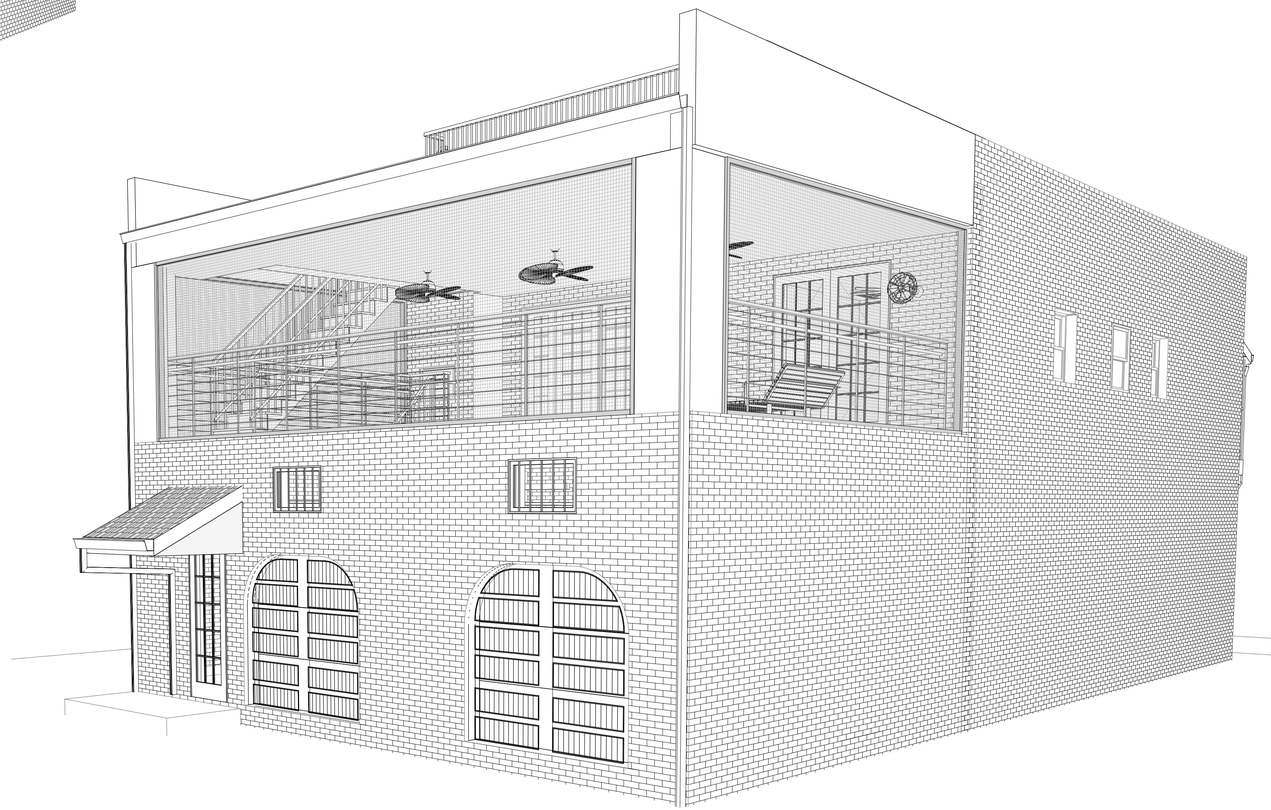
8/5/2024 4:32:36 PM Autodesk Docs://22048_Vestcor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ ARCH_R24_Stacked Deck Stair.rvt

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3 **FRONT PERSPECTIVE**
SCALE:



1 **3D View 2**
SCALE:

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MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

BUILDING ELEVATION DETAILS

SHEET ID:
A530

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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

THESE PLANS LIMIT THE RESPONSIBILITY TO THE STRUCTURAL REQUIREMENTS OF THE PROJECT ONLY. ARCHITECTURAL, CIVIL, MECHANICAL (PLUMBING AND HVAC), WATERPROOFING, INSULATION, FLASHING, AND BASE FLOOD ELEVATION REQUIREMENTS ARE NOT ADDRESSED.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

BUILDER TO SUBMIT SHOP DRAWINGS OF PROPOSED HANDRAIL CONSTRUCTION FOR APPROVAL BY EOR PRIOR TO CONSTRUCTION & INSPECTION.

EXISTING STRUCTURE:

INFORMATION SHOWN FOR THE EXISTING STRUCTURE WAS TAKEN BY FIELD INSPECTION AND OBSERVATION BY CONTRACTOR.

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND ACCEPTED INDUSTRY PRACTICES AT TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION (FBC2023). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

LIVE LOAD	_	20 psf. (ROOF SLOPE < 4:12)
		16 psf. (ROOF SLOPE ≥ 4:12)
DEAD LOAD	_	17 psf. (TC & BC) (SHINGLE OR METAL)
		22 psf (TC & BC) (CONCRETE/CLAY TILE)

ELEVATED FLOORS:

LIVE LOAD	_	40 psf.
DEAD LOAD	_	** psf.

WIND: ASCE 7-22

ULTIMATE WIND SPEED	_	130 mph
ALLOWABLE WIND SPEED	_	101 mph
EXPOSURE D		
ENCLOSED STRUCTURE		
RISK FACTOR II		

DEFLECTION CRITERIA:

ROOF MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/240 (LIVE LOAD) AND L/180 (TOTAL LOAD). FLOOR MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/360 (LIVE LOAD) AND L/240 (TOTAL LOAD) IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR ARCHITECT TO NOTIFY THE E.O.R. IF DEFLECTION CRITERIA SHALL BE REVISED TO MORE STRICT REQUIREMENTS.

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
CONCRETE REINFORCEMENT
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

FOUNDATIONS:

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf ON COMPACTED FILL OR NATIVE SOIL PER FBC2023 TABLE 1806.2. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO_THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A_185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF *,*** psi WITH A PLASTIC AND WORKABLE MIX. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE-HALF (1_1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK_UP DATA AS PER CHAPTER 26 OF ACI 318_14 AND ACI 214R.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000psi MINIMUM COMPRESSIVE CAPACITY.

CONCRETE MIX FOR POOL WALLS AND SLABS SHALL LIMIT SHRINKAGE TO 0.04%-0.03%. SUPPLIER SHALL SUBMIT SHRINKAGE TEST RESULTS FOR APPROVAL PRIOR TO ORDERING.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:			
	ALL BARS	-	1 1/2"
SURFACE EXPOSED TO WATER (POOLS, TANKS, ETC.):	ALL BARS	-	2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 _ "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
ASTM C39 _ "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS AN NOT LESS THAN ONE FOR EVERY 150 CUBIC YARDS, NOR 5000 SQUARE FT OF SURFACE AREA FOR SLABS AND WALLS, PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
1 AT 14 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(s) MAY BE DISCARDED.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-3G "STRUCTURAL ANCHORING ADHESIVE", OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

WOOD:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR No. 2 SOUTHERN PINE CONFORMING TO NDS, WITH 2015 SUPPLEMENT, AS FOLLOWS:

SHEAR	ALL	Fv	=	175 psi.
BENDING	2X6	Fb	=	1,000 psi.
BENDING	2X8	Fb	=	925 psi.
BENDING	2X10	Fb	=	800 psi.
BENDING	2X12	Fb	=	750 psi.

WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC_109. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ALL NAILS SHOWN ON PLANS ASSUME COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED ON DRAWINGS.

HEADER FRAMING

- ALL JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS FOR 2x4, AND (3) ROWS FOR 2x6 0.148"x3" NAILS @ 8" O.C.
- ATTACH SHEATHING ALL AROUND OPENINGS WITH EDGE NAILING PER WALL LEGEND SHEATHING NOTES.
- ATTACH HEADERS TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL) W/ 0.131" NAILS @ 3" O.C.
- EITHER TOP OR BOTTOM PLY OF DBL TOP PLATE MUST SPAN CONTINUOUS OVER OPENING.
- WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS FROM TOP OF PLATE TO HEADER BELOW OR SILL PLATE ABOVE OPENING.
- FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH 0.148" NAILS @ 3" O.C. ROWS AND 0.148" NAILS @ 8" O.C., ALONG LENGTH OF HEADER.
- IF HEADER IS NOT SPECIFIED ON PLAN, USE HEADER SCHEDULE.
- ATTACH TOP PL TO HEADER PER ONE OF THE FOLLOWING :
  - ** (2)SDWC15600 @ EACH END AND MAX 36" O.C. MINIMUM (6) PER HEADER.
  - ** SIMPSON SPH OR DSP @ MAX. 36" O.C. MINIMUM (3) PER HEADER.

WHEN STRAPPING BETWEEN FLOORS, NAILS ARE ONLY REQUIRED IN STUDS ABOVE, & BELOW. WHEN STRAP OCCURS ABOVE AN OPENING BELOW, THE STRAP SHALL BE FASTENED DIRECTLY TO HEADER (BYPASS CRIPPLE). WRAP STRAP AROUND BOTTOM OF HEADER AS REQUIRED TO MEET STRAP END LENGTH AND AMOUNT OF NAILS. TO PREVENT STRAP BUCKLING, WAIT TO INSTALL LOWER PORTION OF STRAP UNTIL FINAL ROOF DEAD LOAD HAS BEEN APPLIED TO THE STRUCTURE OR, FILL NAIL HOLES IN STRAP IN FLOOR CAVITY AREA.

ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD_CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER.

ROOF, FLOOR, AND WALL SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE STRUCTURAL PLANS, NOTES, AND DETAILS. IF NOT SPECIFIED USE MINIMUM REQUIREMENTS OF FBC TABLE 2304.10.1. ATTACHMENT OF SHEATHING TO RESIST WIND PRESSURES SHALL ALSO NOT BE LESS THAN WHAT IS SHOWN IN FBC TABLE 2304.6.1, UNLESS SHOWN OTHERWISE. ALL SHEATHING FOR SHEARWALLS AND DIAPHRAGMS SHALL BE OF STRUCTURAL I GRADE. DIAPHRAGM SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FLOOR AND ROOF FRAMING. LAYOUT OF ADJACENT SHEATHING PANELS SHALL BE STAGGERED AS IN CASES 1 THROUGH 4 IN FBC 2306.2(1). ALL DIAPHRAGMS AND SHEARWALLS SHALL BE BLOCKED AT PANEL EDGES WITH 2X4 BLOCKING ORIENTED FLAT-WISE (LONG FACE PARALLEL TO SHEATHING). SUBFLOOR SHALL BE GLUED TO PREVENT SQUEAKING.

MINIMUM FASTENING REQUIREMENTS FOR BUILT UP WOOD FRAMING, BLOCKING, MEMBER CONNECTIONS AND SHEATHING SHALL NOT BE LESS THAN THAT SET FORTH IN FBC TABLE 2304.10.1.

MANUFACTURED WOOD STRUCTURAL COMPONENTS:

MEMBERS DESIGNATED 'LVL' (E.G., 1_3/4 X 14 LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2600 psi, E = 2,000,000 psi, Fv = 285 psi. DEPTH SHOWN ARE MIN. REQ'D. LARGER BEAMS CAN BE USED WITH VERIFICATION FROM ARCHITECT.

MEMBERS DESIGNATED 'PSL' (E.G., 3½"x11¼" PSL) SHALL BE PARALLAM PARALLEL STRAND LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2900 psi, E = 2,000,000 psi, Fv = 290 psi.

WOOD FRAMING CONNECTORS:

ALL CONNECTORS SHALL BE GALVANIZED OR STAINLESS STEEL. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., 5956 W. LAS POSITAS BLVD., P.O. BOX 10789, PLEASANTON, CA 94588, 800-999-5099, WWW.STRONGTIE.COM. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

TRUSS SHOP DRAWING APPROVAL:

TRUSS MANUFACTURER: MANNING BUILDING SUPPLY, INC
PROJECT/JOB NUMBER: J230104
JOB DESCRIPTION: SEELY
SIGNATURE DATE: 04-04-2023
LAYOUT DATE:

THE TRUSS SHOP DRAWINGS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE WITH DESIGN CONCEPTS FOR THIS PROJECT. THIS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY CHANGE/DEVIATION FROM THE REQUIREMENTS OF THE SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND VERIFYING ALL FIELD MEASUREMENTS.

ABBREVIATIONS

A	Ø OR DIA.	DIAMETER	EMBED.	EMBEDMENT	P	℄	PLATE
	A.B.	ANCHOR BOLT	E.S.	EACH SIDE		PLF	POUNDS PER LINEAR FOOT
	ADJ	ADJACENT	EQ	EQUIVALENT CAPACITY		PROJ	PROJECTION
	A.F.F.	ABOVE FINISH FLOOR	EXIST.	EXISTING		PSF	POUNDS PER SQUARE FOOT
	A.T.R.	ALL THREAD ROD	F	FDN FOUNDATION		PSI	POUNDS PER SQUARE INCH
	ARCH.	ARCHITECTURAL PLAN		F.W. FLAT WASHER	Q	QTY	QUANTITY
B	B.F.F.	BELOW FINISH FLOOR	G	F.F. FINISH FLOOR	R	RECT.	RECTANGULAR
	B.O.	BOTTOM OF		GALV. GALVANIZED		REF.	REFERENCE
	B.P.	BASE PLATE	H	HT. HEIGHT		REQ'D.	REQUIRED
	BTM.	BOTTOM		K.B. KNEE BRACE	S	SCHED.	SCHEDULE
C	℄	CENTERLINE	K	KLF KIPS PER LINEAR FOOT		SIM.	SIMILAR
	CLR.	CLEAR		KSI KIPS PER SQUARE INCH		SS	STAINLESS STEEL
	CMU	CONCRETE MASONRY UNIT	L	LL LIVE LOAD OR DOUBLE ANGLE		SYP	SOUTHERN YELLOW PINE
	COL.	COLUMN		LLH LONG LEG HORIZONTAL	T	T & B	TOP & BOTTOM
	CONC.	CONCRETE		LLV LONG LEG VERTICAL		T/CONC.	TOP OF CONCRETE
	CONN.	CONNECTION	M	MAX. MAXIMUM		T/STL.	TOP OF STEEL
	CONT.	CONTINUOUS		MFG MANUFACTURER		T.O.	TOP OF
D	DET.	DETAIL		MIN. MINIMUM		TYP.	TYPICAL
	DIST	DISTANCE	N	N/A NOT APPLICABLE	U/W	U.N.O.	UNLESS NOTED OTHERWISE
	DL	DEAD LOAD		NOM. NOMINAL		WWF	WELDED WIRE FABRIC
E	E.E.	EACH END	O	O.C. ON CENTER		WCS	WOOD CONNECTOR SCHEDULE
	EL.	ELEVATION					

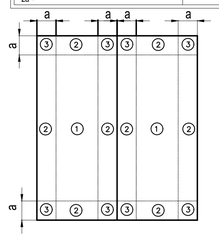
WIND LOAD SCHEDULE

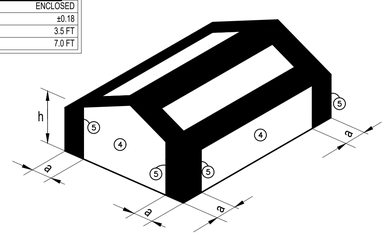
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	22.2	40.7
		20 - 100	20.1	34.5
		MORE THAN 100	14.0	20.1
2	ROOF, EDGE ZONE	LESS THAN 20	22.2	44.8
		20 - 100	10.0	40.7
		MORE THAN 100	14.0	28.3
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20	-	61.2
		20 - 100	-	57.1
		MORE THAN 100	-	44.8
3	ROOF, CORNER ZONE	LESS THAN 20	22.2	69.4
		20 - 100	20.1	48.9
		MORE THAN 100	14.0	34.5
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20	-	85.8
		20 - 100	-	65.3
		MORE THAN 100	-	50.9
4	WALL, INTERIOR ZONE	LESS THAN 20	24.2	26.3
		20 - 100	23.2	25.3
		MORE THAN 100	20.5	23.0
5	WALL, EDGE ZONE	LESS THAN 20	24.2	32.4
		20 - 100	23.2	30.4
		MORE THAN 100	20.5	25.3

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-22
ULTIMATE WIND SPEED Vult =	130 MPH
ALLOWABLE WIND SPEED Vasd =	100 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609.3(1)
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.5 FT
2a =	7.0 FT





GABLE ROOF (7 ° < Θ < 27 °)
SCALE: N.T.S.

Interior Zones — ZONE 1 — ROOF, ZONE 4 — WALL
End Zones — ZONE 2 — ROOF, ZONE 5 — WALL
Corner Zones — ZONE 3 — ROOF

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RESIDENCE
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SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

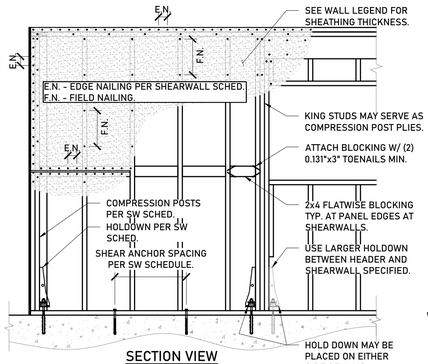
PROJECT NUMBER
24-005

SHEET TITLE
STRUCTURAL NOTES

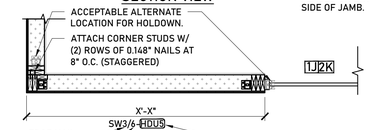
SHEET NUMBER
S100

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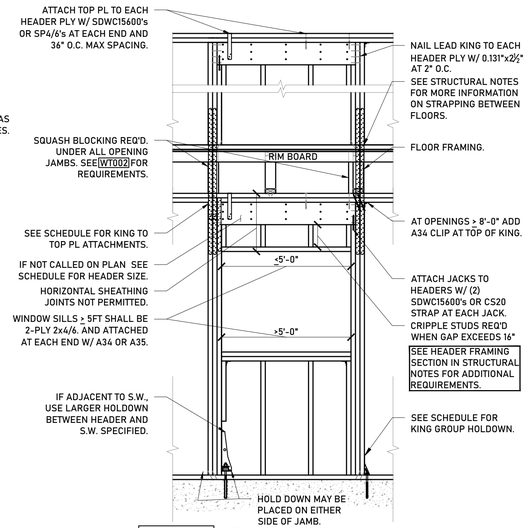


SECTION VIEW



PLAN VIEW

WS005 TYPICAL SHEARWALL
SCALE:1/2"= 1'-0" TYPICAL DETAIL

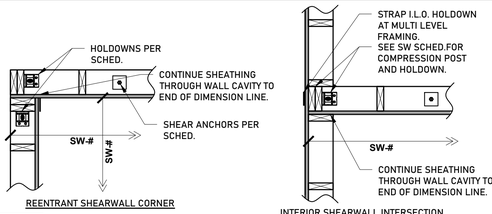


WH001 TYPICAL HEADER
SCALE:1/2"= 1'-0" TYPICAL DETAIL

STUD TO TOP/BOTTOM PLATE NAILING

STUD SIZE	ENDNAIL 0.148x3"	TOENAIL 0.131x2½"
2x4	(2)	(4)
2x6	(3)	(5)
2x8	(4)	(6)
2x10	(5)	(6)

WT001 GENERAL WALL FRAMING
SCALE:1/2"= 1'-0" TYPICAL DETAIL

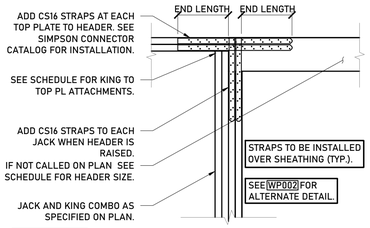


DOUBLE SHEARWALL CORNER

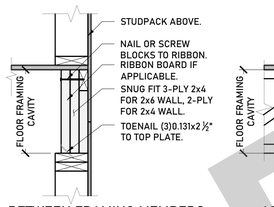
REENTRANT SHEARWALL CORNER

INTERIOR SHEARWALL INTERSECTION

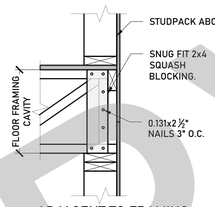
WS001 SHEARWALL ENDS
SCALE:3/4"= 1'-0" TYPICAL DETAIL



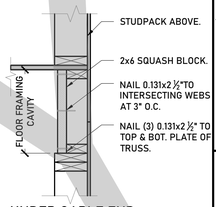
WH003 RAISED HEADER/DRAG BEAM
SCALE:3/4"= 1'-0" TYPICAL DETAIL



BETWEEN FRAMING MEMBERS



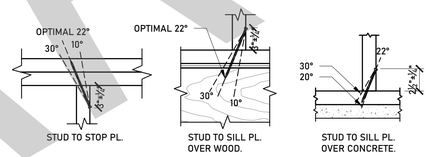
ADJACENT TO FRAMING MEMBER

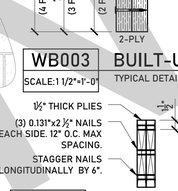


UNDER GABLE END

WT002 SQUASH BLOCKING
SCALE:1"= 1'-0" TYPICAL DETAIL

SQUASH BLOCKING REQUIRED UNDER ALL OPENING JAMBS, SHEARWALL COMPRESSION POSTS, AND STUD PACKS.

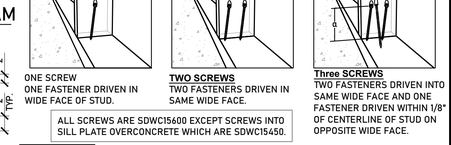




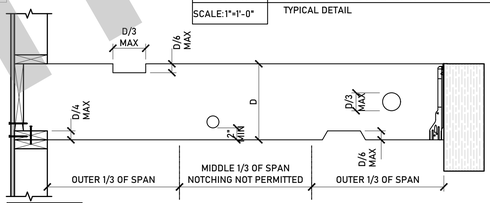
WT003 FRAME TO BLOCK
SCALE:3/4"= 1'-0" TYPICAL DETAIL

WB003 BUILT-UP ENG-LUMBER BEAM
SCALE:1 1/2"=1'-0" TYPICAL DETAIL

WB002 MULTI PLY BEAM FASTENING
SCALE:1"=1'-0" TYPICAL DETAIL

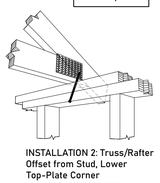


ALL SCREWS ARE SDWC15600 EXCEPT SCREWS INTO SILL PLATE OVERCONCRETE WHICH ARE SDWC15450.

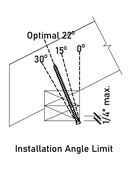


WB001 ALLOWABLE BEAM & JOIST PENETRATIONS
SCALE:1"= 1'-0" TYPICAL DETAIL

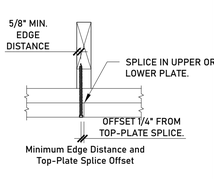
WU002 STUD TO PLATE SDWC INSTALLATION
SCALE:1 1/2"=1'-0" TYPICAL DETAIL



INSTALLATION 2: Truss/Rafter Offset from Stud, Lower Top-Plate Corner

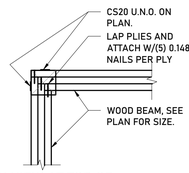


Installation Angle Limit



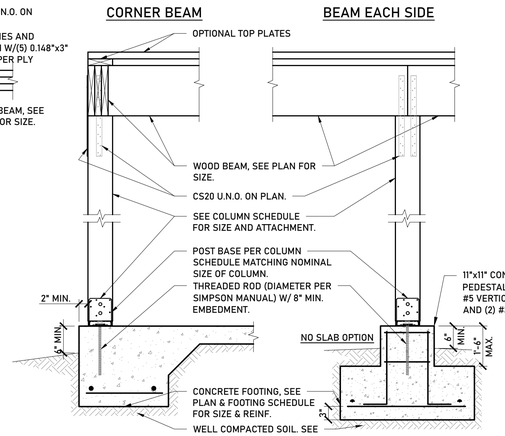
Minimum Edge Distance and Top-Plate Splice Offset

WU003 SDWC15600 ROOF INSTALLATION
SCALE:3/4"=1'-0" TYPICAL DETAIL

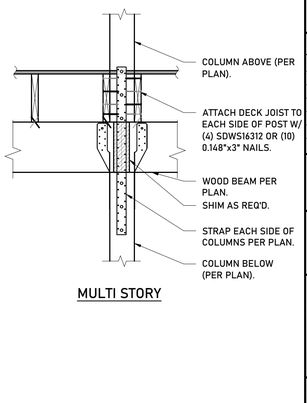


PLAN VIEW AT TOP OF CORNER POST

CORNER BEAM BEAM EACH SIDE



WP001 WOOD PORCH COLUMN
SCALE:3/4"= 1'-0" TYPICAL DETAIL



MULTI STORY

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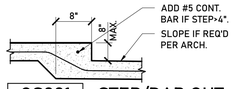
PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S200

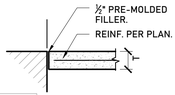
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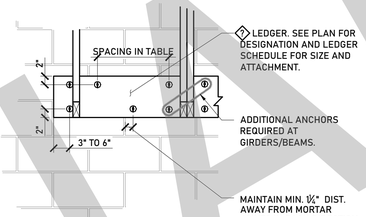


CS001 STEP/DAP OUT
SCALE:3/4"= 1'-0" TYPICAL DETAIL

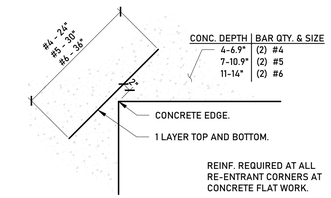
1. PROVIDE POSITIVE SLOPE TO DRAINS AS REQUIRED.
2. IF STEP IS GREATER THAN 4" PROVIDE (1)#5 CONT. AROUND THE PERIMETER.
3. WIREMESH IS CONTINUOUS THROUGH STEP.



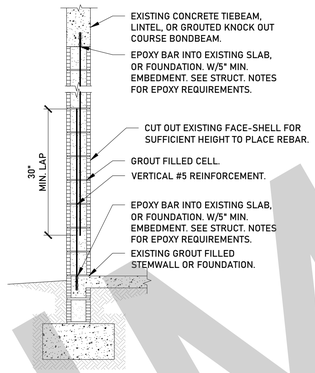
CJ001 ISOLATION JOINT
SCALE:3/4"= 1'-0" TYPICAL DETAIL



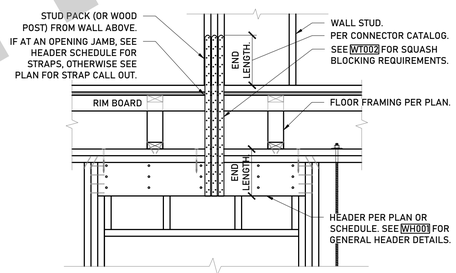
WL001b LEDGER ON C.M.U./CONC.
SCALE:3/4"=1'-0" TYPICAL DETAIL



CS002 RE-ENTRANT CORNER STEEL
SCALE:3/4"= 1'-0" TYPICAL DETAIL



RM001 NEW REINF. TO EXISTING CELL
SCALE:1/2"=1'-0" TYPICAL DETAIL



WH004 STUD PACK OVER HEADER
SCALE:3/4"=1'-0" TYPICAL DETAIL

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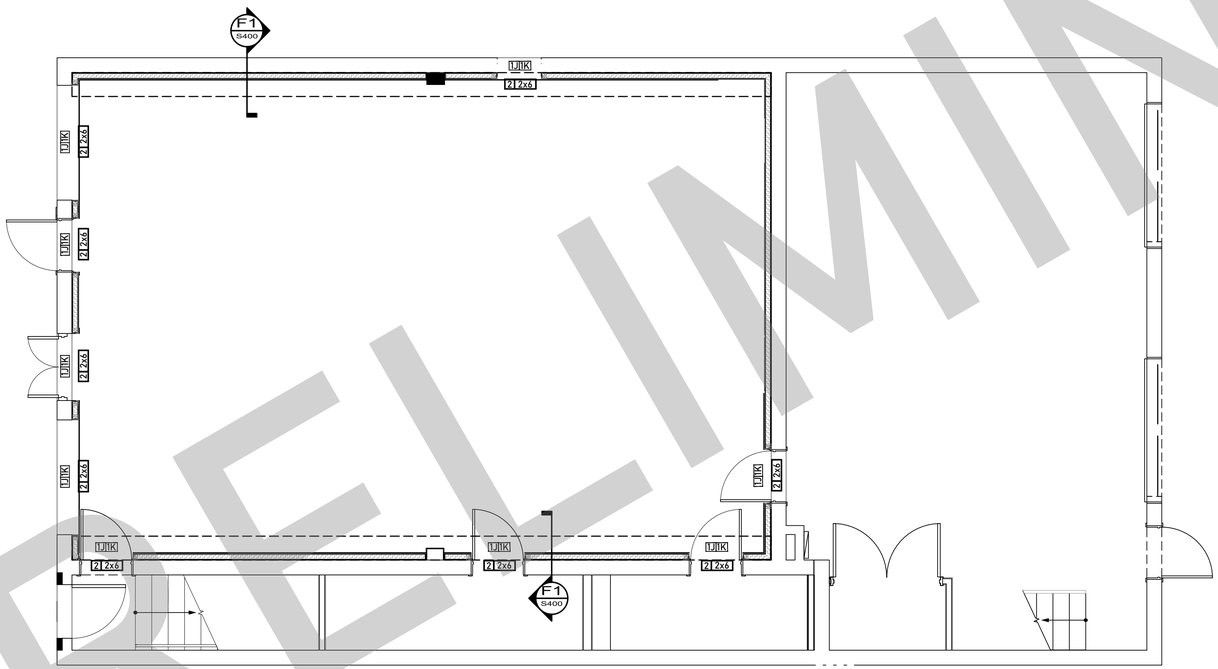
PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S201

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PRELIMINARY



FOUNDATION PLAN
Scale:1/4" = 1'-0"

WALL LEGEND (GROUND TO 2ND)

2x4 LOAD BEARING WOOD WALL.

- STUDS: 16" O.C. MAX SPACING. PROVIDE BLOCKING AT 4'-0" O.C. MAX SPACING.
- UPLIFT RESTRAINT: SAME AS 2x6 WALL ABOVE.
- SILL PLATE ATTACHMENT: SAME AS 2x6 WALL ABOVE.
- WALL SHEATHING: NOT REQUIRED.

FOUNDATION & GROUND LEVEL PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
- SEE ARCH. PLANS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB.
- ELEVATIONS SHOWN ARE RELATIVE TO THE FINISH FLOOR SET AT 0'-0" (REF.).
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
- TOP OF FOOTING ELEVATION SET AT TOP OF SLAB UNLESS NOTED OTHERWISE. ALL THICKENED EDGE (TE) AND THICKENED SLABS (TS) TO BE AT TOP OF SLAB ELEVATION.
- GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE. REINFORCE W/ 6x6-W1.4xW1.4 W.W.F. (OR FIBERMESH AT MANUFACTURER'S RECOMMENDED DOSAGE) AT MID-DEPTH OF SLAB.
- PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

FOUNDATION LEGEND

- (#) "TE-#" OR "TS-#" INDICATES FOUNDATION CALL OUT. SEE FOUNDATION SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
- #-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS SIMILAR W/ MINOR DIFFERENCES.
- SLAB STEP. SEE ARCHITECTURAL PLANS FOR STEP DEPTH AND TYPICAL DETAILS FOR STRUCTURAL REQUIREMENTS.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- 1JK INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 3 | 12 INDICATES PLIES AND SIZE OF HEADER.

FOOTING SCHEDULE

TAG	SIZE W x L	DEPTH	REINFORCING	NOTES

NOTES:
1. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, TOP OF FOOTING DEPTH IS TO MATCH EXISTING AND DEPTH OF NEW FOOTING IS TO MATCH EXISTING.
2. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, REINFORCING INDICATED FOR NEW FOOTINGS AT INTERSECTION IS TO BE DRILLED AND EPOXIED INTO THE EXISTING FOOTING A MINIMUM OF 7". PROVIDE SIMPSON SET 3G EPOXY ADHESIVE.
3. FOOTINGS ARE OVERALL DIMENSIONS. SEE PLAN FOR CUT-OUT AREAS.
4. PROVIDE CORNER BARS FOR ALL BARS IN FOOTINGS.
5. ALL BARS ARE BOTTOM BARS U.N.O.
6. E.W.= EACH WAY, T&B= TOP AND BOTTOM, S.W. = SHORT WAY, L.W.= LONG WAY.

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON
LICENSE
No. 91990
8/5/2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ELECTRONIC SIGNATURE AUTHENTICATION
NOT FOR CONSTRUCTION

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COA #34434
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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THIS PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER W. SWANSON, PE. ON July 7, 2023
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

RESIDENCE

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REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

SHEET TITLE
FOUNDATION PLAN

SHEET NUMBER
S300

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WOOD SHEARWALL SCHEDULE

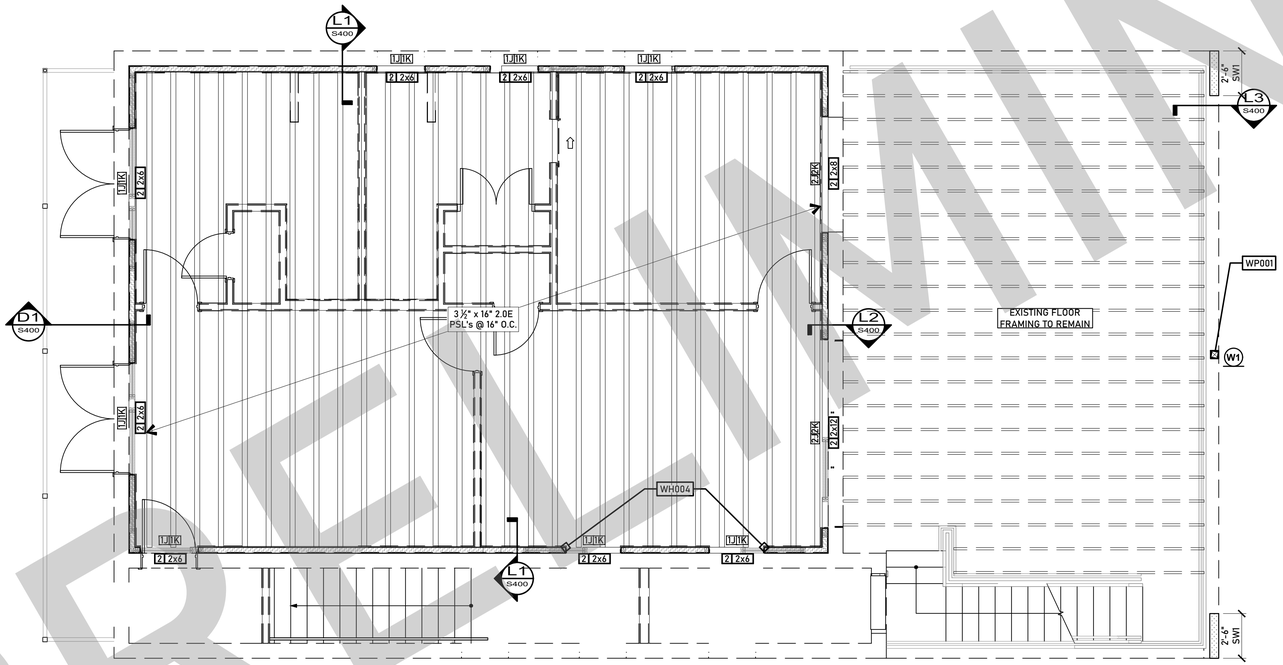
	SW-1 THICKNESS - 15/32"			SW-2 THICKNESS - 15/32"
	COMPRESSION POSTS	HOLDOWN	NAILING (2½" LONG MIN.)	SILL PLATE CONNECTION	
ROOF	(2) 2x6/2x4	(2) CS16	10d @ 3" EDGES 10d @ 6" FIELD	SEE WALL LEGEND.	SEE DETAIL SW-2 ON S403
LEVEL 2	(2) 2x6/2x4	HTT5	10d @ 3" EDGES 10d @ 6" FIELD	SEE WALL LEGEND.	N/A
LEVEL 1 EL=0'-0"					

1. ALL SHEARWALL SHEATHING IS TO BE OSB/PLY WOOD STRUCTURAL PANEL (WSP)-SHEATHING.
2. PRE-ASSEMBLED BOLT ANCHORS SHALL EXTEND A MINIMUM OF 6" ABOVE THE SLAB.
3. WHERE WOOD SHEAR WALLS EXISTS ABOVE MASONRY WALLS, ANCHOR RODS ARE TO EXTEND THROUGH MASONRY TO 3" ABOVE BOTTOM OF FOOTING U.N.O.
4. NAILS PENETRATING FRT SHALL BE GALVANIZED.
5. PROVIDE FULL BLOCKING UNDER COMPRESSION POSTS IN TRUSS CAVITY TYP.
6. SHEAR ANCHORS SHALL BE PROVIDED AT 36" ON CENTER. USE 1/2" DIA. TITEN HD EMBEDDED 4" INTO GROUT FILLED MASONRY OR CONCRETE UNLESS NOTED OTHERWISE ON SCHEDULE.
7. WHERE COMPRESSION POST DO NOT LINE UP FROM UPPER TO LOWER LEVEL, COMPRESSION POSTS SHALL CONTINUE DOWN TO FOUNDATION.
8. HOLDOWN ANCHORS EMBEDDING INTO K.O. COURSE TIEBEAM SHALL HAVE A MINIMUM DISTANCE OF 3" TO FACE OF BLOCK. ANCHOR SHALL HAVE MINIMUM 9" EMBEDMENT WITH A HEADED BOLT OR DBL NUT.
9. IF SHEARWALL STARTS/ENDS AT OPENING, JACK AND KING COMBO CAN SERVE AS PLYS FOR COMPRESSION POSTS.

COLUMN SCHEDULE

TAG	SIZE (INCH)	POST BASE (U.N.O. ON PLAN)	POST CAP (U.N.O. ON PLAN)	MATERIAL TYPE
W1	6"x6" (NOM.)	ABU66 w/ ¾"Ø ANCHOR & 7" EMBED	SEE PLAN/TYP. DETAILS	SOUTHERN PINE No.2

COLUMN SCHEDULE NOTES:
1. ALL CONNECTORS SPECIFIED SHALL BE INSTALLED WITH SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.
2. WOOD COLUMNS SHALL BE 6" MIN. ABOVE ADJACENT FINAL GRADE.



SECOND LEVEL PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND (2ND TO ROOF)

- 2x6 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING. (INTERIOR WALLS SHALL BE BLOCKED AT MIDHEIGHT).
- UPLIFT RESTRAINT: ATTACH EACH STUD WITH (1) SDWC15600 TO TOP AND SILL PLATE (16" O.C. MAX SPACING). SEE TYPICAL DETAIL SHEET FOR INSTALLATION REQUIREMENTS
- SILL PLATE ATTACHMENT: (2) SDWS22400DB AT EACH FLOOR JOIST/BLOCKING AND (1) BETWEEN FLOOR JOIST INTO RIM BOARD.
- WALL SHEATHING: 15/32" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD. SEE SHEARWALL DESIGNATIONS ON PLAN AND SHEARWALL SCHEDULE FOR SPECIFIC REQUIREMENTS.

- 2x4 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH EVERY STUD WITH (2) 16d ENDNAILS OR (3) 16d TOENAILS.
- SILL PLATE ATTACHMENT: (1) ¼"Øx4" TAPCONS AT 24" O.C. (U.N.O. ON SHEARWALL SCHEDULE)
- WALL SHEATHING: SEE SHEARWALL SCHEDULE FOR SHEATHING REQUIREMENTS. NO SHEATHING REQUIRED AT INTERIOR NON-SHEARWALLS.

2ND FLOOR FRAMING PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL DRAWING FOR WINDOW LOCATIONS.
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE/CMU SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL.
- FLOOR FRAMING SHALL CONSIST OF PRE-ENGINEERED FLOOR TRUSSES, SEE PLAN FOR LAYOUT. SEE WSC FOR TRUSS ATTACHMENT (TYP.)
- FLOOR SHEATHING SHALL BE 19/32" APA RATED PLYWOOD/OSB. ATTACHMENT SHALL BE MADE W/ 0.131"x2½" NAILS @ 6" O.C. U.N.O. AT SUPPORTED PANEL EDGES (INCLUDING COLLECTORS/DRAG STRUTS, BLOCKING) AND 12" O.C. IN THE FIELD.
- SEE HEADER SCHEDULE FOR HEADERS NOT CALLED OUT ON PLAN.

2ND LEVEL LEGEND

- ◇ WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING SUPPORT. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# — WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- TJI1K INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 2 2x12 INDICATES PLIES AND SIZE OF HEADER.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #34434
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

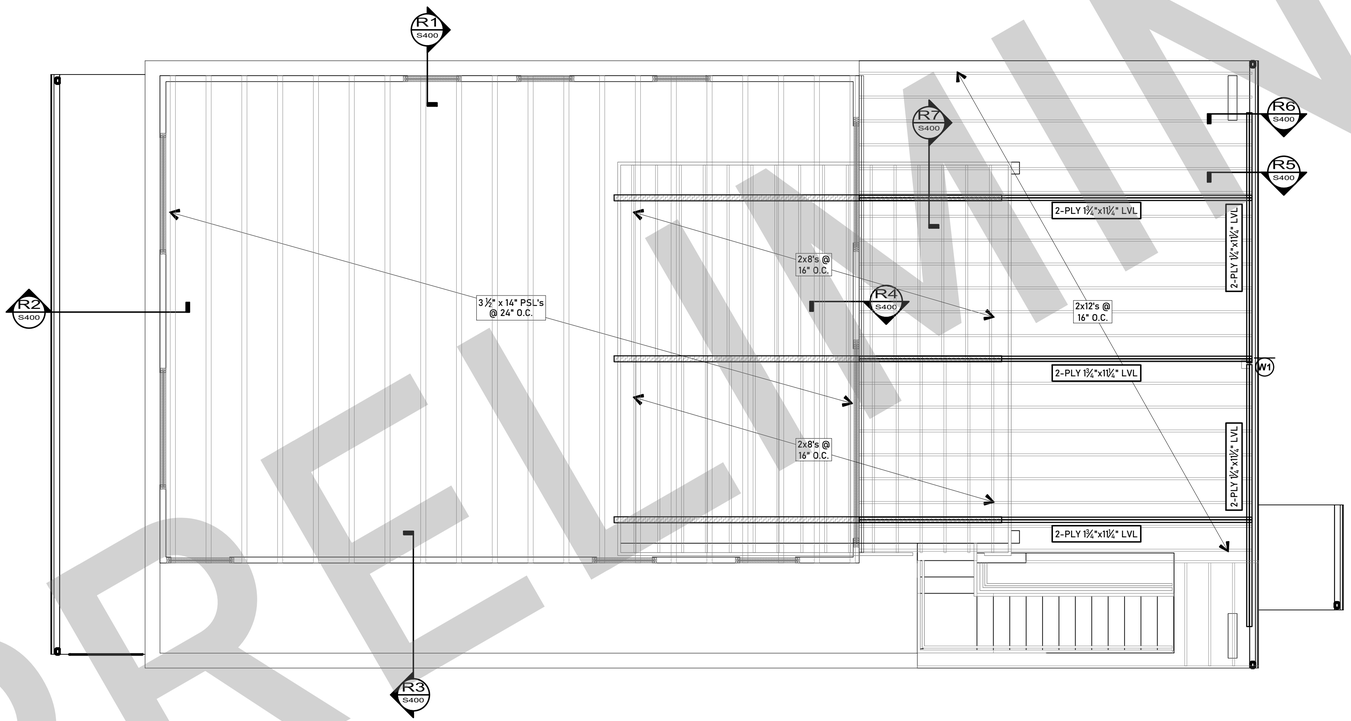
SHEET TITLE
2ND LEVEL PLAN

SHEET NUMBER
S310

PRELIMINARY

Received August 5, 2024
Planning and Building Department

PRELIMINARY



ROOF PLAN
Scale:1/4" = 1'-0"

WALL LEGEND (ABOVE ROOF)

- 2x4 LOAD BEARING WOOD WALL
- STUDS: 24" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH EVERY STUD WITH (2) 16d ENDNAILS OR (3) 16d TOENAILS.
- SILL PLATE ATTACHMENT: (2) SDWS22400 AT 24" O.C. TO JOISTS/BLOCKING BELOW.
- WALL SHEATHING: SEE SHEARWALL SCHEDULE FOR SHEATHING REQUIREMENTS. NO SHEATHING REQUIRED AT INTERIOR NON-SHEARWALLS.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. MAX SPACING AS INDICATED ON PLAN.
3. ROOF SHEATHING SHALL BE 19/32" APA RATED EXTERIOR ROOF SHEATHING. ATTACHMENT FOR ZONES 1 & 2, AS DEPICTED IN THE COMPONENT AND CLADDING WIND SCHEDULE, SHALL BE MADE W/ 10d NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. IN THE FIELD. ATTACHMENT FOR ZONE 3 IS TO BE MADE W/ 10d NAILS @ 3" O.C. AT SUPPORTED PANEL EDGES AND IN THE FIELD. PROVIDE PLYWOOD "H" CLIPS @ UNBLOCKED PANEL EDGES.
4. SHEATHING SHALL BE CONTINUOUS ON THE TOP CHORD OF THE TRUSSES AND BOTTOM CHORD OF OPEN PORCH TRUSSES. ALL OVER-FRAMING OR VALLEY SETS SHALL BE PLACED ABOVE THE CONTINUOUS PLYWOOD.
5. ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
6. SEE WCS FOR UPLIFT CONNECTORS U.N.O. PLAN.
7. ELEVATIONS SHOWN ARE RELATIVE TO THE GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.).

ROOF LEVEL LEGEND

- (◇) WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING BEARING. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- INDICATES WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

SWANSON STRUCTURAL, INC.
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ST. AUGUSTINE, FL 32086

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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

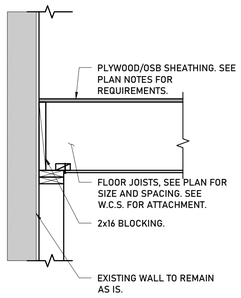
DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

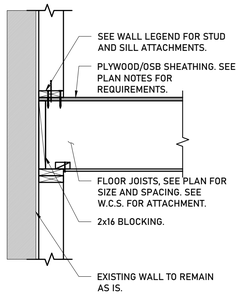
SHEET TITLE
ROOF PLAN

SHEET NUMBER
S320

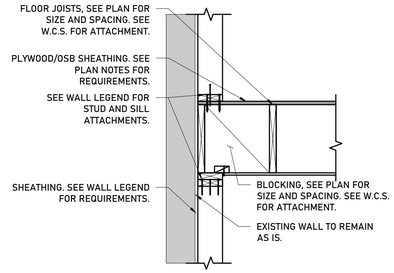
Received August 5, 2024
Planning and Building Department



SECTION F1 / S400
SCALE: 3/4"= 1'-0"

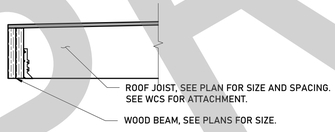


SECTION L1 / S400
SCALE: 3/4"= 1'-0"

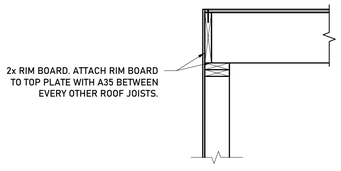


SECTION L2 / S400
SCALE: 3/4"= 1'-0"

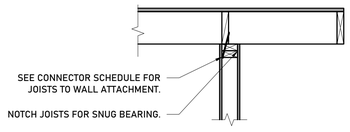
SECTION L3 / S400
SCALE: 3/4"= 1'-0"



SECTION R5 / S400
SCALE: 3/4"= 1'-0"



SECTION R6 / S400
SCALE: 3/4"= 1'-0"



SECTION R7 / S400
SCALE: 3/4"= 1'-0"

SECTION R8 / S400
SCALE: 3/4"= 1'-0"

SECTION R1 / S400
SCALE: 3/4"= 1'-0"

SECTION R2 / S400
SCALE: 3/4"= 1'-0"

SECTION R3 / S400
SCALE: 3/4"= 1'-0"

SECTION R4 / S400
SCALE: 3/4"= 1'-0"

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

PRELIMINARY

SWANSON STRUCTURAL, INC.
209 BILBAO DR
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THIS PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

SHEET TITLE
SECTIONS

SHEET NUMBER
S400

July 19, 2024

Frank Ringhofer
4141 Southpoint Drive East, Suite 200
Jacksonville, FL 32216

cc: John Rood

Re: Certificate of Appropriateness - 7 AVILES ST, Saint Augustine, FL, 32084 - HP2024-0035

Dear Frank Ringhofer,

On July 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 15, 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 August 5, 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.:	HP2024-0035
Applicant:	Frank Ringhofer
Owner:	John Rood
Address:	#7 Aviles Street St. Augustine Florida
Parcel Number:	1989000000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JULY 18, 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, July 18, 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 Historic Preservation (HP-2)
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- to August 15, 2024 Meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0035

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Caere 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, Caere 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 18th day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD 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.

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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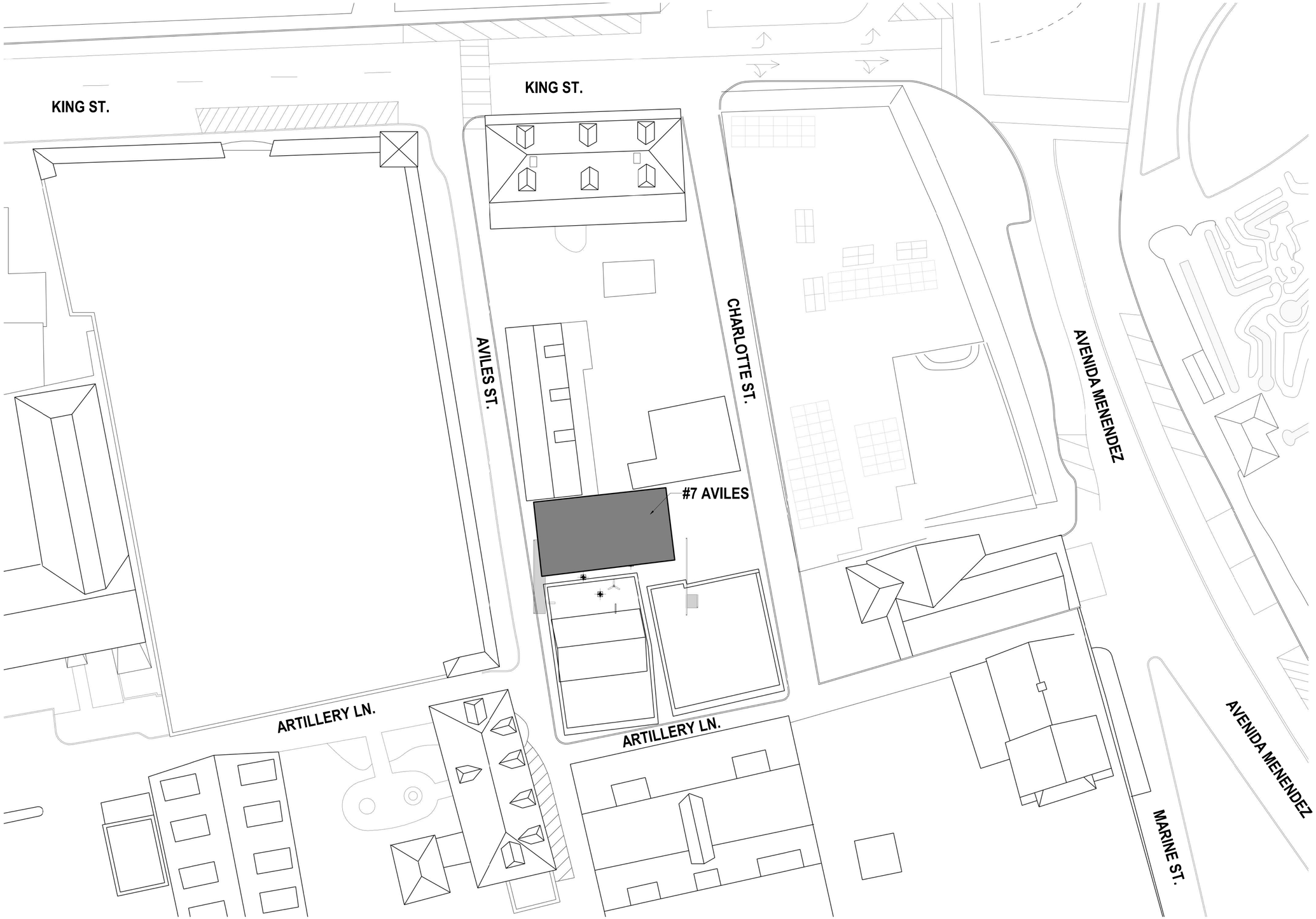
ROOD VILLA

7 AVILES ST

ST. AUGUSTINE, FLORIDA 32084

PQH GROUP
ARCHITECTURE·INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

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1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

N

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DATE: 06/17/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
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HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

ARCHITECTURAL SITE PLAN

SHEET ID:
AS101

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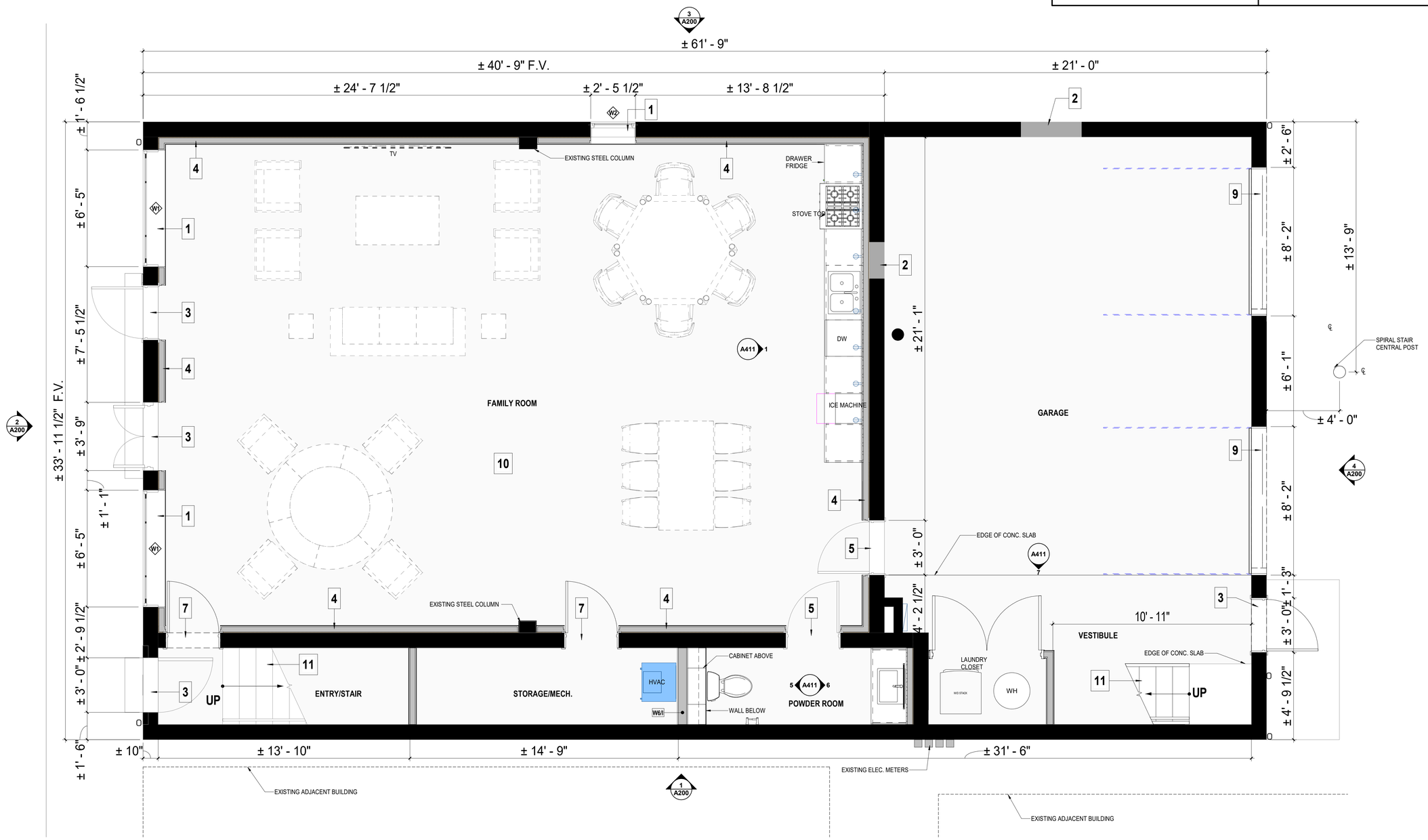
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FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE 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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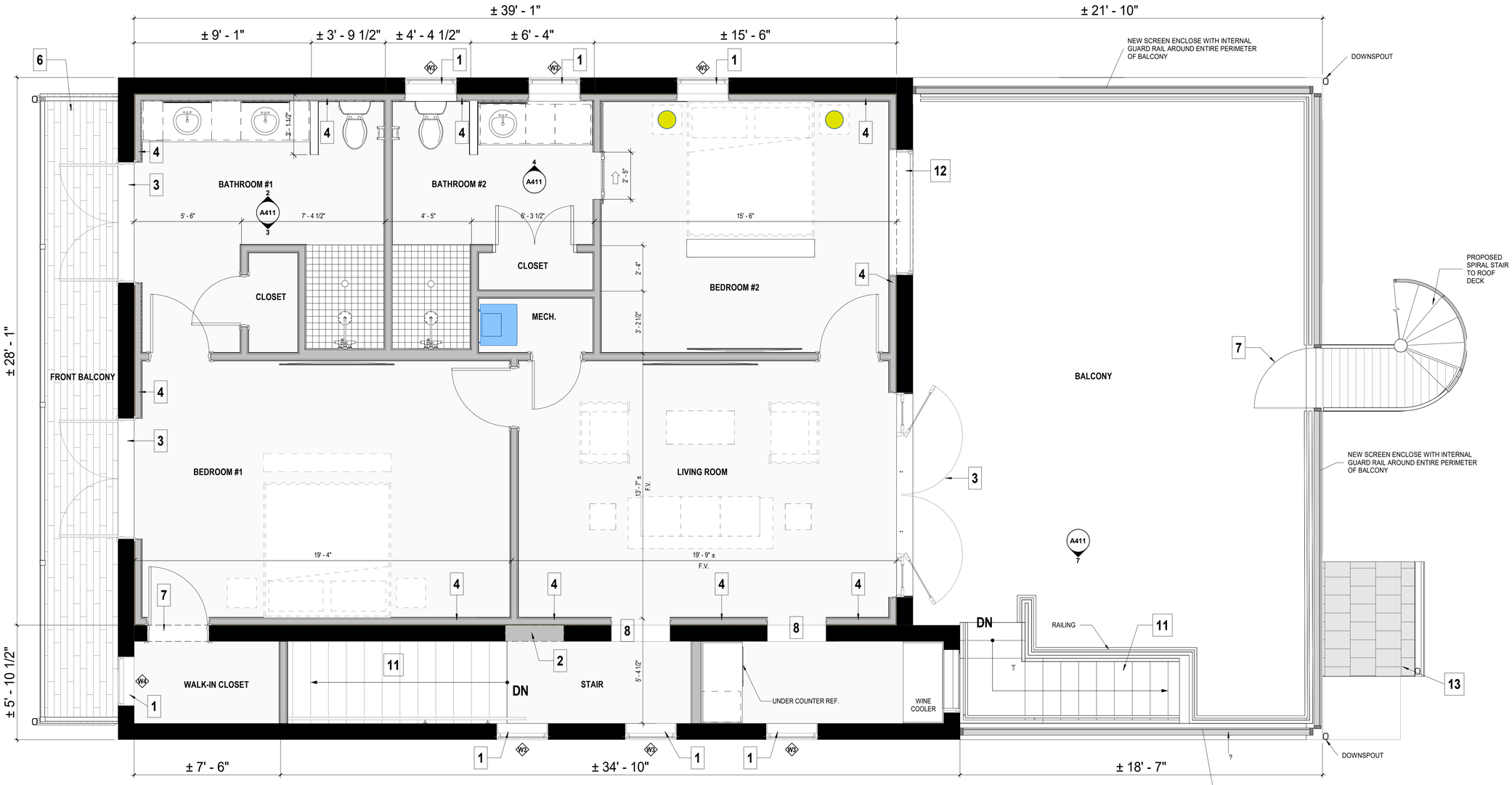
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FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE 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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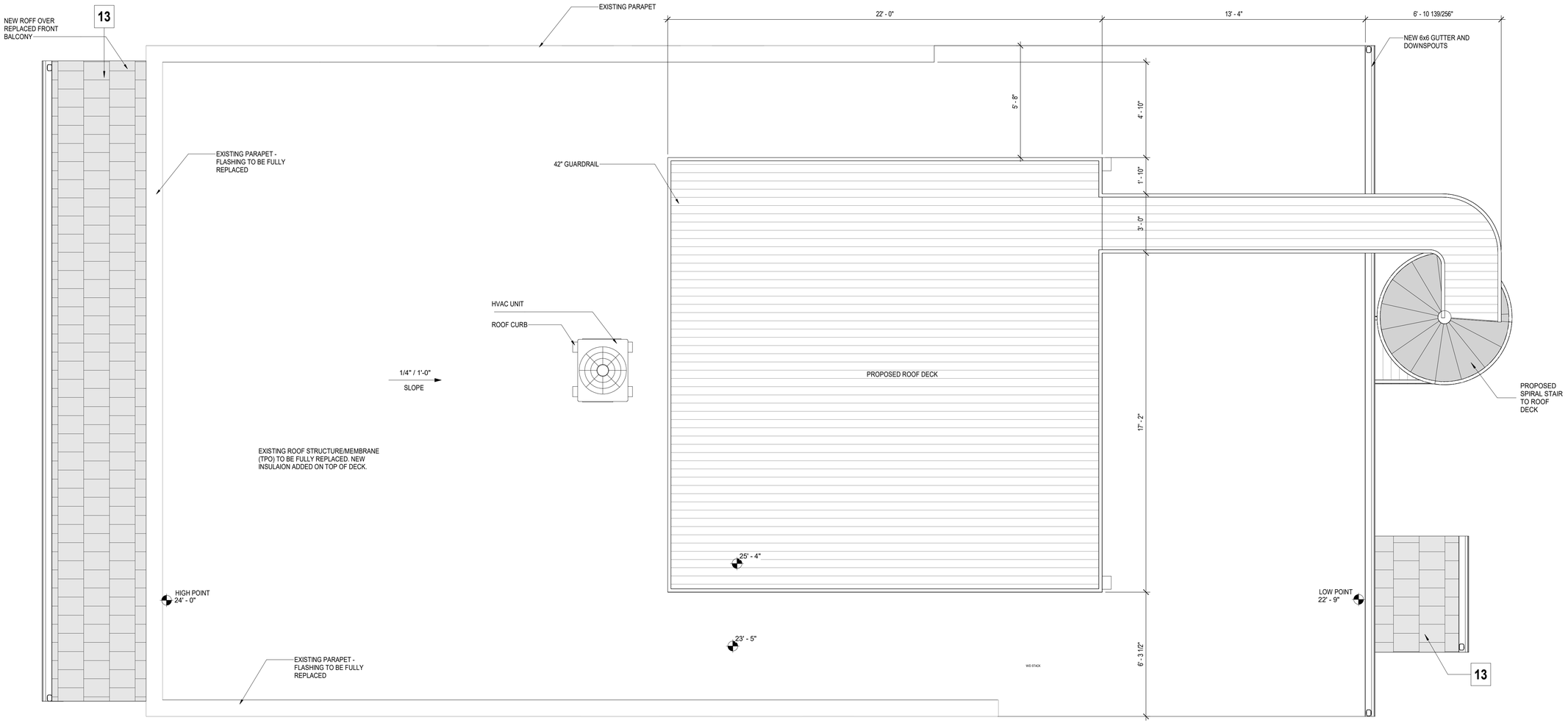
FLOOR PLAN GENERAL NOTES
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B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT 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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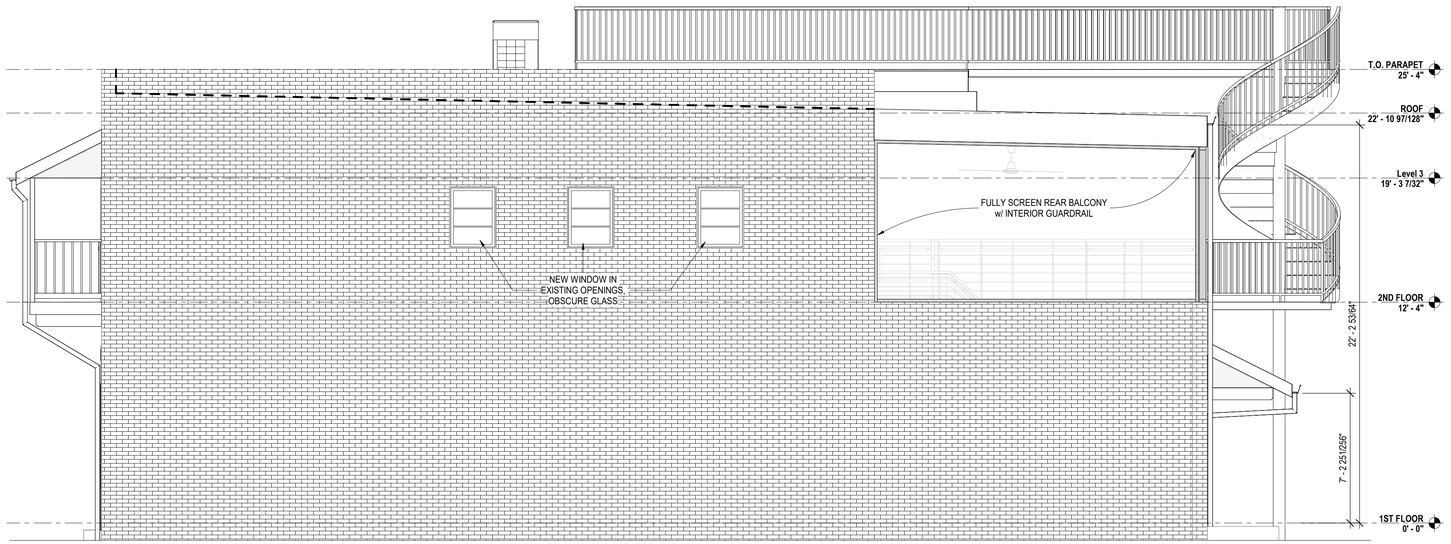
OVERALL ROOF PLAN

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A190

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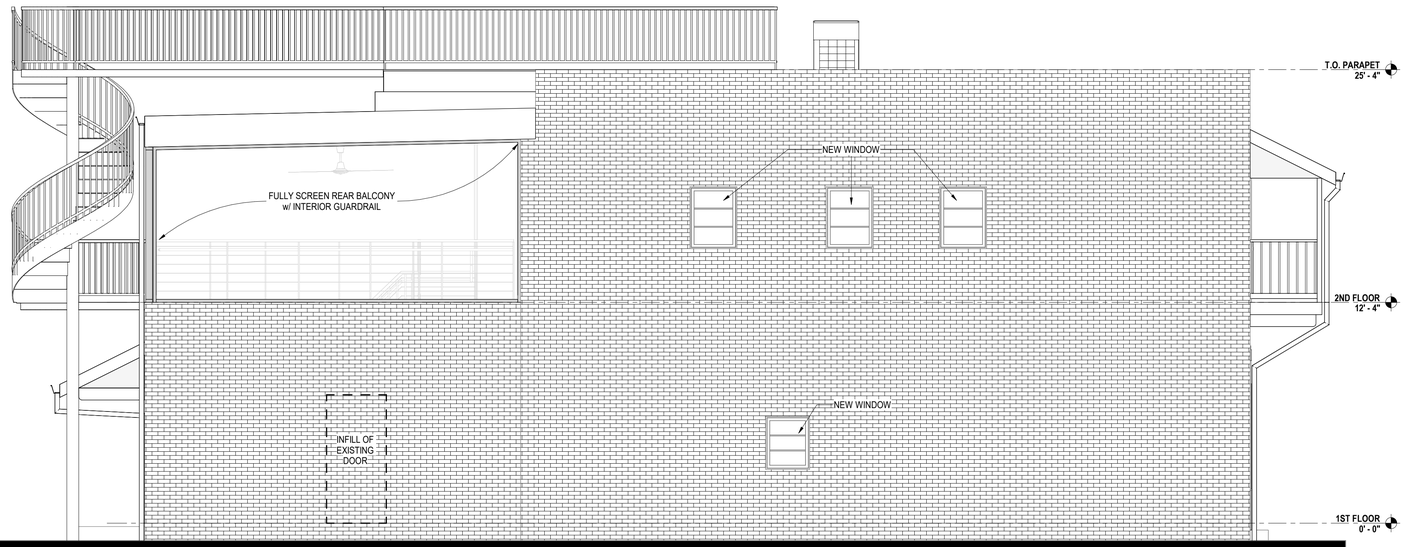
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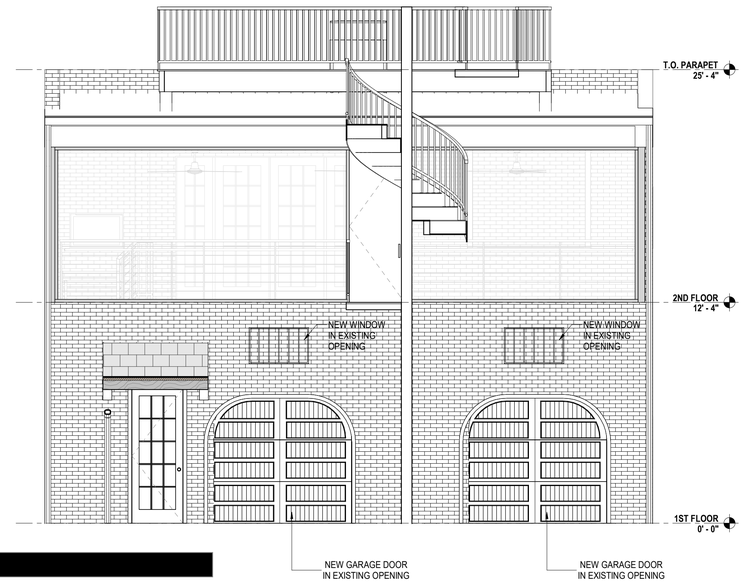
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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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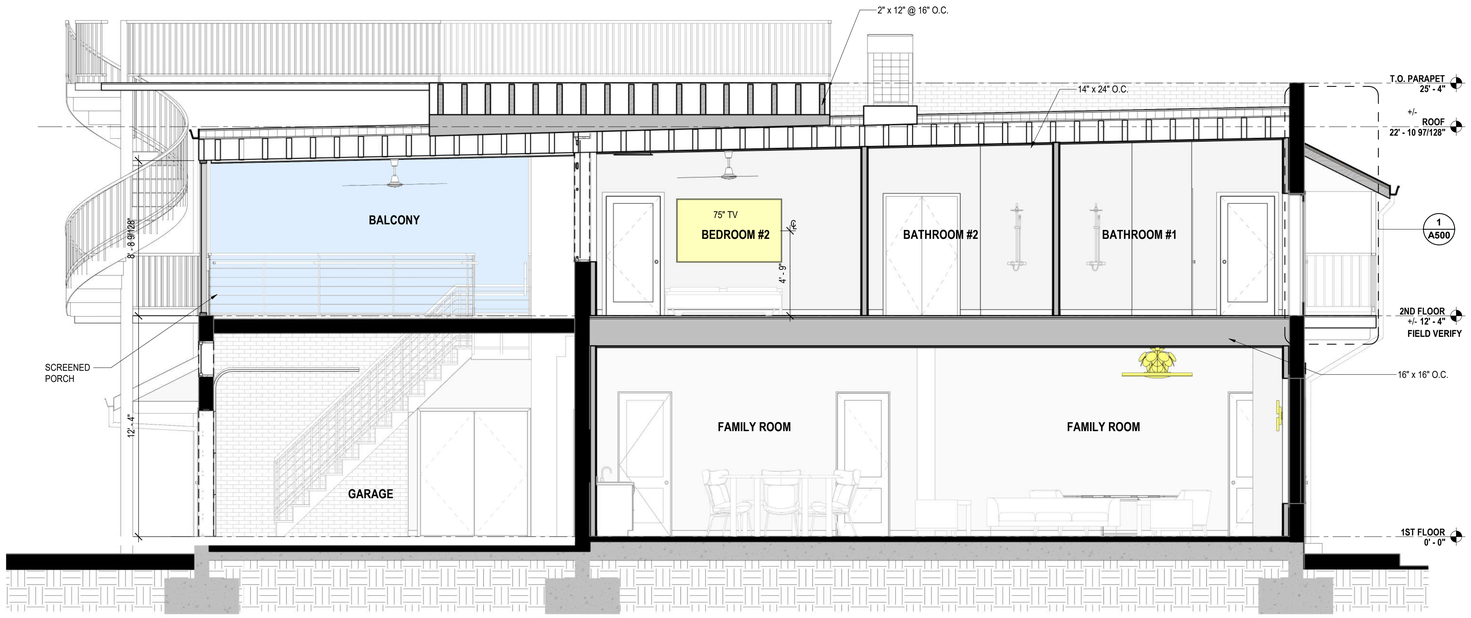
EXTERIOR ELEVATIONS

SHEET ID:
A200

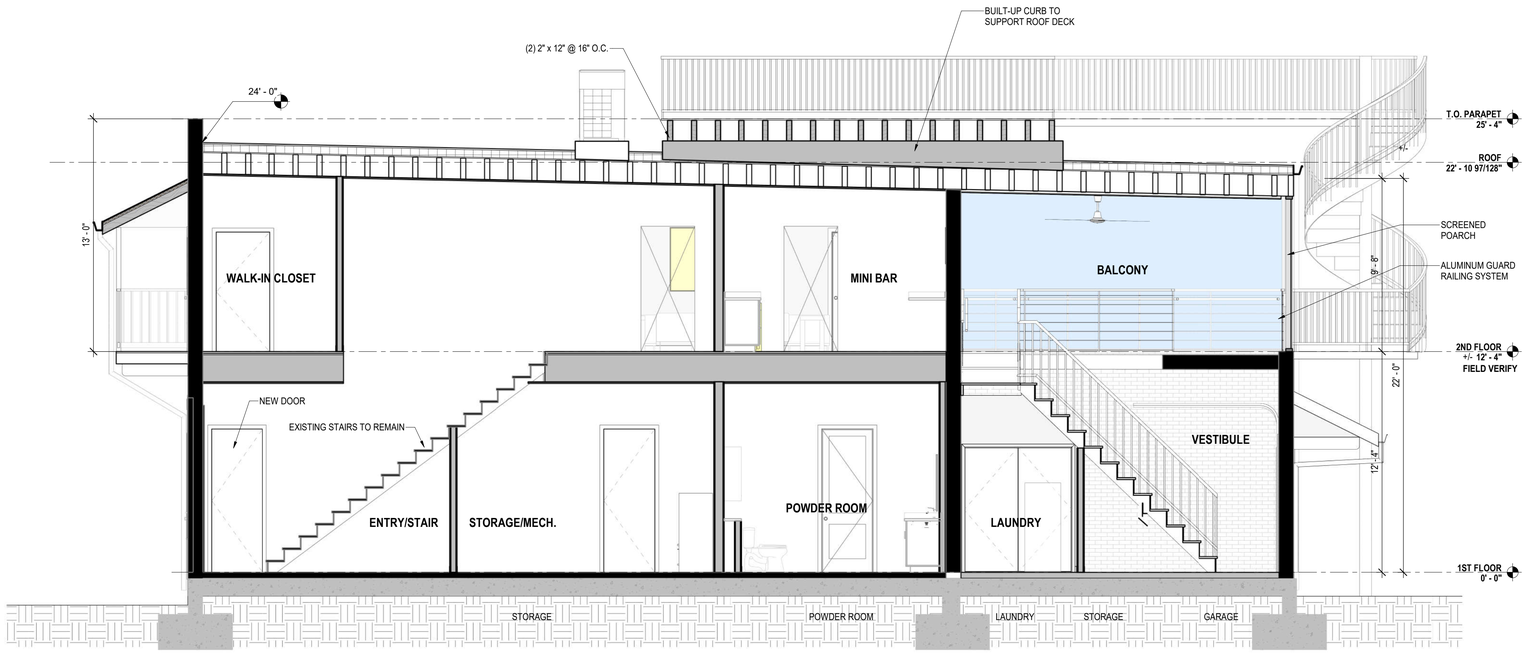
NORTH ELEVATION.pla
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1 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"

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BUILDING SECTION

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A300

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RENAISSANCE
WINDOWS & DOORS
(904) 328-5355

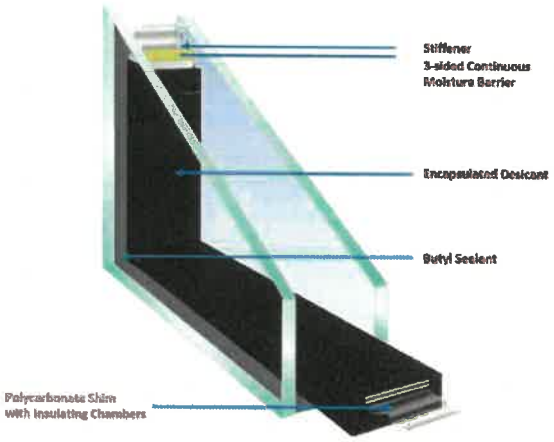
8500 Series - FL 31123
Vinyl Single Hung Window

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

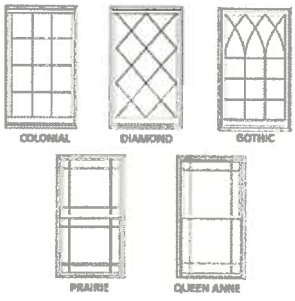


SDL



GBG





INTERIOR COLOR OPTIONS



White

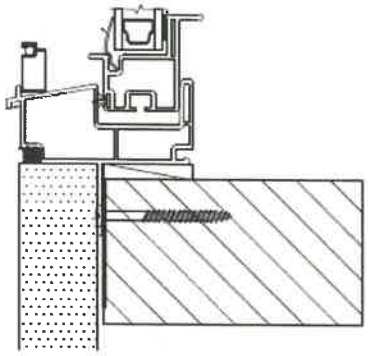
EXTERIOR COLOR OPTIONS

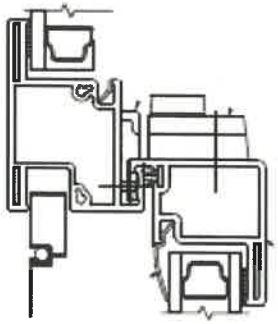


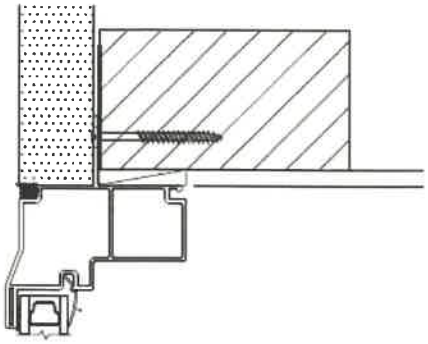
Black Bronze White

Manufacturing Plant & Showroom
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Jacksonville, FL 32218
(904) 328-5355
renaissancewd.com

8500 Series - FL 31123
Vinyl Single Hung Window





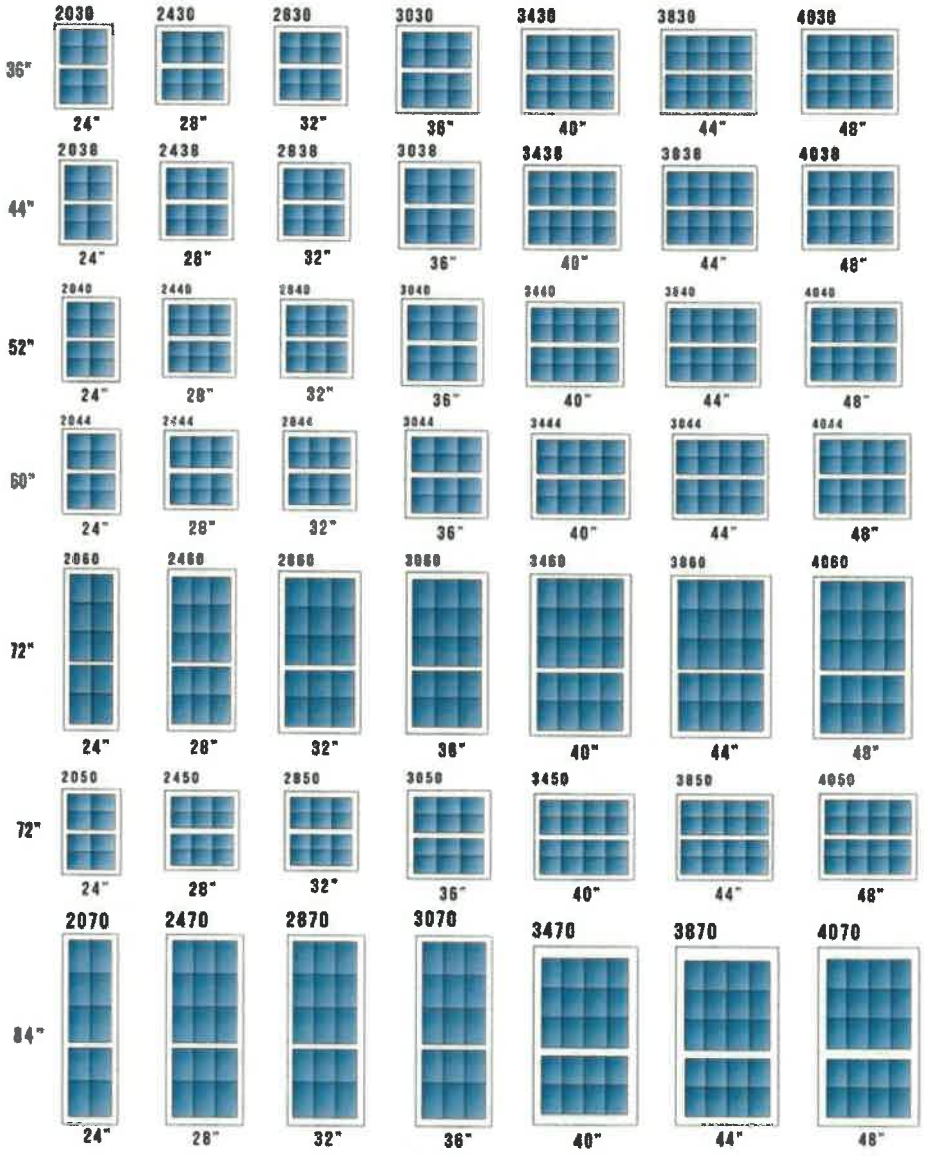


DESIGN FEATURES:

- 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

Application Packet 44

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 45

INSTALLATION ANCHOR SCHEDULE

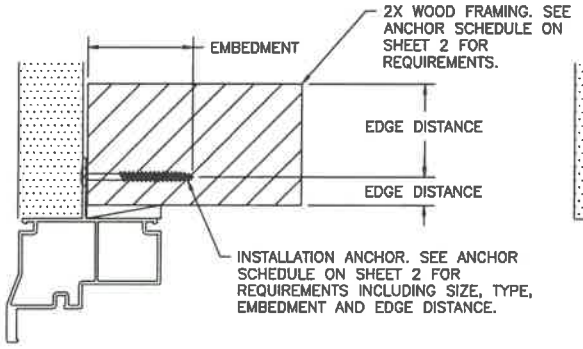
INSTALLATION TYPE	SECTION VIEW	FASTENER HEAD TYPE	FASTENER SIZE	SUBSTRATE	MANUFACTURER AND/OR SPECIFICATION	MIN. EMBEDMENT (IN)	MIN. EDGE DISTANCE (IN)	MIN. SPACING (IN) BETWEEN FRAME ANCHORS	ANCHOR CAPACITIES BASED ON
THROUGH FRAME ANCHOR	SECTION A & B (SHEETS 7 & 8)	HEX HEAD	3/16"	CONCRETE	ITW TAPCONS (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:

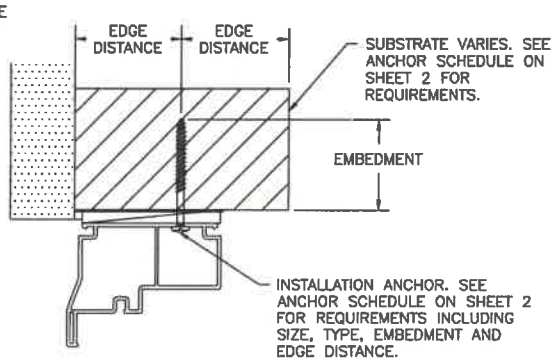
1) WHEN ITW TAPCONS ARE USED FOR CONCRETE/MASONRY INSTALLATION, THEY SHALL BE THE ADVANCED THREADFORM TECHNOLOGY TYPE.

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).

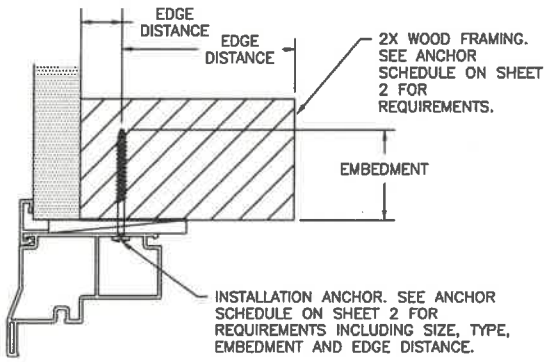
3) FOR WOOD OR TAPPING SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.082" PILOT HOLE (DRILL SIZE 45).



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

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 520726
LONGWOOD, FLORIDA 32752
FBPE C.A. NO. 29505
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

Received 6/18/24
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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**

We protect what matters most™

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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

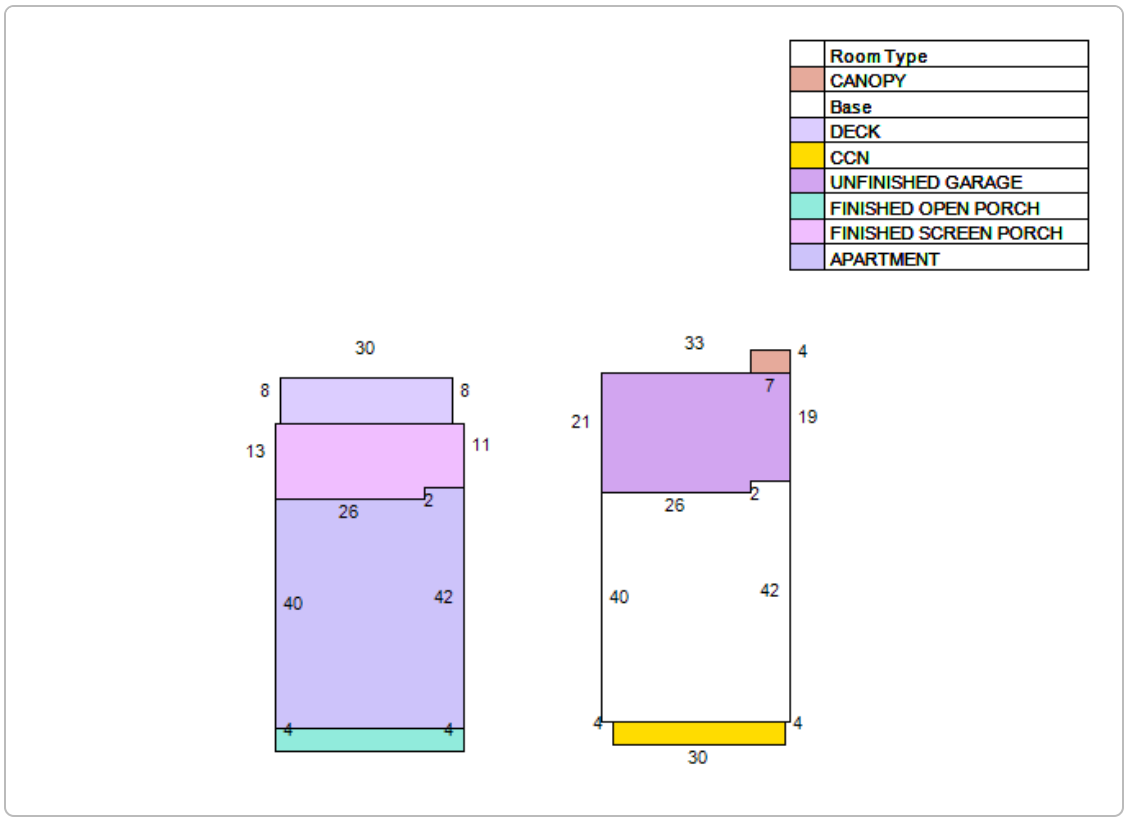
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$553,429	$1,614	$267,300	$0	$0	$1,155,300	$1,155,300	$0	$1,155,300
2022	$236,975	$4,065	$237,600	$0	$0	$478,640	$478,640	$0	$478,640
2021	$243,651	$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	**Roof Cover**	Built Up
Building Value	$352,035	**Roof Structure**	Rigid Frame
Year Built	1915	**Interior Flooring**	Pine Wood
Actual Area	4282	**Interior Wall**	Drywall
Conditioned Area	2668	**Heating Type**	Air Duct
Use	Mixed Use (City/Historical)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Brick	**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

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: August 15, 2024

RE: Agenda item 7(a) – Certificate of Demolition (Partial) HP2024-0048 (Previously approved scope of work)

The original Certificate of Demolition application, for partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation (HP2023-0027), was heard and approved by the Historic Architectural Review Board (HARB) at the May 18, 2023 meeting with the condition that the demolition permit not be issued until the building permit for the full building renovations (including replacement features) was issued. The staff report from the May 18, 2023 meeting is attached. The final order and originally submitted plans are attached to the new application packet.

On July 7, 2024, a building permit application was submitted for the work related to the approved application. Staff noted that an extension had not been requested as allowed per City Code Section 28-92 (attached) and the original Certificate of Demolition had expired and requires new approval. Review of the plans submitted for the building permit indicate they are consistent with the originally approved partial demolition plans with modifications from the original proposed designs, including maintaining the existing window and door fenestration on the front façade, simplifying porch railings, and replacing the previously proposed columns with square CMU columns that reflect the existing exterior finish and pilasters. Passage of the Partial Demolition Ordinance in August of 2023 gives the HARB purview over replacement designs for partial demolition. The proposed front porch design updates reflect comments made by the HARB during the original approval, when design recommendations could not be enforced.

This work is being funded in part by State and City grant money which triggers State Historic Preservation Office (SHPO) review utilizing the Secretary of the Interior's Standards for Rehabilitation.

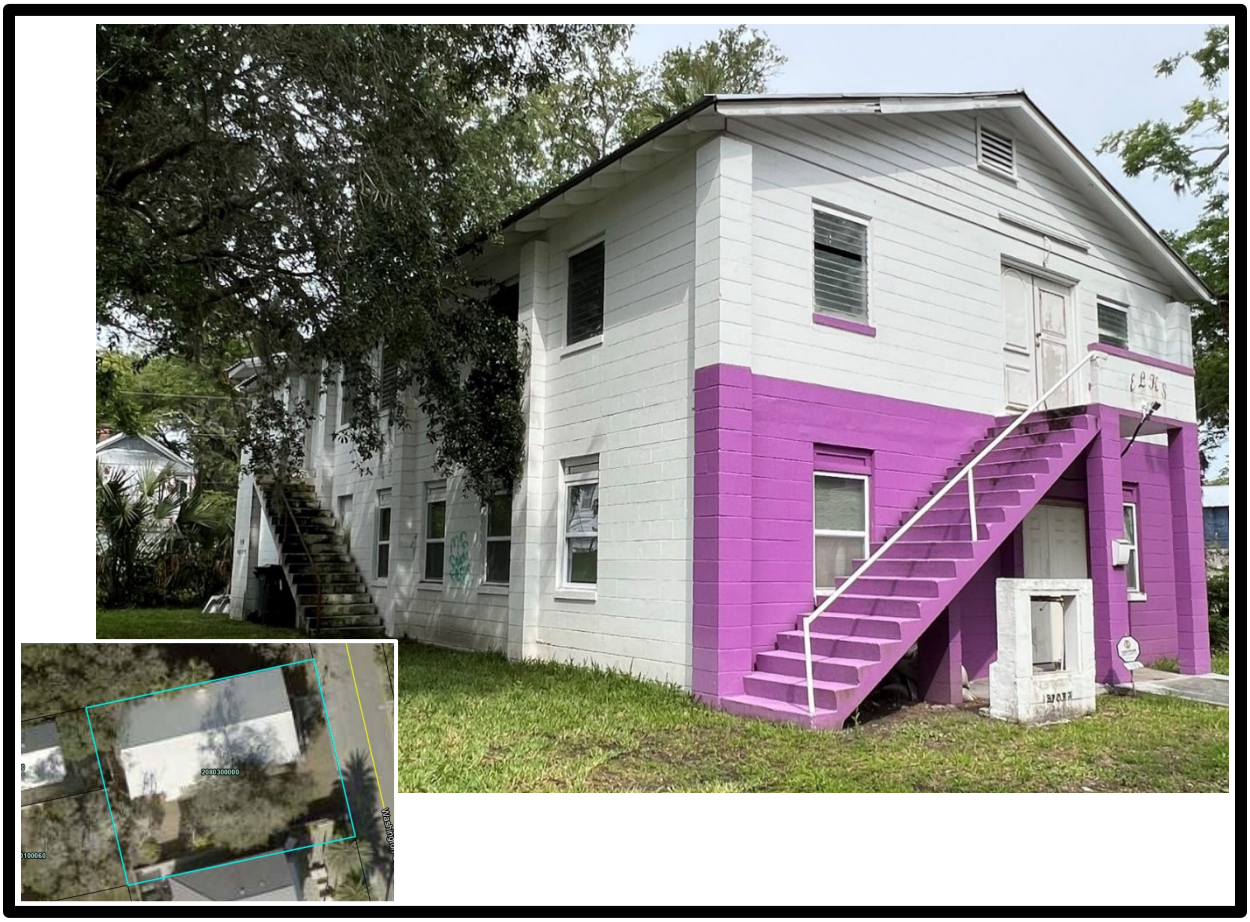
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition (Partial) for the previously approved work.

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 18, 2023 Meeting



Application HP2023-0027 Address: 100 Washington Street

Sarah Ryan Architect – Applicant Fountain Youth Lodge #649 - Owner

Project description: For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ03689
National Register:	Lincolnville NRHD: Eligible	Construction date:	c. 1958
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080300000		
Agenda Item:	9(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Washington Street on the block between Saint Francis and De Haven Streets within the Lincolnville National Register Historic District, this Masonry Vernacular non-residential building was constructed c. 1958. While the building is not currently listed as contributing to the district, it is eligible based upon a recent survey update because of its associations with local Civil Rights activities.

Constructed as a community organization (Fountain of Youth Elks Lodge) meeting space, and still used for that purpose, the building features a low-sloped front gable metal roof with exposed rafter tails wood lap siding in the gable, a painted concrete block exterior with square columns of concrete block on the corners and at intervals along the sides and rear of the building, and a combination of vinyl replacement and jalousie windows. Two exterior concrete stairs are seen: one on the south elevation, and one on the front façade leading to an upper pair of entry doors with the landing providing cover for the paired entry doors below. The renovation plan proposed would remove or modify portion of the exterior as noted in the Summary of Work

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 or partial demolition of a structure aged 50 years or older, listed on the Florida Master Site File, designated as a historical landmark (as defined by Sec. 28-87.10), or within and Historic Preservation Zoning District or National Register 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** for **partial demolition** at **100 Washington Avenue** with the following findng:

- That partial demolition of features as proposed will not impact the architectural integrity of the structure to the extent that it may no longer be considered a building elegible as contributing to the Lincolnville National Register Historic District.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a commercial building including:
    a. Removal of front concrete stair
    b. Removal of windows including two first floor vinyl windows on the front elevation and second floor south-east jalousie window (glass to be repurposed for repair of remaining jalousie windows)
    c. Removal and replacement of first floor vinyl and plywood covered windows on the side elevations.
    d. Remove exterior portion of chimney stack and cap below the soffit.
    e. Replace existing metal roof with a standing seam concealed fastener metal roof

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 mass and scale along Washington Street varies, and the building, while utilitarian in appearance, is similar in mass and scale to several structures along the streetscape.

3. The impact of the loss of the structure on the streetscape. The building's typology and utilitarian design are unique since most masonry structures in the area are finished with stucco. The square columns provide an air of stripped-down Greek Revival style. While the building is not proposed for full demolition, the proposed replacement front façade will alter the building's appearance and add stronger Greek Revival style elements to an otherwise unadorned structure.

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 take the Tree and Landscape Ordinance and meet zoning requirements. The property is within Archaeology Zone IIIA and any ground disturbing activities including footer for the proposed front porch will require Archaeological Review.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File and located within the Lincolnville National Register Historic District, though the updated survey indicating its eligibility as a contributing building has not yet been approved. Although an earlier Florida Master Site File survey indicated that the building lacked architectural features and retained no historical or architectural significance that would qualify it to contribute to the Lincolnville NRHD, the 2017 survey update indicates that the structure appears to meet criteria for individual listing in the National Register due to its associations with Dr. Martin Luther King, Jr. and the Southern Christian Leadership Conference.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic but is eligible to contribute to the Lincolnville National Register Historic District and may also be eligible for individual listing in the National Register.

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 utilitarian style masonry commercial building commonly seen for use in more industrial settings.

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 not as commonly found in St. Augustine though examples are still extant in West Augustine, along Riberia Street, and the US1 commercial corridor.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The concrete block building is unique in its lack of architectural style. The HARB should determine if removal of elements, particularly the front exterior stair, and replacement as proposed would negatively impact the architectural integrity of the building.

10. ***The justification for the proposed demolition.*** The applicant is requesting this partial demolition in conjunction with renovations to the building. A Variance application was heard and subsequently approved by the Planning and Zoning Board to reduce the front setback from 15' to 8' and increase the lot coverage maximum to 43% on a RS-2 zoned lot to allow for construction of the proposed front porch. The applicant should provide further details regarding the overall project and its justification as it relates to the partial demolition and historic and architectural integrity of the building.

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

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

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

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

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

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

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

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

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

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

The building was built by 1958 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, though potentially eligible, but is recorded in the Florida Master Site File and located in and eligible to contribute to the Lincolnville 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. Updated Lincolnville NRHD Survey
4. Sanborn Map

STAFF PHOTOGRAPHS
100 Washington Street



East (front) Elevation

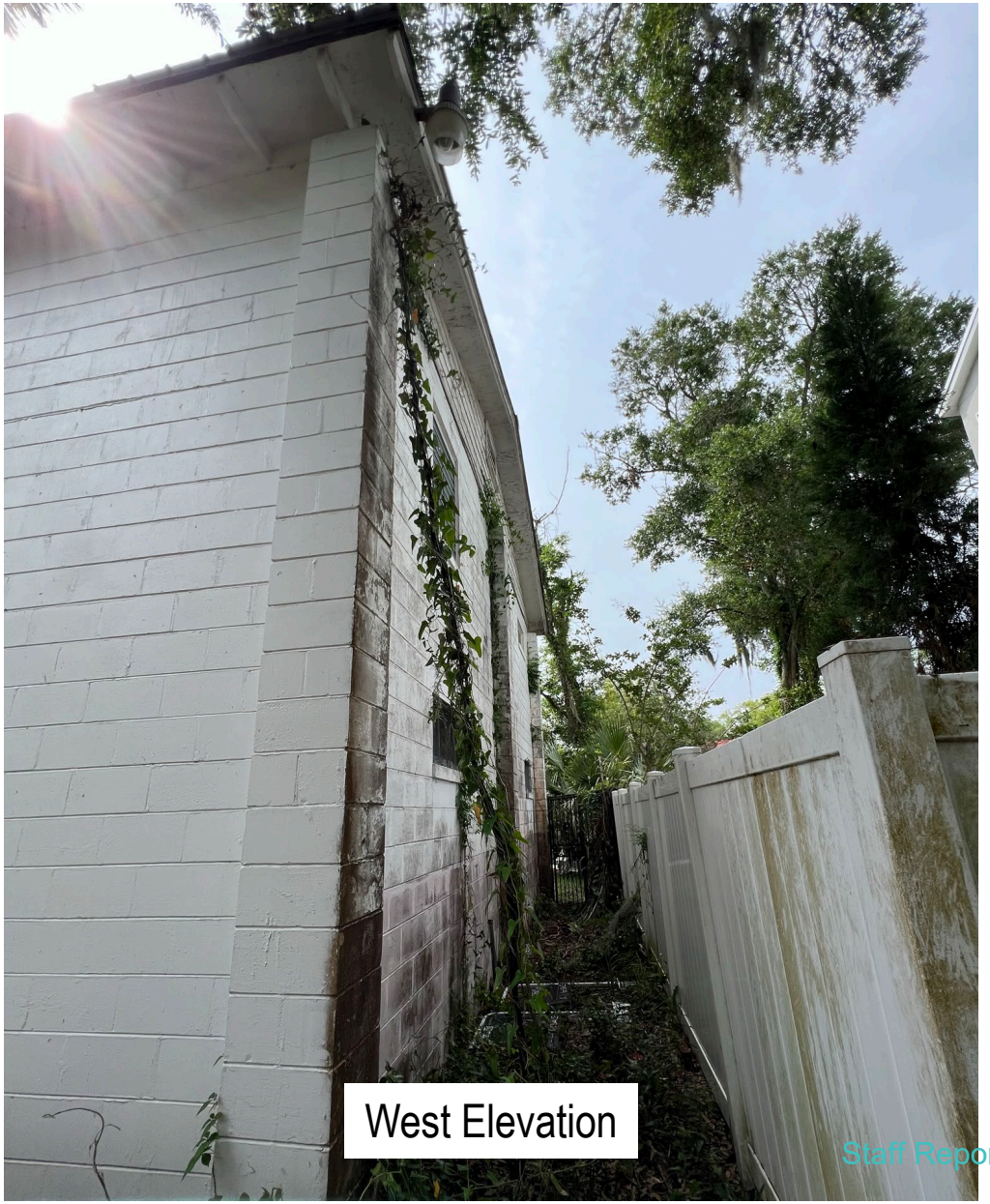


STAFF PHOTOGRAPHS
100 Washington Street



South Elevation

STAFF PHOTOGRAPHS
100 Washington Street



West Elevation

STAFF PHOTOGRAPHS
100 Washington Street



North Elevation

STAFF PHOTOGRAPHS
100 Washington Street



Northeast Corner

STAFF PHOTOGRAPHS
100 Washington Street





Exterior Details

STAFF PHOTOGRAPHS
100 Washington Street





Front stair to be removed, replaced with two story front porch

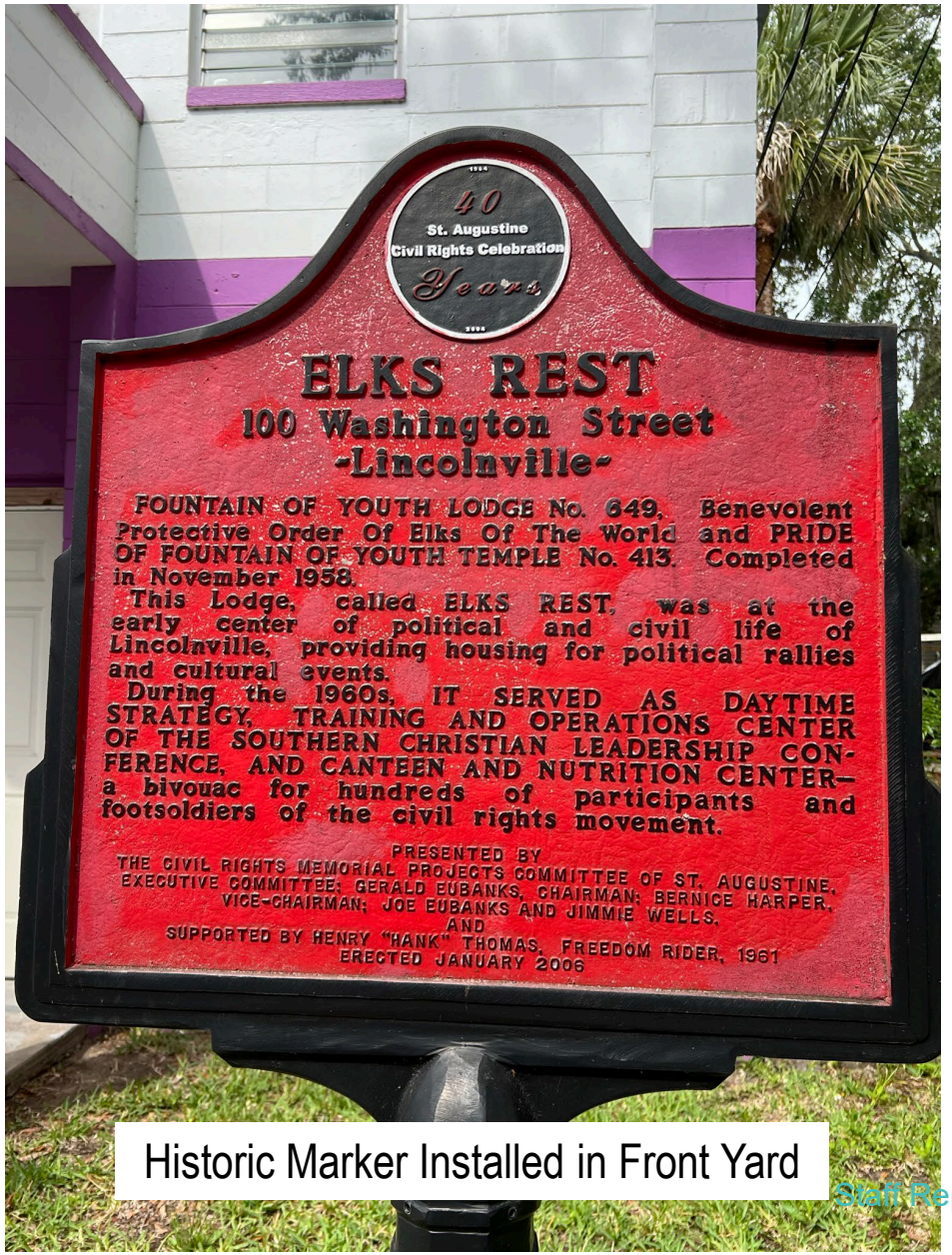
STAFF PHOTOGRAPHS
100 Washington Street



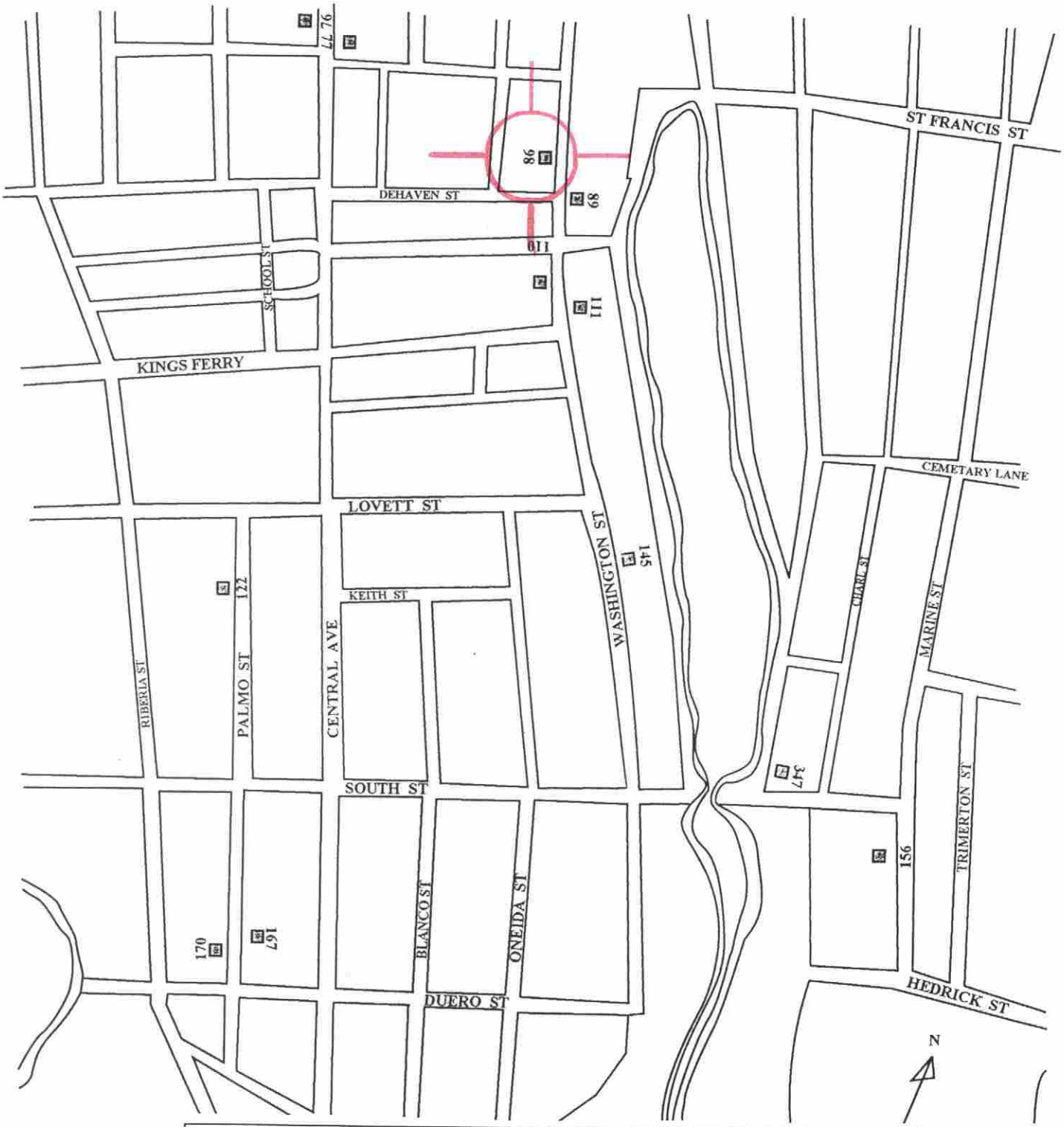


Door and Window Details

STAFF PHOTOGRAPHS
100 Washington Street



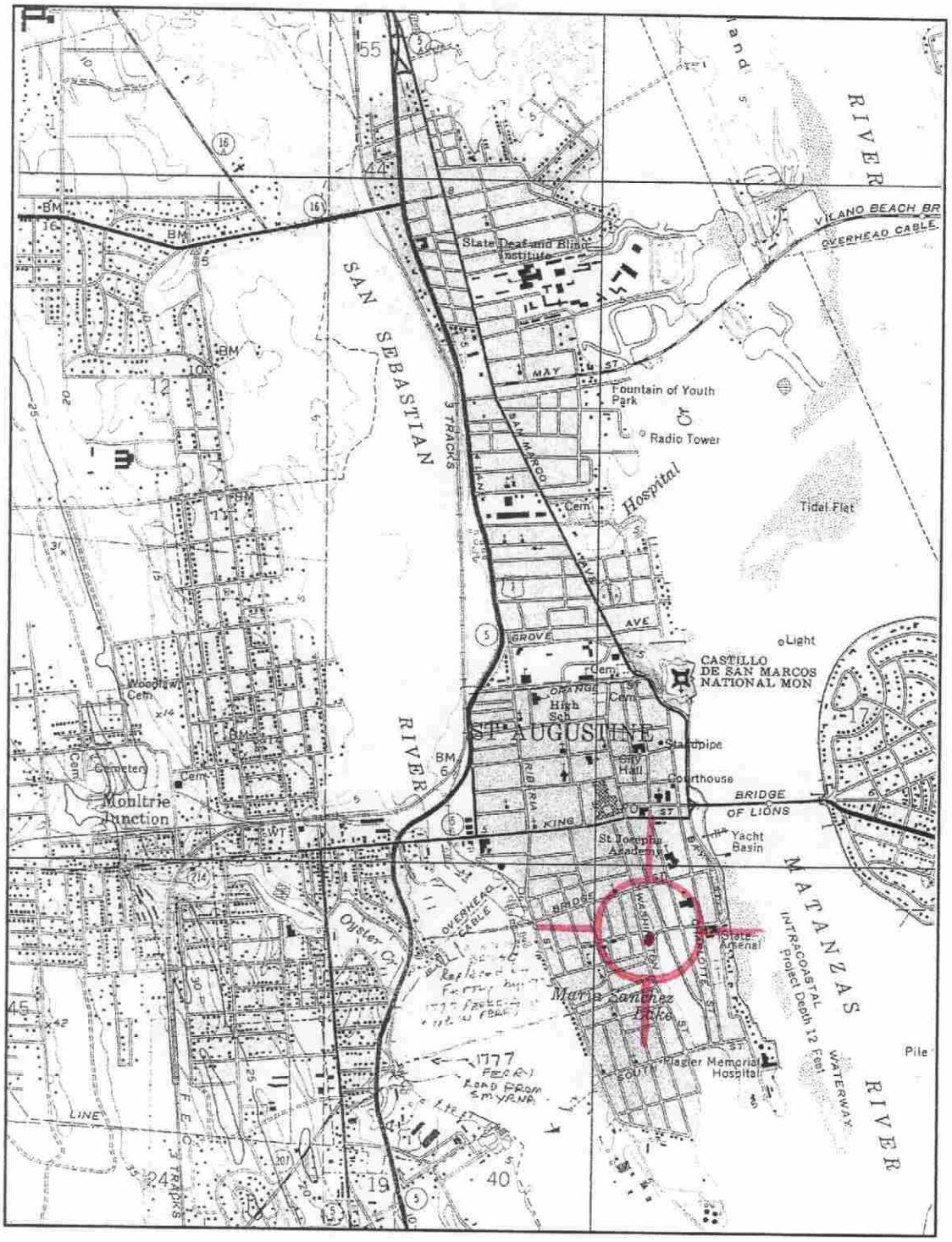
Historic Marker Installed in Front Yard



St. Augustine Survey Update (1999) Site Location Map 145
S. Augustine (St. Johns County) Florida

AREAS 15 & 16

Record Number and Address: 80 Washington St.



Site #: SJ3689

Address: 86 Washington Street

St. Augustine, Florida Quad

1:24,000 Scale 1956

Photo revised 1988

145



QUADRANGLE LOCATION

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story, masonry commercial building is located within the Dumas Tract subdivision. It has no architectural features. The building is located within the Lincolnville Historic District, listed in the National Register. The building will not contribute to the district, even if the district's Period of Significance were expanded. The building has no historical or architectural significance

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ2312..

Property Appraiser records suggest a construction date of 1950 . The St. Augustine City Directory provides the following information about its occupancy: 1951 lists the address as Community Theater.

SJ3689

Page 1

☒ Original
☑ Update

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

Site #8 SJ06523
Field Date 4-15-2017
Form Date 4-27-2017
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) Fountain of Youth Lodge No. 649 Multiple Listing (DHR only)
Survey Project Name City of St. Augustine Civil Rights NR nomination 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:	100		Washington	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 4 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 2080300000 Landgrant
Subdivision Name DUMAS TRACT Block J Lot 9
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1958 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Club or Lodge building From (year): 1958 To (year): 2017
Current Use Club or Lodge building From (year): To (year): 2017
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): unknown Builder (last name first): unknown
Ownership History (especially original owner, dates, profession, etc.) Built c. 1958 by Fountain of Youth Lodge No. 649. Continuous ownership.
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe CCSA Demolition Ordinance

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. Not applicable 3.
Roof Type(s) 1. Gable 2. Other 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Not applicable 2.
Windows (types, materials, etc.) aluminum, jalousie

Distinguishing Architectural Features (exterior or interior ornaments) n/a

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

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 SJ06523

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Other 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) centrally placed, paired doors

Porch Descriptions (types, locations, roof types, etc.) 1-bay wide entrance stoop with columns supporting 2nd floor landing leading to 2nd floor entrance.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Built c. 1958 by Fountain of Youth Lodge No. 649, during the 1960s, it served as center of political and civic life in St. Augustine and center for strategy, training and operations of the Southern Christian Leadership Conference in 1963-1964.
Archaeological Remains none observed. ☐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) Gerald Eubanks, The Dark before Dawn, from Civil Wrongs to Civil Lights, pp. 120-121.

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) site is under consideration for listing in the National Register Multiple Property nomination for Civil Rights Sites in St. Augustine. It appears to meet the criteria because of its association with Dr. Martin Luther King and the SCLC.
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. African American 3. _____ 5. _____
2. Social/humanitarian 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 None known Maintaining organization _____
Document description _____ File or accession #'s _____

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

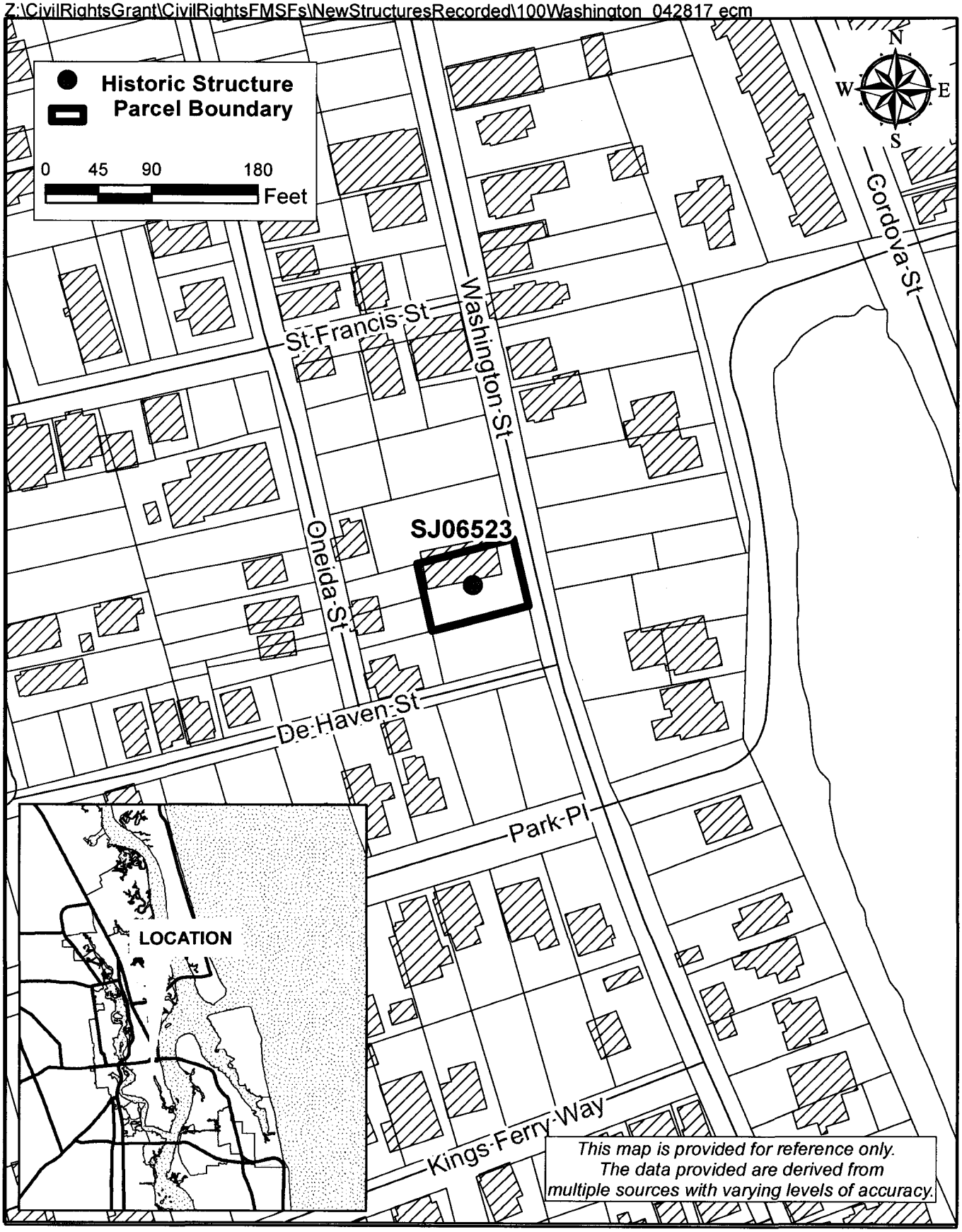
RECORDER INFORMATION

Recorder Name Paul Weaver Affiliation Historic Property Associates
Recorder Contact Information (address / phone / fax / e-mail) PO Box 1002,St. Augustine, FL 32085 8245178/hpa007@aol.com

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.

Z:\CivilRightsGrant\CivilRightsFMSFs\NewStructuresRecorded\100Washington_042817.ecm

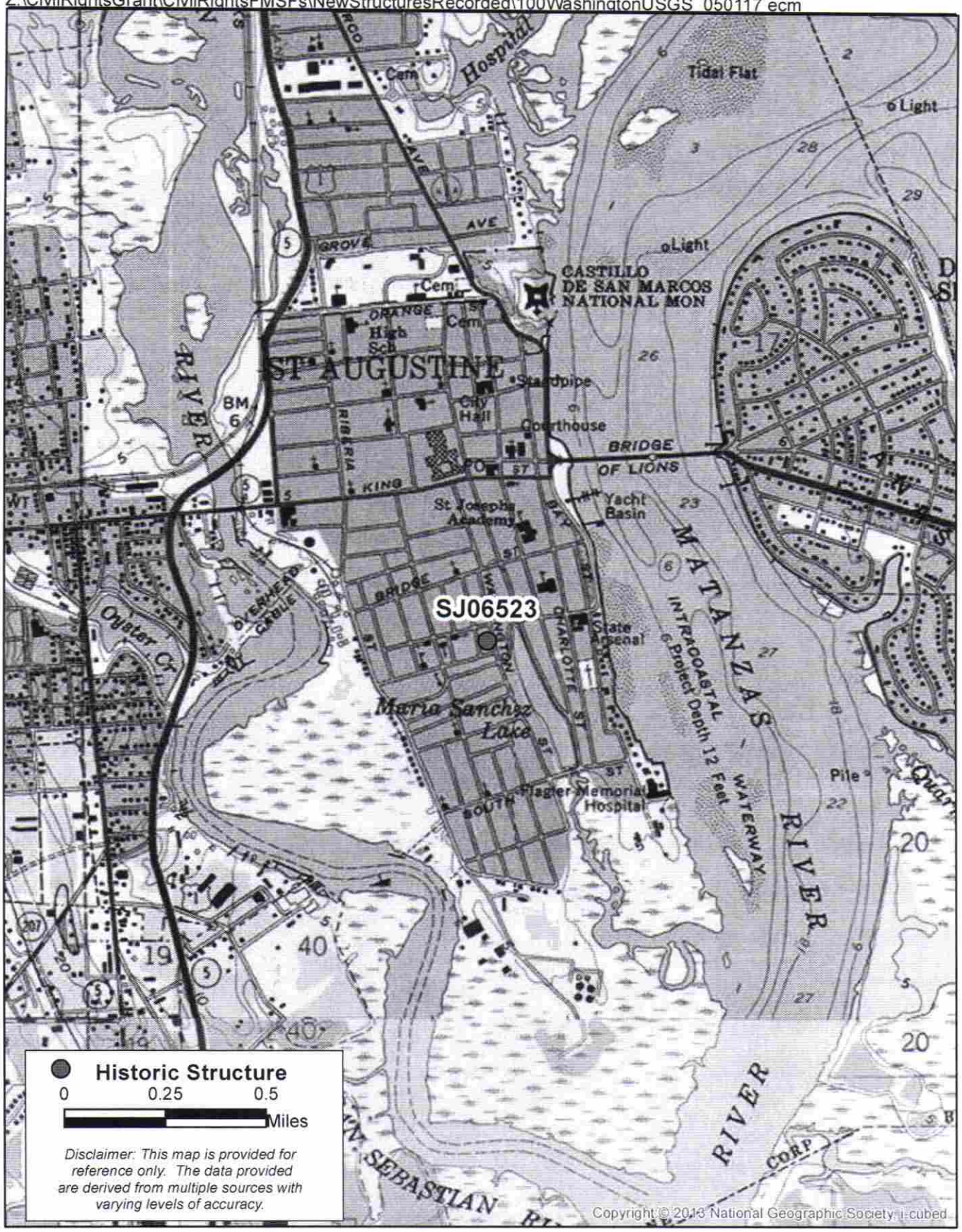


City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Elk's Lodge
SJ06523 Parcel ID: 2080300000
Address: 100 Washington Street

SHEET
1 of 1

Z:\CivilRightsGrant\CivilRightsFMSFs\NewStructuresRecorded\100WashingtonUSGS_050117.ecm



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Elk's Lodge
SJ06523 Parcel ID: 2080300000
Address: 100 Washington Street

SHEET
1 of 1

☐ Original
☒ Update



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

Site#8 SJ03689
Field Date 11-19-2020
Form Date 1-7-2020
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) Fountain of Youth Lodge No. 649 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

Address:	Street Number	Direction	Street Name	Street Type	Suffix Direction
	100		Washington	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7N Range 30W Section 18 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2080300000 Landgrant _____
Subdivision Name Dumas Tract Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1958 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Clubhouse From (year): 1958 To (year): _____
Current Use Apartment From (year): _____ To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address 86 Washington St
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, entry doors
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Fountain Youth Lodge #649

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:corrugated 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

jalousie, 1/1 replacement sash, boarded openings and transoms

Distinguishing Architectural Features (exterior or interior ornaments)

symmetric facade, exterior staircase on facade, front facing gable roof w horizontal wood siding in gable end, exposed rafter tails, pilasters

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

mature trees

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 SJ03689

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details)

off center multi panel contemporary doors, 2nd story paired wood doors

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

entry stoop under masonry staircase and 2nd story landing

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

This 1958 Masonry Vernacular style building is 2 stories with Concrete block 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)

May meet individual criteria for its association with the Civil Rights movement, although alterations are apparent; would contribute the surrounding 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. African American
3. African American
4. Social/humanitarian
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 _____ Maintaining organization _____
Document description _____ File or accession #'s _____

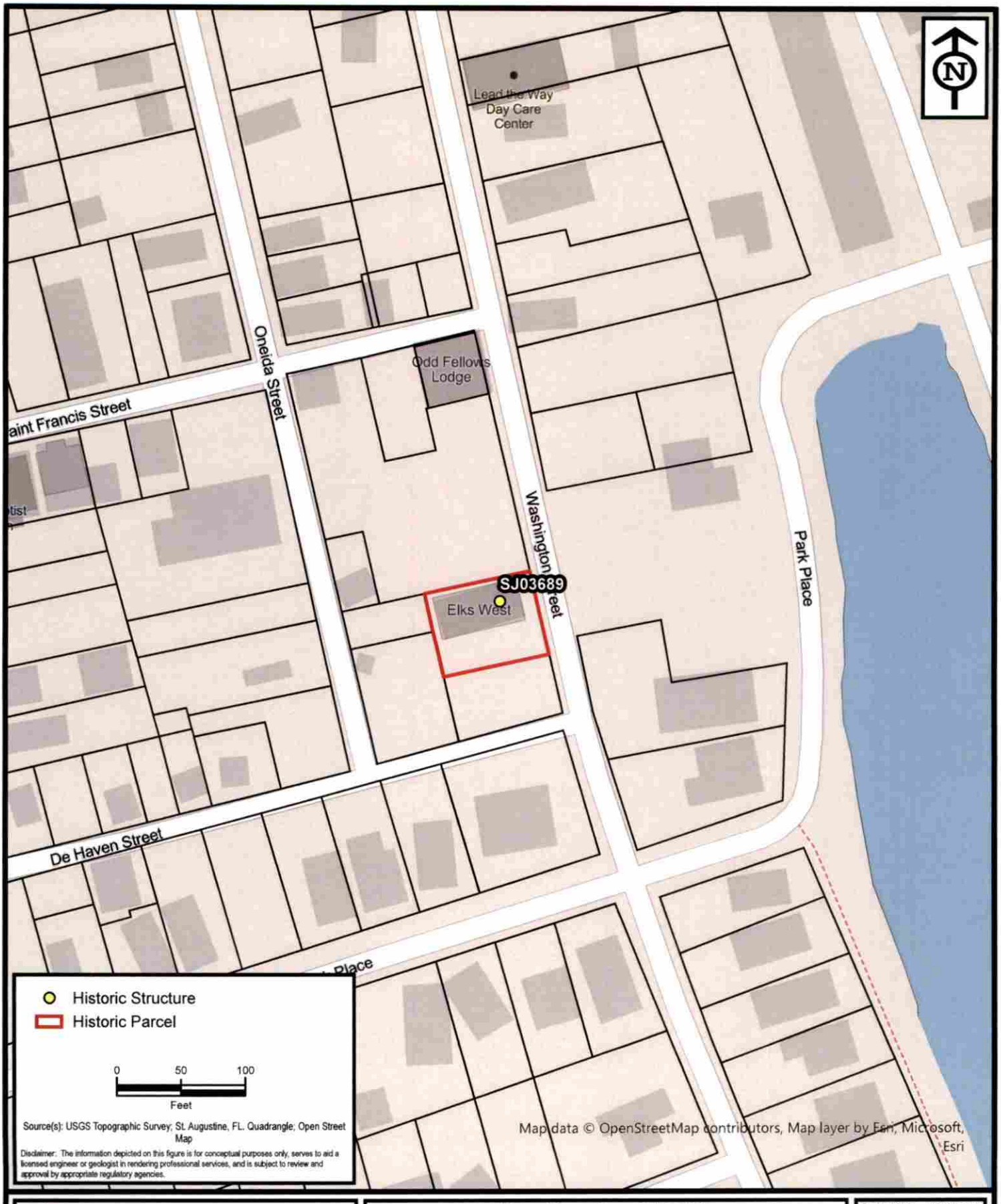
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

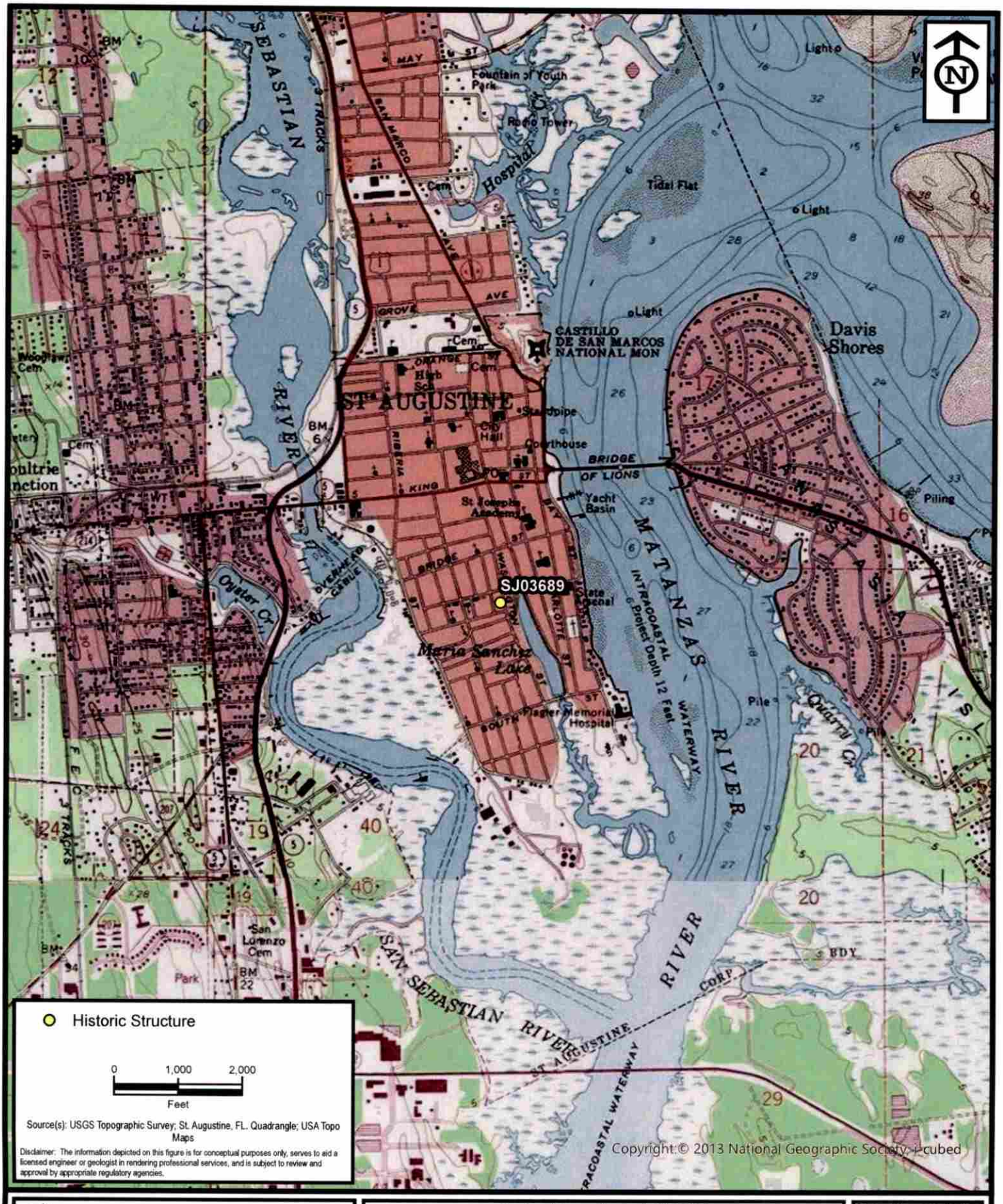
Parcel Location - SJ03689

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

Project Location - SJ03689

St. Augustine Historic Resource Mitigation & Survey Update

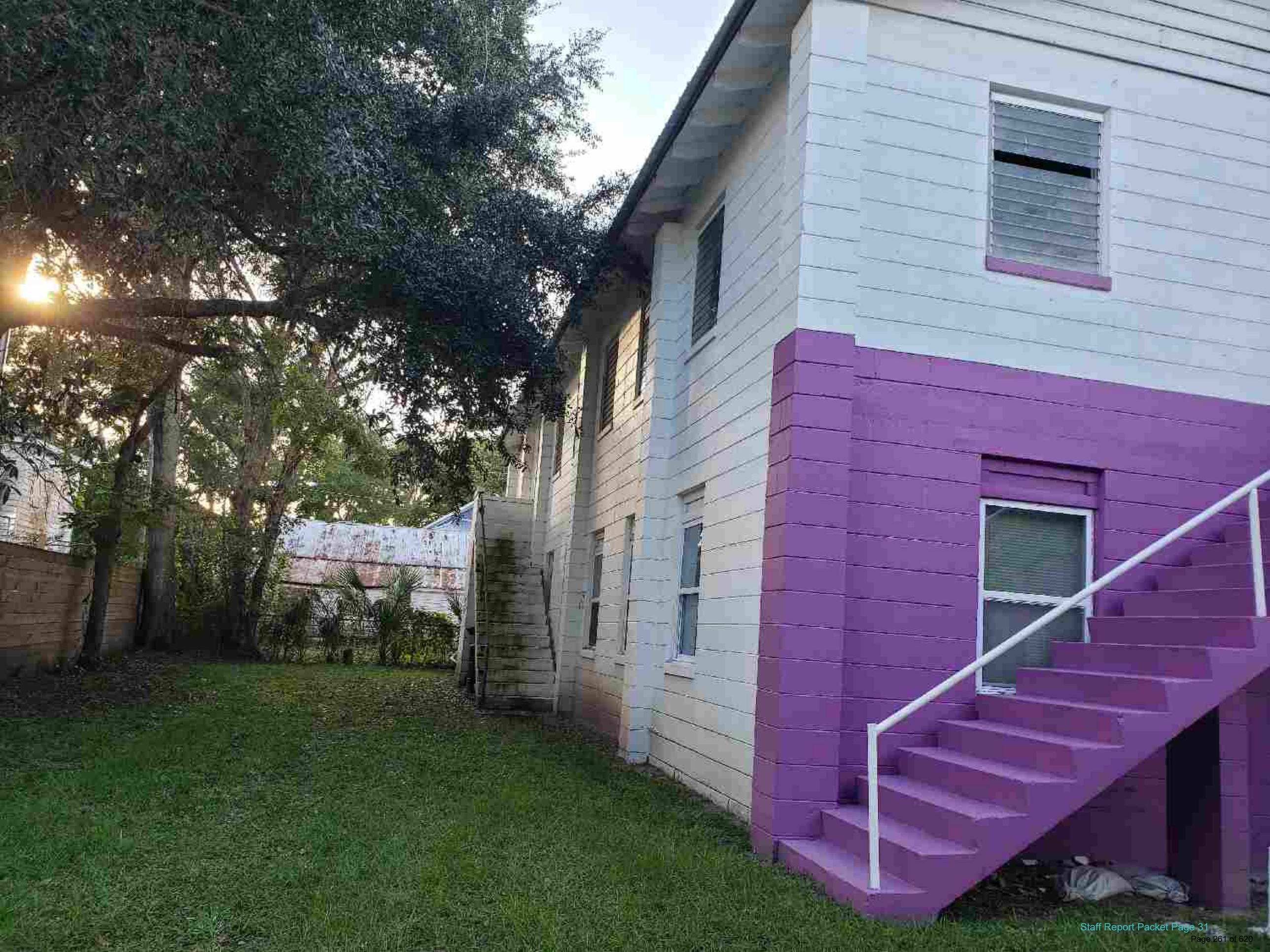
St. Johns County, Florida

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

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ELKS
BPOEW



40

St. Augustine
Civil Rights Celebration
Years

ELKS REST
100 Washington Street
-Lincolnville-

FOUNTAIN OF YOUTH LODGE No. 649, Benevolent Protective Order Of Elks Of The World and PRIDE OF FOUNTAIN OF YOUTH TEMPLE No. 413. Completed in November 1958.

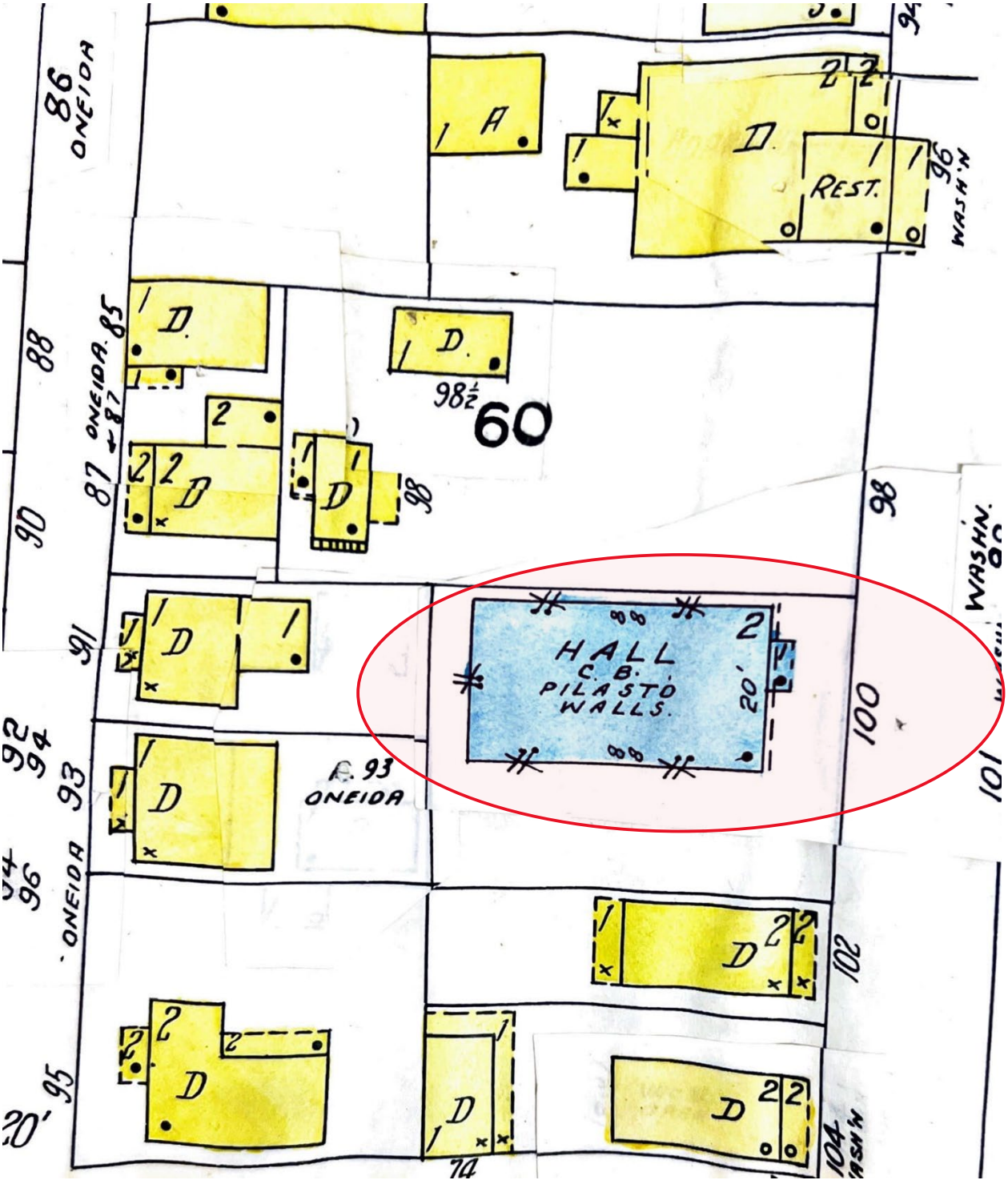
This lodge, called ELKS REST, was at the early center of political and civil life of Lincolnville, providing housing for political rallies and cultural events.

During the 1960s, IT SERVED AS DAYTIME STRATEGY, TRAINING AND OPERATIONS CENTER OF THE SOUTHERN CHRISTIAN LEADERSHIP CONFERENCE, AND CANTEEN AND NUTRITION CENTER— a bivouac for hundreds of participants and footsoldiers of the civil rights movement.

PRESENTED BY
THE CIVIL RIGHTS MEMORIAL PROJECTS COMMITTEE OF ST. AUGUSTINE.
EXECUTIVE COMMITTEE: GERALD EUBANKS, CHAIRMAN; BERNICE HARPER, VICE-CHAIRMAN; JOE EUBANKS AND JIMMIE WELLS.
AND
SUPPORTED BY HENRY "HANK" THOMAS, FREEDOM RIDER, 1961
ERECTED JANUARY 2006

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
85	SJ02320	1904	Frame Vernacular	Contributing
86	SJ02319	1930	Masonry Vernacular	Non-Contributing
87	SJ02321	1910	Folk Victorian, Frame	Contributing
88	SJ02322	1930	Masonry Vernacular	Insufficient Information
91	SJ02324	1904	Frame Vernacular	Contributing
92	SJ02325	1908	Masonry Vernacular	Contributing
100	SJ03689	1958	Masonry Vernacular	Contributing
109	SJ02332	1930	Bungalow	Contributing
111	SJ03686	1939	Frame Vernacular	Contributing
113	SJ02333	1924	Bungalow	Contributing
115	SJ02335	1930	Bungalow	Non-Contributing
119	SJ07326	1957	Masonry Vernacular	Contributing
120	SJ02454	1917	Frame Vernacular	Contributing
121	SJ07327	1928	Frame Vernacular	Contributing
123	SJ02337	1924	Frame Vernacular	Insufficient Information
128	SJ02341	1930	Frame Vernacular	Contributing
129	SJ02342	c1924	Bungalow	Contributing
130	SJ02343	c1930	Frame Vernacular	Contributing
131	SJ02344	c1917	Bungalow	Contributing
132	SJ02345	c1930	Frame Vernacular	Contributing
133	SJ02346	c1924	Frame Vernacular	Contributing
134	SJ02347	c1924	Bungalow	Contributing
135	SJ02348	c1930	Bungalow	Contributing
136	SJ02349	1930	Frame Vernacular	Contributing
137	SJ07328	1942	Minimal Traditional	Contributing
138	SJ02350	c1930	Bungalow	Contributing
139	SJ07329	1942	Frame Vernacular	Insufficient Information
140	SJ02351	c1930	Frame Vernacular	Contributing
142	SJ02352	-1930	Colonial Revival	Contributing
146	SJ02354	1894	Frame Vernacular	Contributing
146	SJ02355	c1924	Frame Vernacular	Contributing
147	SJ02356	c1924	Bungalow	Non-Contributing
148	SJ02357	1899	Frame Vernacular	Contributing
149	SJ02358	1924	Bungalow	Contributing
149	SJ07330		Frame Vernacular	Contributing
151	SJ02359	1924	Bungalow	Contributing

SANBORN MAP: 1930 UPDATED TO 1965
100 Washington Street



Sec. 28-92. - Termination of certificates of demolition or partial demolition.

The historic architectural review board shall include a time limitation in its certificates of demolition or partial demolition, utilizing the following procedures:

(1) The board shall include a provision in its orders for certificates of demolition or partial demolition that the certificate expires one (1) year from the date of the order.

(2) The owner of the property described in the certificate of demolition or partial demolition may request an administrative six-month extension from the planning and building director. The request for administrative extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition or partial demolition. The administrative extension is a ministerial act and shall be available for one extension only.

(3) In the alternative, the owner of the property described in the certificate of demolition or partial demolition may request a one-year extension from the board. The request for board extension must be filed in writing with the planning and building department during regular office hours no later than thirty (30) days before the expiration of the certificate of demolition or partial demolition. The application for board extension shall be heard at the next available board meeting. A board extension cannot be applied for property that has already been granted an administrative extension.

(4) If the property owner has received either an administrative extension or a board extension of time on a certificate of demolition or partial demolition, the property is not eligible for further consecutive extensions and upon the expiration of the extension the property owner must reapply for a certificate of demolition or partial demolition.

(5) Valid certificates of demolition or partial demolition issued prior to the effective date of this section shall be honored by the planning and building department and no further action is needed by the property owner other than compliance with life safety procedures and application for a demolition permit or partial demolition from the building department.

(Ord. No. 17-06, § 1, 3-23-17; Ord. No. 23-24, § 7, 8-28-23)

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0048 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: SARAH RYAN
   Business (if applicable): SARAH RYAN ARCHITECT LLC
   Address: 201 OWENS AVE
   City: St Augustine State: FL Zip Code: 32080
   Daytime Telephone: E-Mail Address:

2. NAME OF PROPERTY OWNER: Fountain of Youth Lodge #649
   Business (if applicable):
   Address: 100 Washington Street
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: E-Mail Address:

3. PROJECT LOCATION: 100 WASHINGTON ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: DUMAS TR CITY LOT 9 BLK J

5. SCOPE OF WORK: For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation. (Previously approved under HP2023-0027, expired May 2024).

Information attached by applicant includes:

- Application Agreement
- Architectural Drawings (Submitted with Building Permit Application)
- May 18, 2023 Final Order and Previously Approved Drawings

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: ELKS LODGE - 100 Washington St.

Applicant's Name: Sarah Ryan ARCHITECT Applicant's Signature: S Ryan

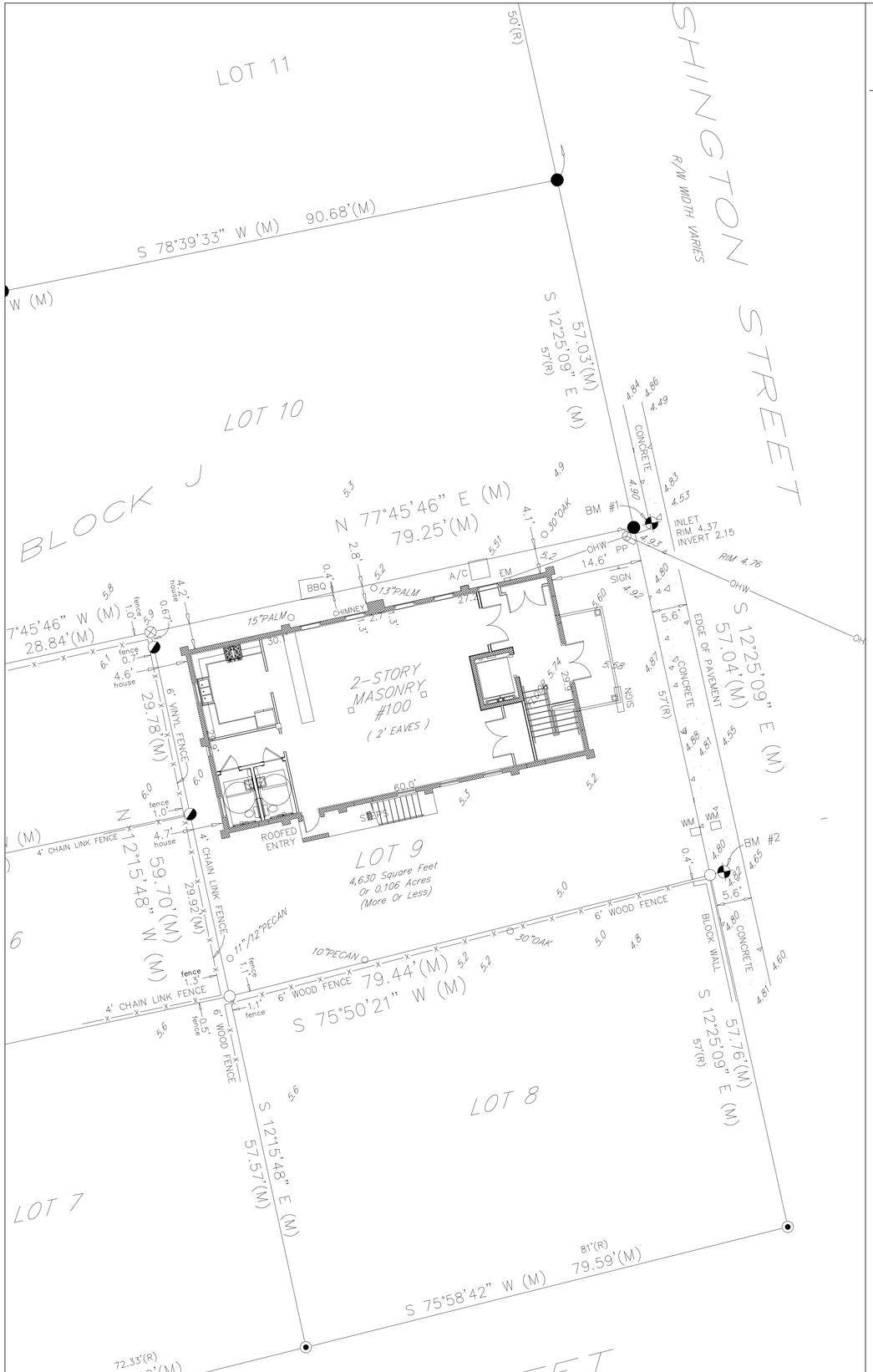
Owner's Name: Fountain of Youth Elks Lodge Owner's Signature: Jaime D. Rubin

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.



SITE PLAN 1/8"=1'-0" 2

FOUNTAIN OF YOUTH ELKS LODGE

100 WASHINGTON ST. SAINT AUGUSTINE, FL 32084

SARAH RYAN ARCHITECT

P&H ENGINEERING

SS

ARCHITECTURAL

SHEET NO.	DRAWING
A100	COVER, LIFE & SAFETY, SITE PLAN
A101	EXISTING PLANS
A102	DEMOLITION PLANS
A103	PROPOSED PLANS
A104	PROPOSED REFLECTED CEILING PLANS
A201	EXISTING ELEVATIONS
A202	ELEVATION DEMOLITION
A203	PROPOSED ELEVATIONS
A301	SECTIONS & DETAILS

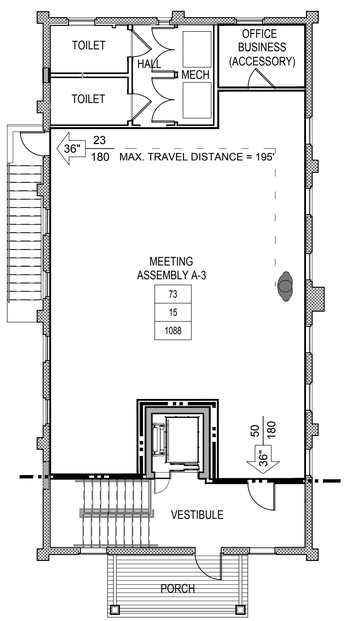
ZONING RS2 NON-CONFORMING

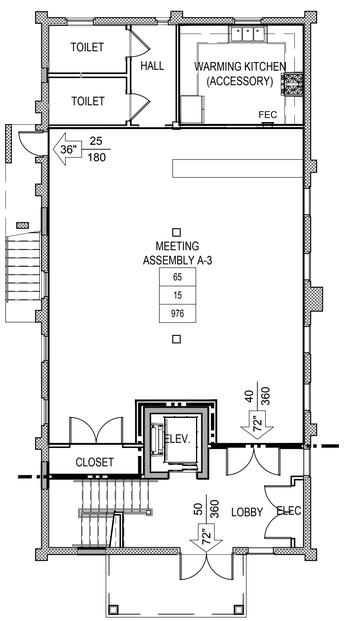
SETBACKS -

EXISTING	PROPOSED	LOT COVERAGE
FRONT: TO BUILDLING: 14.6' TO STAIR: 10.3' SIDE: 4.1' NORTH 24.5' SOUTH REAR : 4.6' WEST	FRONT: TO BUILDLING: 14.6' TO PORCH: 8.0' SIDE: NO CHANGE REAR : NO CHANGE	4657 SF PROPERTY 1978 SF CURRENT FOOT PRINT = 42.5% 2013 SF PROPOSED = 43%

STRUCTURAL & MEP

SHEET NO.	DRAWING
S100	STRUCTURAL NOTES
S200	TYPICAL DETAILS
S300	FOUNDATION PLAN
S301	SECOND LEVEL PLAN
S302	ROOF PLAN
E1.01	1ST & 2ND FLOOR LIGHTING PLAN
E1.02	1ST & 2ND FLOOR POWER PLAN
E2.01	POWER RISER AND DETAILS
E2.02	LEGEND, SCHEDULES, AND SPECS
E3.01	FIRE ALARM SPEC AND RISER
M-1	HVAC EQUIPMENT SCHEDULE
M-2	HVAC MISC. DETAILS
M-3	HVAC PLANS AND SECTIONS
P1.01	PLUMBING FLOOR PLANS
P2.01	PLUMBING RISER DIAGRAM
P3.01	LEGEND, SCHEDULE, DETAILS
P3.02	MISC. DETAILS





LIFE SAFETY PLANS 1/8"=1'-0" 3

GENERAL NOTES

A. AREAS OUTSIDE THE WORK AREAS WILL REMAIN OPEN DURING THE CONSTRUCTION PERIOD.

B. UNLESS OTHERWISE NOTED, WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD AND TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.

D. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.

E. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE; LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

F. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH, AND WELFARE STANDARDS.

G. CONTRACTOR TO VERIFY AND COORDINATE WORK HOURS AND SPECIFIC RESTRICTIONS

BUILDING CODE DATA

GOVERNING CODE =	2023 FLORIDA EXISTING BUILDING CODE 8th EDITION AND FLORIDA FIRE PREVENTION CODE ICC/ANSI A117.1 2009 (BY REFERENCE)
JURISDICTION =	CITY OF ST. AUGUSTINE
USE GROUP =	A3 - ASSEMBLY
CONSTRUCTION TYPE =	III-B
CLASSIFICATION OF WORK =	ALTERATION - LEVEL 3 (SECTION 505)

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED (FBC SECTION 903)
MANUAL FIRE ALARM SYSTEM	PROVIDED
SMOKE ALARMS	PROVIDED, NON-INTERCONNECTED
FIRE EXTINGUISHERS =	PER NFPA 10

USE GROUP "A"

TABULAR AREA PER FLOOR =	19,000 SF
FRONTAGE INCREASE FACTOR =	NONE
SPRINKLER INCREASE FACTOR =	NONE
ALLOWABLE AREA INCREASE =	19,000 x 1.00 = 19,000 SF
ALLOWABLE AREA PER FLOOR =	19,000 SF
ACTUAL AREA PER FLOOR =	1,805 SF
TABULAR HEIGHT =	3 STORIES - 55 FT
SPRINKLER HEIGHT INCREASE =	NONE
ALLOWABLE HEIGHT =	3 STORIES - 55 FT
ACTUAL HEIGHT =	2 STORIES - 36.5 FT

MEANS OF EGRESS - CHAPTER 10 (FBC)

OCC. LOAD / 1ST FLOOR	976 SF @ 15 SF NET = 65
OCC. LOAD / 2ND FLOOR	1,088 SF @ 15 SF NET = 73

MINIMUM WIDTH OF EGRESS COMPONENTS

REQUIRED	PROVIDED
CORRIDORS = 44"	CORRIDORS = NONE
DOORS = 36"	DOORS = 36"
STAIRS = 36"	STAIRS = 44"

MAX. TRAVEL DISTANCE (TABLE 1016.2)	200 FEET
ACTUAL TRAVEL DISTANCE	55 FEET

TABULAR NUMBER OF EXITS (PER 1021.1)

1ST FLOOR ASSEMBLY	2 EXITS
2ND FLOOR ASSEMBLY	2 EXITS

NUMBER OF EXITS PROVIDED

1ST FLOOR ASSEMBLY	2 EXITS
2ND FLOOR ASSEMBLY	2 EXITS

ACCESSIBLE MEANS OF EGRESS NOT REQ'D:	1007.1, EXCEPTION 1
AREA OF REFUGE NOT REQUIRED	1007.3, EXCEPTION 2
EMERGENCY ESCAPE & RESCUE (1029.1)	NOT REQ'D: 1021.2.3.2

FIRE RATED CONSTRUCTION	RATING REQ'D PER CHAPTER 10 IBC
EXTERIOR WALLS	2 HR. EXIST.
LOAD BEARING WALLS- EXTERIOR	0 HR.
LOAD BEARING WALLS INTERIOR	0 HR.
PRIMARY STRUCTURAL FRAME	0 HR.
COLUMNS SUPPORTING HORIZ. ASSEMBLY	0 HR.
COLUMN SUPPORTING STAIR ENCLOSURE	0 HR.
NON-BEARING WALLS - INTERIOR	0 HR.
STAIR ENCLOSURE	0 HR. 1009.3 ex1
EXIT PASSAGEWAY ENCLOSURE	0 HR

CHAPTER 8 (IEBC)

NO VERTICAL OPENINGS CONNECT THE FIRST AND SECOND FLOORS	(803.2)
AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED	(804.2)
NO STANDPIPE REQUIRED	(804.3)
AUTOMATIC FIRE ALARM PROVIDED	(804.4.1.6)
NON-INTERCONNECTED SMOKE ALARMS	(804.4.3)

NOTE: ALTHOUGH THE WALL BETWEEN THE STAIR AND MEETING SPACE IS NOT REQUIRED TO BE RATED, THE SEPARATION IS DESIRED AND SPECIFIED FOR ACOUSTICAL REASONS.

EGRESS LEGEND

OCCUPANT LOAD CALCULATIONS

10	← OCCUPANT LOAD
200	← S.F. PER PERSON
1987	← FLOOR AREA IN S.F.

EGRESS CAPACITY OF EXITS

170 ← ALLOWABLE CAPACITY
18 ← ACTUAL LOAD
34" ← WIDTH OF EGRESS COMPONENT

1 HR. FIRE RATED WALL

FOUNTAIN OF YOUTH ELKS LODGE #649

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LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA Established 2013

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
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St Augustine FL 32080
904.547.9430

CONTRACTOR:

E B Morris General Contractors, Inc.
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Ponte Vedra Beach, FL 32082
904-237-9252

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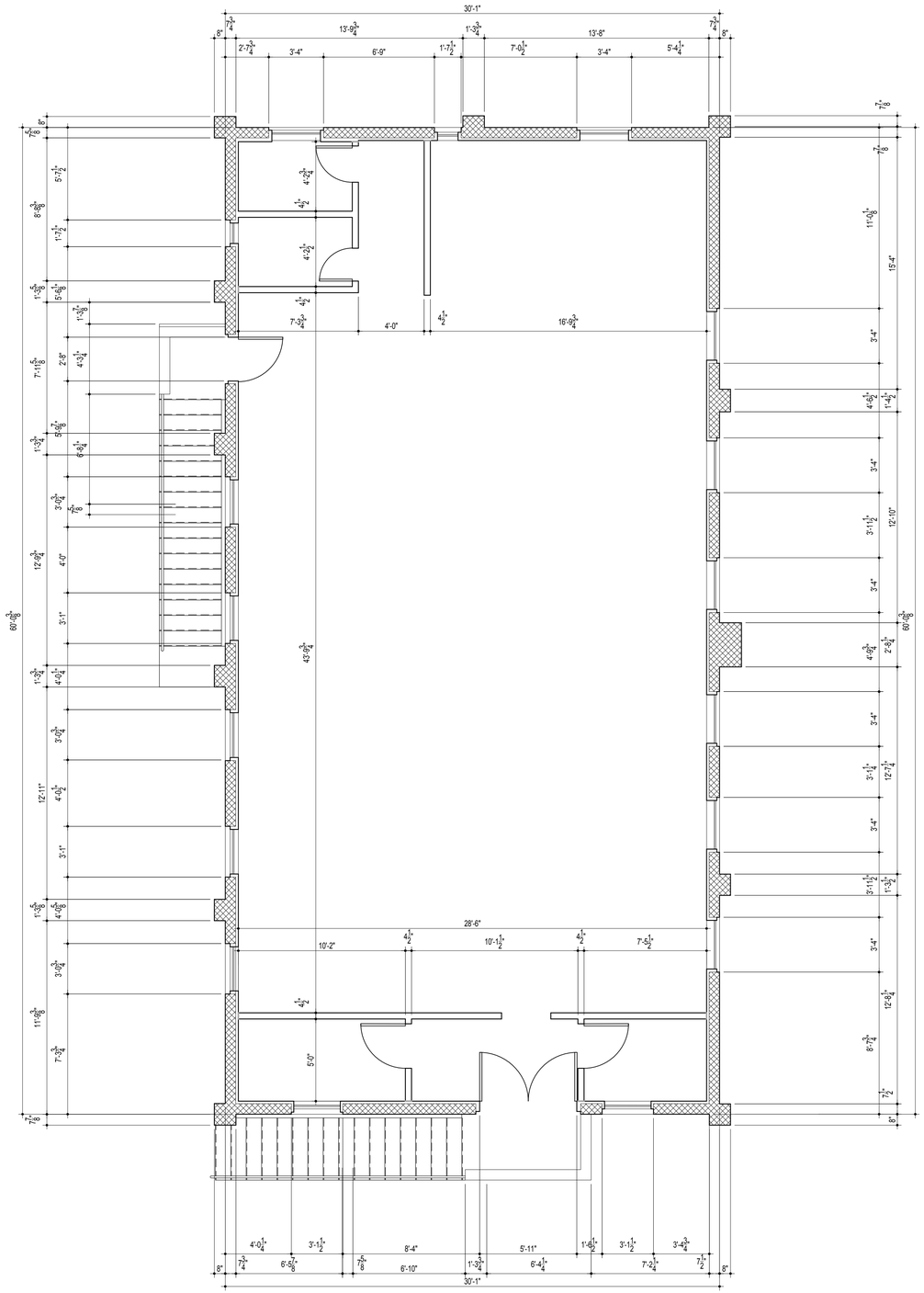
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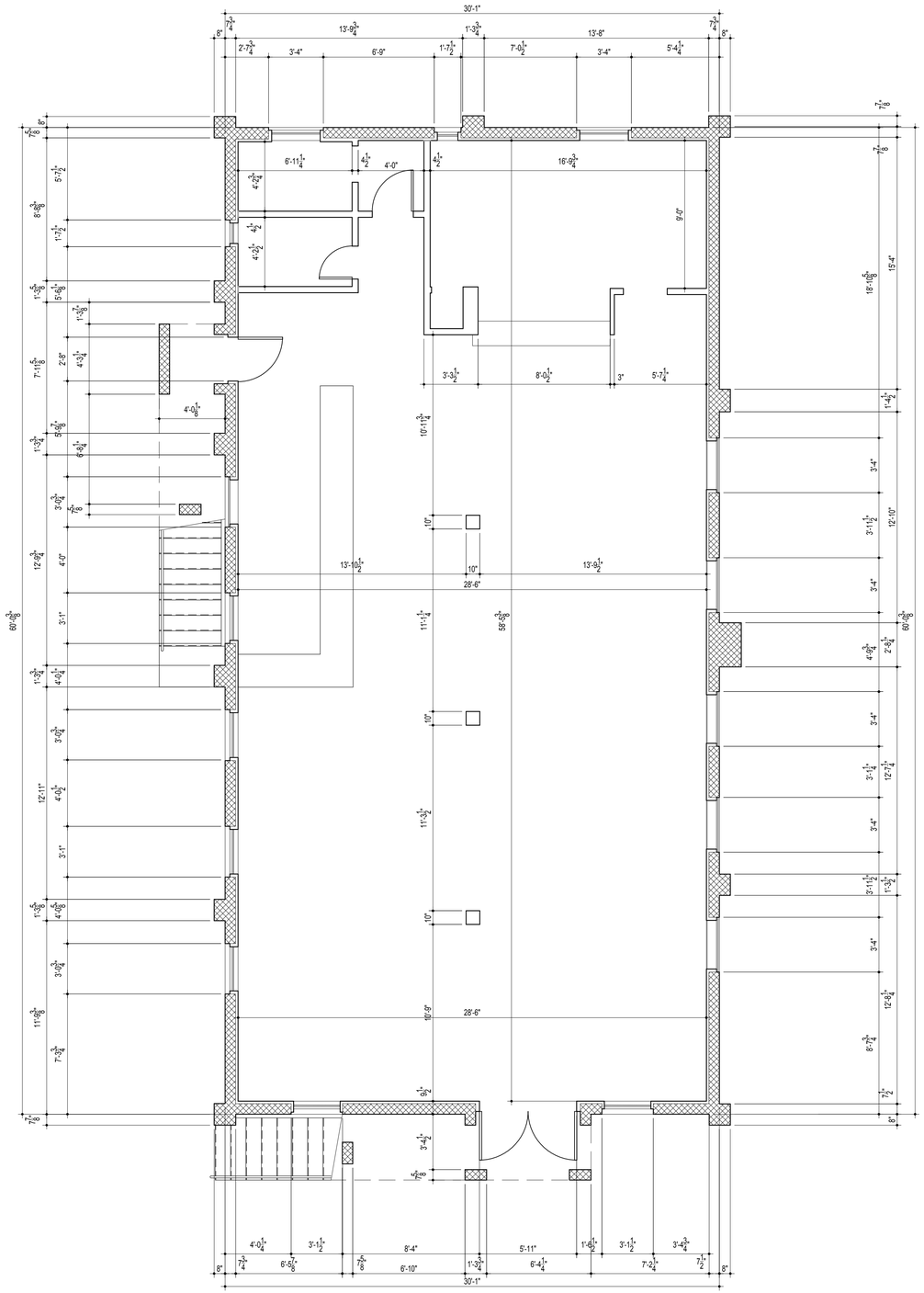
COVER / LIFE SAFETY

Sheet Number A1.00

STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT



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



EXISTING FIRST FLOOR PLAN 1/4"=1'-0" 2

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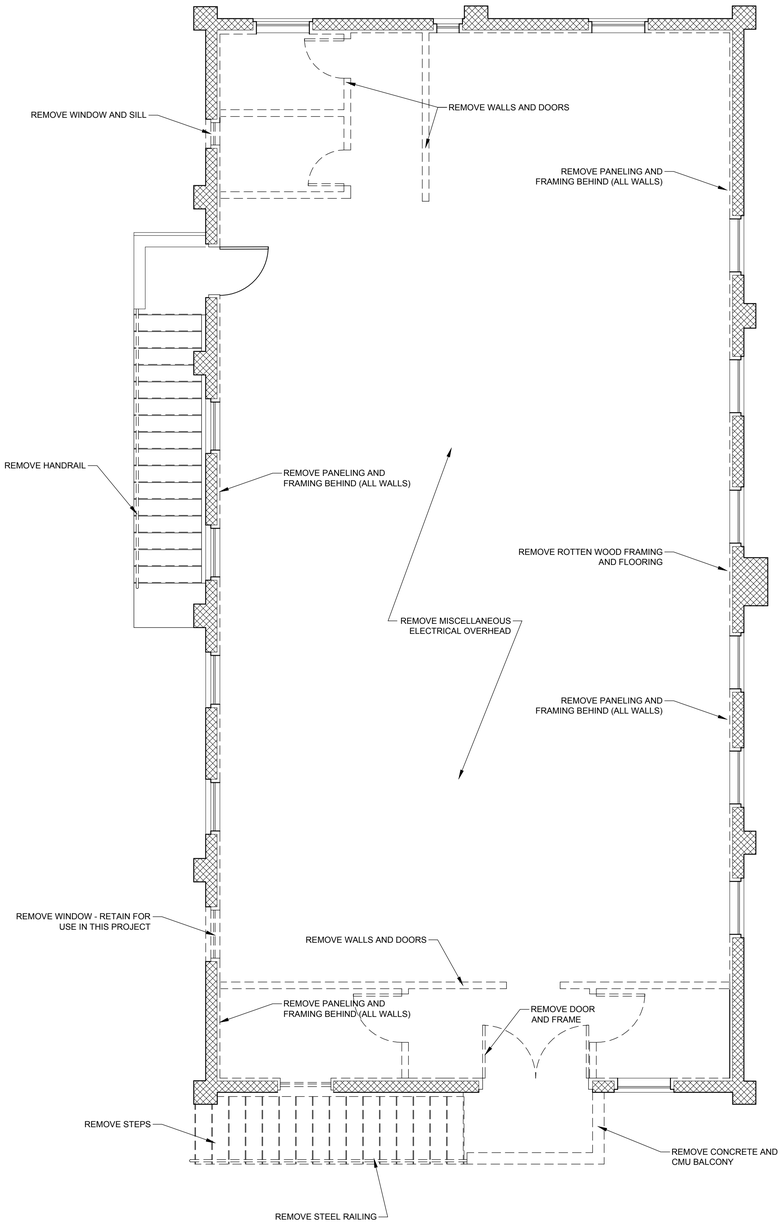
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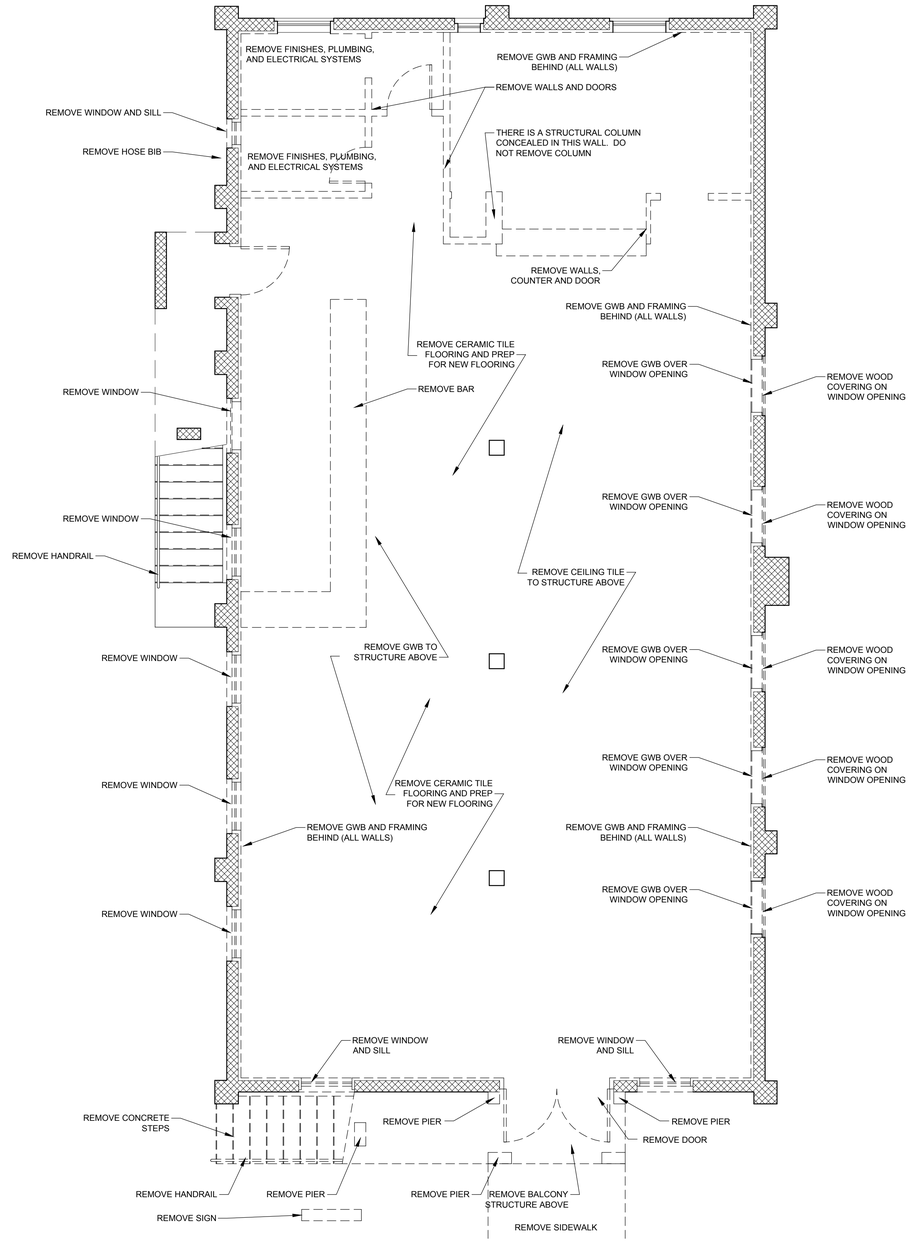
EXISTING FLOOR PLANS

Sheet Number A1.01

STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT



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



DEMO FIRST FLOOR PLAN 1/4"=1'-0" 2

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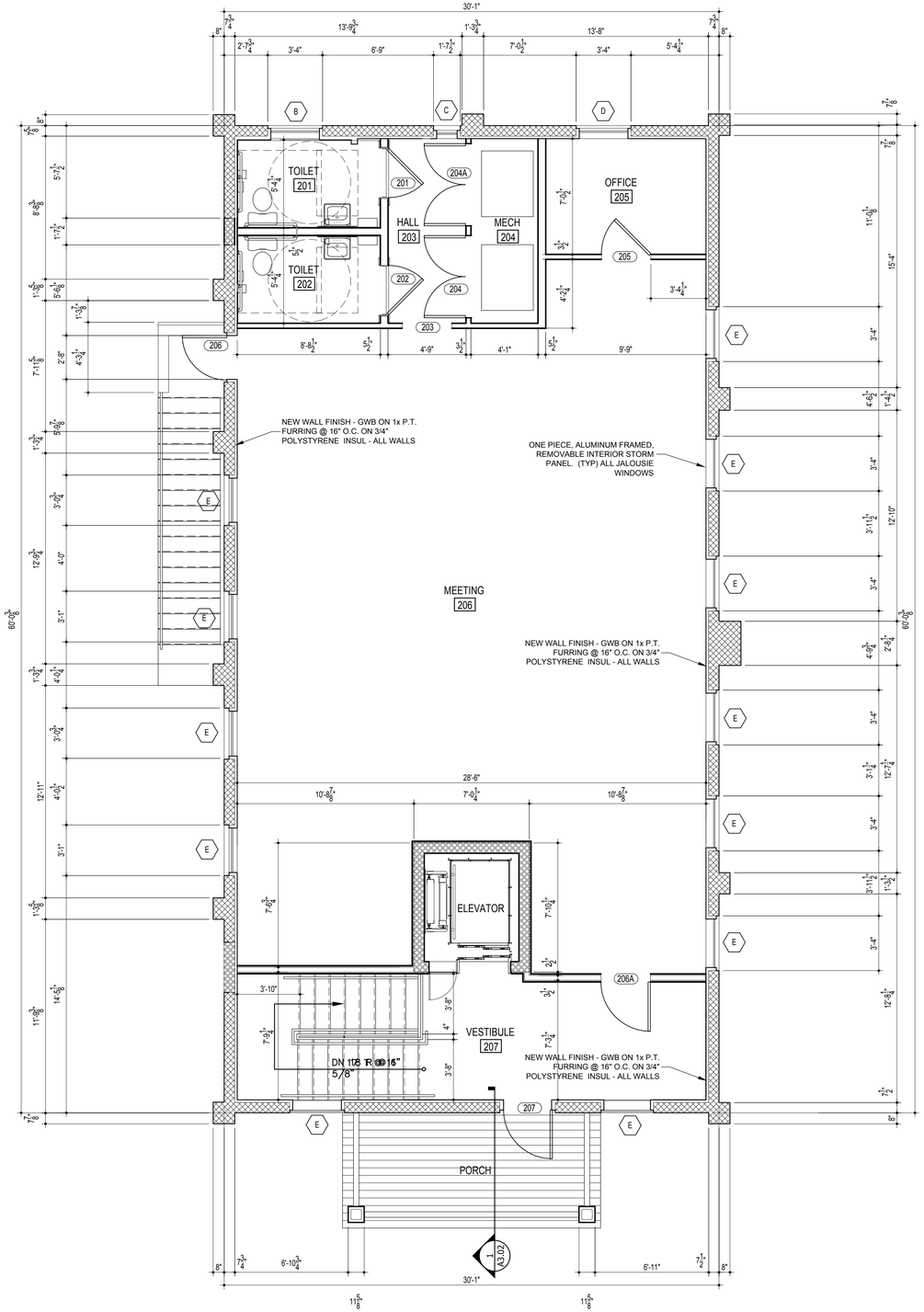
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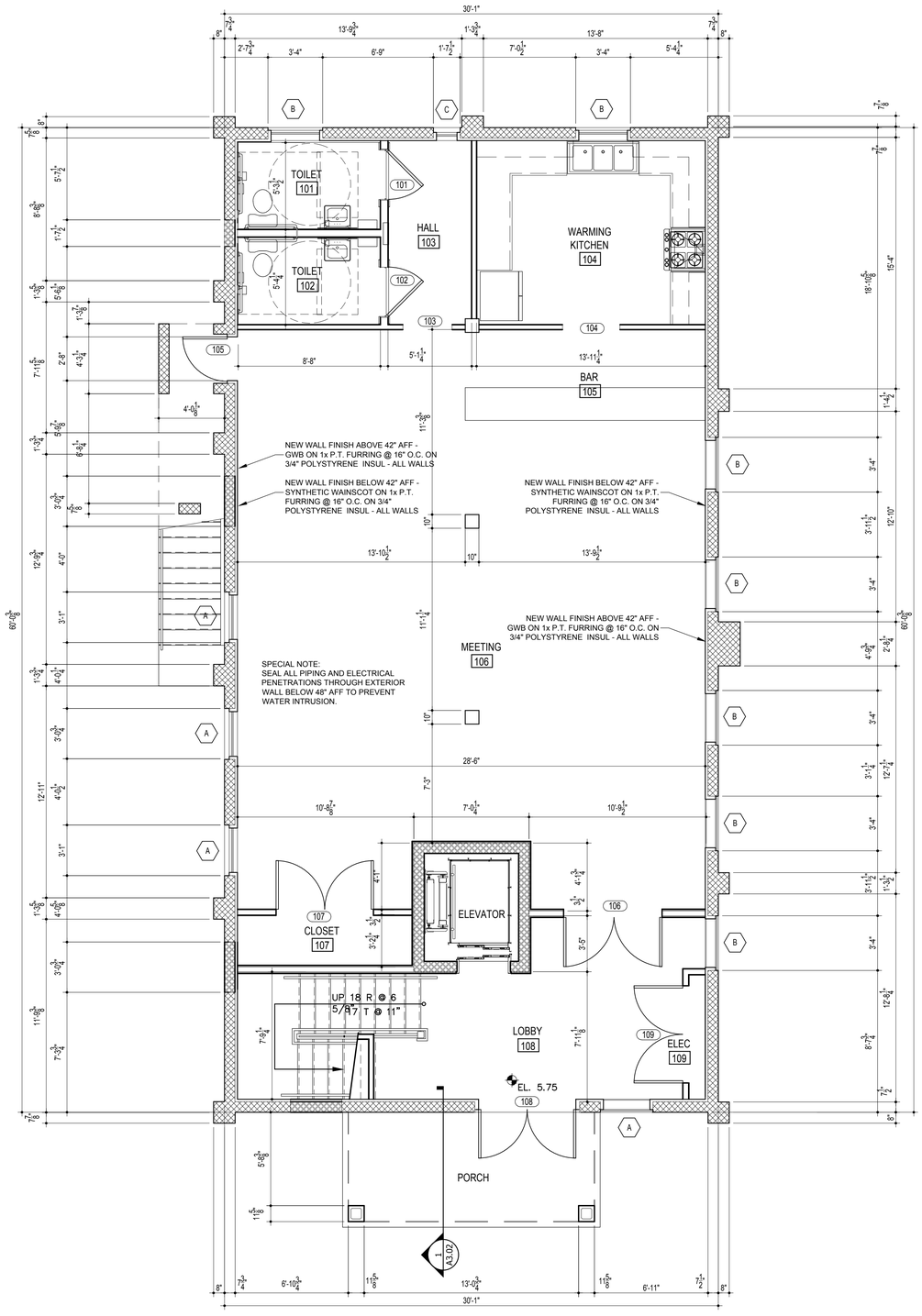
DEMOLITION PLANS

Sheet Number A1.02

STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT



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



PROPOSED FIRST FLOOR PLAN 1/4"=1'-0" 2

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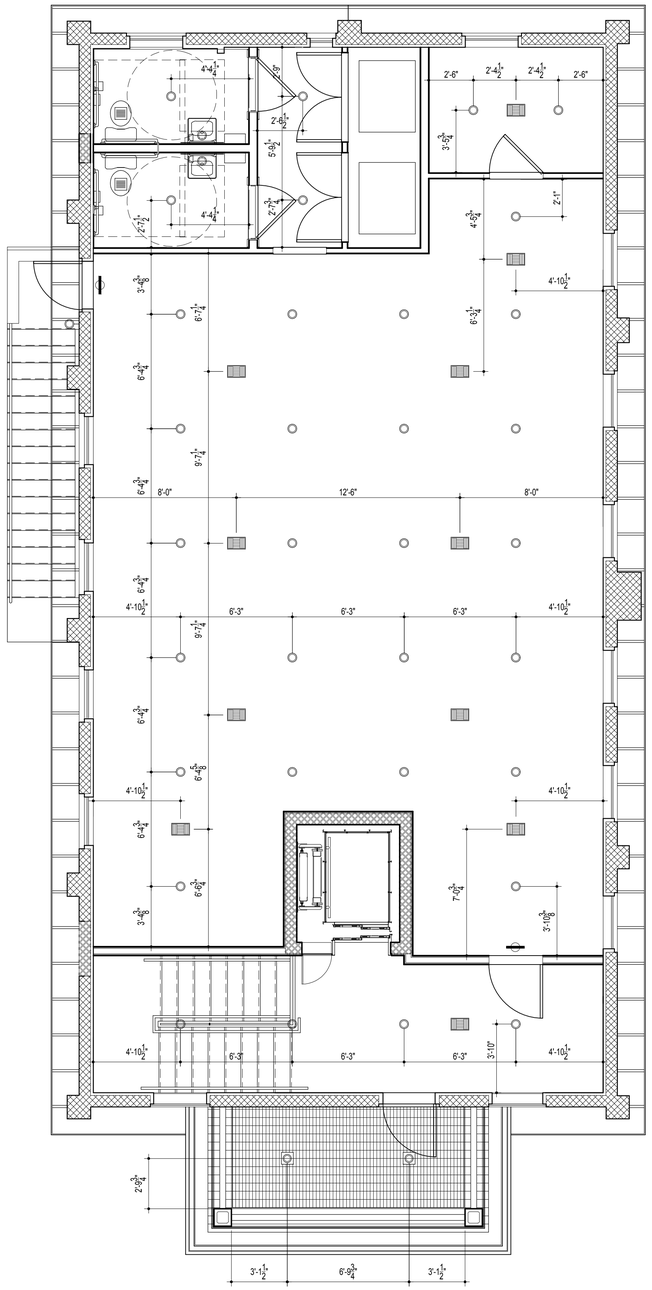
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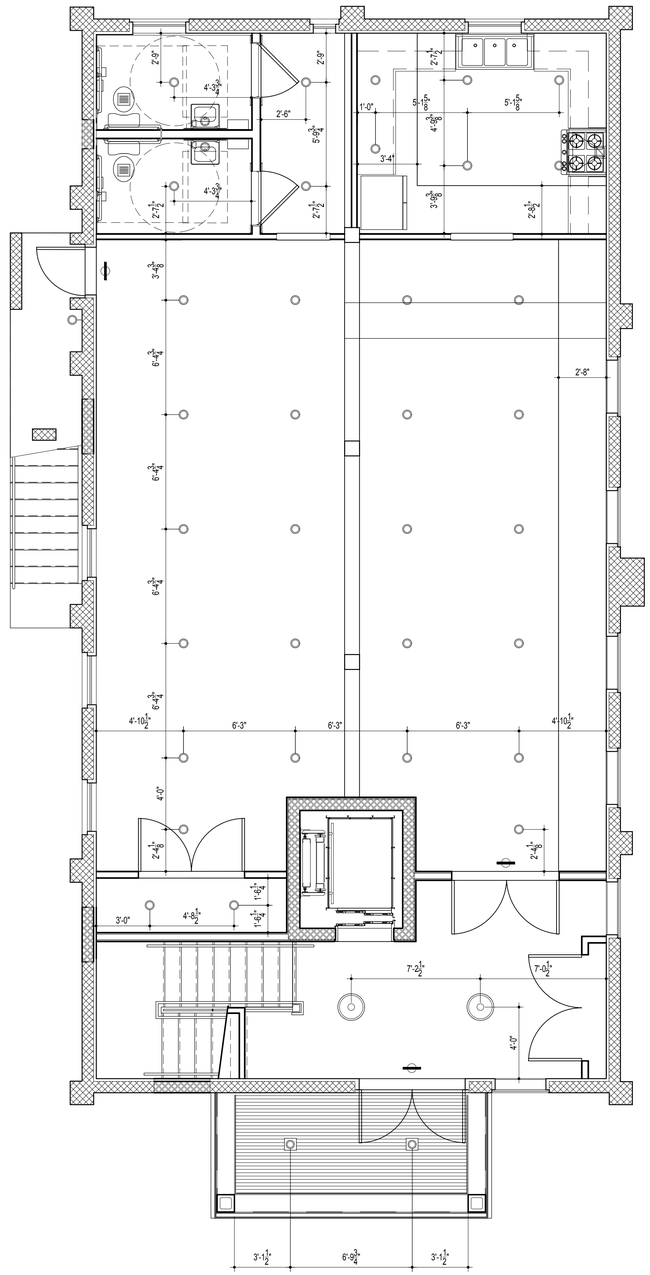
FIRST AND SECOND FLOOR PLANS

Sheet Number A1.03

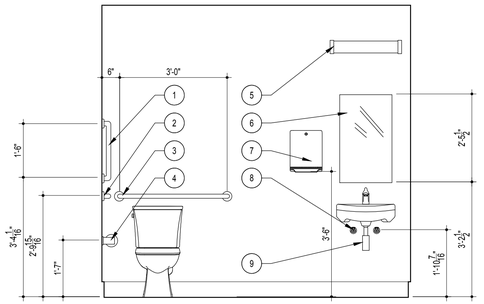
STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT

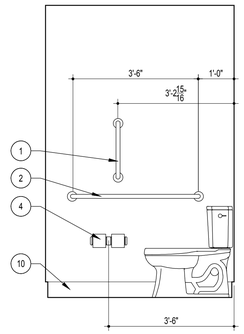


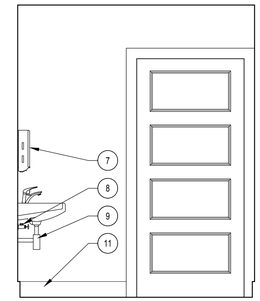
SECOND FLOOR RCP 1/4"=1'-0" | 1



PROPOSED FIRST FLOOR RCP 1/4"=1'-0" | 2







1. 18" VERTICAL GRAB BAR
2. 42" HORIZONTAL GRAB BAR
3. 36" HORIZONTAL GRAB BAR
4. DOUBLE ROLL TOILET PAPER DISPENSER
5. SCONCE LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS
6. 1'-5 1/2" x 2'-5 1/2" FRAMELESS MIRROR
7. PAPER TOWEL DISPENSER
8. PLUMBING CONNECTION AND VALVE. NOTE THAT THESE VALVES ARE UNUSUALLY HIGH
9. BOTTLE TRAP
10. BASE AS SCHEDULED

TOILET ELEVATIONS 1/2"=1'-0" | 3

- SQUARE RECESSED LED
- ROUND RECESSED LED
- PENDANT FIXUTRE
- SCONCE
- RECESSED DIRECTIONAL
- STEP LIGHT
- EXHAUST FAN
- SMOKE DETECTOR
- EXIT SIGN

FOUNTAIN OF YOUTH ELKS LODGE #649

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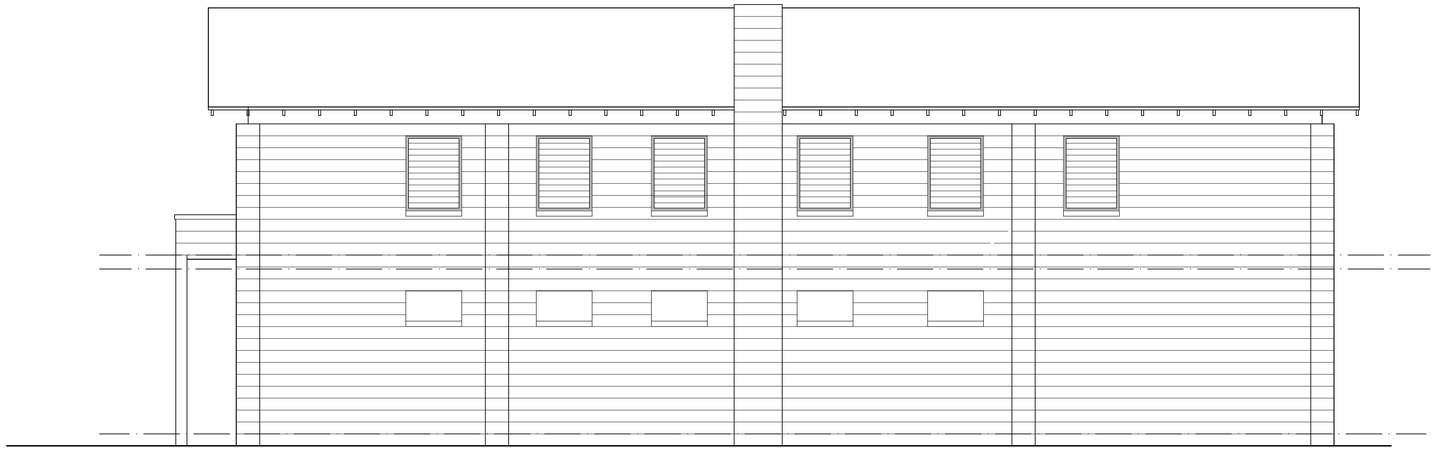
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REFLECTED CEILING PLANS & TOILET ELEVS

Sheet Number A1.04

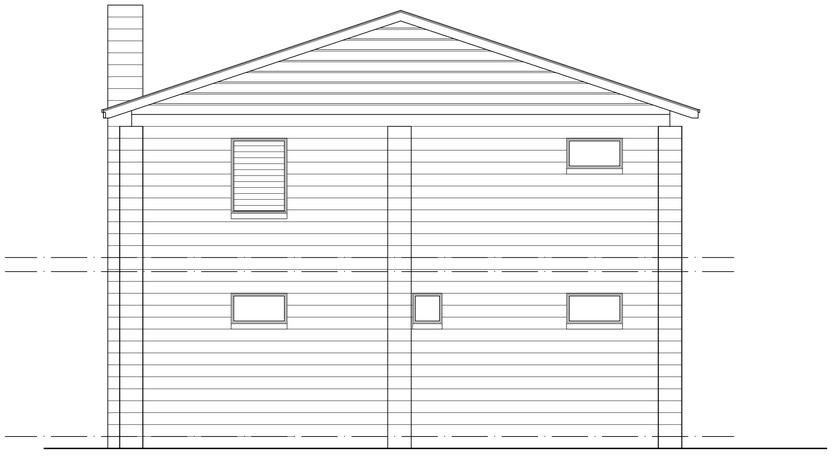
STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT



EXISTING RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" 1



EXISTING LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" 2



EXISTING REAR (WEST) ELEVATION 1/4"=1'-0" 3



EXISTING FRONT (EAST) ELEVATION 1/4"=1'-0" 4

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #649

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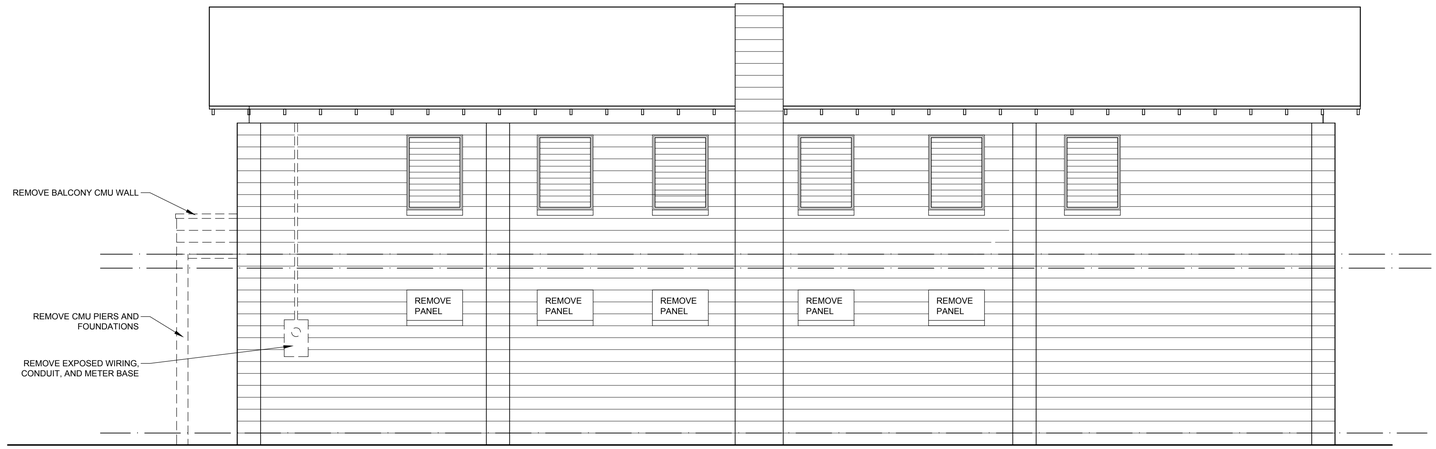
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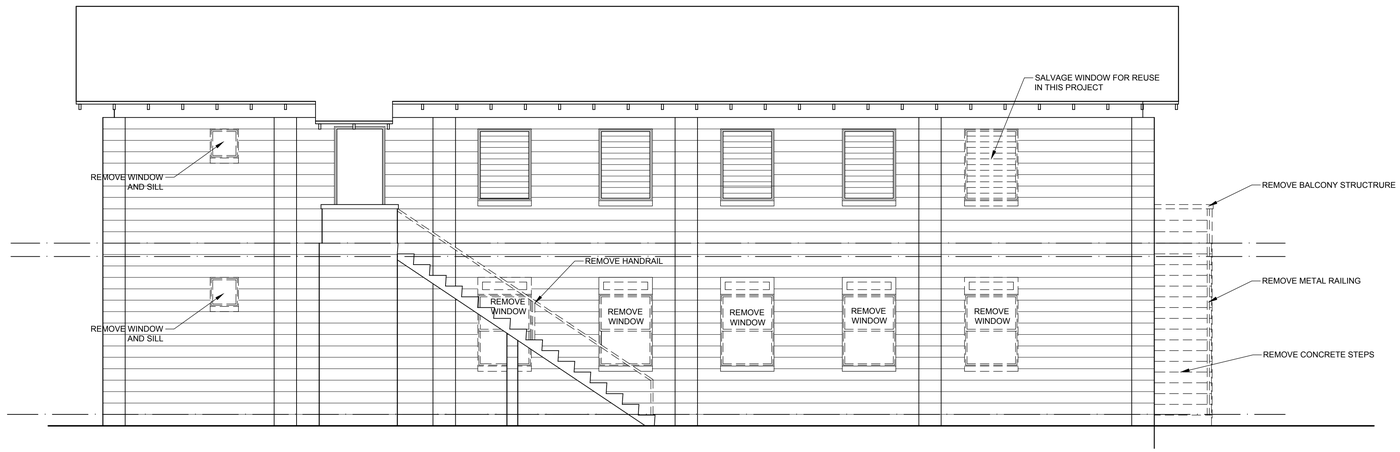
EXISTING ELEVATIONS

Sheet Number A2.01

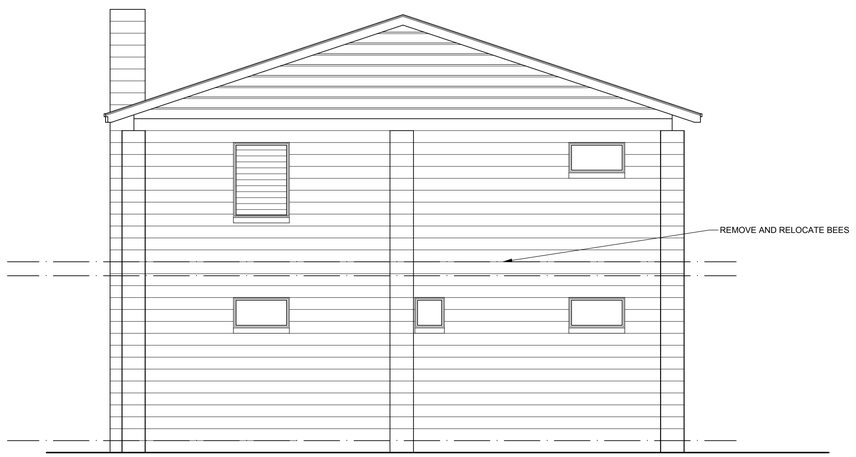
STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT



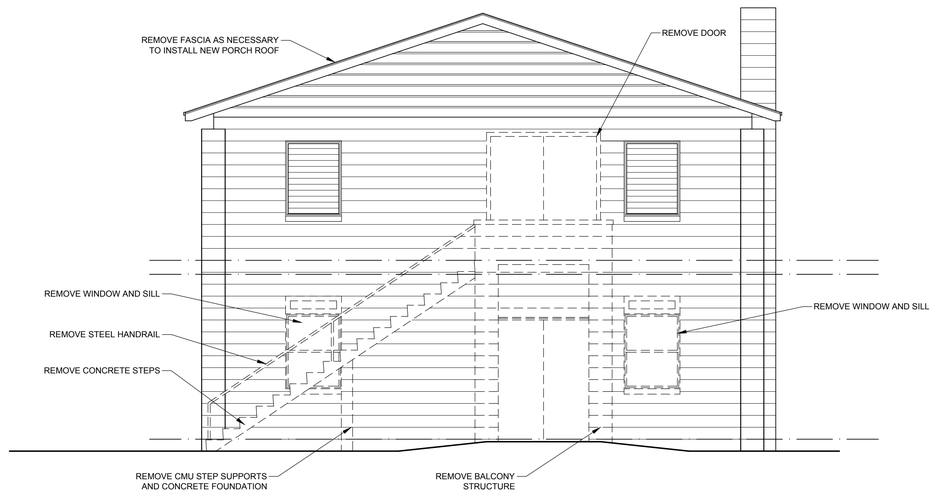
DEMO RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" 1



DEMO LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" 2



DEMO REAR (WEST) ELEVATION 1/4"=1'-0" 3



DEMO FRONT (EAST) ELEVATION 1/4"=1'-0" 4

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #649

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Scale AS NOTED

Sheet title

ELEVATIONS - DEMO

Sheet Number A2.02

STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT

DOOR SCHEDULE

DOOR NO.	TYPE	MTL.	WIDTH	HEIGHT	HARDWARE	COMMENTS
101	A	WOOD	3'-0"	6'-8"		
102	A	WOOD	3'-0"	6'-8"		
103	-	-	3'-0"	6'-8"		CASED OPENING
104	-	-	3'-6"	6'-8"		CASED OPENING
105	B	METAL	3'-0"	6'-8"		
106	C	WOOD	(2)3'-0"	6'-8"		
107	A	WOOD	(2)3'-0"	6'-8"	ROLLER CATCHES	
108	D	WOOD	(2)3'-0"	6'-8"		
109	A	WOOD	(2)3'-0"	6'-8"		
201	A	WOOD	3'-0"	6'-8"		
202	A	WOOD	3'-0"	6'-8"		
203	-	-	3'-0"	6'-8"		CASED OPENING
204	A	WOOD	(2)3'-0"	6'-8"		
204A	A	WOOD	(2)3'-0"	6'-8"		
205	-	-	3'-0"	6'-8"		CASED OPENING
206	A	WOOD	3'-0"	6'-8"		
206A	A	METAL	3'-0"	6'-8"		
207	D	METAL	3'-0"	6'-8"		

NOTES:
1.
2.

WINDOW SCHEDULE

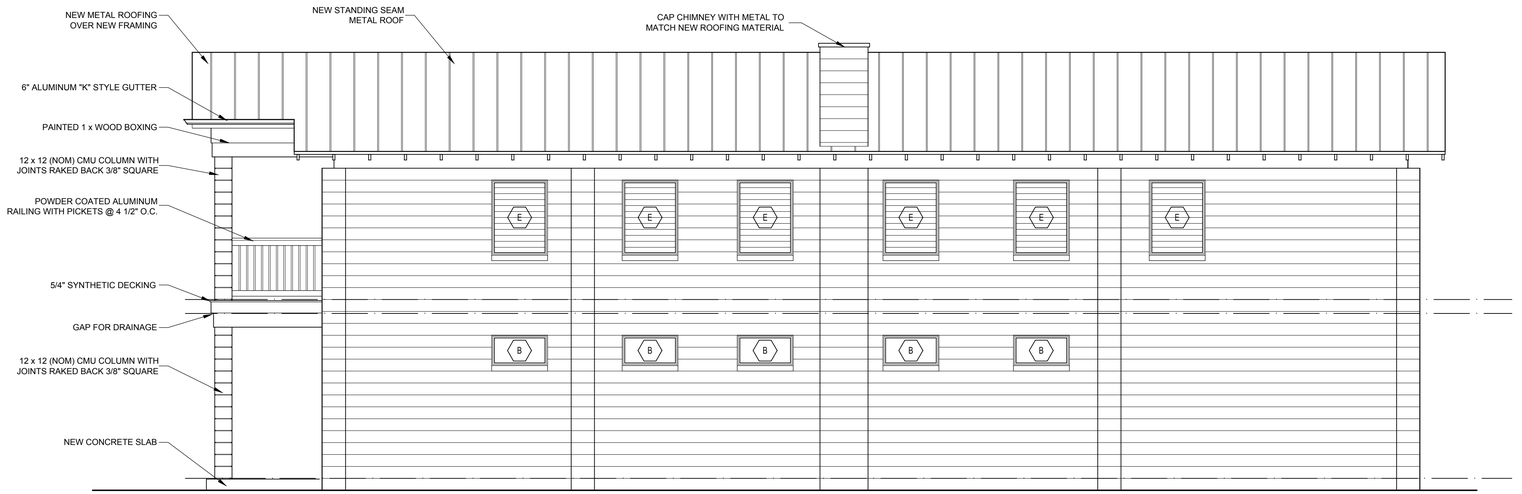
TYPE	M.O.	STYLE	NOTES
A	3'-1" x 5'-2"	CLAD D.H.	NEW FLAT SYNTHETIC TRIM TO FILL AREA BETWEEN FRAME AND CMU. EXTENSION JAMB AND FLAT 1x4 INTERIOR TRIM
B	3'-3 3/4" x 1'-8"	CLAD AWNING	NEW FLAT TRIM TO FILL AREA BETWEEN FRAME AND CMU NEW INTERIOR TRIM
C	1'-6" x 1'-8"	CLAD FIXED	NEW FLAT TRIM TO FILL AREA BETWEEN FRAME AND CMU NEW INTERIOR TRIM
E	3'-3 3/4" x 4'-2 1/2"	EXISTING JALOUSIE	RESTORE USING PARTS FROM SALVAGED WINDOWS NEW INTERIOR ALUMINUM FRAMED STORM WINDOW

NOTES:
1. THE SINGLE SALVAGED JALOUSIE WINDOW IS TO BE USED FOR PARTS TO RESTORE THE OTHER REMAINING WINDOWS.
2. CONTRACTOR TO VERIFY WINDOW MASONRY OPENINGS PRIOR TO ORDERING WINDOWS. VERIFY ALL DIMENSIONS IN FIELD

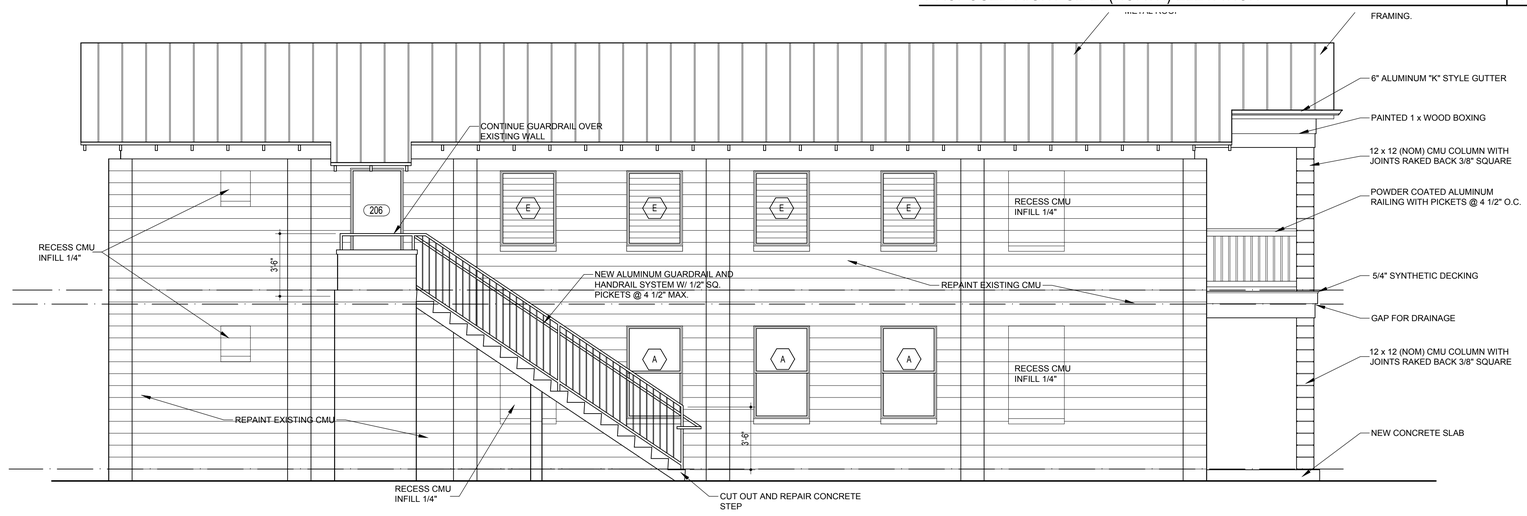
FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING		REMARKS
				NORTH	MAT'L	HGT	
101	TOILET	CERAMIC	CERAMIC	GWB/PNT 3	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
102	TOILET	CERAMIC	CERAMIC	GWB/PNT 3	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
103	HALLWAY	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
104	KITCHEN	LVP	VINYL	GWB/PNT 3	GWB/PNT 4	EXIST	FRP ON CEMENT BACKER BOARD
105	BAR	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
106	MEETING	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
107	CLOSET	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
108	LOBBY	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
109	ELECTRICAL	LVP	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	SYNTHETIC WAINSCOT TO 42"
201	TOILET	CERAMIC	CERAMIC	GWB/PNT 3	GWB/PNT 4	EXIST	
202	TOILET	CERAMIC	CERAMIC	GWB/PNT 3	GWB/PNT 4	EXIST	
203	HALLWAY	HARD WD	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	
204	MECHANCAL	NONE	1 x 4 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	
205	OFFICE	HARD WD	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	
206	MEETING	HARD WD	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	
207	VESTIBULE	HARD WD	1 x 6 (NOM) WD	GWB/PNT 2	GWB/PNT 4	EXIST	

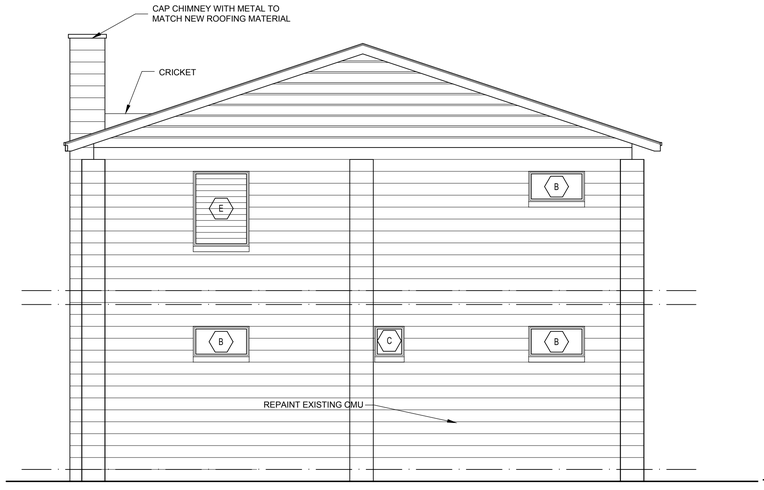
NOTE: "NORTH" IS GEOSPATIAL NORTH (RIGHT ON THE SHEET) AND NOT SHEET NORTH



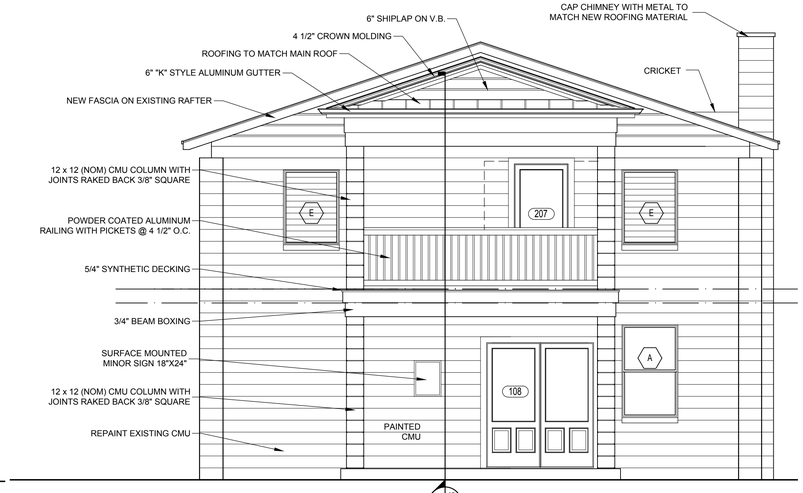
PROPOSED RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" | 1



PROPOSED LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" | 2



PROPOSED REAR (WEST) ELEVATION 1/4"=1'-0" | 3



PROPOSED FRONT (EAST) ELEVATION 1/4"=1'-0" | 4

FOUNTAIN OF YOUTH ELKS LODGE #649

CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA Established 2013

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

E B Morris General Contractors, Inc.
238 Canal Blvd.
Ponte Vedra Beach, FL 32082
904-237-9252

MEP ENGINEER:

Powell & Hinkle Enginnering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date:	Description:
1	01.18.24	Bid set
2	05.30.24	FOR PERMIT

Scale AS NOTED

Sheet title

ELEVATIONS & SCHEDULES

Sheet Number A2.03

STATE OF FLORIDA SARAH RYAN AR97035 REGISTERED ARCHITECT

FOR THE AUGUST 15, 2024 HARB MEETING

COD HP2024-0048 – 100 Washington Street

Material previously submitted/approved for the May 18, 2023 HARB meeting

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

May 18, 2023

Sarah Ryan Architect
201 Owens Avenue
St Augustine, FL 32080

cc: Fountain Youth Lodge #649

Re: Certificate of Demolition – 100 Washington Street – HP2023-0027

Dear Ms. Ryan,

On May 18, 2023, the Historic Architectural Review Board (HARB) met and discussed your application for partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

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

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2023-0027
Applicant:	Sarah Ryan Architect
Owner:	Fountain Youth Lodge #649
Address:	100 Washington Street
Parcel Number:	2080300000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, for partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 18, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the May 18, 2023, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request for partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance and stairs on the front facade/east elevation; to remove the chimney on the north elevation; and, to cover some window openings and replace windows on the south elevation.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- With the condition that the demolition permit not be issued until the building permit is issued
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of May, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0027 **REQUEST** **APPROVED / DENIED / CONTINUES**

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18th day of May, A.D., 2023.

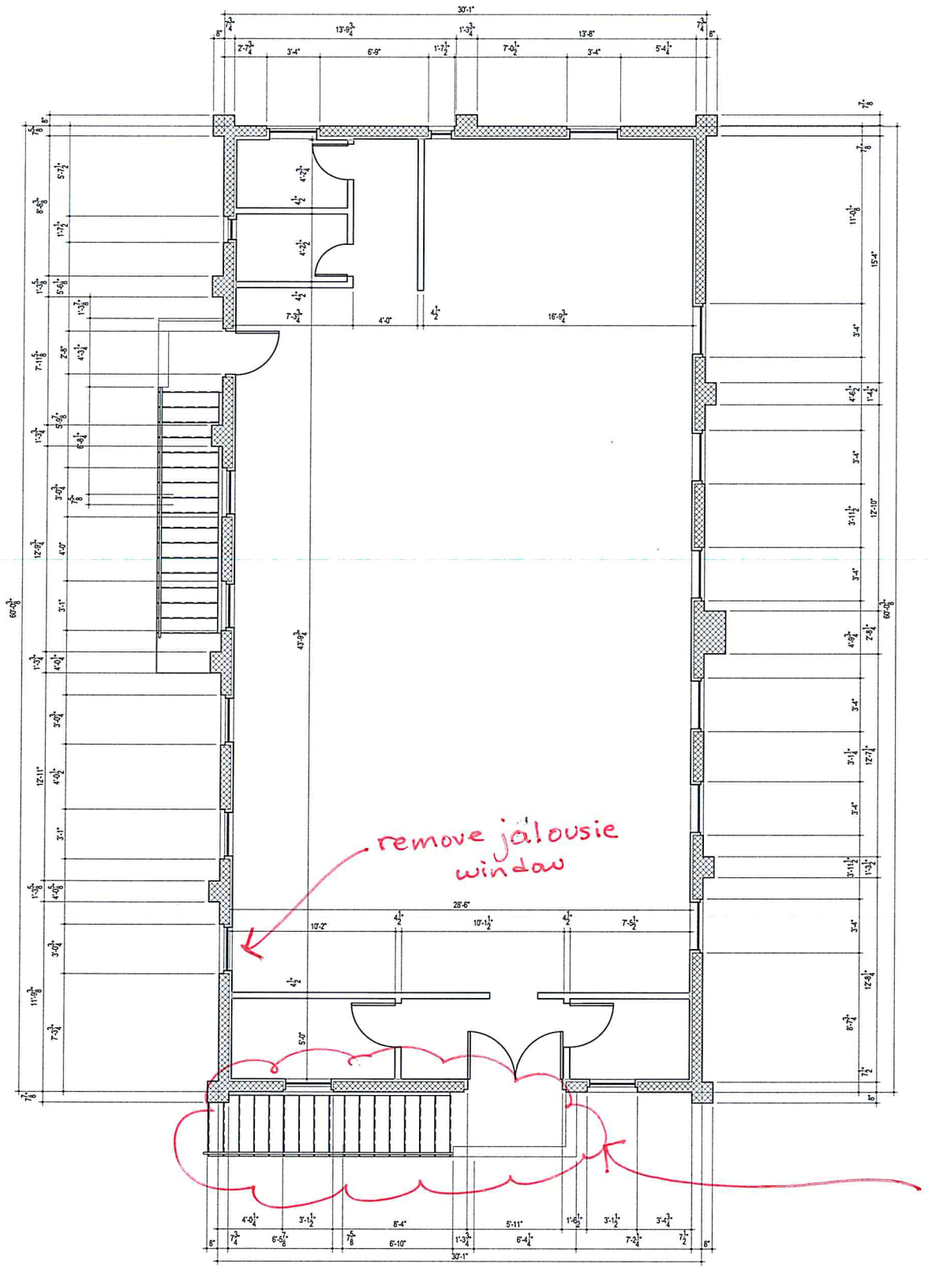
NOTARY PUBLIC STATE OF FLORIDA
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

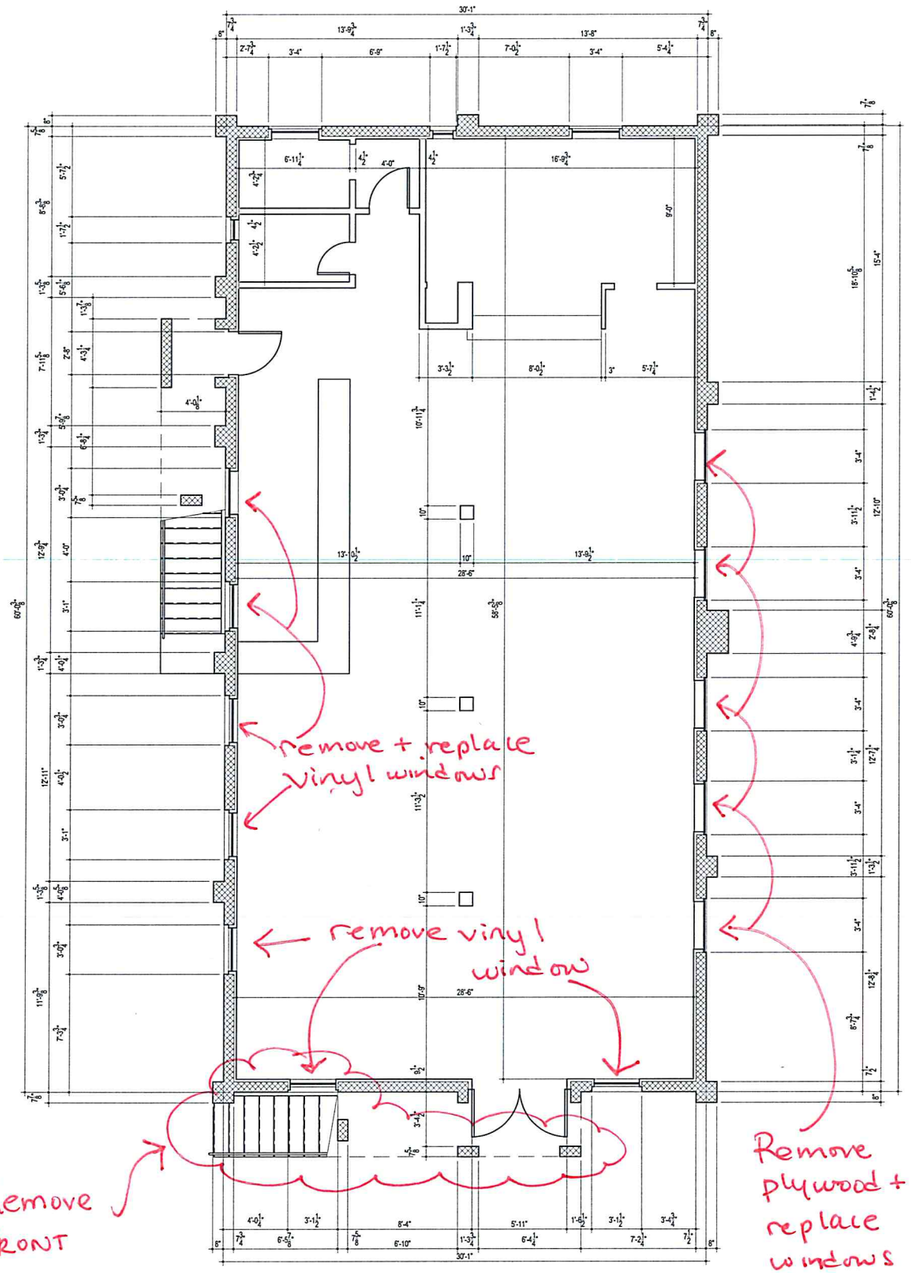
Notary Public, State of Florida

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

Received 04/18/2023
Planning and Building Department



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



EXISTING FIRST FLOOR PLAN 1/4"=1'-0" 2

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

100 Washington Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

MEP ENGINEER:

Powell & Hinkle Enginnering
1409 Kingsley Ave # 12A
Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date	Description
1	02.07.23	EXISTING AND CONCEPTS
2	03.06.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

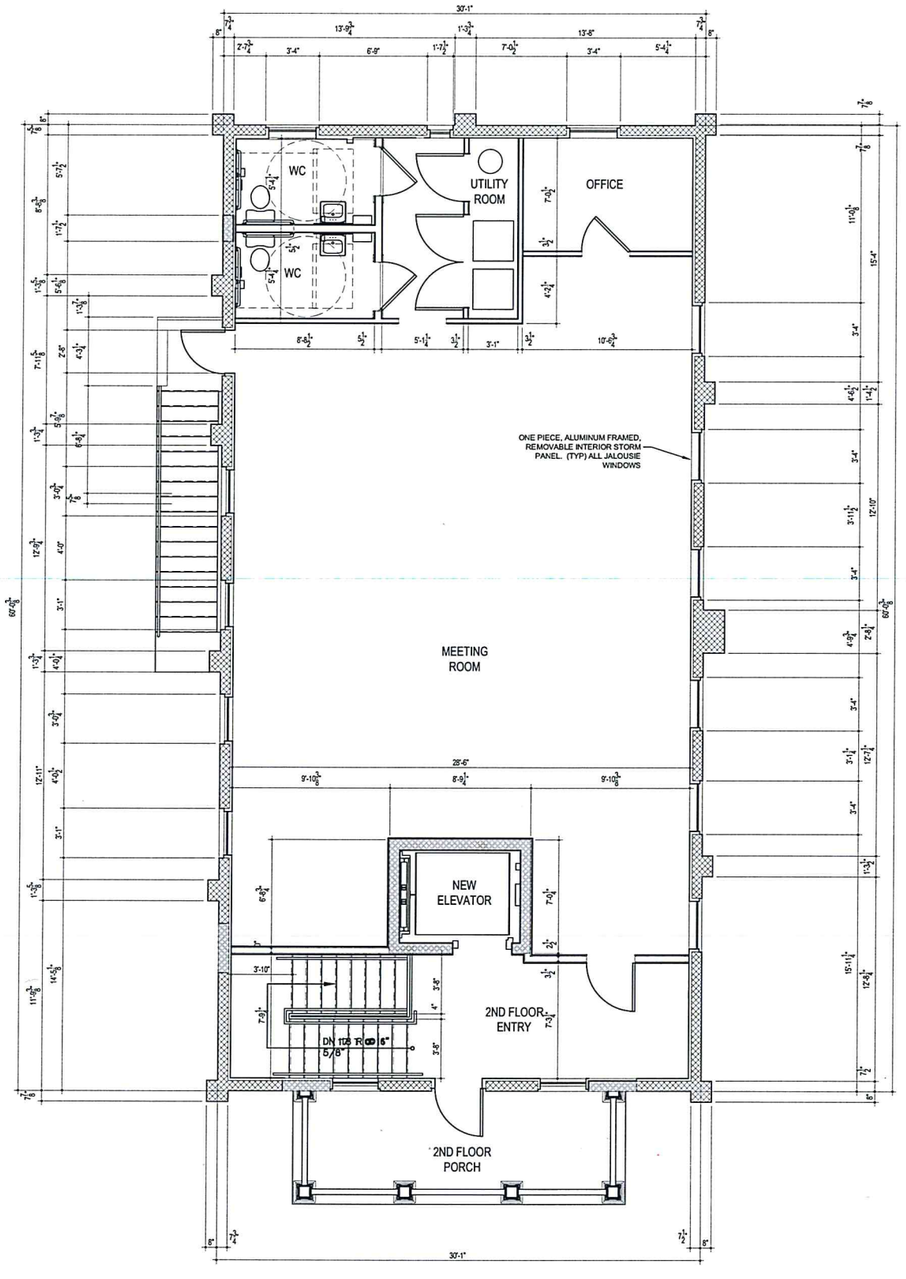
Sheet title

EXISTING FLOOR PLANS

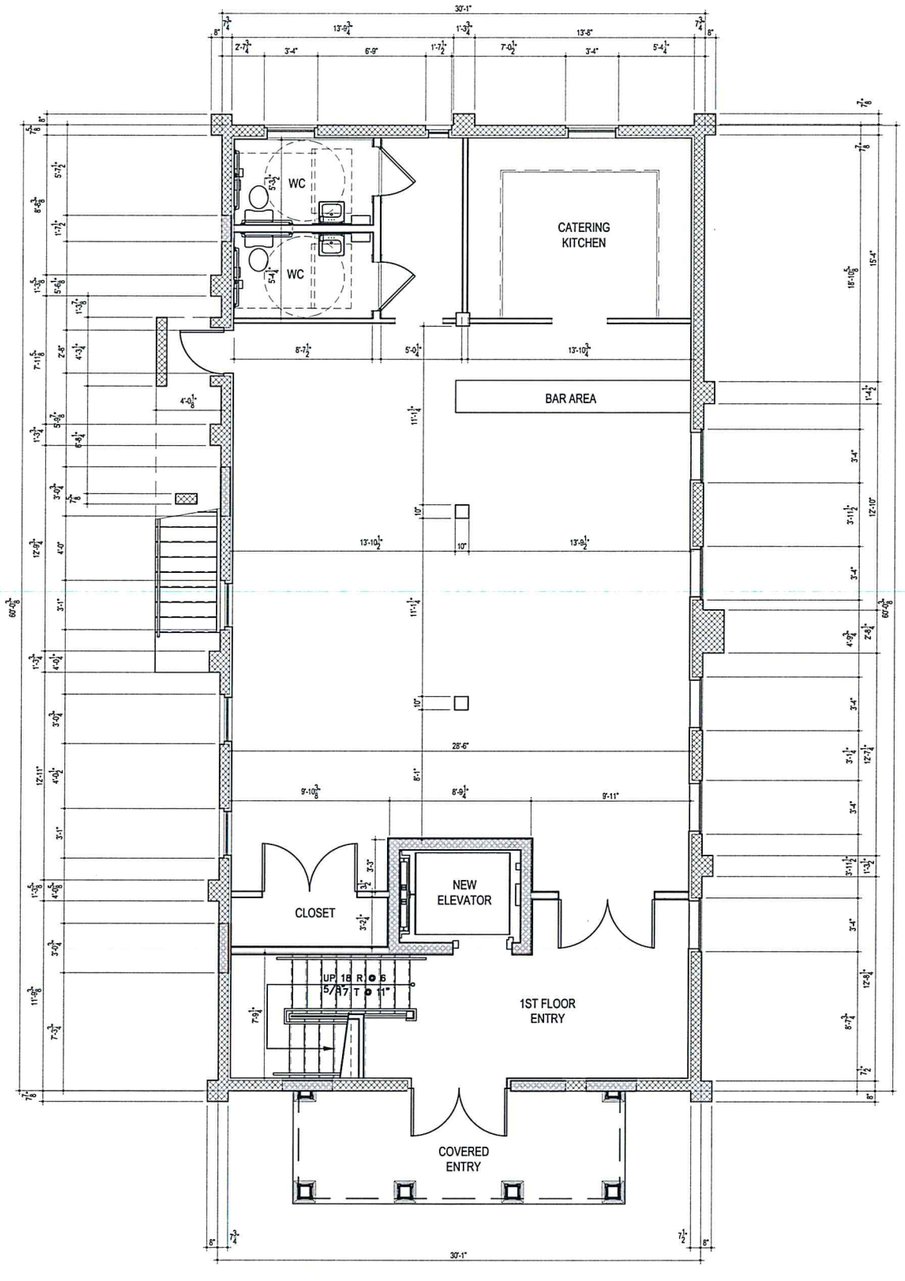
Sheet Number A1.01

NOT FOR CONSTRUCTION

Received 04/18/2023
Planning and Building Department



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



PROPOSED FIRST FLOOR PLAN 1/4"=1'-0" 2

FOUNTAIN OF YOUTH ELKS LODGE #684

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No.	Date	Description:
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3	04.18.23	HARB submission

Scale AS NOTED

Sheet title

PROPOSED PLANS

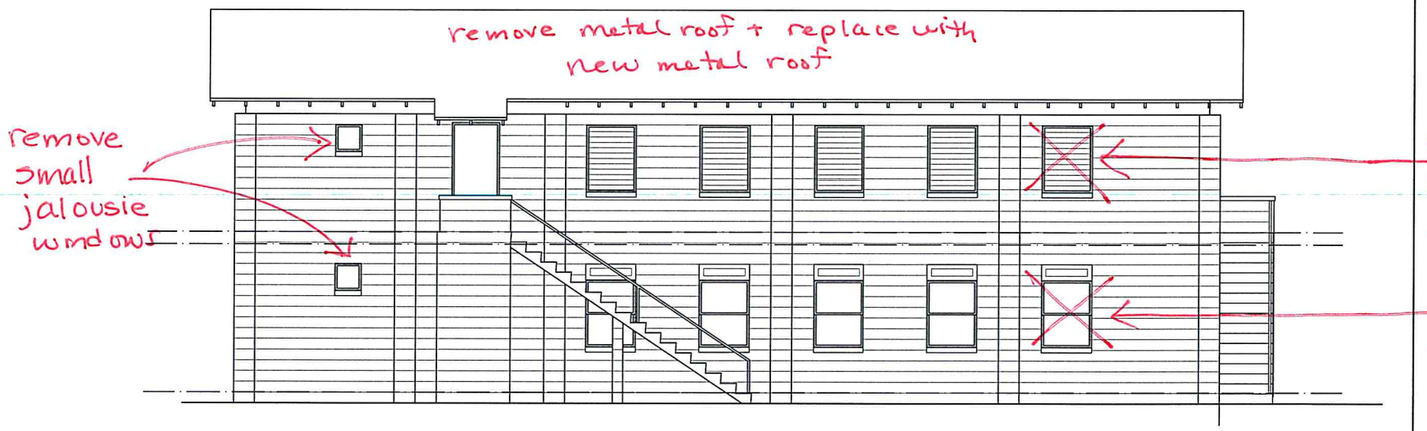
Sheet Number A1.02

NOT FOR CONSTRUCTION

Received 04/18/2023
Planning and Building Department



EXISTING RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" 1



EXISTING LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" 2



EXISTING REAR (WEST) ELEVATION 1/4"=1'-0" 3



EXISTING FRONT (EAST) ELEVATION 1/4"=1'-0" 4

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
CRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4254

PROJECT LOCATION

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St. Augustine FL 32084

ARCHITECT:

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201 Owens Ave
St Augustine FL 32080
904.547.9430

CONTRACTOR:

MEP ENGINEER:

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Orange Park FL 32073
904.264.5570

STRUCTURAL ENGINEER:

SWANSON STRUCTURAL, INC.
209 Bilbao Dr.
St. Augustine, FL 32086
904-685-8806

No.	Date	Description:
1	02.07.23	EXISTING AND CONCEPTS
2	03.08.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

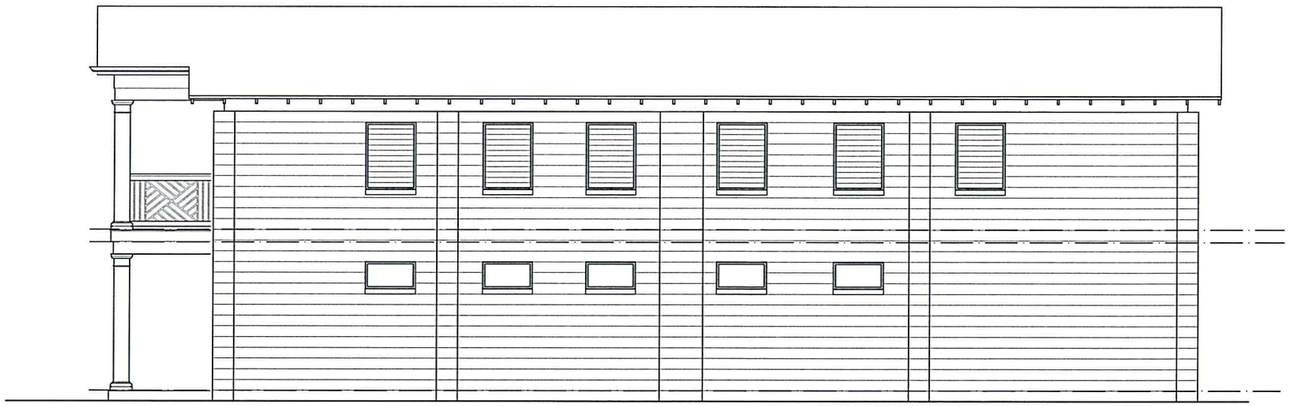
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EXISTING ELEVATIONS

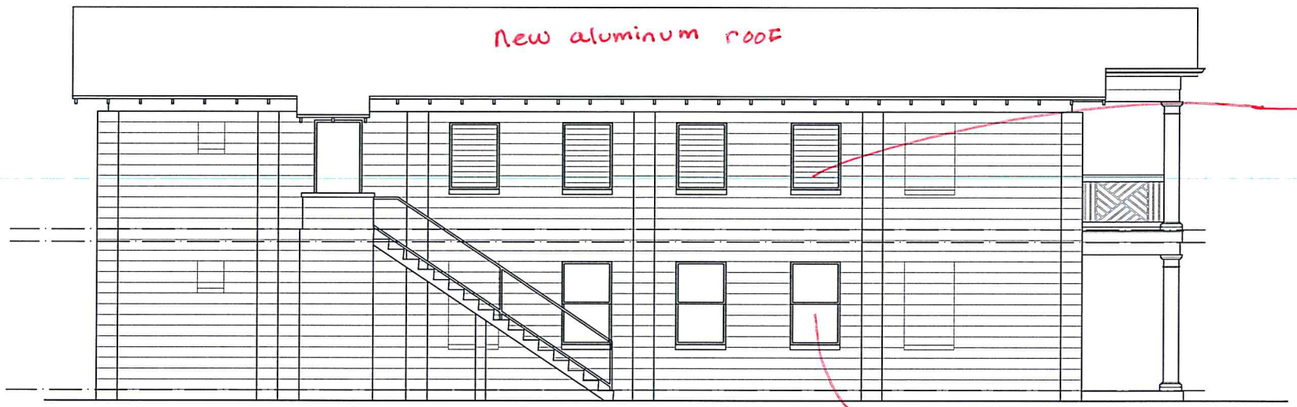
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NOT FOR CONSTRUCTION

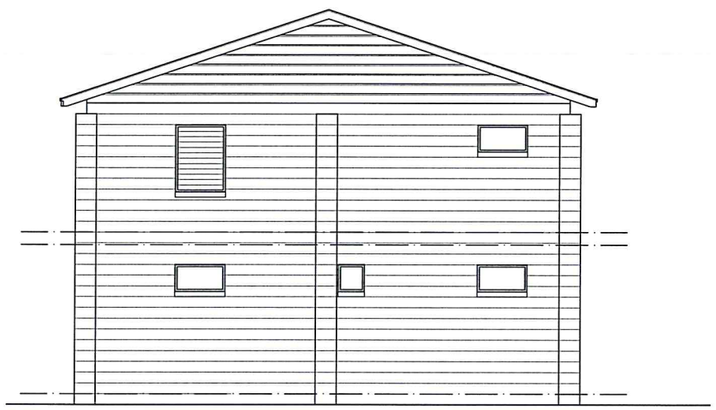
Received 04/18/2023
Planning and Building Department



PROPOSED RIGHT SIDE (NORTH) ELEVATION 1/4"=1'-0" | 1



PROPOSED LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0" | 2



PROPOSED REAR (WEST) ELEVATION 1/4"=1'-0" | 3



PROPOSED FRONT (EAST) ELEVATION 1/4"=1'-0" | 4

SHEET NOTES:

FOUNTAIN OF YOUTH ELKS LODGE #684

CRA CONTACT

Jaime D. Perkins
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City of St. Augustine
75 King Street
St. Augustine FL 32084
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ARCHITECT:

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St. Augustine, FL 32086
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No.	Date:	Description:
1	02.07.23	EXISTING AND CONCEPTS
2	03.06.23	PZB submission
3	04.18.23	HARB submission

Scale AS NOTED

Sheet title

PROPOSED ELEVATIONS

Sheet Number A2.02

NOT FOR CONSTRUCTION

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0047 Address: 83 Saint Francis Street

Sarah Ryan Architect – Applicant Eric Lee – Owner

Project description: For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including permanent removal of the chimney, replacement of the roof system with a different configuration, removal and replacement of the front porch, removal of a rear addition, wholesale replacement of existing windows, and fenestration changes.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01876
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2076600000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Saint Francis Street, two lots west of Oneida Street, this one-story Frame Vernacular residence, constructed between 1910 and 1917, features a steep-sloped front gable metal roof with a brick chimney rising from the west slope and exposed rafter tails, a hip roofed covered front porch with concrete side entry stairs, novelty wood siding, predominantly vinyl and aluminum replacement windows, and block foundation piers. Its condition in the 2020 Florida Master Site File update is listed as fair.

The applicant is seeking partial demolition as detailed in the scope of work below as part of a greater rehabilitation project which includes creating a second-story habitable space.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the criteria for administrative approval 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 for Partial Demolition** at **83 Saint Francis Street** if the HARB finds that the proposed removal of architectural features will not compromise the overall historic character and integrity of the structure and the replacement materials and design maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Permanent removal of the chimney
    b. Replacement of the entire roof structure with a new roof with cross-gabled dormers
    c. Removal of the existing front porch to be replaced with the same dimensions and second-story balcony above.
    d. Demolition of a rear addition with reconstruction within the existing footprint.
    e. Permanent removal of 4 existing windows, resizing of two existing windows, and wholesale replacement of remaining windows, same size:
        i. New windows to be Marvin Elevate fiberglass windows with 2/2 sash with simulated divided lites and casement designs.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area and is similar in pattern to other simple Frame Vernacular structures that have seen alterations over time. The loss of the architectural elements being removed will be mitigated by the proposed replacement features, though the new construction will look different. The existing windows are inappropriate to the historic building and their replacement with new windows that are appropriate in design will be an improvement, particularly on the front façade.

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.*** Under partial demolition review of contributing structures, the HARB may review replacement architectural elements, including the new roof configuration, windows, front porch, fenestration, and rear addition, for consistency in design as detailed within the Architectural Guidelines for Historic Preservation (AGHP) and the Secretary of the Interior's Standards for Rehabilitation. Sanborn Maps indicate the rear addition proposed for removal was completed after 1965. The only architectural element not proposed for replacement is the removal of the brick chimney; however, to redesign the roof as proposed, the chimney's removal from the slope of the west elevation is necessary. The most impactful modifications to the original design are seen in the fenestration changes to the side and rear elevations. The vacant lot to the east and the greater setback of the building to the west will make modifications to the side fenestration plainly visible.

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. The building sits close to the street and the proposed roof alterations will increase the overall massing of the building when viewed from the street and alter the buildings architectural integrity overall. The applicant may consider ways to differentiate the new dormers from the original house to avoid a false sense of historic conditions.

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.
The building is an example of a Frame Vernacular structure that has seen changes over time. The most obvious Frame Vernacular features being permanently removed/altered are the chimney and the window fenestrations on the sides and rear.

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

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** None of the architectural elements being removed are difficult to reproduce. Most of the architectural elements proposed for removal are being replaced in a similar manner and key elements, such as the size, scale, and details of the front porch, exposed rafter tails along the roof, and siding for the new addition, are intended to match existing.

11. ***The justification for the proposed partial demolition.*** The applicant is requesting this partial demolition in conjunction with greater renovations to the property which will add accessibility and increase the available living space. A variance for the addition of an ADA ramp, not under review with this application, was granted by the Planning and Zoning Board (PZB) at their August 6, 2024 meeting.

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.

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The building was built by 1917, 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 chimney is proposed for permanent removal and permanent alterations to the roof form and fenestration are being proposed.

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
83 Saint Francis Street



Front (north) Elevation

Staff Photographs
83 Saint Francis Street



Front (north) Elevation

Staff Photographs
83 Saint Francis Street



Porch Entry Detail

Staff Photographs
83 Saint Francis Street



Northeast Elevation

Staff Photographs
83 Saint Francis Street



East Elevation as seen from Oneida Street

Staff Photographs
83 Saint Francis Street



West Elevation

Staff Photographs
83 Saint Francis Street



South (Rear) Elevation

Staff Photographs
83 Saint Francis Street



South (Rear) Elevation

Staff Photographs
83 Saint Francis Street



South (Rear) Elevation



Staff Photographs
83 Saint Francis Street



South (Rear) Elevation



Southwest Elevation

Staff Photographs
83 Saint Francis Street

Context Photographs





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. 8SJ1876 1009==

Site Name: 83 St. Francis Street 830== Survey Date: 7811 820==

Address: 83 St. Francis Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) H (block) pt. 18 (East 37 feet) (lot) 868==

muttle 8J 57 3248 868==

Owner of Site: Name: McMiller, Louise W.;

Address: 83 St. Francis Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: McMiller, Louise S., Mrs. 904==

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

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

UTM: 17 (zone) 469660 (easting) 3306130 (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==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn brackets, chamfered posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed institutional/residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 83 St. Francis Street was constructed between 1910 and 1917. Significant details include jigsawn brackets and chamfered posts.

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

HISTORY

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

[over]

V. BIBLIOGRAPHY

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

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

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

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

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



☐ Original
☒ Update



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

Site#8 SJ01876
Field Date 11-19-2020
Form Date 1-7-2020
Recorder # AWS

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

Site Name(s) (address if none) 83 St Francis Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	83		St Francis	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2076600000 — Landgrant _____
Subdivision Name Dumas Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

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

Banks Barbara S Etal

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Square — Number of Stories: 1.5
Exterior Fabric(s): 1. Wood siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. _____
Roof Material(s): 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. _____
Windows (types, materials, etc.)

9/9 vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments)

1.5 story frame vernacular w/ front gable roof & wood siding, symmetrical fenestration, front porch w/ decorative knee brackets, high roof pitch

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

no landscaping, paved walkway

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01876

DESCRIPTION (continued)

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

centered on porch under gable extension, modern wood panel door

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

concrete block steps, wood deck, square supports with decorative knee brackets, exposed rafter tails, partially screened in, sided in plywood

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

This 1917 Frame Vernacular style building is 1.5 stories with Wood siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

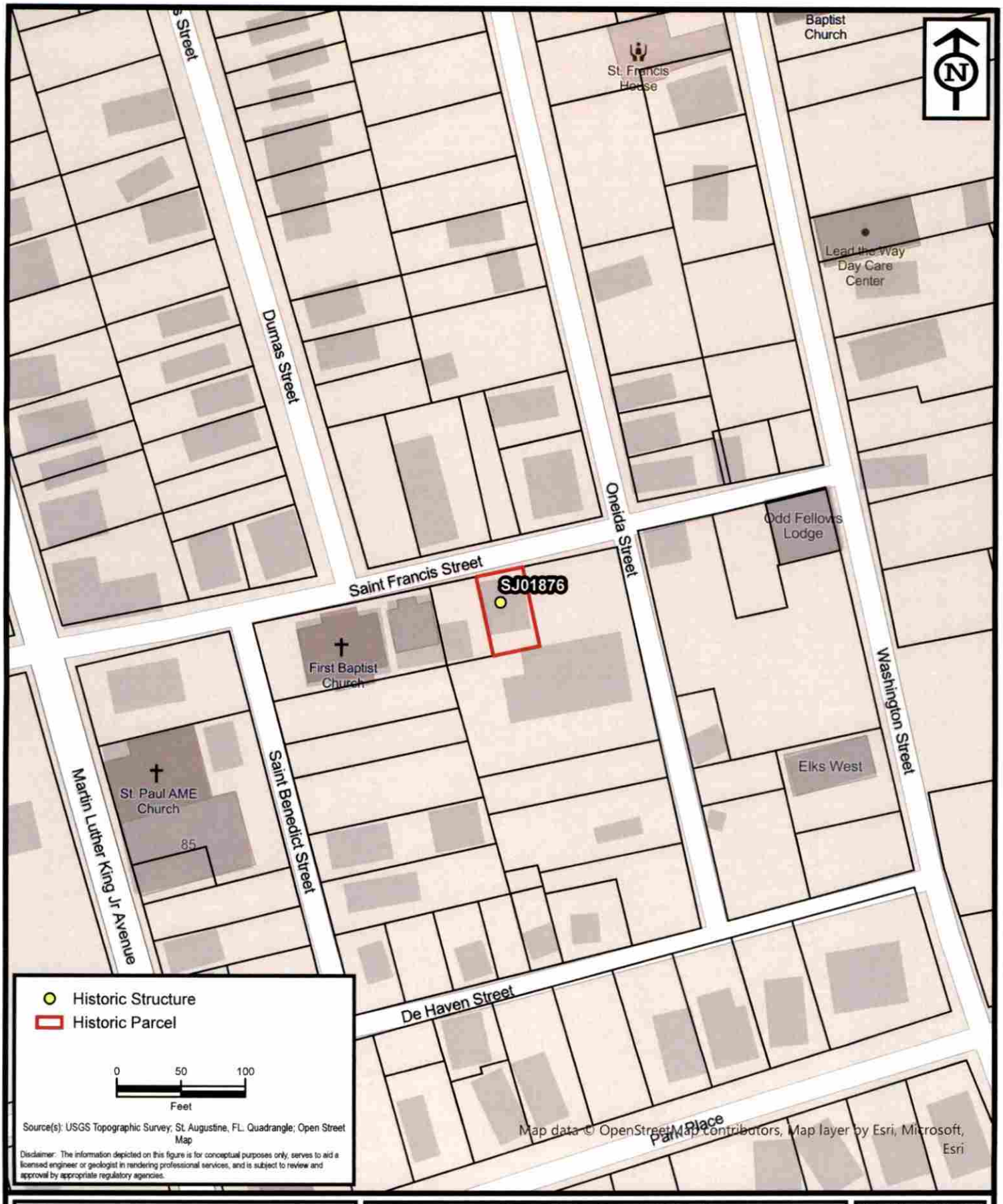
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

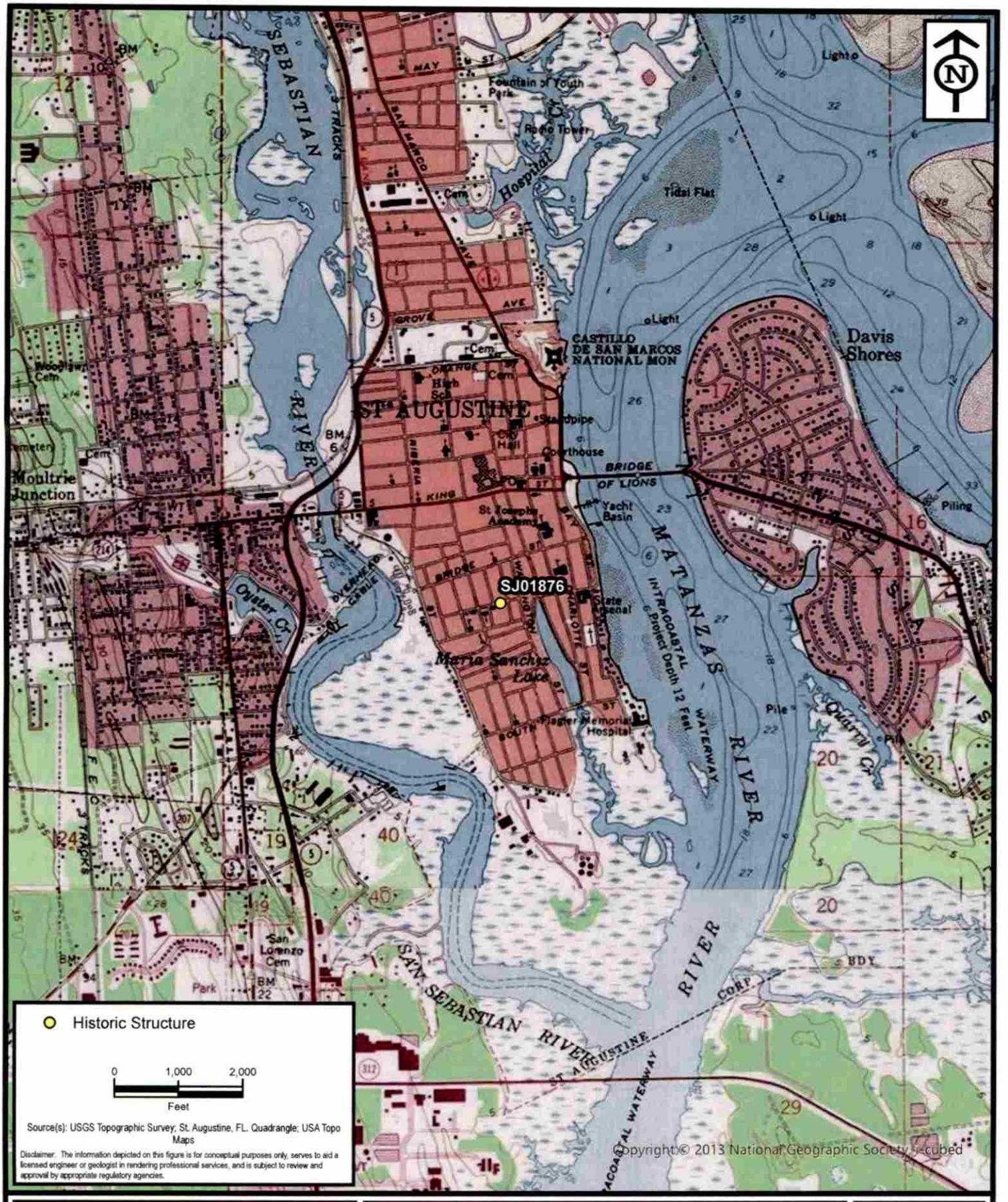
Parcel Location - SJ01876

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

Project Location - SJ01876

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

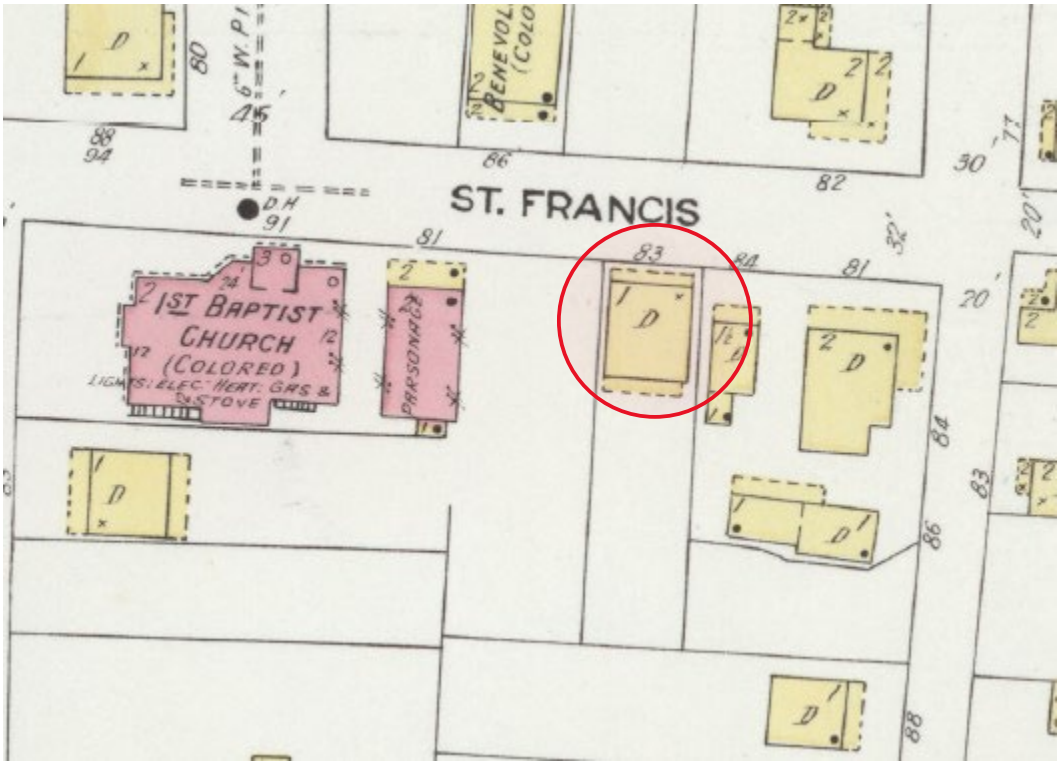
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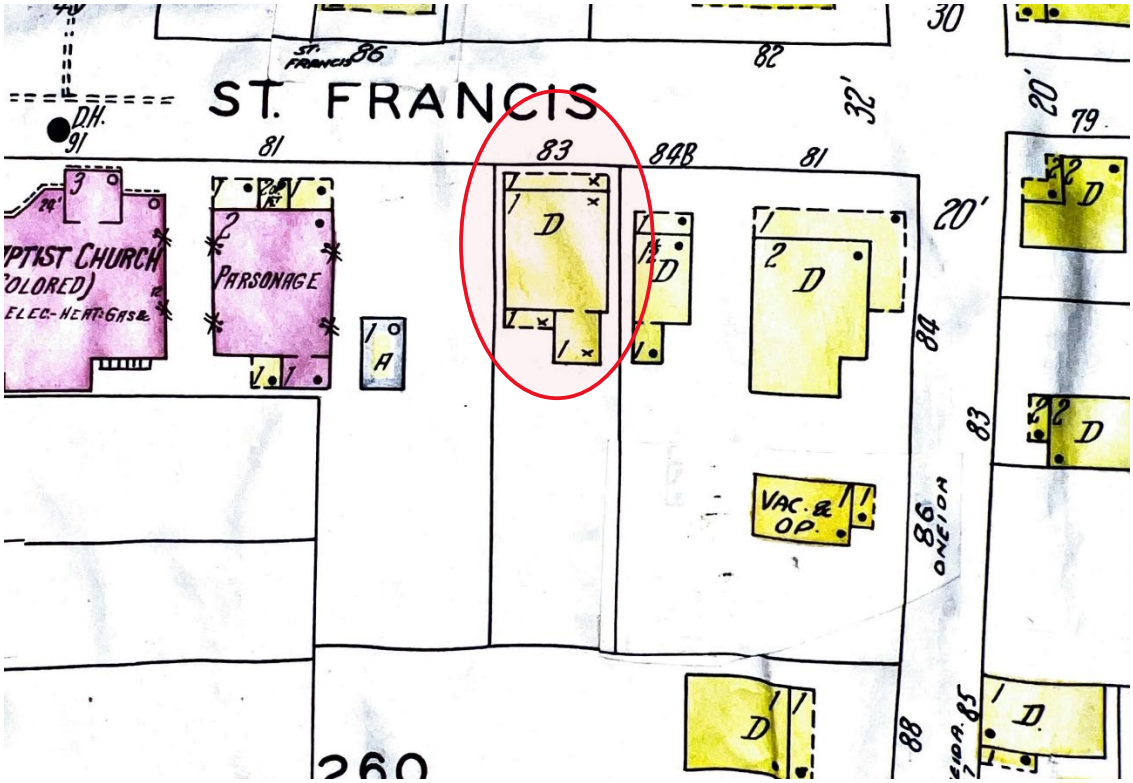




SANBORN MAPS
83 St. Francis Street



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0047 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Sarah Ryan Architect
   Business (if applicable):
   Address: 201 Owens Ave
   City: St Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-547-9430 E-Mail Address: sr@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: Eric Lee
   Business (if applicable):
   Address: 401 S MAIN
   City: Phillipsburg State: NJ Zip Code: 08865
   Daytime Telephone: 908-328-5374 E-Mail Address: Ericarnoldlee@gmail.com

3. PROJECT LOCATION: 83 Saint Francis St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: DUMAS TRACT CITY E37FT OF LOT 18 BLK H

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including permanent removal of the chimney, replacement of the roof system with a different configuration, removal and replacement of the front porch, removal of a rear addition, wholesale replacement of existing windows, and fenestration changes.

Information attached by applicant includes:

- Application Agreement
- Memo
- Photographs of Existing Conditions
- Window condition report
- Proposed Replacement Building/Feature Drawings
- Proposed window details

Received 7/16/24
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: 83 ST. Francis Street, ST. Augustine Florida 32084

Applicant's Name: Sarah Ryan **Applicant's Signature:** S Ryan

Owner's Name: Eric A. LEE **Owner's Signature:** Eric A Lee

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.

Received 7/16/24
Planning & Building Department

SARAH RYAN
ARCHITECT

July 15th, 2024

To: Historic Architecture Review Board, City of St Augustine

Re: 83 Saint Francis - Narrative

Description of proposed work:

The primary structure on 83 Saint Francis Street was built in 1910, with an addition of unknown date. The property is zoned as RS-2. The proposed work includes a partial demolition of the existing historic structure, the removal of non-historic structures and extension / rebuilding of the roof to cover the reconstructed space in the existing footprint. The home requires substantial structural intervention to reclaim its habitability, including new floors, foundation, & walls where required.

In addition to a complete renovation of the first-floor area, a second story will be finished in the existing attic space with access provided by new gable dormers on either side of the house to complement its existing Architecture and provide space for a new staircase and bathroom. The front porch will be re-built, including a new second story balcony area with access from the second-floor bedroom. A new handicap access ramp will be provided for access to the first floor Mother-in-Law suite, where the homeowner intends to provide care for their family.

In the scope of this project, three windows will be removed, none of them being historic. One window will be resized in response to the new program in its interior space. These changes are represented in the provided documentation showing the existing & new elevations. The new windows will complement the existing architecture with simulated divided lites and appropriate proportions, fit to match the existing opening dimensions where able.

The siding, trim details, roof finish & general Architectural appearance of the existing house will also be maintained in this renovation. Notably, the novelty lap siding will be salvaged where able, and re-built / re-installed where unable. The window trim profile will be built to match, and new windows will be installed with sill extensions to replicate the existing appearance. The coquina concrete masonry piers will be salvaged and re-used on the front porch, and new foundation / masonry will be constructed in place of the existing failing footings.

END OF MEMO

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Planning & Building Department

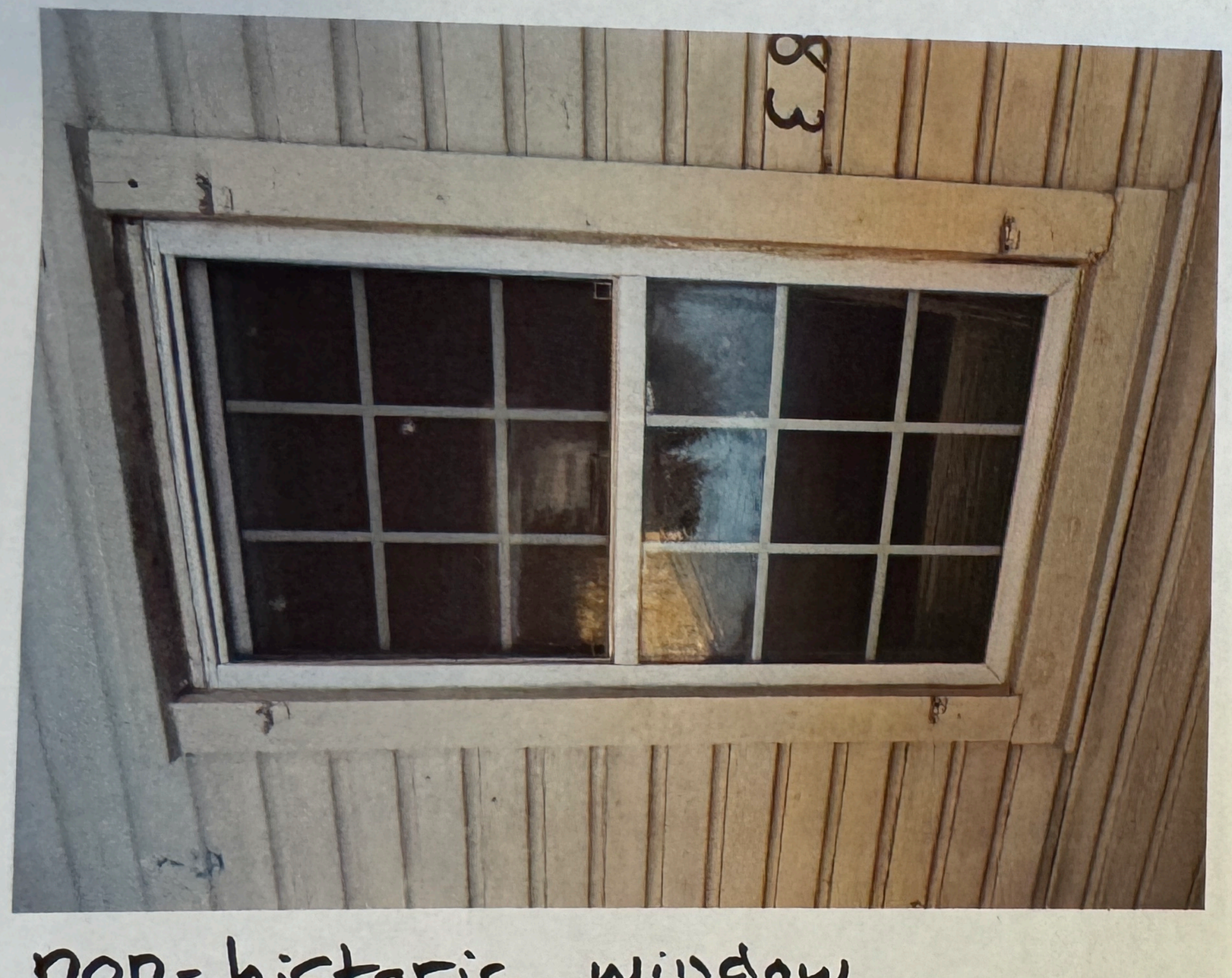


Front



Front/Side

Existing Photos · 83 St. Francis



non-historic window



Front/Side

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Rear/side



Rear - non historic windows

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Property Address:
Applicant Name:

Assessment Date:
Assessed by:

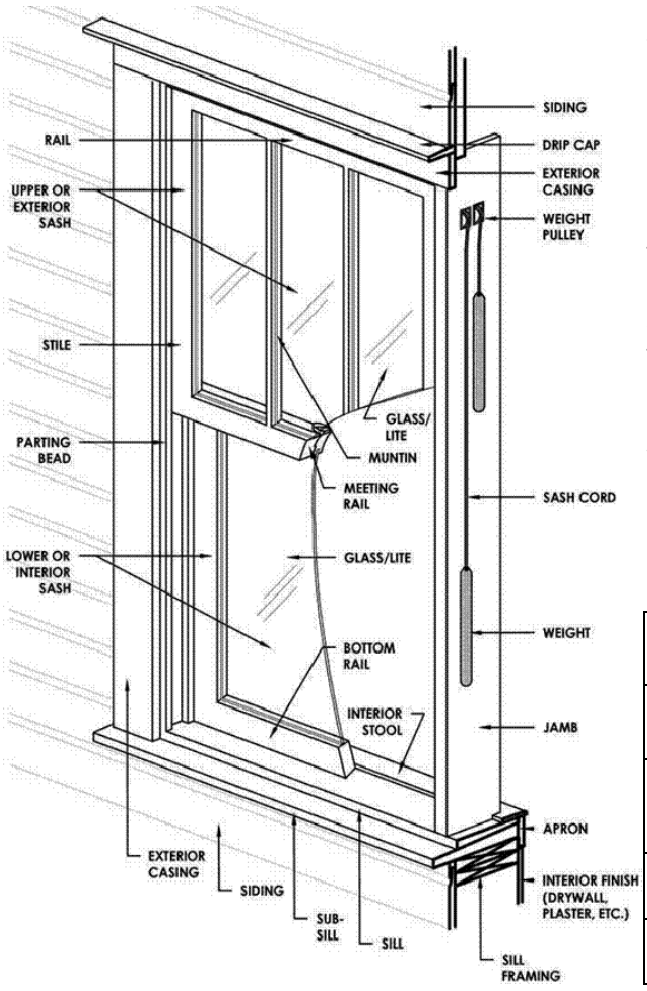
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Window Assessment Form

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

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

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, 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	10
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	10
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	7

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Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Replace w/ 4/4 SDL fiberglass Marvin Elevate, trim to match.
2	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Replace w/ 4/4 SDL fiberglass Marvin Elevate, trim to match.
3	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Replace w/ 4/4 SDL fiberglass Marvin Elevate, trim to match.
4	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Removed entirely to accommodate new dormer.
5	6/6 Grilles Between Glass, 3' x 3' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Remove entirely.
6	Folk style custom mulled wooden picture window, transom & 6/6 sash. 4' x 5' 6" full assembly. Poor condition. Remove entirely.
7	Aluminum sliding window, 3' x 4' in existing window opening with framing above to accommodate irregular sizing. Poor condition. Remove entirely and frame in opening.
8	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Replace w/ 4/4 SDL fiberglass Marvin Elevate, trim to match.
9	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Remove entirely, replace w/ 4 lite 2 ' x 3' Fiberglass Marvin Elevate Awning, trim to match.
10	6/6 Grilles Between Glass, 3' x 5' Double Hung aluminum window w/ wooden sill & trim. Poor condition. Replace w/ 4/4 SDL fiberglass Marvin Elevate, trim to match.
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

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



SARAH RYAN
ARCHITECT

VICINITY MAP
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

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83 Saint Francis Street
Saint Augustine, FL 32084

RESIDENTIAL RS-2 (NON-CONFORMING)

EXISTING FFE : 9.9'
FLOOD ZONE : AE 7 + 1
BFE : 8' - 0" (NAVD88)

LOT COVERAGE:

TOTAL LOT : 2119 SF / .05 ACRES

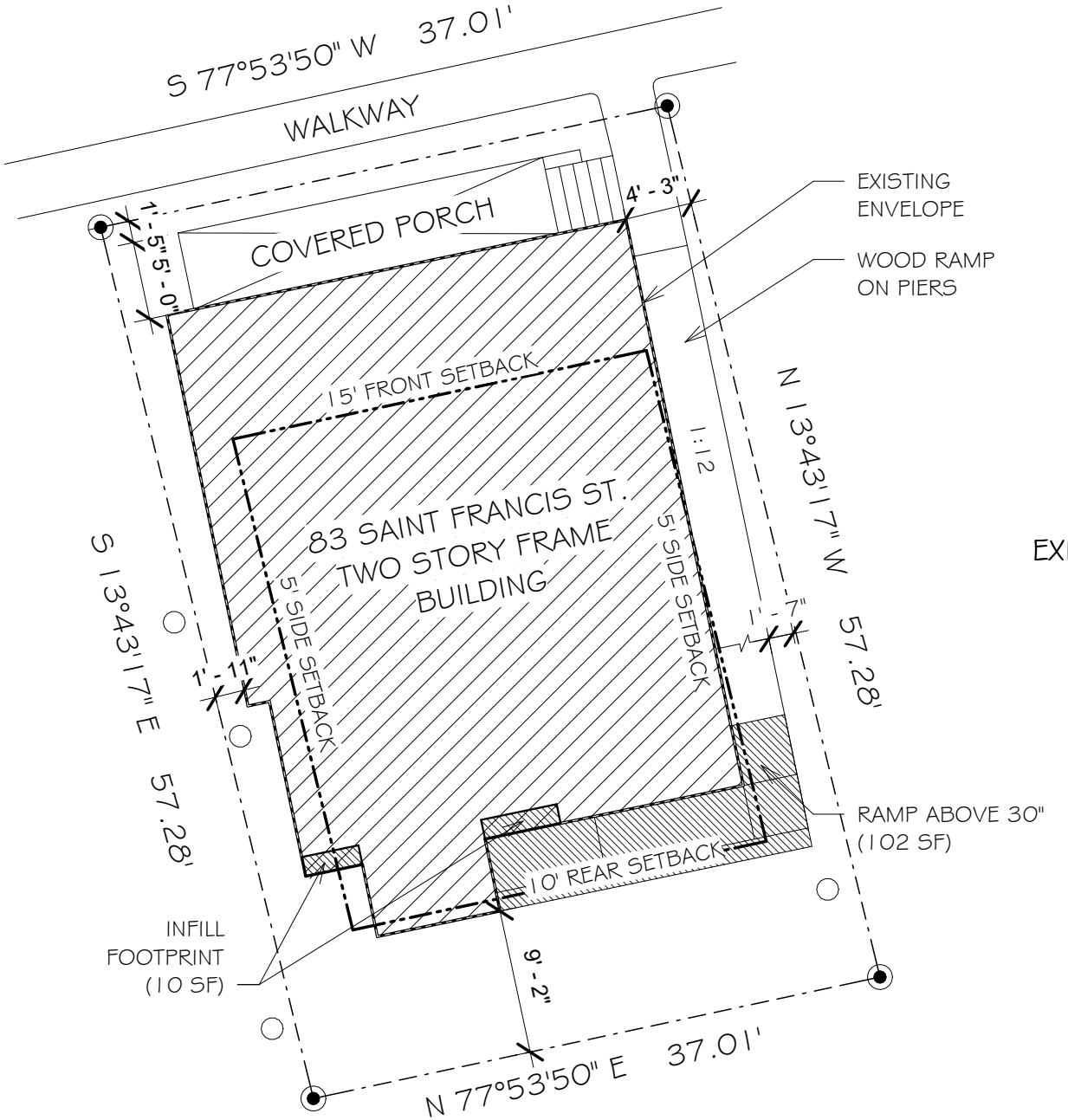
EXISTING LOT COVERAGE : 1231 SF = 58.0%

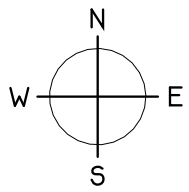
PROPOSED : 1341 SF = 63.2%

PROPOSED ISR : 1455 SF = 68.6%

SETBACKS

FRONT : 1' - 5" (existing)
REAR : 9' - 2" (existing)
SIDE : 1' - 11" (existing)
SIDE : 1' - 7" (to new ramp)

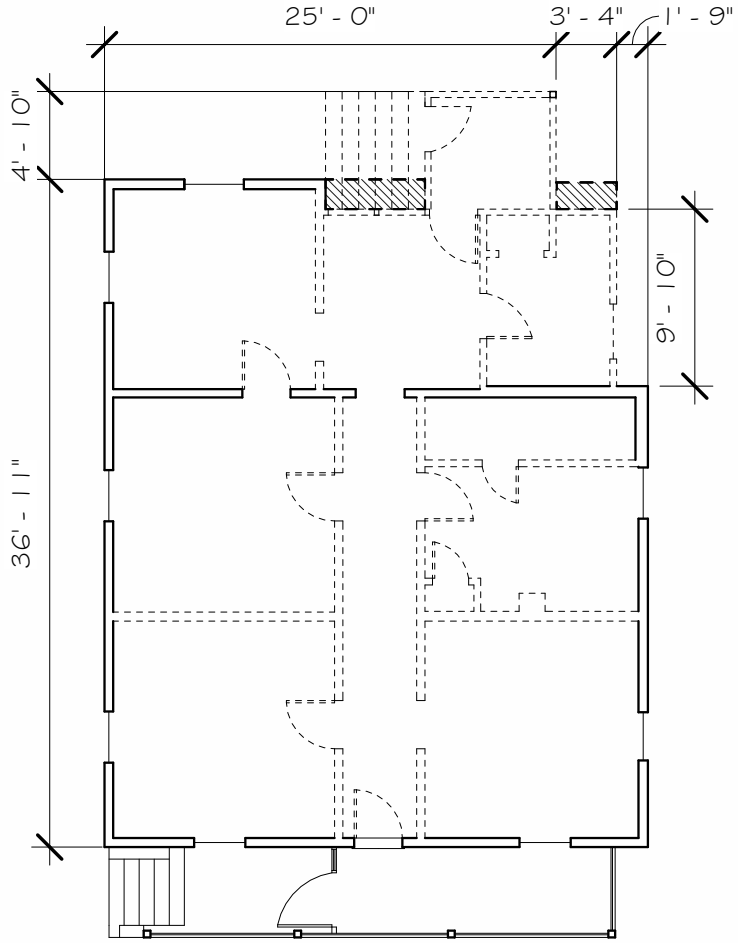




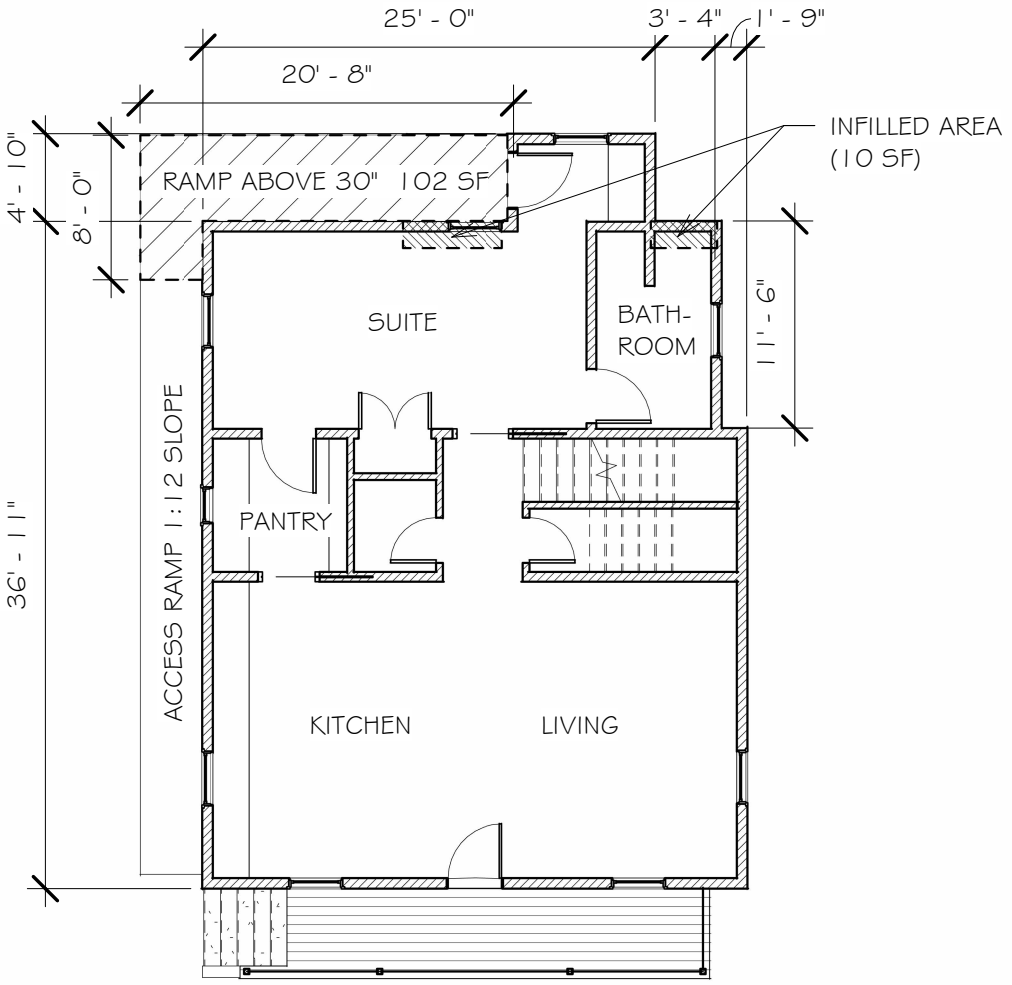
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SITE PLAN
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

Received 7/16/24
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EXISTING PLAN 3/32" = 1'



PROPOSED PLAN
FIRST FLOOR 3/32" = 1'

INFILLED AREA

RAMP ABOVE 30"

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PLANS
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

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EXISTING
NTS

SARAH RYAN
ARCHITECT

1,2,3,8 : REMOVE & REPLACE
4,5,6,7 : REMOVE ENTIRELY
9,10 : REMOVE & RESIZE

EXISTING ELEVATIONS
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

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WEST



SOUTH



EAST



NORTH

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PROPOSED ELEVATIONS
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

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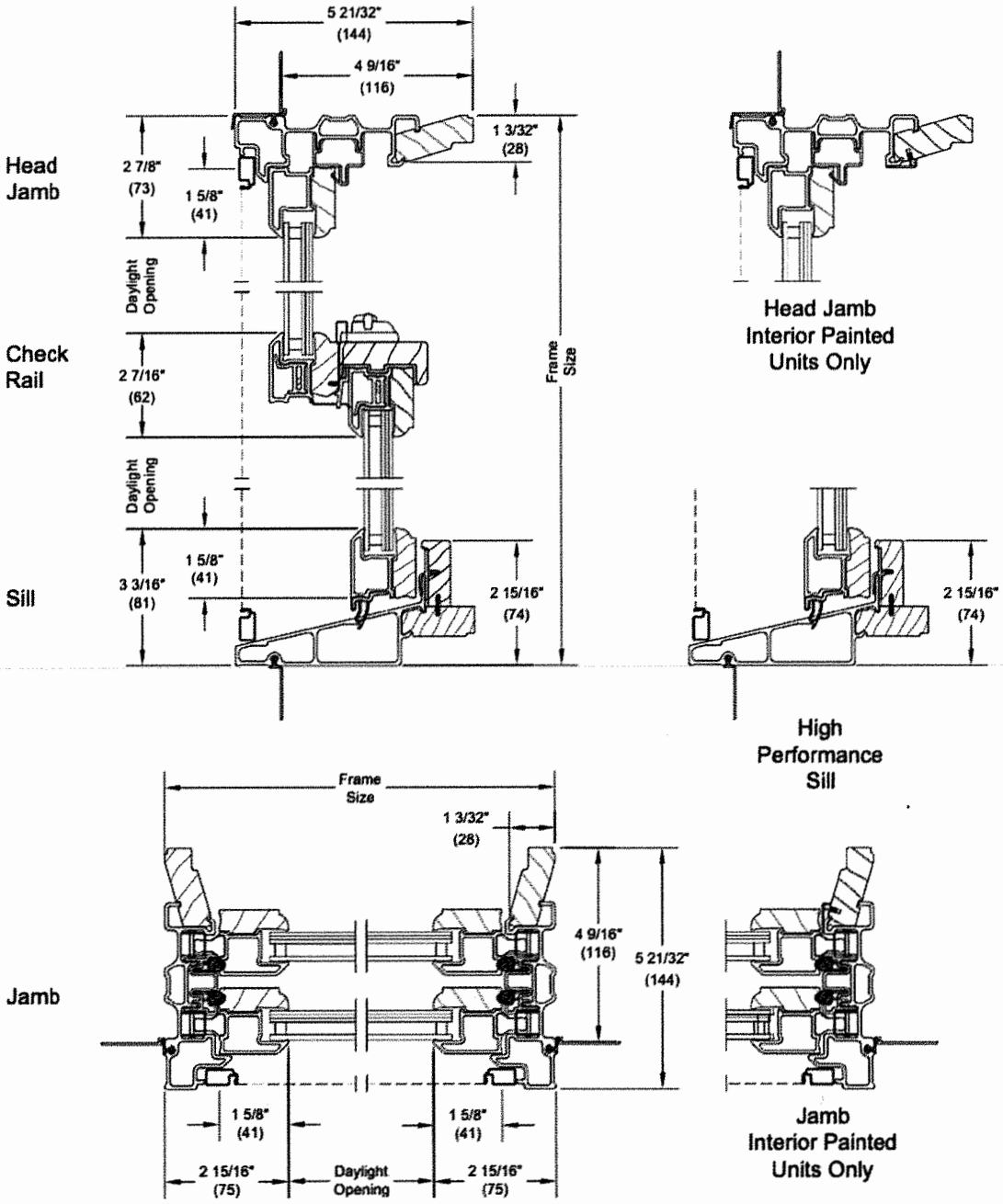
SARAH RYAN
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EXISTING AREA
D'SYLVA LEE RESIDENCE
83 St. Francis Street St. Augustine, FL 32084

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Section Details: Operating - Double Hung (4 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"



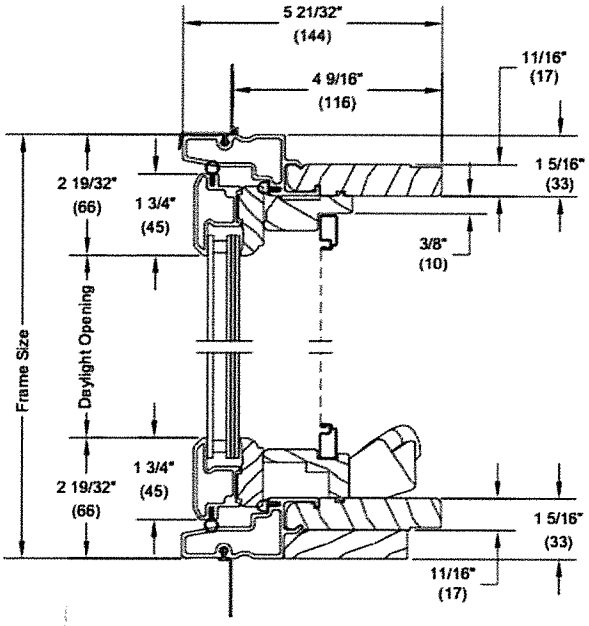
Application Packet 15

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Planning & Building Department

Section Details: Casement IZ3

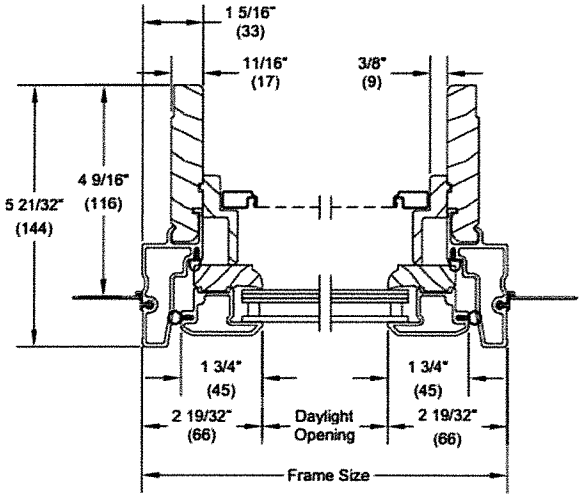
Scale: 3" = 1' 0"

Operating

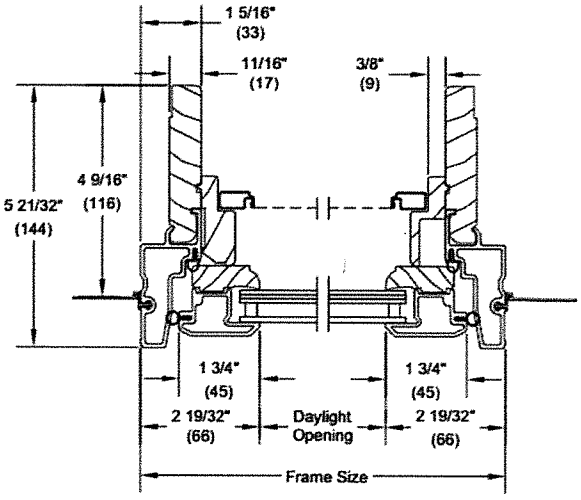


Head Jamb and Sill

Awning



Casement



Jambs

NOTE:

Application Packet 16

Instr #2024013096 BK: 5903 PG: 1121, Filed & Recorded: 2/22/2024 11:59 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $2,310.00

Prepared by and Return to:
St. Johns Blue Ocean Title, LLC
Randi Crews
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-24-003

Parcel: 207660-0000

$330000.00
24000395

General Warranty Deed

Made this 15th day of February, 2024 by **Kajmini LLC, a Florida Limited Liability Company**, whose mailing address is 246 Northeast 22nd Street, Delray Beach, FL 33444, hereinafter called the **grantor**, to **DRL Management, LLC, a New Jersey Limited Liability Company**, whose mailing address is: 401 South Main, Phillipsburg, NJ 08865, hereinafter called the **grantee**:

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

Witnesseth, that the **grantor**, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

East Thirty-seven (37) feet of Lot 18, Block "H", Dumas Tract, a subdivision of the City of St. Augustine, according to plat thereof on file in the office of the Clerk of the Circuit Court for St. Johns County, Florida.

Said property **is not the homestead** of the **Grantor**(s) under the laws and constitution of the State of Florida in that neither **Grantor(s)** or any members of the household of **Grantor(s)** reside thereon.

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

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

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

Copy

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

Signed, sealed, and delivered in the presence of:

Witness Signature

Angelo E. Jimenez
Printed Name

246 N.E. 22nd St.
Address

Delray Beach, FL 33444
City, State, Zip

Witness Signature

NIMESH J. PARIKH
Printed Name

1177 Haynes Bridge Pt.
Address

Alpharetta, GA 30009
City, State, Zip

Kajmini LLC, a Florida Limited Liability Company

By: Kimberly Jimenez, Title Member

COPY

STATE OF GA
COUNTY OF Fulton

The foregoing instrument acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27 day of January, 2024, by **Kimberly Jimenez Title Member Kajmini LLC**, who is/are ☐ personally known to me or who has/have ☑ produced FL Driver's License as identification.

NIMESH J. PARIKH NOTARY PUBLIC COMMISSION EXPIRES FEBRUARY 11, 2026 FULTON COUNTY, GEORGIA

Notary ~~Public~~ Signature

NIMESH J. PARIKH,
Notary Public Printed Name

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	2076600000
Location Address	83 ST FRANCIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY E37FT OF LOT 18 BLK H OR5903/1121 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.050
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Drl Management LLC 100%
Mailing Address	401 S MAIN PHILLIPSBURG, NJ 08865-0000

Map



Valuation Information

	2024
Building Value	$151,581
Extra Features Value	$0
Total Land Value	$118,215
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$269,796**
Total Deferred	$6,391
Assessed Value	**$263,405**
Total Exemptions	$0
Taxable Value	**$263,405**

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

Historical Assessment Information

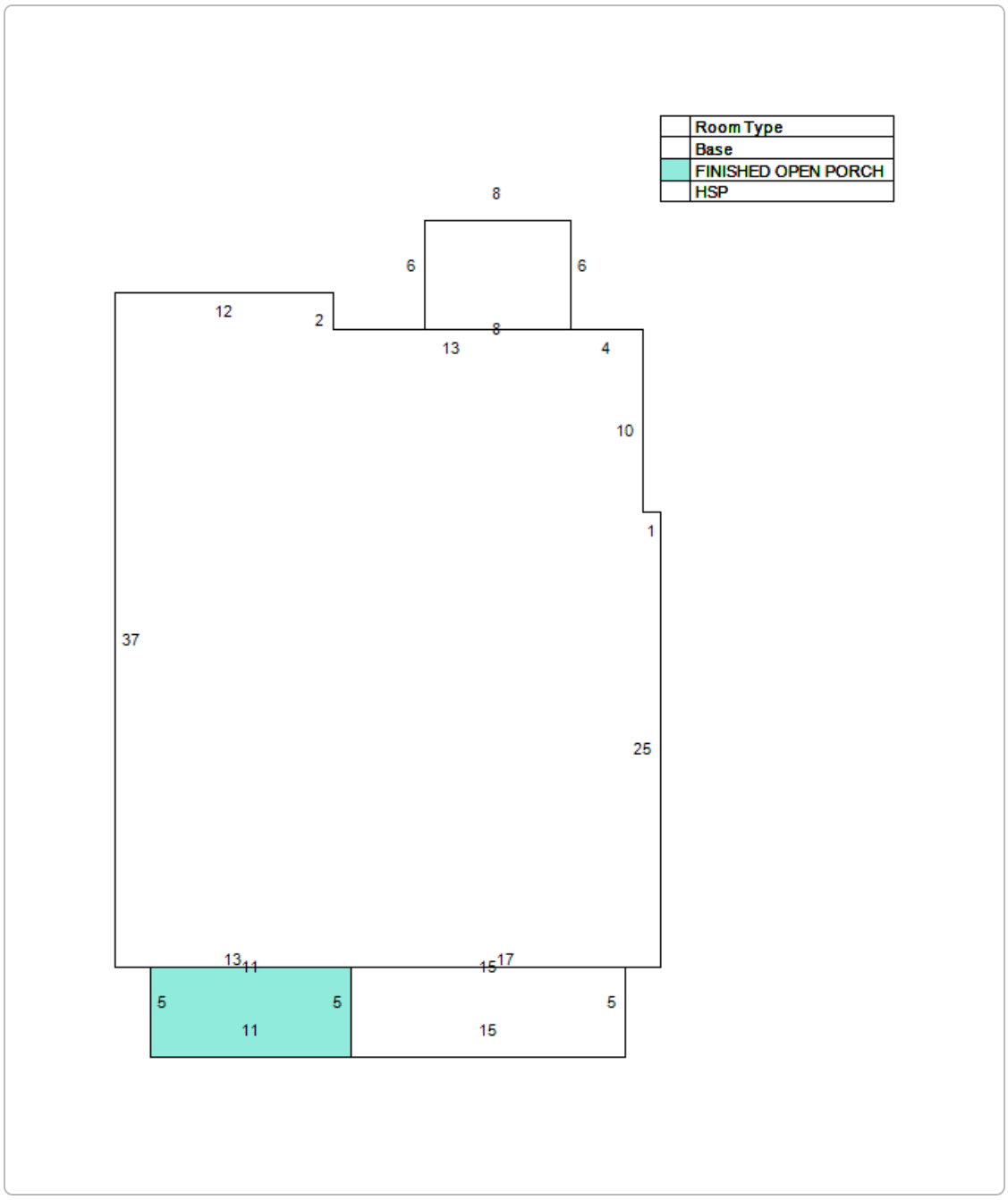
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$134,379	$0	$105,080	$0	$0	$239,459	$239,459	$0	$239,459
2022	$124,916	$0	$95,623	$0	$0	$220,539	$220,539	$0	$220,539
2021	$84,102	$0	$68,302	$0	$0	$152,404	$152,404	$0	$152,404
2020	$72,421	$0	$68,302	$0	$0	$140,723	$140,723	$0	$140,723
2019	$59,798	$0	$68,302	$0	$0	$128,100	$128,100	$0	$128,100
2018	$60,463	$0	$63,048	$0	$0	$123,511	$123,511	$0	$123,511
2017	$62,102	$0	$56,743	$0	$0	$118,845	$118,845	$0	$118,845
2016	$63,984	$0	$49,256	$0	$0	$113,240	$113,240	$0	$113,240
2015	$64,925	$0	$39,405	$0	$0	$104,330	$59,723	$79,330	$25,000
2014	$33,907	$0	$31,524	$0	$0	$65,431	$59,249	$40,431	$25,000
2013	$35,382	$0	$24,431	$0	$0	$59,813	$58,373	$34,813	$25,000

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$151,581	**Roof Structure**	Gable Hip
Year Built	1910	**Interior Flooring**	Pine Wood
Actual Area	1242	**Interior Wall**	Drywall
Conditioned Area	1064	**Heating Type**	Forced Air
Use	Single Family Residence	**Air Conditioning**	Window
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	2

Description	Square Footage
BASE AREA	1064
FINISHED SCREEN PORCH	48
FINISHED SCREEN PORCH	75
FINISHED OPEN PORCH	55
Total SqFt	1242

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	37	60	37	EF	$118,215

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/22/2024	2/15/2024	$330,000.00	WARRANTY DEED	5903	1121	Q	I	KAJMINI LLC	DRL MANAGEMENT LLC
12/6/2021	12/6/2021	$0.00	SUMMARY ORDER ADMIN	5436	1639	U	I	HENDERSON GAILE T ESTATE	SAMPSON-WHITFIELD LEUTELIA ETAL
10/5/2021	9/30/2021	$150,000.00	WARRANTY DEED	5385	1534	U	I	BURGIS ANDRENIA ET AL	KAJMINI LLC
7/20/2020	7/18/2020	$0.00	SUMMARY ORDER ADMIN	4993	1868	U	I	WATSON-SAUNDERS ERMENIA ESTATE	BURGIS ANDRENIA ET AL
12/28/2016	12/28/2016	$100.00	QUIT CLAIM DEED	4308	14	U	I	BANKS BARBARA S	BANKS BARBARA S ET AL
	8/7/2009	$0.00	QUIT CLAIM DEED	3227	830	U	I	BANKS BARBARA SAUNDER	BANKS BARBARA S & WATSON ERMENIA S
	7/12/2005	$0.00	SUMMARY ORDER ADMIN	2497	735	U	I	MC MILLER LOUISE WESTON EST (SJC05-386CP/55)	BANKS BARBARA SAUNDER
	11/1/1989	$0.00		836	279	U	I		MC MILLER LOUISE WESTON

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: 7/22/2024, 9:11:04 AM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0005 Address: 58 N Whitney Street

Jason Stancil – Applicant Colour Homes, LLC – Owner

Project description: To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ6854
National Register:	N/A	Construction date:	c. 1948
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1049100000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This one-story Masonry Vernacular residential building was constructed c. 1948 and is located on the west side of N. Whitney Street two lots north of Evergreen Avenue. The building features a front gable metal roof, which shows signs of collapse, and a painted masonry exterior. Masonry steps lead up to an off-center front door. Any extant window and door openings have been boarded up; however, a 2007 Google Street View photograph shows the building likely had aluminum 1/1, awning, and/or jalousie windows. An exterior brick chimney is visible on the north elevation. Sanborn map research indicates that building may have had a 1-story wood porch. A Florida Master Site File Historic Structure Report from July of 2022 indicates the building is in ruinous condition. Research has indicated that two consecutive fires occurred in the building around 2009 and fire damage is visible in the interior photographs provided by the applicant. A secondary wood frame structure with unfinished interior and collapsed roof, not seen on the 1965 update to the 1930 Sanborn Map, is also proposed for demolition.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Full demolition of any 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 **58 N Whitney 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 and accessory building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to post-WWII rectangular masonry buildings with low-sloped roofs. Vacant lots are not desirable in residential neighborhoods and the Board may consider requiring the demolition and building permits to be submitted simultaneously as a condition of approval.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The proposed new construction plans submitted with the application show a one-story single-family structure of similar scale but with a contemporary design that is not consistent with the more traditional architectural elements of the surrounding houses. 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 recorded in the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing and State Historic Preservation Office evaluation has determine that the building is ineligible for the National Register, likely due to alterations and its current condition. The building appears to have been owned only by the McGlocking family until its recent sale to the current owner. First recorded owner, Roosevelt McGlocking, was a Laborer for the Florida East Coast Railway and later a custodian for the St. Johns County School District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction.
The building is an example of the simple Masonry Vernacular buildings constructed during the post-WWII era. The building is not unusual or particularly unique.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly in the West Augustine neighborhood.

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

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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 1948 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 in the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File Report
3. Sanborn Map(s)
4. Polk City Directory Research

Staff Photographs
58 N. Whitney Street



Front (east) Elevation

Staff Photographs
58 N. Whitney Street



North Elevation

Staff Photographs
58 N. Whitney Street



South Elevation

Staff Photographs
58 N. Whitney Street



Northeast Elevation

Staff Photographs
58 N. Whitney Street



Google Street View November 2007

Staff Photographs
58 N. Whitney Street



Google Street View December 2016

Staff Photographs
58 N. Whitney Street



Google Street View May 2024

Staff Photographs
58 N. Whitney Street





Context Photographs

SJ6854 - 58 N WHITNEY ST

Historic Structure

SHPO Evaluation
Ineligible for NRHP (Jul 22, 2020)

Address
58 N WHITNEY ST

Year Constructed
1948

Condition
Ruinous

Structure Uses
Private Residence (House/Cottage/Cabin)

Style
Masonry Vernacular

Stories
1

Exterior Plan
Rectangular

Structural Systems
Concrete block

Foundation Materials
Concrete, Generic

Exterior Fabrics
Concrete block

Roof Type
Gable

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

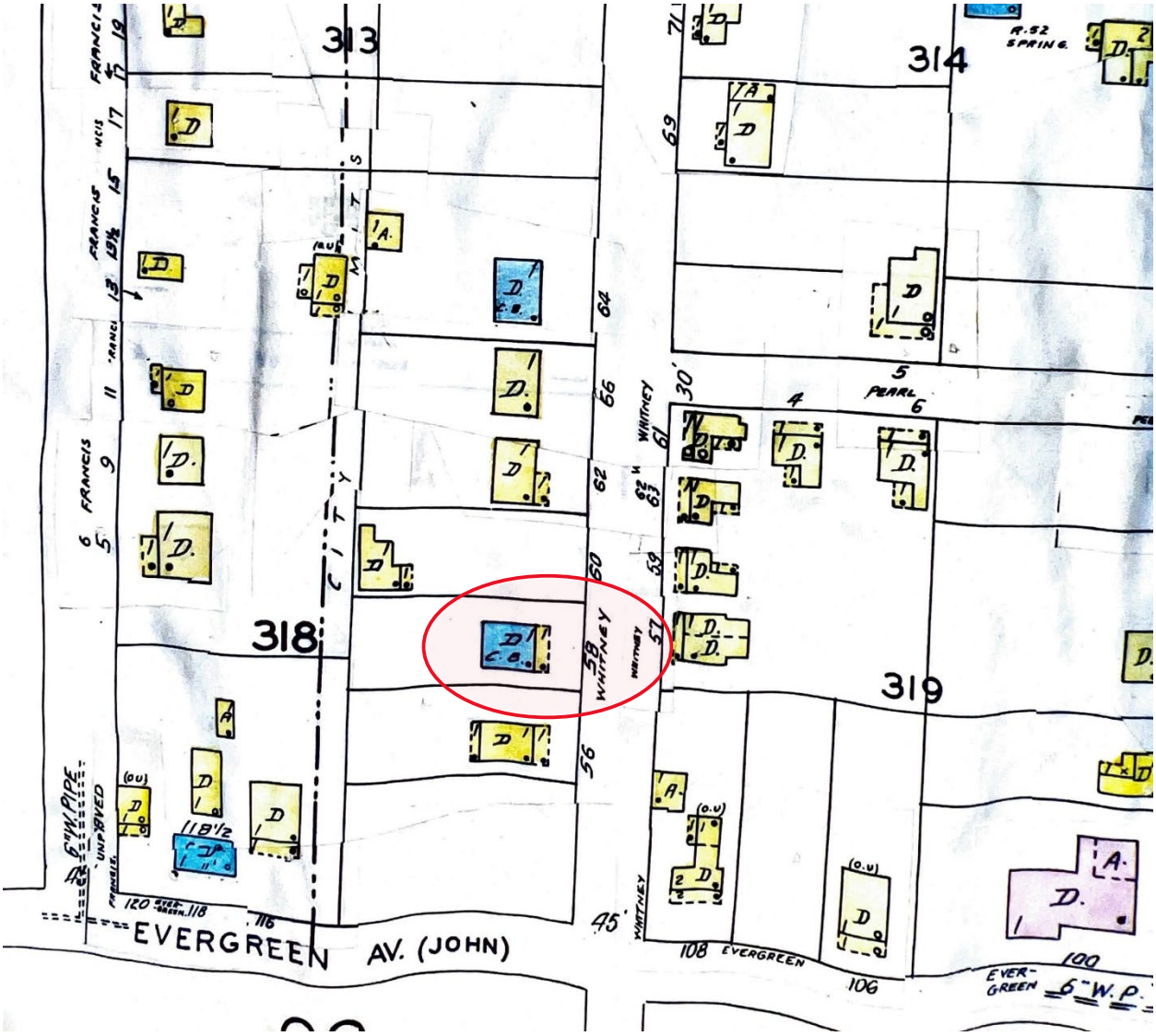
Township | Range | Section
07S | 29E | 41

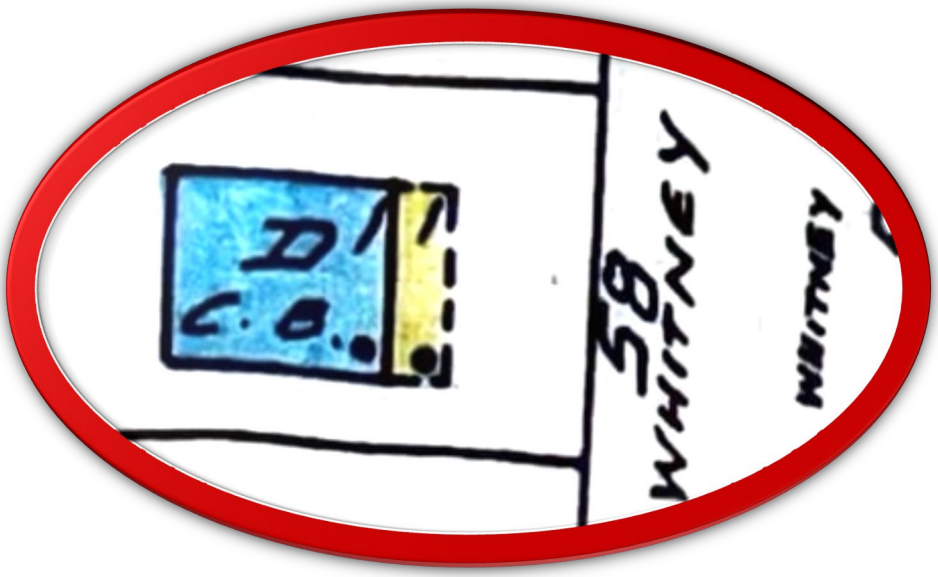
Associated Manuscripts
27071

Field Visit Dates
January 2020

Narrative Description
This 1948 Masonry Vernacular building is in ruinous condition. It has a Gabl roof, Concrete block, and is 1 story.

SANBORN MAP – 1930 UPDATED TO 1965
58 N. Whitney Street





58 N. Whitney Street (c. 1948)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1951	Roosevelt McGlocking (wife: Mary L.)	(o) (c)	Laborer, FEC Railway
1955	Roosevelt McGlocking (wife: Mary L.)	(o)	Laborer, FEC Railway
1960	Roosevelt McGlocking (wife: Mary L.)	(o)	Section Hand, FEC Railway
1964	Roosevelt McGlocking (wife: Mary L.)	(o)	Not Listed
1970	Roosevelt McGlocking (wife: Mary L.)	(o)	Not Listed
1975	Roosevelt McGlocking (wife: Mary L.)	(o)	Custodian, County School Board
1979-1980	Roosevelt McGlocking (wife: Mary L.)	(o)	Custodian, County School Board
1984-1985	Larry McGlocking (wife: Mary)	(o)	Retired

\+ First entry found for this address
(o) Owner
(c) Colored

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0005 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Jason Stancil
   Business (if applicable):
   Address: 34 Cordova Street
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 9047043354 E-Mail Address: jason@colour-homes.com

2. NAME OF PROPERTY OWNER: Colour Homes LLC
   Business (if applicable):
   Address: 450 SR 13 N, 106-329
   City: Saint Johns State: Fl Zip Code: 32259
   Daytime Telephone: 9047043354 E-Mail Address: colourestimates@gmail.com

3. PROJECT LOCATION: 58 N Whitney St, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION: 4-30 OSCEOLA ACRES LOT 3 BLK 10 OR253/815 & 5287/1488(Q/C) & 5860/92

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

Received 1/8/24
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: 58 N Whitney Street, St Augustine, FL 32084

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

Owner's Name: Colour Homes LLC 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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TORO









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Planning & Building Department



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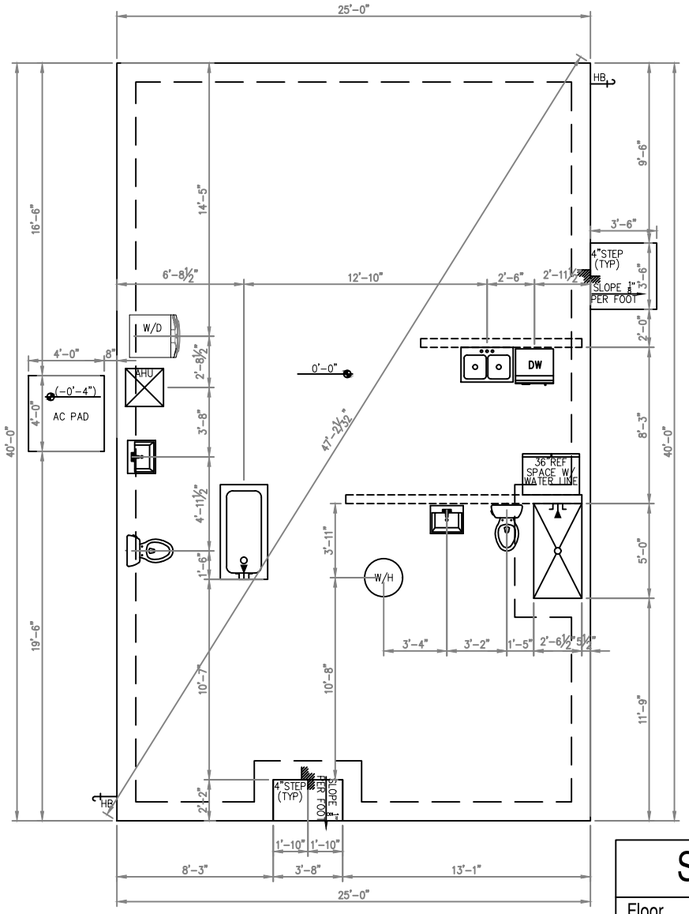





NO
TRESPASSING



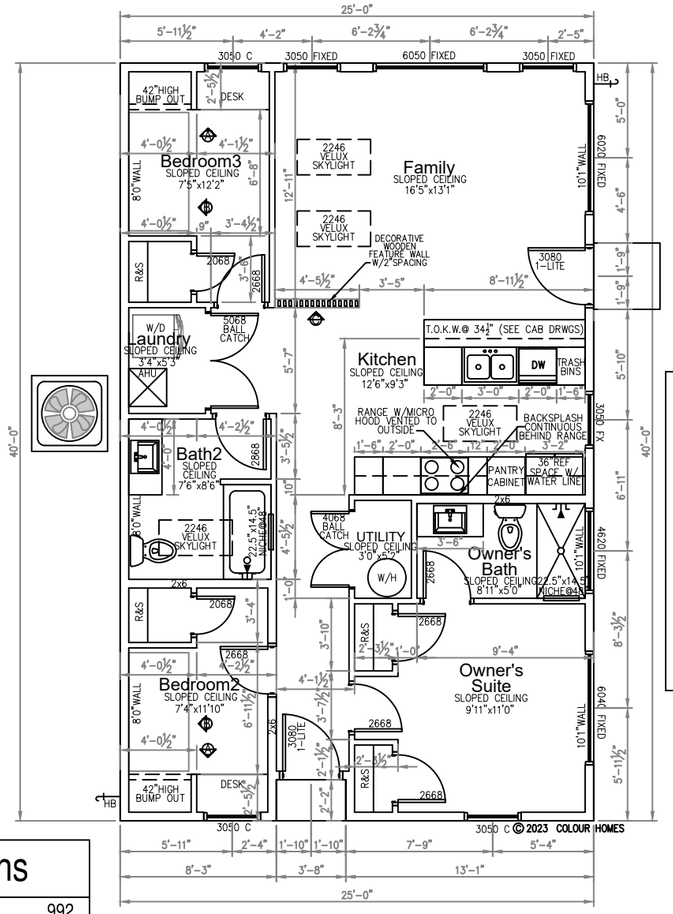
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Slab Plan

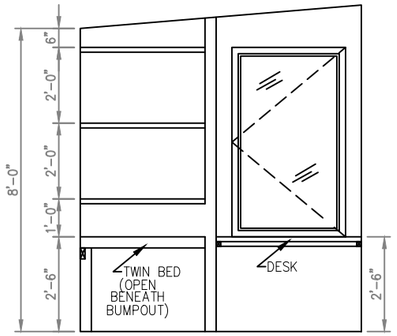
11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"

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

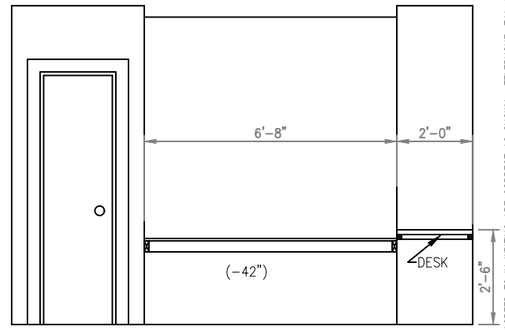


Floor Plan

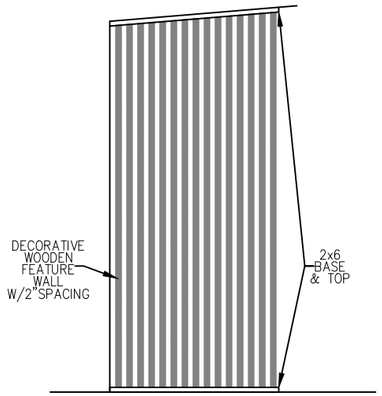
11x17: 1/8"=1'-0" 24X36: 1/4"=1'-0"



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



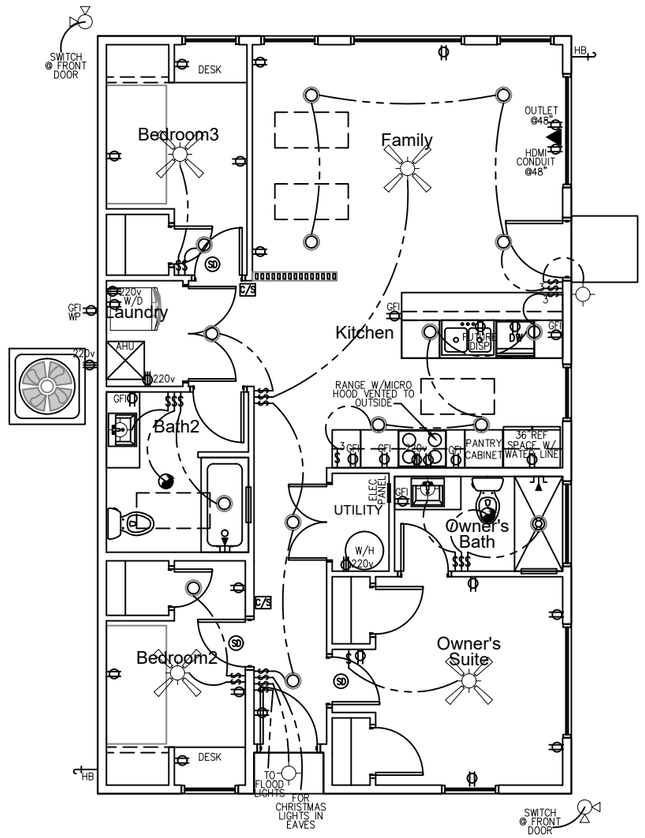
TWIN BED DETAIL
SCALE: 1/4"=1'-0"



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

(I/ME) DO CERTIFY THAT (I/ME) HAVE REVIEWED THESE PLANS FOR ACCURACY AND THAT ALL OPTIONS AND CHANGES (I/ME) HAVE AGREED TO IN WRITING ARE CORRECT AS SHOWN. (I/ME) UNDERSTAND THAT ANY FUTURE CHANGES TO THIS PLAN WILL BE SUBJECT TO A $250.00 ADMINISTRATION FEE PER CHANGE IN ADDITION TO THE NORMAL PRICE OF THE CHANGE.
OUTLETS, THERMOSTAT & LIGHT FIXTURE LOCATIONS AND OTHER DETAILS ARE SHOWN AS (I/ME) HAVE SPECIFIED. ALL QUESTIONS (I/ME) MAY HAVE HAD HAVE BEEN ANSWERED TO (MY/OUR) SATISFACTION. (I/ME)
SIGNED: DATE:
SIGNED: DATE:
ISSUED 10/10/2023
RELEASED
COLOUR HOMES
License #: CRC1329512
A992R
LOT #: Job Address: Street
Built For: St Augustine, FL 32084
JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 12/28/2023
SHEET TITLE
Slab/Floor
A-1
SHEET OF

Received 1/17/24
Planning & Building Department



Electrical Plan

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

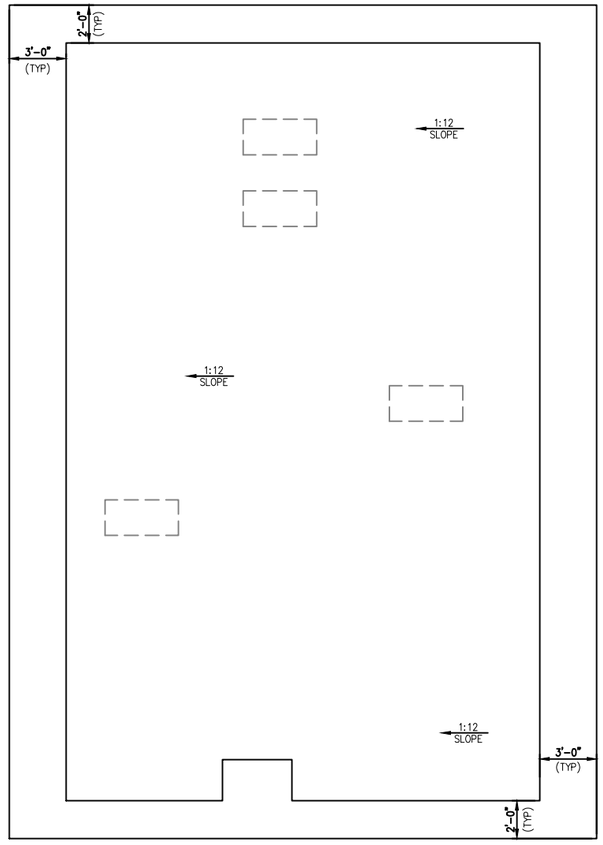
ELECTRICAL NOTES:

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

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

ELECTRICAL KEY

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



Roof Plan

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

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

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

COLOUR HOMES

A992R

License #CRC1329512

LOT #:
Built For:
Job Address: Street
St Augustine, FL 32084

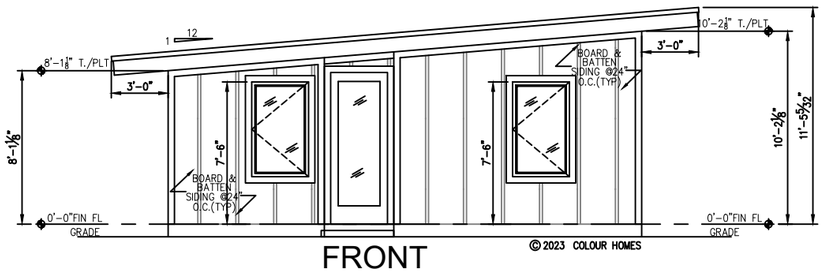
JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 12/28/2023

SHEET TITLE
Elec-Roof

A-2
SHEET OF

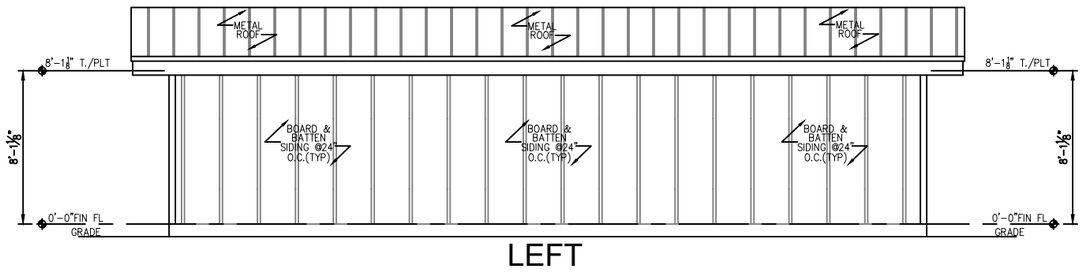
Application Packet 21

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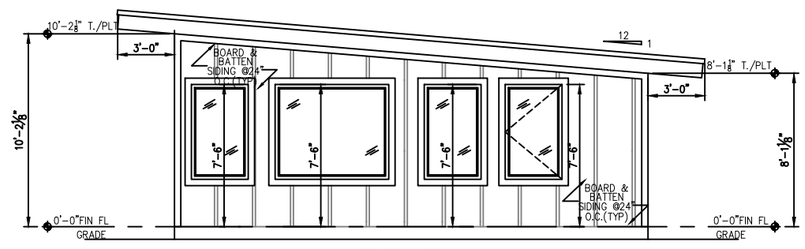


FRONT

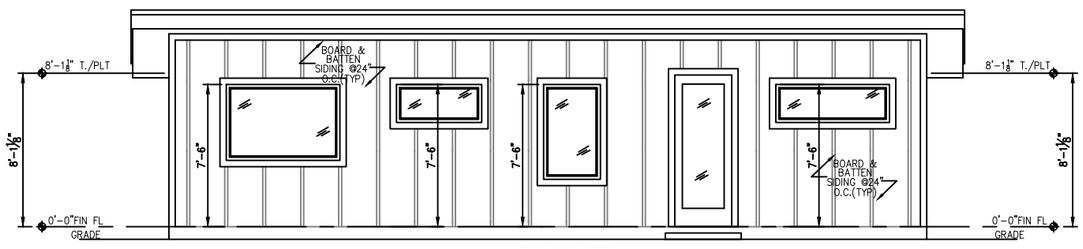
© 2023 COLOUR HOMES



LEFT



REAR



RIGHT

Elevations Plan

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

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

DATE:
DATE:
SIGNED:
SIGNED:

ISSUED 10/10/2023
REVISED

COLOUR HOMES

A992R

License #CRC1329512

Job Address: Street
St Augustine, FL 32084

LOT #:
Built For:

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 12/28/2023

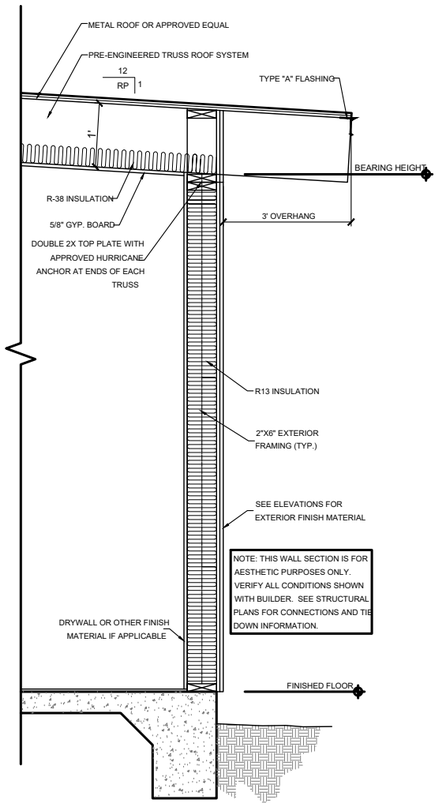
SHEET TITLE
Elevations

A-3

SHEET OF

Application Packet 22

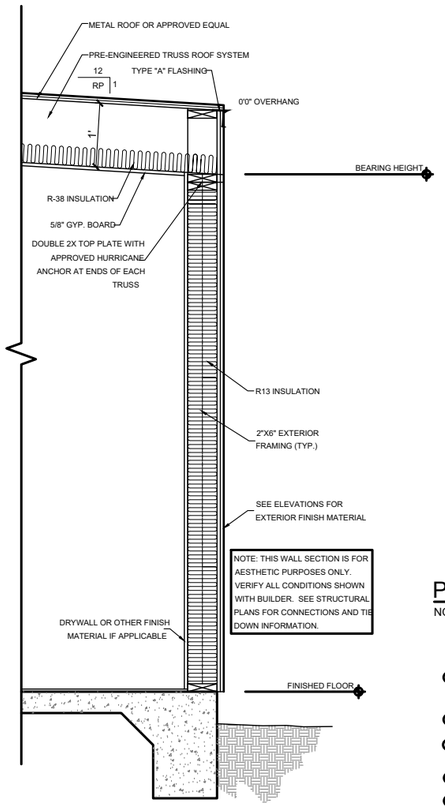
Received 1/17/24
Planning & Building Department



SEE ENGINEERING PLANS FOR STEM WALL DETAIL

TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



SEE ENGINEERING PLANS FOR STEM WALL DETAIL

TYPICAL WALL SECTION

SCALE : 1" = 1'-0"

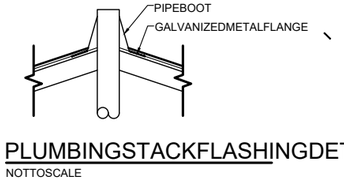
R703.4FLASHING:

APPROVEDCORROSION-RESISTANTFLASHINGSHALLBEAPPLIED SHINGLE-FASHIONINSUCHAMANORTOPREVENTENTRYOFWATERINTOTHE WALLCAVITYORPENETRATIONOFWATERTOTHEBUILDINGSTRUCTURAL FRAMINGCOMPONENTS.THEFLASHINGSHALLEXTENDTOTHESURFACEOFTHE EXTERIORWALLFINISH.APPROVEDANTI-CORROSIONRESISTANTFLASHINGSHALL BEINSTALLEDATALLOFTHEFOLLOWINGLOCATIONS:

1. ATTHEINTERSECTIONOFCHIMNEYSOROTHERMASONRYCONSTRUCTIONWITH FRAMEORSTUCCOWALLS,WITHPROJECTINGLIPSONBOTHSIDESUNDERSTUCCO COPINGS.
2. UNDERANDATTHEENDSOFMASONRY,WOODORMETALCOPINGSANDSILLS.
3. CONTINUOUSLYABOVEALLPROJECTINGWOODTRIM.
4. WHEREEXTERIORPORCHES,DECKSORSTAIRSATTACHTOAWALLORFLOOR ASSEMBLYORWOODFRAMEDCONSTRUCTION.
5. ATALLWALLANDROODINTERSECTIONS.
6. ATBUILTINGUTTERS.

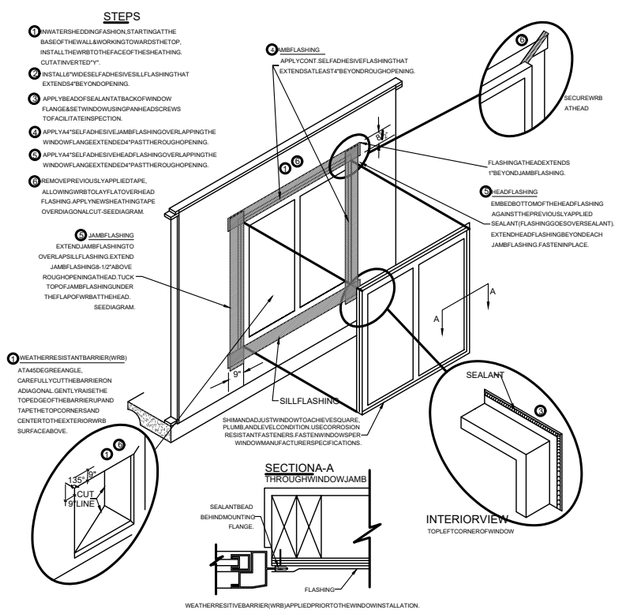
VALLEYSHINGLEINSTALLATION:
INSTALLSHINGLESUSINGWEAVEMETHOD

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



PLUMBINGSTACKFLASHINGDETAIL

NOTTOSCALE



WINDOWINSTALLATION

SCALE:N.T.S.



A 26GAUGEGALVANIZED 2-1/2"METALDRIPEDGE

B 26GAUGEGALVANIZED 5"X5"ANGLEFLASHING

C 32GAUGEGALVANIZED "Z"FLASHING

SHINGLES:
ULCLASSAFIRERATING:ASTMD3018,TYPEI

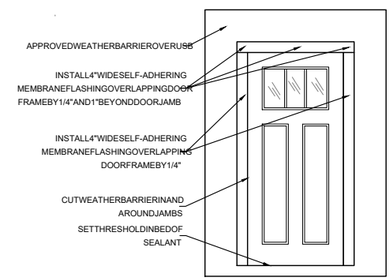
ULWINDRESISTANCE:
UASTMD3161,TYPE(MODIFIEDTO110MPH)

VALLEYFLASHING:
26GA.GALVANIZED,18"WIDE

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

FLASHINGDETAILSANDSHINGLEINFORMATION

SCALE:3"=1'-0"



DOORFLASHINGINSTALLATIONANDDETAIL

SCALE:N.T.S.

GENERALNOTES:

1. PARKINGBUMPER(IFREQUIRED)MUSTBEINSTALLEDBEFOREC.O.
2. 5/8"TYPE"X"GYP.BOARDREQUIREDONCEILINGOFGARAGEWHEREHABITALSPACEIS ABOVEPERFBCR302.6.
3. HVACPENETRATINGRATEDASSEMBLIESTOCOMPLYWITHFBCR302.5.
4. UNDERSTAIRPROTECTIONTOCOMPLYWITHFBCR302.7(IFACCESSIBLE).

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

DATE:
DATE:
SIGNED:
SIGNED:

ISSUED 10/10/2023
REVISED

COLOUR HOMES

A992R

Job Address: Street
St Augustine, FL 32084

LOT #:
Built For:

License #: CRC1329512

JOB NO:
DRAWN BY: RH
CHECKED BY:
PROJ. MGR.: JS
DATE LAST SAVED: 12/28/2023

SHEET TITLE
General

SHEET N-1 OF

Application Packet 23

Instr #2024054557 BK: 5984 PG: 46, Filed & Recorded: 7/12/2024 9:36 AM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $35.50 Doc. D $0.70

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esquire
Scruggs, Carmichael & Wershow, P.A.
4923 NW 43rd Street
Gainesville, Florida 32606
Telephone (352) 376-5242
Facsimile (352) 375-0690

FEE SIMPLE DEED

THIS FEE SIMPLE DEED made on the date indicated below by **Mary Katherine McGlocking**, **Tequila McGlocking**, and **Larry James McGlocking, Jr.**, as all of the heirs of **Larry James McGlocking, Sr.**, deceased, conveying the entire interest of Larry James McGlocking, Sr., whose post office address is Post Office Box 476, Fort Meade, Maryland 20755, "Grantor", to **Colour Homes, LLC**, a Florida limited liability company, whose post office address is 450 SR 13, 106-329, St. Johns, Florida 32259, as "Grantee".

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold, and does hereby remise, release, quit claim, and convey to the Grantee, and Grantee's heirs, successors, and assigns forever, all rights, title, claims, and interests the Grantor has or may claim to have in the real property in St. Johns County, Florida, described as follows:

Lot 3, Block 10, of OSCEOLA ACRES, according to the map or plat thereof, as recorded in Map Book 4, Page 30, of the Public Records of St. Johns County, Florida.

Parcel No.: 1049100000

SUBJECT TO taxes for 2024 and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

TOGETHER with all tenements, hereditament, and appurtenances thereto belonging or in any way pertaining, to have and to hold in fee simple forever, and the Grantor has lawful authority to convey the property, and the property does not constitute the homestead or residence of any Grantor, nor any of Grantor's family.

- Signatures on the Following Pages -

IN WITNESS WHEREOF, the Grantor has signed this Fee Simple Deed on this 3rd day of July, 2024.

Signed, sealed, and delivered in our presence:

Witness Name: Stephen Covington
Witness Address: 6141 Trout River Blvd
Jacksonville, FL 32219

Mary Katherine McGlocking

Witness Name: Glorecia K. Austin
Witness Address: 3932 #21 Justina Road
Jacksonville, FL 32277

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 3rd day of July, 2024 by Mary Katherine McGlocking who ☐ is personally known to me or ☑ has produced a valid state driver's license as identification.

STEPHEN COVINGTON
Notary Public
State of Florida
Commission HH 23735
My commission expires July 26, 2024

Notary Public

IN WITNESS WHEREOF, the Grantor has signed this Fee Simple Deed on this 2 day of July, 2024.

Signed, sealed, and delivered in our presence:

Witness Name: ROBIN E. M. RIPPEY
Witness Address: 7901 SANDY SPRING RD
LAUREL MD 20707

Tequila McGlocking

Witness Name: Tinera Davenport
Witness Address: 7901 Sandy Spring Rd
Laurel, MD 20707

STATE OF Maryland
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 2 day of July, 2024 by Tequila McGlocking who ☐ is personally known to me or ☑ has produced a valid state driver's license as identification.

Amanda Richardson
Notary Public

AMANDA RICHARDSON
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 16, 2028

IN WITNESS WHEREOF, the Grantor has signed this Fee Simple Deed on this 3rd day of July, 2024.

Signed, sealed, and delivered in our presence:

Witness Name: Stephen Covington
Witness Address: 6141 Trout River Blvd
Jacksonville, FL 32219

Larry James McGlocking, Jr.

Witness Name: Gloreia K. Austin
Witness Address: 3239 #2 Austina Road
Jacksonville, FL 32277

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 3rd day of July, 2024 by Larry James McGlocking, Jr. who ☐ is personally known to me or ☑ has produced a valid state driver's license as identification.

STEPHEN COVINGTON
Notary Public
State of Florida
Commission HH 23735
My commission expires July 26, 2024

Notary Public

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0045 Address: 11 Garnett Avenue

Autumn Martinage – Applicant Stephen Robideaux – Owner

Project description: To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Garage Apartment	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1940
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	1900600000		
Agenda Item:	7d	Previous Action(s):	DRC2024-064

STAFF SUMMARY AND ANALYSIS:

This Garage Apartment Building, constructed c. 1940, is set far back from the south side of Garnett Street one lot east of Cunningham Ave. Blocked from view by foliage and a gated fence, the building is accessed primarily by an alley to the south. The building features two pairs of wooden swinging garage doors, one inoperable, set in the masonry ground floor walls, asbestos shingle cladding on the second floor, 1/1 single and paired, awning, and 6-lite wood windows, a low-sloping side gable metal roof with a shed roof over the second story entry porch, and a brick chimney centrally located on the exterior of the west elevation.

The applicant is seeking full demolition of the building with intent to expand the commercial business located just east of the property.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older 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 **11 Garnett Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. Significant building materials, architectural details and ornaments, fixtures, and the like for be salvaged for reuse in restoration of other historic properties in accordance with sec. 28-83(5)

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 is so far set-back and screened from Garnett Avenue, that it contributes very little to the existing streetscape. It is a prominent feature in the dirt alley along the rear of the property.

3. The impact of the loss of the structure on the streetscape. The building is similar to other Garage Apartment buildings in St. Augustine. It's loss would minimally impact the Garnett Avenue streetscape because it is not visible from the street.

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 not recorded in the Florida Master Site File and is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually and it is unclear whether the building would contribute to a district if one were created. There is no indication of a primary structure associated with this building ever existing on the property; however, Polk City Directory Research indicates that carpenter Charles Shugart, a likely relative of 11 Garnett Avenue resident Patricia Shugart, owned the property across the alley at 145 Cunningham Avenue around the time of the garage apartment's construction.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not eligible for individual designation and would require additional research for consideration as contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple garage apartment style with a masonry ground floor and wood frame upper story.

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 found sporadically throughout St. Augustine in many different neighborhoods, particularly Old City South, Nelmar Terrace, and Fullerwood Park and generally in relation to another primary structure.

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 mixed masonry and frame building is not of such design that it could not be reproduced, although new construction would be visibly different in appearance.The building appears to be on good condition. Relocation of the structure may be cost prohibitive based upon the foundation type.

10. *The justification for the proposed demolition.* The applicant seeks to expand the existing commercial use to the east onto this property. No plans were provided for replacement development.

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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 1940 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, individually listed on the National Register of Historic Places or recorded 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. Sanborn Map(s)
3. Polk City Directory Research

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Front (north) Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Northwest Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



West Elevation



STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Rear (south) Elevation along the alley

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



East Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Yard facing Garnett Avenue

STAFF PHOTOGRAPHS
11 GARNETT AVENUE







Existing Shed

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

SANBORN MAP – 1930 UPDATED TO 1965
11 Garnett Avenue



11 Garnett Avenue (c. 1940)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1947	Mrs. Patricia Shugart		Widow, Lloyd
1949	Mrs. Patricia Shugart		Widow, Lloyd
1955	Mrs. Patricia Shugart		Widow, Lloyd
1960	Mrs. Patricia Shugart		Widow, Lloyd
1964	Mrs. Patricia Shugart		Clerk St. Augustine National Bank
1970	Vacant		
1975	Vacant		
1979-80	Not Listed		
1984-85	No Return		

\+ First entry found for this address

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0045 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Autumn Martinage
   Business (if applicable): Matthews | DCCM
   Address: 7 Waldo St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043744667 E-Mail Address: planning@mdginc.com

2. NAME OF PROPERTY OWNER: Stephen Robideaux
   Business (if applicable):
   Address: 11 Garnett Avenue
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043744667 E-Mail Address: planning@mdginc.com

3. PROJECT LOCATION: 11 Garnett Ave, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7

5. SCOPE OF WORK: To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

- Application Agreement
- Additional Information
- Photographs of Existing Conditions
- Site Survey
- Proposed Replacement Use

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: 11 GARNETT AVE

Applicant's Name: Autumn Martinage Applicant's Signature: _____

Owner's Name: _____ 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.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Stephen Robadeaux 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:

11 Garnett Ave

BY: Stephen Robideaux
Signature of Owner

Stephen Robadeaux
Print Name of Owner

904-615-3195
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 3rd day of July, 2024

By Stephen Robideaux

Identification verified:

Oath sworn: ✓ Yes ___ No

HARLEY PALMER
Commission # HH 414403
Expires June 26, 2027

Notary Signature: Harley Palmer

My Commission expires: 06/26/27

Received 7/16/24
Planning & Building Deparment

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

SUBMITTAL DATE

July 16, 2024

APPLICANT

Ace Hardware
3164 Atlantic Blvd
Jacksonville FL 32225
904-294-2170
mitchell@turnerace.com

PROPERTY OWNER

Stephen Robideaux
11 Garnett Ave
St. Augustine, FL 32084

AUTHORIZED AGENT

Matthews | DCCM
7 Waldo St
St. Augustine, FL 32084
(904) 374-4667
planning@MDGinc.com

SUBMITTAL ITEMS

1. HARB Application Agreement
2. Proof of Ownership
3. Owner's Authorization for Agent
4. Narrative & Findings of Fact
5. Supporting Documentation
    A. Photos
    B. Survey
6. Proposed Use of Property

PARCEL IDENTIFICATION NUMBER

19006-00000

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

NARRATIVE

We are requesting a demolition permit for the single-family structure located at 11 Garnett Avenue in the City of St Augustine for the expansion of the abutting Turner Ace Hardware. The Property Appraiser's website estimates the structure's date of construction around 1940; however, the structure does not currently have any of the following designations:

- Individually listed in the National Register of Historic Places; or,
- Designated as contributing to a National Register Historic District; or
- Designated as a Local Historic Landmark.

FINDINGS OF FACT FOR DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is a designated landmark or is eligible for designation.
   Not designated landmark or eligible for designation.
2. Whether or not the structure is individually listed on the National Register of Historic Places.
   Not listed on the National Register of Historic Places.
3. Whether or not the structure is a contributing property to a National Register District.
   Not a contributing property to a National Register District.
4. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
   Not within or immediately facing a locally designated historic preservation zoning district. The structure is within a commercial zoning district and abuts both commercial and residential zoning districts.
5. The contribution of the structure to the mass and scale of the streetscape.
   The structure appears to have been constructed as a carriage house. It is set at the rear of the lot with dense, mature in front; therefore, limiting the visibility of the structure from Garnett Avenue. The structure is currently accessible via the rear alley for vehicular access and by a narrow pedestrian walk along the Garnett Avenue frontage.
6. The impact of the loss of the structure on the streetscape.
   The structure presently has no visibility from Garnett Avenue resulting in no impact to the streetscape.
7. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
   Structure will be replaced by expansion of existing commercial development to the east.
8. The historical or cultural merit of the structure.
   The structure does not have any historical or cultural merit.

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9. The impact of the loss of the structure on the historical or cultural integrity of the city, district, and neighborhood.
   The demolition of this structure will not result in a negative impact to the historical or cultural integrity of the city, district, or surrounding neighborhood.
10. Whether or not the structure is representative of a style or type of architecture or a method of construction.
    The structure was originally constructed as a carriage house. It is not representative of any particular architectural style or method of construction. It is a traditional vernacular style structure built with a combination of masonry and siding materials.
11. 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 structure is not one of the last surviving examples of its style or type of architecture or method of construction. The structure was originally constructed as a traditional carriage house which are intended to be accessory to a primary residential use of a property. Carriage houses are a common type of accessory structure found throughout the City of St Augustine and many examples remain.
12. 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 structure is not of such design, craftsmanship or materials that cannot be reproduced. The structure is constructed of commonly available materials and is not of a unique design or purpose that it could not be reproduced.
13. The condition of the structure, and the possibility of rehabilitating or relocating the structure.
    The structure was originally constructed as a carriage house. It was never intended that this structure would be the primary structure of the subject property and it would be cost prohibitive to attempt to relocate the structure to an alternate location.
14. The justification for the proposed demolition.
    This structure was originally constructed as a carriage house, a use that was intended to be accessory to a primary residential structure that likely was planned for the property. The structure is located at the rear of the property and has no visual impact on the existing streetscape.

CONCLUSION

The structure was built in 1940, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places or on the Florida Master Site File.

The requirements for a full demolition permit have been sufficiently met.

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

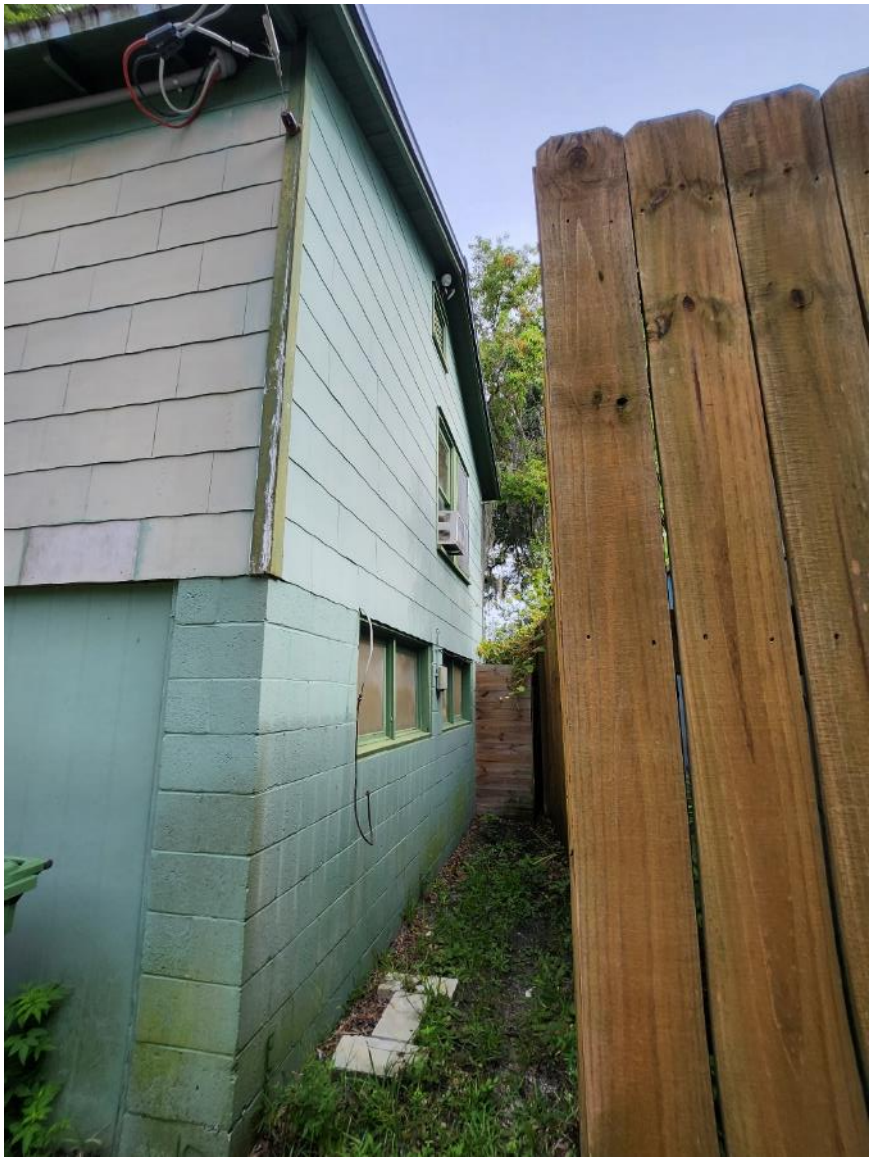




NORTH ELEVATION

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EAST ELEVATION

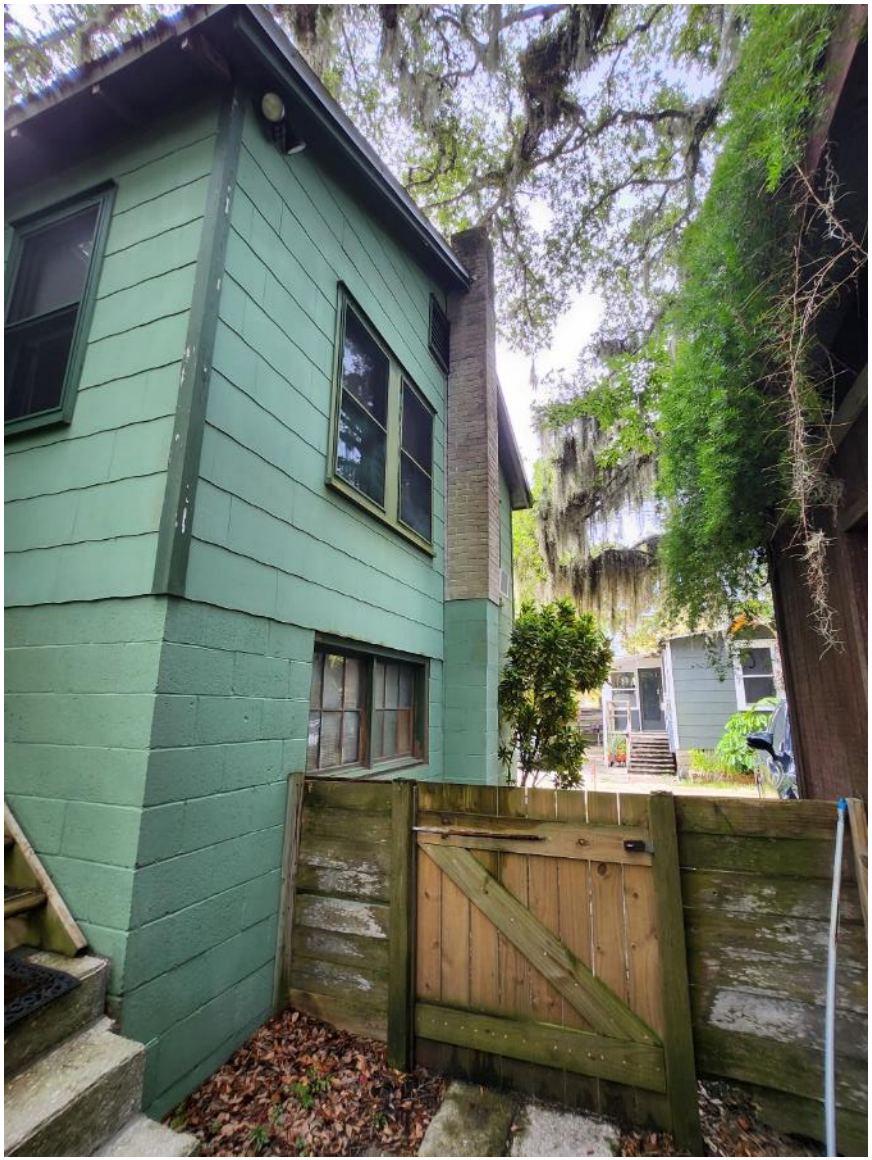
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SOUTH ELEVATION

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WEST ELEVATION

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INTERIOR

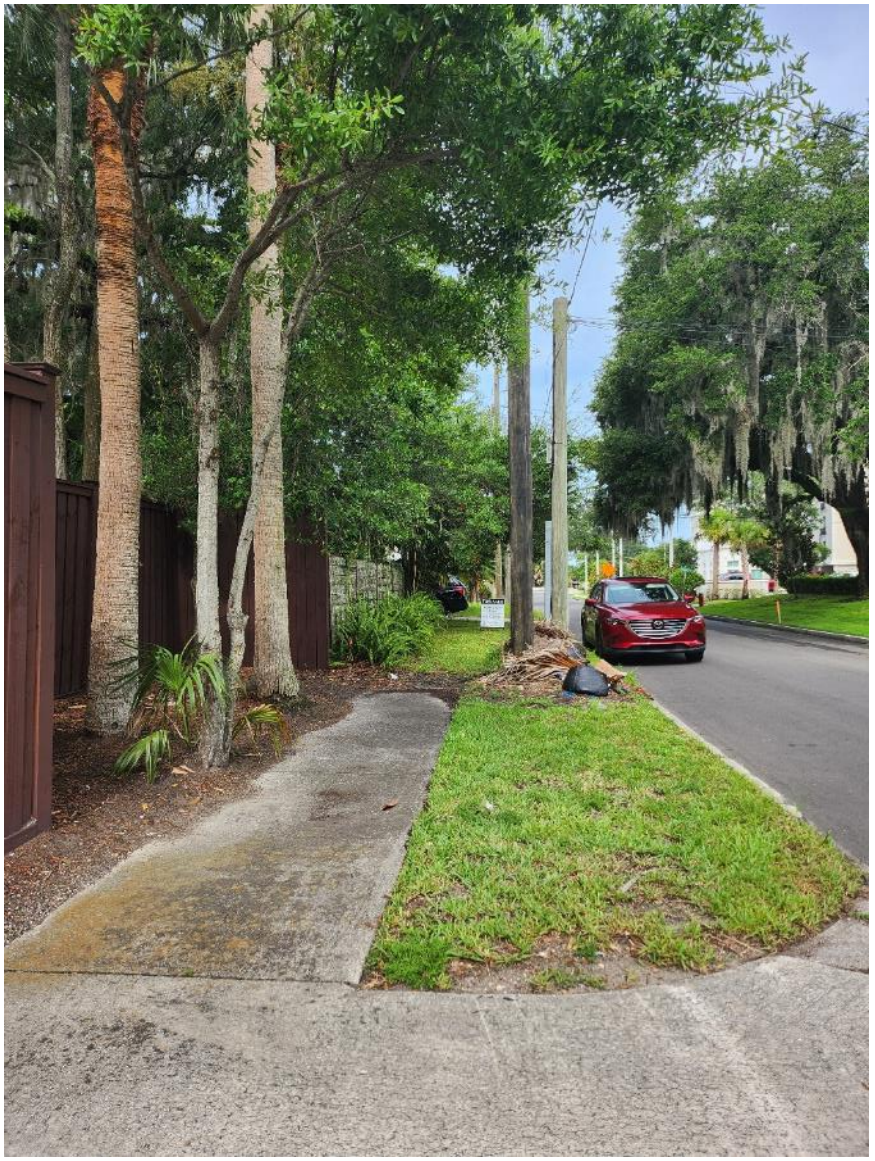
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INTERIOR

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STREETSCAPE

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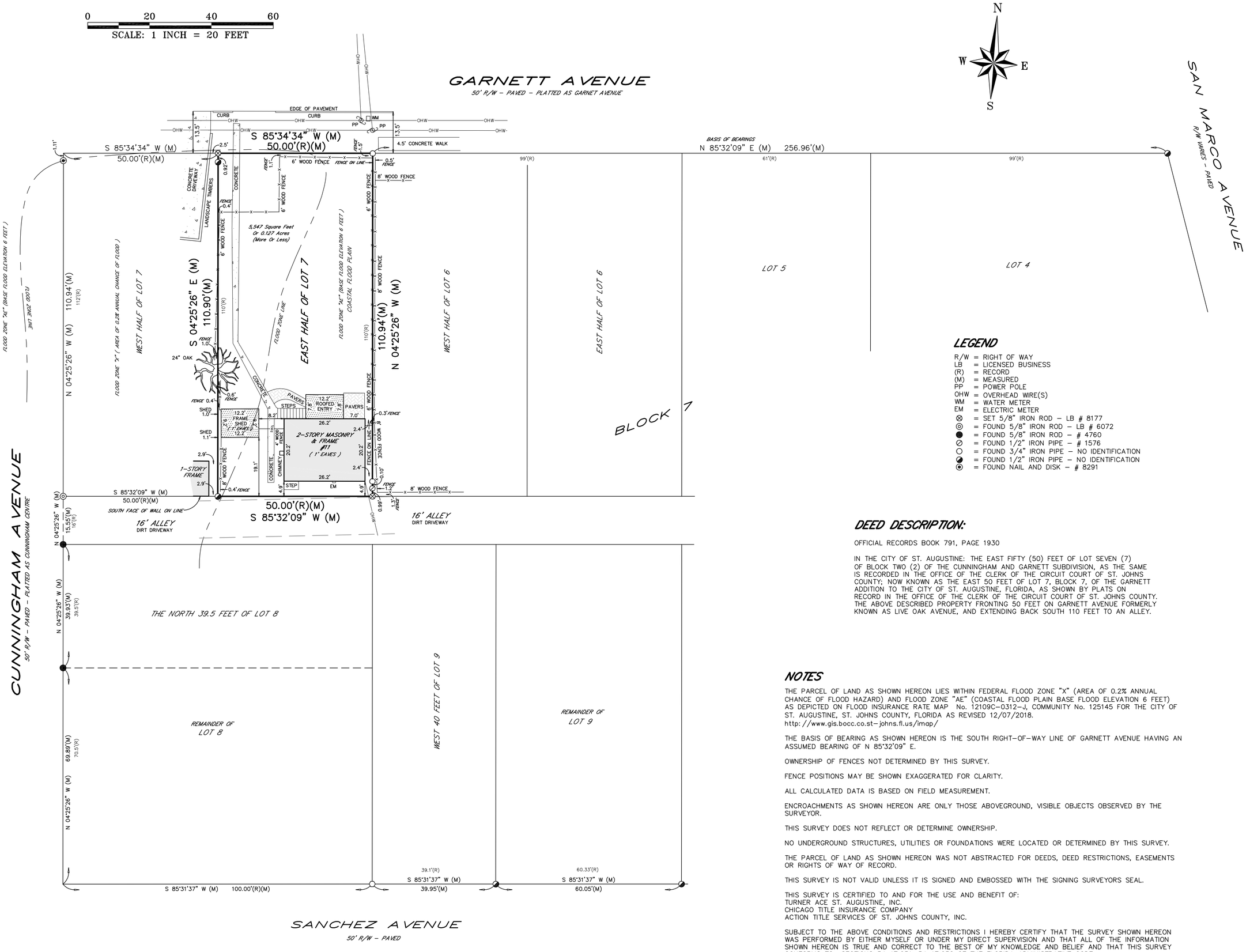


STREETSCAPE

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MAP OF SURVEY

0 20 40 60
SCALE: 1 INCH = 20 FEET



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
PP = POWER POLE
OHW = OVERHEAD WIRE(S)
WM = WATER METER
EM = ELECTRIC METER
⊗ = SET 5/8" IRON ROD – LB # 8177
◎ = FOUND 5/8" IRON ROD – LB # 6072
● = FOUND 5/8" IRON ROD – # 4760
⊘ = FOUND 1/2" IRON PIPE – # 1576
○ = FOUND 3/4" IRON PIPE – NO IDENTIFICATION
◪ = FOUND 1/2" IRON PIPE – NO IDENTIFICATION
⊙ = FOUND NAIL AND DISK – # 8291

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 791, PAGE 1930

IN THE CITY OF ST. AUGUSTINE: THE EAST FIFTY (50) FEET OF LOT SEVEN (7) OF BLOCK TWO (2) OF THE CUNNINGHAM AND GARNETT SUBDIVISION, AS THE SAME IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY; NOW KNOWN AS THE EAST 50 FEET OF LOT 7, BLOCK 7, OF THE GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, AS SHOWN BY PLATS ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY. THE ABOVE DESCRIBED PROPERTY FRONTING 50 FEET ON GARNETT AVENUE FORMERLY KNOWN AS LIVE OAK AVENUE, AND EXTENDING BACK SOUTH 110 FEET TO AN ALLEY.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0312–J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT–OF–WAY LINE OF GARNETT AVENUE HAVING AN ASSUMED BEARING OF N 85°32'09" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

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

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

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

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

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
TURNER ACE ST. AUGUSTINE, INC.
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

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

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/24/2024
FIELD BOOK/PAGE(S): 561/51–52
DRAWING SCALE: 1" = 20'
JOB NUMBER: 24–255

05/28/2024 11:17AM \\front\Projects\autocad\2024\24–255\dwg\24–255.dwg

BOUNDARY SURVEY

#11 GARNETT AVENUE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL
LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9867

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

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Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

PROPOSED USE OF THE PROPERTY

We are requesting a demolition permit for the single-family structure located at 11 Garnett Avenue in the City of St Augustine for the expansion of the abutting Turner Ace Hardware. The final design of the proposed expansion has not yet been completed.

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88 20335

O.R. 791 PG 1930

3905

THIS WARRANTY DEED Made the 3rd day of AUGUST A.D. 1988 by

EDWARD A. HAMBY, a married man conveying his separate non homestead property

hereinafter called the grantor, to

STEPHEN J. ROBIDEAUX a single man

whose postoffice address is 11 Garnett Ave. St Augustine FL 32084

herein called the grantee:

(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal respresentatives 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, Florida, viz:

In the City of St. Augustine; the East Fifty (50) feet of Lot Seven (7) of Block Two (2) of the Cunningham and Garnett Subdivision, as the same is recorded in the Office of the Clerk of the Circuit Court of St. Johns County; now known as the east 50 feet of Lot 7, Block 7, of the Garnett Addition to the City of St. Augustine, Florida, as shown by plats on record in the Office of the Clerk of the Circuit Court of St. Johns County. The above described property fronting 50 feet on Garnett Avenue formerly known as Live Oak Avenue, and extending back South 110 feet to an alley.

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, 1987.

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

Signed, sealed and delivered in our presence:

Eva J. Simmons
Witness

Edward A. Hamby LS
EDWARD A. HAMBY

Witness

LS

Witness

LS

Witness

LS

Documentary Tax Pd. $ 21/50

$ — Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: D.C.

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State of Virginia
County of Warren

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

EDWARD A. HAMBY

to me known to be the person described in who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of August, A.D. 1988.

Ginger O. Spiker (Notary Seal)
Notary Public
My commission Expires:
April 26, 1991

This instrument prepared by: M. Lagasse
Estate Title and Guaranty Inc.
71 Carrera Street
St. Augustine, Florida 32084
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

COPY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

88 AUG -8 PM 3:33

Carl "Buck" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1900600000
Location Address	11 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7 OR791/1930 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
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	Robideaux Stephen J 100%
Mailing Address	11 GARNETT AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$70,449
Extra Features Value	$324
Total Land Value	$190,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$260,773**
Total Deferred	$21,138
Assessed Value	**$239,635**
Total Exemptions	$0
Taxable Value	**$239,635**

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

Historical Assessment Information

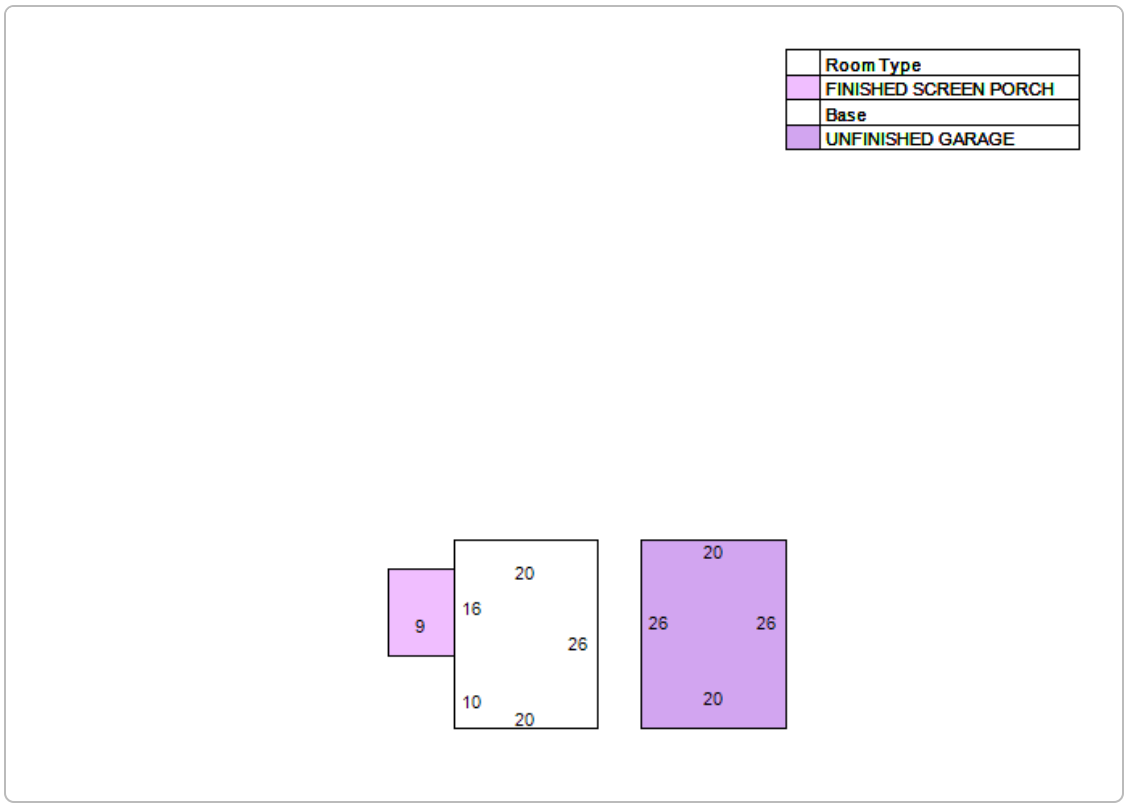
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$66,477	$324	$190,000	$0	$0	$256,801	$217,850	$38,951	$217,850
2022	$65,770	$351	$159,600	$0	$0	$225,721	$198,045	$27,676	$198,045
2021	$49,065	$351	$130,625	$0	$0	$180,041	$180,041	$0	$180,041
2020	$40,332	$351	$85,500	$0	$0	$126,183	$90,721	$85,462	$40,721
2019	$35,544	$333	$85,500	$0	$0	$121,377	$88,681	$82,696	$38,681
2018	$36,672	$333	$85,500	$0	$0	$122,505	$87,027	$85,478	$37,027
2017	$25,644	$2,097	$85,500	$0	$0	$113,241	$85,237	$78,004	$35,237
2016	$24,318	$2,097	$76,000	$0	$0	$102,415	$83,484	$68,931	$33,484
2015	$20,957	$2,097	$59,850	$0	$0	$82,904	$82,904	$50,000	$32,904
2014	$20,468	$2,097	$59,850	$0	$0	$82,415	$82,415	$50,000	$32,415
2013	$21,212	$2,097	$59,850	$0	$0	$83,159	$83,159	$50,000	$33,159

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$70,449	**Roof Structure**	Gable Hip
Year Built	1940	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	1148	**Interior Wall**	Drywall
Conditioned Area	520	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	Window
Style	01	**Bedrooms**	0
Exterior Wall	Cement Fiber, Concrete Block	**Baths**	

Description	Square Footage
UNFINISHED GARAGE	520
BASE AREA	520
FINISHED SCREEN PORCH	108
Total SqFt	1148

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		324

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1988	$39,000.00		791	1930	Q	I		ROBIDEAUX STEPHEN J
	1/1/1981	$21,000.00		478	471	U	I		
	1/1/1977	$0.00		340	612	U	I		

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

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/17/2024, 4:04:18 AM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0037 Address: 7 San Carlos Avenue

Old City Law, PLLC – Applicant Vista Hotel IV, Inc. – Owner

Project description: To demolish a commercial building, constructed c. 1970, that is recorded in the Florida Master Site File and not located in district.

Architectural Style:	Industrial Vernacular	Florida Master Site File:	SJ06454
National Register:	N/A	Construction date:	c. 1970
Archaeology Zone:	N/A	Zoning District:	RGO-A
Parcel number:	1896400000		
Agenda Item:	7(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This industrial building, constructed c. 1970, is located on the south side of W. San Carlos Avenue on the block between San Marco Avenue and N. Ponce De Leon Boulevard. The structure features a low-sloped front gable metal roof with large ridge vents, and metal panel walls. The fenestration of the front façade appears to have changed over time based upon variations in the metal paneling. A metal storefront entrance system appears to have been installed where a bay door was located, and a fabric awning shades the entry. A sliding window and secondary access door under a metal shed roof are located on the west elevation, and two bay doors of differing sizes are located on the rear elevation.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. The proposed full demolition of any 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 San Carlos Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a commercial building.

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 the adjacent commercial structures to the east and west.

3. The impact of the loss of the structure on the streetscape. The building is one of only few industrial style structures along the streetscape which is dominated by another metal shed type recent-past commercial structure, also from the early 1970s, a public library and park to the north, and a restaurant building to the east.

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 recorded in the Florida Master Site File but is not located in a district. No historic or cultural association are known that would qualify the building for listing individually although it could contribute to a district if one were created. Polk City Directory research indicates that the building has been used exclusively for industrial and commercial businesses. The most recent business on file with the city is an automotive repair shop.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district according to the Florida Master Site File Form.

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 metal industrial building which can still be found in industrial areas throughout the city.

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 sparsely found in St. Augustine and most often seen in areas with a current or historic industrial use such as along N. Ponce de Leon Boulevard and along area waterways where there was fishing and boat building activity.

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 metal 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 this property and two adjacent properties with a proposed new hotel project. The property was rezoned in 2023 with a hotel project in mind.

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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 1970 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 in the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

Staff Photographs
7 San Carlos Avenue



Front (north) Elevation

Staff Photographs
7 San Carlos Avenue



Front (north) Elevation



Northwest Elevation

Staff Photographs
7 San Carlos Avenue



West Elevation

Staff Photographs
7 San Carlos Avenue



West Elevation

Staff Photographs
7 San Carlos Avenue



Southwest Elevation

Staff Photographs
7 San Carlos Avenue



South Elevation

Staff Photographs
7 San Carlos Avenue



South Elevation

Staff Photographs
7 San Carlos Avenue





Views headed east along W. San Carlos Ave.

Staff Photographs
7 San Carlos Avenue





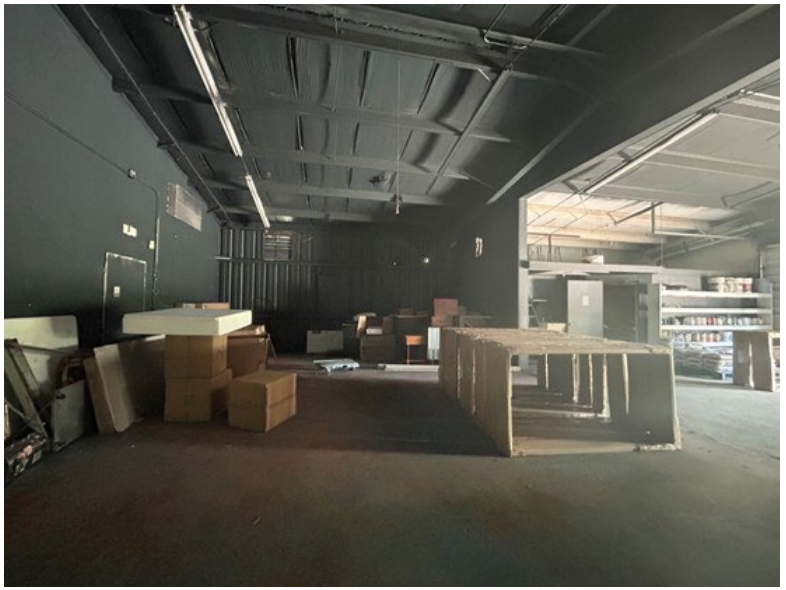
Interior





Staff Photographs
7 San Carlos Avenue



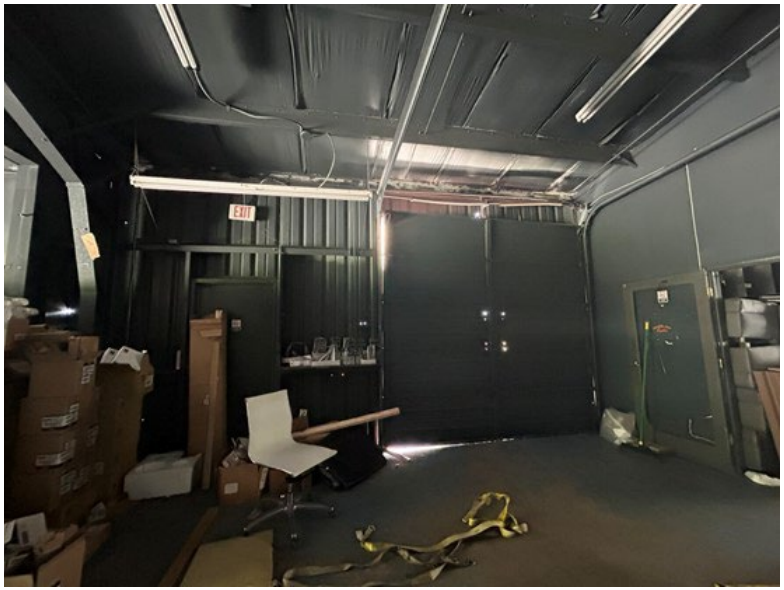


Interior





Staff Photographs
7 San Carlos Avenue





Interior





Staff Photographs
7 San Carlos Avenue





Interior

☒ Original
☐ Update

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

Site #8 SJ06454
Field Date 3-10-2016
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) 7 San Carlos Ave — Multiple Listing (DHR only)
Survey Project Name CRAS FOR THE WEST SAN CARLOS AVENUE PROJECT — 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: 7	W	San Carlos	Avenue	

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 7S — Range 30E — Section 04 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1896400000 — 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: 1970 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): 1970 — To (year): 2016
Current Use Commercial — From (year): 1970 — To (year): 2016
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 Shed porch added to west facade.
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 Industrial Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Metal — 2. — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. Sheet metal:5V crimp — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) The only visible window is a horizontal sliding metal window on the west façade.

Distinguishing Architectural Features (exterior or interior ornaments) N/A

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

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 1/18/2017 Init. DPM 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 SJ06454

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Metal skeleton 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) The main entry is a glass and metal storefront door with full height sidelights located on the north façade.
Porch Descriptions (types, locations, roof types, etc.) Open/W/Shed/Square metal supports.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource One-story, rectangular-plan Industrial Vernacular building set on a concrete slab foundation. A fabric awning is set above the entry. A rolling garage door is located on the west façade, and is set under a metal shed with square metal pier supports.
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) Pedestrian/Windshield survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) Due to lack of sufficient historic significance and architectural distinction, 8SJ06454 is ineligible for listing in the NRHP, either individually or as a contributing resource within a potential or existing 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. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

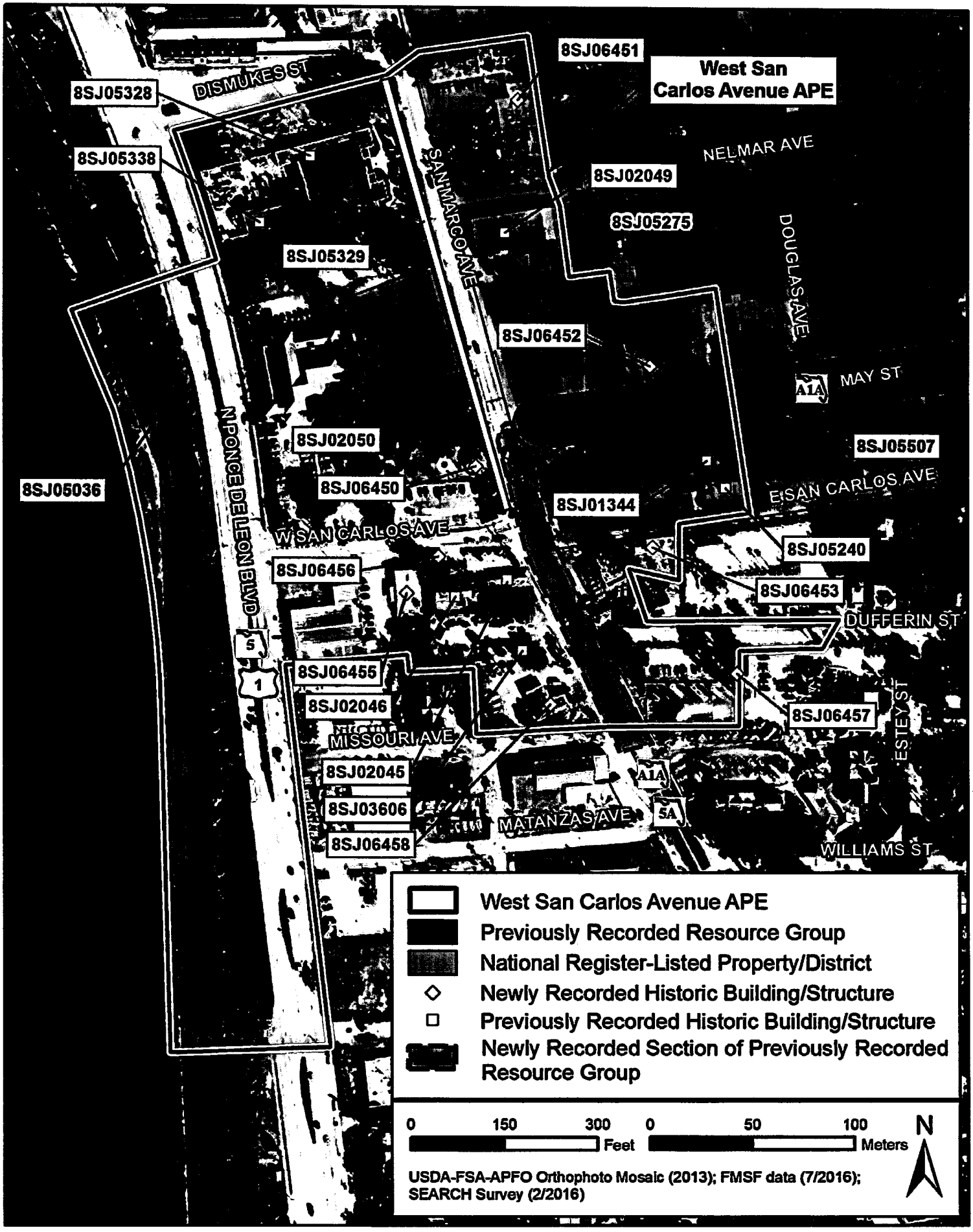
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3525-15187T
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

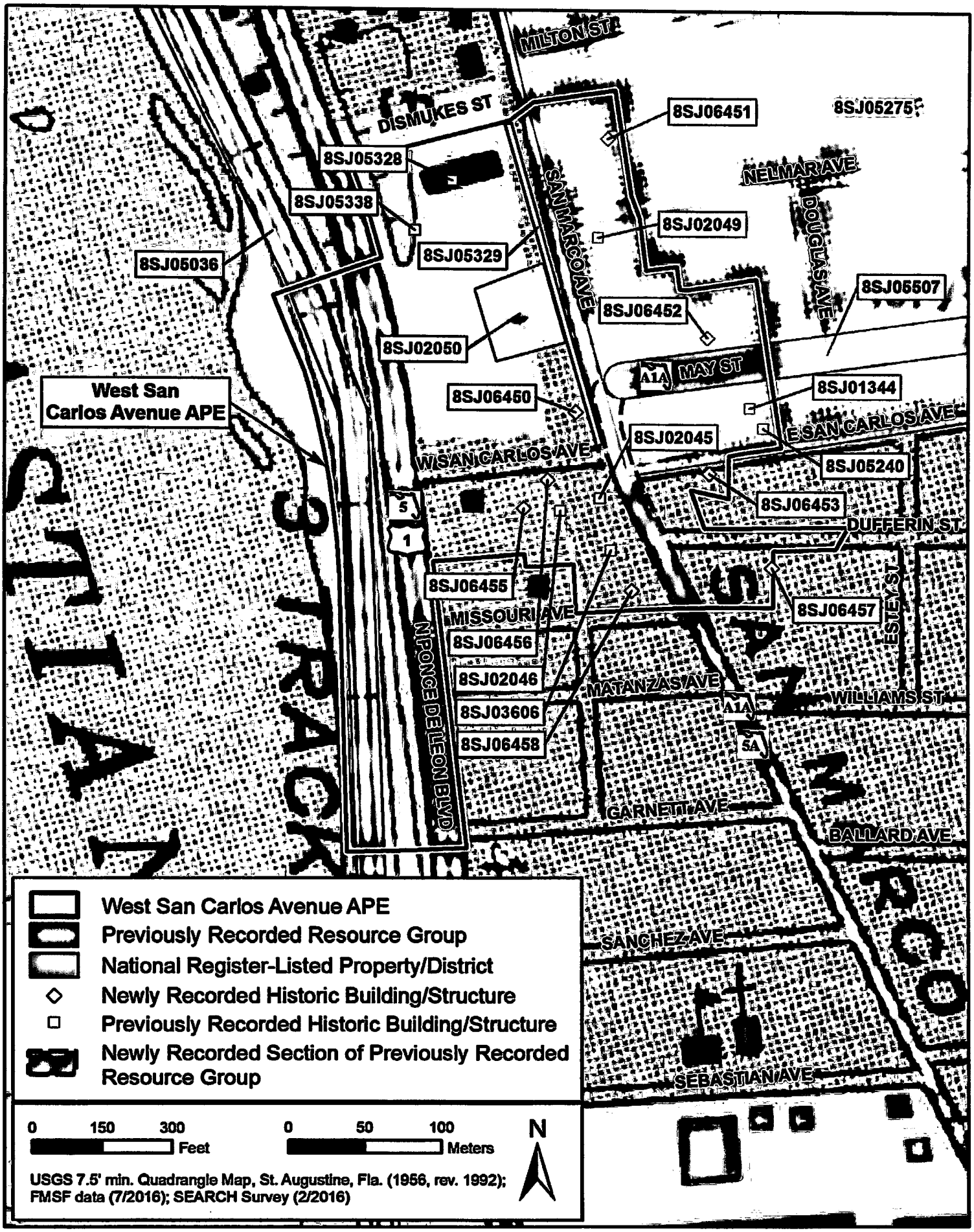
RECORDER INFORMATION

Recorder Name Cothran, Drew; Roberts, Benjamin Affiliation Southeastern Archaeological Research
Recorder Contact Information 315 NW 138 Terr, Newberry, FL 32669/352-333-0049/352-333-0069/dcothran@searchinc.com
(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.


West San Carlos Avenue APE
8SJ06451
8SJ05328
8SJ05338
8SJ02049
8SJ05275
8SJ05329
8SJ06452
8SJ02050
8SJ05507
8SJ05036
8SJ06450
8SJ01344
8SJ05240
8SJ06456
8SJ06453
8SJ06455
8SJ02046
8SJ06457
8SJ02045
8SJ03606
8SJ06458
DISMUKES ST
SAN MARCO AVE
NELMAR AVE
DOUGLAS AVE
MAY ST
A1A
N PONCE DE LEON BLVD
W SAN CARLOS AVE
E SAN CARLOS AVE
DUFFERIN ST
ESTEY ST
MISSOURI AVE
MATANZAS AVE
WILLIAMS ST
5
1
5A
West San Carlos Avenue APE
Previously Recorded Resource Group
National Register-Listed Property/District
Newly Recorded Historic Building/Structure
Previously Recorded Historic Building/Structure
Newly Recorded Section of Previously Recorded Resource Group
0 150 300 Feet
0 50 100 Meters
N
USDA-FSA-APFO Orthophoto Mosaic (2013); FMSF data (7/2016); SEARCH Survey (2/2016)


MILTON ST
DISMUKES ST
8SJ06451
8SJ05275
8SJ05328
NELMAR AVE
8SJ05338
SAN MARCO AVE
8SJ02049
DOUGLAS AVE
8SJ05329
8SJ05036
8SJ05507
8SJ06452
8SJ02050
A1A
MAY ST
8SJ01344
West San Carlos Avenue APE
8SJ06450
E SAN CARLOS AVE
8SJ02045
W SAN CARLOS AVE
8SJ05240
8SJ06453
DUFFERIN ST
5
1
8SJ06455
ESTEY ST
MISSOURI AVE
8SJ06457
8SJ06456
N PONCE DE LEON BLVD
8SJ02046
MATANZAS AVE
8SJ03606
A1A
WILLIAMS ST
8SJ06458
5A
GARNET AVE
BALLARD AVE
SANCHEZ AVE
SEBASTIAN AVE
West San Carlos Avenue APE
Previously Recorded Resource Group
National Register-Listed Property/District
Newly Recorded Historic Building/Structure
Previously Recorded Historic Building/Structure
Newly Recorded Section of Previously Recorded Resource Group
0 150 300 Feet
0 50 100 Meters
N
USGS 7.5' min. Quadrangle Map, St. Augustine, Fla. (1956, rev. 1992); FMSF data (7/2016); SEARCH Survey (2/2016)


Haulmark
4x4
F250
ENTRANCE
Advanced Disposal


Haulmark
3 G's
Racing

7 San Carlos Avenue (c. 1970)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1984-85	A-1 Glass		
1990	Assured Quality Carpet Care		
1995	Elite Repeat used clothing		
2001	No listings		

\+ First entry found for this address

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0037 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Old City Law, PLLC
   Business (if applicable):
   Address: 1 Riberia Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048296383 E-Mail Address: anish.patel@oldcitylaw.com

2. NAME OF PROPERTY OWNER: Vista Hotel IV, Inc.
   Business (if applicable):
   Address: 32 Avenida Menendez Ave.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048265504 E-Mail Address: kanti.patel@jalaramhotels.com

3. PROJECT LOCATION: 7 SAN CARLOS AVE, Saint Augustine, 32084

4. LEGAL DESCRIPTION: SANCHEZ TRACT CITY LOTS 5 & 6 (EX W17FT OF S22FT OF LOT 5 & S23FT LOT 6 IN OR682/1755) OR4029/1838

5. SCOPE OF WORK: To demolish a commercial building, constructed c. 1970, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

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 SAN CARLOS AVE, ST. AUGUSTINE, FL 32084 PIN: 1896480000

Applicant's Name: Old City Law c/o Anish patel Applicant's Signature: [signature]
" St. Johns Law Group c/o James Whitehouse " "

Owner's Name: Vista Hotel IV, Inc. Owner's Signature: [signature]

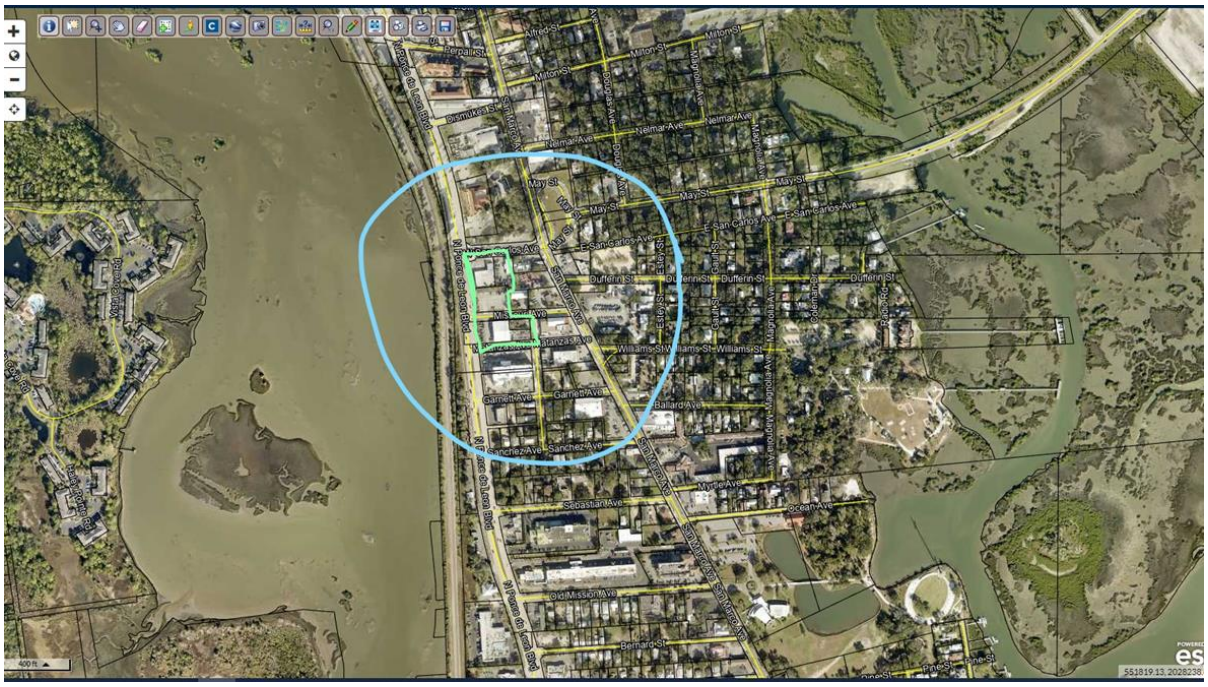
Owner's Name: _____ Owner's Signature: _____

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.

Application for Demo Permit
for Three UNREMARKABLE US-1 PROPERTIES
(7 San Carlos Ave. & 1800 & 1860 N. Ponce de Leon Blvd.)



Vista Hotel IV, Inc. – Kanti Patel

CITY COMMISSION
RECENTLY APPROVED UPDATE

Updated the Land Use and Zoning
to Mixed Use and RGO-A
WITH THE UNDERSTANDING THAT IT WAS FOR THIS EXACT USE

The land uses of these properties containing the **UNREMARKABLE** buildings within the attached applications for standard demolition were **recently updated, by our City Commission as recommended by our Planning and Zoning Board, to a Mixed Use land use and RGO-A zoning <u>for the addition of the compatible hotel uses as proposed to the planning board and commission within those applications</u>**, actually decreasing the intensity of uses by eliminating the high intensive uses of the former CM-2 zoning, including automobile service stations, repair shops, drive-in restaurants, etc.

Moreover, the attached demolition permit requests for the three **UNREMARKABLE** buildings denoted therein are required merely based upon the fact that they are over 50 years old, and these applications are required to go to HARB based on our ordinance.



The uses upcoming have already been reviewed and found both compatible and appropriate by our expert planning staff, our city planning board and our city commission. Here were the excerpts from the expert planning staff reports:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Rezoning

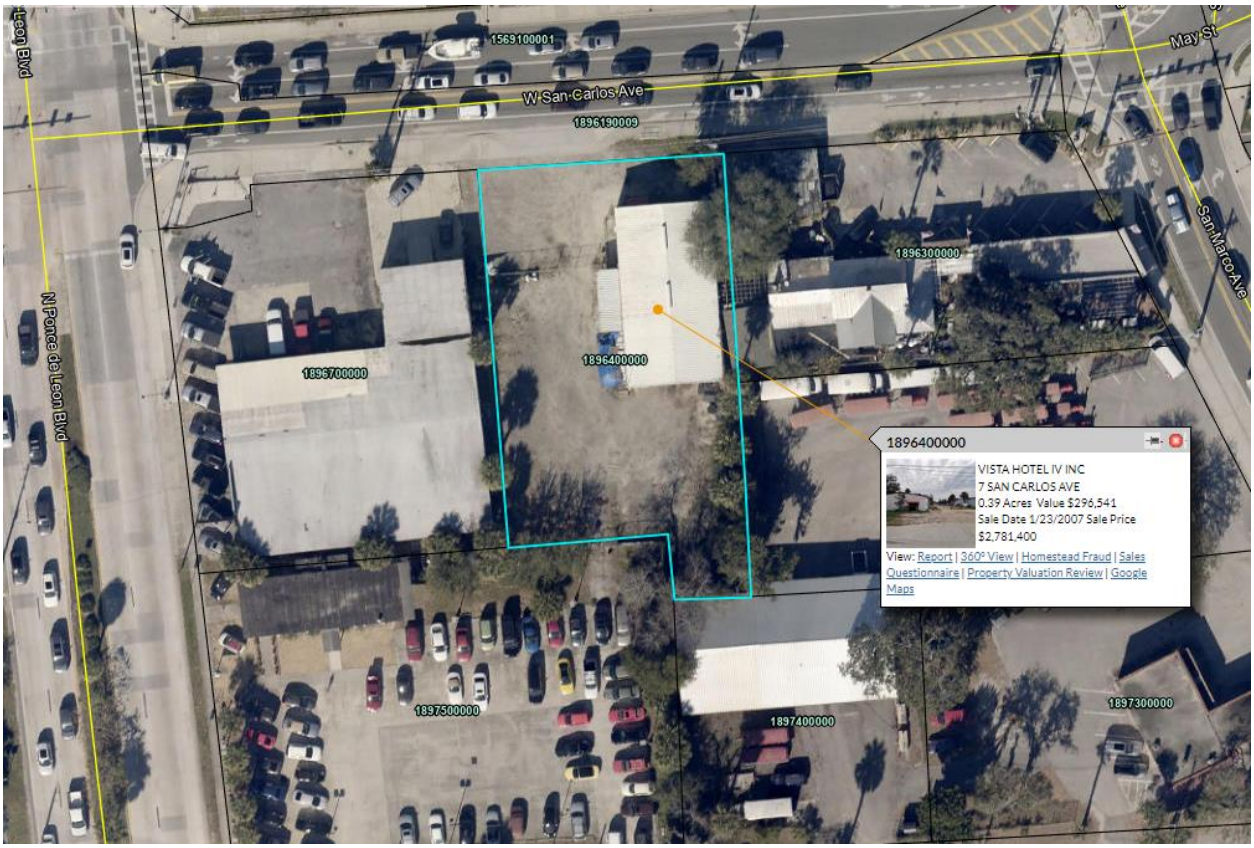
The current Zoning designation for the properties at 1800, 1860, 1700 N Ponce de Leon Boulevard, 7 W San Carlos Avenue, and 25 Missouri Avenue is Commercial Medium-Two (CM-2). The current uses of the properties that are not vacant are retail sales of automobiles, alternative off-road vehicles and repair, office use and the sale of building materials.

The request is a reduction in intensity for the sites compared to the existing commercial zoning district, however the proposed zoning district of RGO-A does allow five (5) more feet of height.

Below are the permitted uses for each zoning district for reference. The intended use of the property as stated by the applicant is for hotel development which would be compatible with surrounding uses and within reasonable proximity to the downtown.

Since the applicant is requesting to change the land use designation to Residential Medium Density Mixed Use a compatible zoning district needs to be in place. The Residential General Office-A (RGO-A) zoning district is compatible and limits the height allowed to 40 feet.

7 San Carlos Avenue



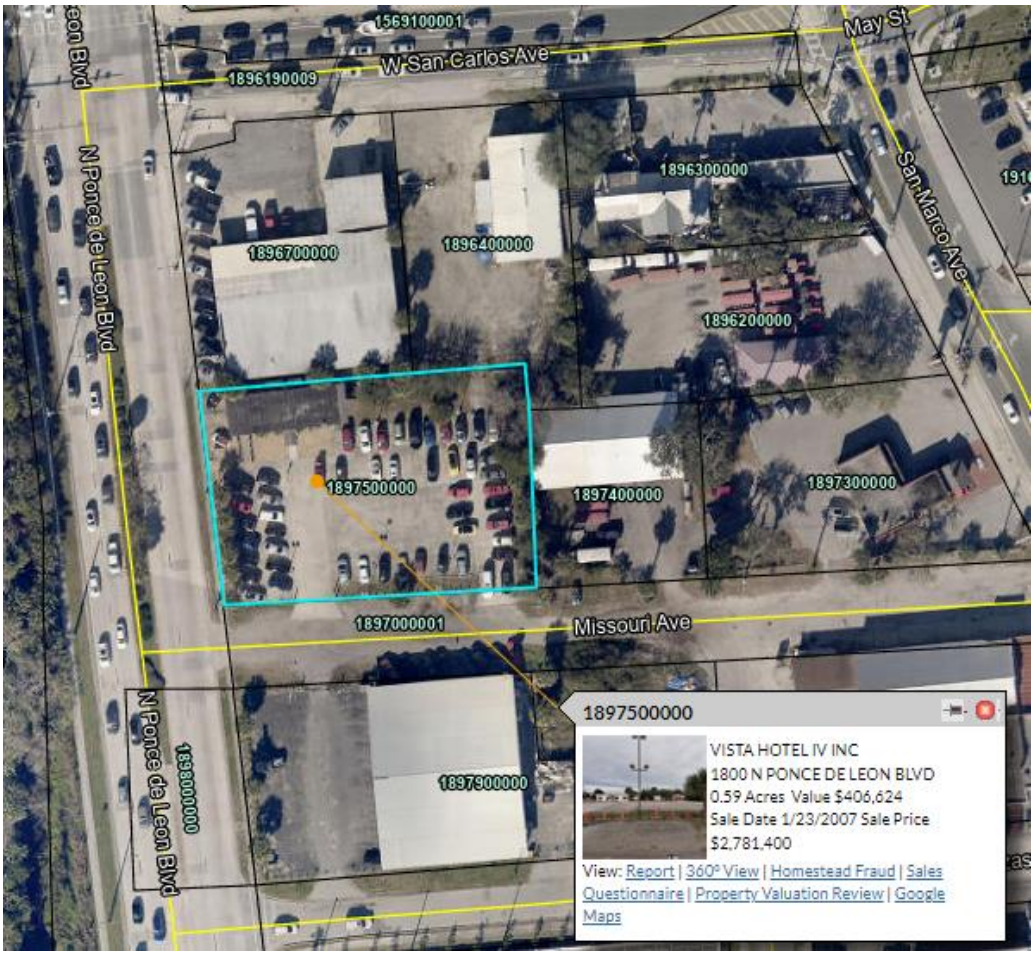
Building Information

Building	1
Building Value	$119,770
Year Built	1970
Actual Area	3207
Conditioned Area	3000
Use	Repair Service Shops (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl

Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1920
AVERAGE FINISHED OFFICE	1080
FINISHED CANOPY	207
Total SqFt	3207

1800 Ponce de Leon Blvd.



Property Use Code -
Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment)

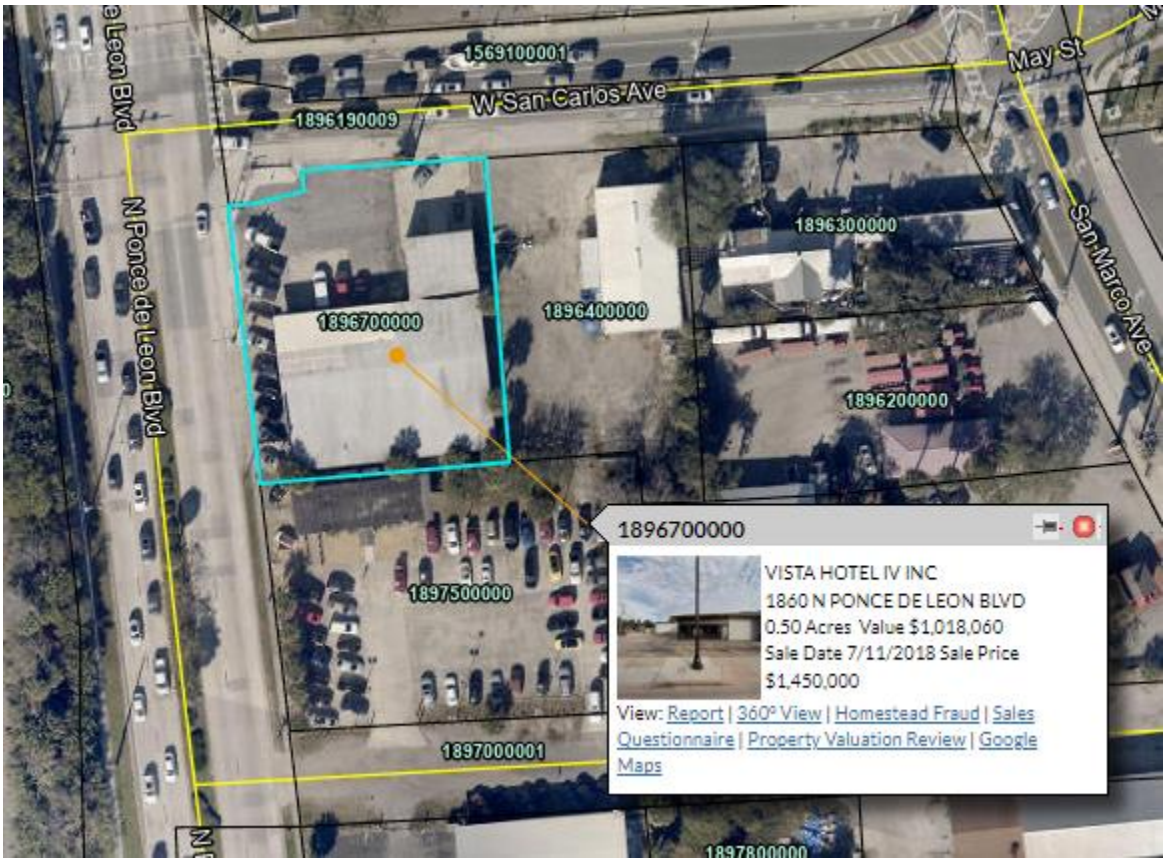
Building Information

Building	1
Building Value	$47,425
Year Built	1964
Actual Area	1772
Conditioned Area	1204
Use	Office Class C
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up
Roof Structure	Prestressed Concrete
Interior Flooring	Carpet
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

1860 Ponce de Leon Blvd.

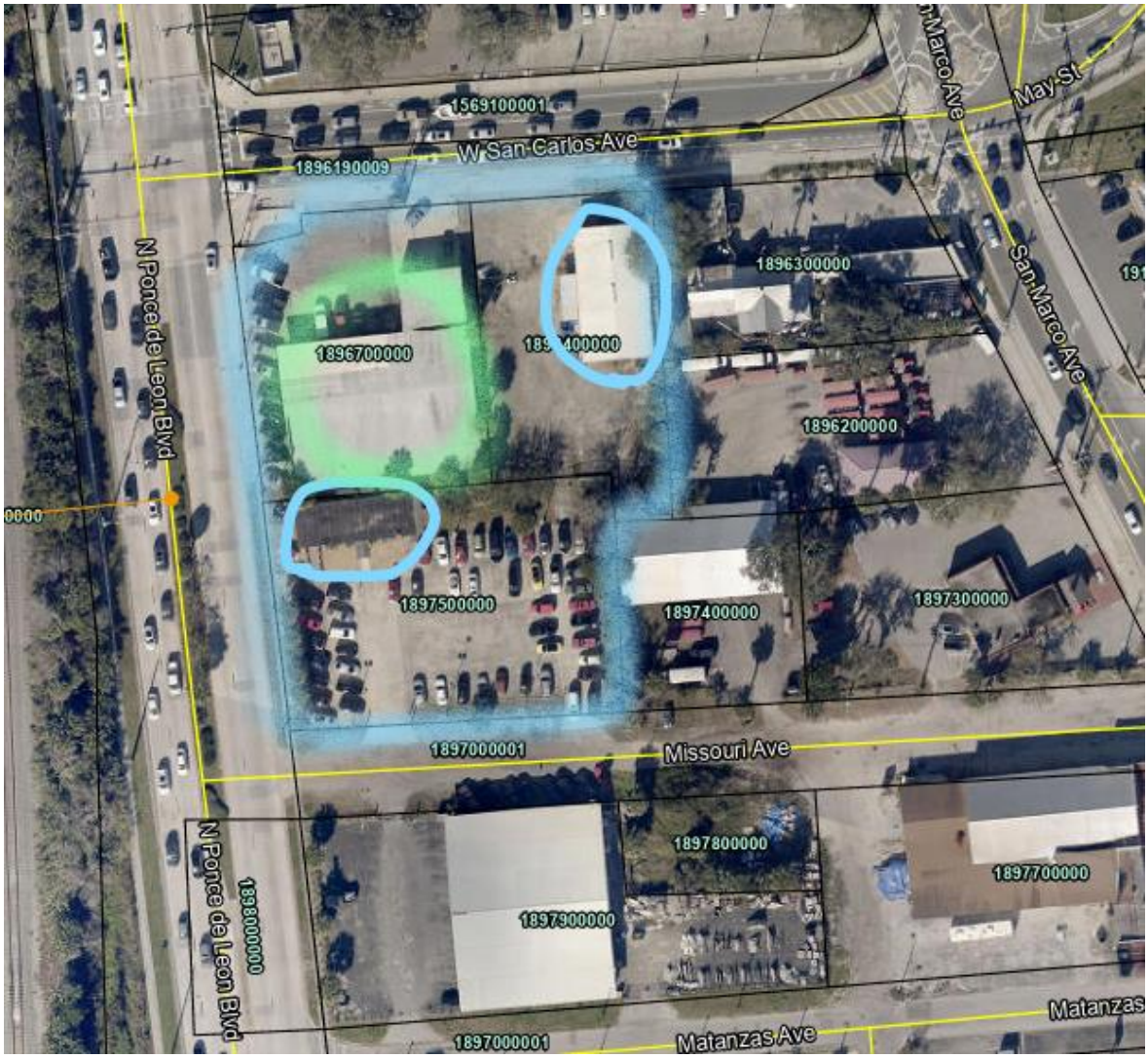


Building Information

Building	1
Building Value	$563,095
Year Built	1975
Actual Area	9718
Conditioned Area	7925
Use	Sales Only (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl, Concrete Block

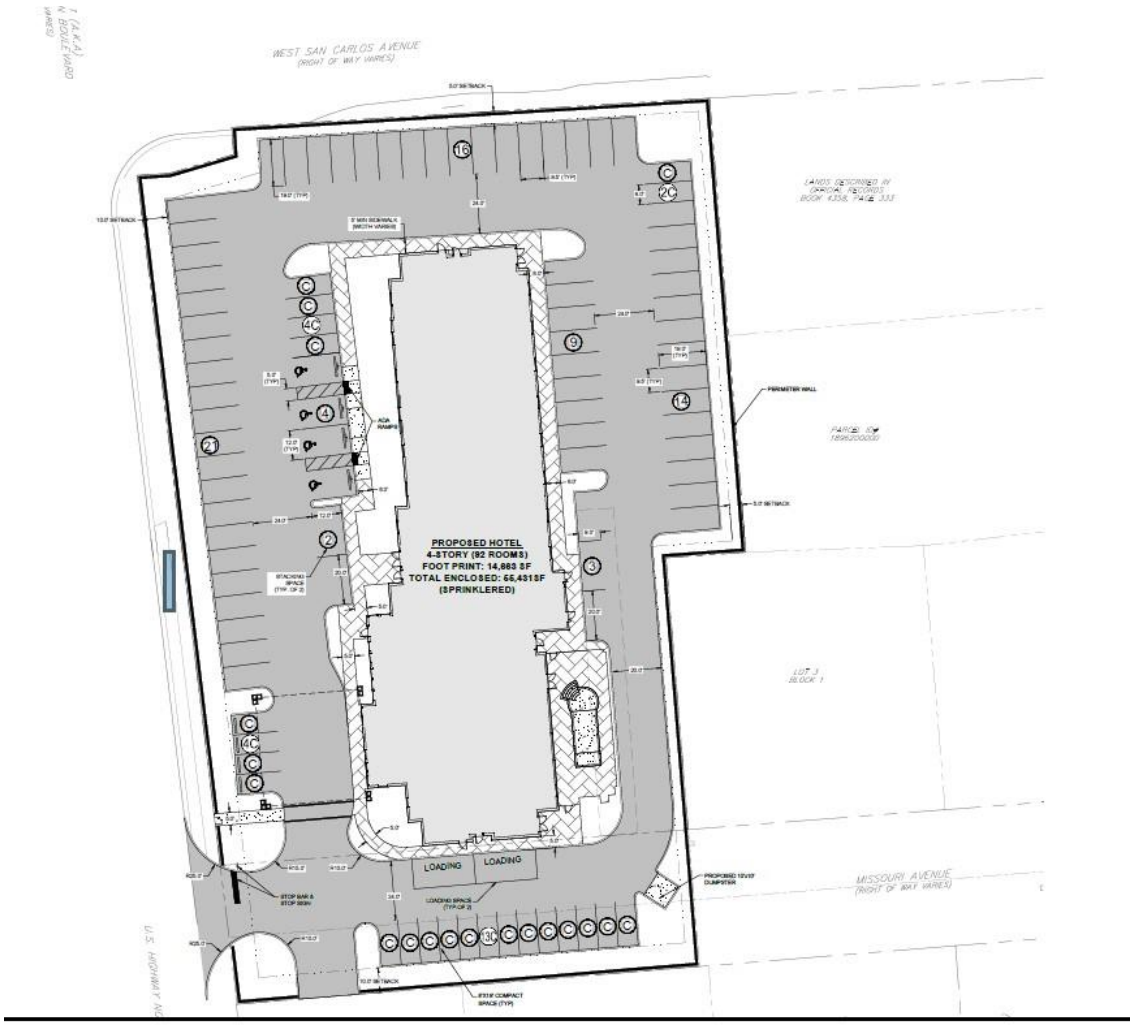
Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	




1569100001
W San Carlos Ave
1896190009
May St
San Marco Ave
N Ponce de Leon Blvd
1896300000
1896700000
1896200000
1897500000
1897400000
1897300000
1897000001
Missouri Ave
1897800000
1897700000
1897900000
1838000000
Matanzas Ave
Matanzas



Proposed / Approved Use
For these Properties



7 san carlos

Results:3

Zoning Districts 1

Commercial Medium-Two (CM-2)

Description	COMMERCIAL
Ordinance Number	
Zoning Class	Commercial Medium-Two (CM-2)

Future Land Use 1

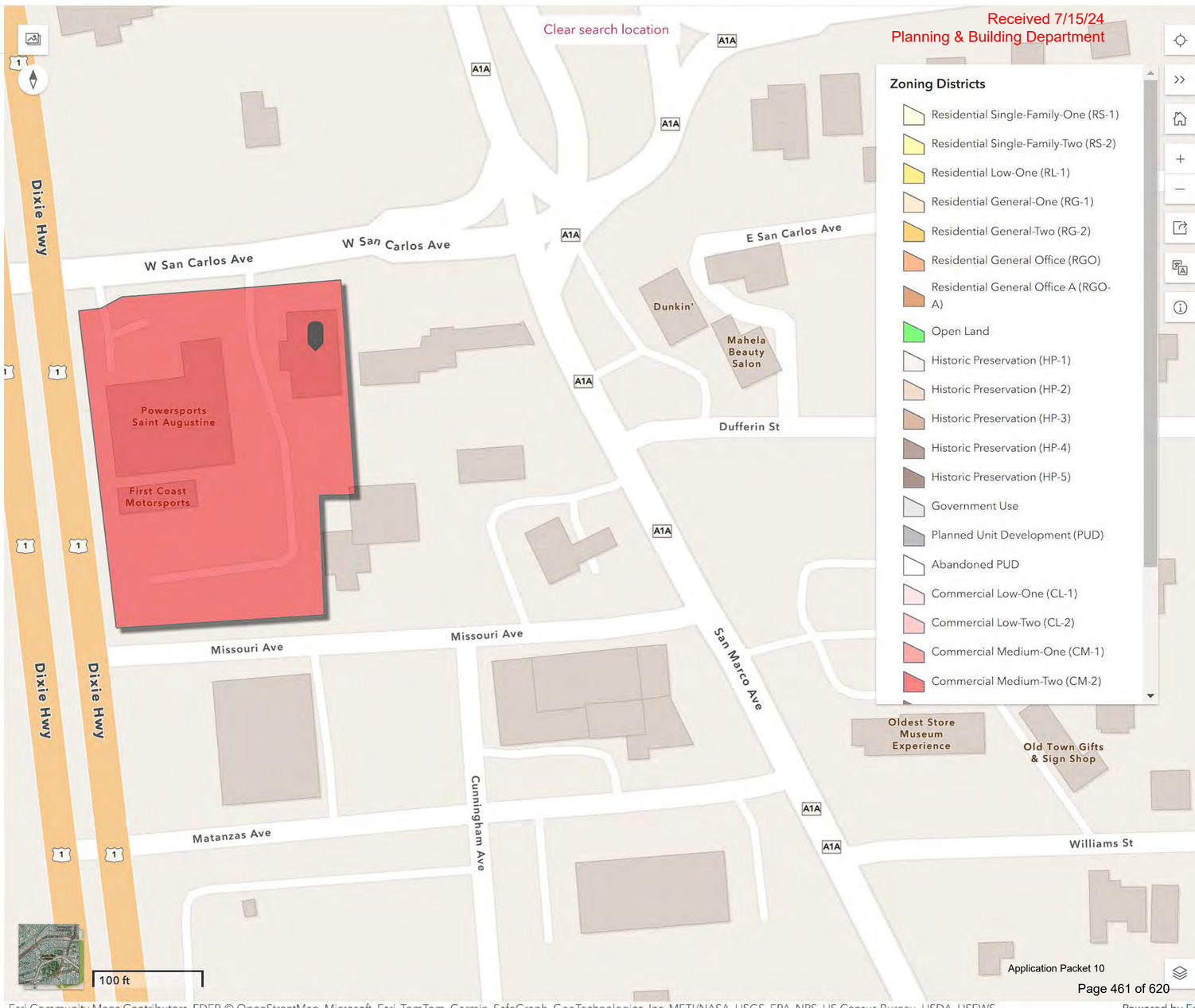
COMMERCIAL MEDIUM INTENSITY

Land Use Code	1400
Land Use Description	COMMERCIAL MEDIUM INTENSITY

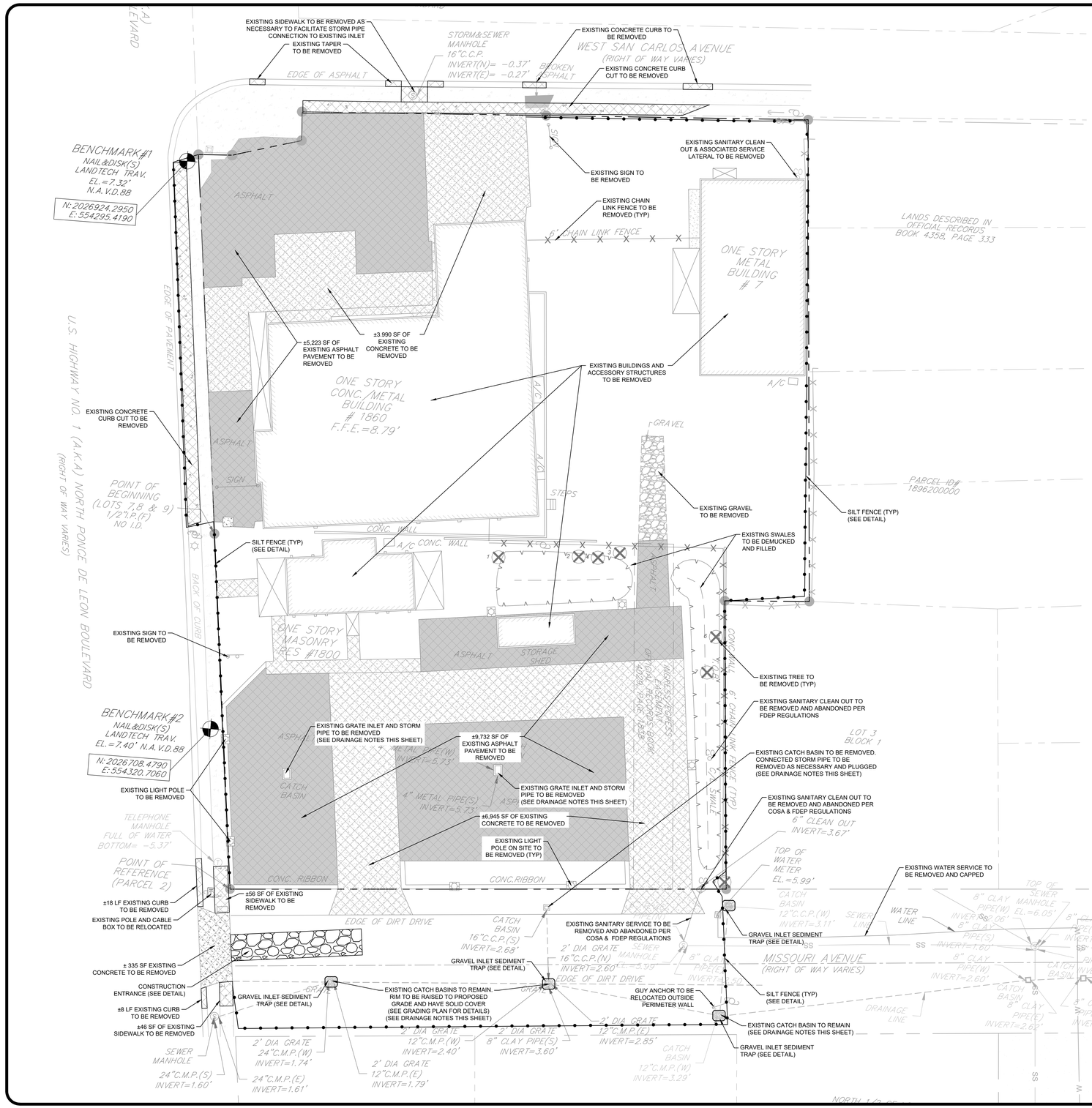
Special Flood Hazard Areas 1

DFIRM ID 12109C

Flood Zone	X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Zone Subtype	0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
Special Flood Hazard Area	F
Base Flood Elevation NAVD88	-9,999.00



Received 06/18/2024
Planning & Building Department



N

W E

S

0 20' 40'

1"=20'

LEGEND

- PROPERTY/ RIGHT OF WAY LINE
- OUT PARCEL SEPARATION LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- TYPE III SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GRAVEL INLET SEDIMENT TRAP

HATCH LEGEND	
	CONSTRUCTION ENTRANCE
	EXISTING TO BE REMOVED

GENERAL NOTES:

1. PLEASE SEE LANDSCAPE PLANS BY ML+H FOR TREE INVENTORY AND MITIGATION TABLES
2. EXISTING FEATURES SHOWN PER SURVEY PROVIDED BY LANDTECH ASSOCIATES INC. PROFESSIONAL SURVEYORS & MAPPERS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING FEATURES PRIOR TO CONSTRUCTION COMMENCEMENT AND NOTIFY ENGINEER OF RECORD IF DISCREPANCIES ARE DISCOVERED.
3. CONTRACTOR SHALL ADHERE TO ALL CITY OF ST. AUGUSTINE EROSION AND SEDIMENTATION CONTROL MEASURES.
4. EXISTING FEATURES SHOWN SHALL REMAIN IN PLACE AND UNHARMED UNLESS OTHERWISE DETAILED IN THESE PLANS.
5. ANY DAMAGED OR REMOVED SIGNAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED PER CURRENT FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL BE REQUIRED TO OBTAIN FDEP NOI PERMIT PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH COSA & FDOT STAFF PRIOR TO STARTING ANY SITE ACTIVITIES.
8. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
9. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.
10. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY STORM PIPE ROUTING PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IF DIFFERENT FROM SURVEY.
2. CONTRACTOR TO USE CAUTION AROUND EXISTING STORM STRUCTURES/ PIPES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE.

STATE OF FLORIDA
No. 78359
REGISTERED ENGINEER
JEREMY W. CALLOWAY, P.E.
CA#35585 FE#70539

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
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---	---	---
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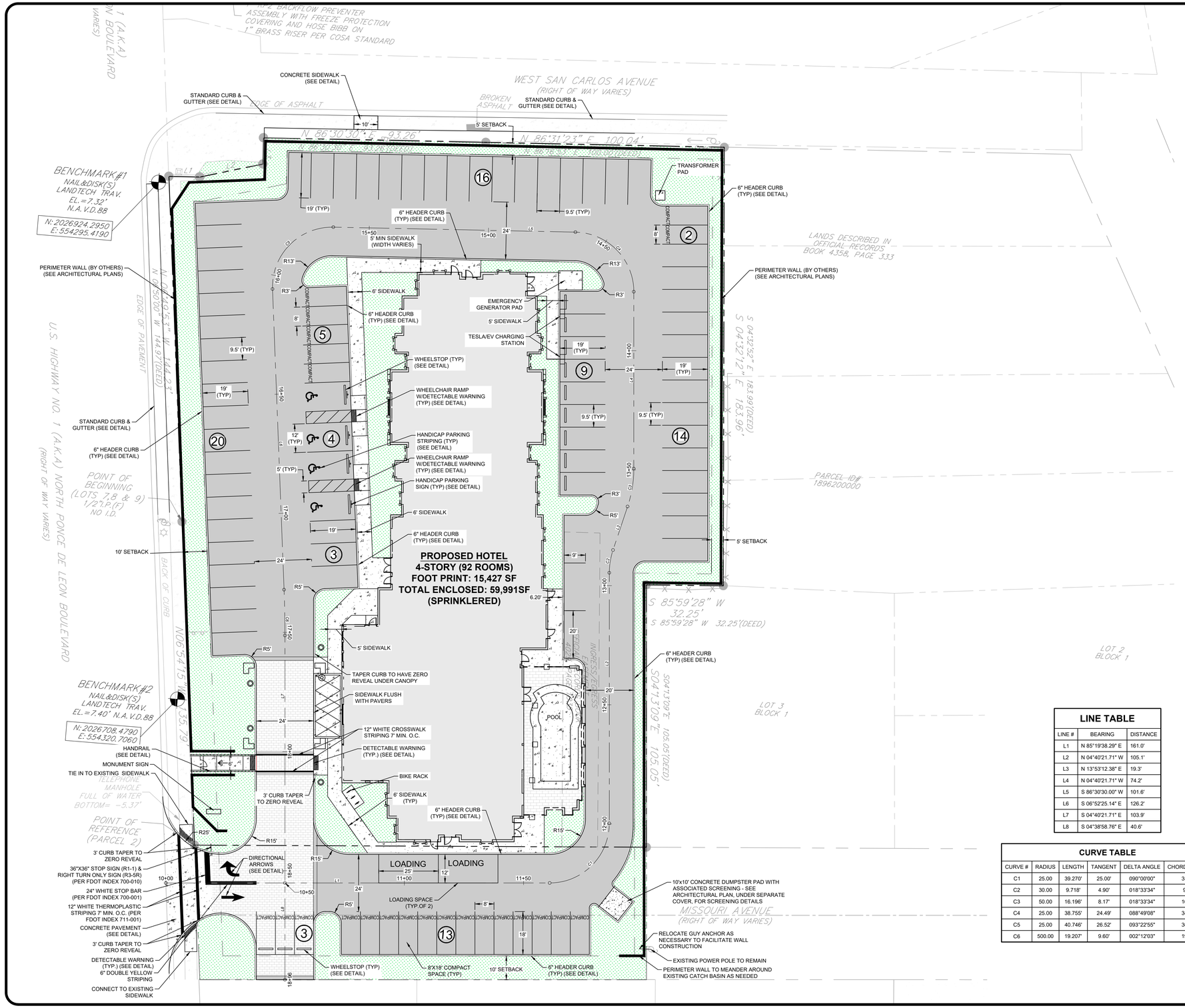
DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

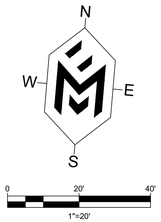
DEMOLITION PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE

PREPARED FOR:
VISTA HOTEL IV, INC.

5
OF 18

Received 06/18/2024
Planning & Building Department





LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- 6" HEADER CURB
- (12) PARKING COUNT

NOTES:

- ALL CROSSWALKS SHALL BE ADA ACCESSIBLE.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD REGARDING ANY POTENTIAL CONFLICTS.

HATCH LEGEND	
	PAVERS
	CONCRETE
	BUILDING
	PAVEMENT
	LANDSCAPE AREA

SITE DATA TABLE		
TOTAL PROJECT AREA	73,814 SF	1.69 AC
PROPOSED BUILDING FOOTPRINT		15,427 SF
PROPOSED PAVEMENT		37,311 SF
SIDEWALK/ PATIO		5,119 SF
TOTAL IMPERVIOUS AREA		57,857 SF
TOTAL PERVIOUS AREA		15,957 SF
TOTAL IMPERVIOUS %		78%
TOTAL PERVIOUS %		22%
OPEN SPACE		15,957 SF
MAXIMUM LOT COVERAGE		75%
PROPOSED LOT COVERAGE		21%
MAXIMUM BUILDING HEIGHT		35'
FRONT/ SIDE/ REAR SETBACKS		10'/5'/5'
ZONING		CM-2
FUTURE LAND USE		COMMERCIAL MEDIUM INTENSITY
PARCEL NUMBER(S)		189750 0000, 189670 0000, 189640 0000
FLOOD ZONE		X

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 85°19'38.29" E	161.0'
L2	N 04°40'21.71" W	105.1'
L3	N 13°53'12.38" E	19.3'
L4	N 04°40'21.71" W	74.2'
L5	S 86°30'30.00" W	101.6'
L6	S 06°52'25.14" E	126.2'
L7	S 04°40'21.71" E	103.9'
L8	S 04°38'58.76" E	40.6'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH
C1	25.00	39.270'	25.00'	090°00'00"	35.36'
C2	30.00	9.718'	4.90'	018°33'34"	9.68'
C3	50.00	16.196'	8.17'	018°33'34"	16.13'
C4	25.00	38.755'	24.49'	088°49'08"	34.99'
C5	25.00	40.746'	26.52'	093°22'55"	36.38'
C6	500.00	19.207'	9.60'	002°12'03"	19.21'

PARKING CALCULATIONS			
HOTEL	=	1 SPACE PER	ROOM
TOTAL NUMBER OF ROOMS	=	92 ROOMS	92 SPACES
TOTAL REQUIRED	=	92 SPACES	
TOTAL PROVIDED	=	92 SPACES	
ADA REQUIRED	=	4 SPACES	
ADA PROVIDED	=	4 SPACES	
COMPACT SPACES PROVIDED	=	23 SPACES	
MAX COMPACT ALLOWED (25%)	=	23 SPACES	

IMPERVIOUS AREA TABLE	
EXISTING PARCEL AREA	63,152 SF
MISSOURI AVE. AREA (GRAVEL)	10,662 SF
TOTAL PROJECT AREA	73,814 SF
EXISTING VS. PROPOSED IMPERVIOUS AREA	
EXISTING BUILDING	13,482 SF
EXISTING PAVEMENT & CONCRETE	27,020 SF
BROKEN ASPHALT, GRAVEL/DIRT PARKING	21,267 SF
GRAVEL	382 SF
TOTAL PRE DEVELOPMENT IMPERVIOUS	62,151 SF
POST DEVELOPMENT IMPERVIOUS	58,349 SF
NET IMPERVIOUS AREA DECREASE	-3,802 SF

JEREMY W. CALLOWAY, P.E.
CA#95585 FE#70539

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

SITE PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE
PREPARED FOR:
VISTA HOTEL IV, INC.

6
OF 18

Instr #2015030477 BK: 4029 PG: 1838, Filed & Recorded: 5/20/2015 12:56 PM #Pgs:3
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $536.90

THIS INSTRUMENT PREPARED BY:
Linda Logan Bryan, Esquire
Miller, Shine & Bryan, P.L.
97 Orange Street
St. Augustine, Florida 32084

TITLE TO PROPERTY NOT EXAMINED OR APPROVED - LAW OFFICES OF MILLER, SHINE & BRYAN, P.L.

SPECIAL WARRANTY DEED

COPY

THIS INDENTURE made this 19th day of May, 2015 by **PONCE HOTEL, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, FL 32084, Grantor, and **VISTA HOTEL IV, INC.,** a Florida corporation whose address is 32 Avenida Menendez, St. Augustine, FL 32084, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise and release unto the Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, Florida, to-wit:

Legal Description:	See Attached Exhibit "A";
Parcel Account No.:	189640 0000
Street Address:	7 San Carlos Avenue, St. Augustine, FL 32084;

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; SUBJECT TO Taxes for the year 2015 and Subsequent Years

AND the Grantor does hereby covenant with the Grantee that, except as above noted, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

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

Signed, sealed, and delivered
in the presence of:

PONCE HOTEL, INC.

Mary E Horn
Print Name: Maey E. Horn

By: Vikesh Patel
Its: President

Mary Beth Peters
Print Name: Mary Beth Peters

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19th day of May, 2015, by Vikesh Patel, President of Ponce Hotel, Inc. who is personally known to me.

MARY BETH PETERS
Commission # FF 179327
Expires January 18, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Mary Beth Peters
Mary Beth Peters
Notary Public, State of Florida
My Commission Expires: 1/18/19

EXHIBIT "A"

PARCEL 2:

BEING A PORTION OF LOTS 5 AND 6, OF THE SANCHEZ TRACT, ACCORDING TO PLAT OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1903 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI AVENUE AND THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY #1 AS PRESENTLY ESTABLISHED; THENCE NORTH 08°49'41" WEST, A DISTANCE OF 1,135.92' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 AS PRESENTLY ESTABLISHED; THENCE NORTH 88°35'02" EAST, A DISTANCE OF 127.22' TO THE POINT OF BEGINNING; THENCE NORTH 04°31'29" WEST, A DISTANCE OF 161.70' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN CARLOS AVENUE; THENCE NORTH 88°16'33" EAST ALONG SAID RIGHT-OF-WAY OF SAN CARLOS AVENUE, A DISTANCE OF 100.00' TO THE NORTHWESTERLY CORNER OF LOT 4, OF THE SANCHEZ TRACT, CITY OF ST. AUGUSTINE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF SAN CARLOS AVENUE SOUTH 04°32'32" EAST, A DISTANCE OF 183.99' TO THE SOUTHWESTERLY CORNER OF LOT 1 OF THE SANCHEZ TRACT, CITY OF ST. AUGUSTINE; THENCE SOUTH 85°39'28" WEST, A DISTANCE OF 32.25'; THENCE NORTH 04°13'09" WEST, A DISTANCE OF 21.70'; THENCE SOUTH 88°35'02" WEST, A DISTANCE OF 67.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39± ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI AVENUE AND THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY #1 AS PRESENTLY ESTABLISHED; THENCE NORTH 08°49'41" WEST, A DISTANCE OF 1,135.92' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 AS PRESENTLY ESTABLISHED; THENCE NORTH 88°35'02" EAST, A DISTANCE OF 180.22' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 88°35'02" EAST, A DISTANCE OF 15.00'; THENCE SOUTH 04°13'09" EAST, A DISTANCE OF 131.75' TO THE NORTHERLY RIGHT-OF-WAY LINE MISSOURI AVENUE; THENCE SOUTH 85°35'39" WEST ALONG SAID RIGHT-OF-WAY OF MISSOURI AVENUE, A DISTANCE OF 15.00'; THENCE LEAVING SAID RIGHT-OF-WAY OF MISSOURI AVENUE NORTH 04°13'09" WEST, A DISTANCE OF 132.10' TO THE POINT OF BEGINNING.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1896400000
Location	7 SAN CARLOS AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Auto Service (Class C) Countywide (COM) (647.64)
Tax Description*	SANCHEZ TRACT CITY LOTS 5 & 6 (EX W17FT OF S22FT OF LOT 5 & S23FT LOT 6 IN OR682/1755) OR4029/1838 *The Description above is not to be used on legal documents.
Property Use Code	Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment) (2700)
Subdivision	Sanchez Tract
Sec/Twp/Rng	47-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.390
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Vista Hotel IV Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$119,770
Extra Features Value	$6,411
Total Land Value	$170,360
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$296,541**
Total Deferred	$0
Assessed Value	**$296,541**
Total Exemptions	$0
Taxable Value	**$296,541**

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

Historical Assessment Information

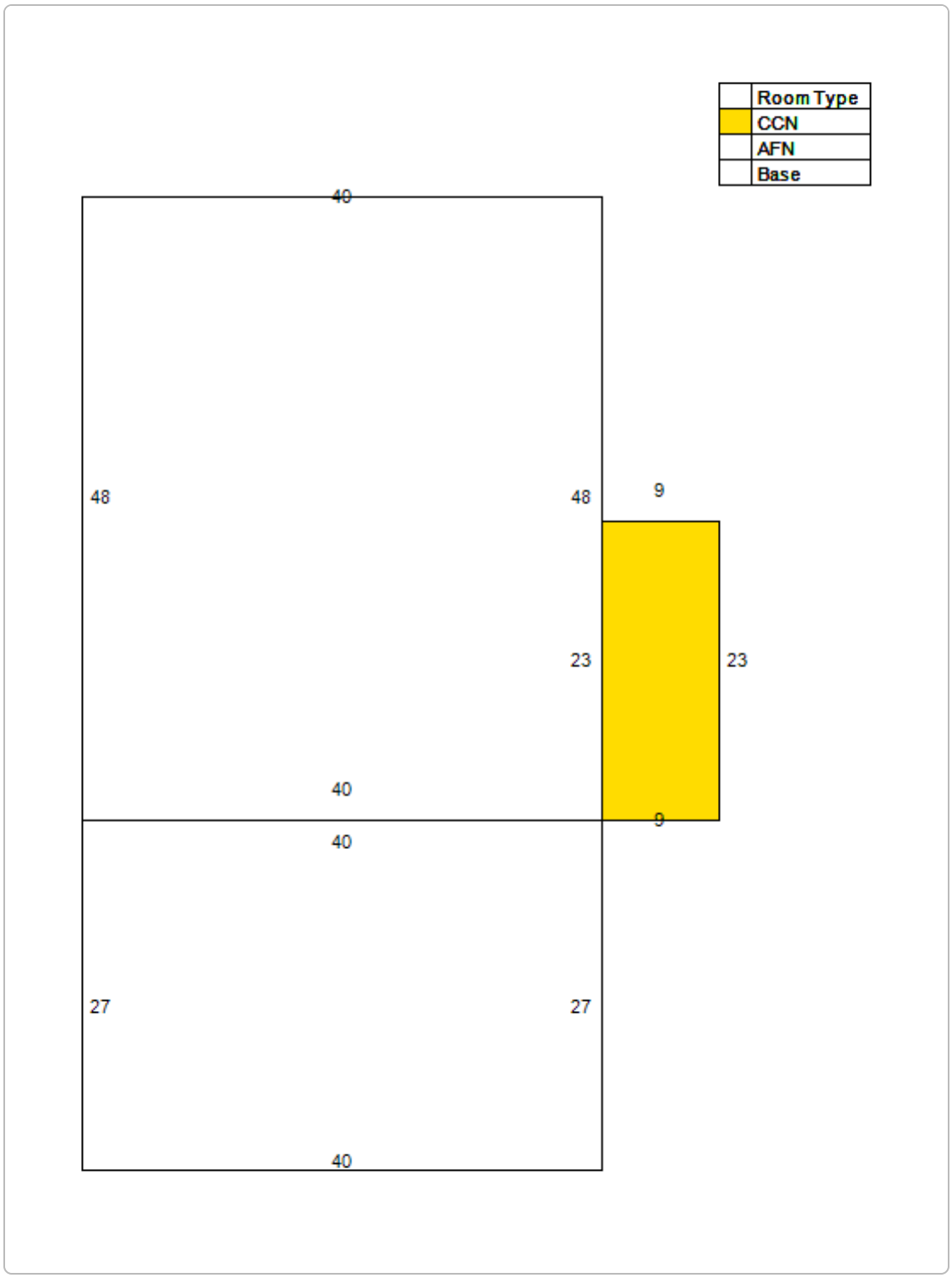
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$100,607	$4,980	$170,360	$0	$0	$275,947	$275,947	$0	$275,947
2022	$87,631	$5,978	$170,360	$0	$0	$263,969	$263,969	$0	$263,969
2021	$70,779	$1,378	$170,360	$0	$0	$242,517	$242,517	$0	$242,517
2020	$74,149	$1,378	$170,360	$0	$0	$245,887	$235,792	$10,095	$235,792
2019	$66,026	$1,378	$170,360	$0	$0	$237,764	$214,356	$23,408	$214,356
2018	$68,303	$1,378	$136,288	$0	$0	$205,969	$194,869	$11,100	$194,869
2017	$71,719	$1,378	$136,288	$0	$0	$209,385	$177,154	$32,231	$177,154
2016	$23,283	$1,478	$136,288	$0	$0	$161,049	$161,049	$0	$161,049
2015	$34,225	$1,478	$136,288	$0	$0	$171,991	$123,919	$48,072	$123,919
2014	$34,514	$1,478	$76,662	$0	$0	$112,654	$112,654	$0	$112,654
2013	$36,430	$1,478	$76,662	$0	$0	$114,570	$114,570	$0	$114,570

Building Information

Building	1	**Roof Cover**	Modular Metal
Building Value	$119,770	**Roof Structure**	Steel Frame
Year Built	1970	**Interior Flooring**	Concrete Finish
Actual Area	3207	**Interior Wall**	Minimum
Conditioned Area	3000	**Heating Type**	None
Use	Repair Service Shops (Marine/Recreational)	**Air Conditioning**	None
Style	04	**Bedrooms**	
Exterior Wall	Aluminum Vinyl	**Baths**	

Description	Square Footage
BASE AREA	1920
AVERAGE FINISHED OFFICE	1080
FINISHED CANOPY	207
Total SqFt	3207

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		4161
Steel Door (COM)		2250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	17036	SF	$170,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/20/2015	5/20/2015	$0.00	WARRANTY DEED	4029	1838	U	I	PONCE HOTEL INC	VISTA HOTEL IV INC
3/10/2011	3/9/2011	$0.00	WARRANTY DEED	3417	177	U	I	VISTA HOTEL IV INC	PONCE HOTEL INC
	1/23/2007	$2,781,400.00	WARRANTY DEED	2857	1161	Q	I	BOZARD LAND LLC	VISTA HOTEL IV INC
	3/30/2006	$100.00	WARRANTY DEED	2674	801	U	I	BOZARD FRED H III	BOZARD LAND LLC (12 PARCELS)
	6/1/1991	$150,000.00		899	361	U	I		BOZARD FRED III
	5/1/1985	$100,000.00		674	134	Q	I		
	10/1/1981	$176,000.00		513	419	Q	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: 6/20/2024, 8:53:16 AM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL IV, INC.

Filing Information

Document Number	P07000006578
FEI/EIN Number	20-8388700
Date Filed	01/16/2007
State	FL
Status	ACTIVE

Principal Address

1700 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 04/14/2009

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title STD

PATEL, KALAVATI K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/19/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
OLD CITY LAW, PLLC

Filing Information

Document Number	L18000107962
FEI/EIN Number	82-5452930
Date Filed	04/30/2018
Effective Date	04/25/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/2023

Principal Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Mailing Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Name Changed: 09/26/2023

Authorized Person(s) Detail

Name & Address

Title Manager

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/19/2022
2023	09/26/2023

2024 02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
09/26/2023 -- REINSTATEMENT	View image in PDF format
01/06/2023 -- CORLCDSMEM	View image in PDF format
04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting



Application HP2024-0044 Address: 1860 N. Ponce de Leon Boulevard

Old City Lay – Applicant Vista Hotel IV, Inc. - Owner

Project description: To demolish a commercial building, constructed c. 1974, that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Mid-Century/Recent Past Modern Commercial	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1974
Archaeology Zone:	N/A	Zoning District:	RGO-A
Parcel number:	1896700000		
Agenda Item:	7(f)	Previous Action(s):	-PZB 2022-0084 -City Commission Ordinances 2023-04 & 2023-05

STAFF SUMMARY AND ANALYSIS:

Location and Date of Construction: Located on the southeast corner of North Ponce de Leon Boulevard (or U.S. 1) and San Carlos Avenue, this commercial building has character defining elements associated with later mid-century architecture. According to the A.D. Davis Construction's records (see attachments), this was a Butler Building that was assembled on site in 1974 and is one of the remaining buildings from the recent past along this commercial stretch of the of U.S. 1 corridor, the coastal highway that runs north/south from Canada.to Key West.

History of Butler Buildings: According to the company's website, Butler Buildings, was founded in the mid-west in 1901 with its production of grain bins. In 1910, the first Butler Building was created as a garage structure with galvanized steel sheets bolted to a steel frame and by the 1940s, they had created "a full line of rigid frame buildings ready for market." Shifting away from the agricultural market starting in the 1950s, the Butler Building company, focused growing the pre-engineered metal buildings division with its manufacturing plant in Illinois, which caused the business to grow in the following decades.

Architectural Description: One-story in height, the pre-engineered steel building has a very slightly pitched gable roof facing Ponce de Leon with wide overhangs extending outward. A dark tinted glass storefront system accents the north corner of the front façade/west elevation and north elevation, which is flanked on opposite ends with exterior walls of wide ribbed vertical metal panels extending south and east. A painted brick wall boldly pierces the roofline towards the south end of the front façade, and a stucco finished section continues under the gable roof to the south corner. Cement block walls are visible under steel panel header on the south elevation. A second 6000 square foot Butler Building was assembled/constructed and attached to the east around 1985, according to the records provided by A.D. Davis Construction. This portion faces San Carlos Avenue to the north with its one bay opening, masonry block walls on the east elevation, and steel panels cladding the north and west elevations.

Research on Building: In the attachments of this report are copies of St. Johns County Tax Assessor property cards for this address, provided by the St. Augustine Historical Society, that notes the previous Standard Oil gas station building that was demolished around 1971, the new Butler Building (years are hard to discern on all entries, but 1973 and 1975 are clearly visible), with the 1985 addition showing under a 1986 notation. City Directory research reveals that Burton Electronics, which later became Radio Shack, moved from the King Street store to this new building location in 1974.

Other Public Hearings on Property: An application for an update to the land use and zoning for this property to modify the parcel to a Mixed-Use land use and change reduce the intensity of zoning to Residential General Office-A (RGO-A), which has a 40' height limit, from Commercial Medium Two (CM-2) for this proposed project was reviewed by the Planning and Zoning Board (PZB) in December 2022. PZB made a recommendation for approval to the City Commission, who during their January 2023 meetings, reviewed and passed the related proposed ordinances. The importance of preserving buildings from the recent past and the unique architecture of the adjacent 1800 N. Ponce de Leon building was noted by Mayor Sikes-Kline during the two ordinance readings at both City Commission January 2023 meetings. The Mayor inquired if the building could be incorporated into the proposed project design or relocated. The Mayor also said she would defer to the HARB's expertise regarding the demolition. It was noted the demolition request could be delayed by the HARB, but could not be denied (unless the HARB designates a building a local historic landmark). See attached meeting minutes and also page 3* and 5 for code related language on demolition review.

Master Plan Goal to Preserve and Document buildings from the Recent Past: During the many public meetings that developed goals and work tasks for the 2018 adopted Historic Preservation Master Plan, it was recognized that recent past buildings in our city are especially vulnerable to demolition and a priority should be made to preserve and document this part of the city's history. (See B.1.6 Task- Document the Recent Past)

Initiatives Related to Recent Past Architecture: Resulting from the City Commission's January 2023 meetings, Historic Preservation Staff was asked to apply for the Florida Division of Historical Resources Grants, with a focus on preservation and documentation of recent past architecture of St. Augustine. Two small grants were applied for and funding was recently approved, which includes a historic resources survey of unrecorded buildings from the recent past (1940-1980) and a heritage education project to create StoryMaps with a focus on architecture, historic events, and the city's development from the recent past. Both projects should be completed within a year, and it is important that this building and the adjacent two to the south be documented in both.

According to the Demolition section in the Architectural Guidelines for Historic Preservation (AGHP): "the Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File (FMSF)**, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts. The demolition can be postponed for up to 24 months and the demolition can also be denied if the structure is of exceptional significance, is a contributing property to a National Register Historic District, or is individually listed on the National Register." (**With the new code language adopted with the partial demolition ordinance in 2023, the demolition review criteria for buildings listed on the FMSF was removed)

From City Code, Sec 28-87(10) (HARB) Responsibilities:** ***Designate historic landmarks. As utilized herein the **term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark**. In the designation of a historic landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

Analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Proposed full demolitions 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 take the following actions related to a **Certificate of Demolition** at **1860 N. Ponce de Leon Boulevard**:

1. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:
    a. 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. A Florida Master Site File survey should be completed.
    b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
    c. 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.
2. **CONTINUE** to allow time for the consideration of a local historic landmark designation or for the applicant to provide a plan to relocate elements of the primary Butler Building, both of which would require further HARB review.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of a commercial building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The one-story building with low sloped roof has a lower profile and smaller mass and scale to many of the other commercial buildings on the east side of Ponce de Leon Boulevard, which has open land immediately to the west. It is larger in scale than the other two buildings immediately adjacent that are also being reviewed for a Certificate of Demolition for the same proposed redevelopment project.

3. ***The impact of the loss of the structure on the streetscape.*** With the existing building occupying a corner of a major thoroughfare, permanent removal of a building would have a negative impact as vacant lots are not desirable. The building has design elements common in post-WWII / recent past buildings and fits within the context of the 20th century buildings that evolved over time along this corridor.

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 take the Tree and Landscape Ordinance and meet zoning requirements.

5. ***The historical or cultural merit of the structure.*** This is an example of a Butler Building, a pre-engineered steel frame and paneled structure. The building is not listed in a local or national historic district and is not recorded on the Florida Master Site File. The building would likely not be eligible for individual designation to the National Register of Historic Places, but may contribute to a multi-property designation if one were created or be considered by the HARB for local historic landmark designation.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** Not located within a historic district, the recent past building was constructed just over fifty years ago for a longtime anchor store along the city's busy commercial corridor, which developed with the construction of many other 20th century/post WWII buildings. Many of these structures have been demolished and replaced over time with commercial buildings that have no historic context to the road-side architecture and development that evolved during the last century. Losing another structure from this mid-century to recent past era would weaken that remaining context.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. Built on the site with two Butler Buildings (first portion facing Ponce in 1974 and the second face San Carlos Avenue around 1985), the pre-engineered steel frame and paneled method of construction was created to make buildings more efficient and cost effective to build. The building has design elements pointing to late mid-century architecture.

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.*** Although manufactured in the mid-west, Butler Buildings were mass produced and widely constructed for commercial applications nationwide, so is not one of the last surviving examples.

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 steel frame building with steel panel and masonry block walls does not have unique 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 this property and the adjacent two with a proposed single hotel 4-story structure set back from North Ponce de Leon Boulevard and West San Carlos Avenue.

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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.*

Built c. 1974, the building is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, and is not individually listed on the National Register of Historic Places or 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. A.D. Davis Construction records showing Butler Building order date
3. Emails from Mike Davis, A.D. Davis Construction, regarding order dates and years of construction
4. St. Johns County Tax Assessor Property Cards
5. Butler Building information
6. Aerial photograph, 1980 showing first (c.1974) Butler Building
7. Sanborn Map(s): shows the previously exisiting filling station building on property
8. Polk City Directory Research
9. City Commission Meeting Minutes from January 9 and January 23, 2023 related to proposed redevelopment project (Ordinance 2023-04 and 2023-05)

Staff Photographs
1860 N Ponce de Leon Boulevard



Front Façade/West Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard



Front Façade/West Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard





Front Façade/West Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard





Front Elevation Details

Staff Photographs
1860 N Ponce de Leon Boulevard





Front Elevation Details

Staff Photographs
1860 N Ponce de Leon Boulevard



West Elevation



Northwest Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard



Northwest Elevation



North Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard



North Elevation

East Elevation



Staff Photographs
1860 N Ponce de Leon Boulevard





Northeast and Northwest Elevations of second attached c. 1985 Butler Building

Staff Photographs
1860 N Ponce de Leon Boulevard





North Elevation

Staff Photographs
1860 N Ponce de Leon Boulevard





As viewed from San Carlos Avenue:
North Elevation of c. 1985 Butler Building connected to c. 1974 Butler Building;
West end of north elevation of c. 1974 portion

Staff Photographs
1860 N Ponce de Leon Boulevard

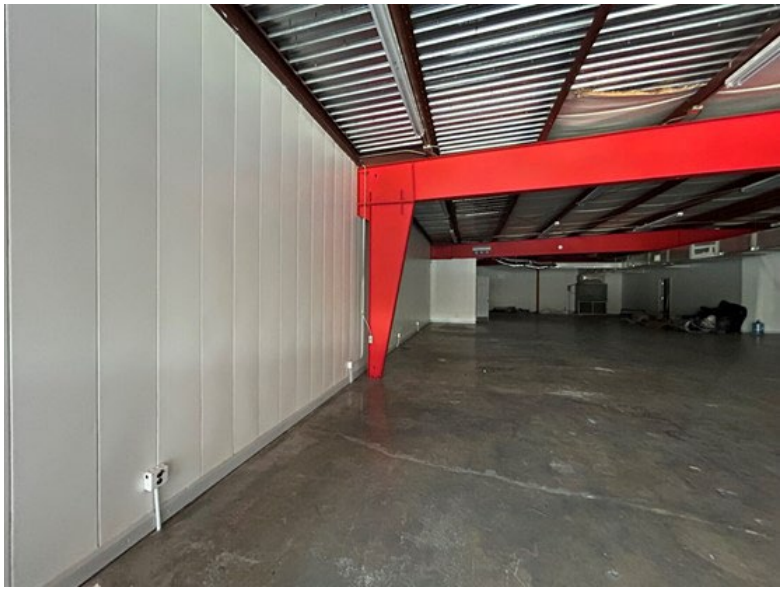






Metal Wall Details

Staff Photographs
1860 N Ponce de Leon Boulevard



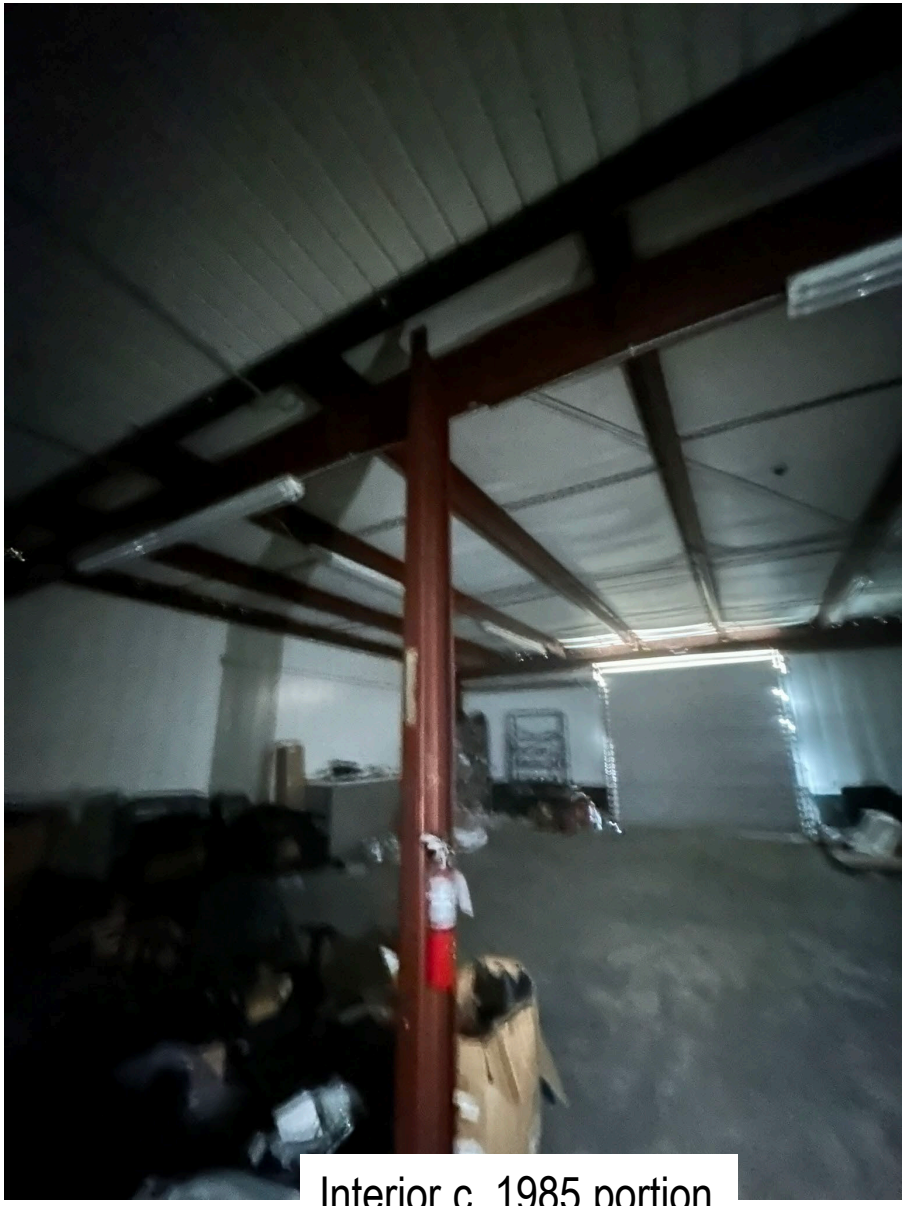




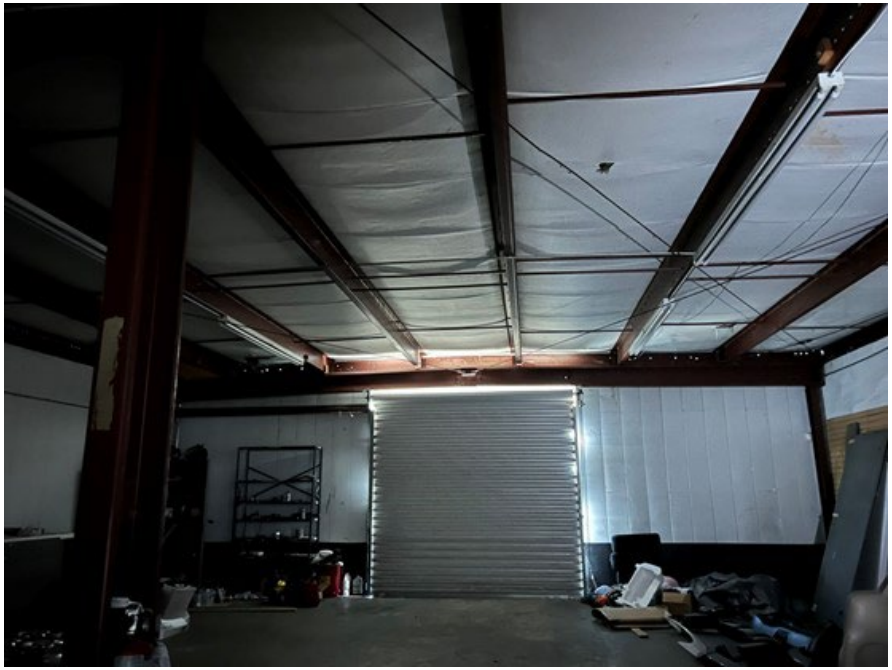


Interior of c. 1974 Butler Building

Staff Photographs
1860 N Ponce de Leon Boulevard

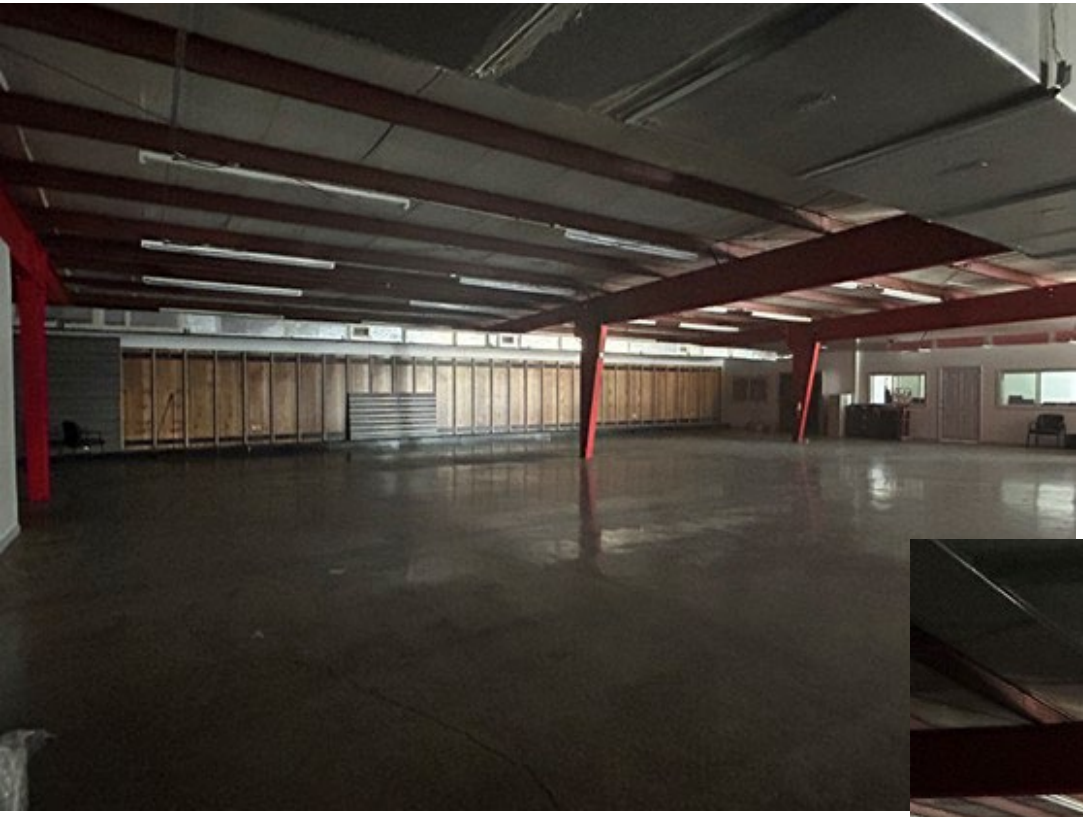


Interior c. 1985 portion





Staff Photographs
1860 N Ponce de Leon Boulevard





Interior of c. 1974 Butler Building

Staff Photographs
1860 N Ponce de Leon Boulevard





Front (west) Elevation Looking North

Staff Photographs
1860 N Ponce de Leon Boulevard





Front (west) Elevation Looking North

Staff Photographs
1860 N Ponce de Leon Boulevard





Context

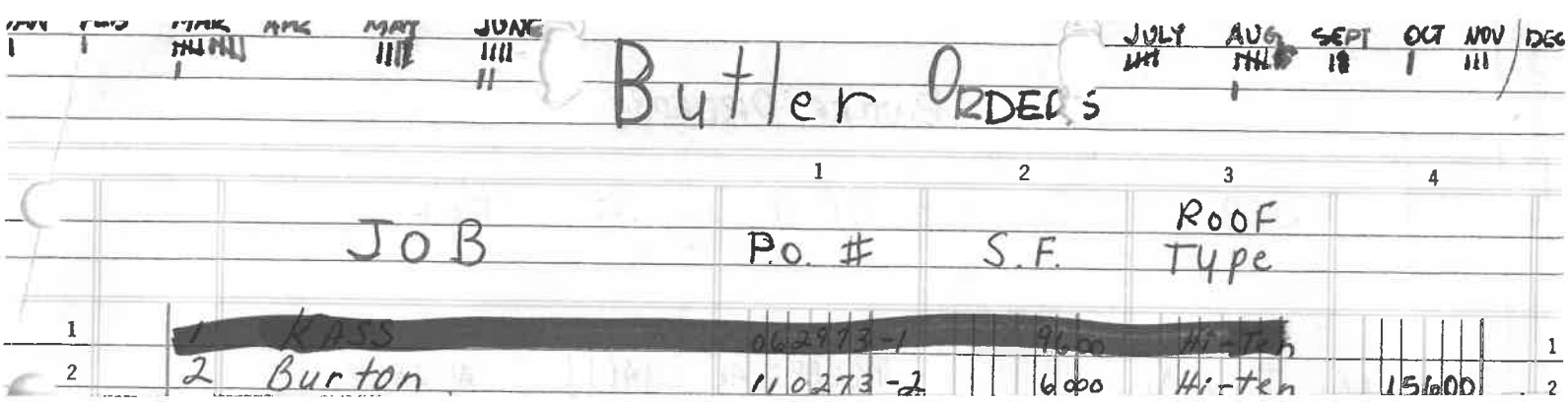




Staff Photographs
1860 N Ponce de Leon Boulevard



Context

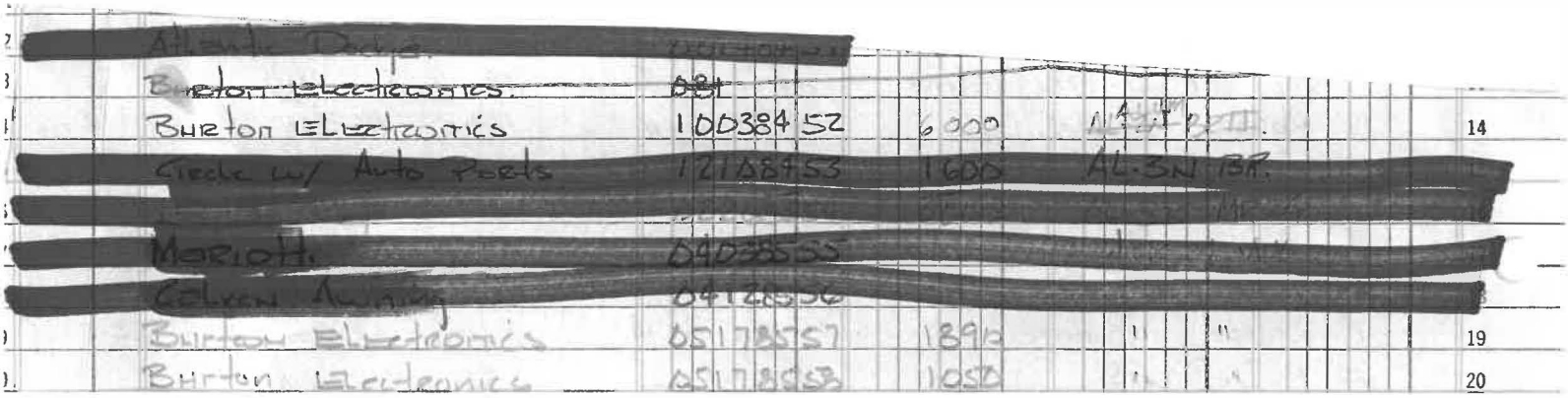


A.D. Davis Construction Company's Building Records:
Butler Building Order was made for Burton on November 2, 1973

BUTLER ORDERS

JOB	1 P.O. #	2 S.F.	3 ROOF	4

A.D. Davis Construction Company's Building Record:
Burton Electronics 2nd Butler Building ordered October 3, 1984



From:	Mike Davis
To:	Julie Courtney
Cc:	Candice Seymour
Subject:	RE: 1860 N. Ponce de Leon Blvd
Date:	Tuesday, July 2, 2024 10:02:15 AM
Attachments:	image007.png image008.png image009.png Burtons order numbers.pdf

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Julie,
The attached sheets are the order numbers for the Burton buildings. The first building was ordered 11/02/73 and built in 1974. The second building was ordered 10/03/84 and built in 1985. Both were 6,000 square foot buildings. There are a few smaller orders listed as well. My uncle Brad Davis did some research yesterday. After talking to Margo Pope, who contacted her sister Minnie, who then contacted Bonnie Jones. Bonnie's Dad had a barber shop in the 1970's where Cortesse's Bistro now sits. Bonnie did remember a gas station. I know that metal building we built were new at the time.

I hope that this helps.

Mike Davis

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Monday, July 1, 2024 3:26 PM
To: Mike Davis <mikedavis@addavis.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: RE: 1860 N. Ponce de Leon Blvd

Hello Mike,
That is great info. Would you be willing to please email the documentation that you said you do

have? This will probably be one of the most conclusive pieces of information.

Just in case you are interested, this morning Charles Tingley of the Historical Society Research Library sent me some copies of old Property Appraiser cards, which I forget that they have. The #0423 and 0425 scans are of cards that have notes recording the Burton's store building in 1973 and a 1985 addition. I'm assuming that the store was never in the gas station building from how it is noted. #0424 has "Built" column at the bottom of the card, but the end number is not legible – it looks like it could say 1971. #0426 has a notation from 1971 related to the abandoned gas station.

Charles also helped look this up today: The 1973 City Directory has Burton Electronics on King Street then the 1974 edition has them on Ponce de Leon Blvd.

JB Miller also forwarded some aerial photos (attached) that show how the buildings on the site changed.

Thanks so much,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Mike Davis <mikedavis@addavis.com>
Sent: Monday, July 1, 2024 2:05 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: RE: 1860 N. Ponce de Leon Blvd

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Julie,
The only documentation that I have is the order date for the Butler Building (pre-engineered steel building) we built in 1974 and was 6,000 square feet. Since I was only seven in 1974, I have checked with my Uncle Brad who is our oldest living family member. He does not remember the gas station. Have you tried to contact the Burton family? I do not have any contact information for them, or I would pass it on to you.

As a side note if the gas station building was next to US 1 it may have been demolished when the highway was widened to four lanes in the mid-sixties.

Mike Davis

A.D. DAVIS CONSTRUCTION Since 1954

A. D. Davis Construction Corp.
3940 Lewis Speedway
Suite 2201
St. Augustine, FL 32084
Phone: 904-824-3533
Fax: 904-823-9846

email: mikedavis@addavis.com
web site: www.addavis.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Friday, June 28, 2024 4:43 PM
To: Mike Davis <mikedavis@addavis.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: 1860 N. Ponce de Leon Blvd

Hello Mike,

We received HARB Certificate of Demolition applications for the full demolition of 1800 N. Ponce de Leon Blvd (c. 1964) and 7 San Carlos Avenue (c. 1970). 1860 N. Ponce de Leon Blvd is also part of the proposed new development project that will replace these buildings. This is one of the post WWII buildings that our mayor has specifically spoken about during the City Commission meetings, voicing her her concern that they could be lost to demolition.

The 1965 revision of the Sanborn Maps shows a building on the corner at the same location and is labeled as a filling station. The attached Property Appraiser report states the building was constructed in 1975, but we know from lots of experience, the year of construction date is often incorrect/not very accurate for older buildings, or when a building was significantly altered. The 1975

City Directory lists Burton Electronics at that corner, which later became Radio Shack. Looking at the existing building, which has been added onto over the years, I could see that there is a portion that may have possibly been a filling station that was modified and added onto.

I was told your dad built the building that currently exists at 1860 N. Ponce de Leon Blvd. We need to determine if that was a brand new building built on the property after another building was demolished, or if the project adapted/modified the building that stood on the property. We are requesting any documentation you may have that shows the dates of construction. It would be very helpful to know what year the project started and what year the project was completed with a copy of anything that has the date listed.

Thank you,

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

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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ST. JOHNS COUNTY TAX ASSESSORS OFFICE

1118 US #1 BURTONICS 1179113 46758 ACCT. NO. -18567C-0000

AREA	ZONING	SURVEY NO	AERIAL NO.S	USE CODE	BUS NAME	SITE USE	CARD	MAP NO.	SEC	TSP.	RNG	PARCEL NO.
4551			153C	2024			1	SE 1/4	47 28	07	30	

TAX ROLL DESCRIPTION

SANCHEZ TRACT CITY PART OF LOT
S 7 8 & 9 - N 162 X 127.15FT
(EX R/W OF RD #S-5 IN OR 211/2
24 & 521)
OR 10/351

OWNER:
CONTRACTOR:
PERMIT NO:
DATE OF PERMIT
PERMIT VALUATION:
FINAL DATE (C.O.)
MODEL NO:

OWNERS NAME AND ADDRESS

~~STANDARD OIL CO~~
~~%C SCHOTT (110#4-096010)~~
~~PO BOX 1446~~
~~LOUISVILLE KY 40201~~

MARION B. BURTON ~~4-6A6-4~~
~~113½ X 116.6 E~~ 824-15A1
ST. AUGUSTINE, FLA 32084
1860 N. Ponce de Leon Blvd.

DATE	BOOK/PAGE	AMOUNT	NOTES
5/17/73	OR233/181	45,000	
10/73	BP# 6471	28000	Store Bldg.
5/20/75	RR 0	48,500	- EAST TO HIM
			- STEEL POLE 12000
			- A/C FAR FROM ZENITH.
			- DID OWN PAINTING
			- PURCHASE CANOPY @ 100 ± / YD.
4-85	BP 13524	68,000	Addition - Comm

Heat Pump
10 TC Tons
500/ton

St. Johns County Tax Assessor Office record for property at 1860 N. Ponce de Leon Blvd : Provided by St. Augustine Historical Research Library (saved on microfilm)

8-25-86 are addn'l
1-6-86 not Complete

SITE DATA		EXEMPTIONS
TOPO:	STREETS	YR
ABOVE		HX
LEVEL	SIDEWALKS	GS
BELOW	CURB	WD
DRAINAGE	SWALES & CUL.	DIS
STORM SEW.		AG
SEPTIC TK.	LOCATION	
SEWER SER	NEIGHB'D	
WELL	DATE SUBD.	ELECT.
WATER SER.	%IMPR YR %	ST. LTG
FIRE HYD.	TREND	GAS
SOIL TYPE	TREES	

	TYPE . DESCRIPTION	SIZE . AREA	UNIT PRICE	D. F.	FRONT FT.	VALUE
L		162 X 127	250 -	1 -	252 -	40 500
A	1985	162 X 127	500	2.01	505	21 810
N						
D						

YEAR	1987	1987			1985	1986
IMPRV	165 050	165 050			107 600	110 740
LAND	81 810	81 860			81 810	81 810
TOTAL	246 860	246 910			188 410	192 550
LAND CLASS'D						
TOTAL CLASS'D						

05 <1430>
04 +55760

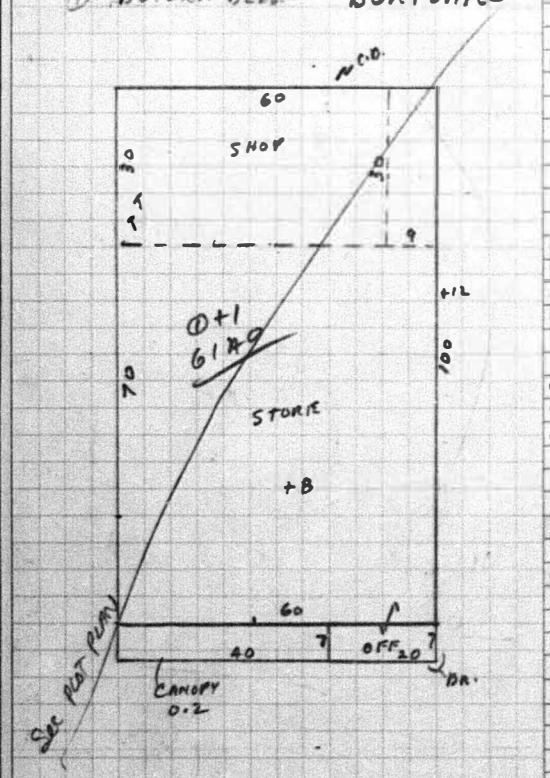
CF

5983 0000 6600

PROPERTY ADDRESS US #1 + SAN CARLOS | ACCT NO. | CARD

NO.	IMPRV.	ROOMS	1	2	3	4
1	STORE W/A	TOTAL ROOMS	4			
2		EFF. APT				
3		APT				
4		APT				
5		APT				
6						
7						

D BUTLER BLDG "BURTONICS"



BLDG NO.	1	2	3	4	A FOUNDATION
					SLAB/GRADE ✓
					PIERS
					CONT. WALL
					C. B.
					BR.
					HEIGHT

BLDG NO.	1	2	3	4	B EXTERIOR WALLS
					POST
					WALL BD/WF 15
					SHEETMETAL 16 ✓18
					STUCCO/WF 28
					WD-NO-SH/WF 30
					ASB. SHGLE/WF 33
					WD-SH/WF 33
					AL-SDG./WF 33
					BRICK/WF 38
					C. B. 31
					C B S 33
					6" JUMBO BR 33
					BR/MAS 38
					HEIGHT

BLDG NO.	1	2	3	4	C ROOF TYPE
					FLAT & SHED 7
					GABLE 8 ✓
					HIP 8
					MANSARD 9
					CONC. SLAB 10
					CONC. PRESTR. 10
					WD TR & WD DK 13
					BJ & RIG INSUL 14
					ST. TRUSS 15
					FREE SPAN
					PEAK HGT

BLDG NO.	1	2	3	4	D ROOFING MATERIALS
					SH METAL 2 ✓
					ROLL COMP 2
					BU & TG 3
					COMP SGLE 4
					ASB SGLE 5
					CEM TILE 6
					CLAY TILE 7
					WOOD SGLE 8
					E FLOORING
					NO
					PLY 3
					S PINE 5
					CONC/GRADE 6 1/3 } 7
					COMP TILE 7 2/3 }
					CONC RAISED 8
					TERRAZO 9
					D PINE 10
					D HWD 12
					C & U 12
					PARQUET 15
					F INTERIOR FINISH
					UNFINISHED 0
					PAINTED 5
					WD OR CLBD 15
					L. C. DRYWALL 18
					PLAS-NO FUR 24
					PLY PANEL 24
					PLASTER & FUR 30
					DRYWALL 30
					PINE PANEL 35
					Alum. + TINTEL 30 ✓ } 32
					UNF CEIL ✓
					CEIL ACCOUST 30
					CEIL SUS ACC 34
					G ELECTRICAL
					NONE 0
					MIN 1
					AV 3
					MAX 5 ✓4

BLDG NO.	1	2	3	4	H PLUMBING
					NONE 0
					POOR PLAIN 5
					AV NO TILE 8 ✓
					AV TILE 11
					I PLUMBING EXTRA FEATURES
					FX BATH
					FX BATH
					2 FX TOILET (2/88
					1 Sink FX R R
					TILE FLOOR
					½ TILE WALLS
					FULL TILE WALLS
					UTL
					J HEAT & AIR CONDITIONING
					NONE
					GAS
					OIL
					ELECT ✓
					R. C. @.55 3377
					AIR COND 1925 1105# 607
					FIREPLACE
					DUCTS
					THRU WALLS R. C.
					THRU WALLS A. C.
					FIXTURES
					EQUIP
					INSU WALLS
					INSU CEIL ✓
					OHD 10² 1 87
					K ADJUSTMENTS
					FR. TIMBER
					FR. OPEN ST. ✓18
					FR. REIN CONC
					FR. F. P. STEEL
					HEIGHT
					FRONT & INT ✓3
					PARTITIONS ✓2
					SPECIAL USE
					APT. EQUIV.
					SHAPE & COR

NO.	DEPRECIATION ADJ.	NO.	STYS	CLASS SCALE	CLASS UNITS	CONST UNITS	TOTAL UNITS	BASE RATE	ADJ. RATE	INDEX	SQ FT COST	BASE AREA	ADJ. AREA	EXTRAS	REPL. COST	BUILT	REN.	COND	ADJ	F 1986	VALUE
		1	1	L/D+	4	102	106	2.32	2.46	4.2	10 33	6140	6196	1A 918	78 914	1977		98		106 530	77 840
	See PLOT PLAN for #	2							2.46	7.0	17 22		2943	4254	54 932	1986		98			53 830
		3																			
		4	CONC PAV						.17	7.0	1 19	1830			2142	1986		90			1930
	Remove 1986	5	CONC PAV						1660 SF @		.70				1162	1975		90	1450		1050
		6	ASP PAV						6270 SF @		.25				1567	"		90	1940		1410
		7	C.B. RETAINING WALLS						684 LF @		1.75				1197	"		50	930		600

(1987 165060)

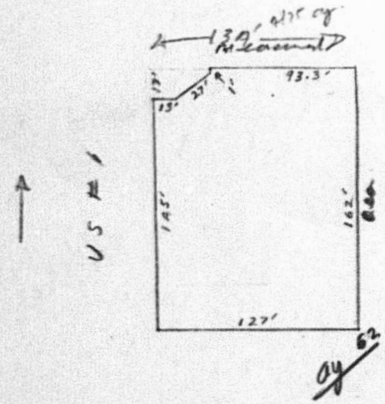
0099 0000 3866

PROPERTY.. RECORD CARD
ST. JOHNS COUNTY, FLORIDA
PERCY R. PALETHORPE, TAX ASSESSOR

189670

CARDS	MAP NO.	SECTION	TOWNSHIP	RANGE	PARCEL NUMBER
1	5E/75	7	7	30	

PROPERTY LEGAL DESCRIPTION	OWNERSHIP RECORD				
	OWNER AND ADDRESS	DATE	SALES PRICE	DEED BOOK	PAGE
1PC SANCHEZ TRACT, CITY ~~LOTS 7,8,9,10,11 & MARSH LYING W. TO SAN SEBASTIAN RIVER (EXCEPT R/W OF FEC. RY. & R/W OF RD. NO. S5 SHOWN IN D BK 211, PGS 224, 521) D BK 260 PG 482~~ PART OF LOTS 7, 8 & 9- N. 162' X 127.15' (EXCEPT R/W OF ROAD NO. S-5 SHOWN IN DB 211, PGS 224 & 521) 10/351	STANDARD OIL CO. II # 4-096010 P.O. BOX 525 RIVERSIDE AVE. JACKSONVILLE, FLA				
	~~EUGENE B. PORTER P.O. BOX 388 ST. AUGUSTINE, FLA.~~ 8900				
	MARION B. BURTON 113 1/2 KING ST. ST. AUGUSTINE FLA	5/17/73	45000	R233	181



04 62

St. Johns County Tax Assessor Office record for property at 1860 N. Ponce de Leon Blvd: Provided by St. Augustine Historical Research Library

HUNNICUTT and ASSOCIATES, INC.-VALUATION ENGINEERS and CONSULTANTS-ST. PETERSBURG, FLORIDA

T-8

STANDARD OIL P-21

SCALE 1"=30'

TOPO — ABOVE LEVEL — BELOW — S. WALLS — TYPE — LF

SEWER — GAS — CITY — S. TK — ELECT. — WATER — S. SEWER — WELL — WATER

CONC — BRICK — FENCES — WD — WIRE — HT — TYPE — SF — LF

B.U. — TP. SIZE — SF — PATIOS — TP. SIZE — SF

SAN CARLOS AVE

See Sketch

1118 PONCE DE LEON (US HWY 1)
PROPERTY ADDRESS

PLOTTED — DRAWN BY JSW — DATE 1/27/62
RANDOM — CLASSED BY MT — DATE 4/5/62

CONSTRUCTION DATA

BUILDING 1 2 3 4	SHEATHING	ROOF TYPE	FLOORS	FURRING	HEATING
1 SERV. STA	Yes / None ○	Flat 10	Dirt	Yes	None 10
2		Shed	Single	None ○	Chimney
3	EXTERIOR WALLS	Gable	Double		Fireplace
4	Unfinished	Hip	Pine	ROOMS	Steam
SUB-STRUCTURE	Wood	ROOF FRAME	Hardwood	Res. Rooms	Hot Water
Slab	Roll	Wood ○	Concrete ○	Others 3	Forced Hot Air
Piers	Sheet	ROOFING	Asphalt Tile		Hot Air
Continuous Wall ○	Composition	Roll	Terrazzo	Notes	Electric
WALL FRAME	Metal Siding ○	Sheet	Notes	PLUMBING	ELECTRICITY
Wood	Asbestos	Shingles	INTERIOR WALLS	None	Yes 10
Block 8", 12	Stucco	Composition	Unfinished W	1 Fixture Toilet	None
Tile	Common Brick	Metal	Wall Board C	2 Fixture Toilet C	EQUIPMENT
Brick	Face Brick	Wood	Ceiling	2 Fixture Bath	Vent Fan
Stone	Stone	Asbestos	Plaster	3 Fixture Bath	Air Cond.
Rf. Concrete	Rf. Concrete	Tile	Panel Board	4 Fixture Bath	Insulation
Steel		T+G ○	Plywood	Tile Floor 2	OHD 10 x 8 2
Notes	Notes (1)	Notes	Pine Panel	1/2 Tile Walls 2	INTERIOR
			Hardwood Panel	Full Tile Walls	Type
			Notes	Notes	Condition
					Notes

NOTES: (1) EXT WALLS SOUTH + EAST ARE UNF.

(1) A.I.SS 1456 # @ 3.52
+ Pool, Met. 77 x (6+6) 14 x 7.54 +809
- Wall Pin 216 x 10 x 16 ¢ -346 .08
- Chain Pin (wire) 18 ¢
+ Canopy 198 # x (45+25) +139
4603 +41
5.85

NO.	PHY.	ADJUSTMENT	COND.
1	1971	AP ... AS SAN. FAXIER SIDE	
2		ABANDONED UP	
3			
4			

2 Pumps 3/8 1-3x30 1-3x16 +6"

TOTAL R.C = 19112
1962 PHY COND AV. = 82.9%

IMPROVEMENTS	NO.	STYS.	SH.	CLASS	AREA	100 INDEX	RATE	ADDITIONS	REPL. COST	DATE BUILT	COND.	ADJ.	VALUE
	1	1		SERV. STATION	1456	385	9 63		14 021	1954	84		11 780
	DUMP ISLES				138 #	240	5 00		690		80		550
	8" CB. RET. WALL + 4 1240				960 '	24	60		576	1954	80		460
	CONCR. PVMT				3,500 #	25	63		2205	1954	80		1760
	ASPH. PVMT				8,100 #	08	20		1620	1954	70		1130

LAND	QUANTITY - TYPE - DESCRIPTION	SIZE - AREA	UNIT PRICE	D.F.		VALUE
		162 x 127	155 —	1 01	156 55	25 360

YEAR	VALUE 19 62	VALUE 19 62	VALUE 19 68	VALUE 19	VALUE 19	VALUE 19
IMPRS.	15 60	15 680	1 95 Recon			
LAND	26 473 0	25 160	70%			
TOTAL	0 42 110	40 840	26 73			
	33	32 850				

FULL CAL.

FORM No. 050-14

Butler Buildings History: How a Grain Bin Business Became the

Humble Beginnings

Believe it or not, Butler Manufacturing, the metal building giant we know today, originally started with a humble plan to build better agriculture products. In the late 1800s, friends Emanuel Norquist and Charles Butler met in smalltown Clay Center, Kansas. Emanuel was working on an idea to build a better stock tank using copper-bearing galvanized steel that wouldn't rust or leak. Charles, the enterprising one, saw great business potential in what Emanuel was building and in 1901, with the added help of Charles's brother, Newton, the three founded Butler Manufacturing in burgeoning Kansas City, Missouri.



The First Butler Building

In the first decade of Butler Manufacturing, the trio enjoyed local success selling a host of better-built agricultural products and their company grew from three to a staff of 14. It was around this time that a personal need sparked an idea for a larger opportunity. In 1908, Emanuel was in need of a garage for his Metz automobile. His brother, Victor, took it upon himself to build a garage for it out of galvanized steel sheets bolted to a steel frame. Sturdy and long-lasting, a new product was born, and by 1910, the first Butler building was sold. Butler later introduced a two-car version which was greeted by immediate demand.



Butler Manufacturing Takes Lift Off and a Nose Dive

In the 1920s, airplanes gained fandom and caught the attention of everyone, including Butler. Ever industrious, the Butler founders endeavored to tap into the craze and started a subsidiary: Butler Aircraft Corporation. The subsidiary designed and built the Blackhawk, a single-engine, open-cockpit biplane that could hit 130 mph and travel 650 miles on a single tank of gas. The Blackhawk was priced at $7,995.

Unfortunately, Butler was not immune to the national financial crisis that came in late 1929 which was followed by the Great Depression lasting a decade. Butler shuttered production of the Blackhawk, only producing 11 units. Ironically, some ended up being used as crop dusters, coming full circle back to Butler's roots in agriculture.



Recovery and Boom

Butler survived the 1930s and their resilience was rewarded in 1939 when the the U.S. Department of Agriculture put out a request for bids on 30,666 steel bins - this order was 1.5x more than the entire industry produced the year prior. All bids were needed within 30 days of request and bins were required to be delivered within 60 days of receiving an order. Butler took on the challenge, refurbished an abandoned plant in Galesburg, Illinois, produced and shipped 14,500 steel bins in 59 days - one day ahead of schedule. 6,000 more units were ordered mid-contract

and were shipped just 15 days after.



De-risking and Becoming the Gold Standard

By 1940, Butler had a full line of rigid frame buildings ready for market, and in the 1950s Butler leadership was shifting focus away from the volatile agricultural markets and putting their focus on growing their metal buildings division. The Galesburg, Illinois plant that was rehabbed just a decade earlier for grain bin production was converted to solely produce their pre-engineered metal buildings. Butler's move proved fruitful and the company's revenue surged consistently for decades. By the mid-80s, the little stock tank business was no longer little, achieving $500 million annually. By the 1990s, Butler's employee headcount was roughly 3,500.



Expansion and Acquisition:

Through the years, Butler's product line evolved into a comprehensive building system of Butler frames, walls, roofs, fasteners, doors, and windows. Butler's innovation garnered demand around the world. In the 1990s, Brazil and China were Butler's largest exports, and by the early 2000s, Butler was working on building its 3rd factory in China in effort to meet the demand.
On April 2004, Butler Manufacturing was acquired by BlueScope Steel Limited of Australia, making BlueScope the leader in pre-engineered buildings in North America and the #1 in premium steel building products in China.

FAQ:

- **When was Butler Manufacturing founded?**
  Butler Manufacturing was founded in Kansas City, Missouri, in 1901.

- **Who is the parent company of Butler Manufacturing?**
  Butler Manufacturing is owned by BlueScope Steel of Melbourne, Australia. BlueScope acquired Butler Manufacturing on April 27, 2004 for $206M.
  On April 27, 2004, Butler Manufacturing was acquired by BlueScope Steel Limited of Melbourne, Australia.

- **How many employees does Butler Manufacturing have?**
  Butler Manufacturing, now combined with BlueScope Buildings North America, employees

over 5,000 talented men and women.

- **Why is it called a Butler Building?**
  Though Butler Manufacturing's co-founder, Emanuel Norquist, was the engineering mind behind Butler's initial products, Butler Manufacturing is named after Butler Manufacturing's other two co-founders - Charles and Newton Butler

- **What are Butler Buildings made of?**
  Butler buildings are pre-engineered steel buildings which are comprised of high-quality roofing, structural, and insulating materials.

ButlerMFGParts.com is a MAR Building Solutions company. Whether you need genuine Butler parts for your Butler Building or are interested in a new build, we are here to help. Click here to contact us!

Links

Login
FAQ

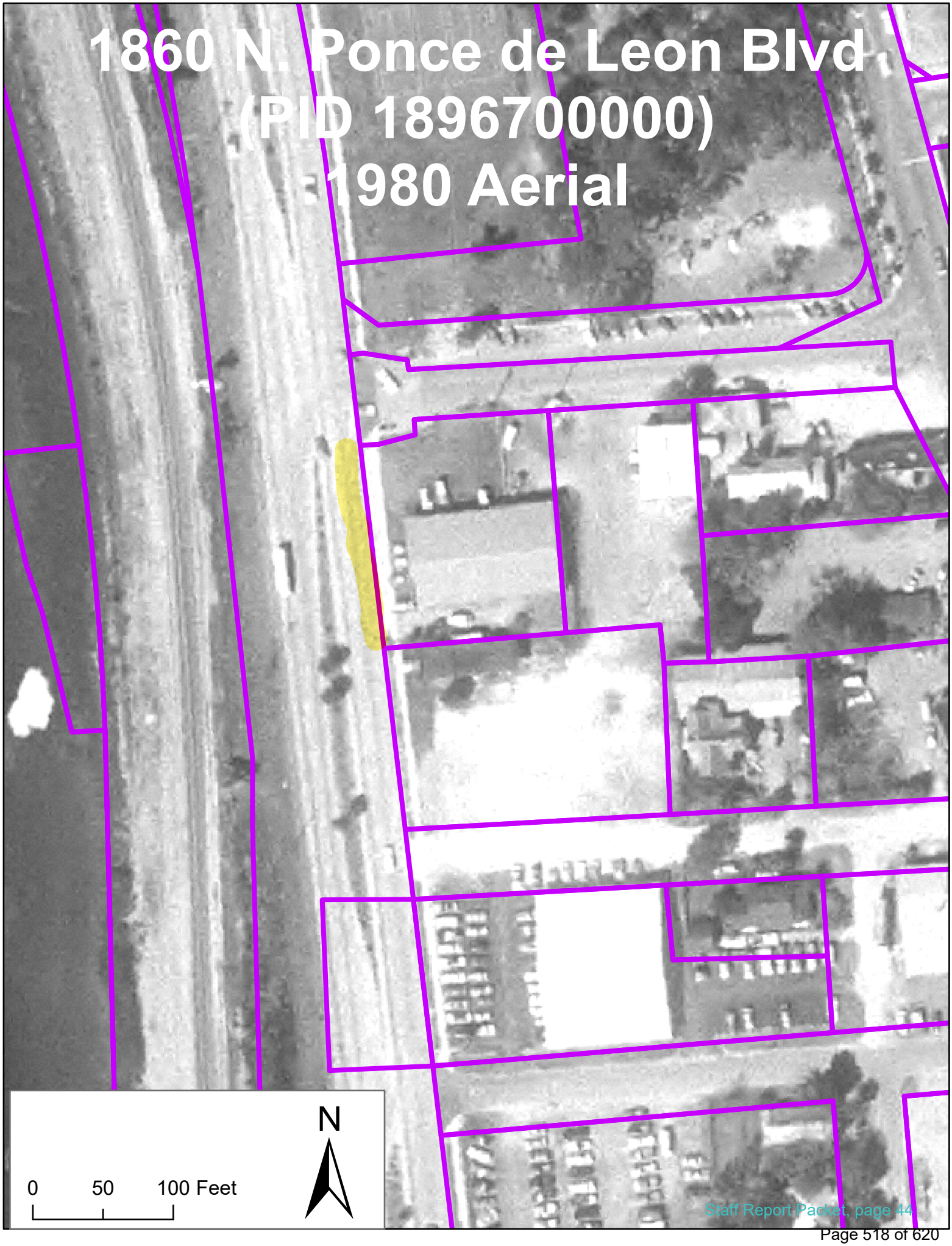
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Messages

Payments Accepted

Contact Us

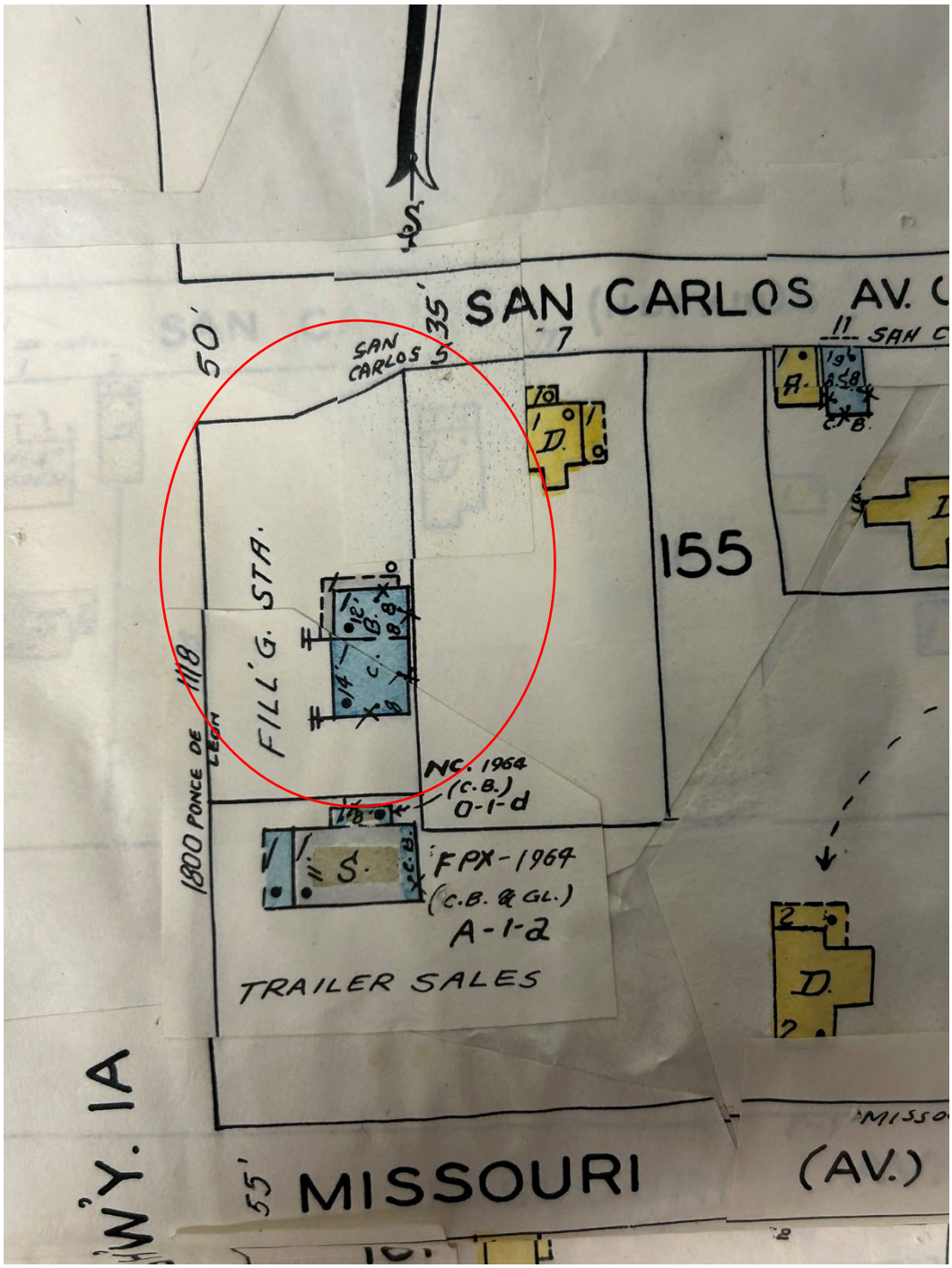
Phone: (816) 272-5435
Email: sales@butlermfgparts.com
Send us a message!


1860 N. Ponce de Leon Blvd.
(PID 1896700000)
1980 Aerial
N
0
50
100 Feet

1860 N. Ponce de Leon Blvd.

SANBORN MAPS (1930 basemap, revised to 1965)

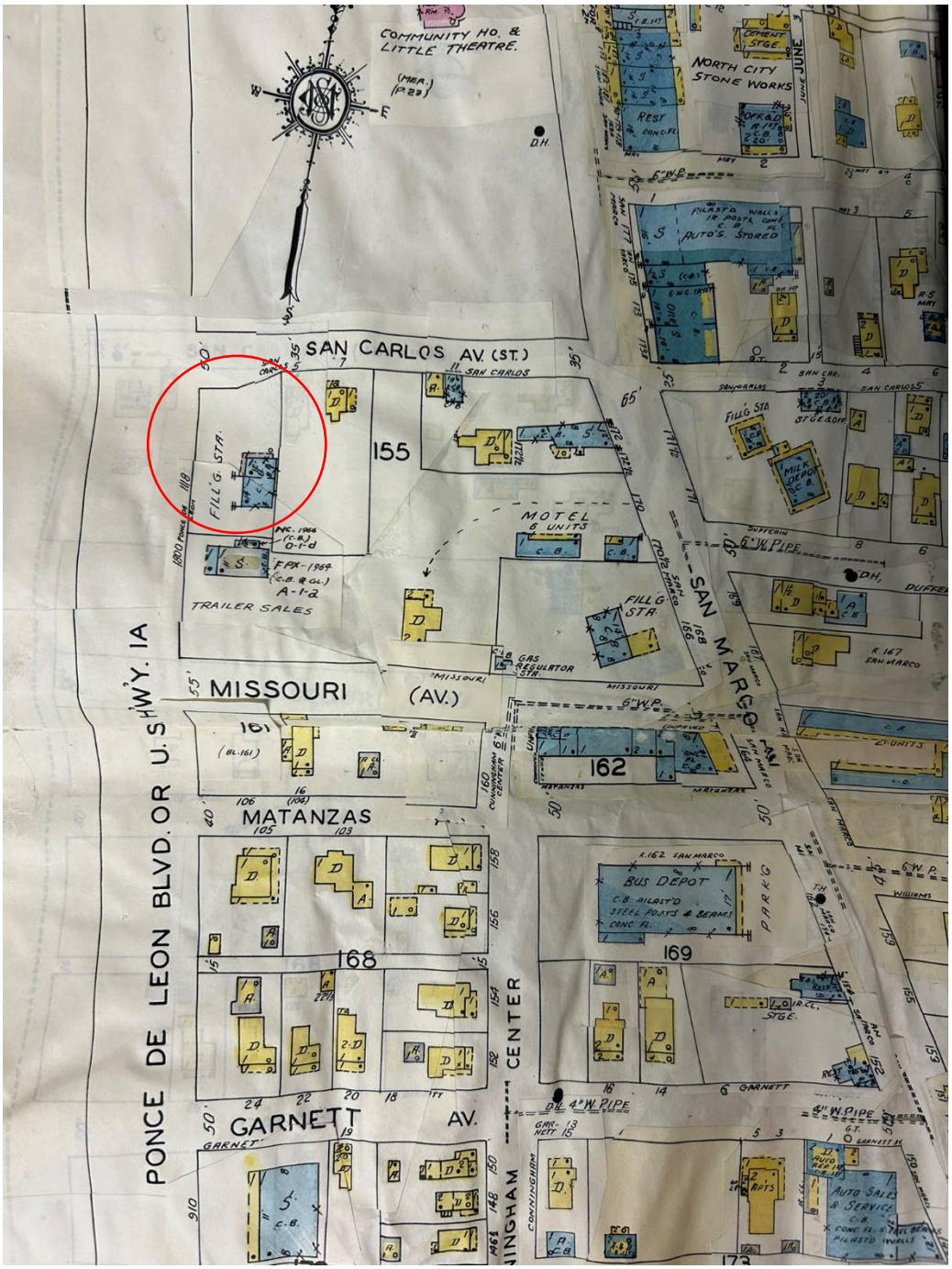
Showing previously existing filling station building
prior to being demolished around 1971



1860 N. Ponce de Leon Blvd.

SANBORN MAPS (1930 basemap, revised to 1965)

Showing previously existing filling station building
prior to being demolished around 1971



1860 N Ponce de Leon Boulevard (c. 1974)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1974	Burton Electronics		
1975	Burton Electronics		
1979-80	Burton Electronics Inc.		
1984-85	Burton Electronics Inc.		
1990	Burton Electronics Inc.		
1995	Burton Electronics Inc.		
2001	Burton Electronics Company/Radio Shack		

+ First entry found for this address

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0044 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Old City Law
   Business (if applicable):
   Address: 1 Riberia Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048296383 E-Mail Address: anish.patel@oldcitylaw.com

2. NAME OF PROPERTY OWNER: Vista Hotel IV, Inc.
   Business (if applicable):
   Address: 32 Avenida Menendez Ave
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048265504 E-Mail Address: anish.patel@oldcitylaw.com

3. PROJECT LOCATION: 1860 N Ponce de Leon Blvd, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: SANCHEZ TRACT CITY PT OF LOTS 7 8 & 9 - N162 X 127.15FT (EX R/W OF RD #S-5 IN DB211/224 & 521

5. SCOPE OF WORK: To demolish a commercial building, constructed c. 1974, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

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: 1860 N. Ponce De Leon Blvd. St. Augustine, FL 32084
PIN: 1897500000

Applicant's Name: Oldcity law c/o Bowsky Porter Applicant's Signature: [signature]
" " : St. Johns Law Group c/o James Whitehouse " ": [signature]

Owner's Name: _____ Owner's Signature: [signature]

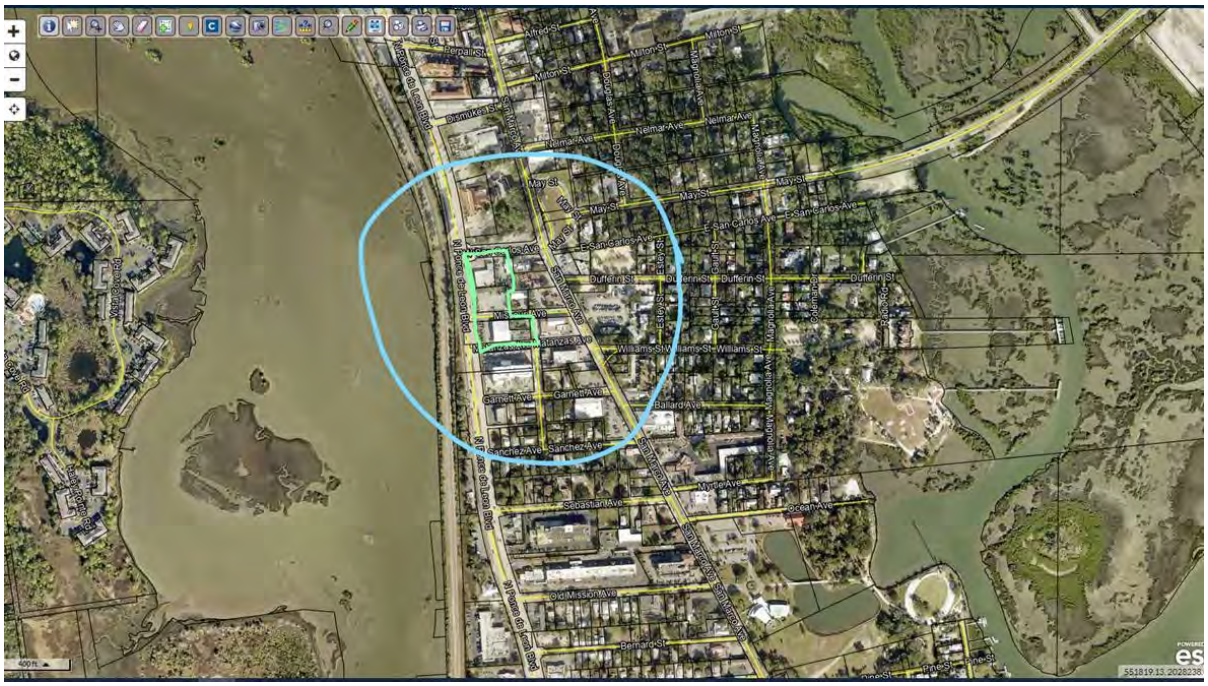
Owner's Name: _____ Owner's Signature: _____

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.

Application for Demo Permit
for Three UNREMARKABLE US-1 PROPERTIES
(7 San Carlos Ave. & 1800 & 1860 N. Ponce de Leon Blvd.)



Vista Hotel IV, Inc. – Kanti Patel

CITY COMMISSION
RECENTLY APPROVED UPDATE

Updated the Land Use and Zoning
to Mixed Use and RGO-A
WITH THE UNDERSTANDING THAT IT WAS FOR THIS EXACT USE

The land uses of these properties containing the **UNREMARKABLE** buildings within the attached applications for standard demolition were **recently updated, by our City Commission as recommended by our Planning and Zoning Board, to a Mixed Use land use and RGO-A zoning <u>for the addition of the compatible hotel uses as proposed to the planning board and commission within those applications</u>**, actually decreasing the intensity of uses by eliminating the high intensive uses of the former CM-2 zoning, including automobile service stations, repair shops, drive-in restaurants, etc.

Moreover, the attached demolition permit requests for the three **UNREMARKABLE** buildings denoted therein are required merely based upon the fact that they are over 50 years old, and these applications are required to go to HARB based on our ordinance.



The uses upcoming have already been reviewed and found both compatible and appropriate by our expert planning staff, our city planning board and our city commission. Here were the excerpts from the expert planning staff reports:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Rezoning

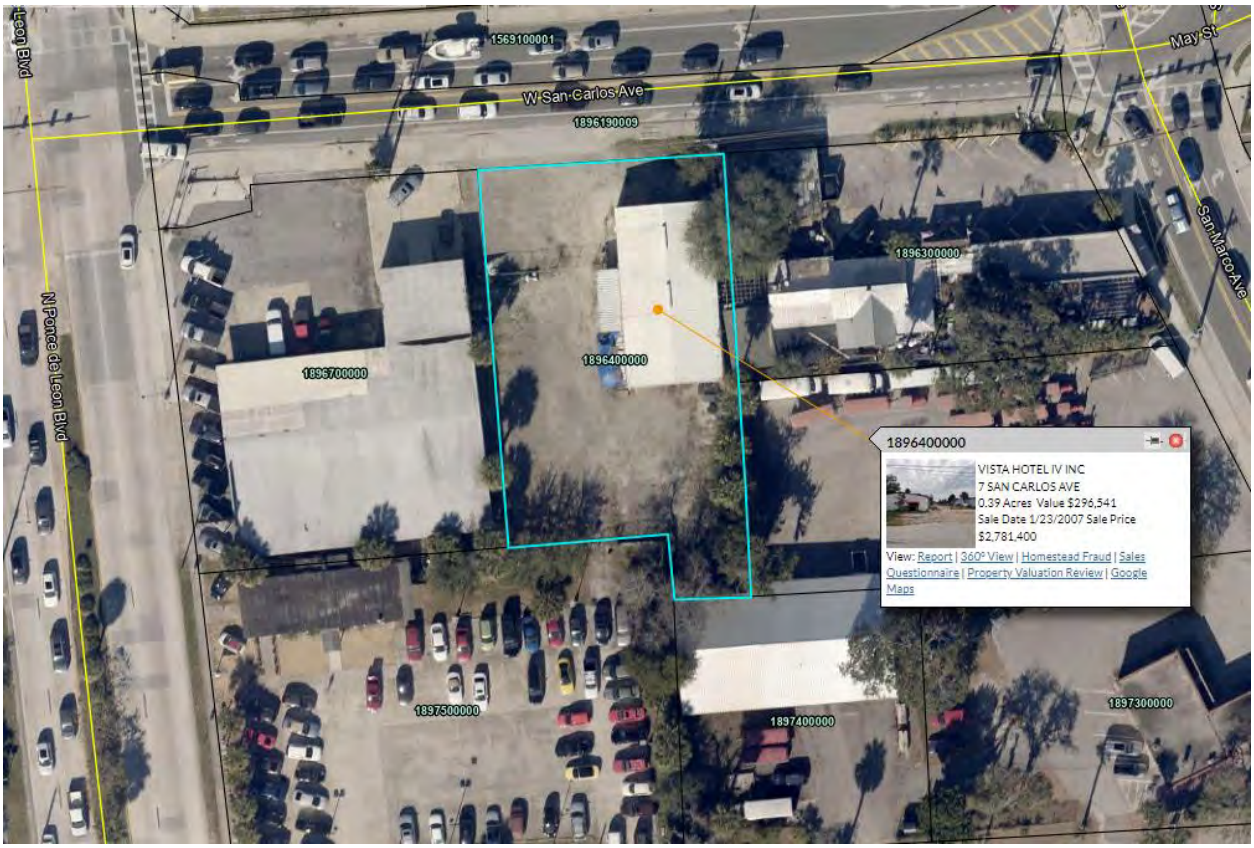
The current Zoning designation for the properties at 1800, 1860, 1700 N Ponce de Leon Boulevard, 7 W San Carlos Avenue, and 25 Missouri Avenue is Commercial Medium-Two (CM-2). The current uses of the properties that are not vacant are retail sales of automobiles, alternative off-road vehicles and repair, office use and the sale of building materials.

The request is a reduction in intensity for the sites compared to the existing commercial zoning district, however the proposed zoning district of RGO-A does allow five (5) more feet of height.

Below are the permitted uses for each zoning district for reference. The intended use of the property as stated by the applicant is for hotel development which would be compatible with surrounding uses and within reasonable proximity to the downtown.

Since the applicant is requesting to change the land use designation to Residential Medium Density Mixed Use a compatible zoning district needs to be in place. The Residential General Office-A (RGO-A) zoning district is compatible and limits the height allowed to 40 feet.

7 San Carlos Avenue

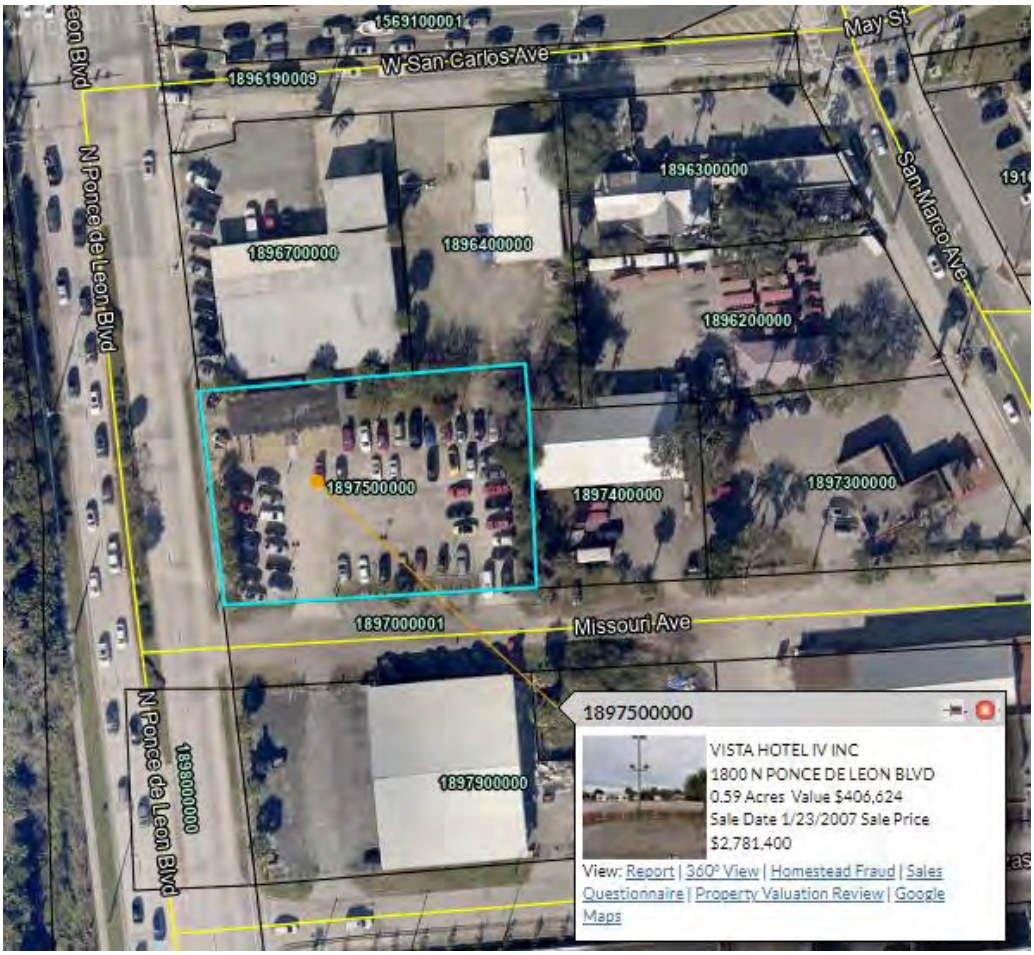


Building Information

Building	1	Roof Cover	Modular Metal
Building Value	$119,770	Roof Structure	Steel Frame
Year Built	1970	Interior Flooring	Concrete Finish
Actual Area	3207	Interior Wall	Minimum
Conditioned Area	3000	Heating Type	None
Use	Repair Service Shops (Marine/Recreational)	Air Conditioning	None
Style	04	Bedrooms	
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	1920
AVERAGE FINISHED OFFICE	1080
FINISHED CANOPY	207
Total SqFt	3207

1800 Ponce de Leon Blvd.



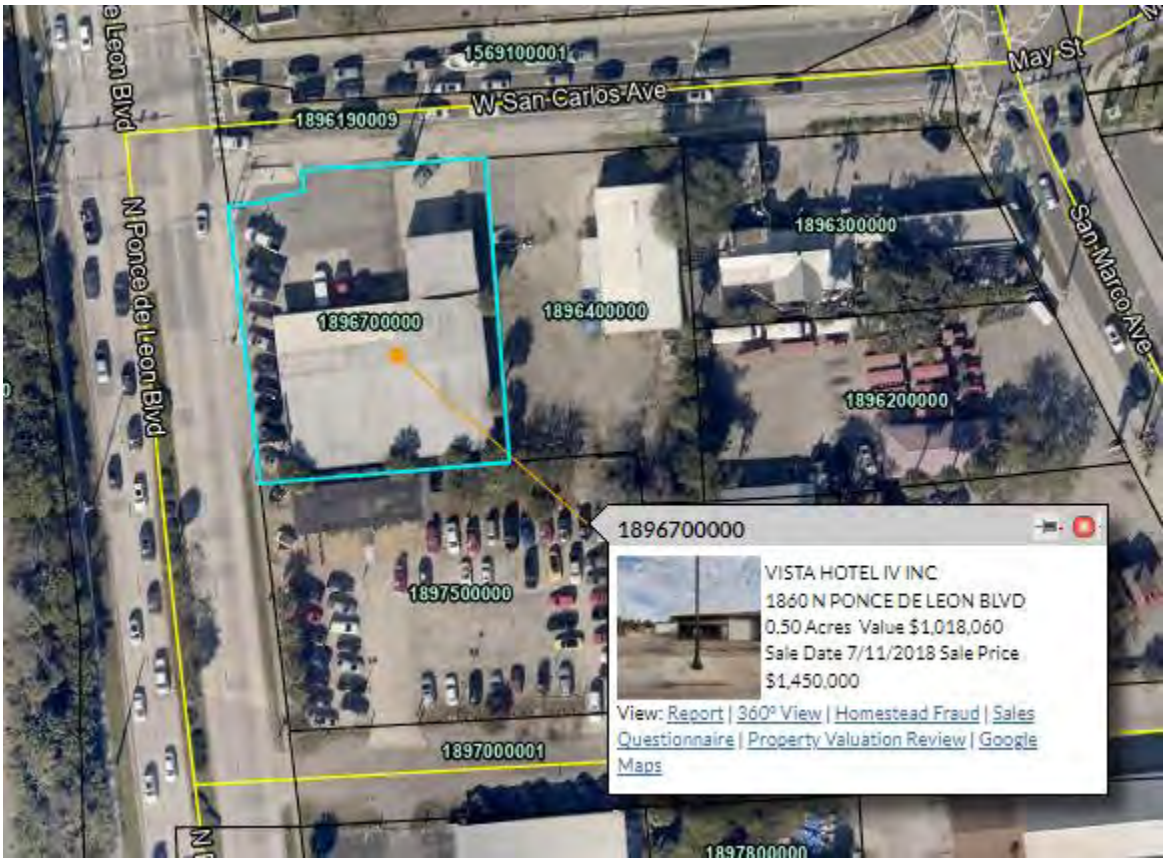
Property Use Code -
Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment)

Building Information

Building	1	Roof Cover	Built Up
Building Value	$47,425	Roof Structure	Prestressed Concrete
Year Built	1964	Interior Flooring	Carpet
Actual Area	1772	Interior Wall	Minimum
Conditioned Area	1204	Heating Type	Air Duct
Use	Office Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

1860 Ponce de Leon Blvd.

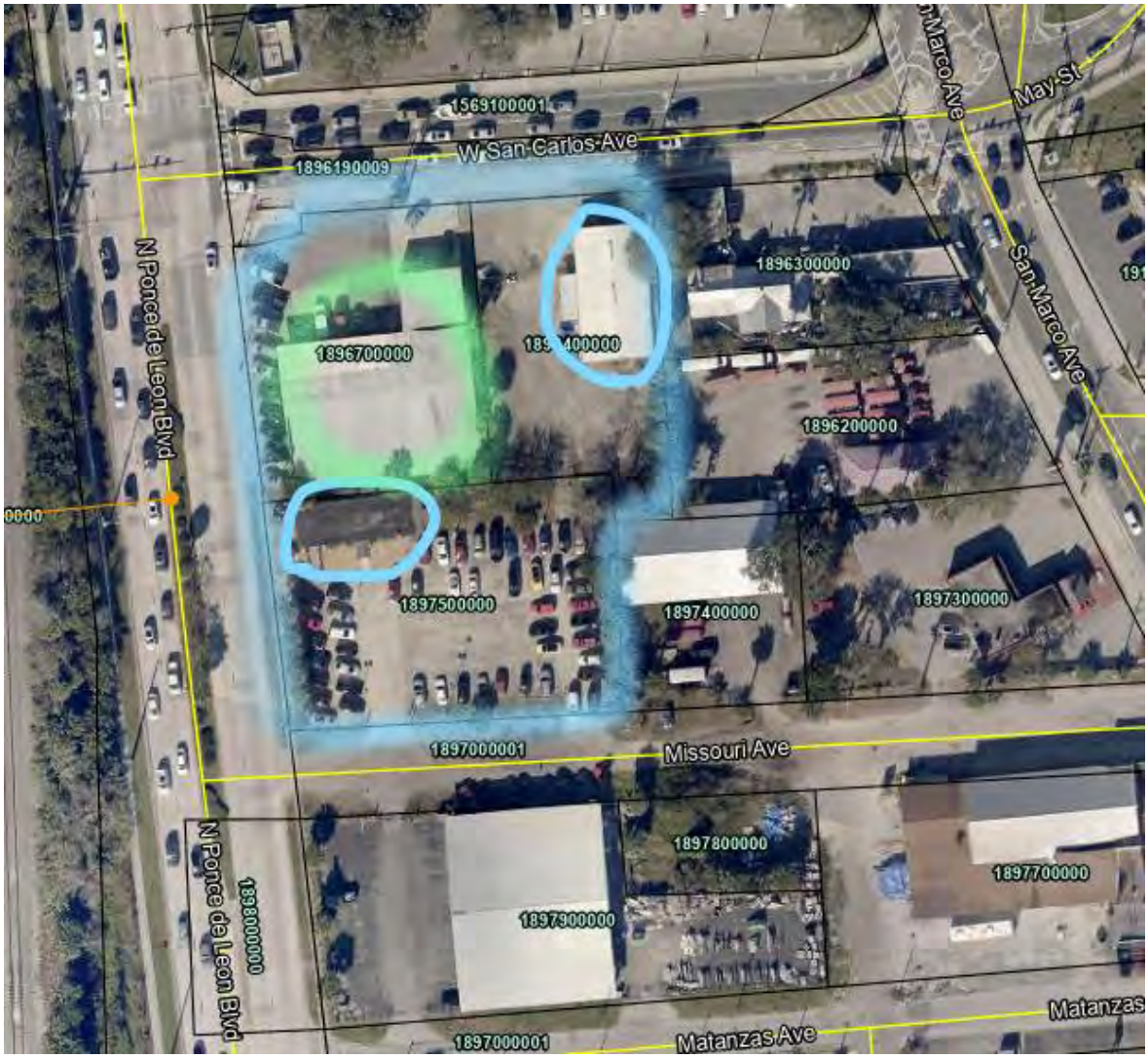


Building Information

Building	1
Building Value	$563,095
Year Built	1975
Actual Area	9718
Conditioned Area	7925
Use	Sales Only (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl, Concrete Block

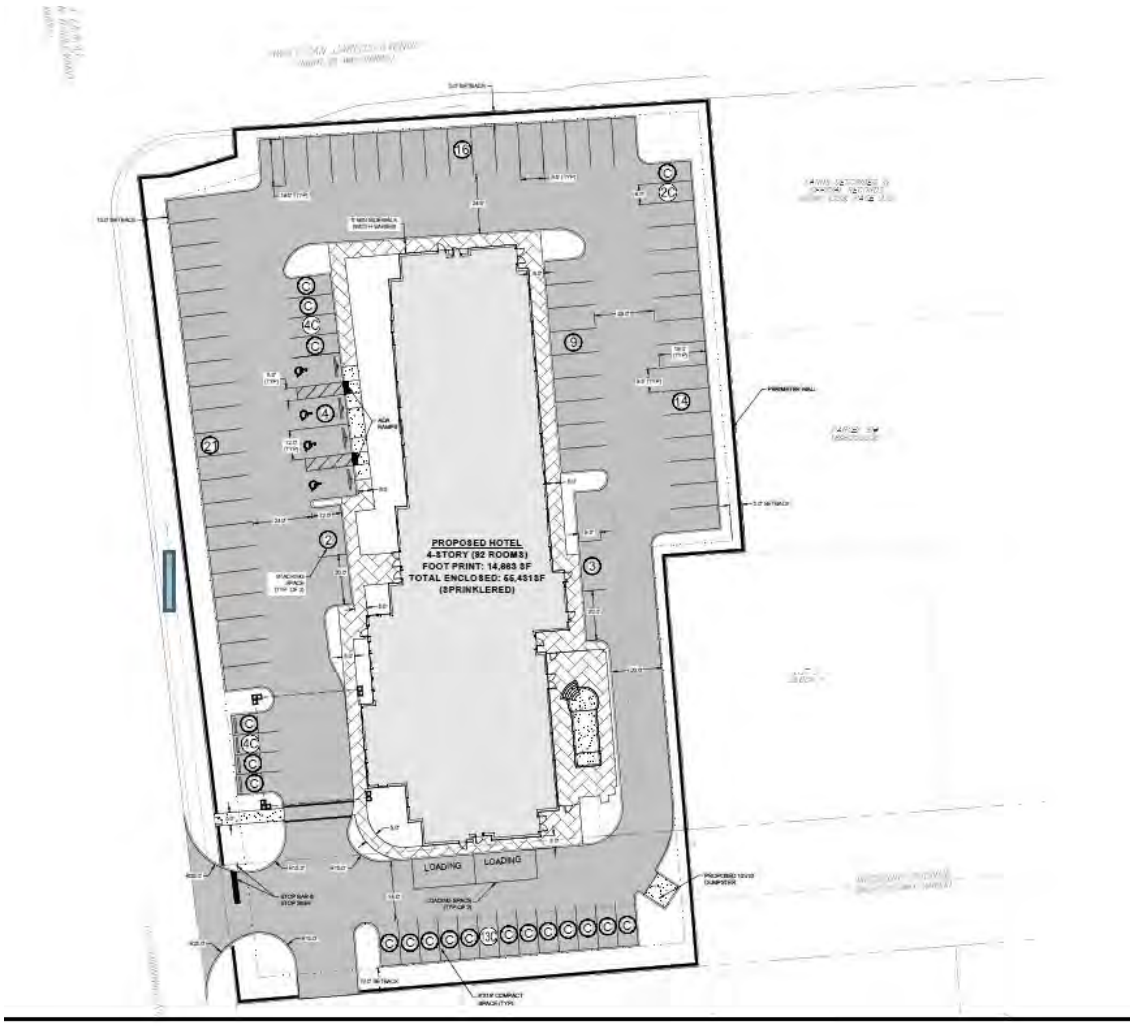
Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	




1569100001
W San Carlos Ave
1896190009
May St
San Marco Ave
N Ponce de Leon Blvd
1896300000
1896700000
1896200000
1897500000
1897400000
1897300000
1897000001
Missouri Ave
1897800000
1897700000
1897900000
1838000000
N Ponce de Leon Blvd
Matanzas
1897000001
Matanzas Ave



Proposed / Approved Use
For these Properties



1860 N Ponce de Leon Blvd, Saint Augustine, FL, 32084, USA

Results:4

Zoning Districts 1

Commercial Medium-Two (CM-2)

Description	COMMERCIAL
Zoning Class	Commercial Medium-Two (CM-2)
Municode	View

Parcels 1

Future Land Use 1

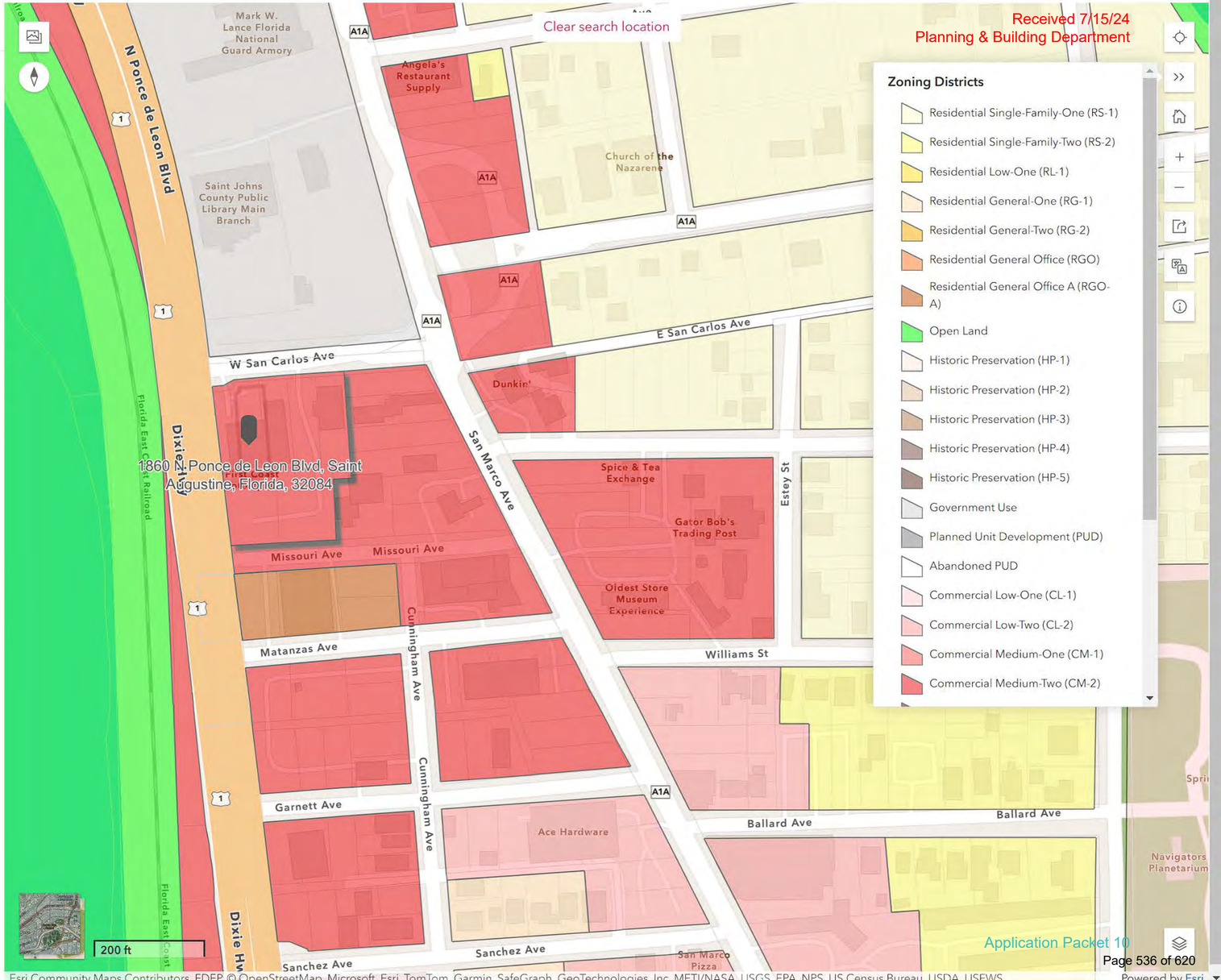
COMMERCIAL MEDIUM INTENSITY

Land Use Code	1400
Land Use Description	COMMERCIAL MEDIUM INTENSITY

Special Flood Hazard Areas 1

DFIRM ID 12109C

Flood Zone	X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Zone Subtype	0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
Special Flood Hazard Area	F
Base Flood Elevation NAVD88	-9,999.00



Received 7/15/25
Planning & Building Department



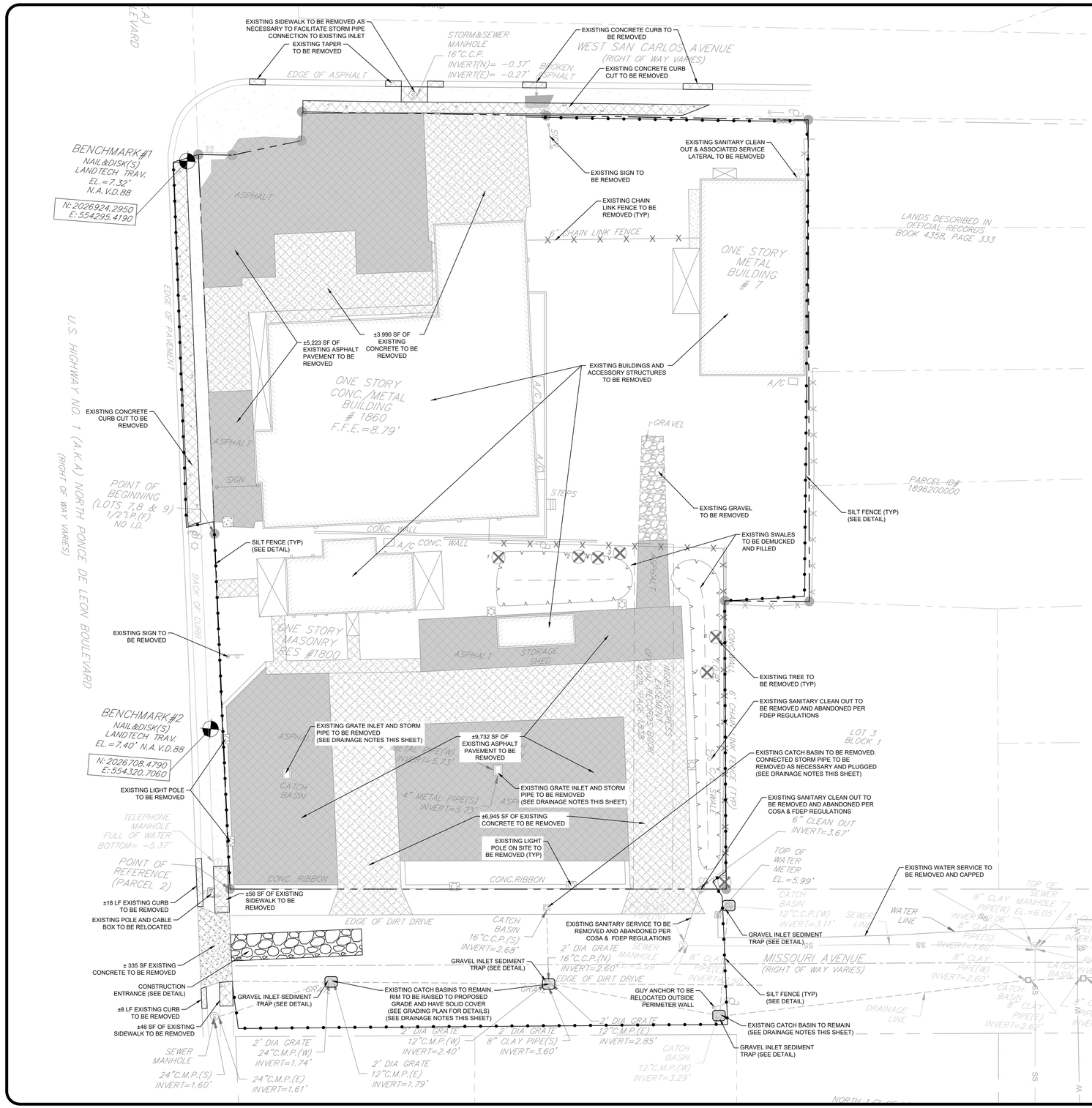
Received 7/15/24
Planning & Building Department



Received 7/15/24
Planning & Building Department



Received 7/15/4
Planning & Building Department



N

W E

S

0 20' 40'

1"=20'

LEGEND

- PROPERTY/ RIGHT OF WAY LINE
- OUT PARCEL SEPARATION LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- TYPE III SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GRAVEL INLET SEDIMENT TRAP

HATCH LEGEND	
	CONSTRUCTION ENTRANCE
	EXISTING TO BE REMOVED

GENERAL NOTES:

1. PLEASE SEE LANDSCAPE PLANS BY ML+H FOR TREE INVENTORY AND MITIGATION TABLES
2. EXISTING FEATURES SHOWN PER SURVEY PROVIDED BY LANDTECH ASSOCIATES INC. PROFESSIONAL SURVEYORS & MAPPERS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING FEATURES PRIOR TO CONSTRUCTION COMMENCEMENT AND NOTIFY ENGINEER OF RECORD IF DISCREPANCIES ARE DISCOVERED.
3. CONTRACTOR SHALL ADHERE TO ALL CITY OF ST. AUGUSTINE EROSION AND SEDIMENTATION CONTROL MEASURES.
4. EXISTING FEATURES SHOWN SHALL REMAIN IN PLACE AND UNHARMED UNLESS OTHERWISE DETAILED IN THESE PLANS.
5. ANY DAMAGED OR REMOVED SIGNAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED PER CURRENT FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL BE REQUIRED TO OBTAIN FDEP NOI PERMIT PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH COSA & FDOT STAFF PRIOR TO STARTING ANY SITE ACTIVITIES.
8. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
9. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.
10. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY STORM PIPE ROUTING PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IF DIFFERENT FROM SURVEY.
2. CONTRACTOR TO USE CAUTION AROUND EXISTING STORM STRUCTURES/ PIPES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE.

STATE OF FLORIDA PROFESSIONAL ENGINEER No.78259 JEREMY W. CALLOWAY, P.E.
CA#35585 FB#7009

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION

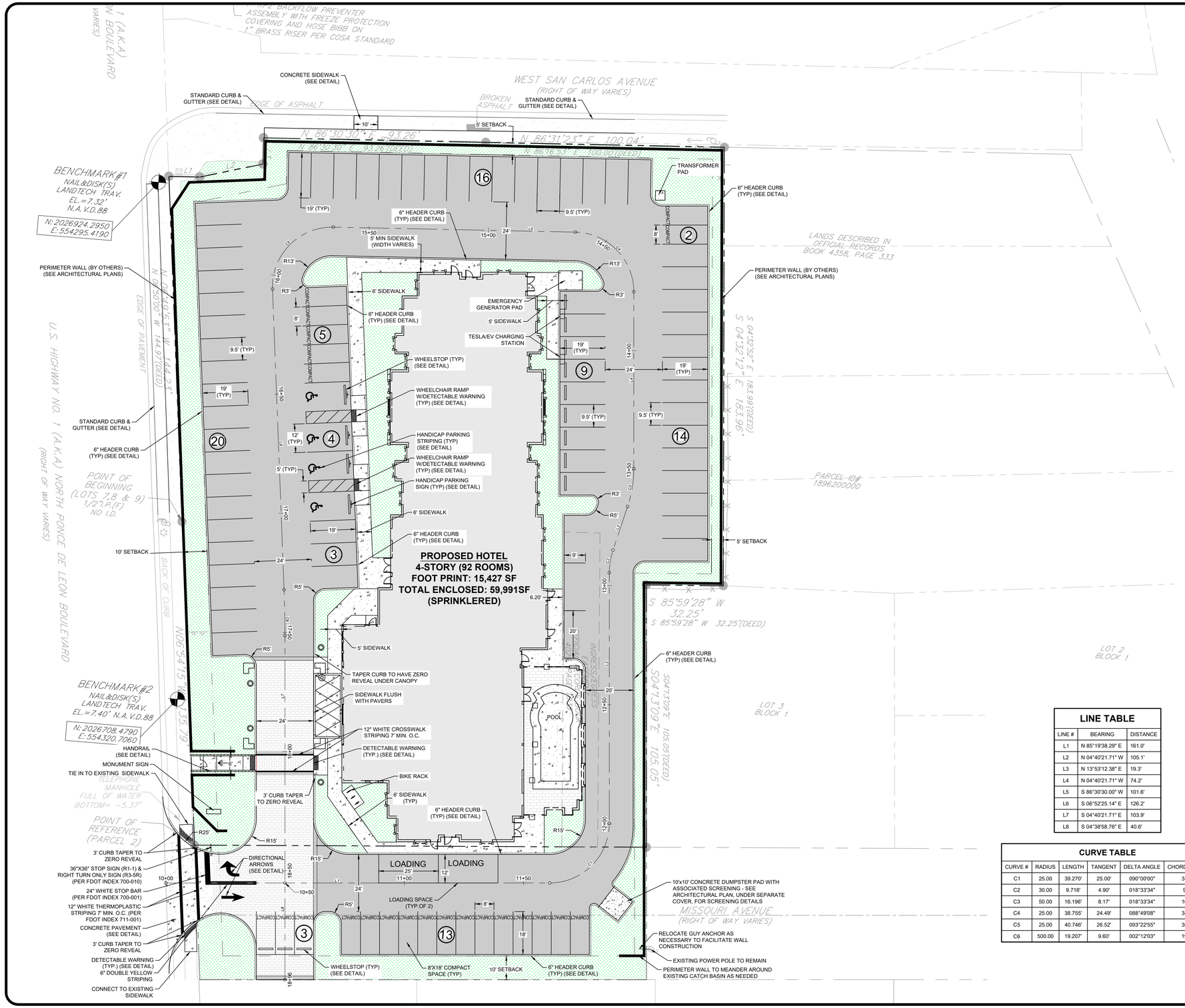
DRAWING BY: MS
DESIGN BY: PJS
CHECKED BY: JWC
DATE: 05-31-2024
PROJECT #: 2215

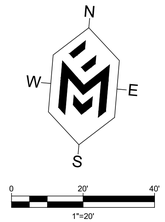
DEMOLITION PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE

PREPARED FOR:
VISTA HOTEL IV, INC.

5
OF 18

Received 7/15/4
Planning & Building Department





LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- 6" HEADER CURB
- (12) PARKING COUNT

NOTES:

- ALL CROSSWALKS SHALL BE ADA ACCESSIBLE.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD REGARDING ANY POTENTIAL CONFLICTS.

HATCH LEGEND	
	PAVERS
	CONCRETE
	BUILDING
	PAVEMENT
	LANDSCAPE AREA

SITE DATA TABLE		
TOTAL PROJECT AREA	73,814 SF	1.69 AC
PROPOSED BUILDING FOOTPRINT		15,427 SF
PROPOSED PAVEMENT		37,311 SF
SIDEWALK/ PATIO		5,119 SF
TOTAL IMPERVIOUS AREA		57,857 SF
TOTAL PERVIOUS AREA		15,957 SF
TOTAL IMPERVIOUS %		78%
TOTAL PERVIOUS %		22%
OPEN SPACE		15,957 SF
MAXIMUM LOT COVERAGE		75%
PROPOSED LOT COVERAGE		21%
MAXIMUM BUILDING HEIGHT		35'
FRONT/ SIDE/ REAR SETBACKS		10'/5'/5'
ZONING		CM-2
FUTURE LAND USE		COMMERCIAL MEDIUM INTENSITY
PARCEL NUMBER(S)		189750 0000, 189670 0000, 189640 0000
FLOOD ZONE		X

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 85°19'38.29" E	161.0'
L2	N 04°40'21.71" W	105.1'
L3	N 13°53'12.38" E	19.3'
L4	N 04°40'21.71" W	74.2'
L5	S 86°30'30.00" W	101.6'
L6	S 06°52'25.14" E	126.2'
L7	S 04°40'21.71" E	103.9'
L8	S 04°38'58.76" E	40.6'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH
C1	25.00	39.270'	25.00'	090°00'00"	35.36'
C2	30.00	9.718'	4.90'	018°33'34"	9.68'
C3	50.00	16.196'	8.17'	018°33'34"	16.13'
C4	25.00	38.755'	24.49'	088°49'08"	34.99'
C5	25.00	40.746'	26.52'	093°22'55"	36.38'
C6	500.00	19.207'	9.60'	002°12'03"	19.21'

PARKING CALCULATIONS			
HOTEL	=	1 SPACE PER	ROOM
TOTAL NUMBER OF ROOMS	=	92 ROOMS	92 SPACES
TOTAL REQUIRED	=	92 SPACES	
TOTAL PROVIDED	=	92 SPACES	
ADA REQUIRED	=	4 SPACES	
ADA PROVIDED	=	4 SPACES	
COMPACT SPACES PROVIDED	=	23 SPACES	
MAX COMPACT ALLOWED (25%)	=	23 SPACES	

IMPERVIOUS AREA TABLE	
EXISTING PARCEL AREA	63,152 SF
MISSOURI AVE. AREA (GRAVEL)	10,662 SF
TOTAL PROJECT AREA	73,814 SF
EXISTING VS. PROPOSED IMPERVIOUS AREA	
EXISTING BUILDING	13,482 SF
EXISTING PAVEMENT & CONCRETE	27,020 SF
BROKEN ASPHALT, GRAVEL/DIRT PARKING	21,267 SF
GRAVEL	382 SF
TOTAL PRE DEVELOPMENT IMPERVIOUS	62,151 SF
POST DEVELOPMENT IMPERVIOUS	58,349 SF
NET IMPERVIOUS AREA DECREASE	-3,802 SF

JEREMY W. CALLOWAY, P.E.
CA#95495 FE#70539
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 70539

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

SITE PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE
PREPARED FOR:
VISTA HOTEL IV, INC.

6
OF 18

Instr #2018050263 BK: 4580 PG: 463, Filed & Recorded: 7/16/2018 9:43 AM #Pgs:3
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $10,150.00

Prepared by and return to:
Garry M. Glickman, Esquire
Glickman, Witters and Marell, P.A.
1601 Forum Place Ste. 1101
West Palm Beach, Florida 33401

Property Control Number: 189670-0000

WARRANTY DEED

THIS WARRANTY DEED made this 11 day of July, 2018.

1860 N. PONCE DE LEON, LLC, a Florida Limited Liability Company

whose address is: 277 Royal Poinciana Way, Suite 156, Palm Beach, FL 33480

hereafter called the Grantor, to

VISTA HOTEL IV, INC., a Florida corporation

whose address is: 32 Avenida Menendez, St. Augustine, FL 32084

hereafter 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 corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, to wit:

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8 AND 9 OF SANCHEZ TRACT, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, AS SHOWN ON OFFICIAL MAP OF CITY OF ST. AUGUSTINE DATED JANUARY 1, 1905, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5 (PROJECT SECTION NO. 7801-203) 162.00 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT OF WAY LINE FROM THE SOUTH LINE OF HOPKINS (SAN CARLOS) STREET; THENCE NORTH 6 DEGREES 50 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 144.97 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 30 SECONDS EAST 13.00 FEET; THENCE NORTH 73 DEGREES 37 MINUTES 30 SECONDS EAST 27.00 FEET; THENCE NORTH 3 DEGREES 29 MINUTES 30 SECONDS WEST 11.00 FEET TO A POINT ON THE SOUTH LINE OF HOPKINS STREET; THENCE NORTH 86 DEGREES 30

COPY

MINUTES 30 SECONDS EAST 93.26 FEET ALONG THE SOUTH LINE OF HOPKINS STREET TO THE NORTHEAST CORNER OF LOT 7 OF SANCHEZ TRACT; THENCE SOUTH 4 DEGREES 34 MINUTES EAST 161.70 FEET ALONG THE EAST LINE OF SAID LOT 7; THENCE SOUTH 86 DEGREES 30 MINUTES 30 SECONDS WEST 127.15 FEET TO THE POINT OF BEGINNING.

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

Subject to conditions, reservations, restrictions and easements of record, provided that this instrument shall not re-impose same.

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 the 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, 2017.

COPY

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

Signed, sealed and delivered
in the presence of:

_____
WITNESS - SIGNATURE
PRINT: Tobi Mickle

_____
WITNESS - SIGNATURE
PRINT: Teresa Cicchella

1860 N. PONCE DE LEON, LLC, a Florida Limited Liability Company

By: _____
JAMIE MICKLE, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 9th day of July, 2018 by JAMIE MICKLE, as Manager of 1860 N. PONCE DE LEON, LLC, a Florida Limited Liability Company who is ☒ personally known to me or who has ☐ produced _____ as identification and who did/did not take an oath.

NOTARY:
SIGNATURE: Margaret A. Adorjan
PRINT: MARGARET A ADORJAN
MY COMMISSION EXPIRES:

MARGARET A ADORJAN
Commission # GG 164821
Expires April 1, 2022
Bonded Thru Budget Notary Services

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

Signed, sealed and delivered
in the presence of:

WITNESS - SIGNATURE

PRINT: GARRY M. GLICKMAN

WITNESS - SIGNATURE

PRINT: Suzette L. Novak

1860 N. PONCE DE LEON, LLC, a Florida Limited Liability Company

By: _____
LEE W. HEATON, as Manager

COPY

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of July, 2018 by LEE W. HEATON, as Manager of 1860 N. PONCE DE LEON, LLC, a Florida Limited Liability Company who is ☑ personally known to me or who has ☐ produced _____ as identification and who did/did not take an oath.

NOTARY:

SIGNATURE: _____

PRINT: _____

MY COMMISSION EXPIRES:

GARRY M. GLICKMAN
Commission # FF 923422
Expires November 9, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1896700000
Location	1860 N PONCE DE LEON BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ponce Boulevard North (COM) (681.01)
Tax Description*	SANCHEZ TRACT CITY PT OF LOTS 7 8 & 9 - N162 X 127.15FT (EX R/W OF RD #S-5 IN DB211/224 & 521) OR4580/463 *The Description above is not to be used on legal documents.
Property Use Code	Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment) (2700)
Subdivision	Sanchez Tract
Sec/Twp/Rng	47-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.500
Homestead	N

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Owner Information

Owner Name	Vista Hotel IV Inc 100%
Mailing Address	32 AVENIDA MENEDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$563,095
Extra Features Value	$22,645
Total Land Value	$432,320
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,018,060**
Total Deferred	$0
Assessed Value	**$1,018,060**
Total Exemptions	$0
Taxable Value	**$1,018,060**

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

Historical Assessment Information

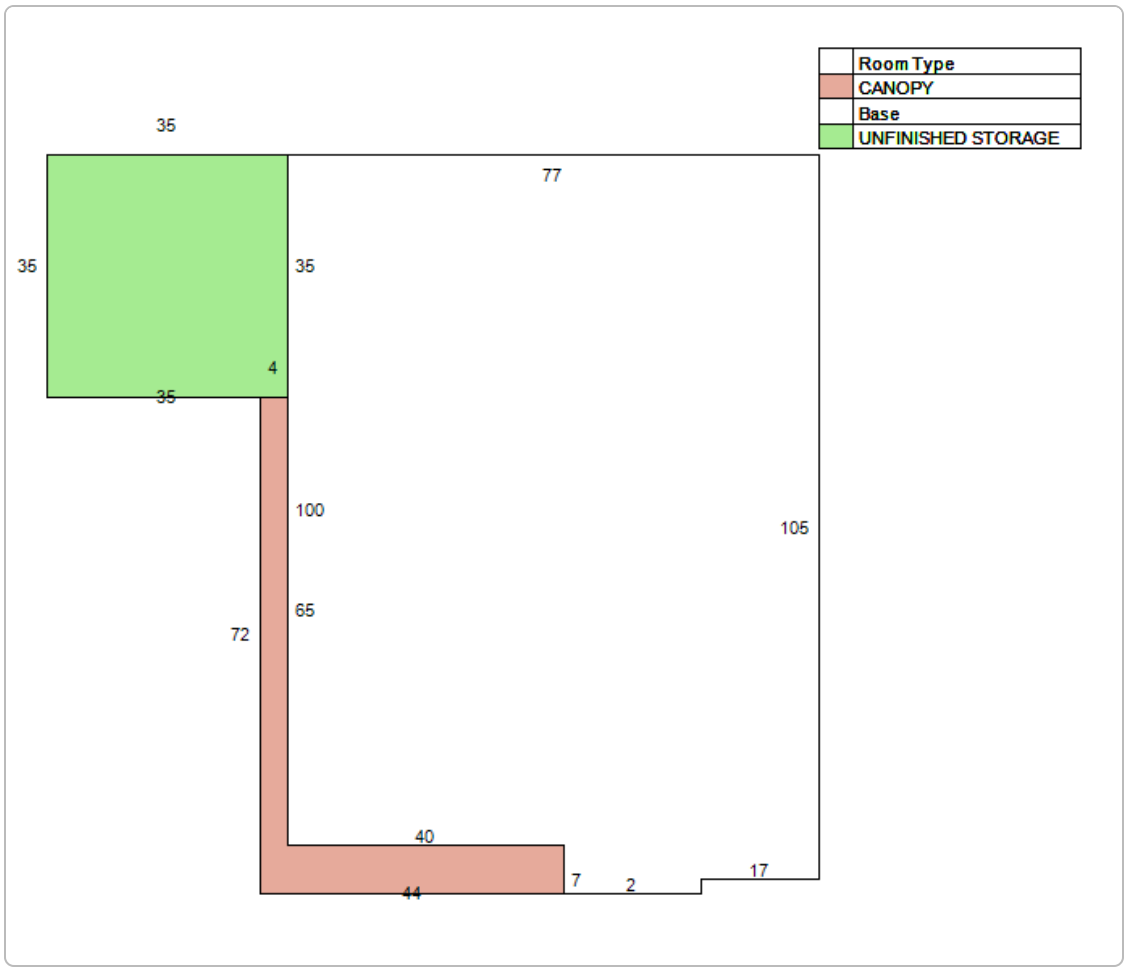
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$533,063	$19,870	$432,320	$0	$0	$985,253	$985,253	$0	$985,253
2022	$483,045	$6,949	$432,320	$0	$0	$922,314	$922,314	$0	$922,314
2021	$496,279	$8,195	$432,320	$0	$0	$936,794	$936,794	$0	$936,794
2020	$509,513	$9,439	$432,320	$0	$0	$951,272	$951,272	$0	$951,272
2019	$446,067	$9,840	$432,320	$0	$0	$888,227	$888,227	$0	$888,227
2018	$282,305	$11,084	$259,392	$0	$0	$552,781	$552,781	$0	$552,781
2017	$355,725	$9,222	$172,928	$0	$0	$537,875	$537,875	$0	$537,875
2016	$367,017	$10,080	$172,928	$0	$0	$550,025	$550,025	$0	$550,025
2015	$412,189	$10,008	$172,928	$0	$0	$595,125	$595,125	$0	$595,125
2014	$398,571	$10,865	$140,504	$0	$0	$549,940	$549,940	$0	$549,940
2013	$377,314	$13,386	$133,731	$0	$0	$524,431	$524,431	$0	$524,431

Building Information

Building	1	**Roof Cover**	Modular Metal
Building Value	$563,095	**Roof Structure**	Steel Frame
Year Built	1975	**Interior Flooring**	Concrete Finish
Actual Area	9718	**Interior Wall**	Drywall
Conditioned Area	7925	**Heating Type**	Air Duct
Use	Sales Only (Marine/Recreational)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Aluminum Vinyl, Concrete Block	**Baths**	

Description	Square Footage
BASE AREA	7925
UNFINISHED STORAGE/UTILITY	1225
UNFINISHED CANOPY	568
Total SqFt	9718

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		8500
Asphalt Paving (COM)		9466
Masonry Wall (Mix)		4679

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	21616	SF	$432,320

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/16/2018	7/11/2018	$1,450,000.00	WARRANTY DEED	4580	463	U	I	1860 N PONCE DE LEON LLC	VISTA HOTEL IV INC
9/28/2015	9/25/2015	$577,000.00	WARRANTY DEED	4090	174	U	I	ALLEN MARK	1860 N PONCE DE LEON LLC
6/4/2012	6/1/2012	$800,000.00	WARRANTY DEED	3569	1229	U	I	BURTON ROBERT	ALLEN MARK,WENDI
	4/30/2010	$150,000.00	PERSONAL REP	3309	1709	U	I	BURTON MARION B EST BY MARGARET S BURTON P/REP	BURTON ROBERT
11/20/2008	8/28/2008	$100.00	WARRANTY DEED	3141	1191	U	I	BURTON MARGARET S TRUSTEE/BURTON LVG TRUST	BURTON MARION B ESTATE
	1/23/2006	$100.00	WARRANTY DEED	2637	261	U	I	BURTON MARION B BY MARGARET S BURTON POA	BURTON MARGARET S TRUSTEE

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: 7/22/2024, 9:11:04 AM

Contact Us

Developed by
Schneider GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL IV, INC.

Filing Information

Document Number	P07000006578
FEI/EIN Number	20-8388700
Date Filed	01/16/2007
State	FL
Status	ACTIVE

Principal Address

1700 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 04/14/2009

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title STD

PATEL, KALAVATI K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/19/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
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01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Domestic Profit	View image in PDF format

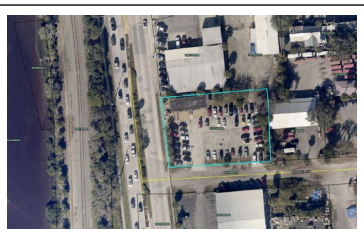
Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting







Application HP2024-0036 Address: 1800 N. Ponce de Leon Boulevard

Old City Law – Applicant Vista Hotel IV, Inc. - Owner

Project description: To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Mid-Century Modern Commercial	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1964
Archaeology Zone:	N/A	Zoning District:	RGO-A
Parcel number:	1897500000		
Agenda Item:	7(g)	Previous Action(s):	-PZB 2022-0084 -City Commission Ordinances 2023-04 & 2023-05

STAFF SUMMARY AND ANALYSIS:

Location and Date of Construction: Located one building south of the southeast corner of North Ponce de Leon Boulevard (or U.S. 1) and San Carlos Avenue and bounded to the south by Missouri Avenue, this "recent past" commercial building has character defining elements associated with mid-century modern architecture. Constructed around 1964, this is one of the more uniquely designed buildings remaining along this commercial stretch of the of U.S. 1 corridor, the coastal highway that runs north/south from Canada.to Key West.

Architectural Description: One-story in height, the building has a flat roof, with dramatic wings that serve as awnings on each end, the front façade/west elevation and the rear/east elevation. Flared ribs articulate the underside and visibly accentuate the wings. An aluminum framed storefront with floor to ceiling windows flank a double-door entrance with short transom above. A lintel runs above and beyond the full width of the storefront. Corner windows are found at each end of the front façade. Similarly, a lintel runs across the rear elevation and extends over the corner windows at each end; the northeast corner is enclosed. Along either side of the building, windows are centered within bays, which are accentuated by vertical wall projections, perpendicular but shorter in height to the stucco finished elevation walls. A later addition of a shorter gable roof portico with simple squared columns extends from the south elevation's centered side entrance. Overall on the side elevations, fenestration openings have triple horizontal aluminum awning windows. A side wing with shed roof is centered on the north elevation. Built closely to the property line and adjacent building, that portion of the north elevation is especially not visible from the street.

Other Public Hearings on Property: An application for an update to the land use and zoning for this property to modify the parcel to a Mixed-Use land use and change reduce the intensity of zoning to Residential General Office-A (RGO-A), which has a 40' height limit, from Commercial Medium Two (CM-2) for this proposed project was reviewed by the Planning and Zoning Board (PZB) in December 2022. PZB made a recommendation for approval to the City Commission, who during their January 2023 meetings, reviewed and passed the related proposed ordinances. The importance of preserving buildings from the recent past and the unique architecture of this specific building was noted by Mayor Sikes-Kline during the two ordinance readings at both City Commission January 2023 meetings. The Mayor inquired if the building could be incorporated into the proposed project design or relocated. The Mayor also said she would defer to the HARB's expertise regarding the demolition. It was noted the demolition request could be delayed by the HARB, but could not be denied (unless the HARB designates a building a local historic landmark). See attached meeting minutes and also page 3* and 5 for code related language on demolition review.

Master Plan Goal to Preserve and Document buildings from the Recent Past: During the many public meetings that developed goals and work tasks for the 2018 adopted Historic Preservation Master Plan, it was recognized that recent past buildings in our city are especially vulnerable to demolition and a priority should be made to preserve and document this part of the city's history. (See B.1.6 Task- Document the Recent Past)

Initiatives Related to Recent Past Architecture: Resulting from the City Commission's January 2023 meetings, Historic Preservation Staff was asked to apply for the Florida Division of Historical Resources Grants, with a focus on preservation and documentation of recent past architecture of St. Augustine. Two small grants were applied for and funding was recently approved, which includes a historic resources survey of unrecorded buildings from the recent past (1940-1980) and a heritage education project to create StoryMaps with a focus on architecture, historic events, and the city's development from the recent past. Both projects should be completed within a year, and it is important that this building and the adjacent two to the south be documented in both.

According to the Demolition section in the Architectural Guidelines for Historic Preservation (AGHP): "the Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File (FMSF)**, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts. The demolition can be postponed for up to 24 months and the demolition can also be denied if the structure is of exceptional significance, is a contributing property to a National Register Historic District, or is individually listed on the National Register." (**With the new code language adopted with the partial demolition ordinance in 2023, the demolition review criteria for buildings listed on the FMSF was removed)

From City Code, Sec 28-87(10) (HARB) Responsibilities:** ***Designate historic landmarks. As utilized herein the **term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark**. In the designation of a historic landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

Analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Proposed full demolitions 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 take the following actions related to a **Certificate of Demolition** at **1800 N. Ponce de Leon Boulevard**:

1. **CONTINUE** to allow time for the consideration of a local historic landmark designation and/or for the applicant to provide a plan to relocate, both of which would require further HARB review.
2. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:
    a. 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. A Florida Master Site File survey should be completed.
    b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
    c. 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.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of a commercial building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The one-story building with flat roof has a lower profile and much smaller mass and scale to most of the structures along Ponce de Leon Boulevard, especially many of the other commercial buildings on the east side of Ponce, which has open land immediately to the west in that area.

3. The impact of the loss of the structure on the streetscape. The building has a unique typology for the area and has design elements common in mid-century architecture, fitting in within the context of the 20th century buildings that evolved over time along this corridor.

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 take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is not listed in a local or national historic district and is not recorded on the Florida Master Site File. The building may contribute to a multi-property designation if one were created or be considered by the HARB for local historic landmark designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Not located within a historic district, the recent past building was constructed around 1964 along the city's busy commercial corridor, which developed with the construction of many other 20th century/post WWII buildings. Many of these structures have been demolished and replaced over time with commercial buildings that have no historic context to the road-side architecture and development that evolved during the last century. Losing another structure from this mid-century to recent past era will weaken that remaining context.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an interesting example of the Mid-Century Modern architectural style, constructed during the post-WWII era and has unique design elements.

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. Although there are mid-century era buildings throughout the city, there are few surviving examples of commercial buildings with similar features.

8. 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 materials and some original elements of the building may not be difficult to reproduce, but the roof system with unique cantilevered wings extending with articulated flared ribs would be more challenging to reproduce with the same level of proportion and detail. New construction will be significantly different in appearance.

9. The justification for the proposed demolition. The applicant seeks to redevelop this property and the adjacent two with a proposed single hotel 4-story structure set back from North Ponce de Leon Boulevard and West San Carlos Avenue.

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

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

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 Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- 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.*

Built c. 1964, the building is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, and is not individually listed on the National Register of Historic Places or 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. Sanborn Map(s)
3. Polk City Directory Research
4. City Commission Meeting Minutes from January 9 and January 23, 2023 related to proposed redevelopment project (Ordinance 2023-04 and 2023-05)

Staff Photographs
1800 N Ponce de Leon Boulevard



Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Southwest Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation



Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation



East Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



East Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





East Elevation



Staff Photographs
1800 N Ponce de Leon Boulevard

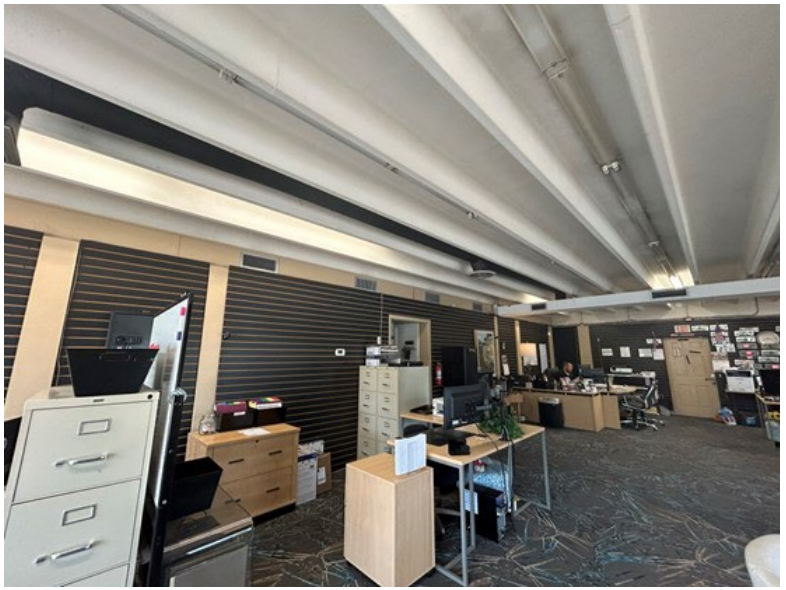




Wide Views of Property

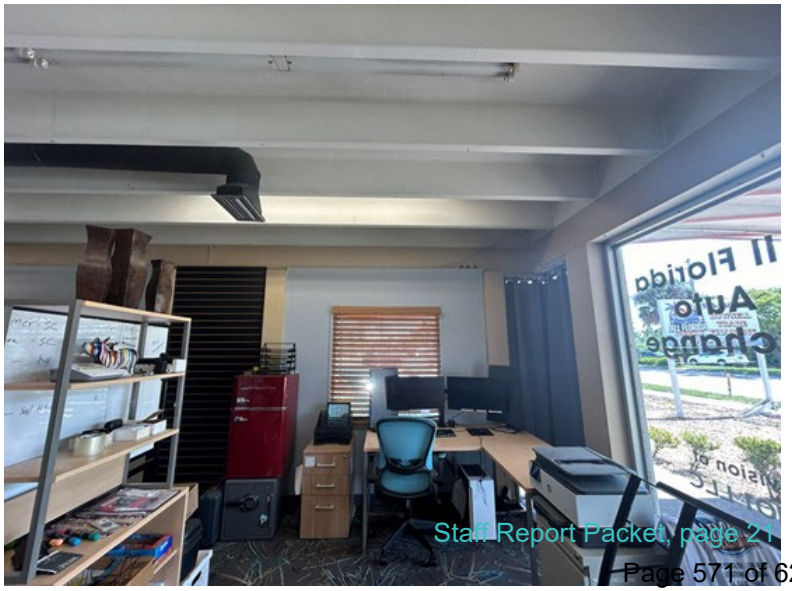
Staff Photographs
1800 N Ponce de Leon Boulevard





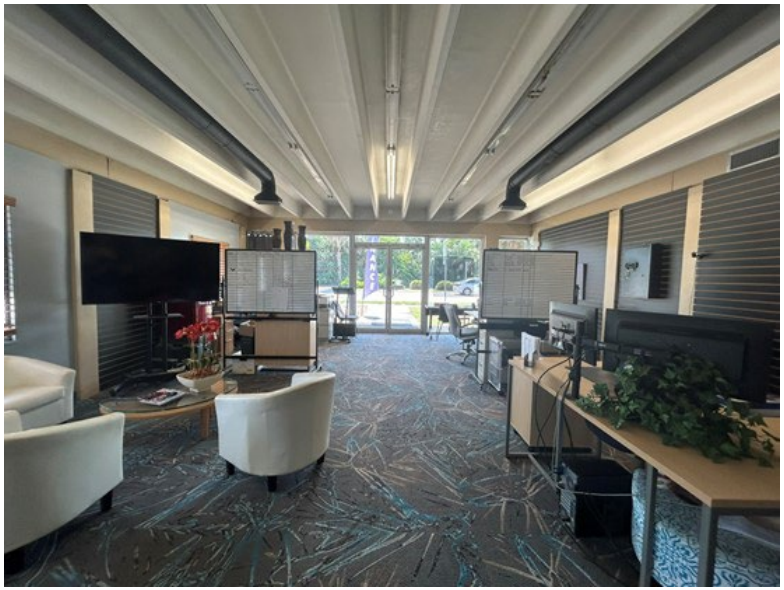
Interior





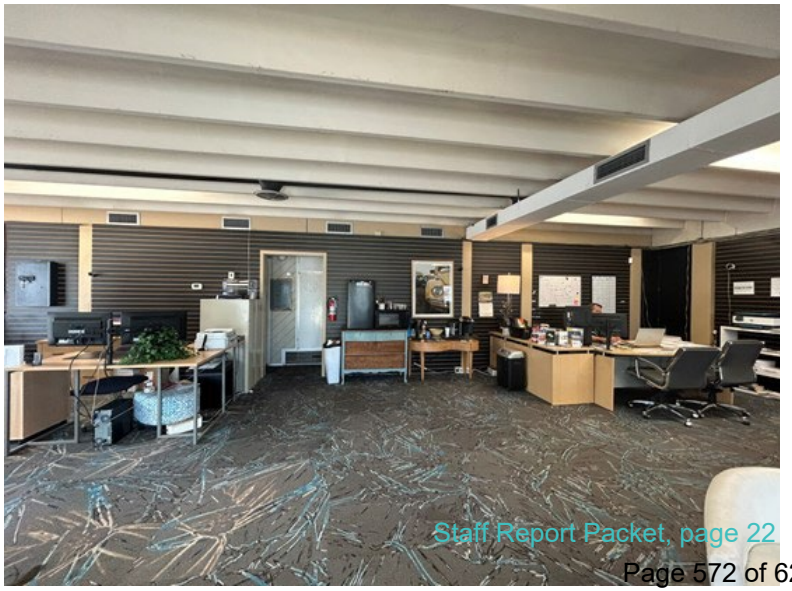
Staff Photographs
1800 N Ponce de Leon Boulevard





Interior





Staff Photographs
1800 N Ponce de Leon Boulevard



Interior



Staff Photographs
1800 N Ponce de Leon Boulevard





Context





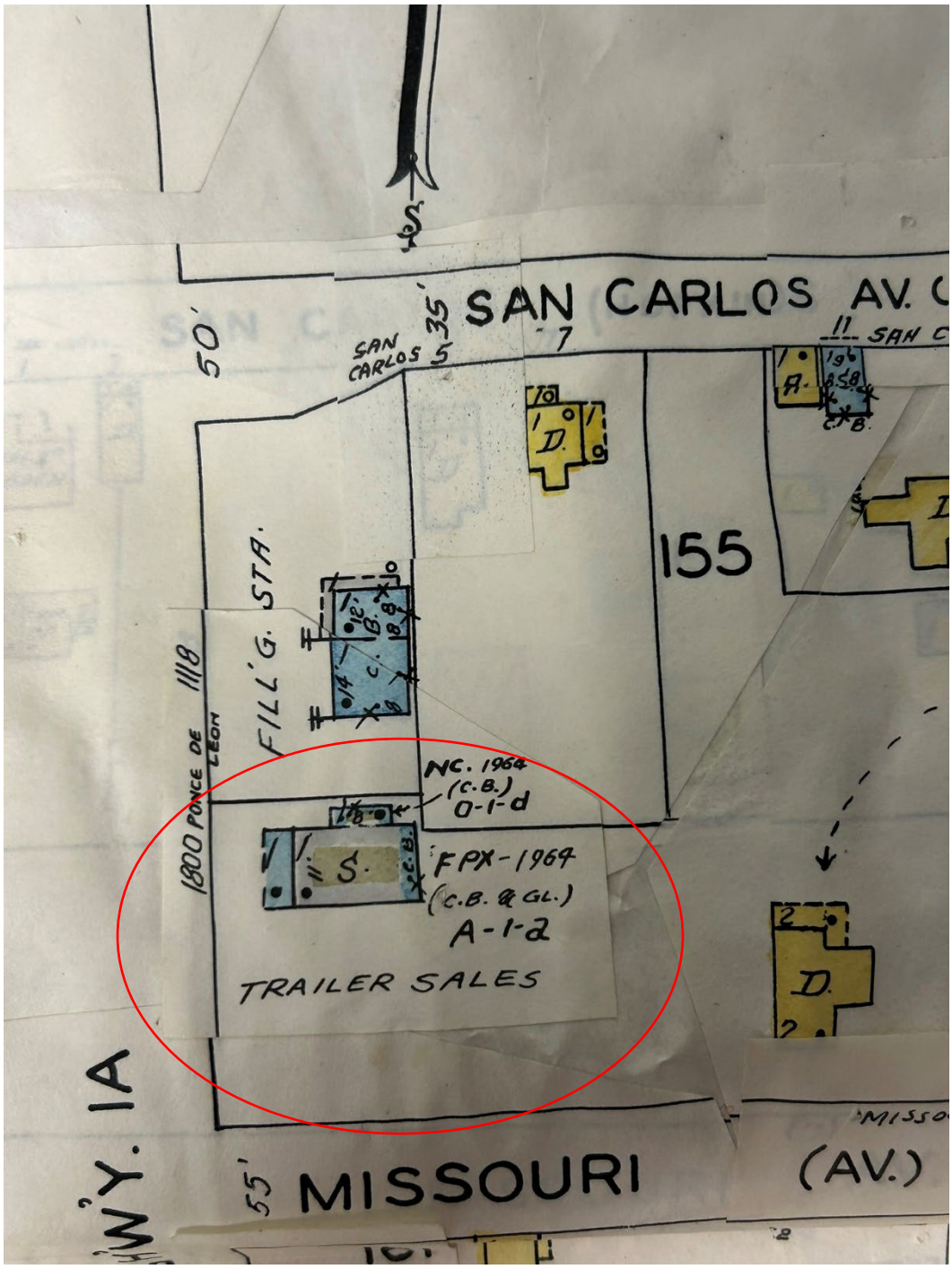
Staff Photographs
1800 N Ponce de Leon Boulevard



Context

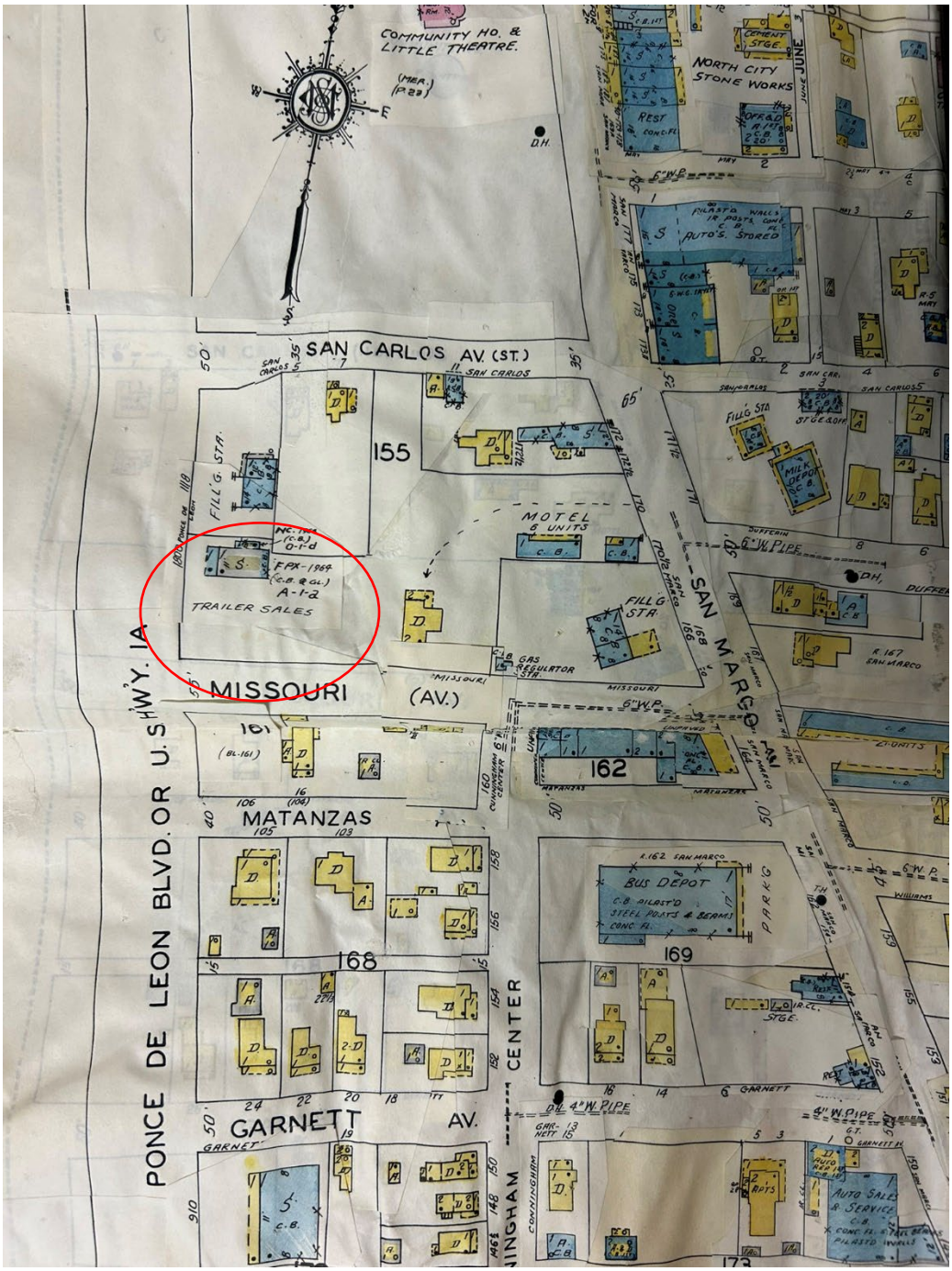
SANBORN MAPS (1930 basemap, revised to 1965)

1800 N. Ponce de Leon Boulevard



SANBORN MAPS (1930 basemap, revised to 1965)

1800 N. Ponce de Leon Boulevard



1800 N Ponce de Leon Boulevard (c. 1964)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1970	Portwood Inc. Mobile Homes		
1975	Portwood Inc. Mobile Homes		
1979-80	Vacant		
1984-85	Satellite Innovation		
1990	Bozard Ford (used car department)		
1995	Bozard Ford used car dealers		
2001	Not listed		

\+ First entry found for this address
(o) Owner

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

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MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0036 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Old City Law
   Business (if applicable):
   Address: 1 Riberia Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048296383 E-Mail Address: anish.patel@oldcitylaw.com

2. NAME OF PROPERTY OWNER: Vista Hotel IV, Inc.
   Business (if applicable):
   Address: 32 Avenida Menendez Ave
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-826-5504 E-Mail Address: kanti.patel@jalaramhotels.com

3. PROJECT LOCATION: 1800 N Ponce de Leon Blvd, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GARNETT ADDITION CITY LOT 4 & ALL LOT 5 (EX R/W OF RD #5 IN DB218/156) BLK 1 & SANCHEZ TRACT CITY LOTS 7 8 & 9 (EX R/W OF RD #S5 IN DB211/224 & 521 & PT TO STANDARD OIL CO IN OR10/349) & W17 OF S 22FT LOT 5& S23FT LOT 6 OR2857/1161

5. SCOPE OF WORK: To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

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: 1800 N. Ponce de Leon Blvd. St. Augustine, FL 32084
PIN: 189750000

Applicant's Name: Oldcity law c/o Ankish Patel Applicant's Signature:
" " : St. Johns Law Group c/o James Whitehouse " " :

Owner's Name: Vista Hotel IV, Inc. Owner's Signature:

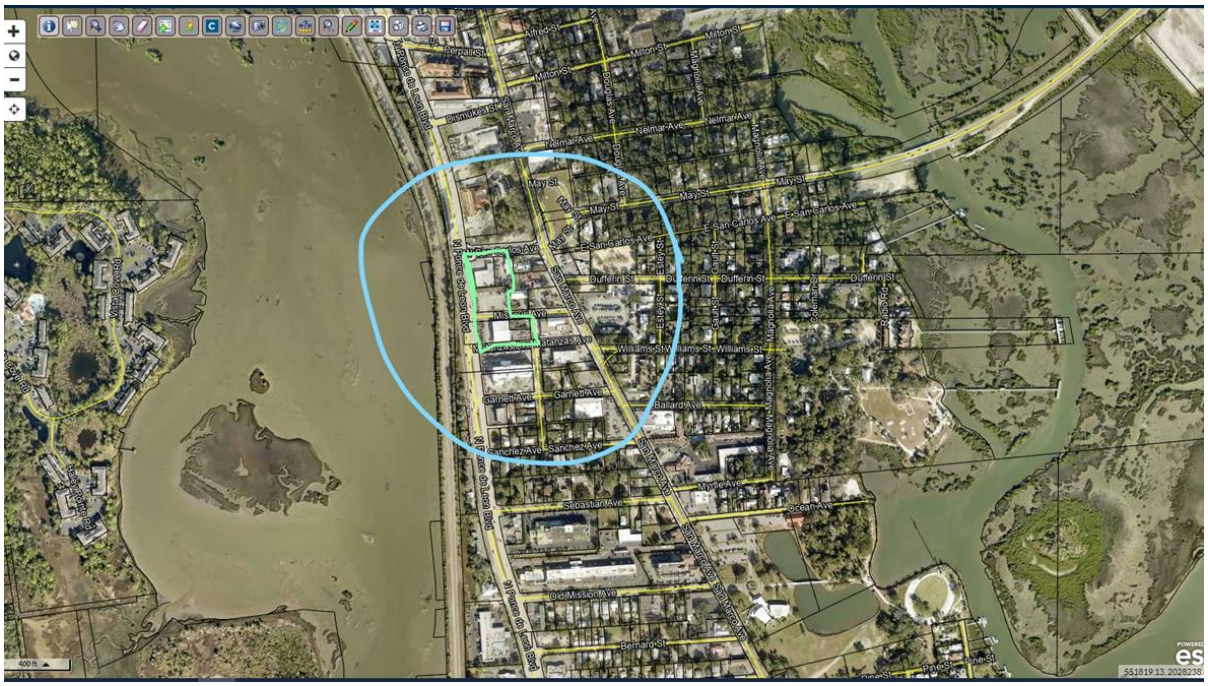
Owner's Name: _____ Owner's Signature: _____

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.

Application for Demo Permit
for Three UNREMARKABLE US-1 PROPERTIES
(7 San Carlos Ave. & 1800 & 1860 N. Ponce de Leon Blvd.)



Vista Hotel IV, Inc. – Kanti Patel

CITY COMMISSION
RECENTLY APPROVED UPDATE

Updated the Land Use and Zoning
to Mixed Use and RGO-A
WITH THE UNDERSTANDING THAT IT WAS FOR THIS EXACT USE

The land uses of these properties containing the **UNREMARKABLE** buildings within the attached applications for standard demolition were **recently updated, by our City Commission as recommended by our Planning and Zoning Board, to a Mixed Use land use and RGO-A zoning <u>for the addition of the compatible hotel uses as proposed to the planning board and commission within those applications</u>**, actually decreasing the intensity of uses by eliminating the high intensive uses of the former CM-2 zoning, including automobile service stations, repair shops, drive-in restaurants, etc.

Moreover, the attached demolition permit requests for the three **UNREMARKABLE** buildings denoted therein are required merely based upon the fact that they are over 50 years old, and these applications are required to go to HARB based on our ordinance.



The uses upcoming have already been reviewed and found both compatible and appropriate by our expert planning staff, our city planning board and our city commission. Here were the excerpts from the expert planning staff reports:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Rezoning

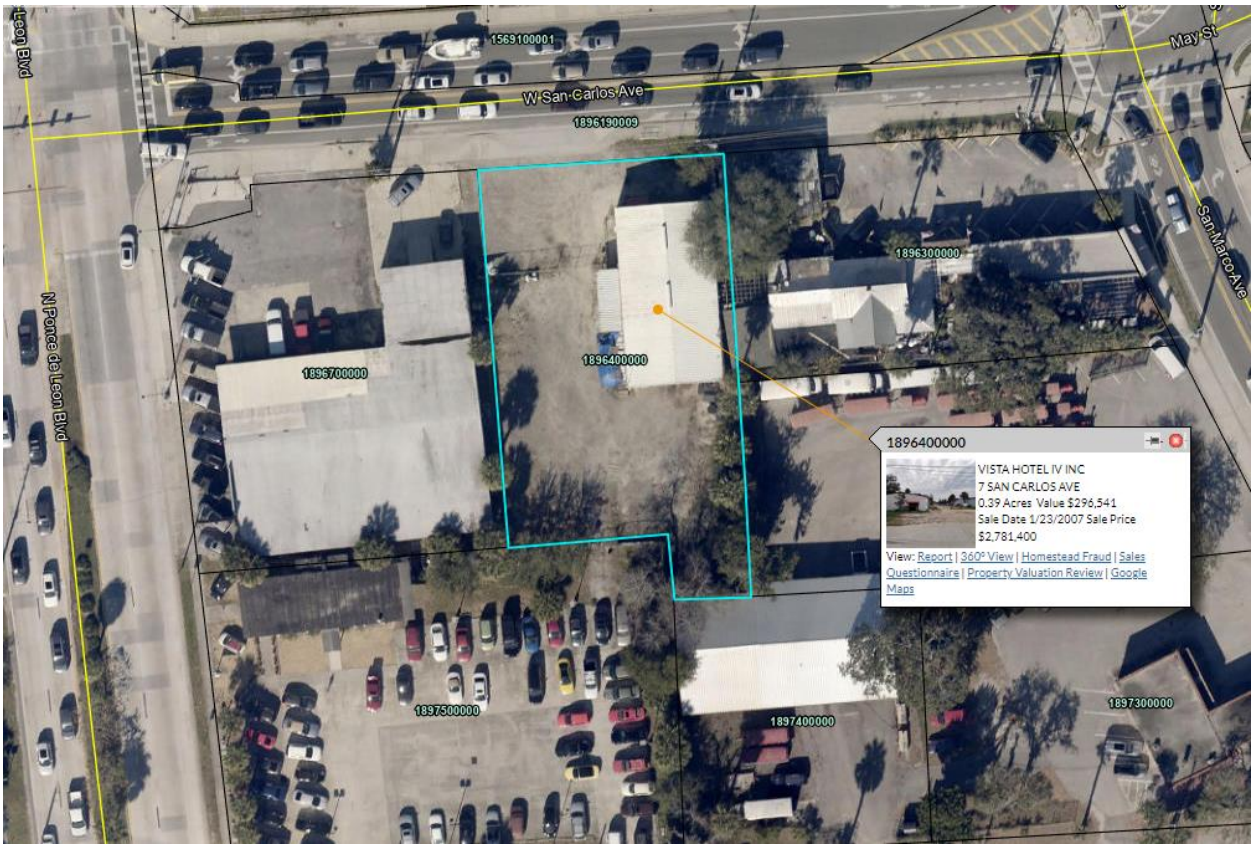
The current Zoning designation for the properties at 1800, 1860, 1700 N Ponce de Leon Boulevard, 7 W San Carlos Avenue, and 25 Missouri Avenue is Commercial Medium-Two (CM-2). The current uses of the properties that are not vacant are retail sales of automobiles, alternative off-road vehicles and repair, office use and the sale of building materials.

The request is a reduction in intensity for the sites compared to the existing commercial zoning district, however the proposed zoning district of RGO-A does allow five (5) more feet of height.

Below are the permitted uses for each zoning district for reference. The intended use of the property as stated by the applicant is for hotel development which would be compatible with surrounding uses and within reasonable proximity to the downtown.

Since the applicant is requesting to change the land use designation to Residential Medium Density Mixed Use a compatible zoning district needs to be in place. The Residential General Office-A (RGO-A) zoning district is compatible and limits the height allowed to 40 feet.

7 San Carlos Avenue



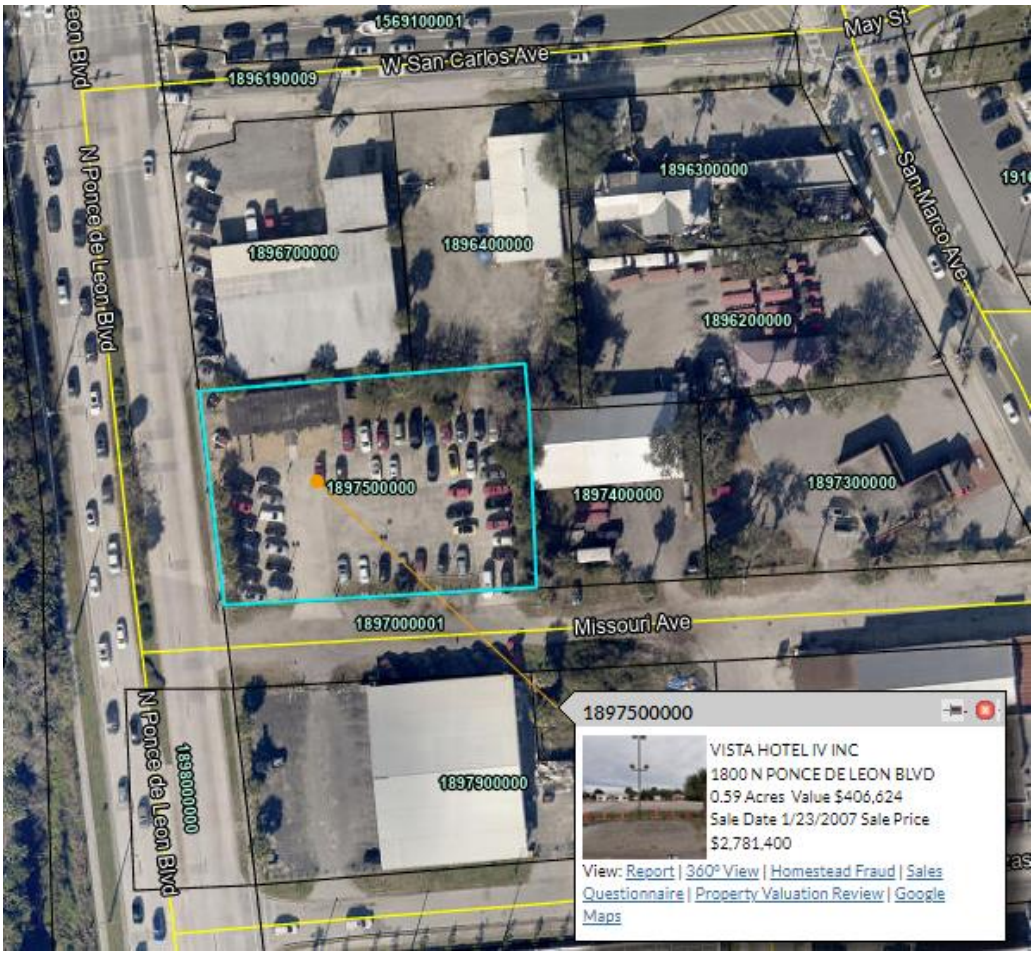
Building Information

Building	1
Building Value	$119,770
Year Built	1970
Actual Area	3207
Conditioned Area	3000
Use	Repair Service Shops (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl

Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1920
AVERAGE FINISHED OFFICE	1080
FINISHED CANOPY	207
Total SqFt	3207

1800 Ponce de Leon Blvd.



Property Use Code -
Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment)

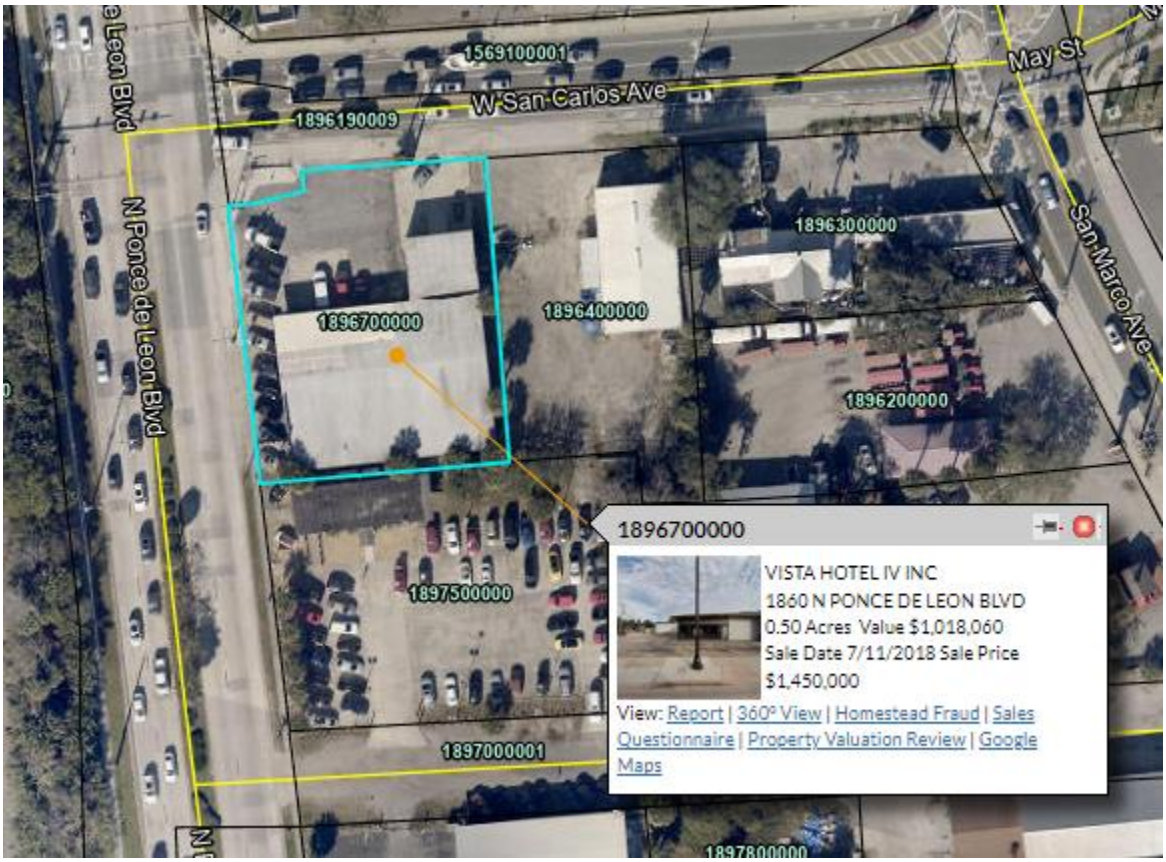
Building Information

Building	1
Building Value	$47,425
Year Built	1964
Actual Area	1772
Conditioned Area	1204
Use	Office Class C
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up
Roof Structure	Prestressed Concrete
Interior Flooring	Carpet
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

1860 Ponce de Leon Blvd.

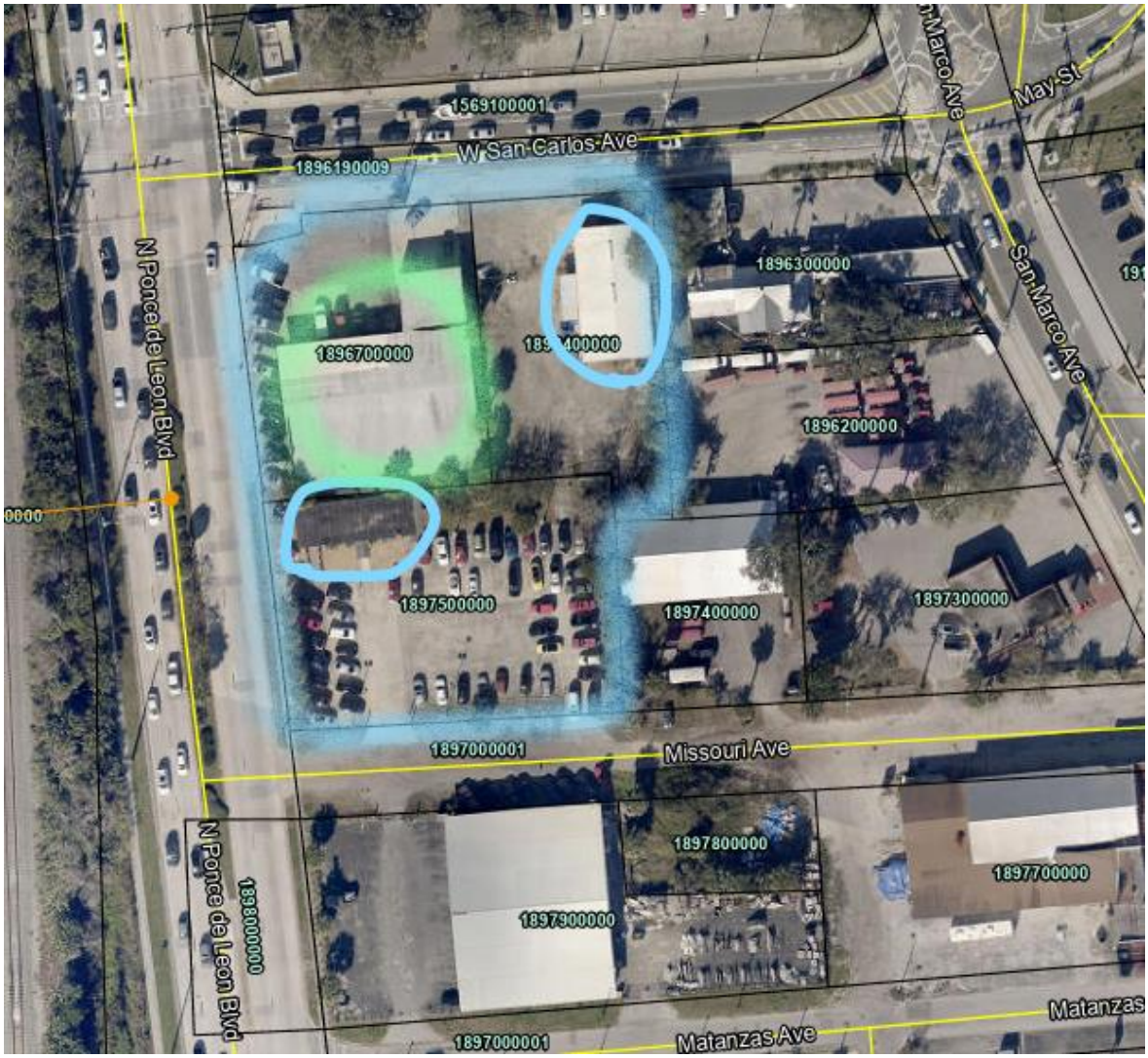


Building Information

Building	1
Building Value	$563,095
Year Built	1975
Actual Area	9718
Conditioned Area	7925
Use	Sales Only (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl, Concrete Block

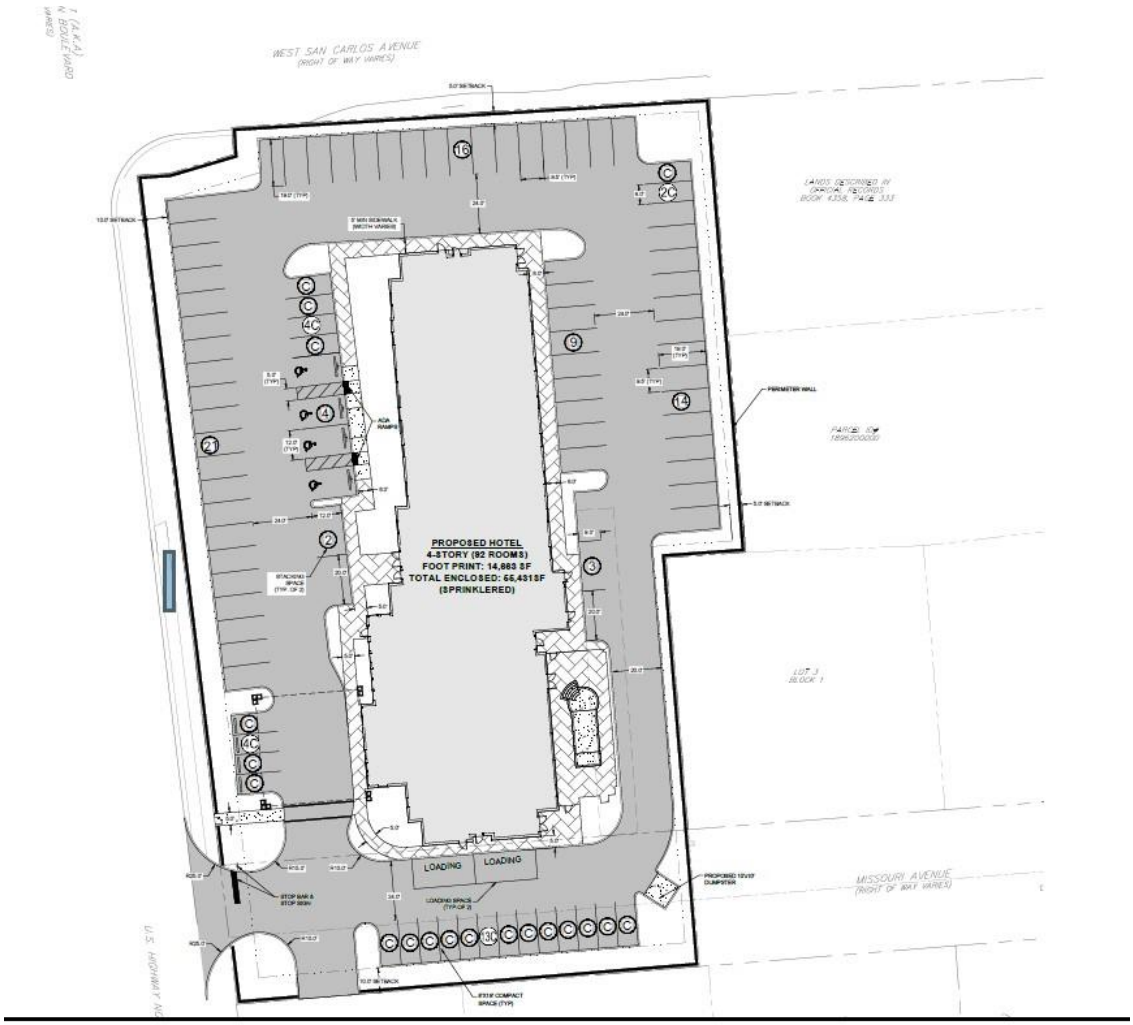
Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	




1569100001
W San Carlos Ave
1896190009
N Ponce de Leon Blvd
San Marco Ave
May St
1896300000
1896700000
1896200000
1897500000
1897400000
1897300000
1897000001
Missouri Ave
1897800000
1897700000
1897900000
1838000000
Matanzas Ave
Matanzas



Proposed / Approved Use
For these Properties



1800 N Ponce de Leon Blvd, Saint Augustine, FL, 32084, USA

Results:3

Zoning Districts 1

Commercial Medium-Two (CM-2)

Description	COMMERCIAL
Ordinance Number	
Zoning Class	Commercial Medium-Two (CM-2)

Future Land Use 1

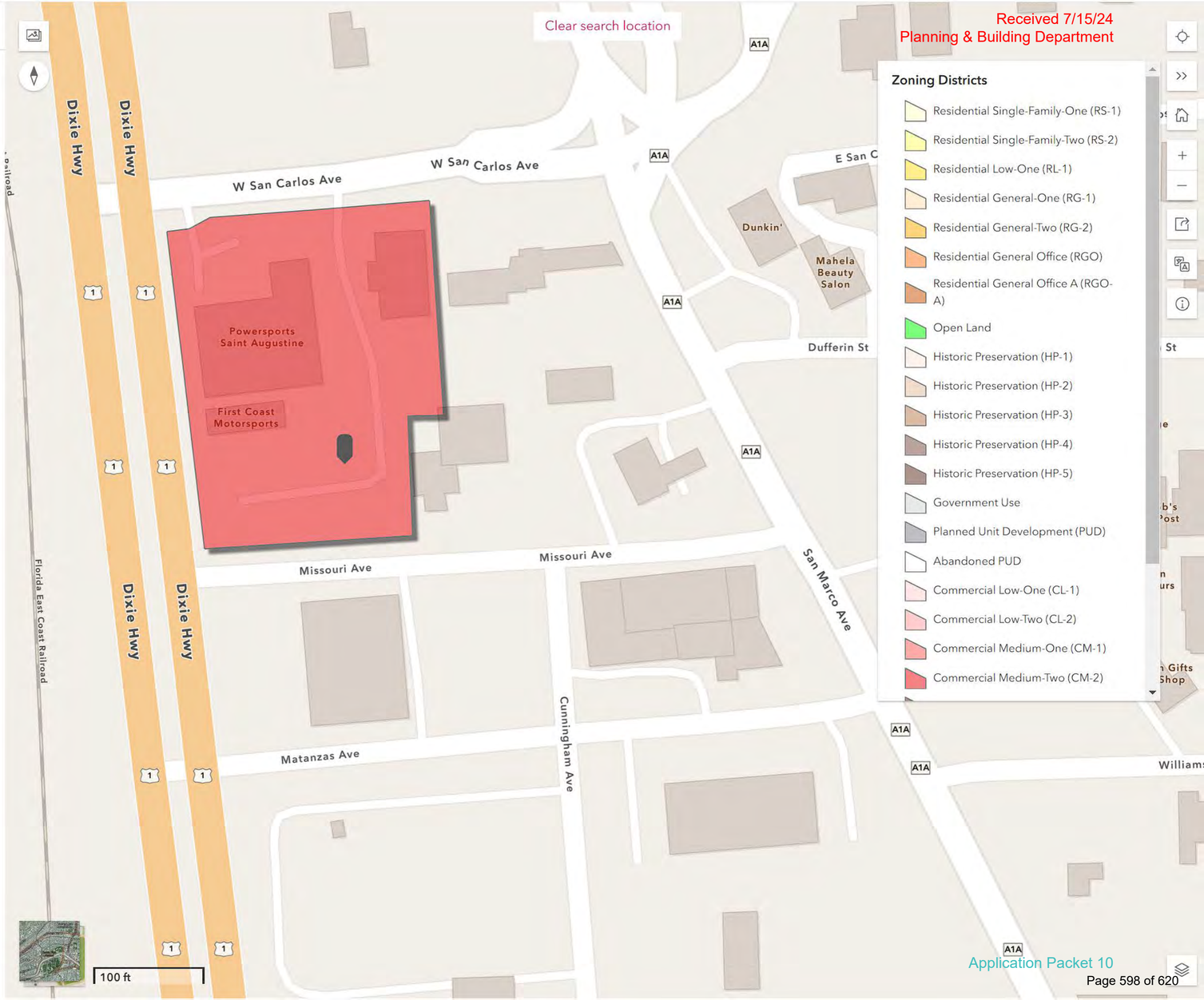
COMMERCIAL MEDIUM INTENSITY

Land Use Code	1400
Land Use Description	COMMERCIAL MEDIUM INTENSITY

Special Flood Hazard Areas 1

DFIRM ID 12109C

Flood Zone	X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Zone Subtype	0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
Special Flood Hazard Area	F
Base Flood Elevation NAVD88	-9,999.00



Received 06/18/24
Planning & Building Department



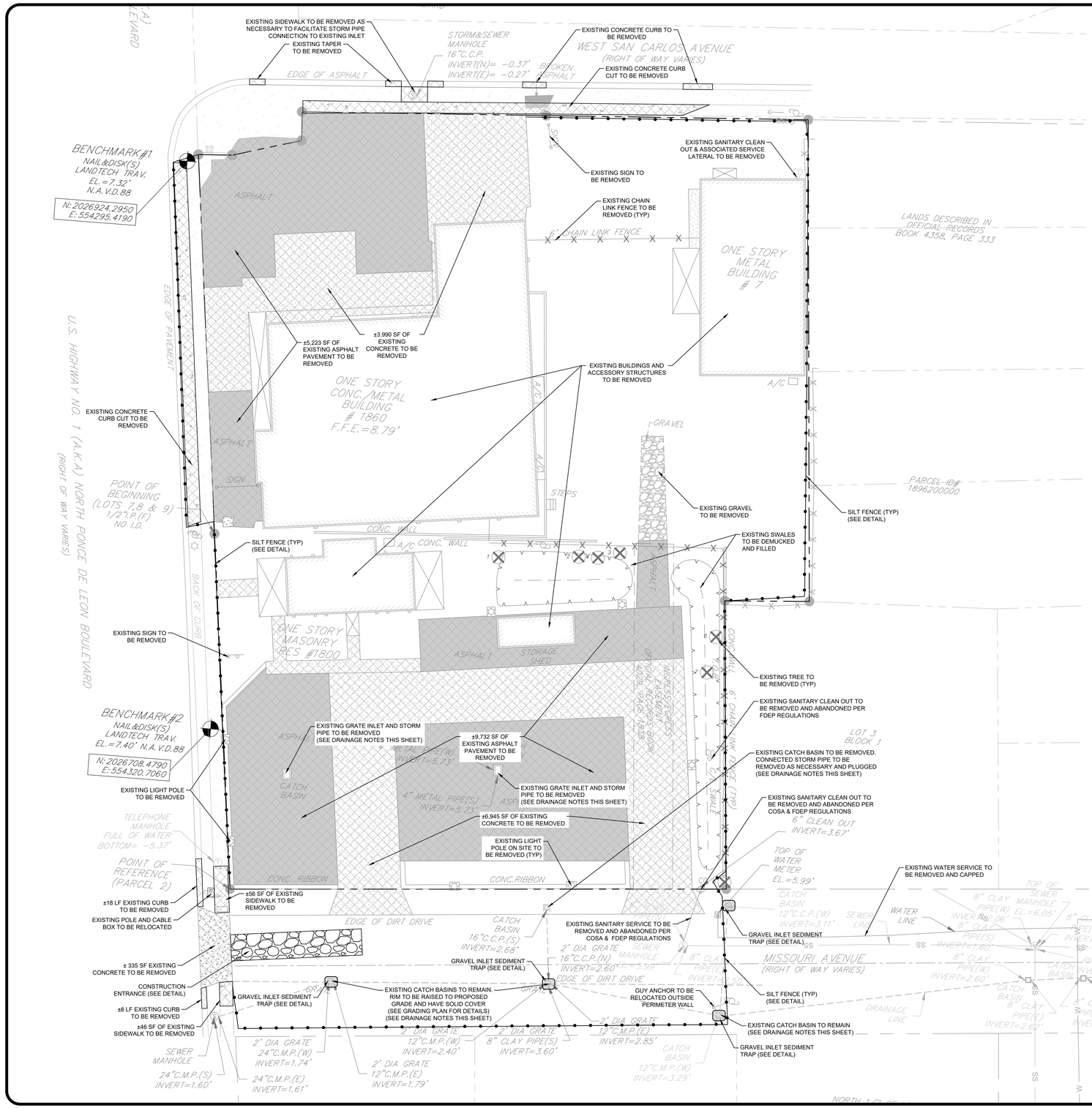
Received 06/18/24
Planning & Building Department

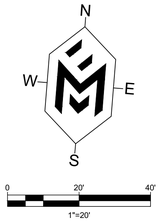


Received 06/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department





LEGEND

- PROPERTY/ RIGHT OF WAY LINE
- OUT PARCEL SEPARATION LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- TYPE III SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GRAVEL INLET SEDIMENT TRAP

HATCH LEGEND	
	CONSTRUCTION ENTRANCE
	EXISTING TO BE REMOVED

GENERAL NOTES:

1. PLEASE SEE LANDSCAPE PLANS BY ML+H FOR TREE INVENTORY AND MITIGATION TABLES
2. EXISTING FEATURES SHOWN PER SURVEY PROVIDED BY LANDTECH ASSOCIATES INC. PROFESSIONAL SURVEYORS & MAPPERS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING FEATURES PRIOR TO CONSTRUCTION COMMENCEMENT AND NOTIFY ENGINEER OF RECORD IF DISCREPANCIES ARE DISCOVERED.
3. CONTRACTOR SHALL ADHERE TO ALL CITY OF ST. AUGUSTINE EROSION AND SEDIMENTATION CONTROL MEASURES.
4. EXISTING FEATURES SHOWN SHALL REMAIN IN PLACE AND UNHARMED UNLESS OTHERWISE DETAILED IN THESE PLANS.
5. ANY DAMAGED OR REMOVED SIGNAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED PER CURRENT FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL BE REQUIRED TO OBTAIN FDEP NOI PERMIT PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH COSA & FDOT STAFF PRIOR TO STARTING ANY SITE ACTIVITIES.
8. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
9. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.
10. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY STORM PIPE ROUTING PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IF DIFFERENT FROM SURVEY.
2. CONTRACTOR TO USE CAUTION AROUND EXISTING STORM STRUCTURES/ PIPES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE.

STATE OF FLORIDA
No. 79259
REGISTERED PROFESSIONAL ENGINEER
JEREMY W. CALLOWAY, P.E.
CA#35585 FE#79259

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION

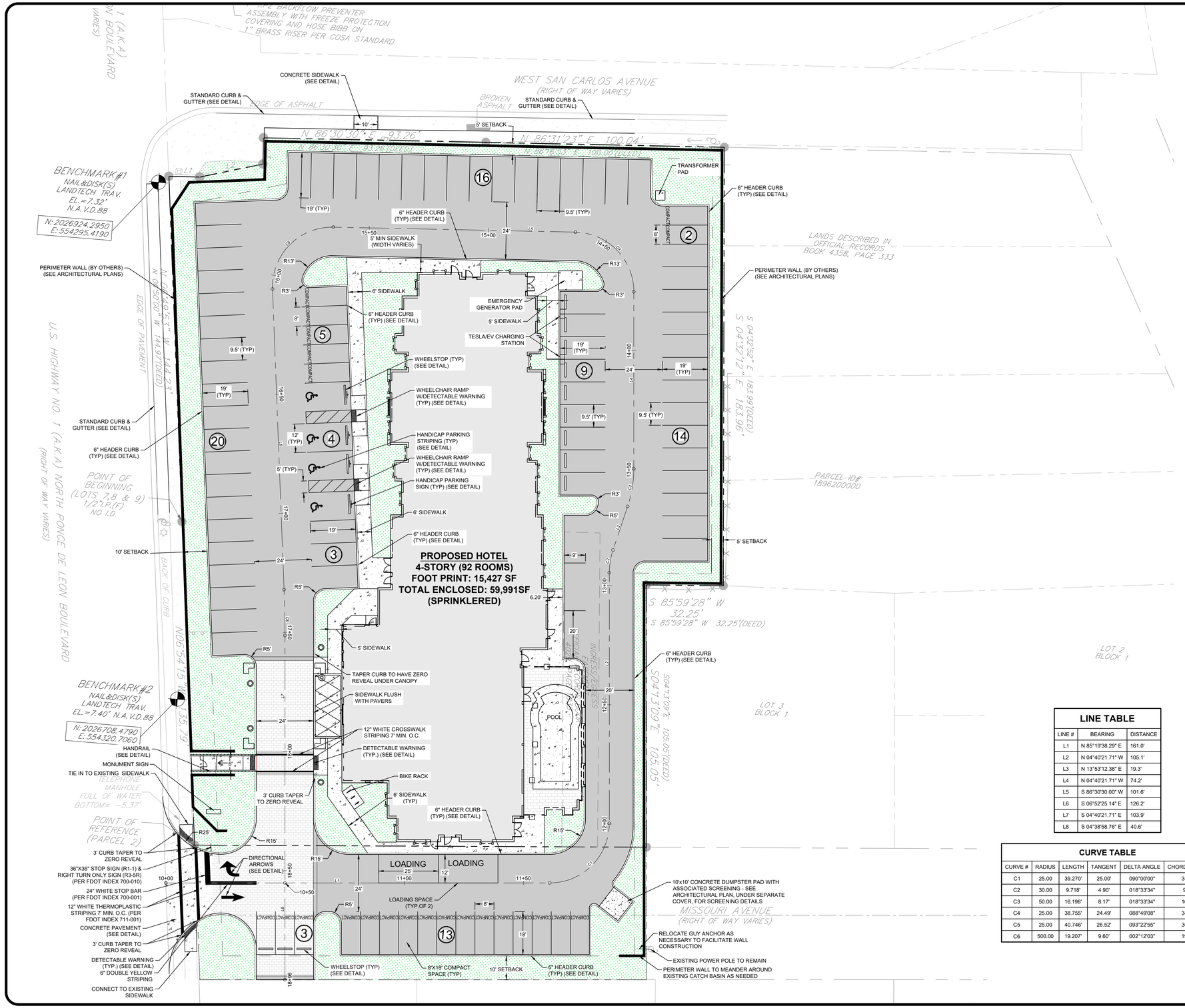
DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

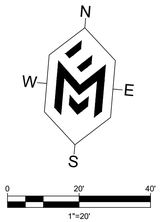
DEMOLITION PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE

PREPARED FOR:
VISTA HOTEL IV, INC.

5
OF 18

Received 6/18/24
Planning & Building Department





LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- 6" HEADER CURB
- (12) PARKING COUNT

NOTES:

- ALL CROSSWALKS SHALL BE ADA ACCESSIBLE.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD REGARDING ANY POTENTIAL CONFLICTS.

HATCH LEGEND	
	PAVERS
	CONCRETE
	BUILDING
	PAVEMENT
	LANDSCAPE AREA

SITE DATA TABLE		
TOTAL PROJECT AREA	73,814 SF	1.69 AC
PROPOSED BUILDING FOOTPRINT		15,427 SF
PROPOSED PAVEMENT		37,311 SF
SIDEWALK/ PATIO		5,119 SF
TOTAL IMPERVIOUS AREA		57,857 SF
TOTAL PERVIOUS AREA		15,957 SF
TOTAL IMPERVIOUS %		78%
TOTAL PERVIOUS %		22%
OPEN SPACE		15,957 SF
MAXIMUM LOT COVERAGE		75%
PROPOSED LOT COVERAGE		21%
MAXIMUM BUILDING HEIGHT		35'
FRONT/ SIDE/ REAR SETBACKS		10'/5'/5'
ZONING		CM-2
FUTURE LAND USE		COMMERCIAL MEDIUM INTENSITY
PARCEL NUMBER(S)		189750 0000, 189670 0000, 189640 0000
FLOOD ZONE		X

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 85°19'38.29" E	161.0'
L2	N 04°40'21.71" W	105.1'
L3	N 13°53'12.38" E	19.3'
L4	N 04°40'21.71" W	74.2'
L5	S 86°30'30.00" W	101.6'
L6	S 06°52'25.14" E	126.2'
L7	S 04°40'21.71" E	103.9'
L8	S 04°38'58.76" E	40.6'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH
C1	25.00	39.270'	25.00'	090°00'00"	35.36'
C2	30.00	9.718'	4.90'	018°33'34"	9.68'
C3	50.00	16.196'	8.17'	018°33'34"	16.13'
C4	25.00	38.755'	24.49'	088°49'08"	34.99'
C5	25.00	40.746'	26.52'	093°22'55"	36.38'
C6	500.00	19.207'	9.60'	002°12'03"	19.21'

PARKING CALCULATIONS			
HOTEL	=	1 SPACE PER	ROOM
TOTAL NUMBER OF ROOMS	=	92 ROOMS	92 SPACES
TOTAL REQUIRED	=	92 SPACES	
TOTAL PROVIDED	=	92 SPACES	
ADA REQUIRED	=	4 SPACES	
ADA PROVIDED	=	4 SPACES	
COMPACT SPACES PROVIDED	=	23 SPACES	
MAX COMPACT ALLOWED (25%)	=	23 SPACES	

IMPERVIOUS AREA TABLE	
EXISTING PARCEL AREA	63,152 SF
MISSOURI AVE. AREA (GRAVEL)	10,662 SF
TOTAL PROJECT AREA	73,814 SF
EXISTING VS. PROPOSED IMPERVIOUS AREA	
EXISTING BUILDING	13,482 SF
EXISTING PAVEMENT & CONCRETE	27,020 SF
BROKEN ASPHALT, GRAVEL/DIRT PARKING	21,267 SF
GRAVEL	382 SF
TOTAL PRE DEVELOPMENT IMPERVIOUS	62,151 SF
POST DEVELOPMENT IMPERVIOUS	58,349 SF
NET IMPERVIOUS AREA DECREASE	-3,802 SF

JEREMY W. CALLOWAY, P.E.
CA#95495 FE#70539

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

SITE PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE
PREPARED FOR:
VISTA HOTEL IV, INC.

6
OF 18

Public Records of St. Johns County, FL Clerk # 2007006068, O.R. 2857 PG 1161,
01/26/2007 at 03:35 PM REC. $33.00 SUR. $36.50 Doc. D $19469.80

(6)

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

William C. Hagin, Esq.
LeBoeuf, Lamb, Greene & MacRae LLP
50 North Laura Street, Suite 2800
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 23rd day of January, 2007, by BOZARD LAND, LLC, a Florida limited liability company, whose address is 1700 North Ponce de Leon Boulevard, St. Augustine, FL 32084, hereinafter called the Grantor to, VISTA HOTEL IV, INC., a Florida corporation, whose mailing address is 32 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Johns County, Florida, which is described as follows:

COPY

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
(THE "PROPERTY")

TOGETHER with all tenements, hereditaments, improvements (if any), easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever; SUBJECT, HOWEVER to the exceptions set forth on EXHIBIT B hereto:

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey the property; and that the Property is free of all encumbrances except the matters herein-above mentioned to which this Deed is made subject. The Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

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.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be effective the day and year first written above.

BOZARD LAND, LLC

Signed, sealed and delivered in the presence of:

By: Harold William Shad, III
Name: Harold William Shad, III

Print Name: John D Bailey Jr

Address: 1700 North Ponce de Leon Boulevard
St. Augustine, FL 32084

Print Name: Gloria M Banta

STATE OF FLORIDA)
COUNTY OF ST JOHNS)

The foregoing instrument was acknowledged before me this 23 day of January, 2007, by Harold William Shad, III the Manager of Bozard Land, LLC, a Florida limited liability company. He is either [✓] personally known to me or [ ] has produced a FL state driver's license as identification.

COPY

Name: Gloria M Banta
Notary Public, State and County aforesaid
Commission Number: _____
My commission expires: _____

[Notarial Seal]

GLORIA M. BANTA
MY COMMISSION # DD 211017
EXPIRES: May 11, 2007
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

PARCEL 1:

EAST ½ OF LOT 2, BLOCK 5, GARNETT ADDITION, AS DESCRIBED IN THE OFFICIAL PLAT OF THE CITY OF ST. AUGUSTINE, MADE BY ROBERT RANSON, DATED JANUARY 1, 1905 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

THE WEST ½ OF LOT 2, BLOCK 5, GARNETT'S SUBDIVISION, AS SHOWN BY PLAT NOW ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA IN DEED BOOK "SS" AT PAGE 189.

PARCEL 3:

THE WEST ½ OF LOT 3, BLOCK 8, BEING GARNETT AND CUNNINGHAM SUBDIVISION IN THE NORTH PART OF THE CITY OF ST. AUGUSTINE, AS BY REFERENCE TO MAP ON FILE IN THE COUNTY CLERK'S OFFICE IN MAP BOOK 1, PAGE 91 AND DESIGNATED AS LOT 3, BLOCK 8, THE ENTIRE LOT BEING IN FRONT 100 FEET AND IN THE DEPTH 110 FEET, MORE OR LESS, THE PROPERTY CONVEYED TO ALEX CAPO AND GERTRUDE CAPO JANUARY 13TH, A.D. 1893, RECORDED IN BOOK TT PAGE 180.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS THE WEST ½ OF LOT 3, BLOCK 5, GARNETT SUBDIVISION, AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA. EXCEPTING RIGHT OF WAY FOR ROAD AS DESCRIBED IN DEED BOOK 210, PAGE 405.

PARCEL 4:

THE SOUTH 50 FEET OF LOT 1, BLOCK 5, GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, ACCORDING TO MAP THEREOF DATED JANUARY 1, 1905 AND FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS FRONTING 50 FEET ON CUNNINGHAM CENTER ON THE EAST, 100 FEET ON GARNETT AVENUE ON THE SOUTH AND BEING BOUNDED ON THE NORTH BY THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 213, PAGE 183, OF THE ST. JOHNS COUNTY PUBLIC RECORDS.

PARCEL 5:

THE NORTH ½ OF LOT 1, BLOCK 5 OF GARNETT'S SUBDIVISION OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 12, 1923, SAID PLAT BEING ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

SAID NORTH ½ OF LOT 1, BLOCK 5 HAS A FRONTAGE OF 60 FEET ON THE CUNNINGHAM AVENUE AND A DEPTH OF 100 FEET, EXTENDING WEST OF LOT NOW OR FORMERLY OWNED BY STEVE MCCORMICK.

PARCEL 6:

ALL OF 6, BLOCK 5, GARNETT SUBDIVISION IN THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905 AND DRAWN BY ROBERT RANSON, EXCEPTING THAT PORTION OF SAID LAND IN DEED BOOK 209, PAGE 145, ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

LOT 7, BLOCK 5 OF THE GARNETT SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED JANUARY 1, A.D. 1905, A COPY OF WHICH IS NOW OF RECORD AND ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH ½ OF LOT 8, BLOCK 5, GARNETT SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 9:

IN THE CITY OF ST. AUGUSTINE, FLORIDA, THE SOUTH ½ OF LOT 1, BLOCK 3 OF THE GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF SAID CITY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Copy

TOGETHER WITH:

ALL OF LOT 2 AND LOT 3, BLOCK 3, GARNETT SUBDIVISION, ST. AUGUSTINE, FLORIDA, AS SHOWN BY OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, SAID PLAT BEING ON FILE AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 10:

THE NORTH ½ OF LOT 1, BLOCK 3, OF THE GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA.

PARCEL 11:

BLOCK 2 OF GARNETT'S ADDITION TO THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO OFFICIAL MAP OF ST. AUGUSTINE DATED JUNE 12, 1923.

A MORE PARTICULAR DESCRIPTION OF SAID BLOCK ACCORDING TO ITS PRESENT LINES AND BOUNDARIES IS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2, AT THE INTERSECTION OF THE EASTERLY PROPERTY LINE OF SAID BLOCK ON SAN MARCO AVENUE, WITH THE SOUTHERLY PROPERTY LINE OF SAID BLOCK ON MATANZA STREET, AS MARKED BY A PERMANENT MONUMENT CONSISTING OF A 3 INCH IRON PIPE WHICH IS SET AT THAT POINT. SAID POINT BEING 32.5 FEET WESTWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAN MARCO AVENUE AND 25 FEET NORTHWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER OF MATANZA STREET; RUN THENCE SOUTH 84°30' WEST ALONG THE SOUTHERLY PROPERTY LINE OF SAID BLOCK, 222 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY PROPERTY LINE OF SAID BLOCK ON CUNNINGHAM AVENUE; RUN THENCE NORTH 5°15' WEST ALONG THE WESTERLY PROPERTY LINE OF SAID BLOCK, 110 FEET TO THE POINT OF INTERESECTION WITH THE NORTHERLY PROPERTY LINE OF SAID BLOCK ON MISSOURI STREET; RUN THENCE NORTH 83°39' EAST ALONG THE NORTHERLY PROPERTY LINE OF SAID BLOCK, 175.65 FEET MORE OR LESS TO THE POINT OF THE INTERSECTION WITH THE EASTERLY PROPERTY LINE OF SAID BLOCK ON SAN MARCO AVENUE; RUN THENCE SOUTH 27°54' EAST ALONG THE EASTERLY PROPERTY LINE OF SAID BLOCK, 121.5 FEET TO THE POINT OF BEGINNING, THIS PROPERTY BEING BOUNDED ON THE EAST BY SAN MARCO AVENUE, ON THE SOUTH BY MATANZA STREET, ON THE WEST BY CUNNINGHAM AVENUE AND ON THE NORTH BY MISSOURI STREET, AS SHOWN BY PLAT ATTACHED TO AND MADE PART OF WARRANTY DEED DATED SEPTEMBER 27, 1938 FROM ROCKLAND COUNTY REALTY CO. TO H. D. POLLARD. ALL COURSES ARE ON MAGNETIC BEARINGS.

PARCEL 12:

LOTS 4 AND 5, BLOCK 1, GARNETT ADDITION, CITY OF ST. AUGUSTINE, FLORIDA, ST. JOHNS COUNTY. EXCEPTING RIGHT OF WAY OF STATE ROAD NO. 5. AND ALSO: LOTS 7,8 AND 9, OF THE SANCHEZ TRACT, ACCORDING TO PLAT OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1905. EXCEPTING THERE FROM RIGHT OF WAY OF STATE ROAD NO. 5, AND THAT PORTION OF SAID LAND CONVEYED TO STANFORD OIL CO., AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 10, PAGE 349, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO WITH: THAT PART OF LOTS 5 AND 6, SANCHEZ TRACT, AS SHOWN ON THE OFFICIAL MAP THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905, DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; RUN NORTH 0°23' WEST ALONG THE WEST LINE OF SAID LOT 6, 22.80 FEET; THENCE SOUTH 88°53' 30" EAST, 67.85 FEET; THENCE SOUTH 0°01'30" EAST 21.49 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 4, SAID GARNETT ADDITION; THENCE DUE WEST, ALONG SAID SOUTH LINE OF LOTS 5 AND 6, SANCHEZ TRACT, AND THE NORTH LINE OF SAID LOT 4, GARNETT ADDITION, 67.70 FEET TO THE POINT OF BEGINNING.

PARCEL 13:

BEING A PART OF LOTS 5 AND 6, SANCHEZ TRACT, CITY OF ST. AUGUSUTINE, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

IN THE CITY OF ST. AUGUSTINE, IN NORTH CITY, THE LOT DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905 AS LOT 5 OF THE SANCHEZ TRACT, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTH LINE OF A STREET AT THE NORTHERN LIMITS OF SAID CITY 150 FEET WESTERLY FROM ITS INTERSECTION WITH SAN MARCO AVENUE; THENCE SOUTHERLY 183'10" TO LAND OF R.B. GARNETT; THENCE WESTERLY 50 FEET; THENCE NORTHERLY 180'10" MORE OR LESS TO THE SOUTH LINE OF SAID STREET, AT THE NORTHERN LIMITS OF THE CITY; THENCE EASTERLY 50 FEET TO THE PLACE OF BEGINNING.

LOT 6 IN THE SANCHEZ SUBDIVISION IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA; BEGINNING IN THE NORTH LINE OF THE CITY LIMITS, 200 FEET WESTERLY FROM SAN MARCO AVENUE AND RUNNING THENCE WESTERLY 50 FEET; THENCE SOUTHERLY 183 FEET AND 10 INCHES MORE OR LESS TO LAND OF GARNETT; THENCE EASTERLY IN GARNETT'S NORTH LINE 50 FEET; THENCE NORTHERLY 183 FEET 10 INCHES MORE OR LESS TO PLACE OF BEGINNING.

COPY

THE ABOVE DESCRIBED LOTS 5 AND 6 ARE LESS AND EXCEPT THE FOLLOWING:

FROM THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, RUN NORTH 0°23' WEST ALONG THE WEST LINE OF SAID LOT 6, 22.80 FEET; THENCE SOUTH 88°53'30" EAST, 67.85 FEET, THROUGH LOT 6 AND PART OF LOT 5, A DISTANCE OF 67.85 FEET; THENCE SOUTH 0°01'30" EAST 21.49 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE DUE WEST ALONG THE SAID SOUTH LINE OF LOTS 5 AND 6, A DISTANCE OF 67.7 FEET TO THE POINT OF BEGINNING.

COPY

Exhibit "B"

SCHEDULE OF PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1897500000
Location	1800 N PONCE DE LEON BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Auto Sales Countywide (COM) (647.7)
Tax Description*	GARNETT ADDITION CITY LOT 4 & ALL LOT 5 (EX R/W OF RD #5 IN DB218/156) BLK 1 & SANCHEZ TRACT CITY LOTS 7 8 & 9 (EX R/W OF RD #S5 IN DB211/224 & 521 & PT TO STANDARD OIL CO IN OR10/349) & W17 OF S 22FT LOT 5& S23FT LOT 6 OR2857/1161 *The Description above is not to be used on legal documents.
Property Use Code	Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment) (2700)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	47-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.590
Homestead	N

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Owner Information

Owner Name	Vista Hotel IV Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$47,425
Extra Features Value	$55,689
Total Land Value	$448,122
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$551,236**
Total Deferred	$144,612
Assessed Value	**$406,624**
Total Exemptions	$0
Taxable Value	**$406,624**

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

Historical Assessment Information

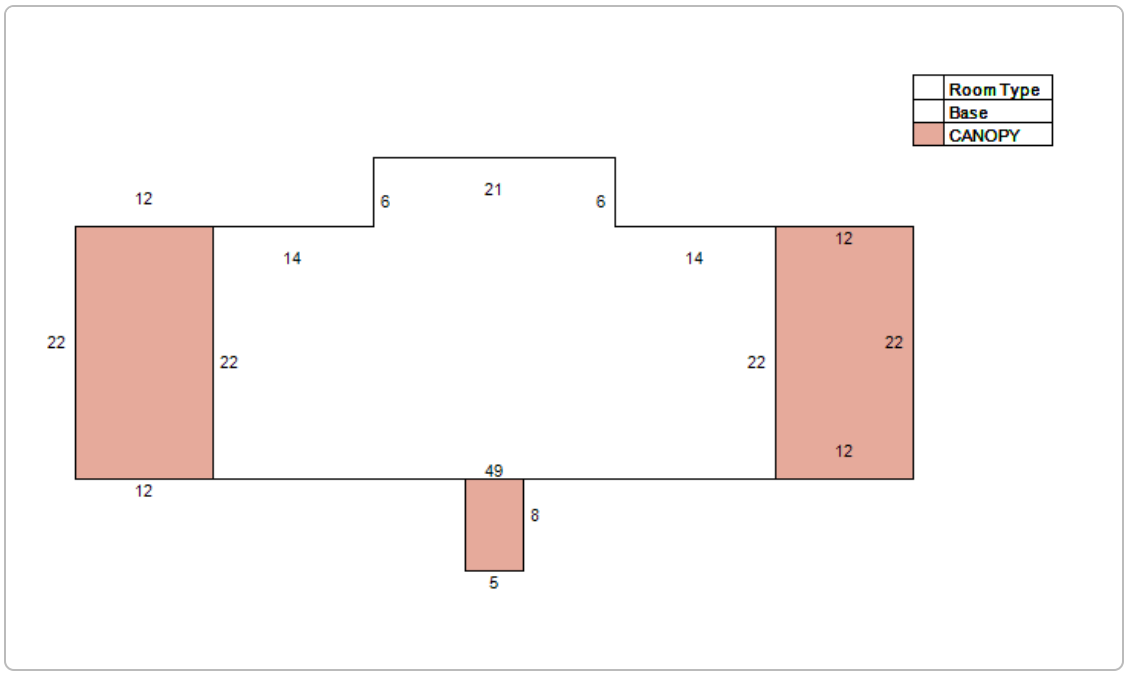
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$36,266	$60,348	$332,891	$0	$0	$429,505	$369,658	$59,847	$369,658
2022	$30,943	$26,938	$332,891	$0	$0	$390,772	$336,053	$54,719	$336,053
2021	$32,417	$29,312	$332,891	$0	$0	$394,620	$305,503	$89,117	$305,503
2020	$34,185	$31,685	$332,891	$0	$0	$398,761	$277,730	$121,031	$277,730
2019	$28,321	$34,057	$332,891	$0	$0	$395,269	$252,482	$142,787	$252,482
2018	$21,241	$17,558	$307,284	$0	$0	$346,083	$229,529	$116,554	$229,529
2017	$22,420	$18,848	$204,856	$0	$0	$246,124	$208,663	$37,461	$208,663
2016	$23,601	$21,221	$204,856	$0	$0	$249,678	$189,694	$59,984	$189,694
2015	$24,781	$23,595	$204,856	$0	$0	$253,232	$172,449	$80,783	$172,449
2014	$24,434	$17,106	$115,232	$0	$0	$156,772	$156,772	$0	$156,772
2013	$26,906	$20,495	$109,530	$0	$0	$156,931	$156,931	$0	$156,931

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$47,425	**Roof Structure**	Prestressed Concrete
Year Built	1964	**Interior Flooring**	Carpet
Actual Area	1772	**Interior Wall**	Minimum
Conditioned Area	1204	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Light (COM)		12200
Concrete Paving - Under 8" (COM)		42881
Metal Fence - 6' (COM)		608

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	25607	SF	$448,122

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/23/2007	$2,781,400.00	WARRANTY DEED	2857	1161	Q	I	BOZARD LAND LLC	VISTA HOTEL IV INC
	3/30/2006	$100.00	WARRANTY DEED	2674	801	U	I	BOZARD FRED III	BOZARD LAND LLC (12 PARCELS)
	8/1/1985	$150,000.00		682	1755	Q	I		BOZARD FRED III
	10/1/1981	$176,000.00		513	419	Q	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: 6/20/2024, 8:53:16 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL IV, INC.

Filing Information

Document Number	P07000006578
FEI/EIN Number	20-8388700
Date Filed	01/16/2007
State	FL
Status	ACTIVE

Principal Address

1700 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 04/14/2009

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title STD

PATEL, KALAVATI K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/19/2023
2024	02/05/2024

Document Images

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04/14/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
OLD CITY LAW, PLLC

Filing Information

Document Number	L18000107962
FEI/EIN Number	82-5452930
Date Filed	04/30/2018
Effective Date	04/25/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/2023

Principal Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Mailing Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Name Changed: 09/26/2023

Authorized Person(s) Detail

Name & Address

Title Manager

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/19/2022
2023	09/26/2023

2024 02/01/2024

Document Images

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02/05/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- 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: August 15, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of July 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

118 Avenida Menendez (Replace existing fire alarm control panel.)

160 Avenida Menendez (Interior renovation, deck replacement, and repair siding in places.)

21 Aviles Street (Paint exterior of the building with Benjamin Moore Color Code – 038, 1259, and 144)

110 Cerro Street (Interior and exterior renovations.)

17 Cordova Street (Two lower window replacement and 1 upper window replacement. HARB approved, HARB approved.)

161 Cordova Street (Change A/C system like for like on the NE side of rear building and place condenser on a stand.)

54 Cuna Street (Roof replacement, like for like.)

103 Duero Street (Interior and exterior renovation.)

36 Granada Street (Duct for exhaust hood.)

27 Grove Avenue (Roof replacement – 5v metal to match existing profile like for like.)

26 Hope Street (HVAC change out like for like.)

26 Joiner Street (Re-roof and install 5v crimp metal.)

75 King Street (Relocate 13 sprinkler heads.)

93 King Street Bldg A (Re-roof existing shingles and install new architectural GAF shingles in color of shakewood.)

50 Marine Street (Construct a short capped wall in the front of the property and build a pergola behind the building off the kitchen. HARB approved)

124 M L King Avenue (Interior and exterior renovation.)

158 Oneida Street (Re-roof and interior renovation, adding HVAC until to the first floor and replacing all windows and repairing damaged frames.)

46 Osceola Street (Remove and replace 2 windows size for size.)

62 Saint George Street (HVAC changeout will remain in same spot unseen.)

67 San Marco Ave (Adding supplemental beams and settle stop floor supports for foundation stabilization.)

14 Saragossa Street (Re-roof with 5v crimp metal and interior renovation.)

DEMOLITIONS

118 Bridge Street (Interior demo of wall & ceiling coverings to expose studs, ceiling joists, and rafters.)

75 King Street (Demolition of concrete & rotten wood floor in suite 110.)

SIGNS

32 Avenida Menendez (Hilton: Replacement of existing hanging, wall mounted, and projected sign with approved material, color, and font.)

60 Saint George Street (Whips Waffle Company: 1 Double sided hanging sign: 24 x 24" 4 sf. 1 Double sided hanging sign with rider sign: 32 x 23" + 3.5 x 28" 5.8sf total 9.8sf total)

Kaeli Dickinson

Kaeli Dickinson, Planning & Building Clerk