



City of St. Augustine

Historic Architectural Review Board



A G E N D A *amended

Thursday, October 17, 2019 1:00 p.m.

Alcazar Room - City Hall, 75 King Street, St Augustine, Florida

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
 - a) 2019-0097 Les Thomas Architect – Applicant
Historic Fraser Properties – Owner
14 St. George Street (Parcel ID: 197290 0000)
To make alterations to a previously approved Certificate of Appropriateness to include adding two new second story balconies, a new door opening, and a new window.
6. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness John and Karin White – Applicant and Owner
F2019-0087 **253 Charlotte Street**
(Continued from September Meeting) To replace all of the existing windows with vinyl windows.
7. Certificate of Appropriateness
 - a) 2019-0096 Martin Gould - Applicant
E.M.A. Inc. - Owner
36 Charlotte Street
To construct a second story deck on the front façade and to replace an existing window with a door.
8. Certificate of Demolition
 - a) 2019-0095 Dixon Design Group - Applicant
H.A. and Debra Smith – Owner
22 Grove Avenue
To demolish a two-story garage constructed c. 1930 that is listed in the North City National Register Historic District and recorded in the Florida Master Site File.
 - b) 2019-0093 Cronk and Duch Architecture- Applicant
L. John Arbizzani Revocable Trust – Owner
41 Carrera Street
To demolish a building constructed in 1951 that is not listed in the Model Land Company National Register District or in the Florida Master Site File.

9. Certificate of Appropriateness for Historic Property Ad Valorem Tax Exemption
 - a) 2019-0094 46 Avenida Menendez, Inc. – Applicant and Owner
[34 Granada Street](#)
To certify the completion of rehabilitation work for an ad valorem tax exemption.
10. Variance to the Design Standards for Entry Corridors
 - a) 2019-0091 P.J. Patel – Applicant
Umabhagu Equities, LLC. – Owner
[841 Anastasia Boulevard](#)
To request modifications to the Anastasia Boulevard Design Standards including the frontage requirement, driveways, and parking. ***amended description**
11. Planning and Building Staff Approved Permit Report
12. Other Business
 - a) Board Elections
 - b) Notice of ordinance to create the Corridor Review Committee*
13. Adjournment

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting September 26, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 26, 2019, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

Absent: Barbara Wingo, excused

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Reuben Franklin, Mobility Plan Manager
Andrea White, City Archeologist
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the August 15, 2019 minutes as presented. Motion **SECONDED** by Mr. Weaver and **APPROVED BY UNANIMOUS VOICE VOTE.**

4. Modification and approval of Agenda

(None)

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0071 – Nikki C. Gordon – Applicant Scott J. and Nikki C. Gordon – Owner 287 St. George Street

To install Bahama style shutters on multiple exterior windows.

Ms. Mitchell 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 for **287 St. George Street.**

Nikki Gordon reviewed the application with the change that there would only be four windows being altered with louvred shutters.

Ex Parte Communication:

(None)

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

There was Board consensus that the change from a Bahama-Style shutter to a louvered shutter was amenable.

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0071 to install wood shutters onto the building at 287 St. George Street. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) F2019-0087 – John and Karin White – Applicant and Owner **253 Charlotte Street**

To replace all of the existing windows with vinyl windows.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **253 Charlotte Street** to give the applicant time to consider a more compatible alternative.

John White and Joe Fennel reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke against the application citing concern with the incompatible vinyl material.

Charles Pappis noted that a similar application had come in and was only

approved when wood windows were presented to the Board.

Public hearing was closed.

Mr. White responded to public comment noting that he could obtain the vinyl windows in the same historical look as aluminum clad windows that had been previously approved by the Board.

The Board discussed:

- Inability to approve vinyl window based on the AGHP
- Possibility of considering aluminum wood-clad windows if the design was appropriate
- Windows with fins changed the look of the window and the integrity of the window opening
- Necessity of the flange for water-proofing purposes

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0087 to the October 17, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) F2019-0088 – BP Builders, Inc. – Applicant **Daniel Holiday, Jr. – Owner** **11 Aviles Street**

To make alterations to an existing building to include replacing siding, wood railings, and lighting and installing new siding and planter boxes.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the

Board can **CONTINUE** a Certificate of Appropriateness for **11 Aviles Street** to address the finish and to provide a drawing of the Aviles Street elevation.

Bart Piniaz reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Historic photographs of the structure
- Changes to the structure over time
- Bavarian-style projections would be wrapped with siding and planters would be attached
- Windows would be addressed in the future
- Existing stucco was difficult to maintain due to building movement
- Preferred option were to re-stucco or replace with wood siding rather than hardy board
- Building exterior was previously corrugated metal
- Recommendation that proper historic window trim was maintained
- Wall along Artillery Street, stucco would be recessed from siding slightly
- Clarifying stucco finishes, freeze band, and wood siding

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0088 with the intended scope of work to replace stucco on the second floor of the building with a wood novelty siding based on the applicant's demonstration that a similar siding had existed previously on the building and with the condition that the applicant provide to staff a sample of the stucco finish, a sample of the separation

between the stucco and the siding on the second floor, and a sample of the novelty wood siding as well as a sketch illustrating the intended trim around the windows with appropriate reveals. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked that Mr. Benoit modify his motion to include other changes within the scope of work including the wood railings lighting, and planter boxes.

Mr. MacDonald asked that the motion include documentary photographs throughout construction for historical reference.

Mr. Benoit AMENDED his motion to include requested additions. Mr. Weaver SECONDED the motion.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness for Historic Property Ad Valorem Tax Exemption

8. (a) F2019-0084 – Tracy VanDusen – Applicant **Tracy and Roger VanDusen – Owner** **9 Milton Street**

To certify the completion of rehabilitation work for an ad valorem tax exemption.

Ms. Duncan recused herself, having provided design-work on the applicant's detached garage.¹

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **9 Milton Street**.

¹ Form attached to original minutes

Tracy VanDusen was available for questions.

The Board provided their ex parte communications.

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

The Board discussed:

- Historic integrity of the home appeared to have been maintained
- Home was a prime example of a bungalow-style structure
- History of the structure and rehabilitation work

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness for Historic Ad Valorem Tax Exemption application F2019-0084 for 9 Milton Street. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

9. Certificate of Appropriateness – City Project

9. (a) F2019-0089 – City of St. Augustine, Mobility – Applicant City of St. Augustine – Owner 20 Spanish Street and 5 and 9 Cordova Street

To make alterations to an existing parking lot to include constructing a masonry wall, enhancing the landscape berm, and installing paving material for car and bike parking and sidewalks.

² Brief recess from 2:06p.m. to 2:10p.m.

Ms. Mitchell said staff did not provide recommendations for City Projects.

Reuben Franklin, Freemont Latimer, and Andrea White reviewed the application with a presentation.³

Ex Parte Communication:

(None)

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

The Board discussed:

- Feedback from Opinion of Appropriateness discussion had been noted and included in changes to the application, including surfacing and archeological concerns
- Walls along Spanish Street were added to block sight of motor vehicles from Spanish Street
- City Archeologist would perform testing prior to the start of construction if necessary

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0089 with the condition that they continue to work with the Archeology Department to preserve and protect those resources. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Approved Permit Report

(No Presentation. Provided for informational purposes only)

³ Attached to original minutes

11. Other Business

The Board Congratulated Kelli Mitchell on her new job and thanked her for her work with the Board.

11. (a) Division of Historic Resources Grant Update

Ms. Wolfe announced the following grant projects for the fiscal year:

- Resilient Heritage in the Nation's Oldest City
- The St. Augustine Survey, including the surveying of West Augustine and the neighborhood around Fort Mose
- Update to National Register and National Historic Landmark District and nominations
- Survey regarding mitigation against future flooding possibly including educational materials for the public

The Board discussed varying ways to mitigate flood impacts in historic buildings and Ms. Wolfe encouraged the Board to continue considering options that could be compiled for public use.

There was discussion regarding alternative materials, including vinyl and aluminum windows, the possibility of updating the AGHP in the future to consider such materials, and concern for maintaining the authenticity of the city when using alternative materials.

12. Adjournment

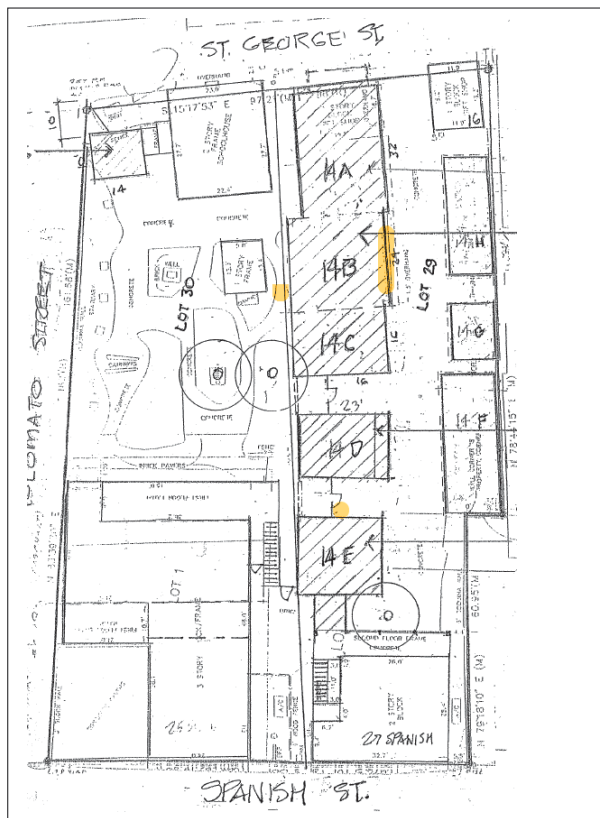
There being no further business, the meeting was adjourned at 2:59 P.M.⁴

Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Excerpted from architectural plan by Les Thomas

Application: 2019-0097

Address: 14 St. George Street

Les Thomas Architect, Applicant

Historic Fraser Properties, Owner

Project description: To alter a previously-approved COA to modify a storefront from one to two doors, and to add two new balconies.

Architectural Style:	St. Augustine Colonial Interpretation	Florida Master Site File:	N/A
National Register:	Located in St. Augustine Town Plan National Register District	Construction date:	new
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197290 0000		
Agenda Item:	5 (a)	Previous Action(s):	COA new construction

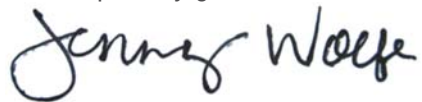
STAFF SUMMARY AND ANALYSIS:

- The alterations proposed do not impact the primary streetscape and still use the same vocabulary of Spanish Colonial construction except for the proportions of the two balconies with double French doors.
- Substituting the doorways to a single half-lite door would be consistent with other balcony doors in the historic district.

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 for two new balconies and changing the opening patterns at 14 St. George Street because it is compatible with SOIS #9 with the following condition:

1. Revise double French doors on the balconies to a single wood door that may be paneled and partially glazed.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Construct single balcony with double doors on the east elevation of building 14E and the north wall of building 14B.
2. Divide building 14B into two spaces and change the south façade from a single door and pair of windows to two doors and two windows.
3. Balcony details and doors and windows to match previously approved plans.

F2019-0097
14 St. George Street
October 17, 2019

CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
St. Augustine Colonial Revival (Post-1850)

The St. Augustine Colonial Revival style is unique to St. Augustine, and combines elements of the Spanish Colonial and the various Mediterranean Influence styles as locally interpreted. This style involves both new construction and the conversion of older buildings into this style during the "Mediterranean Revival" craze of the 1920s. Buildings in this style more accurately reflect changes to colonial buildings over the years rather than how colonial buildings originally appeared.

Identifying features of this style usually include stucco exterior finish, tile roofs, wood balconies, ornamental ironwork and exterior shutters.

Buildings may or may not be constructed directly on the street, although the size of yards varies.

Common building plans are L-shaped and rectangular. Buildings are two to two and one-half stories. Walled yards are common, although the heights of the walls vary considerably. True loggias are not used but galleries or porches are common. An arch motif is common. Balconies may be wood or ornamental iron, and may have corbels. If balconies are roofed, a shed roof or hip roof is common.

Detailing consists of exterior shutters, rejas or lattice, iron grill work, wood or iron balconies, galleries with an arch motif, and walled yards.

Doors and Entrances

Pre-1821

First Spanish Period doors are similar to gates in design but are between thirty-three inches and forty-four inches wide.

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way..

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED



☐ **OPINION** ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2019-0097

Receipt No. 1695322
 Advertising Costs \$ _____

Paid on 9/20/19

Meeting Date: _____
 Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES THOMAS PRODUCE
 Address 32 CORPORA ST.
 City St. State FL Zip Code 32084
 Daytime telephone 824-9508 Other phone/email 669-6267

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

2. NAME OF PROPERTY OWNER Historic Forsyth Properties
 Business (if applicable) Fountain of Youth
 Address _____
 City St. Aug State FL Zip Code 32084
 Daytime telephone (required) 322-9999 Other phone _____

3. PROJECT STREET ADDRESS 14 ST. GEORGE ST - PARISON TO APPROVED

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____

5. EXISTING USE Retail/Residential PROPOSED USE Retail/Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

RECEIVED
SEP 20 2019

Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

ADD TWO NEW BALCONIES TO EXISTING
APPROVED PLANS FOR 14 ST. GEORGE
ADD A NEW DOOR TO APPROVED PLAN.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____

DATE

9-18-19

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE

9-18-19

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

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
☐	☐	☐ Photographs of existing roof and affected features
☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)		
OK	Need	N/A
☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)		
OK	Need	N/A
☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY		
OK	Need	N/A
☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)		
OK	Need	N/A
☐	☐	☐ Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐ For new openings, a scaled wall section
☐	☐	☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐ Documentation of justification for changing the existing door(s) and the extent of the affected area

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: _____ Project Address: _____

Reviewed by: _____ Date: _____

CODES:

BUILDING - FLORIDA BUILDING CODE RESIDENTIAL 2017, CH. 6-10
 PLUMBING - FLORIDA BUILDING CODE PLUMBING, 2017 ed.
 MECHANICAL - FLORIDA BUILDING CODE MECHANICAL, 2017 ed.
 LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2017, 5th ed.
 WITH UP-TO-DATE AMENDMENTS
 FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2017, 5th ed.
 WITH UP-TO-DATE AMENDMENTS
 HAZARD-RAP CODE - FLORIDA BUILDING CODE, CH. 11-ACCESSIBILITY, 2017 ed.
 ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CH. 11-ACCESSIBILITY, 2017 ed.
 ENERGY CODE - FLORIDA BUILDING CODE ENERGY CONSERVATION, 2017 ed.

BUILDING SQ. FT. INFO.
 SEE INDIVIDUAL BUILDINGS

STRUCTURE INFORMATION

MEAN ROOF HEIGHT 24'
 TOTAL ROOF HEIGHT 28'
 NUMBER OF STORIES 1 1/2 STORIES

TYPE OF CONSTRUCTION

FIRE 2
 PROJECT IS LOCATED ST. GEORGE COUNTY, ST. AUGUSTINE, FL. 32082

OCCUPANCY CLASSIFICATION

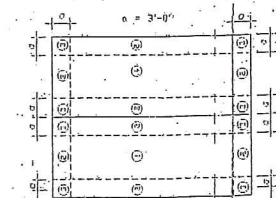
R-3 - RESIDENTIAL

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE 2017 CH. 6-10 OF THE FLORIDA BUILDING CODE RESIDENTIAL OR AS SEEN 7-10.
 1. BASIC WIND SPEED (10 SECOND DURATION) 130 M.P.H.
 2. WIND IMPORTANCE FACTOR 1.0
 3. WIND EXPOSURE CATEGORY B
 4. INTERNAL PRESSURE COEFFICIENT +1.0 OR -1.0
 5. COMPONENT & CLADDING WIND LOADS 145/54 S.F.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA	10		20		30		40		50		60		70		80		90		100	
	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL	ROOF	WALL
10.5	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
20.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
30.5	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
40.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
50.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
60.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
70.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
80.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
90.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0
100.3	-25.8	-10.0	-25.2	-10.0	-24.4	-10.0	-23.7	-10.0	-23.0	-10.0	-22.3	-10.0	-21.6	-10.0	-20.9	-10.0	-20.2	-10.0	-19.5	-10.0

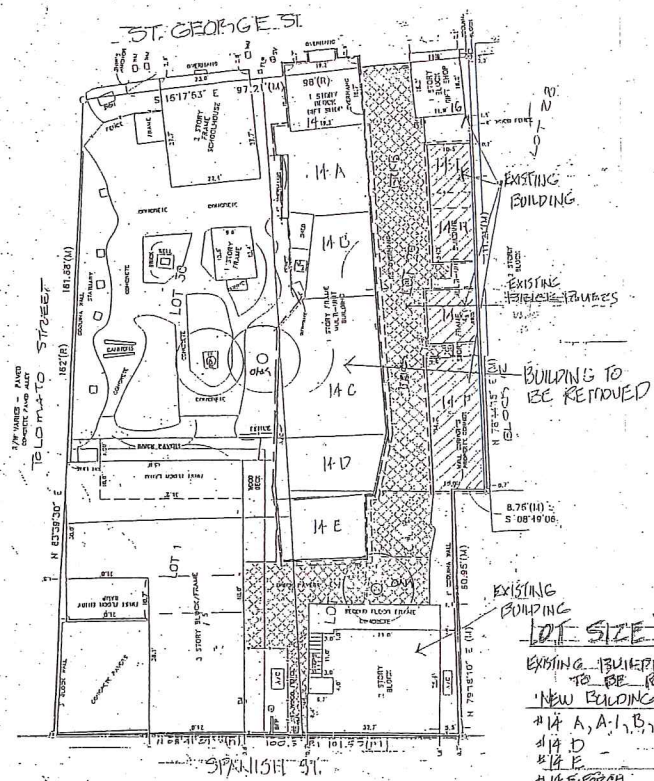


NOTES:

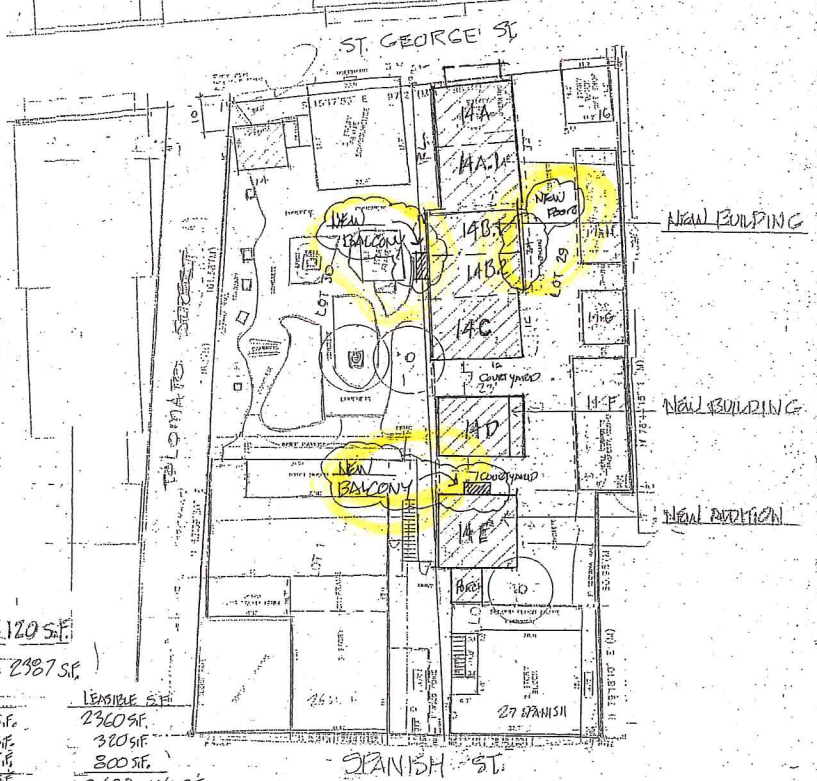
- FOR EFFECTIVE AREAS BETWEEN VALUES GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
- SEE FIGURES FOR LOCATION OF EDGES.
- PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

STRUCTURAL NOTES

- DESIGN LOADS:
 A. ROOF LIVE LOADS 16 P.S.F.
 B. FLOOR LIVE LOADS 40 P.S.F.
 C. WIND LOADS 130 M.P.H.
 (FL. BLDG. CODE 2017)
- MATERIAL:
 A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-08
 B. STEEL: A36
 C. CALI. FILLED CELLS & BEAMS 3,500 P.S.I.
 D. REINFORCING STEEL: CONFORM TO ASTM A-615-GAGE #6
 E. STRUCTURAL STEEL: DESIGN PER CURRENT EDITION OF A.I.S.C.
 F. SHAPES AND PLATES CONFORM TO ASTM A-36
 G. WELDING CONFORM TO "AWS D11.1, STRUCTURAL WELDING CODE"
 H. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
 I. WELDED CONNECTIONS: HOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS, WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE TENSILE MATERIAL.
 J. FRAMING LUMBER: SOUTHERN PINE PER N.E.P.A. NATIONAL DESIGN SPEC. FOR WOOD CONSTRUCTION
 1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 & 100 M.C.
 2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO. 2
 3. 1x6 BEAMS SHALL BE SOUTHERN PINE F-1400 P.S.I.
 4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 & 100 M.C.
 K. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
 1. MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
 2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
 3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
 L. PLANK ROOF AND WALL SHEATHING:
 CONFORM TO THE AMERICAN PLANK ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (OOD) MIN.
 M. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
 N. MORTAR SHALL BE TYPE M OR S.
 O. WOOD-FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
 P. CONCRETE MASONRY UNITS:
 1. ALL CALI. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
 2. ALL CALI. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 3 GAUGE GALVANIZED WIRE.
 Q. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING, UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
 R. SHEATHING NAILING:
 1. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
 - 6D RING SHANK NAILS
 - 6D NAILS @ 6" O.C. AT PANEL EDGES.
 - 6D NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - 6D NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
 2. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
 - 6D NAILS @ 4" O.C. AT PANEL EDGES.
 - 6D NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 3. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEATHED WITH SHEATHING:
 - 1x12-ROOF NAILING TO BE 6D NAILS @ 6" O.C. EACH SHEATH WALL SEGMENT SHOULD HAVE 1/2" O. THREADED ROD WITHIN 6" OF SHEATH WALL.
 4. CALI. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/2" LONG "DAPCONS" @ 10" O.C.
 5. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED: WIND BOMB PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.



EXISTING SITE PLAN 1"20



PROPOSED SITE PLAN 1"20

EXISTING BUILDING LOT SIZE 79' = 8,120 S.F.
 EXISTING IMPERVIOUS TO BE REMOVED = 2,987 S.F.
 NEW PORTICO COVERAGE
 #14 A, A-1, B, C = 1,452 S.F.
 #14 D = 320 S.F.
 #14 E = 400 S.F.
 #14 E PORCH = 80 S.F.
 #27 SPANISH ST. = 280 S.F.
 TOTAL NEW IMPERVIOUS = 2,532 S.F. (145 S.F.)
 EXISTING IMPERVIOUS = 1,066 S.F.
 TOTAL IMPERVIOUS = 4,498 S.F. (53%)

EXISTING TOTAL IMPERVIOUS AREA = 1,353 S.F.
 PROPOSED IMPERVIOUS AREA REMOVED = 2,987 S.F.
 PROPOSED IMPERVIOUS AREA ADDED = 2,532 S.F.
 PROPOSED TOTAL SITE IMPERVIOUS AREA = 2,532 - 2,987 = 1,45 S.F.



9-17-19
 REVISOR FOR NEW BALCONY
 NEW DOOR & WINDOW

LES THOMAS
 ARCHITECT

RECEIVED
 SEP 20 2019

NEW BUILDINGS FOR:
 #14 ST. GEORGE STREET
 ST. AUGUSTINE, FLORIDA

Date: 9-22-19
 Scale: 1/8" = 1'-0"
 Drawn: [Signature]
 Plan: DMG/STG

SHEET
 A-1

Planning/Building Dept.

CODES:

BUILDING - FLORIDA BUILDING CODE - RESIDENTIAL 2017, 6th ED.
 PLUMBING - FLORIDA BUILDING CODE, PLUMBING, 2017 ed.
 MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL, 2017 ed.
 LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2017 5th ed.
 WITH UP-TO-DATE AMENDMENTS
 FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2017 5th ed.
 WITH UP-TO-DATE AMENDMENTS
 HANDI-CAP CODE - FLORIDA BUILDING CODE, Ch. 11-ACCESSIBILITY, 2017 ed.
 ACCESSIBILITY CODE - FLORIDA BUILDING CODE, Ch. 11-ACCESSIBILITY, 2017 ed.
 ENERGY CODE - FLORIDA BUILDING CODE | ENERGY CONSERVATION, 2017 ed.

BUILDING SQ. FT. INFO. SEE INDIVIDUAL BUILDING

STRUCTURE INFORMATION

MEAN ROOF HEIGHT 24'
 TOTAL ROOF HEIGHT 28'
 NUMBER OF STORIES 1 AND 2

TYPE OF CONSTRUCTION

TYPE 5
 PROJECT IS LOCATED ST. JAMES COUNTY, ST. AUGUSTINE, FL. 32082

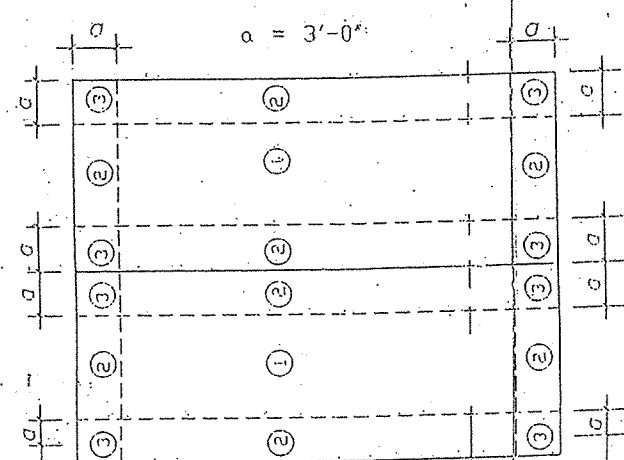
OCCUPANCY CLASSIFICATION:

R.P.3 MERCANTILE

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH & MEETS THE REQUIREMENTS OF THE 2017 CH-60, OF THE FLORIDA BUILDING CODE RESIDENTIAL OR ASCE 7-10
 1. BASIC WIND SPEED (3 SECOND GUST) 130 M.P.H.
 2. WIND IMPORTANCE FACTOR 1.0
 3. WIND EXPOSURE CATEGORY C
 4. INTERNAL PRESSURE COEFFICIENT +.15 OR -.15
 5. COMPONENT & CLADDING WIND LOADS Lbs./Sq.Ft.

	EFFECTIVE WIND AREA, FL Sq			
	10	20	50	100
ROOF				
1	10.5	-25.8	10.0	-24.4
2&3	10.5	-43.5	10.0	-32.7
WALL				
4	25.9	-28.1	24.7	-25.4
5	25.9	-34.7	24.7	-29.3
ROOF OVERHANG				
	10	20	50	100
	-37.3	-36.3	-35.2	-35.7
	-61.5	-46.3	-30.8	-17.6



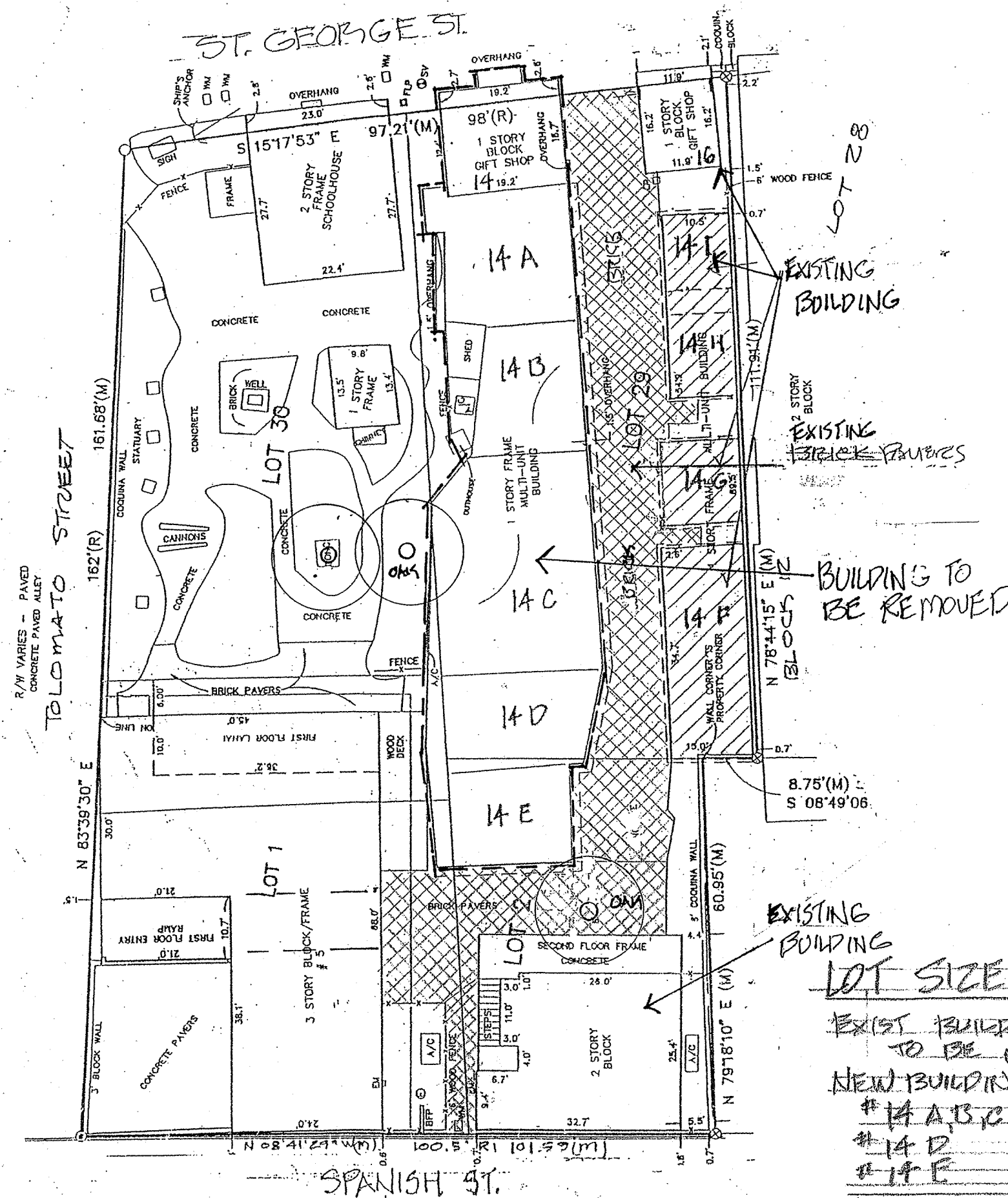
NOTES:

- FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
- SEE FIGURES FOR LOCATION OF ZONES.
- PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

STRUCTURAL NOTES

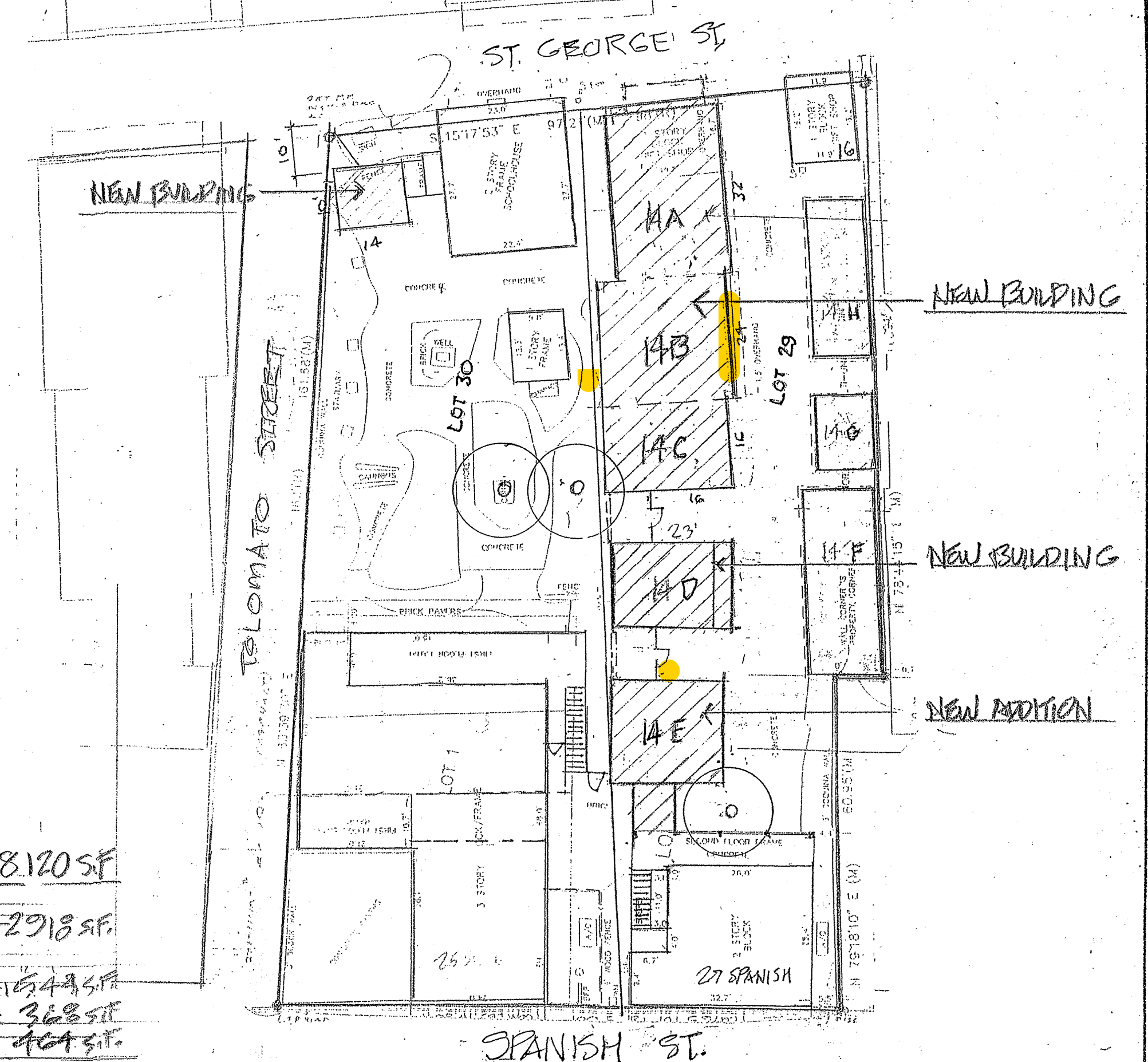
- DESIGN LOADS:
 - ROOF LIVE LOADS: 16 p.s.f.
 - FLOOR LIVE LOADS: 40 p.s.f.
 - WIND LOADS: 130 m.p.h. (FL. BLDG. CODE 2017)
- MATERIAL
 - CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	3,500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	3,500 P.S.I.
 - REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60.
 - STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
 - SHAPES AND PLATES CONFORM TO ASTM A-36
 - WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
 - ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
 - WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS. WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
- FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
 - SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
 - INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
 - LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
 - SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
- WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
 - MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
 - ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
 - TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
- PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN. MORTAR SHALL BE TYPE M OR S.
- CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
- WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
- CONCRETE MASONRY UNITS:
 - ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
 - ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GAUGE GALVANIZED WIRE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING, UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
- SHEATHING NAILING:
 - ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
 - 8d RING SHANK NAILS
 - 8d NAILS @ 6" O.C. AT PANEL EDGES.
 - 8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - 8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
 - PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
 - 8d NAILS @ 4" O.C. AT PANEL EDGES.
 - 8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS. PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2" Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
- C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "JAPCONS" @ 18" O.C.
- ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.



EXISTING SITE PLAN 1:20

LOT SIZE "29"	= 8120 SF
EXIST. BUILDING TO BE REMOVED	2918 SF
NEW BUILDING	
#14 A,B,C	= 1544 SF
#14 D	= 368 SF
#14 E	= 464 SF
NEW BUILDING	2376 SF
EXISTING BUILDINGS	
#16	= 172 SF
#14 F	= 384 SF
#14 G	= 130 SF
#14 H	= 300 SF
#27 SPANISH ST.	= 960 SF
TOTAL SITE	= 4342 SF (53%)

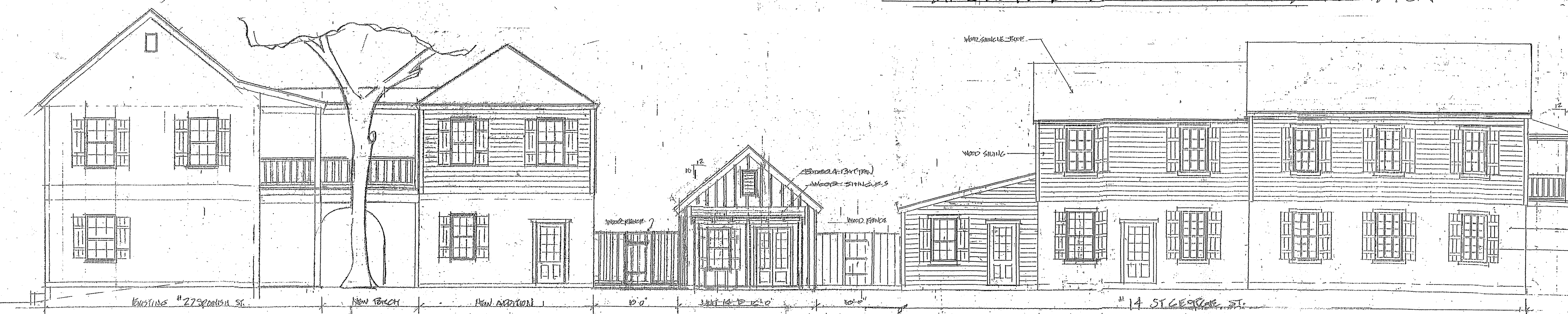


PROPOSED SITE PLAN 1:20

PREVIOUSLY APPROVED PLANS



ST. GEORGE ST. PROFILE WEST ELEVATION



THE ARCADE PROFILE NORTH ELEVATION

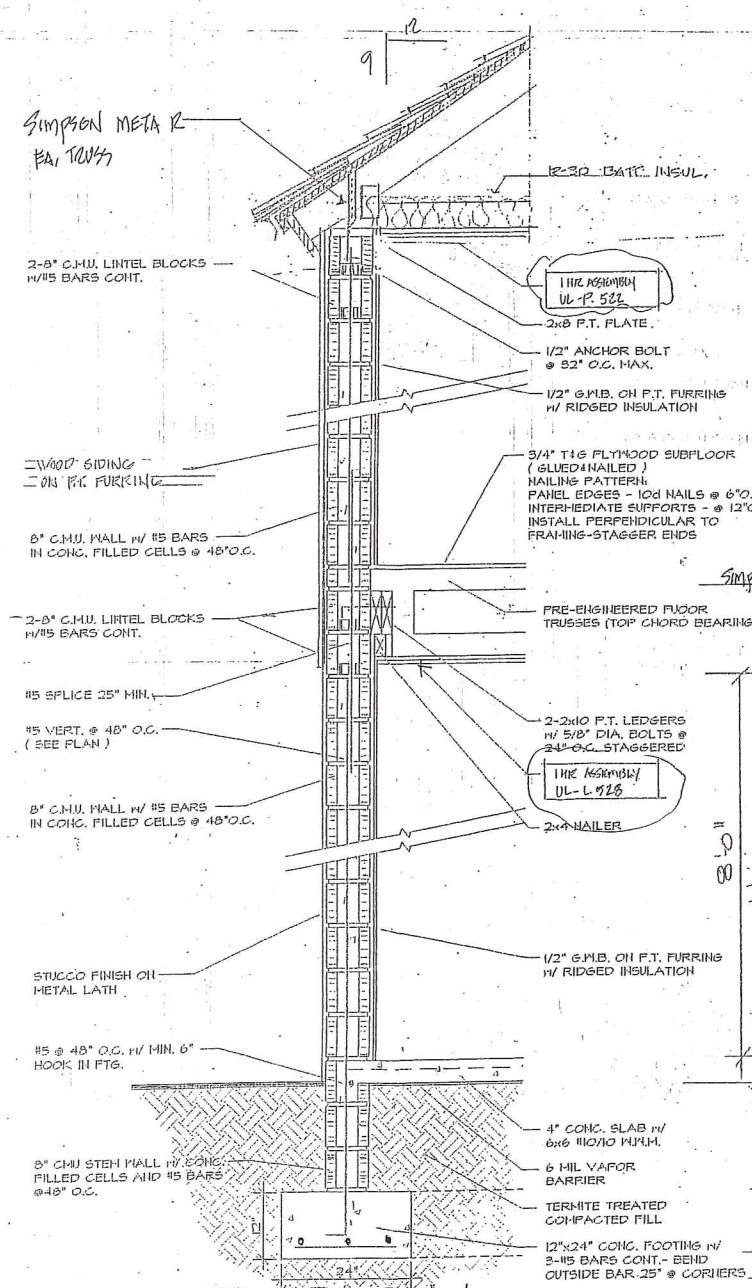
LES THOMAS
 ARCHITECT

92 CORDOVA ST. AUGUSTINE, FLORIDA 32082-4509

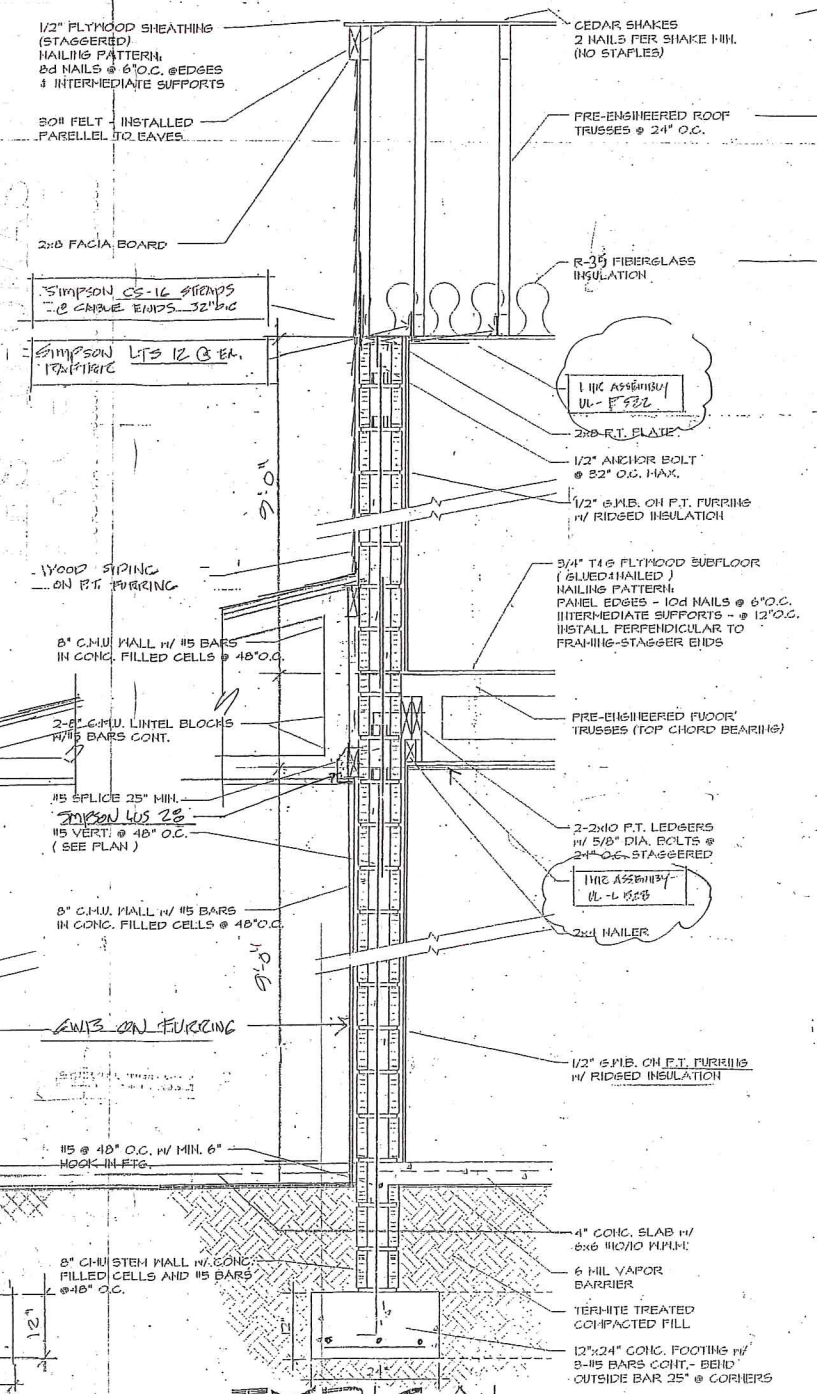
NEW BUILDINGS FOR:
 #14 ST. GEORGE STREET
 ST. AUGUSTINE, FLORIDA

Date: 8-16-18
 Scale: AS NOTED
 Drawn:
 File: DING/

SHEET
 A-1

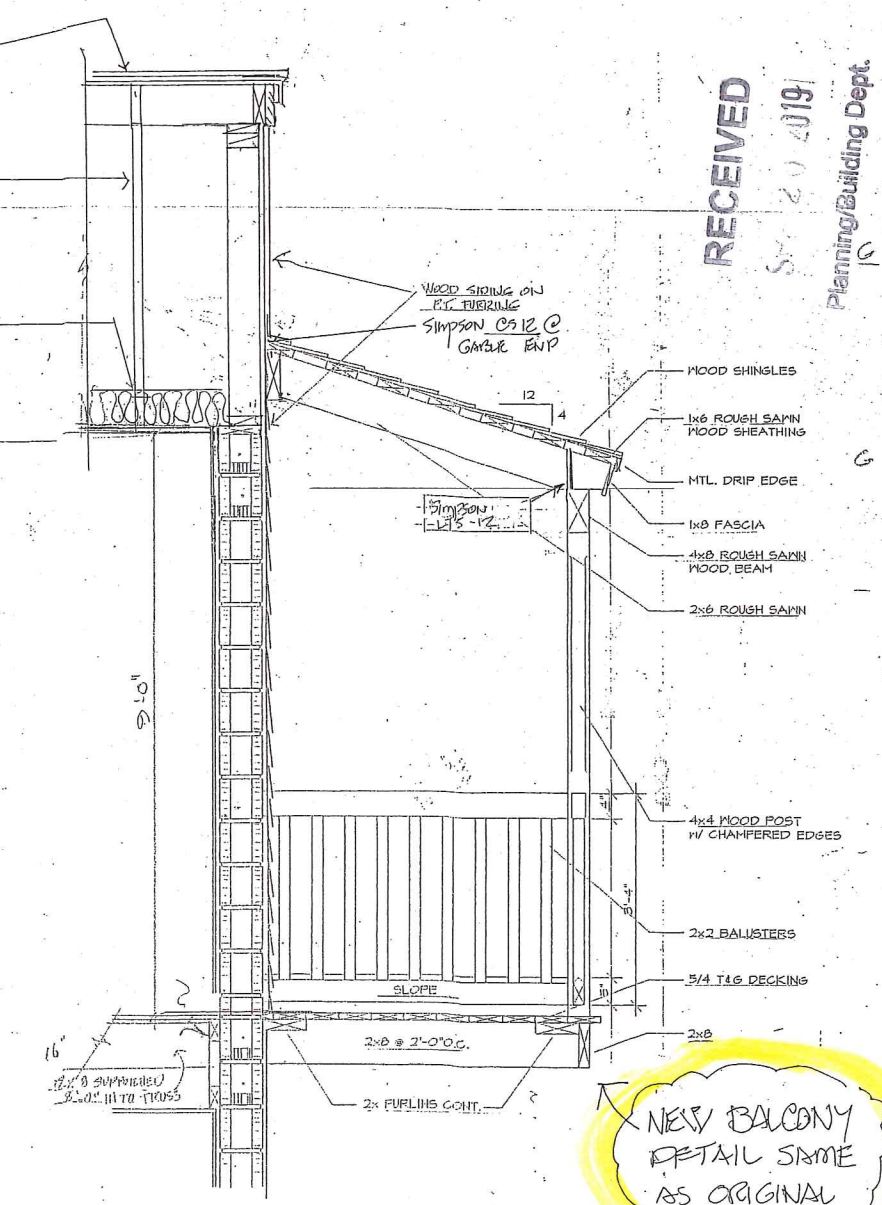


TYPICAL WALL SECTION
 3/4"=1'-0"
 @ 27 SPANISH ST



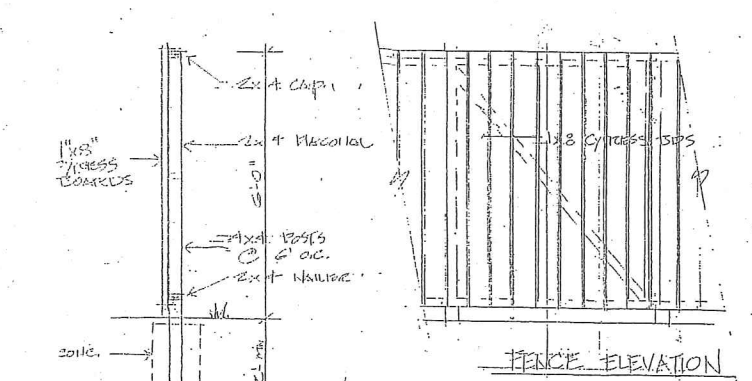
TYPICAL WALL SECTION @ #14 ST. GEORGE
 3/4"=1'-0"

#14 ST. GEORGE ST.
 AND
 ADDITION TO #27 SPANISH ST.



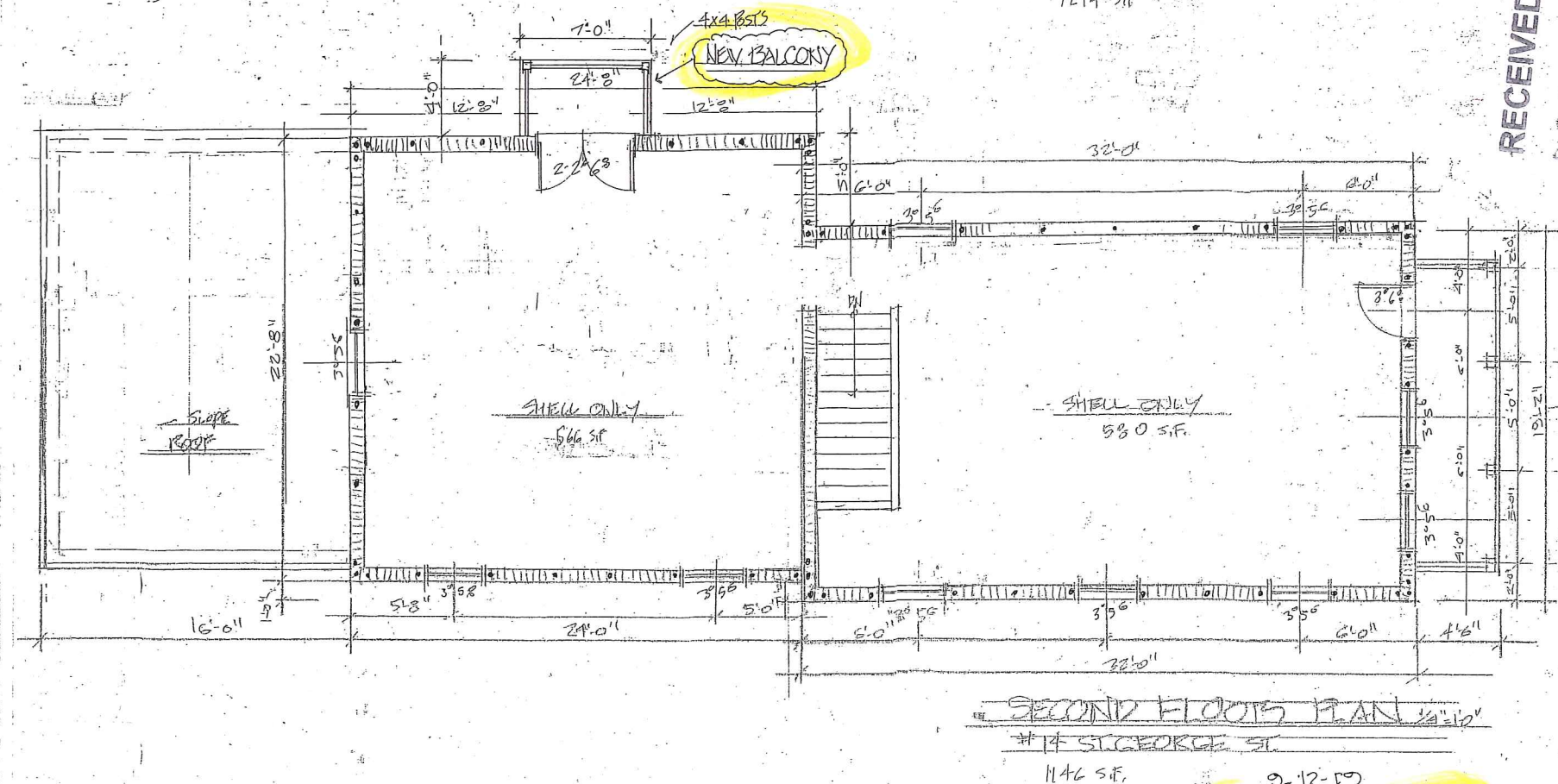
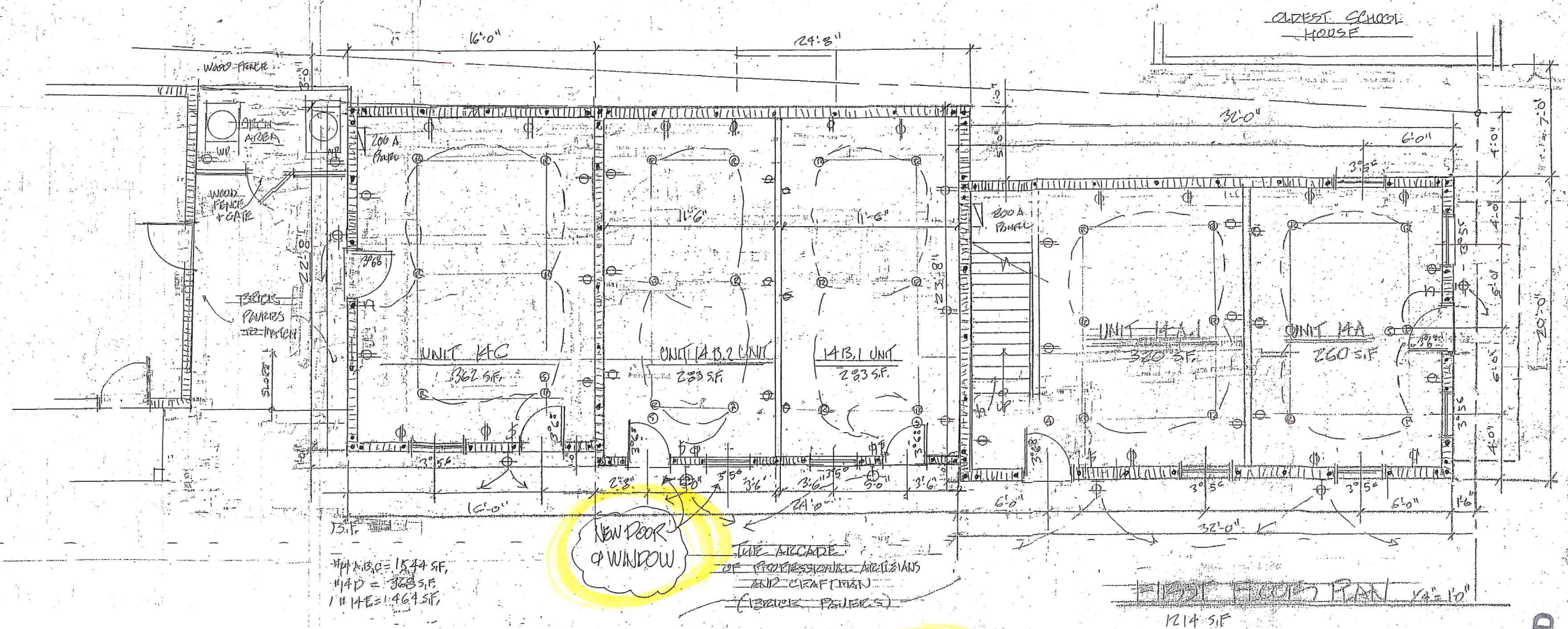
SECTION 2
 3/4"=1'-0"
 #4 ST. GEORGE

NEW BALCONY
 DETAIL SAME
 AS ORIGINAL
 PLANS



TYP. FENCE SECTION

9-17-19
 REUSE FOR
 NEW BALCONY



RECEIVED

SEP 20 2019

Planning/Building Dept.

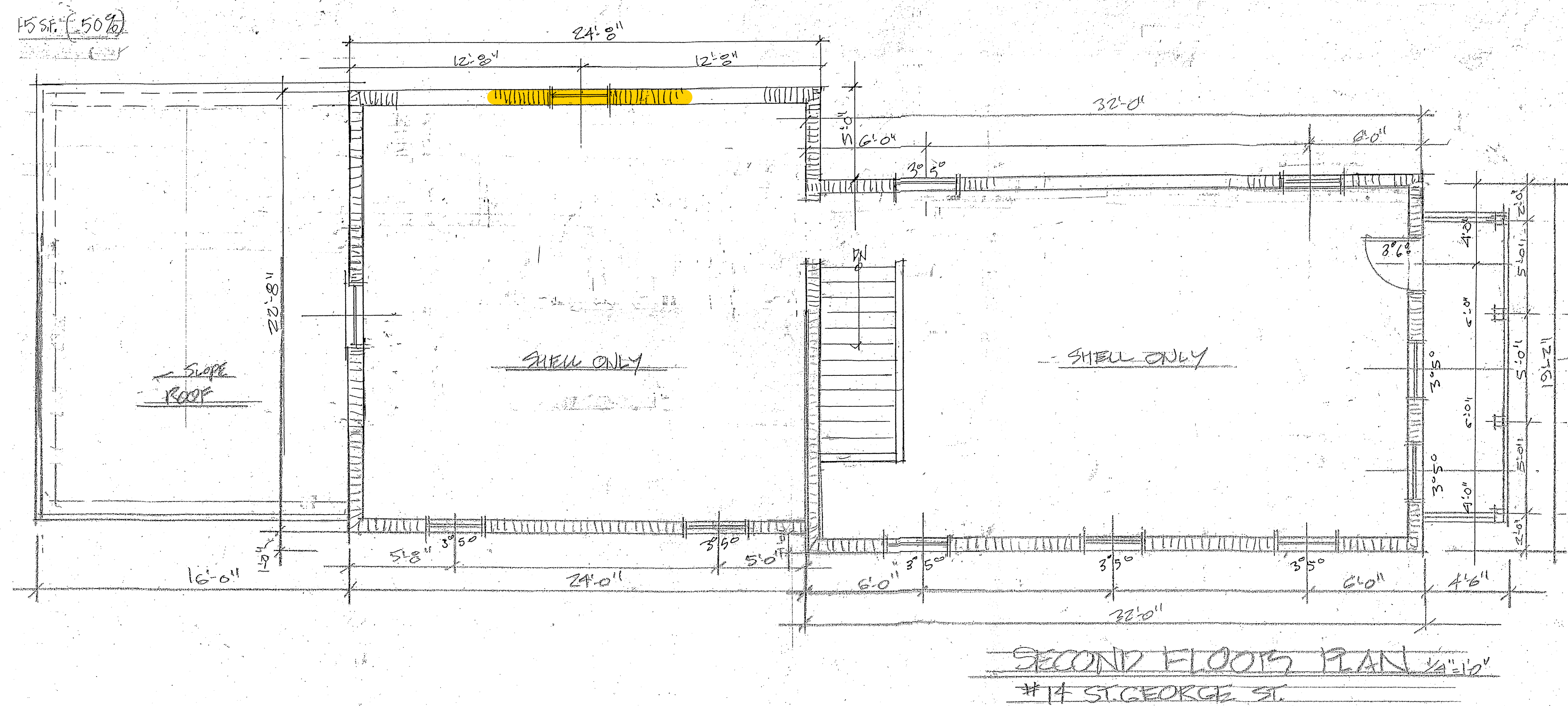
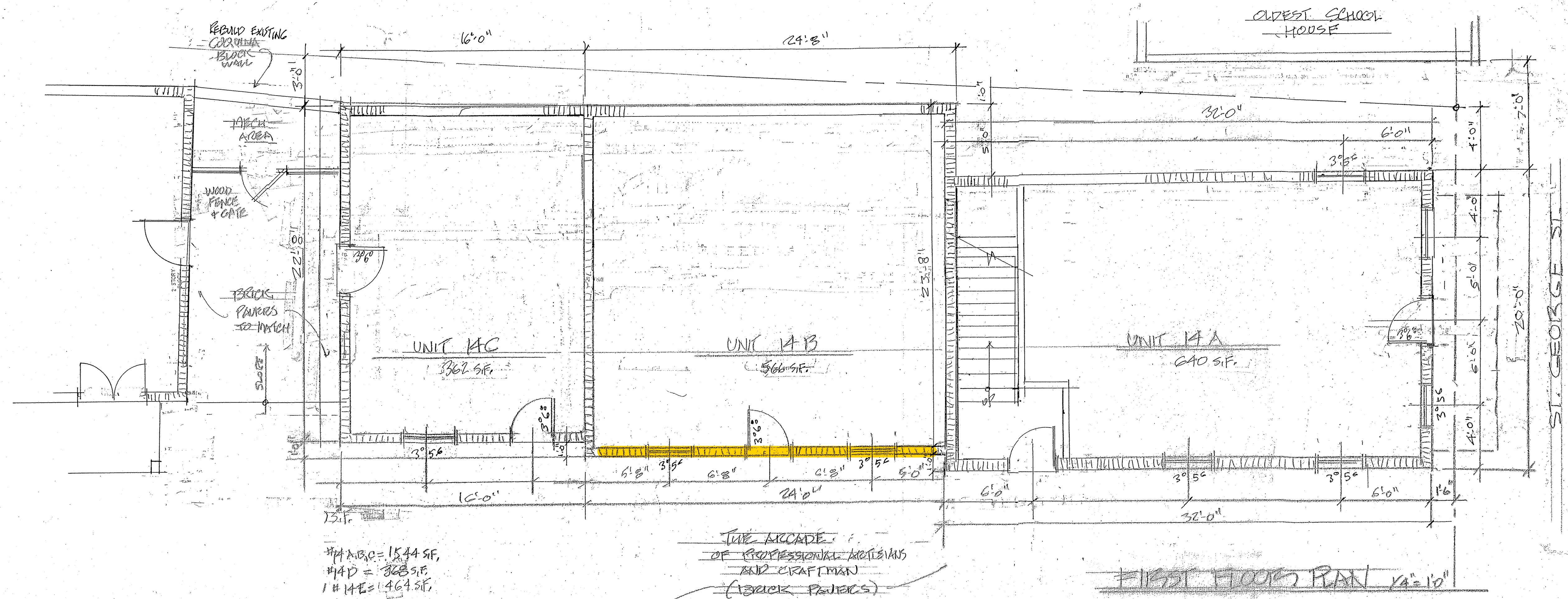
NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

LES THOMAS
ARCHITECT
27 CORDOVA ST. AUGUSTINE, FLORIDA 32013-3503

Date: 3-22-1971
Scale: 1:100,000
Drawn:
Files: DWG/STG

SHEET
A-21

REVISED FOR NEW
BALCONY, NEW DOOR
AND WINDOW.



PREVIOUSLY APPROVED PLANS

LES THOMAS
ARCTECT
332 CORDOVA ST. AUGUSTINE, FLORIDA 32014-1508

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

8-16-18

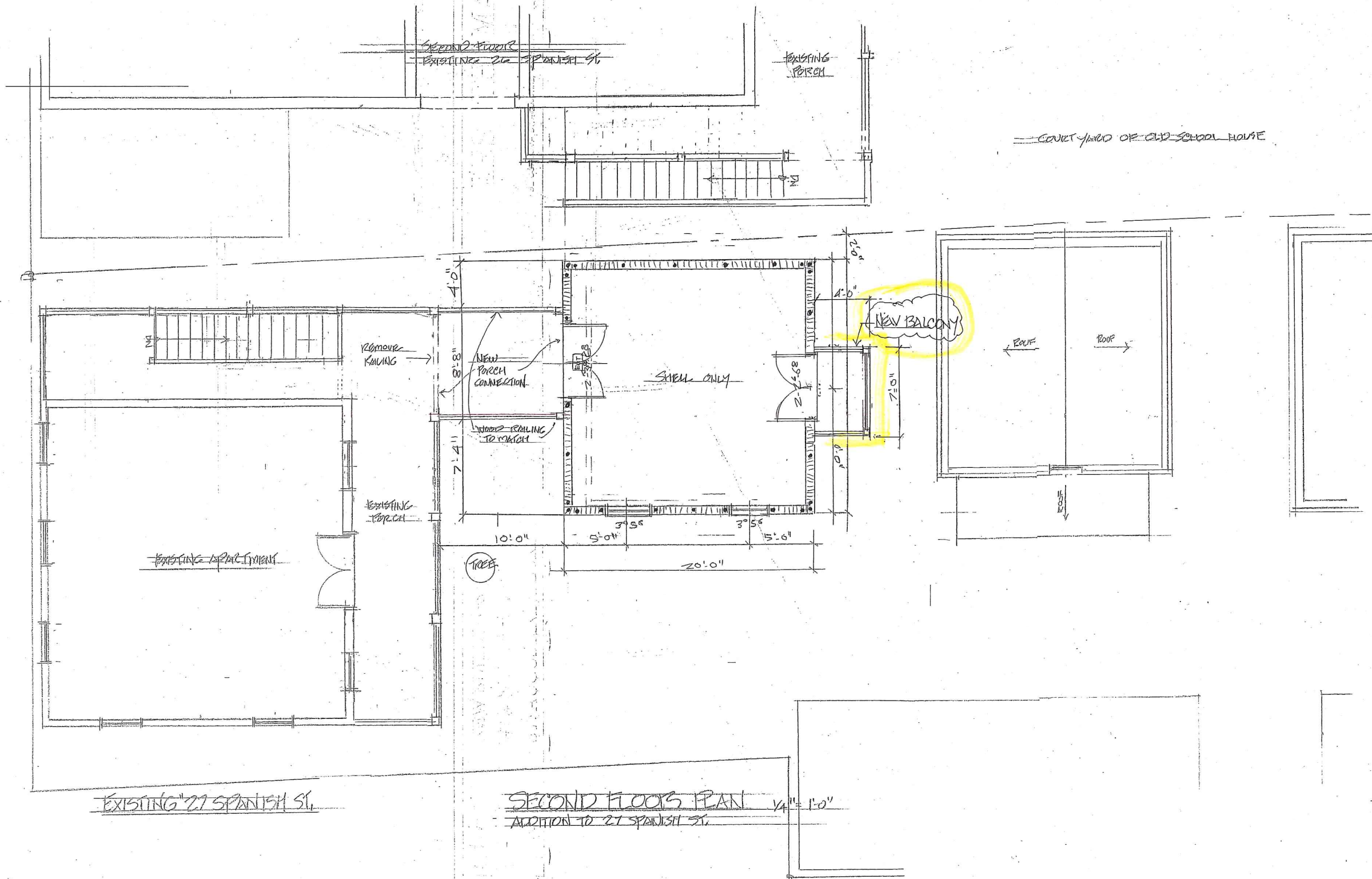
1000

comp.

01 DWG/STG

SHEET

A-2



RECEIVED ST. GEORGE ST.

SEP 20 2019

Planning/Building Dept.

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

Date: 3-22-19

Scale: 1 2 3 4 5

Drum:

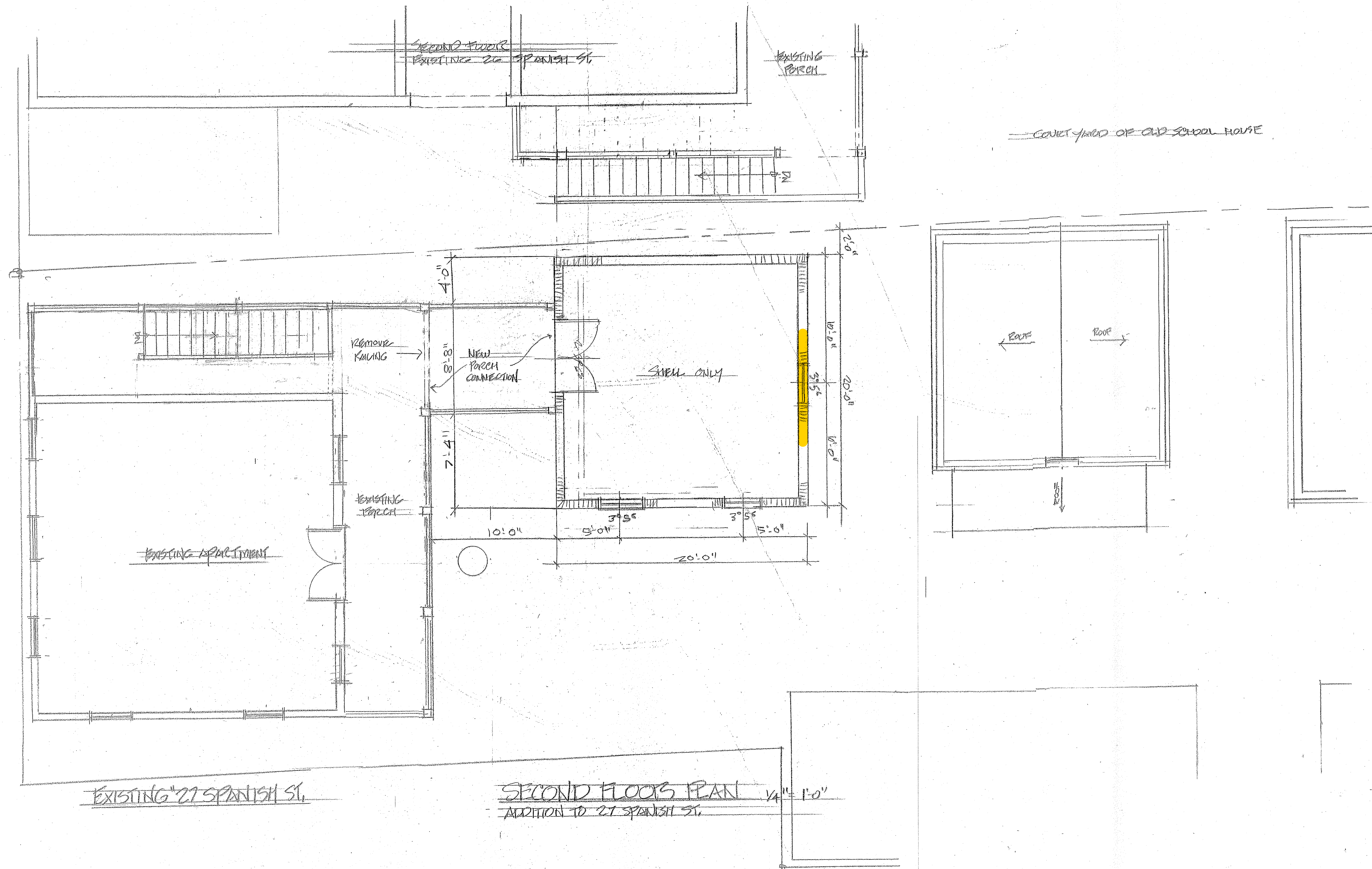
SHEET

A-4.1

9-17-19

REUSE FOR NEW
BALCONY

PREVIOUSLY APPROVED PLANS



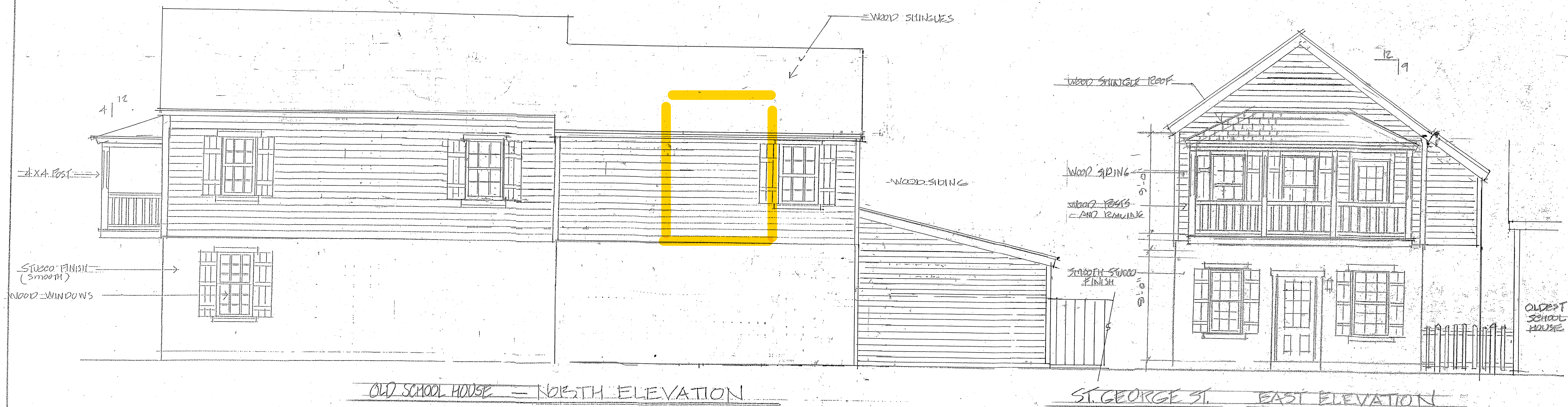
ST. GEORGE ST.

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

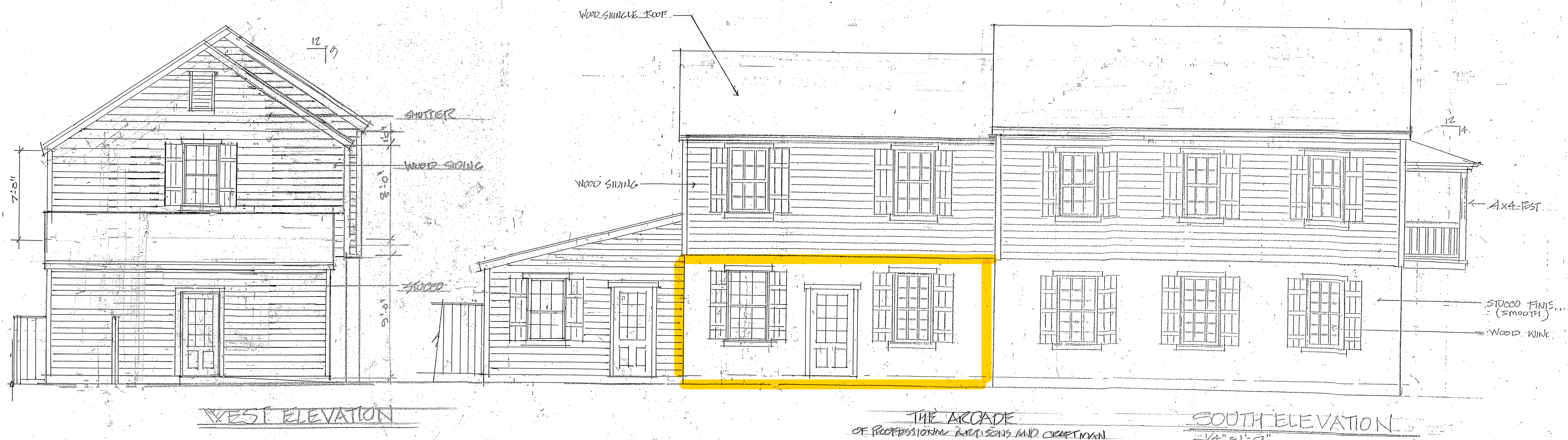
LES THOMAS
ARCHITECT
922 CORDOVA ST. AUGUSTINE, FLORIDA 32084-1506

Date: 8-16-13
Scale: 1/4" = 1'-0"
Drawn:
File: DWS/STG

SHEET
A-4



PREVIOUSLY APPROVED PLANS



ELEVATIONS of #14 ST. GEORGE

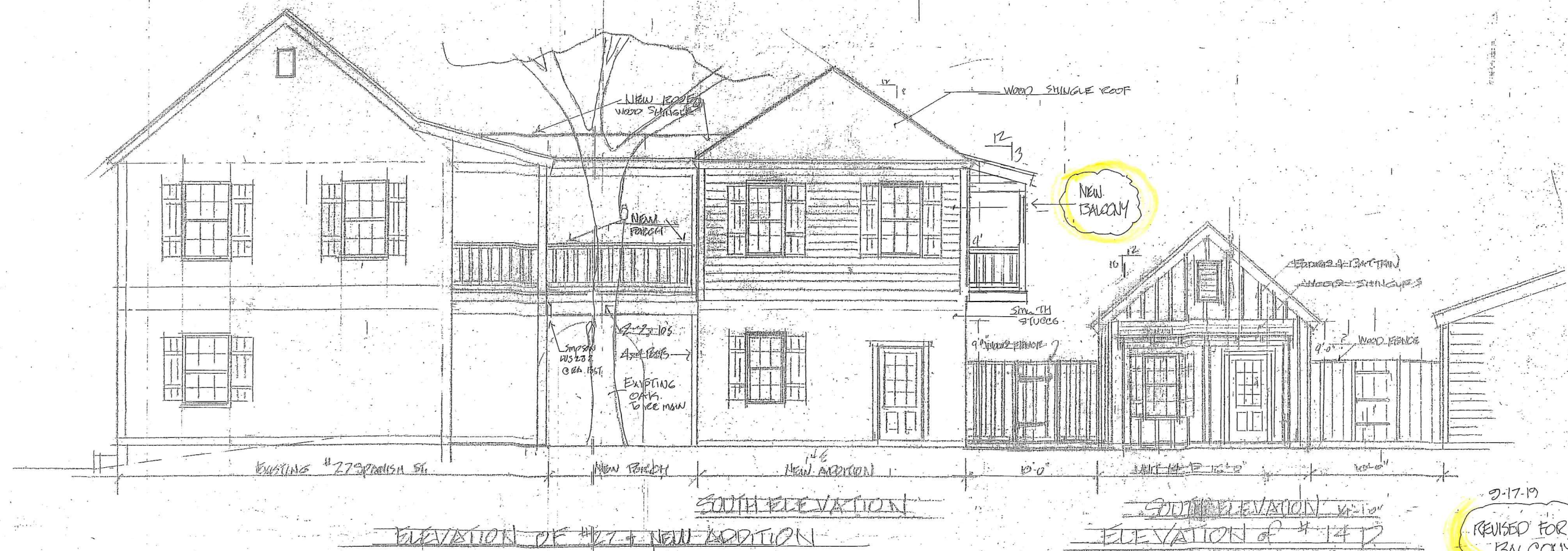
LES THOMAS
ARCHITECT

52 CORDOVA ST. AUGUSTINE, FLORIDA 324-4509

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

Date: 8-16-18
Scale:
Drawn:
Title: DMS/STG

SHEET
A-5



RECEIVED
SEP 20 2019
Planning Building Dept.

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST AUGUSTINE, FLORIDA

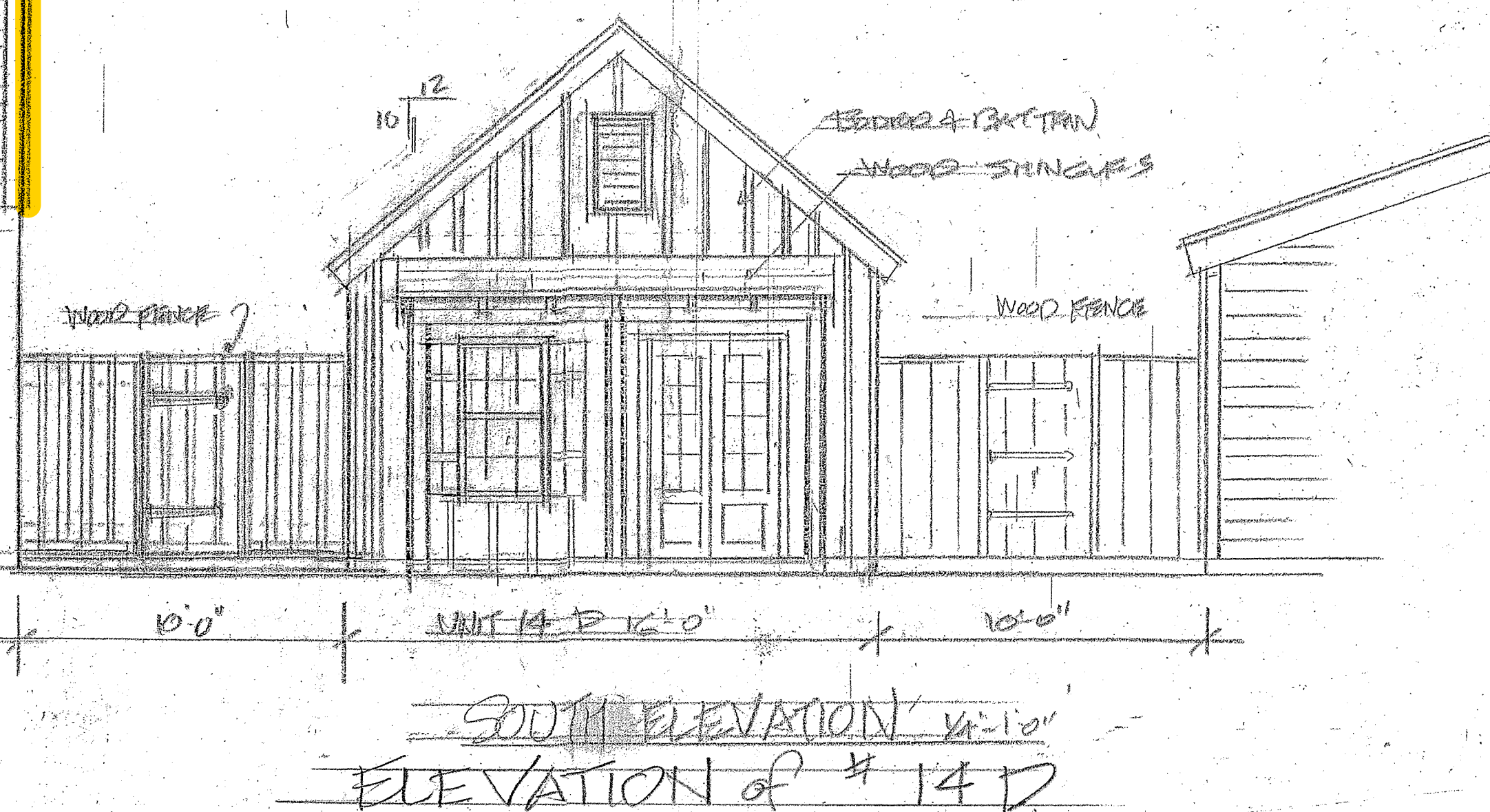
LES THOMAS
ARCHITECT
ST AUGUSTINE, FLORIDA 32080

Plot: 3-22-19
Scale: 1/4" = 1'-0"
Drawn: DMS/STG

SHEET
A-71

7-17-19
REVISED FOR NEW
BALCONY

PREVIOUSLY APPROVED PLANS



LES THOMAS
ARCHITECT
52 CORDOVA ST. AUGUSTINE, FLORIDA 32084-1506

NEW BUILDINGS FOR:
#14 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

Date: 8-16-18

Scale: 1/4\"/>

Drawn:

File: DMS/STG

SHEET

A6



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Application: 2019-0084

Address: 253 Charlotte Street

John and Karin White, Applicant and Owner

Project description: To replace all windows with vinyl windows.

NO NEW INFORMATION WAS PROVIDED

Architectural Style:	Spanish Colonial	Florida Master Site File:	N/A
National Register:	Noncontributing, St. Augustine Townplan National Register District	Construction date:	1986
Archaeology Zone:	IB	Zoning District:	HP 1
Parcel number:	198730 0081		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- The application was continued from the September 26, 2019 HARB meeting to allow the applicant to consider an alternative replacement window and no new information was received before the deadline.
- The building currently has wood windows, and the applicant proposes installing vinyl windows. Wood is the most appropriate material for colonial replica buildings and should be used instead of a vinyl material.
- The proposed windows will have a bronze exterior 6/6 double hung appearance and simulated divided lite muntins.
- According to the application, the current windows are in poor condition due to sun and weather damage, rot, and ant infestation. Some of the windows also do not function properly, are difficult to open, and are inoperable. The applicant provided photographs and additional information to show the extent of the damage.
- The application suggests that wood/aluminum clad windows and wood windows cannot be used due to the building's construction.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue a Certificate of Appropriateness** for **253 Charlotte Street** to give the applicant time to consider a more compatible alternative.



Jenny Wolfe, Historic Preservation Officer

F2019-0084
253 Charlotte Street
October 17, 2019
STAFF PHOTOGRAPHS:



CITY CODES/DESIGN GUIDELINES:

First Spanish Period (1565-1763)

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

British Period (1764-1783)

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Second Spanish Period (1784-1821)

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

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.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, 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.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Pre-1821

Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

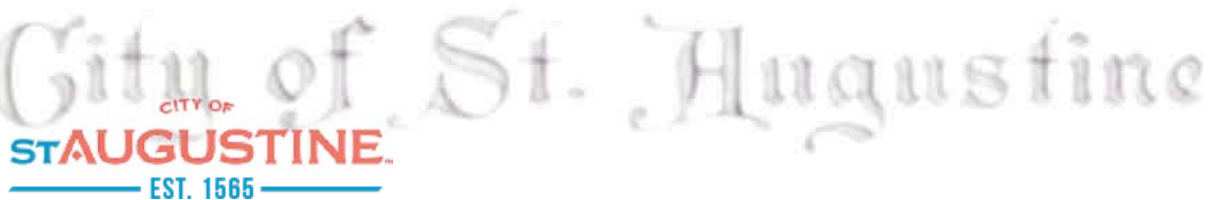
Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]



Prepared for October 17, 2019 Meeting



Excerpted from architectural plan by M. Gould

Address: 36 Charlotte Street

E.M.A., Inc., Owner

Project description: To construct a second-floor deck over the pergola on the front elevation and to replace the second-floor window with a door.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	SJ00530
National Register:	Located in St. Augustine Town Plan National Register District	Construction date:	ca. 1899
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	196710 0000		
Agenda Item:	7 (a)	Previous Action(s):	COA for pergola

STAFF SUMMARY AND ANALYSIS:

- The pergola was approved at the November 2018 HARB meeting with the condition that it exists as an independent structure so it can be removed without affecting the original building in the future.
- Constructing a second-floor deck on a 1-1/2 story building of this time period with the type of roof height and pitch on the primary elevation is not compatible with the historic character of the building because it will create the appearance of a full two-story building at the street front.
- The railing and stair obscure and overshadow the building. The width of the deck with respect to the building size is out of proportion. Overall the scale of the new feature is incompatible with the building.
- If the application is approved, a zoning analysis will be required because the deck will increase the lot coverage.
- No images of the proposed new door and light fixture(s) were provided.
- Electrical/mechanical equipment has been installed on the exterior of the building that appear to the televisions mounted under the existing pergola which were not reviewed for compatibility with the AGHP.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can DENY a Certificate of Appropriateness to construct a second floor deck at 36 Charlotte Street because it does not meet SOIS #3 or #9.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Convert the pergola to a structure that supports a deck system with an area that measures about 9' in depth and 20' in width across the front of the building
2. Construct an attached stair on the side/north elevation to access the deck from the exterior of the building
3. Construct railings at a height of 3.5' across the stair and deck
4. Materials proposed are pressure-treated wood and painted to match the building
5. Convert the window to a door to provide access to the deck from the interior of the building (details of the door and light fixture not provided)

CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
St. Augustine Colonial Revival (Post-1850)

The St. Augustine Colonial Revival style is unique to St. Augustine, and combines elements of the Spanish Colonial and the various Mediterranean Influence styles as locally interpreted. This style involves both new construction and the conversion of older buildings into this style during the "Mediterranean Revival" craze of the 1920s. Buildings in this style more accurately reflect changes to colonial buildings over the years rather than how colonial buildings originally appeared.

Identifying features of this style usually include stucco exterior finish, tile roofs, wood balconies, ornamental ironwork and exterior shutters.

Buildings may or may not be constructed directly on the street, although the size of yards varies.

Common building plans are L-shaped and rectangular. Buildings are two to two and one-half stories. Walled yards are common, although the heights of the walls vary considerably. True loggias are not used but galleries or porches are common. An arch motif is common. Balconies may be wood or ornamental iron, and may have corbels. If balconies are roofed, a shed roof or hip roof is common.

Detailing consists of exterior shutters, rejas or lattice, iron grill work, wood or iron balconies, galleries with an arch motif, and walled yards.

Accessory Buildings including porches

Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- 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.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

F2019-0096
36 Charlotte Street
October 17, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

36 CHARLOTTE STREET STAFF PHOTOGRAPHS



FACING NORTH



FACING SOUTH/SOUTHWEST

36 CHARLOTTE STREET STAFF PHOTOGRAPHS



EAST/PRIMARY ELEVATION



NORTH ELEVATION

36 CHARLOTTE STREET STAFF PHOTOGRAPHS



EXISTING PERGOLA WITH TELEVISIONS INSTALLED

**36 CHARLOTTE STREET
FLORIDA MASTER SITE FILE**

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 88J530 1009==
Site Name: 36 Charlotte Street 830== Survey Date: 7808 820==
Address: 36 Charlotte Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 8 10 & 11 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Thompson, Pierre D. & John D. Bailey ;
Address: P.O. Drawer 1067
St. Augustine, FL 32083 902==
Occupant or Manager: Dr. George Barringer, M.D., Psychiatry (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469860 3307030 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGA St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==
Date: + 1899 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: St. Augustine Colonial Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco, wood shingles butt _____ 854==
Structural Systems: Wood frame _____ 856==
Features of Structure: (942)
Window Type: DHS 6/6 _____ 942==
Foundation: _____ 942==
Roof Type: Gable _____ 942==
Secondary Roof Structures: Shed hood, shed dormer _____ 942==
Porches & Balconies: _____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Clay tile _____ 882==
Ornament Exterior: Rejas, finial _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 1 _____ 954== Stories: 1½ _____ 950==
Other: _____ 956==
Surroundings: Mixed, Commercial/Residential _____ 864==
Relationship to Surroundings: Faces rear of motel one block from restored area. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Inventions, Commerce, Families,
Communications

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story St. Augustine Colonial Revival residence at 36 Charlotte Street was constructed between 1894 and 1899. The dwelling is listed on the 1899 and 1904 Sanborn Fire Insurance Maps as 38 Charlotte and as a one-story structure. Before remodeling in the 1970's the wood frame house consisted of a one-story open front porch with jigsaw brackets and chamfered posts. Jigsaw bargeboards decorate the gable roof. It has since been remodeled to the St. Augustine Colonial Revival look by architect William Forrester. The porch and chimney have been removed and a stucco finish added. Rejas accent the front windows and a finial projects from the clay tile roof.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

This residence at 36 Charlotte Street was once the home of Edgar Manucy, a barber and descendent of colonists who migrated from New Smyrna to St. Augustine in 1777.(4) In 1905 the property, referred to as 38 Charlotte Street, was owned by Andrew Burgess, an inventor of small firearms; however, the house was occupied by members of the Bridier family. Eoline, a binder at the Record Company; Daughtery J., a clerk at St. George's Pharmacy; and J. B.,

a carpenter, lived in the building for a time before moving to 30 Charlotte.(5)

ARCHAEOLOGY

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

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

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

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

4. City Directory, 1899.

5. C. D. Manucy and R. Ranson, Supplement to Official City Map, (St. Augustine, 1905), p. 22; City Directory, 1904, 1911-12.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00530**
 Field Date **4-26-2016**
 Form Date **4-26-2016**
 Recorder # _____

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

Site Name(s) (address if none) 36 Charlotte Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 36 Direction _____ Street Name Charlotte Street Type Street Suffix Direction Michael Rebr
 Address: 36
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1967100000 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: 1899 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Bar From (year): _____ To (year): _____
 Other Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature exterior fabric, roof
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature rear additions and front patio
 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 Colonial Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. Wood shingles 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Tile unspecified 2. _____ 3. clay tile
 Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
 Windows (types, materials, etc.) wood 6/1 SHS with wood trim and sill on first floor; wood 6/6 on 2nd floor

Distinguishing Architectural Features (exterior or interior ornaments) gable front with minimal overhang

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback sits at angle to street with side and front patio; parking in rear

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date

Init.

KEEPER - Determined eligible: ☐ yes ☐ no

Date

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) single 9 light hollow core metal door offset to left of facade with wood trim and transom flush with exterior
 Porch Descriptions (types, locations, roof types, etc.) front concrete patio with wood railing and side gravel patio

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) contributes to SJ10

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

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

DOCUMENTATION

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

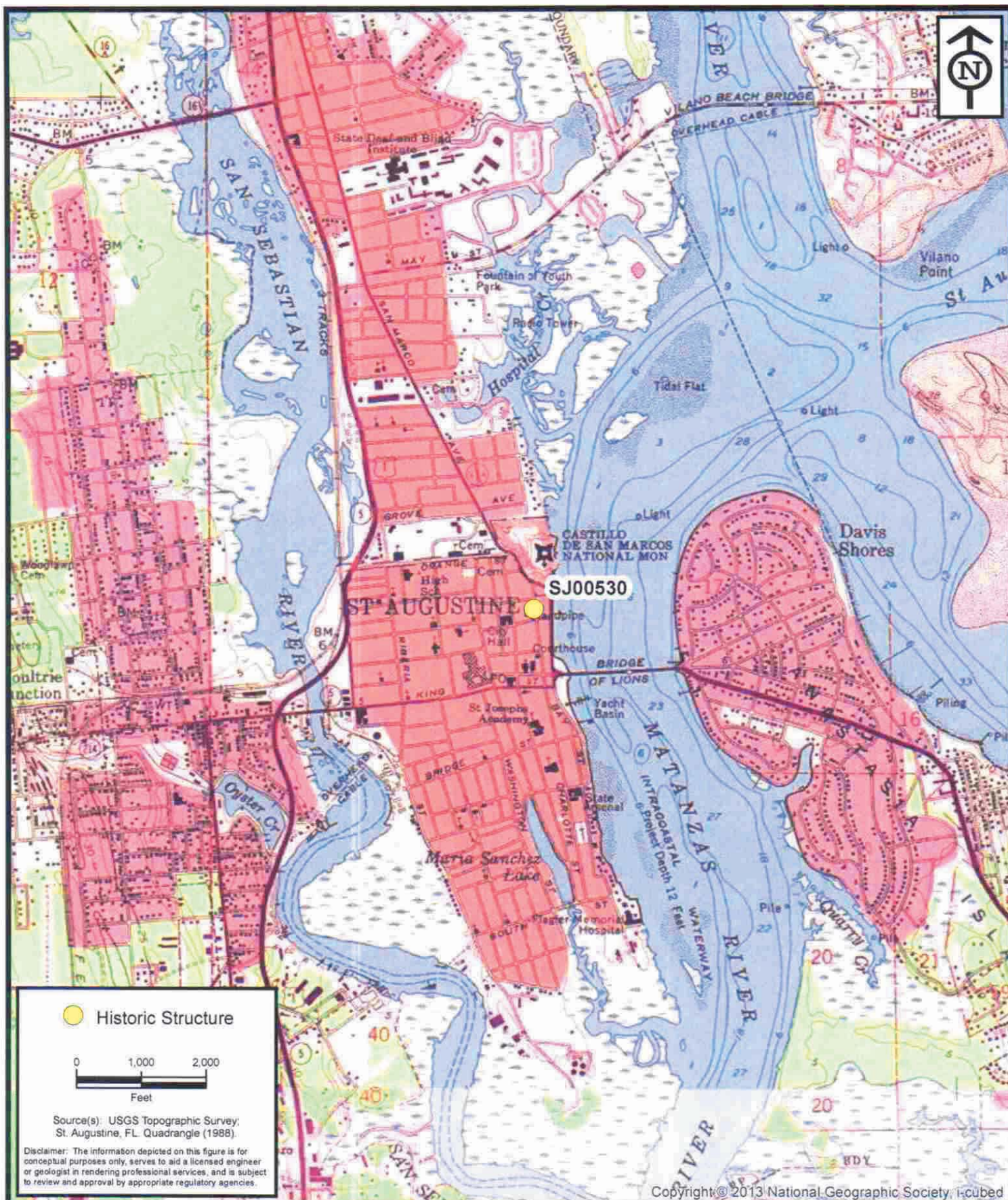
- 1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ 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.**

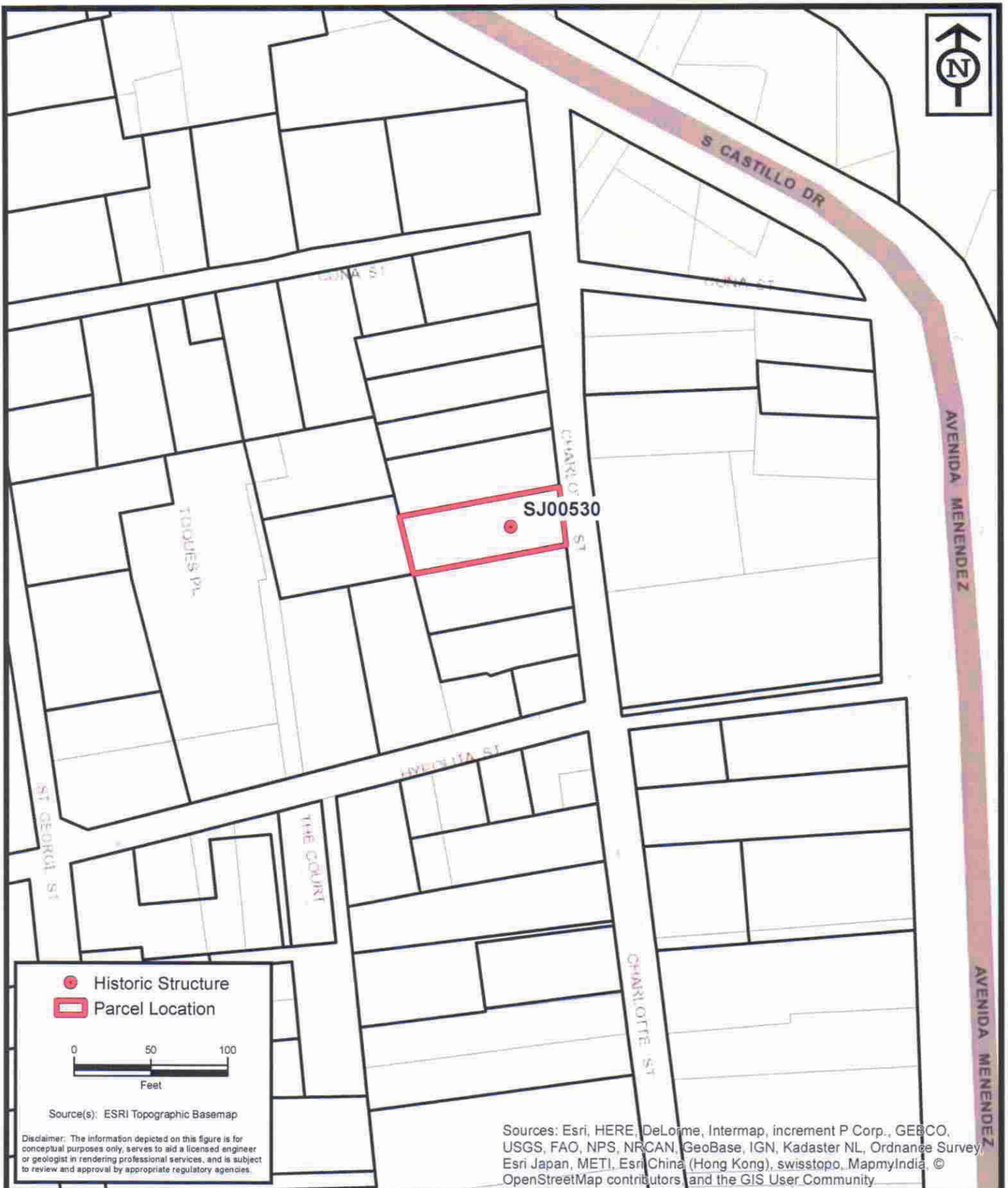
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ00530
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

SJ00530



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

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Parcel Location - SJ00530
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ00530



23A

24



SAFETY



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



RECEIVED

SEP 20 2019

Planning/Building Dept.

☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2019-0096

Receipt No. 1695313

Meeting Date: _____

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT MARTIN F GOULD

Business (if applicable) ARCHITECT

Address 60 CHARLOTTE ST

City ST. AUGUSTINE State FL Zip Code 32004

Daytime telephone 904 821 0202 Other phone/email 904 347 4235

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

2. NAME OF PROPERTY OWNER EMANUE. / MARIE ALEXANDER

Business (if applicable) _____

Address _____

City _____ State _____ Zip Code _____

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 36 CHARLOTTE STREET

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____

5. EXISTING USE BAR PROPOSED USE SAME

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

☐ ☐ Roof _____

☐ ☐ Roof structures (dormers, chimneys, etc.) _____

☐ ☐ Exterior finishes (stucco, masonry, siding) _____

☐ ☐ Porch/Deck/Balcony _____

☐ ☐ Awning/Canopy _____

☐ ☐ Exterior Doors _____

☐ ☐ Windows _____

☐ ☐ Shutters _____

☐ ☐ Foundation (including infill) _____

☐ ☐ Exterior lighting & other appurtenances _____

☐ ☐ Existing fences, walls & gates _____

☐ ☐ Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

Install upper deck + rail

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME

SIGNATURE OF APPLICANT

PRINT OWNER'S NAME

SIGNATURE OF OWNER

DATE

DATE

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

RECEIVED

SEP 23 2019

Planning/Building Dept.



SPECIFICATIONS

1. DESCRIPTION OF WORK: WORK GENERALLY CONSISTS OF CONSTRUCTING AN UPPER DECK OVER AN EXISTING PORCH AS SHOWN.

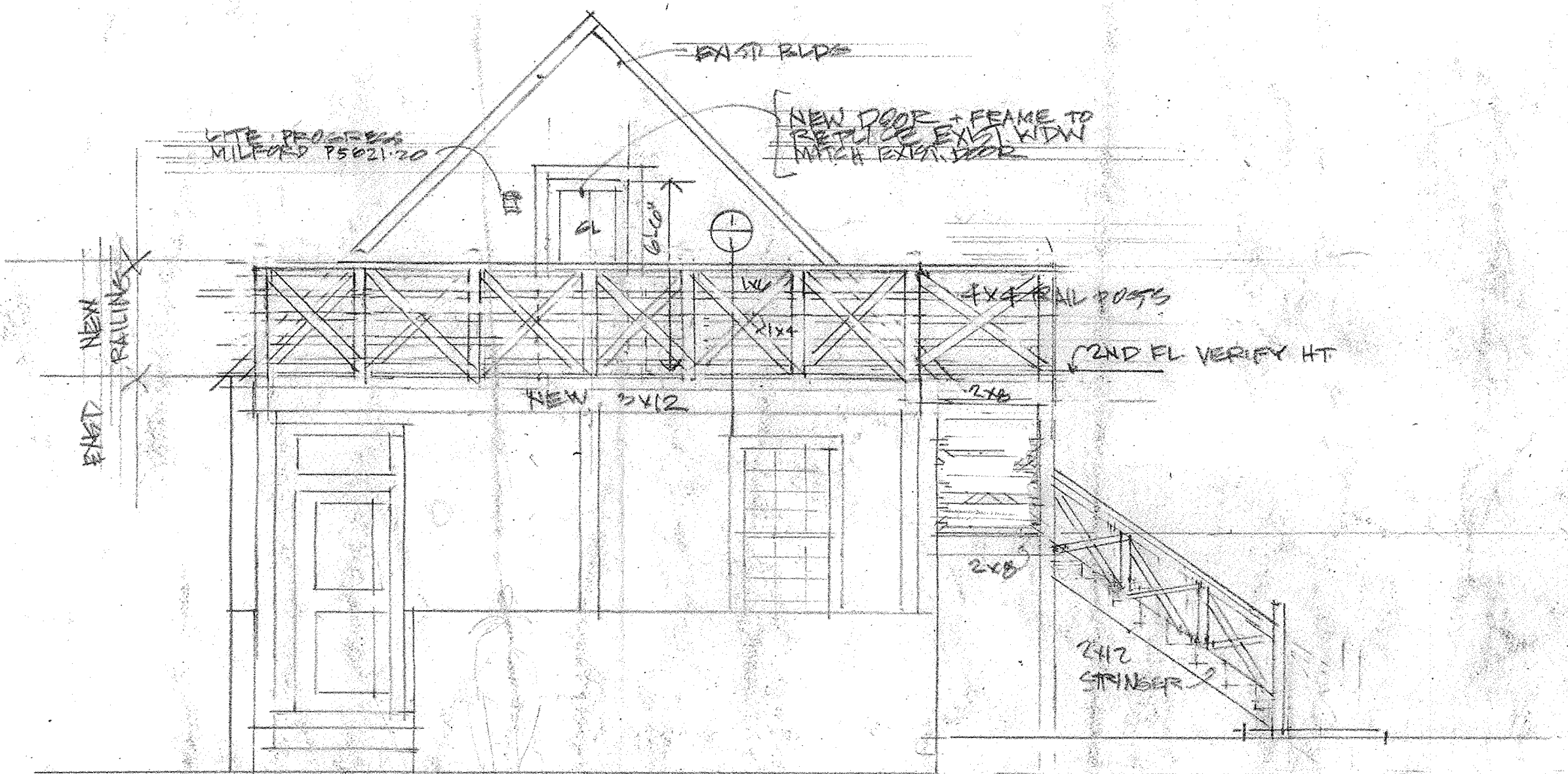
2. GENERAL CONDITIONS: CONTRACTOR SHALL FURNISH ALL LABOR + MATERIAL NECESSARY FOR A COMPLETE JOB. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS + DIMENSIONS PRIOR TO BIDDING. ALL WORK SHALL CONFORM TO APPLICABLE CODES + LAWS WHICH TAKE PRECEDENCE OVER THESE DRAWINGS + SPECS. ALL WORK TO BE OF THE BEST QUALITY. CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE + SHALL BE BOND OR SAME. ALL WORK TO BE GUARANTEED FOR ONE YEAR FROM DATE OF COMPLETION OF OCCUPANCY. AT CONCLUSION OF WORK, JOB SITE TO BE LEFT CLEAN + FREE OF DEBRIS.

3. REMOVALS: REMOVE AS NECESSARY FOR INSTALLATION OF NEW WORK. REPAIR EXIST. SURFACES AFFECTED BY NEW WORK.

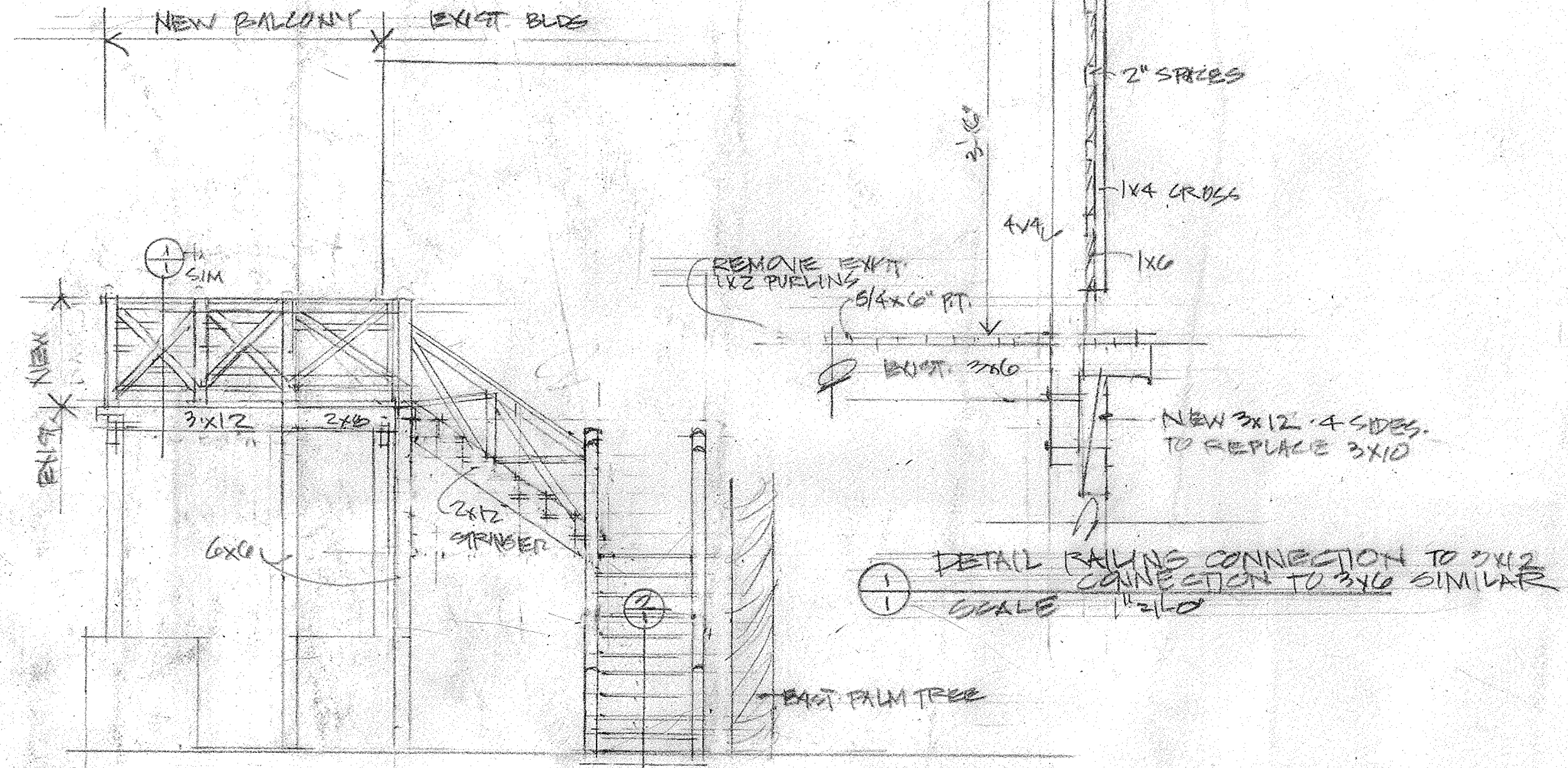
4. CARPENTRY: ALL WOOD TO BE PRESSURE TREATED. SEE STRUCTURAL NOTES.

5. PAINTING: PAINT TO BE SHERWIN WILLIAMS OR BENJAMIN MOORE, OR BETTER.

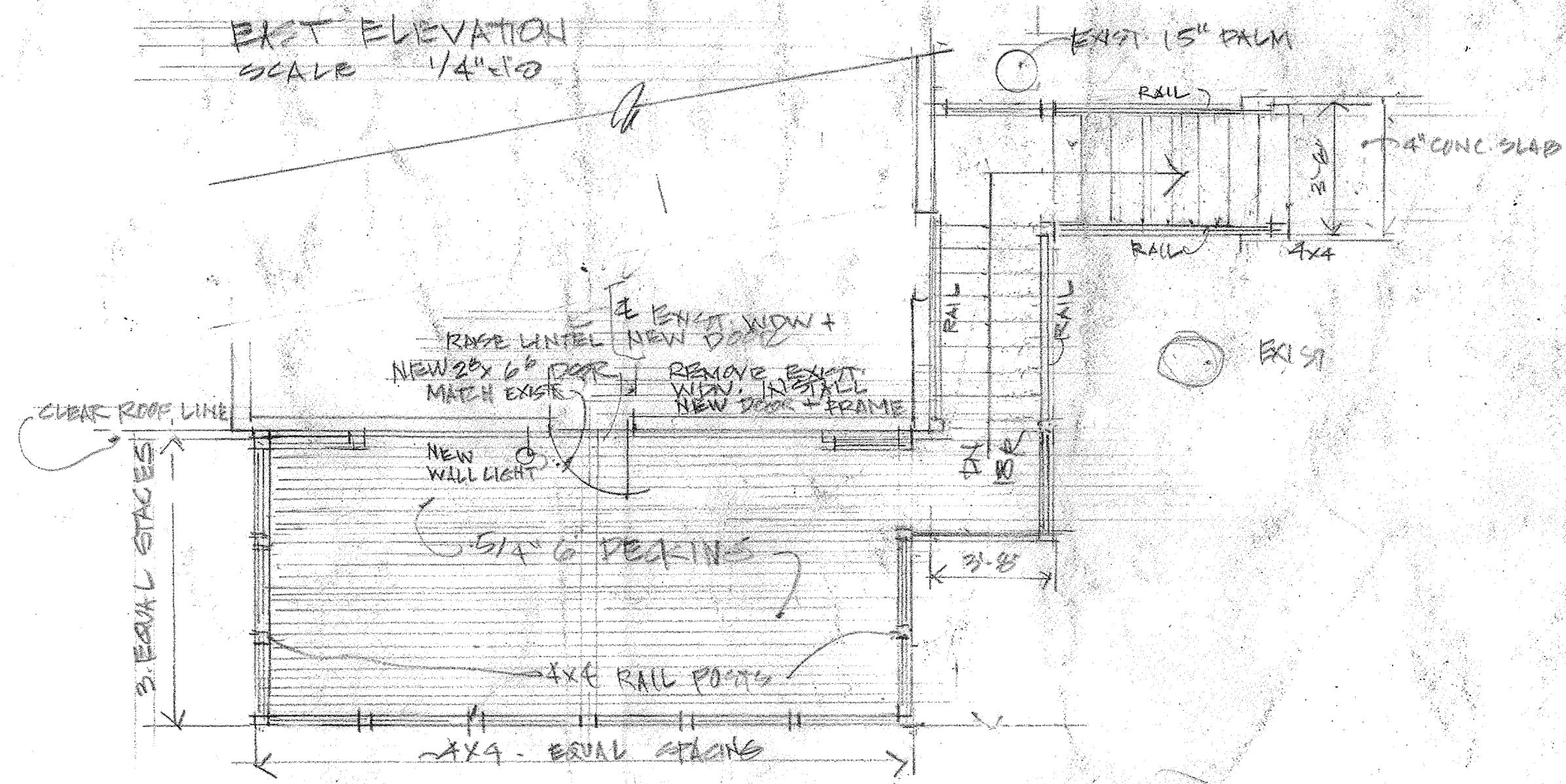
A. NEW WOOD: 1 COAT LATEX PRIMER + 2 COATS SEMI-GLOSS LATEX.
B. COLOR TO MATCH EXIST.



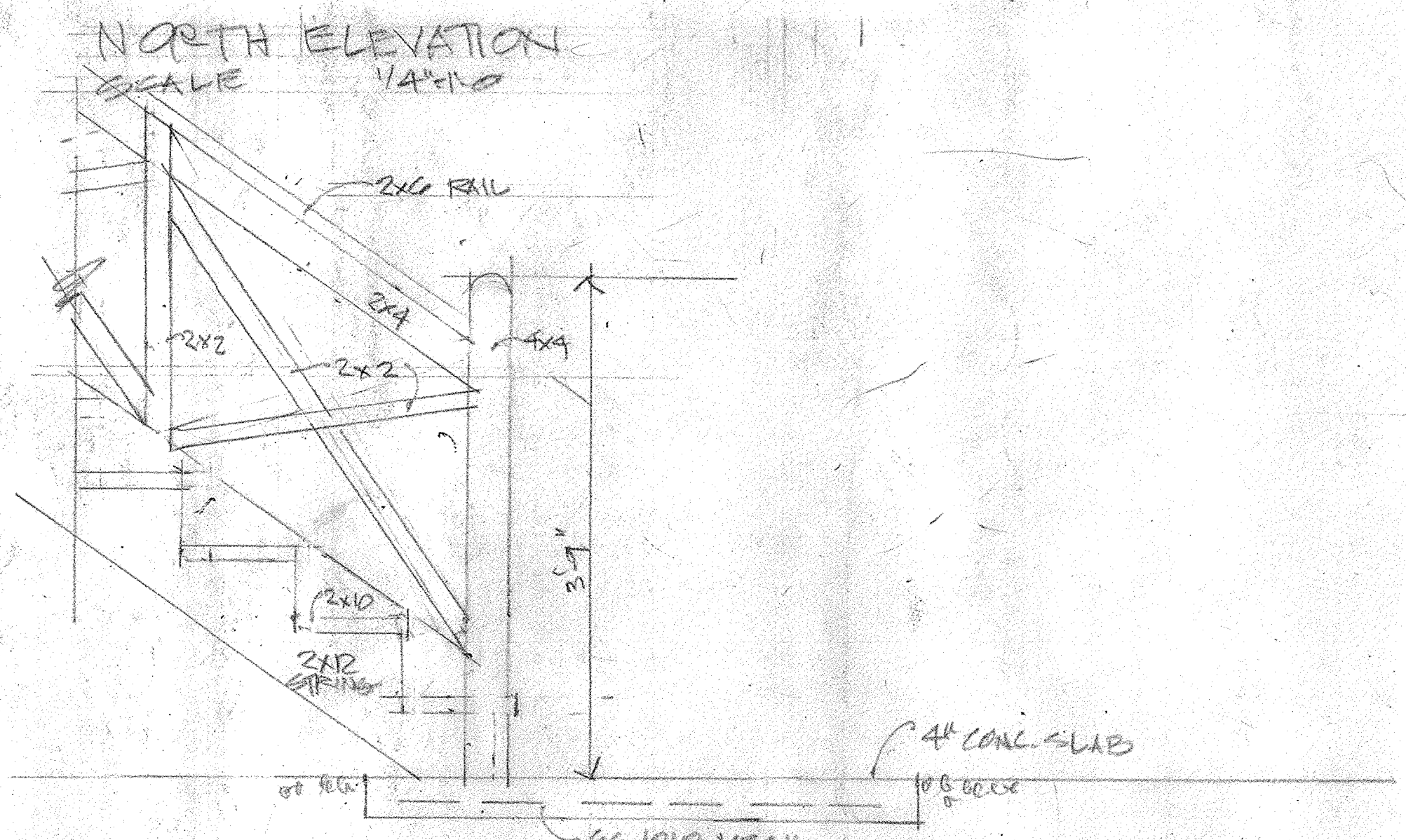
EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



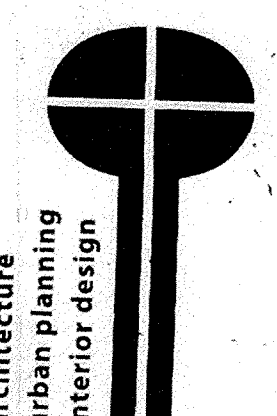
SECOND FLOOR PLAN UPPER DECK
SCALE 1/4"=1'-0"



DETAIL STAIR
SCALE 1"=1'-0"

DETAIL RAILING CONNECTION TO 2x12 CONNECTION TO 3x10 SIMILAR
SCALE 1"=1'-0"

INSTALL UPPER DECK + RAIL
ST. AUGUSTINE JAZZ CLUB
24 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA



MARTIN F. GOULD
architect

50 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA
32084

AR0006263

DATE: EQUAS SHOWN SHEET NO.

SECOND FL PLAN
ELEVATIONS
DETAILS

1 OF 1

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need photographs + info on the proposed doors

Project number: _____ Project Address: 36 Char.

Reviewed by: Kelli Mitchell Date: 9/20/19

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

E. M. A., INC.

Filing Information

Document Number 498786
FEI/EIN Number 59-1666702
Date Filed 03/12/1976
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/12/2017

Principal Address

234 Coquina Avenue
SAINT AUGUSTINE, FL 32080

Changed: 04/29/2019

Mailing Address

15 Dolphin Drive
SAINT AUGUSTINE, FL 32080

Changed: 04/29/2019

Registered Agent Name & Address

ALEXANDER, MARK
20 CUNA STREET
ST. AUGUSTINE, FL 32084

Name Changed: 01/12/2017

Address Changed: 02/22/1991

Officer/Director Detail

Name & Address

Title VD

ALEXANDER, EMILY M
15 DOLPHIN DRIVE
ST AUGUSTINE, FL 32080

Title P TM

ALEXANDER, MARK D.
234 COQUINA AVE.
ST AUGUSTINE, FL 32080

Title S

ALEXANDER, MARGO J.
234 COQUINA AVE.
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2017	01/12/2017
2018	04/27/2018
2019	04/29/2019

Document Images

04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- REINSTATEMENT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
03/01/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
02/03/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2003 -- ANNUAL REPORT	View image in PDF format
03/14/2002 -- ANNUAL REPORT	View image in PDF format
04/20/2001 -- ANNUAL REPORT	View image in PDF format
04/04/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
03/26/1998 -- REINSTATEMENT	View image in PDF format
03/03/1995 -- ANNUAL REPORT	View image in PDF format

90 16411

O.R. 861 PG 0939

0269*90-2374SA

CORPORATION WARRANTY DEED

THIS WARRANTY DEED made and executed the 28th day of June, 1990 A.D. by HIGHLANDER PROPERTY ENTERPRISES CORP. N.V., a Pennsylvania corporation authorized to do business in the State of Florida, hereinafter called the Grantor, to E. M. A. INC., a Florida corporation, whose Post Office Address is: 15 DOLPHIN DRIVE, ST. AUGUSTINE, FL 32084 hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt 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, whose parcel identification numbers are: 196710-0000 & 196710-0110 to wit:

Property as described on attached "Schedule A" which description is made a part hereof by reference as though fully and completely set forth herein.

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 it is lawfully seized of said land in Fee Simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1989.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)

Signed, sealed and delivered in the presence of:

Catherine Light
(Witness)
Henry J. Justice
(Witness)

HIGHLANDER PROPERTY ENTERPRISES CORP. N.V.

By:

Pittagore Hattoum, U.S.

Documentary Tax Pd. \$ 1072.50

\$ 0 Intangible Tax Pd.

STATE OF PENNSYLVANIA)
COUNTY OF WESTMORELAND)

SS: Carl "Rud" H. Hattoum
County of St. Johns D.C.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared: Pittagore Hattoum

well known to me to be the Vice President of the corporation named as Grantor in the foregoing deed and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and seal in the County last aforesaid and in the State last aforesaid this 28th day of June, 1990 A.D.

(SEAL)

Michael M. McLaughlin
Notary Public
My Commission Expires:

Prepared by:
LUANNE R. HICKEY
NORTH FLORIDA TITLE COMPANY
1510 PONCE DE LEON BLVD., SUITE A
ST. AUGUSTINE, FL 32084

Notarial Seal
Michael M. McLaughlin, Notary Public
Greenburg, Westmoreland County
My Commission Expires July 28, 1992
Member, Pennsylvania Association of Notaries

O.R. 861 PG 0940

SCHEDULE "A"

Parcel 1: In the City of St. Augustine, being all that lot or parcel of land described as follows: Beginning on Charlotte Street at the North-east corner of lot of A. J. Watts and running thence 100 feet more or less Westerly along the Northern boundary of said Watts' lot to the North West corner thereof, thence in Northerly direction along the East boundary line of the lots of Daniel E. Wright and Lorillard 38 feet more or less to the South West corner of Lot owned by W. J. Sherman, thence Easterly 105 feet more or less along the Southern boundary line of said Sherman's lot to the South East corner thereof on Charlotte Street, thence Southwardly 38 feet along the West line of Charlotte Street to the place of beginning, also being described as Lot 10, Block 8, City of St. Augustine, Florida.

Parcel 2: Lot 11, Block 8, in the City of St. Augustine, Florida according to the official map of said city dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

COPY

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

90 JUN 29 PM 4:10

Paul "Buck" Munk
CLERK OF CIRCUIT COURT



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1967100000
Location Address	36 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOT 10 BLK 8 OR680/226 & 227 & 861/939 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Nightclubs, Cocktail Lounges & Bars (3300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.090
Homestead	N

Owner Information

Owner Name	E M A Inc 100%
Mailing Address	15 DOLPHIN DR SAINT AUGUSTINE, FL 32080-4530

Map



Valuation Information

	2019
Building Value	\$37,510
Extra Features Value	\$1,693
Total Land Value	\$243,360
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$282,563
Total Deferred	\$40,879
Assessed Value	\$241,684
Total Exemptions	\$0
Taxable Value	\$241,684

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
2018	\$39,556	\$1,693	\$178,464	\$0	\$0	\$219,713	\$219,713	\$0	\$219,713
2017	\$37,523	\$1,693	\$178,464	\$0	\$0	\$217,680	\$214,997	\$2,683	\$214,997
2016	\$39,399	\$1,693	\$162,240	\$0	\$0	\$203,332	\$195,452	\$7,880	\$195,452
2015	\$47,896	\$0	\$131,820	\$0	\$0	\$179,716	\$177,684	\$2,032	\$177,684
2014	\$29,711	\$0	\$131,820	\$0	\$0	\$161,531	\$161,531	\$0	\$161,531
2013	\$30,735	\$0	\$131,820	\$0	\$0	\$162,555	\$162,555	\$0	\$162,555
2012	\$32,272	\$0	\$131,820	\$0	\$0	\$164,092	\$164,092	\$0	\$164,092
2011	\$36,154	\$0	\$150,480	\$0	\$0	\$186,634	\$186,634	\$0	\$186,634
2010	\$37,266	\$0	\$167,200	\$0	\$0	\$204,466	\$204,466	\$0	\$204,466

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	1116	Roof Cover	Clay Tile
Conditioned Area	1311	Interior Flooring	Pine Wood
Actual Year Built	1965	Interior Wall	Plaster
Use	Nightclubs, Cocktail Lounges & Bars	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stucco, Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Wood Shingle	25%
Exterior Wall	Stucco	75%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Poor	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1311	874
PATIO	0	242
Total SqFt	1311	1116

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	135

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Nightclubs, Cocktail Lounges & Bars	38	110	4056	SF	\$243,360

Sale Information

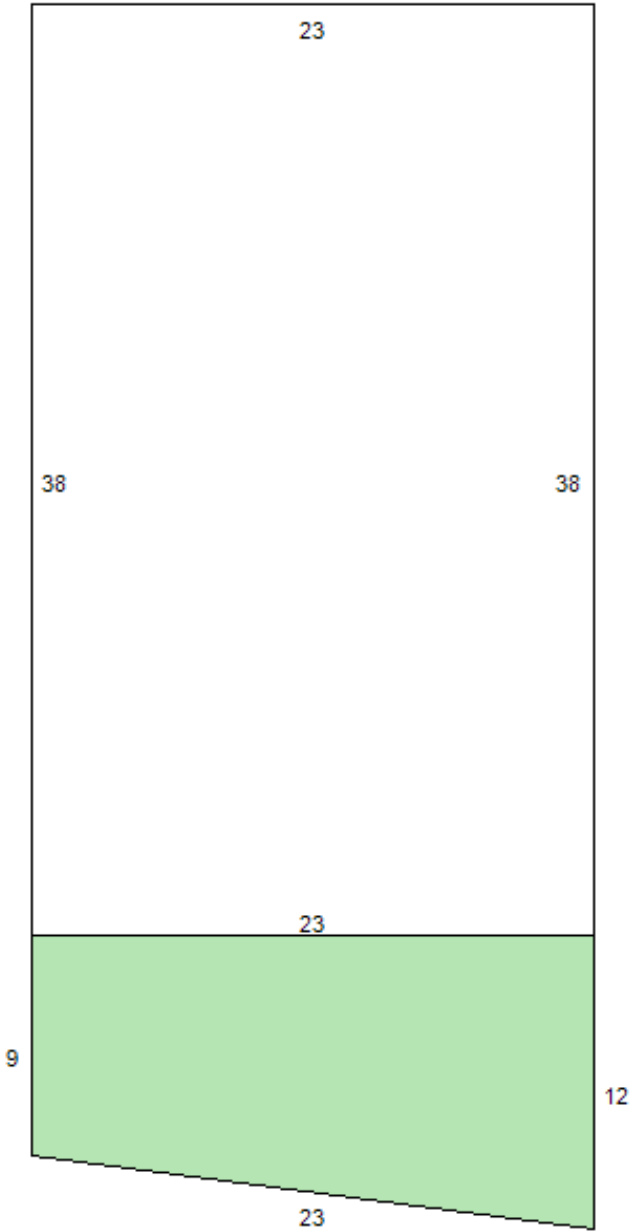
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/1/1990	\$195,000.00		861	939	Q	I		
	6/1/1990	\$0.00		861	939	U	I		E M A INC
	7/1/1985	\$0.00		680	227	U	I		
	7/1/1985	\$0.00		680	226	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information

	Room Type	Area
	PATIO	0
	OWH	0



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](#)
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City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Application F2019-0095

Address: 22 Grove Avenue

Dixon Design Group, Applicant / H.A. and Debra Smith, Owner

Project description: To demolish a carriage house constructed in ca. 1930 that is listed as contributing to the North City National Register Historic District and recorded on the state inventory (Florida Master Site File).

Architectural Style: Frame Vernacular	Florida Master Site File: SJ00897
National Register: N/A	Construction date: ca. 1930
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 194350 0000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- The building is recorded as 22 A on the inventory of contributing buildings to the North City National Register Historic District.
- It is situated to the rear of the lot, with corrugated metal siding, and wood frame barn doors, wood frame windows, and traditional gable pitch.
- As an accessory structure, the demolition is not as impactful to the historic district although historic carriage houses are being demolished likely due to lack of maintenance and higher and better uses of the space.
- There does not appear to be a unique history associated with the carriage house as an individual resource and the applicant indicated its simple construction has not been maintained and lacks the ability to withstand a future of flooding and high winds.
- As of this report, the Building Official has not declared that the building was substantially damaged or that it exists as a dangerous building.
- If the demolition is approved and the applicant rebuilds on the site the applicant will need to work with staff to ensure that the setbacks are met and maximum lot coverage is not exceeded (If the lot is a conforming lot the rear and side setbacks are 10 feet and the maximum lot coverage is 30%)
- The proposed replacement building is compatible however there are no design requirements that can guarantee the type of structure that is rebuilt in its location.

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 the carriage house at **22 Grove Avenue** because it is an accessory structure and repair work may result in the lack of architectural integrity of the structure with the following conditions:

1. The applicant records the building for archival purposes to include scaled drawings and photographs that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.
2. The applicant makes a good faith effort to salvage the 'barn' doors and windows.



Jenny Wolfe, Historic Preservation Officer

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 is recorded in the Florida Master Site File and is contributing to the North City National Register Historic District. The applicant provided a building condition assessment.

The requirements have been sufficiently met.

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 surrounding buildings and fits in with the historic setting of the primary structure.
3. ***The impact of the loss of the structure on the streetscape.*** The building has limited visibility on the streetscape.
4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The application included plans for a replacement building that appears similar in form.
5. ***The historical or cultural merit of the structure.*** There was no evidence discovered that the carriage house is individually unique although they are being lost to demolition, deterioration, and development for higher and better uses. It is specifically named on the inventory of historic contributing structures to the 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 a primary building and does not have a prominent historic association.
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 traditional carriage house which are being lost in the city. However, it is a simple vernacular and utilitarian building.
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.*** These types of buildings are being lost within the city but there is no current inventory nor is it a high style of architecture.
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 structure could be easily replicated.
10. ***The justification for the proposed demolition.*** The application package includes a condition assessment and design plans for a replacement structure.

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:

COD F2019-0095
22 Grove Avenue
October 17, 2019

LIST OF ATTACHMENTS:

1. Maps showing building age and style within the context area
2. Staff photographs
3. Florida Master Site File
4. SAHS Polk City Directory Search results

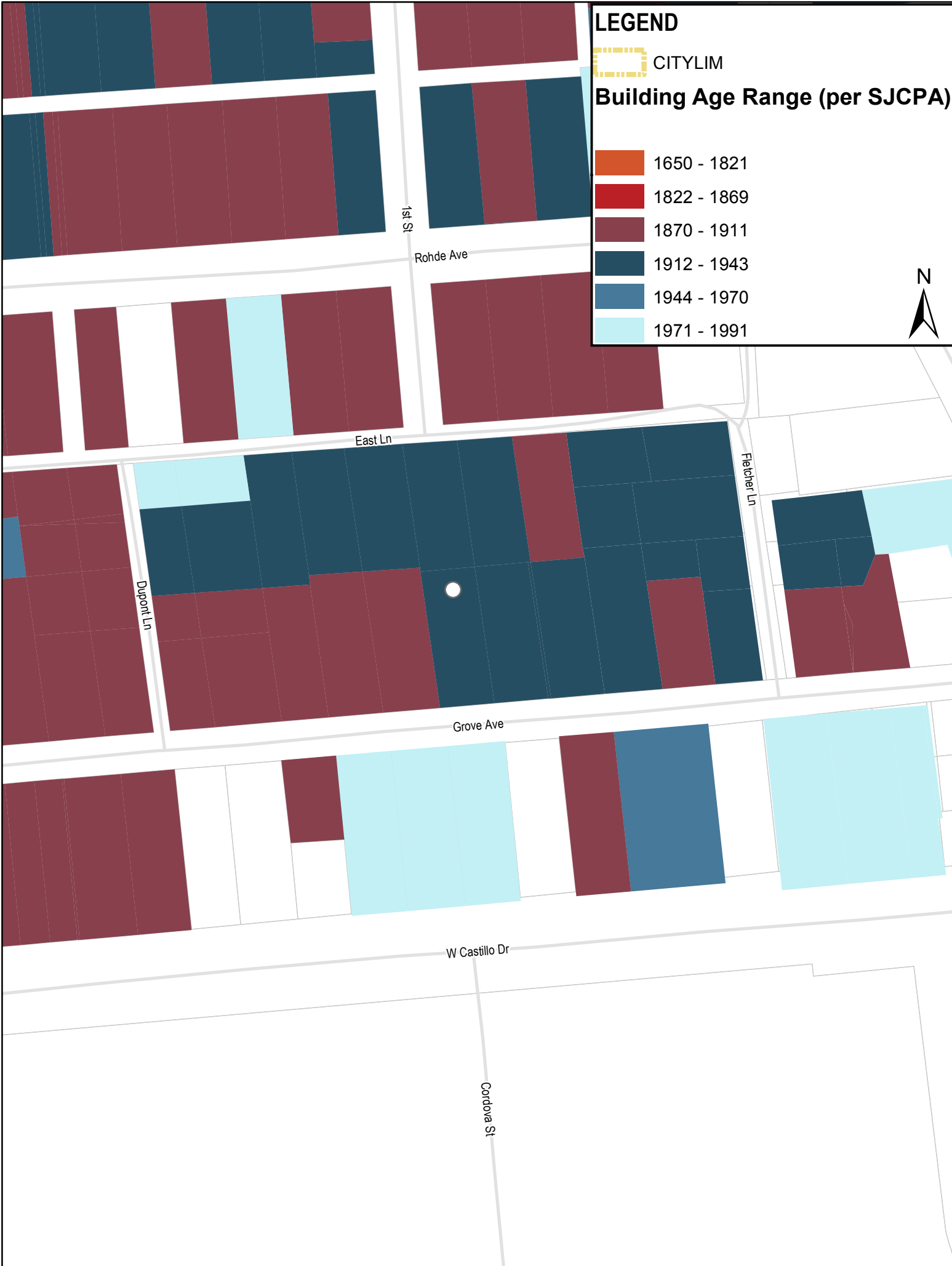
LEGEND



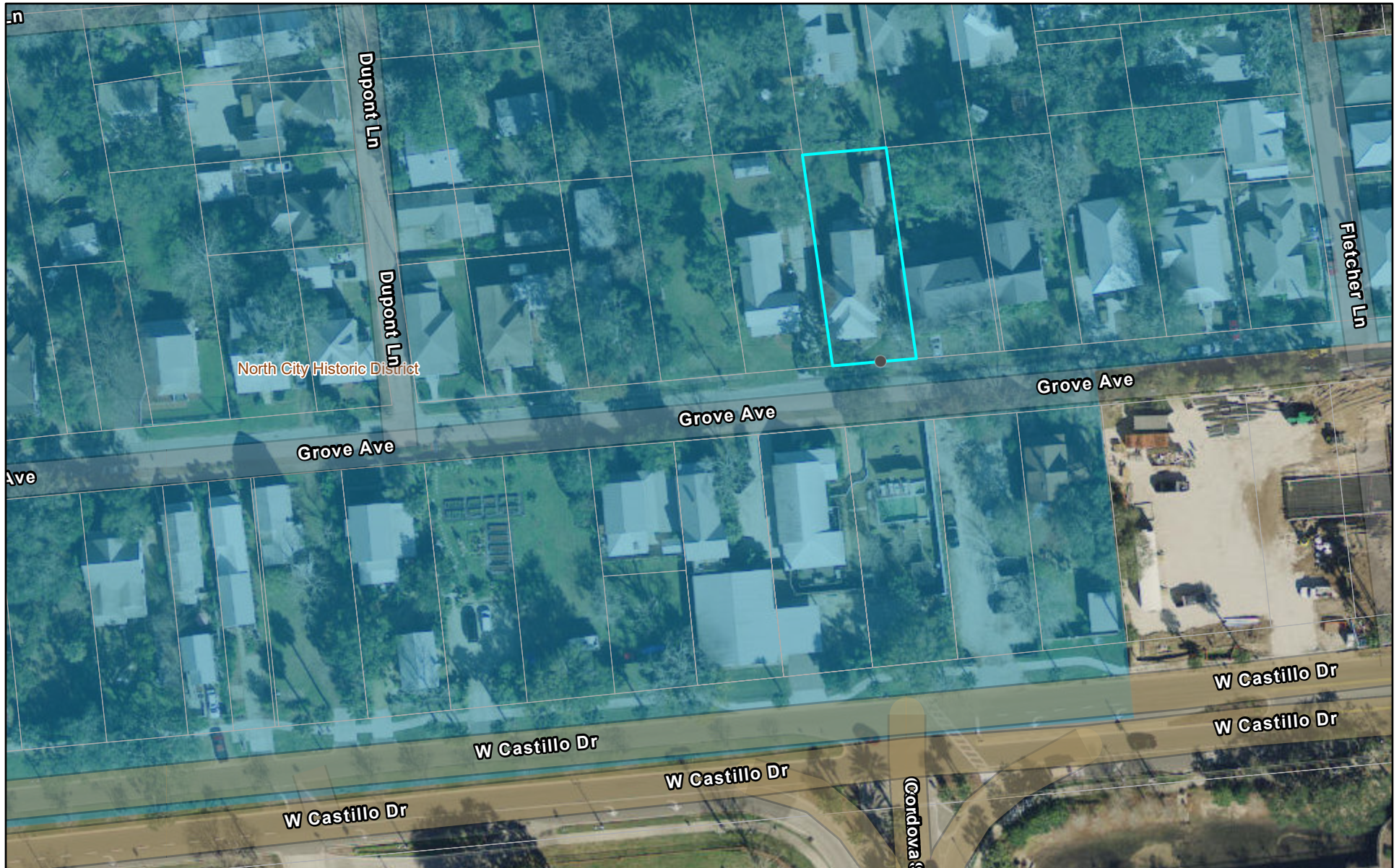
CITYLIM

Building Age Range (per SJCPA)

- 1650 - 1821
- 1822 - 1869
- 1870 - 1911
- 1912 - 1943
- 1944 - 1970
- 1971 - 1991



22 Grove Avenue

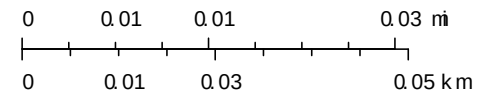


10/7/2019, 3:12:22 PM

National Register Listed Resources ☐ Parcels

☒ Historic Districts

1:1,128



Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS

Florida Counties and Regional Planning Councils | FL SERT | Source: USDA NRCS, Esri | Esri, HERE | Data content is created and/or maintained by the St. Johns County GIS Division and the United States Postal Service | City of St. Augustine | City of St. Augustine |

STAFF PHOTOS 22-A GROVE AVENUE



22 Grove Avenue primary structure



Context area facing northwest

STAFF PHOTOS 22-A GROVE AVENUE



Context area facing northeast, subject property in the center



22-A Structure, south elevation

STAFF PHOTOS 22-A GROVE AVENUE



South elevation, first floor doors



South elevation, second floor window

STAFF PHOTOS 22-A GROVE AVENUE



West Elevation



West elevation window

STAFF PHOTOS 22-A GROVE AVENUE



West elevation door



Rear, west elevation

STAFF PHOTOS 22-A GROVE AVENUE



Interior



Interior, east wall

STAFF PHOTOS 22-A GROVE AVENUE



East elevation



East elevation, opposite end

STAFF PHOTOS 22-A GROVE AVENUE



Facing south at back of property



Interior face of the door

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 855 897 1009==
Site Name: 22 Grove Avenue 830== Survey Date: 7902 820==
Address: 22 Grove Avenue, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Kingsland Addition S. 130' of lot 45 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Byland, Richard E. and Ruth L. ;
Address: 22 Grove Avenue
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RG1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469396 3307536 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1899 844== Period: 19th Cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood weatherboard, with cornerboards; concrete block
coquina aggregate 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 2/1, casement 8 pane, sidelights, French doors 942==
Foundation: Concrete block piers, lattice infill 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip porch 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal, novelty 882==
Ornament Exterior: Finials on roof
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Women, Engineering, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one story Frame Vernacular building was constructed between 1894 and 1899. This building has been remodeled in the style of the 1920's and makes use of locally produced coquina concrete block popular in St. Augustine at that time.

Kingsland Additions was developed between 1887 and 1930 as a North City residential area, and includes both Victorian and early 20th century homes, the later ones showing the influence of the bungalow style. Many of the later homes use some form of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's.

Grove Avenue, with 16 surviving 19th century buildings, is one of the significant victorian neighborhoods of the city. This is one of the older homes on the street and in the North City area. The neighborhood is threatened generally by traffic and commercial encroachments from US 1, San Marco Avenue, and Castillo Drive, encouraged by current zoning practices.

HISTORY

Kingsland Addition was once within the colonial perimeter known as Mil y Quinientos [The Fifteen Hundred]. Juan Triay, a Minorcan, was the first to secure a land grant here from Governor Jose Coppinger in 1807. [1] Part of the grant eventually passed to Captain John Masters, who was involved in the capture of the Seminole Chief Osceola. In 1875 Masters conveyed most of the former Triay Grant to Henry P. Kingsland, a banker from New York City. Kingsland began subdividing his property shortly after its purchase, and in 1887 the land was officially platted. [2] By the 1920's and 1930's Grove Avenue was the home of several families of cigar makers, and two cigar manufacturing establishments. Today the former farmland remains primarily residential with a scattering of commercial establishments along San Marco Avenue.

The 1899 St. Augustine City Directory lists 22 Grove as the residence of O. G. McOmber, proprietor of the "17" Barbershop on Cathedral Place, which he advertised as "The Leading White Barber Shop" in the city.

The 1911-12 Directory lists it as the residence of Annie M. Averett, a teacher at St. Augustine High School, who was involved with A. M. Brooks in

V. BIBLIOGRAPHY

1. Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 13-14; V, 172-175. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green], V, 414.
2. St. Johns County Courthouse, Deed Records, Book H, p. 350; Biographical File, SAHS.
3. St. Augustine City Directory, 1899, 1911-12, 1924-25, 1927-28, 1930.

the investigation of colonial St. Augustine through the Spanish archives in Seville.

Directories between 1924 and 1930 list it as the residence of Omar L. Beydler, supervisor of bridges and buildings for the Florida East Coast Railway. [3]

ETY FILM 5062



→ 21A

→ 22



SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS, WIFE	PROFESSION
1915	AE Gouge	Bessie	Painter
1916-1917	Allen M. Davis	Alice	FEC machinist
1918-1919	CE Lamson	Grace	(not found)
1922-1923	Omer L. Beydler	Bettie	Foreman
1924-1925	Same	Same	Supt. Buildings and Bridges, FEC Ry Co
1927	Same	Same	Same
1930	Same	Same	Same
1949	Mrs. Bettie Beydler	Widow	
1951	Vacant		
1953-1954	Vacant		



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

RECEIVED

SEP 20 2019

Planning & Building Dept.



- ☐ CERTIFICATE OF DEMOLITION
☒ CERTIFICATE OF RELOCATION

Application Fee: (\$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0095

Receipt No. 1694945

Meeting Date Oct. 17, 2019

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

1. NAME OF APPLICANT Robert Finnerty
Business (if applicable) Dixon Design Studio
Address 64c Hypolita Street
City SAINT AUGUSTINE State FL Zip _____
Daytime telephone 904 829-9277 Other phone/email 32084

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

2. NAME OF PROPERTY OWNER HA, Debra Smith
Business (if applicable) _____
Address 15 EAST LN
City SAINT AUGUSTINE State FL Zip 32084
Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 22 Grove Ave

4. LEGAL DESCRIPTION OF PROPERTY
Lot 45 Block _____ Subdivision Kingsland Parcel Number 1943500000

5. DATE OF CONSTRUCTION 1915 Source: SJC Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: entire building

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLYA. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: 22 Grove Ave

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

- ☒ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Robert Finnerty DATE 9/19/19

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME HA Smith DATE 9/19/2019

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME Debra Smith DATE 9/19/19

SIGNATURE OF 2nd PROPERTY OWNER [Signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

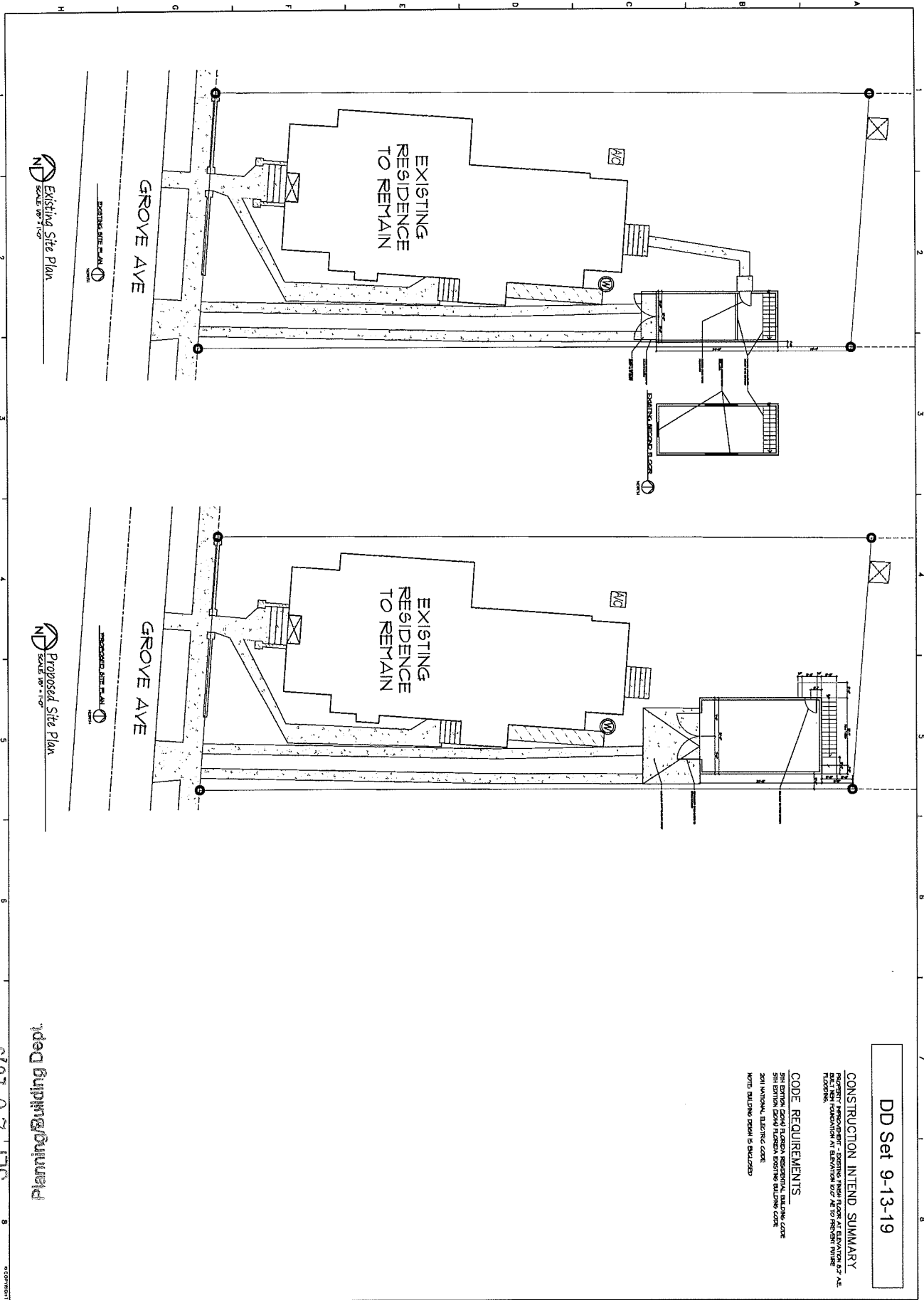
When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

DD Set 9-13-19

CONSTRUCTION INTEND SUMMARY
 PROJECT: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT LOCATION: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT DESCRIPTION: RENOVATION OF EXISTING 2ND FLOOR RESIDENTIAL BUILDING
 FLOORING

CODE REQUIREMENTS

2015 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL ELECTRICAL CODE
 NOTE: BUILDING DEPT. IS INCLUDED



Dixon
 Design Studio LLC
 ARCHITECTS
 546 HYPOCITY STREET
 ST. AUGUSTINE, FL 32084
 (850) 838-8271

DATE: 09/13/19
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT LOCATION: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT DESCRIPTION: RENOVATION OF EXISTING 2ND FLOOR RESIDENTIAL BUILDING
 FLOORING

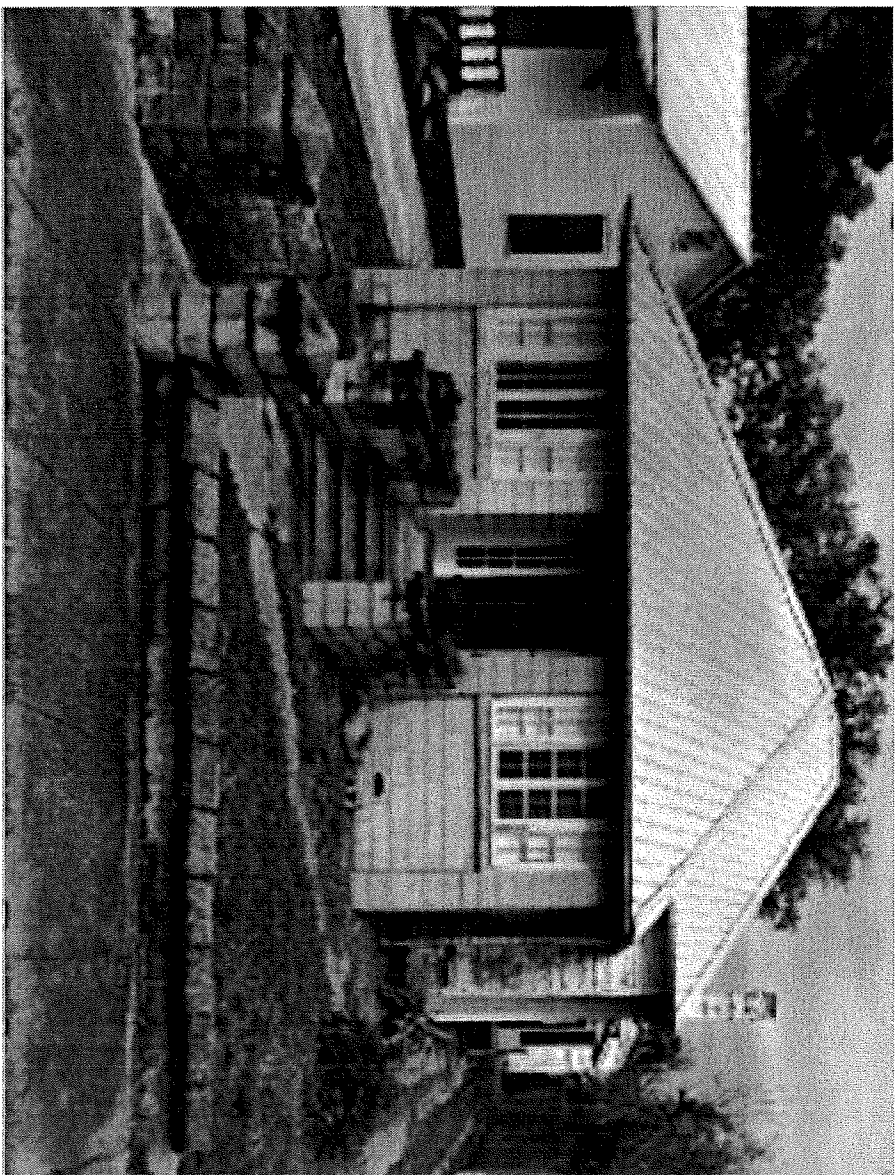
Carriage House Renovation
 22 GROVE Ave. • St. Augustine, FL 32084

DRAWINGS			
NO.	DATE	DESCRIPTION	BY
1	09/13/19	EXISTING SITE PLAN	[Signature]
2	09/13/19	PROPOSED SITE PLAN	[Signature]
3	09/13/19	REVISION	[Signature]
4	09/13/19	REVISION	[Signature]
5	09/13/19	REVISION	[Signature]
6	09/13/19	REVISION	[Signature]
7	09/13/19	REVISION	[Signature]
8	09/13/19	REVISION	[Signature]
9	09/13/19	REVISION	[Signature]
10	09/13/19	REVISION	[Signature]

PROJECT: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT LOCATION: 22 GROVE AVE, ST. AUGUSTINE, FL 32084
 PROJECT DESCRIPTION: RENOVATION OF EXISTING 2ND FLOOR RESIDENTIAL BUILDING
 FLOORING

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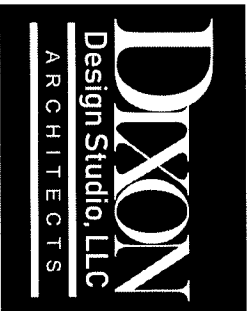
A1



22 Grove Avenue

City of St. Augustine
Historic Architectural Review Board Presentation
September 2019

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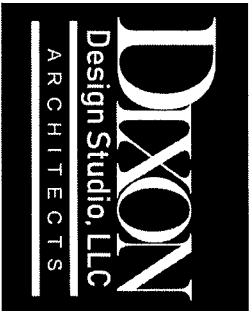


Location

The residence at 22 Grove Avenue hosts a wood structure carriage house made of corrugated metal walls and roof. Located blocks from historic Castillo de San Marcos the humble avenue connects San Marco Avenue to the east and US-1 to the west.

22 Grove Avenue





History

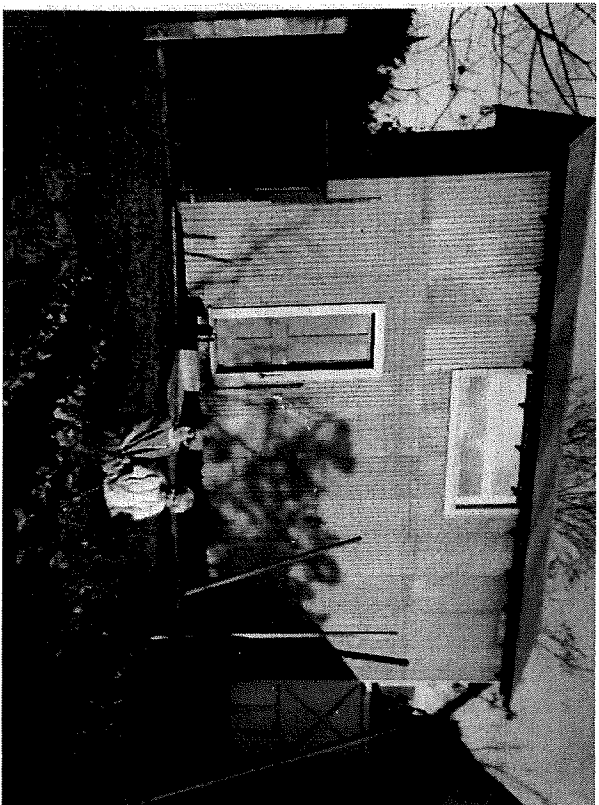
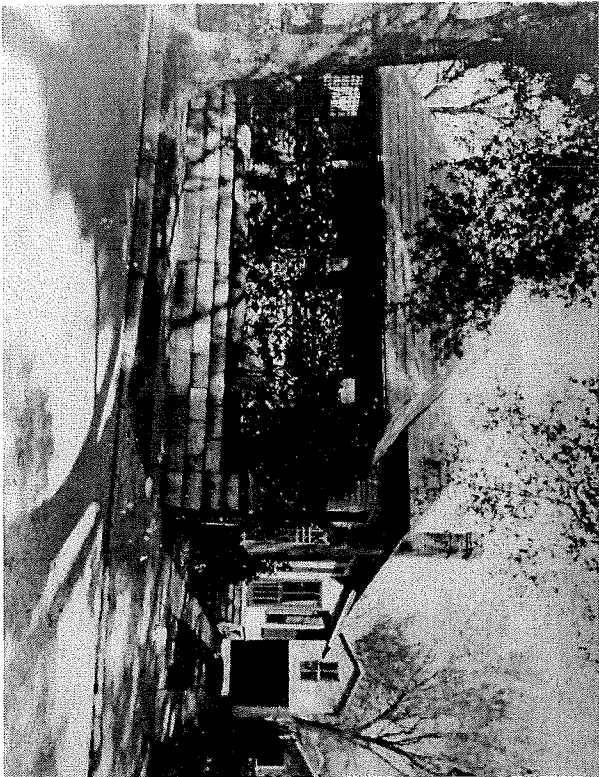
Located behind the residence and a shy view from the street is a carriage house. It was originally built around 1915 for a horse carriage and basic storage. The goal is to rebuild a nearly identical carriage house that's able to accommodate a modern vehicle size and minimize the fear of flooding.

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22 Grove Avenue



Design

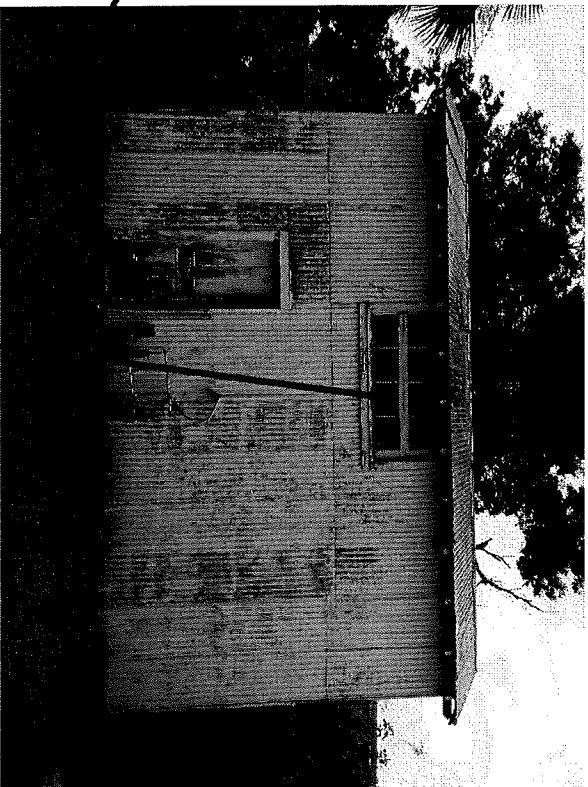
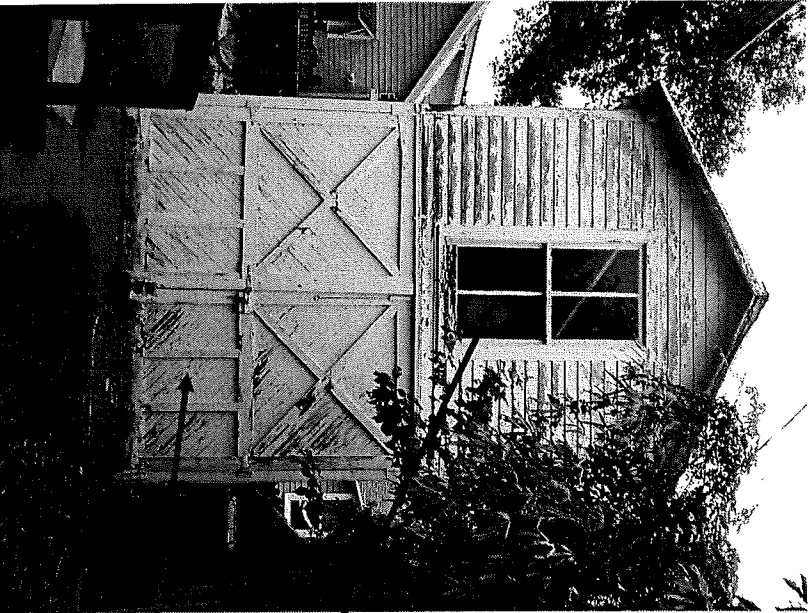
The carriage house boasts a wood double panel barn door as its main architectural feature. The simple windows at the loft allow light into the space that's accessed by a basic string of stairs at the rear interior. The narrow 10'-0" wide building can barely house a modern car and is subject to flooding with a minimal concrete ramp accessing the garage.

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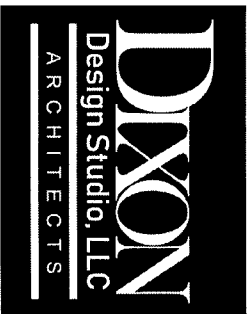
22 Grove Avenue



loft windows

wooden barn doors

modest concrete ramp

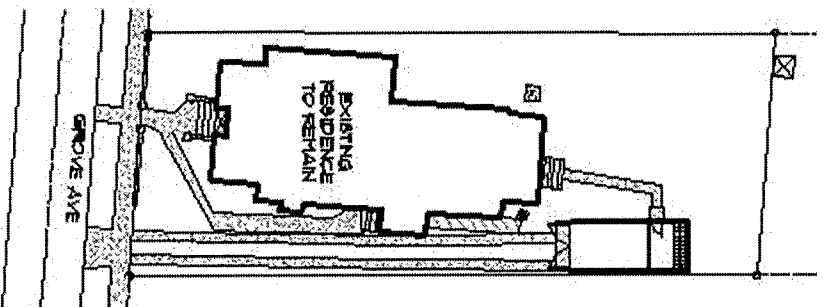


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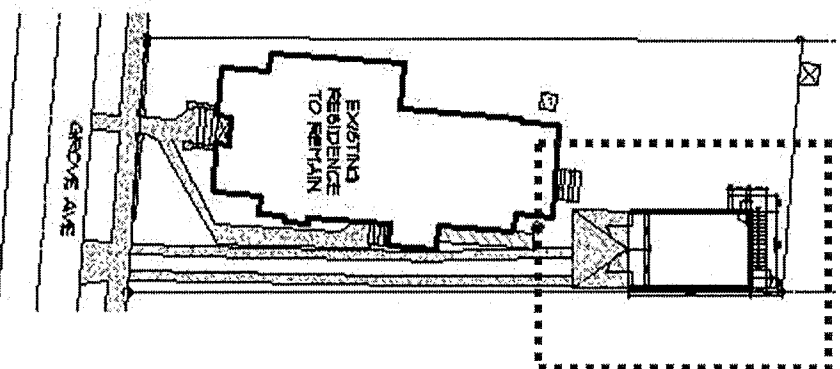
Proposed

Site Plan Modifications
- Reposition to rear of property within 3'-0" required setbacks

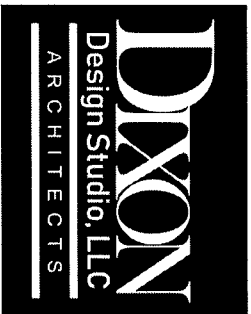
22 Grove Avenue



Existing Site Plan



Proposed Site Plan

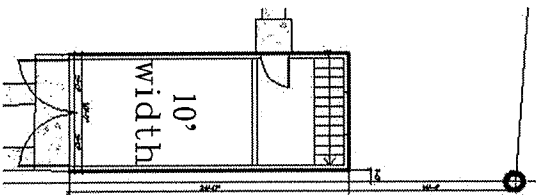


22 Grove Avenue

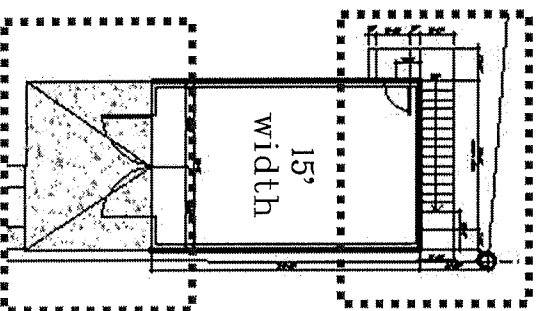
Proposed

Plan Modifications

- Increase width by 5'-0"
- Relocate stairs to rear exterior
- Raise finish floor 1'-6" and increase concrete ramp



Existing Level 1

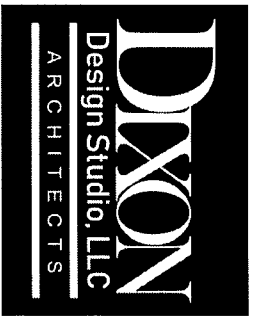


Proposed Level 1

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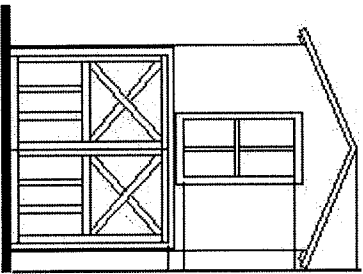
Proposed

Elevation Modifications

- Raise finish floor 1'-6" and increase concrete ramp
- Relocate stairs to rear exterior

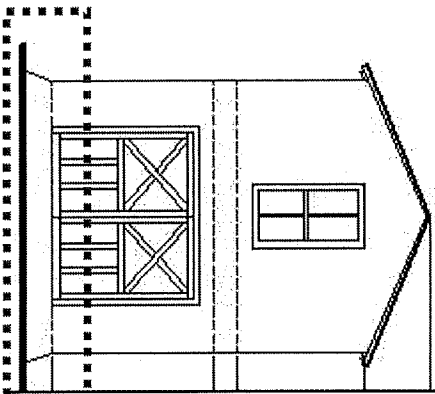
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22 Grove Avenue



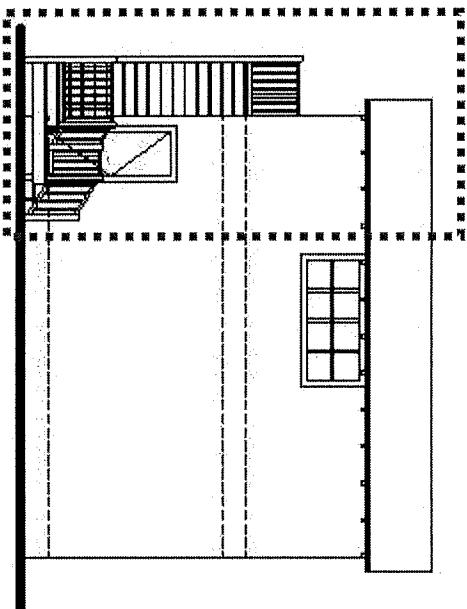
17'
height

Existing South Elevation



22'
height

Proposed South Elevation

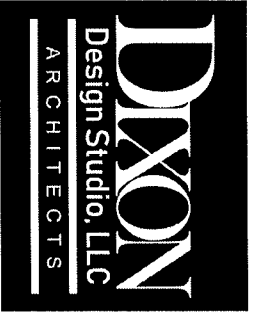


Proposed West Elevation

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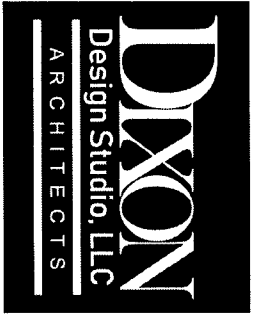
Planning/Building Dept.



Existing Perspective

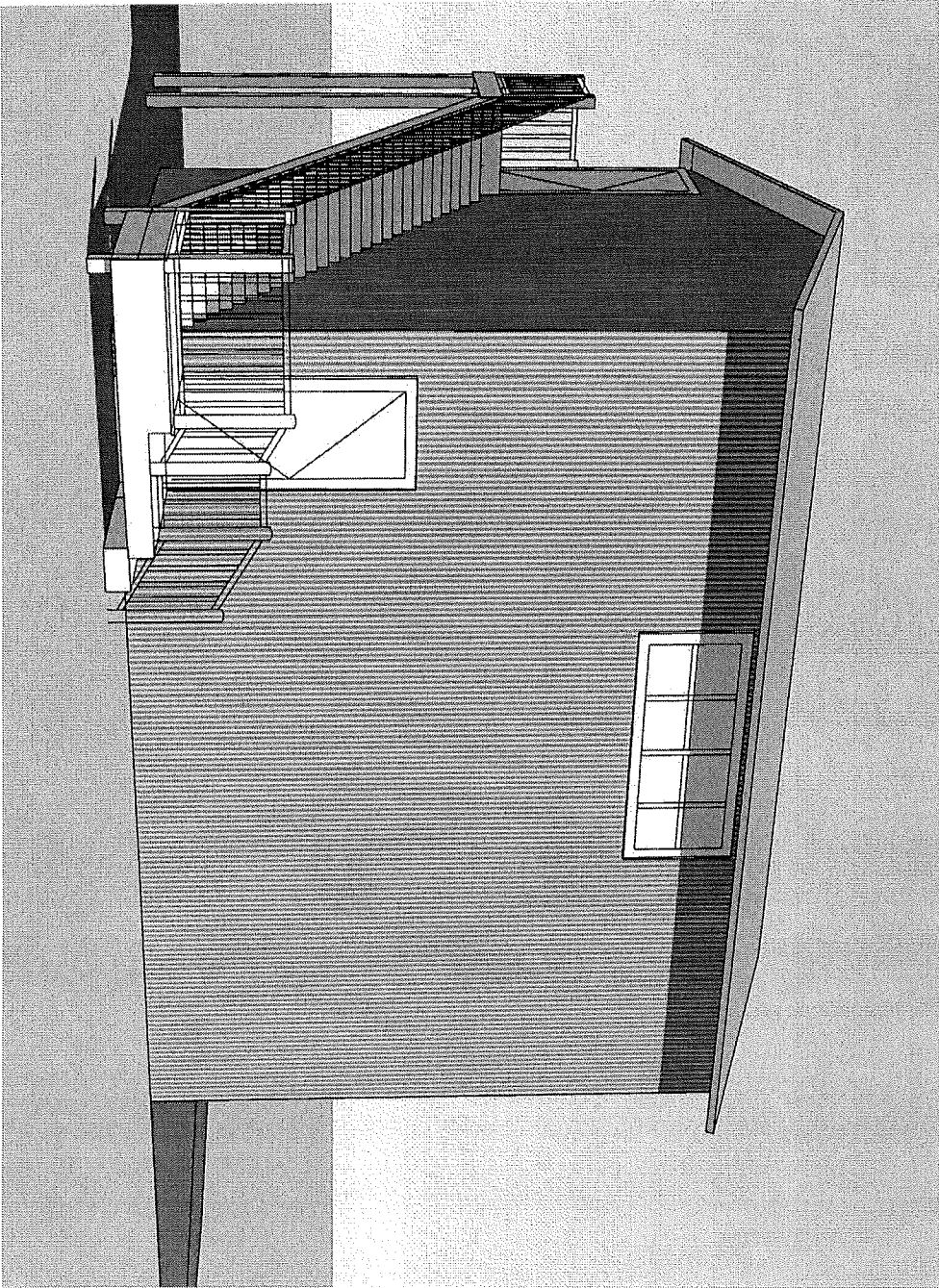
22 Grove Avenue





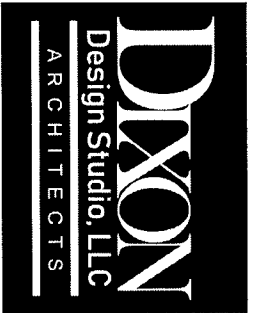
Proposed

Perspective



22 Grove Avenue

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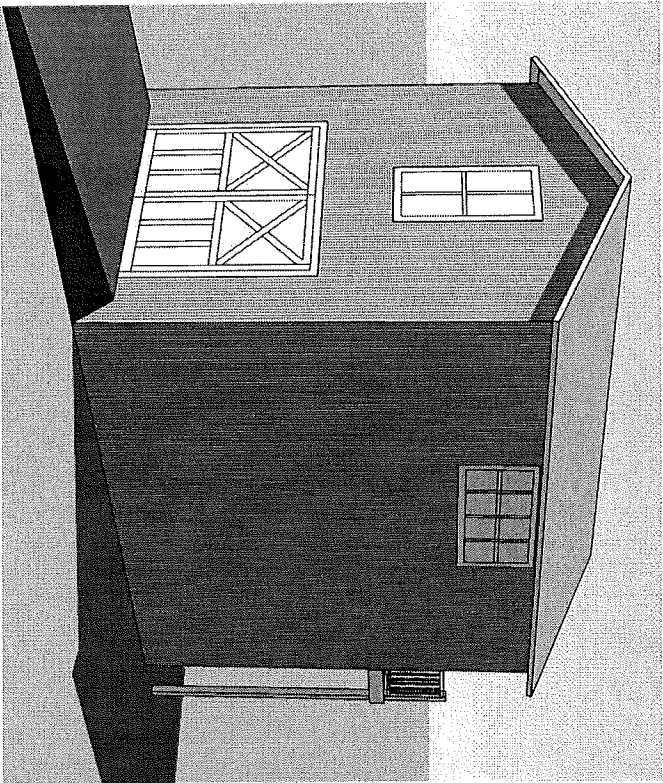
Proposed Perspectives

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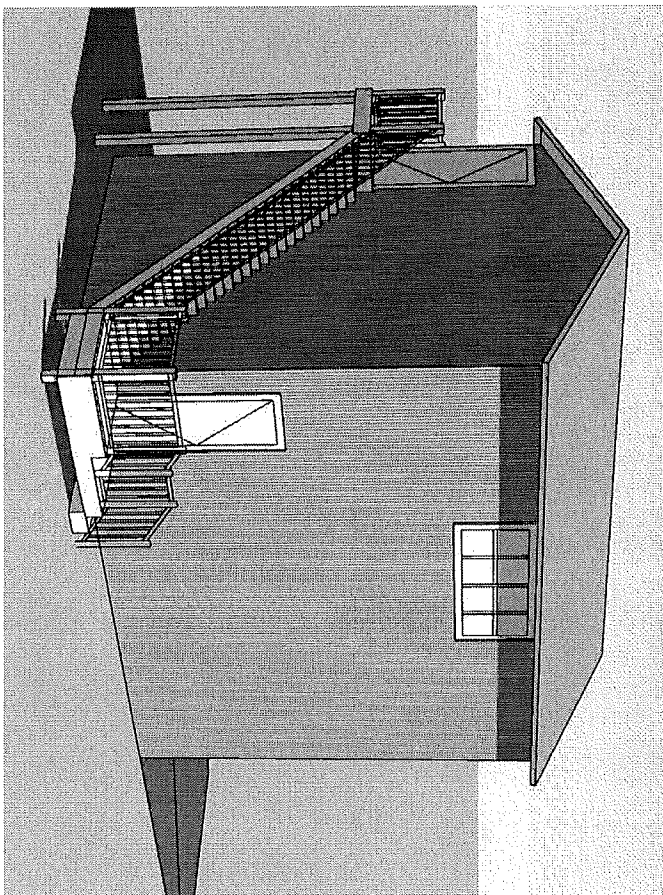
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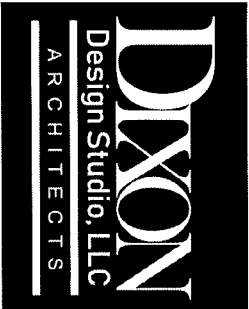
22 Grove Avenue



Proposed South East



Proposed North West

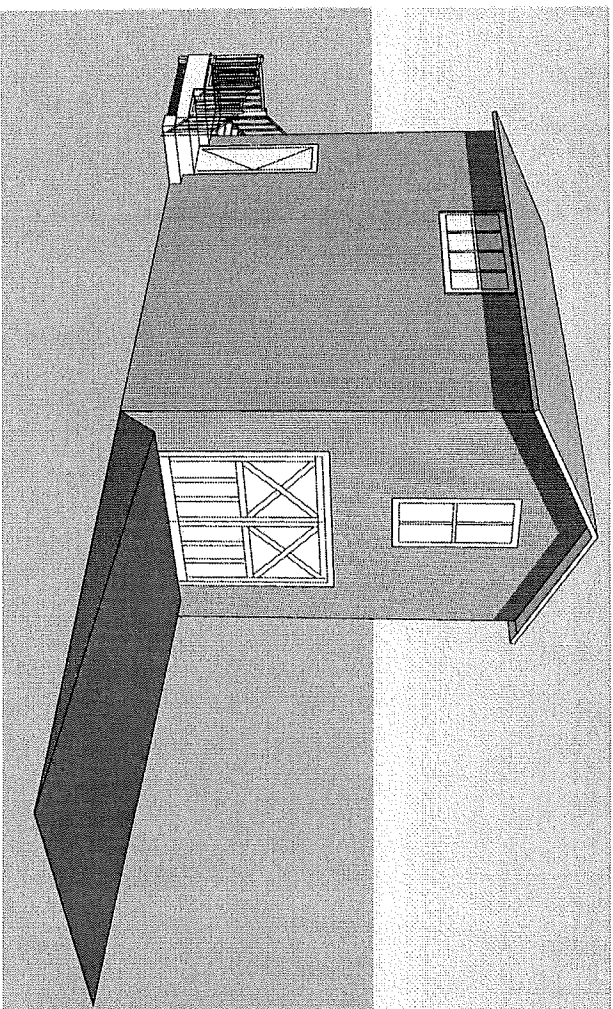


Proposed

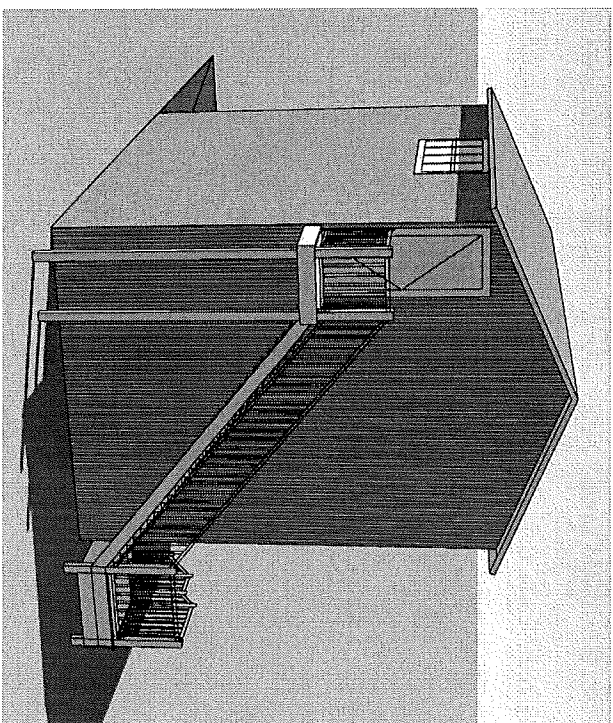
Perspectives

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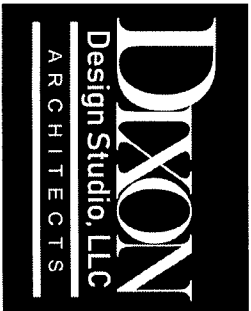
22 Grove Avenue



Proposed South West



Proposed North East



Thank You

Contact:

Robert Finnerly

Phone:

904.829.9277

Email:

RFinnerly@dixon dg.com

Website:

<https://dixon dg.com>

Address:

64c Hypolita Street

St. Augustine, FL 32084

22 Grove Avenue

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St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1943500000
Location Address	22 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	KINGSLAND ADDN CITY S130FT OF LOT 45 OR 4601/638(P/R) & 4745/1344(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Smith H A, Debra H 100% Smith Debra H 100%
Mailing Address	15 EAST LN SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2019
Building Value	\$89,272
Extra Features Value	\$2,160
Total Land Value	\$124,644
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$216,076
Total Deferred	\$0
Assessed Value	\$216,076
Total Exemptions	\$0
Taxable Value	\$216,076

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
2018	\$90,867	\$2,160	\$115,056	\$0	\$0	\$208,083	\$123,169	\$134,914	\$73,169
2017	\$70,349	\$1,327	\$115,056	\$0	\$0	\$186,732	\$120,636	\$116,096	\$70,636
2016	\$65,288	\$1,327	\$100,674	\$0	\$0	\$167,289	\$118,155	\$99,134	\$68,155
2015	\$58,449	\$1,327	\$91,086	\$0	\$0	\$150,862	\$117,334	\$83,528	\$67,334
2014	\$50,832	\$1,327	\$82,696	\$0	\$0	\$134,855	\$116,403	\$68,452	\$66,403
2013	\$52,950	\$1,327	\$82,696	\$0	\$0	\$136,973	\$114,683	\$72,290	\$64,683
2012	\$48,318	\$1,327	\$68,926	\$0	\$0	\$118,571	\$112,766	\$55,805	\$62,766
2011	\$31,571	\$1,327	\$76,584	\$0	\$0	\$109,482	\$109,482	\$50,000	\$59,482
2010	\$33,325	\$1,327	\$85,094	\$0	\$0	\$119,746	\$119,746	\$50,000	\$69,746

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1997	Roof Cover	Metal
Conditioned Area	1365	Interior Flooring	Pine Wood
Actual Year Built	1915	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood, Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Wood	90%
Exterior Wall	Concrete Block	10%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1365	1365
ENCLOSED GLASS PORCH	0	126
HALF SCREEN PORCH	0	50
ENCLOSED GLASS PORCH	0	204
FINISHED OPEN PORCH	0	12
UNFINISHED ATTIC - FORCED	0	240
Total SqFt	1365	1997

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	24	10	0	240

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	47	130	47	EF	\$124,644

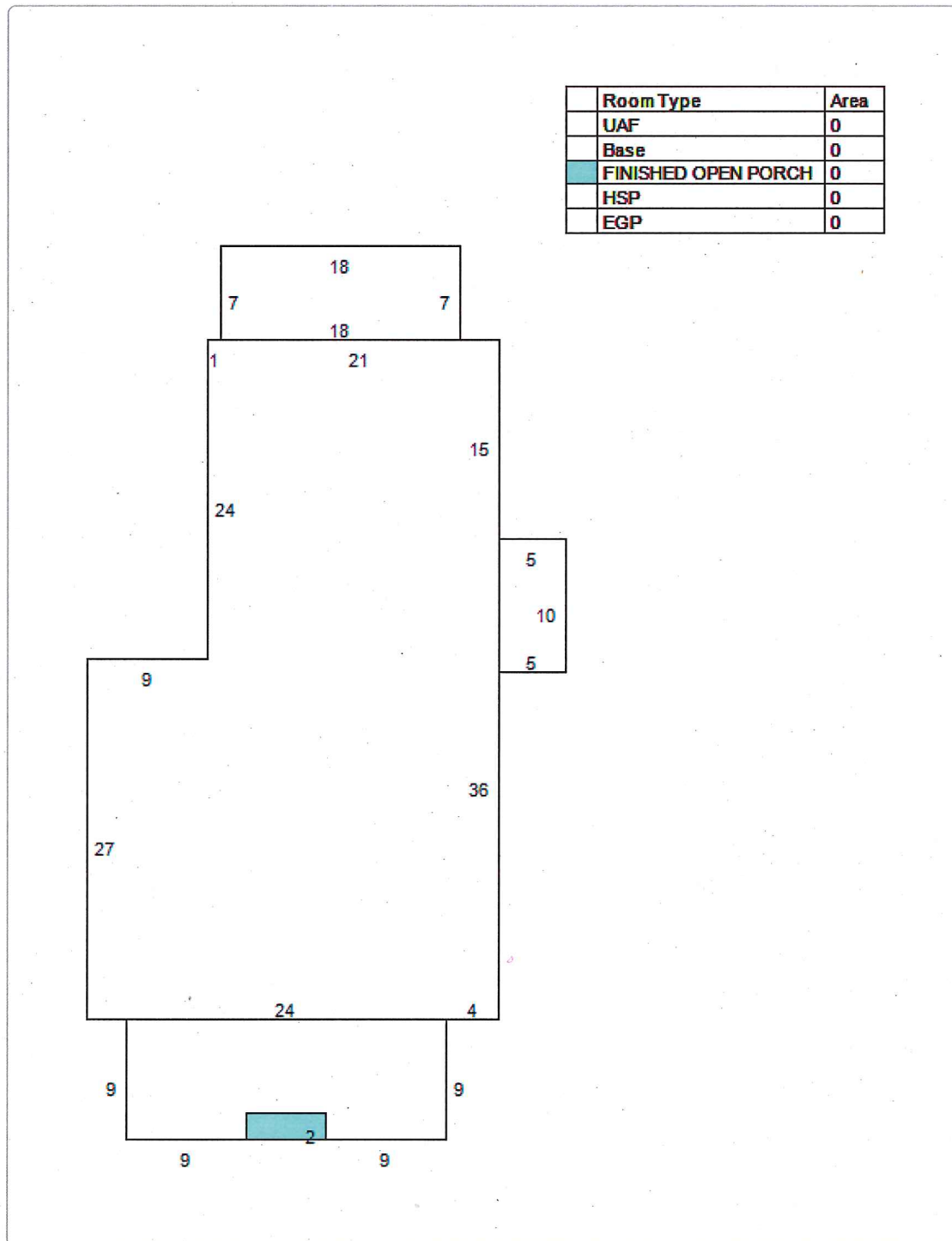
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/21/2019	6/21/2019	\$100.00	CD	4745	1344	U	I	BYLANDT RICHARD L ESTATE	SMITH H A,DEBRA H
8/23/2018	8/16/2018	\$100.00	PR	4601	638	U	I	BYLANDT RICHARD L ESTATE	SMITH H A,DEBRA H
7/18/2018	7/18/2018	\$0.00	LA	4582	807	U	I	BYLANDT RICHARD L ESTATE	BYLANDT RICHARD L ESTATE
7/16/2018	7/5/2018	\$0.00	LA	4580	1043	U	I	BYLANDT RICHARD L (DECD)	BYLANDT RICHARD L ESTATE
	8/9/2007	\$0.00	HR	2966	252	U	I	BYLANDT RICHARD E ESTATE	BYLANDT RICHARD L
	8/9/2007	\$0.00	LA	2966	251	U	I	BYLANDT RICHARD E (DECD 5/29/07)	BYLANDT RICHARD E ESTATE
	1/1/1977	\$0.00		356	744	U	I		BYLANDT RICHARD E,RUTH L
	1/1/1977	\$0.00		351	151	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

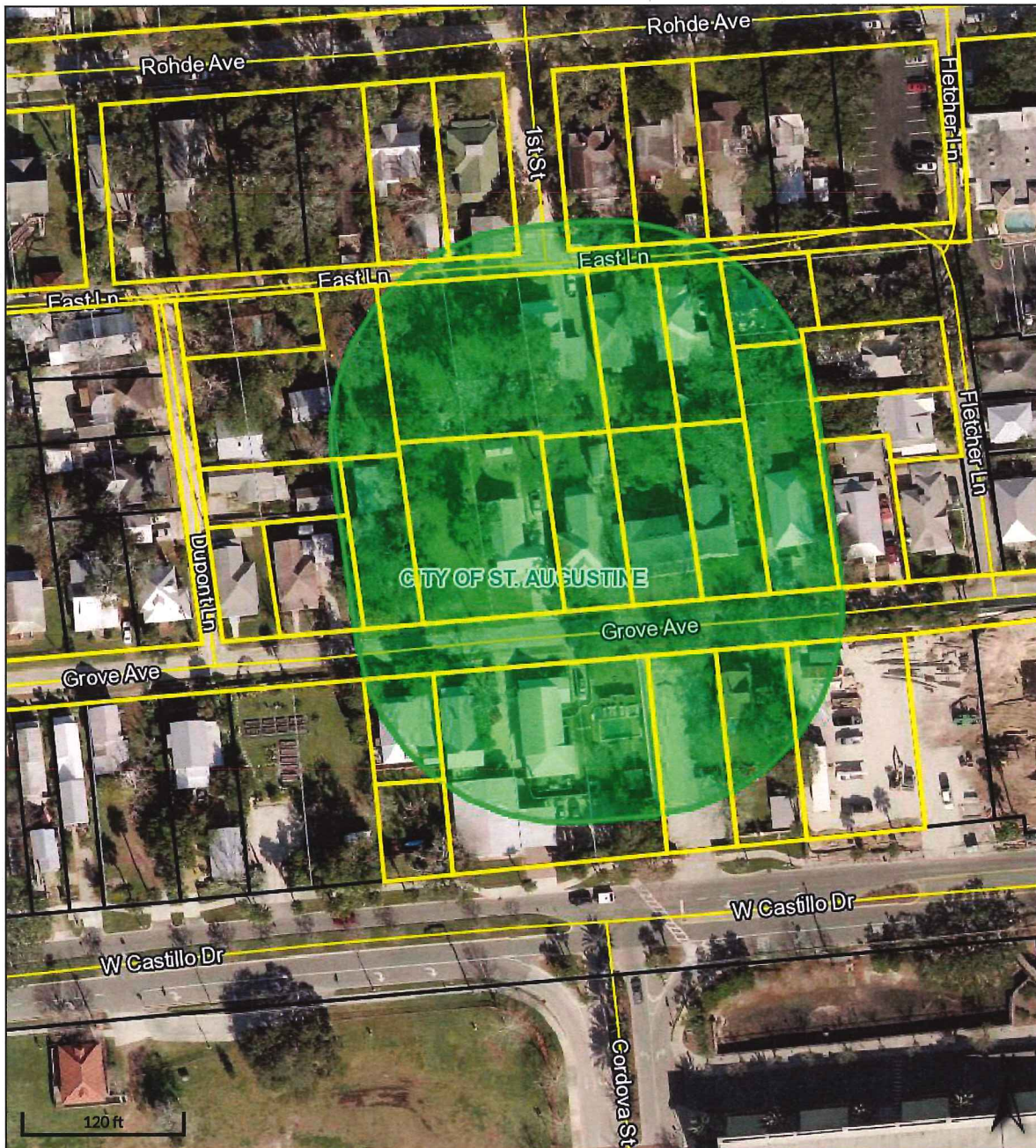
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User Privacy Policy
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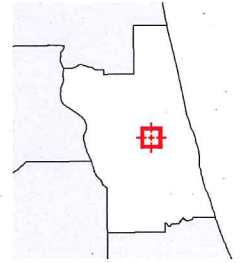
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Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.4



Overview



Legend

- Parcels
- Roads
- Cities

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Date created: 9/20/2019

Last Data Uploaded: 9/19/2019 11:21:26 PM

Developed by  **Schneider**
GEOSPATIAL



St. Johns County, FL

Parcel Results

28 Results

Parcel ID	Owner	Property Address	Legal Description	Map
1928700001	ROHDE ADDITION		1/159 ROHDE ADDITION	Map
1929100000	PEACHTREE DEVELOPMENT OF ATLANTA LLC	9 ROHDE AVE	1-59 CITY OF ST AUGUSTINE	Map
1929200000	MUIR RICHARD W,HELEN B MUIR HELEN B	11 ROHDE AVE	1-159 CITY OF ST AUGUSTINE	Map
1932700000	NORRIS PATRICK J ETAL LARSEN MARIANNE	13 ROHDE AVE 2 ROHDE AVE 2 1ST ST	1/159 ROHDE ADDITION LOT 1	Map
1932800000	FLANAGAN JOSEPH MICHAEL, ANNE BOHON FLANAGAN ANNE BOHON	15 ROHDE AVE 15 1/2 ROHDE AVE	1/159 ROHDE ADDITION LOT 2	Map
1938301000	KINGSLAND TRACT		1/93 KINGSLAND TRACT CORRECTED	Map
1939000000	SAN MARCO HOTEL INC	14 W CASTILLO DR	KINGSLAND ADDITION CITY LOT 8	Map
1939100000	DEVANE KATERINA ETAL NEDELKO IGOR	17 GROVE AVE	KINGSLAND ADDITION CITY LOT	Map
1939200000	SAN MARCO HOTEL INC	19 GROVE AVE	KINGSLAND ADDN CITY LOT 9-B	Map
1939300000	LEE VALERIE	23 GROVE AVE 25 GROVE AVE 24 W CASTILLO DR	KINGSLAND ADDN CITY LOTS 10 11	Map
1939500000	TANNER MICHAEL J REV TRUST TANNER MICHAEL J TRUSTEE	27 GROVE AVE	KINGSLAND ADDN CITY N1/2 OF	Map
1939500010	HOLBORN GROUP INC	W CASTILLO DR	KINGSLAND ADDN CITY S1/2 LOT	Map
1942900000	CAMPOREALE SAVERIO ETUX DE MARDT BARBARA J	7 DUPONT LN 7 1/2 DUPONT LN	KINGSLAND ADDITION CITY N40FT	Map
1943000020	MC CORD COLIN VINCENT	3 DUPONT LN	CITY OF ST AUG KINGSLAND ADDN	Map
1943100000	PUCKETT YVONNE D *** WARD MICHELLE P	30 GROVE AVE	KINGSLAND ADDN CITY S83.5FT OF	Map
1943200000	CUPO CARMINE J TRUST CUPO CARMINE J	28 GROVE AVE	KINGSLAND ADDN S122.5FT OF	Map
1943400000	SMITH HERRICK A,DEBRA H ETAL SMITH DEBRA H HOPE EDWINA HILL REV TRUST HOPE DAVID E HOPE EDWINA HILL TRUSTEE	24 GROVE AVE	KINGSLAND ADDN CITY LOTS 43 &	Map
1943500000	SMITH H A,DEBRA H SMITH DEBRA H	22 GROVE AVE	KINGSLAND ADDN CITY S130FT OF	Map
1943600000	SMITH HERRICK A,DEBRA H SMITH DEBRA H	15 EAST LN	KINGSLAND ADDN CITY N120FT OF	Map
1943700000	FACEMIRE-HOOPER CAROL	9 EAST LN	KINGSLAND ADDN CITY ALL LOT 47	Map
1943750000	KIRKLAND FINANCIAL LLC	18 GROVE ST	KINGSLAND ADDN CITY	Map
1943800000	HOPE DAVID E ETAL HOPE EDWINA HILL REV TRUST HOPE EDWINA HILL TRUSTEE	13 EAST LN	CITY OF ST AUG KINGSLAND ADDN	Map
1943900000	IANNELLI JOSEPH A,REGINA W IANNELLI REGINA W	20 GROVE AVE	CITY OF ST AUGUSTINE KINGSLAND	Map
1945000000	BRANT-BRENNAN REV TRUST BRENNAN JACK TRUSTEE BRANT JUDITH A TRUSTEE	2 FLETCHER LN	3-6 CHERRY SUBD CITY N49FT OF	Map
1945100000	MULLAN COLLEEN M	14 GROVE AVE	3-6 CHERRY SUB CITY S105FT OF	Map
1945200000	LEE VALERIE	16 GROVE AVE	3-6 CHERRY SUB CITY LOT 8	Map
1945300000	IRVIN NANCY C	4 FLETCHER LN	3-6 CHERRY SUB CITY E100FT OF	Map
1945500000	LANASA FRANCIS A ETUX WILKINSON CYNTHIA S	5 EAST LN	3-6 CHERRY SUB CITY W63FT OF	Map

Field Export

28 Results

Download Format:

Excel (.xlsx)

Download

Mailing Labels

28 Results

Download format:

Address labels (5160) ▼

Labels will only be generated for owners that have addresses in the system.
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

☒ All Owners

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

For best results, uncheck "Fit to Page" in your print settings.

Download

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Developed by



Version 2.3.4



City of St. Augustine
CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Application F2019-0093

Address: 41 Carrera Street

Cronk and Duch Architecture, Applicant / John L. Arbizzani Rev. Trust, Owner

Project description: To demolish a building constructed in 1951 that is not recorded in the Florida Master Site File and not listed on the National Register of Historic Places.

Architectural Style:	Contemporary/Mid-Century Modern	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1951
Archaeology Zone:	IIIE	Zoning District:	RS-1
Parcel number:	205740 0000		
Agenda Item:	8(b)	Previous Action(s):	N/A

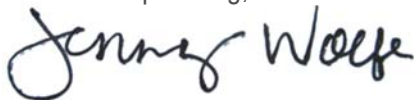
STAFF SUMMARY AND ANALYSIS:

- The building has typical characteristics of a Contemporary residence built in the Mid-Century Modern period but no information was found regarding the architect.
- The property was the long-time residence of Judge Howell W. Melton and while he was dutiful to his country, his community, and his practice there was no evidence that his home influenced his accomplishments as a significant association to him as a person.
- There are 277 buildings in the Model Land Company NRHD recorded in the state inventory (FMSF) and an estimated 41 additional buildings need to be recorded to bring the neighborhood inventory up to date past 1935 so there are some notable buildings of the Mid-Century time period but there is not a high concentration of them.
- Much of the context area is represented by Victorian-era buildings and there are only 5 recorded structures on the square block where this property is situated.
- An inspector's report was attached although this was not required.
- A site plan and rendering of the proposed replacement building was provided indicated it will be one story at a finished floor elevation of 12 feet and Spanish Revival in character. No design requirements are in place for this area however the applicant 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.

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 41 Carrera Street because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. The applicant records the building for archival purposes to include scaled drawings and photographs that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.
2. The applicant makes good faith effort to provide materials and features for salvage such as solid wood paneling, wood windows, etc.



Jenny Wolfe, Historic Preservation Officer

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 is not recorded in the Florida Master Site File and is not listed on the National Register of Historic Places. It is more than 50 years old as is situated within the Model Land Company National Register Historic District.

The requirements have been sufficiently met.

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 surrounding buildings and fits in with the streetscape.
3. *The impact of the loss of the structure on the streetscape.* There are two other similarly scaled and sited buildings within the streetscape otherwise it is dominated by Victorian-era buildings and religious institutional facilities.
4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* The application included a site plan and rendering of a replacement building indicating it will be one story which will match the immediately adjacent structures in approximate scale.
5. *The historical or cultural merit of the structure.* There was not evidence discovered that the building is the work of a master or that the residence contributed to the success of the long-term resident Judge Howell Melton.
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.
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 Contemporary home built during the Mid-Century Modern period. It 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.* This style of residential design is found throughout St. Augustine, particularly in Davis Shores and West Augustine, and scattered throughout the city as in-fill development occurred during this time period.
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 building does not have a unique style or characteristics that would be difficult to reproduce. The building appears to be in good condition and has no visible problems although there are maintenance issues identified by the applicant's inspection report.
10. *The justification for the proposed demolition.* The application package includes design plans for a new structure and an inspection report.

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;

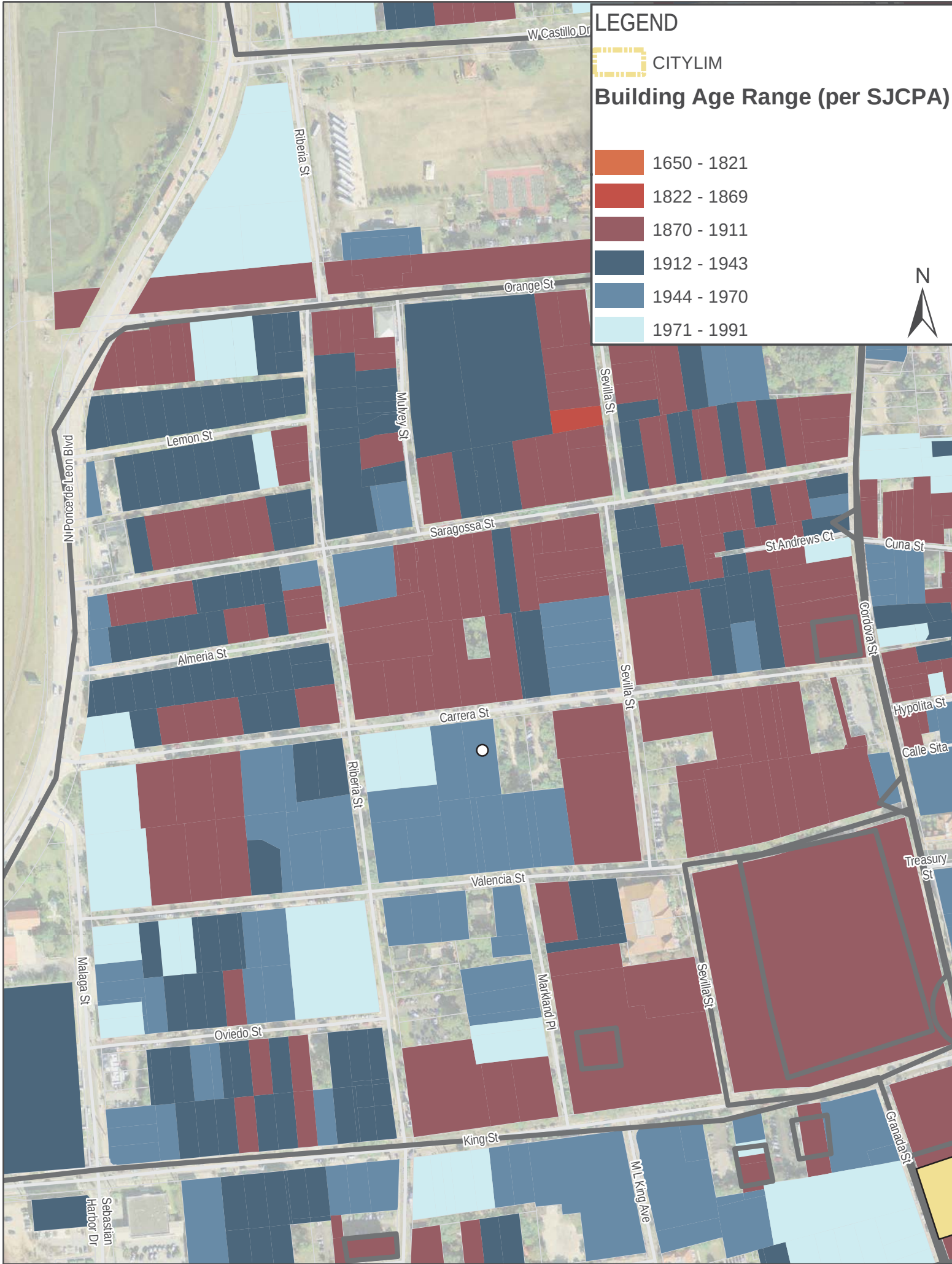
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination 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:

COD F2019-0093
41 Carrera St
October 17, 2019

LIST OF ATTACHMENTS:

1. Maps showing building age and style within the context area
2. Staff photographs
3. Sanborn maps
4. Obituary of Judge Howell W. Melton



41 Carrera Street



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National Register Listed Resources

Historic Districts

Historic Sites/Buildings

Building Footprints

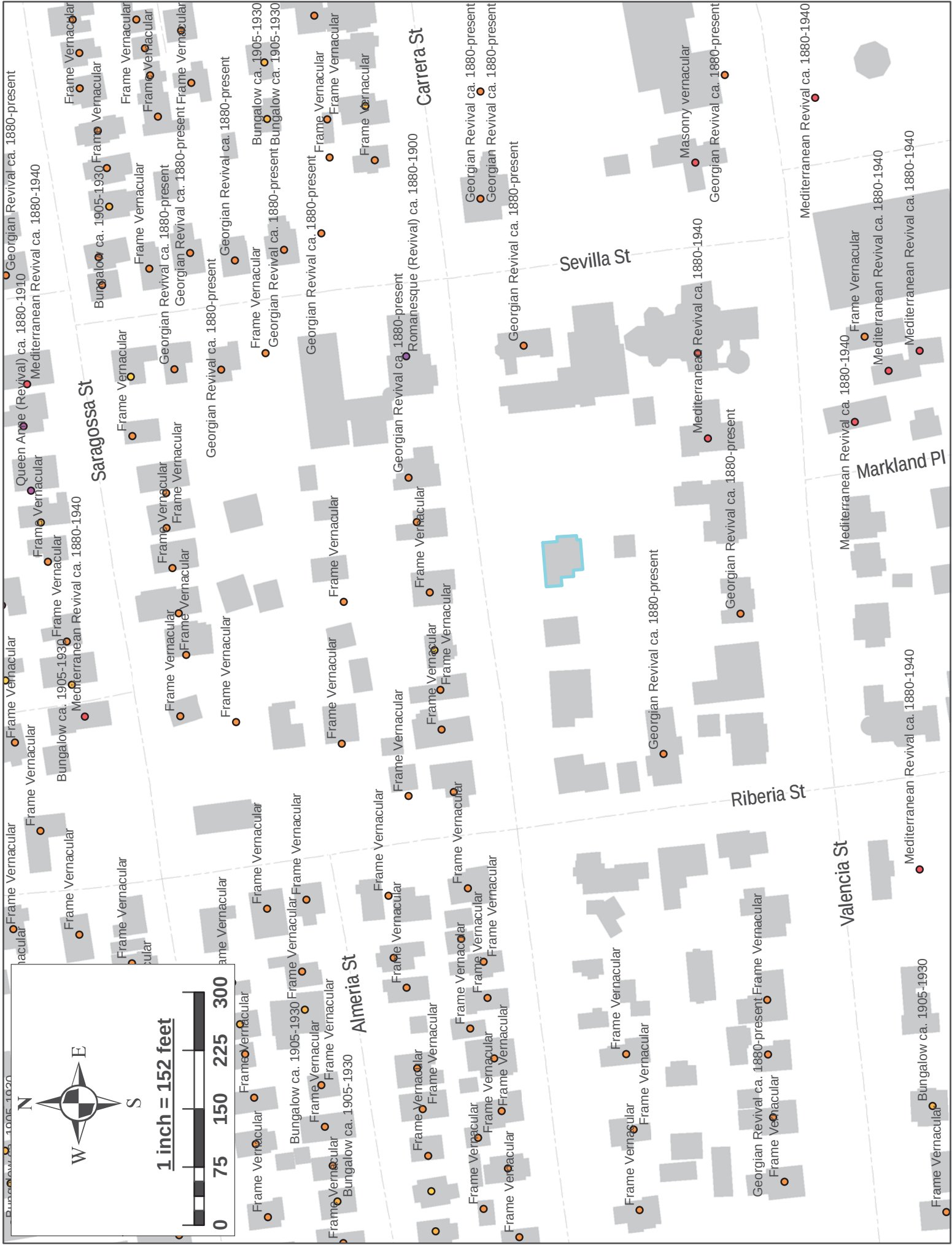
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Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

FDEP, BuildingFootprintUSA, Esri, HERE, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Florida Counties and Regional Planning Councils | FL SERT | Source: USDA NRCS, Esri | HERE | Data content is created and/or Web AppBuilder for ArcGIS



Bungalow ca. 1905-1930

Frame Vernacular

Georgian Revival ca. 1880-1910

Georgian Revival ca. 1880-present

Frame Vernacular

Mediterranean Revival ca. 1880-1940

Bungalow ca. 1905-1930

Frame Vernacular

Frame Vernacular

Mediterranean Revival ca. 1880-1940

Frame Vernacular

Saragossa St

Bungalow ca. 1905-1930

Frame Vernacular

Frame Vernacular

Frame Vernacular

Frame Vernacular

Frame Vernacular

Frame Vernacular

Georgian Revival ca. 1880-present

Frame Vernacular

Georgian Revival ca. 1880-present

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Georgian Revival ca. 1880-present

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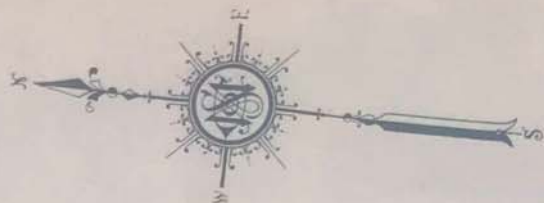
CARRERA

D.H.

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11

SEVILLA



MEMORIAL PRESBYN CHURCH
HEAT STEAM LIGHTS ELEC.

HEAT: STEAM. LIGHTS: ELEC.

A

Floor plan of the Church of the Holy Spirit. The plan shows a large rectangular area labeled "CHURCH HO. 2" in blue. To its right is a smaller rectangular area labeled "CONC. 2" in blue. Below the "CHURCH HO. 2" area is a pink area labeled "BALCONY". To the right of the "BALCONY" area is a pink area labeled "CHAPEL". Below the "CHAPEL" area is a pink area labeled "STAGE". Dimensions are indicated by numbers along the walls and between rooms.

[illegible]

7 A. 8

6-CARS
C.B.

END.

A. B.

A27
C.B.

1 D B

41 CARRERA STAFF PHOTOS



Exterior, facing southwest



Exterior, facing southeast

41 CARRERA STAFF PHOTOS



Exterior, property rear, facing northeast



Exterior, east façade at entry, facing west

41 CARRERA STAFF PHOTOS



Front porch main entry



Front porch main entry

41 CARRERA STAFF PHOTOS



Front porch, secondary entry

41 CARRERA STAFF PHOTOS



Main living room with front entry



Detail of concrete brick fireplace

41 CARRERA STAFF PHOTOS



Main living room opposite fireplace



Wood horizontal 2/2 window

41 CARRERA STAFF PHOTOS



"Blue" bathroom



"Pink" bathroom

41 CARRERA STAFF PHOTOS



Wood horizontal 2/2 window



Wood horizontal 2/2 window

41 CARRERA STAFF PHOTOS



Terrazzo finish of rear living space



Plaster finish of walls

41 CARRERA STAFF PHOTOS



Rear living room facing dining room beyond



Rear living room facing back yard

41 CARRERA STAFF PHOTOS



Kitchen, beyond the dining room hallway



Subject property context, facing southwest

41 CARRERA STAFF PHOTOS



Adjacent home on same side of the street



Next home going westward on Carrera Street

41 CARRERA STAFF PHOTOS



Opposite side of the street



Context area facing northwest, opposite side of the street



**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



RECEIVED

SEP 18 2019

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

Planning/Building Dept.

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0093

Receipt No. 1694143

Meeting Date OCT 17, 2019

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

1. NAME OF APPLICANT CROOK & DUCH CLIFF DUCH
Business (if applicable) CROOK & DUCH ARCHITECTURE
Address 24 CATHEDRAL PLACE
City ST. AUGUSTINE State FL. Zip 32084
Daytime telephone 9046263254 Other phone/email CLIFF@CROOKDUCH.COM

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

2. NAME OF PROPERTY OWNER L. JOHN ARBIZZARI REVOCABLE TRUST
Business (if applicable) _____
Address 44 AVENIDA MENENDEZ
City ST. AUGUSTINE State FL. Zip 32084
Daytime telephone (required) 9048295572 Other phone 9046683535
3. PROJECT STREET ADDRESS 41 CARACAS ST. ST. AUGUSTINE, FL. 32084
4. LEGAL DESCRIPTION OF PROPERTY
Lot 11 Block _____ Subdivision KIRKSIDE SUBDIVISION Parcel Number 1210960314
5. DATE OF CONSTRUCTION 1951 Source: ST. JOHN CO. PROPERTY APPRAISER
6. HISTORIC STATUS (check all that apply)
☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older
7. PROPOSED PROJECT WORK (check one)
☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☒ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.
8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME L. JOHN ARBIZZANI REVOCABLE TRUST DATE 9/16/19

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME L. JOHN ARBIZZANI REVOCABLE TRUST DATE 9/16/19

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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Planning/Building Dept.

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.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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



Owner's Authorization For Agent

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

BY: [Signature]
L. JOHN ARBIZZANI
Signature of Owner

L. JOHN ARBIZZANI
Print Name of Owner

904 669 3535
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 17 day of September, 2019.

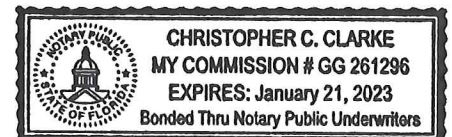
By L. John Arbizzani

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature: [Signature]

My Commission expires: Jan 21, 2023



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Planning/Building Dept.

41 Carrera Street HARB

Certificate of Demolition Application

Documents Included:

1. HARB Application for Demolition – 41 Carrera Street
2. \$300.00 Check
3. Master Site Plan Email
4. County Property Description
5. Existing Site Plan with Current Building
6. Existing Site Plan with Proposed Building
7. Survey and Elevation Certificate
8. Pictures of Existing Building
9. Architectural Drawing of Proposed Façade
10. Inspection Report and Pictures with Recommendations
11. Pictures of Houses Directly Across the Street at Higher First Floor Elevations
12. Conclusion

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Planning/Building Dept.

Subject: RE: 66 Hypolita Street St Augustine, FL
From: "Vovsi, Eman M." <Eman.Vovsi@dos.myflorida.com>
Sent: 8/19/2019 3:59:31 PM
To: "Christopher Clarke" <christopherclarke802@gmail.com>;

Unfortunately, we have no said record; it appears that our d/base has only even numbers recorded: 38, 40, etc.

However, this building, when recorded, might be a contributing resource for the Model Land Co Historic District (SJ 02462)

Best wishes,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250
– Phone: 850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

From: Christopher Clarke <christopherclarke802@gmail.com>
Sent: Monday, August 19, 2019 3:49 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Re: 66 Hypolita Street St Augustine, FL

EMAIL RECEIVED FROM EXTERNAL SOURCE

I am trying to locate the master site file for 41 Carrera Street St Augustine, FL 32084 if one is available please send it to me, thank you.

Respectfully,

Christopher C Clarke

Accountant

Marine Holdings, LLC.

Office (904) 829-5578 ext 5

Direct (904) 217-6429

Cell (239) 834-0690

Christopherclarke802@gmail.com

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Planning/Building Dept.



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2057400000
Location Address	41 CARRERA ST ST. AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	7-14 KIRKSIDE SUB CITY LOT 11 OR4704/1881 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Kirkside Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.350
Homestead	N

Owner Information

Owner Name	Arbizzani L John Rev Trust D: 05-18-2001 100% Arbizzani L John Trustee 0%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map

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Planning/Building Dept.

Valuation Information

	2019
Building Value	\$226,811
Extra Features Value	\$9,303
Total Land Value	\$264,480
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$500,594
Total Deferred	\$0
Assessed Value	\$500,594
Total Exemptions	\$0
Taxable Value	\$500,594

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
2018	\$233,111	\$9,303	\$264,480	\$0	\$0	\$506,894	\$506,894	\$0	\$506,894
2017	\$236,261	\$6,787	\$264,480	\$0	\$0	\$507,528	\$507,528	\$0	\$507,528
2016	\$216,607	\$6,787	\$229,680	\$0	\$0	\$453,074	\$153,099	\$350,475	\$102,599
2015	\$196,367	\$6,787	\$208,800	\$0	\$0	\$411,954	\$152,035	\$309,919	\$102,035
2014	\$171,018	\$6,787	\$208,800	\$0	\$0	\$386,605	\$150,828	\$285,777	\$100,828
2013	\$173,182	\$6,787	\$208,800	\$0	\$0	\$388,769	\$148,599	\$290,170	\$98,599
2012	\$152,486	\$6,787	\$165,370	\$0	\$0	\$324,643	\$146,115	\$228,528	\$96,115
2011	\$154,370	\$6,787	\$183,744	\$0	\$0	\$344,901	\$141,859	\$253,042	\$91,859
2010	\$156,252	\$6,787	\$204,160	\$0	\$0	\$367,199	\$139,763	\$277,436	\$89,763

Building Information

Building 1
 Actual Area 2356
 Conditioned Area 2236
 Actual Year Built 1951
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Carpet, Hardwood
 Interior Wall Wall Board
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Wall Board	100%
Interior Flooring	Carpet	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	11 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	2236	2236
FINISHED OPEN PORCH	0	120
Total SqFt	2236	2356

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	576
Carport	0	0	0	0	228

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	80	195	80	EF	\$264,480

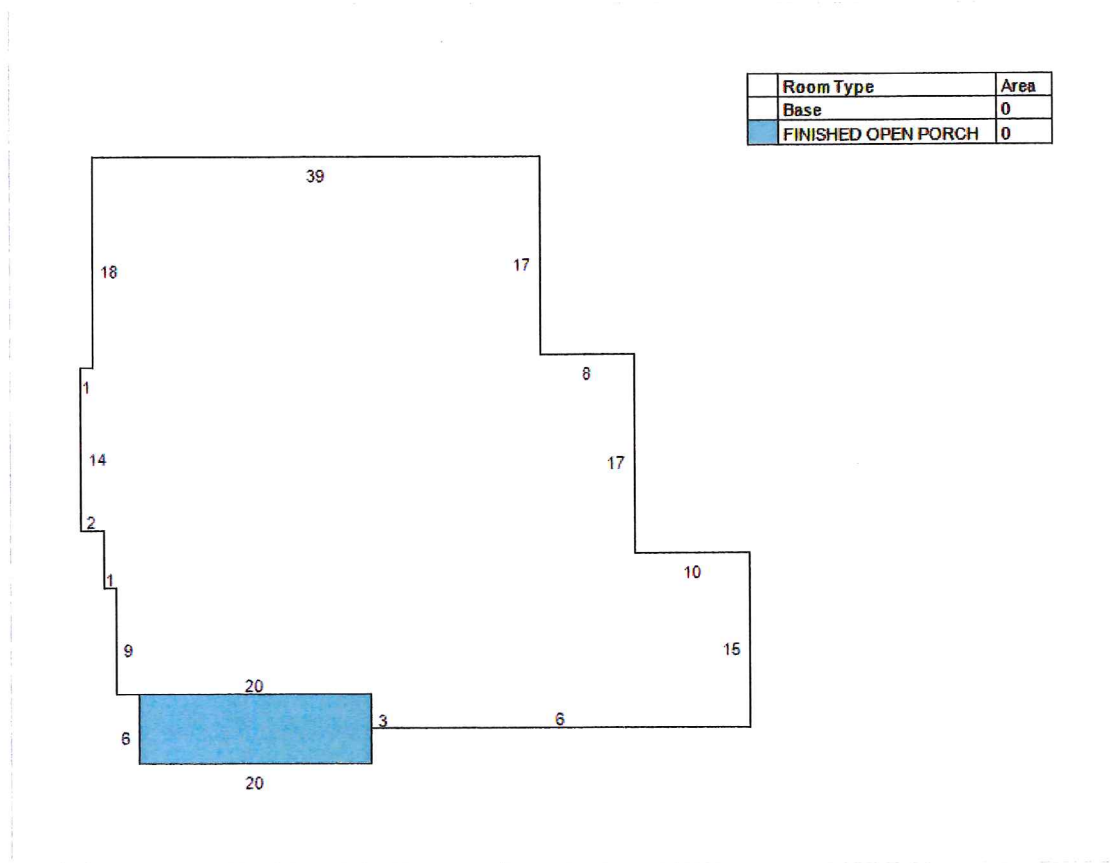
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/5/2019	4/5/2019	\$550,000.00	WD	4704	1881	Q	I	MELTON CATHERINE ESTATE	ARBIZZANI L JOHN REV TRUST D: 05-18-2001
11/30/2016	4/8/2016	\$100.00	TR	4293	208	U	I	MELTON HOWELL W,CATHERINE W ***	MELTON HOWELL W JR REVOCABLE TRUST D:6-28-13
4/5/2019	3/11/2016	\$0.00	DC	4704	1863	U	I	MELTON CATHERINE (DECD)	MELTON CATHERINE ESTATE
4/5/2019	12/18/2015	\$0.00	DC	4704	1864	U	I	MELTON HOWELL WEBSTER (DECD)	MELTON CATHERINE
3/19/2015	3/13/2015	\$100.00	WD	4001	1459	U	I	MELTON HOWELL W,CATHERINE W	MELTON HOWELL W,CATHERINE W ***

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/23/2019, 10:59:10 PM

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Schneider
GEOSPATIAL

Version 2.3.1

Planning/Building Dept.



DEMO APPLICATION - 09/16/19

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

LINE TYPE LEGEND

DEMOLITION [-----]

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A VED

CRONK & DUCH
ARCHITECTURE

9822 Tapestry Park Circle, Suite 201 Jacksonville, Florida 32246
Office: 904.302.9848 Fax: 904.302.9850

240 Worth Avenue • Studio 202 Palm Beach, Florida 33480
561.355-6382 Office: 904.626.3454 Fax: 904.302.9850

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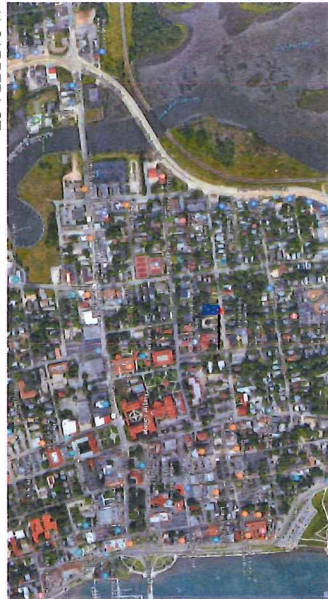
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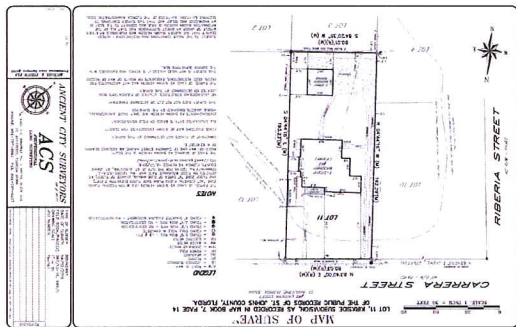
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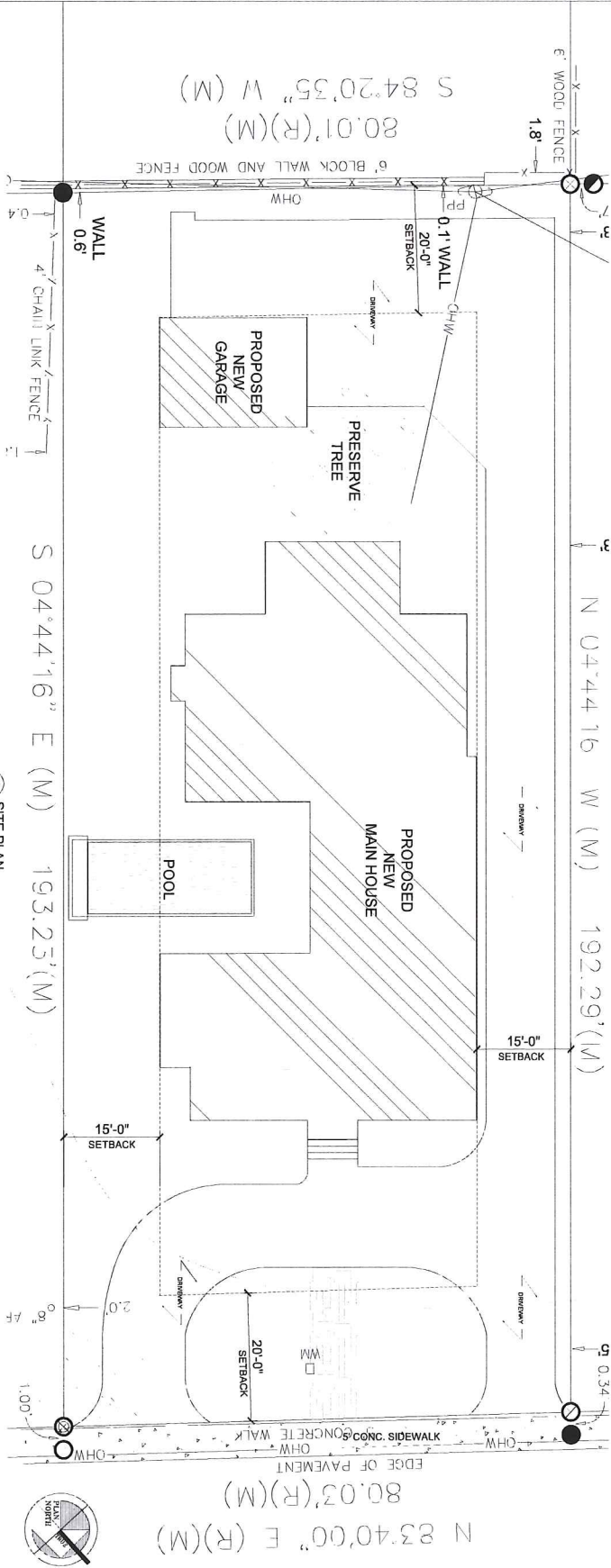
41 CARRERA ST.
ST AUGUSTINE FL. 32084



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SEP 18 2019
Planning/Building Dept.

RS-1 ZONING DISTRICT
25% MAXIMUM LOT COVERAGE
TOTAL EXISTING LOT 15,420 SF
TOTAL NEW CONSTRUCTION 3,454 SF
TOTAL BUILDING LOT COVERAGE 3,854 SF
COVERAGE MAX. (25% OF 15,420) 3,855 SF

DO NOT MEASURE DRAWINGS
FOR CONSTRUCTION. SEE GENERAL NOTES



DEMO APPLICATION - 09/16/19

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

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CRONK DUCH ARCHITECTURE 9432 Tapestry Park Circle, Suite 201 Jacksonville, Florida 32246 Office: 904.392.9848 Fax: 904.392.9850 240 Worth Avenue, Studio 202 Palm Beach, Florida 33480 813.255.6833 Office: 904.626.3454 Fax: 904.392.9850	
CONSULTANT: SURVEY: STRUCTURAL:	
PROJECT: NEW CONSTRUCTION 41 CARRERA ST. ST AUGUSTINE, FLORIDA SITE PLAN AS1.00	

Planning/Bidding Dept.

SEAL

DATE SIGNED:

MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 51.17 OF THE FLORIDA ADMINISTRATIVE CODE



SEAL

DATE SIGNED:

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name HOWELL W. MELTON, JR. REVOCABLE TRUST

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
41 CARRERA STREET (MAIN HOUSE)

Company NAIC Number:

City ST. AUGUSTINE

State FL

ZIP Code 32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX ID # 205740 0000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29°53'39.57" Long. -81°19'04.00" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 5.2 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 107
c) Total net area of flood openings in A8.b 765 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
CITY OF ST. AUGUSTINE # 125145

B2. County Name
ST. JOHNS

B3. State
FLORIDA

B4. Map/Panel Number
12109C0314

B5. Suffix
H

B6. FIRM Index Date
07/18/2011

B7. FIRM Panel
Effective/Revised Date
09/02/2004

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
9 FEET

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1983 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date: ☐ CBRS ☐ OPA

☐ Yes ☒ No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Y-223

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1983 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.0 ☒ feet ☐ meters
b) Top of the next higher floor 10.2 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☐ feet ☐ meters
d) Attached garage (top of slab) N/A ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building 8.5 ☒ feet ☐ meters
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 8.5 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 8.4 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 8.3 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name MICHAEL A. PIESCO

License Number 4793

Title PLS

Company Name ANCIENT CITY SURVEYING

Address 4425 US 1 SOUTH, SUITE 401

City ST. AUGUSTINE

State FL ZIP Code 32086

Signature

Date 04/26/2016

Telephone 904-797-9967

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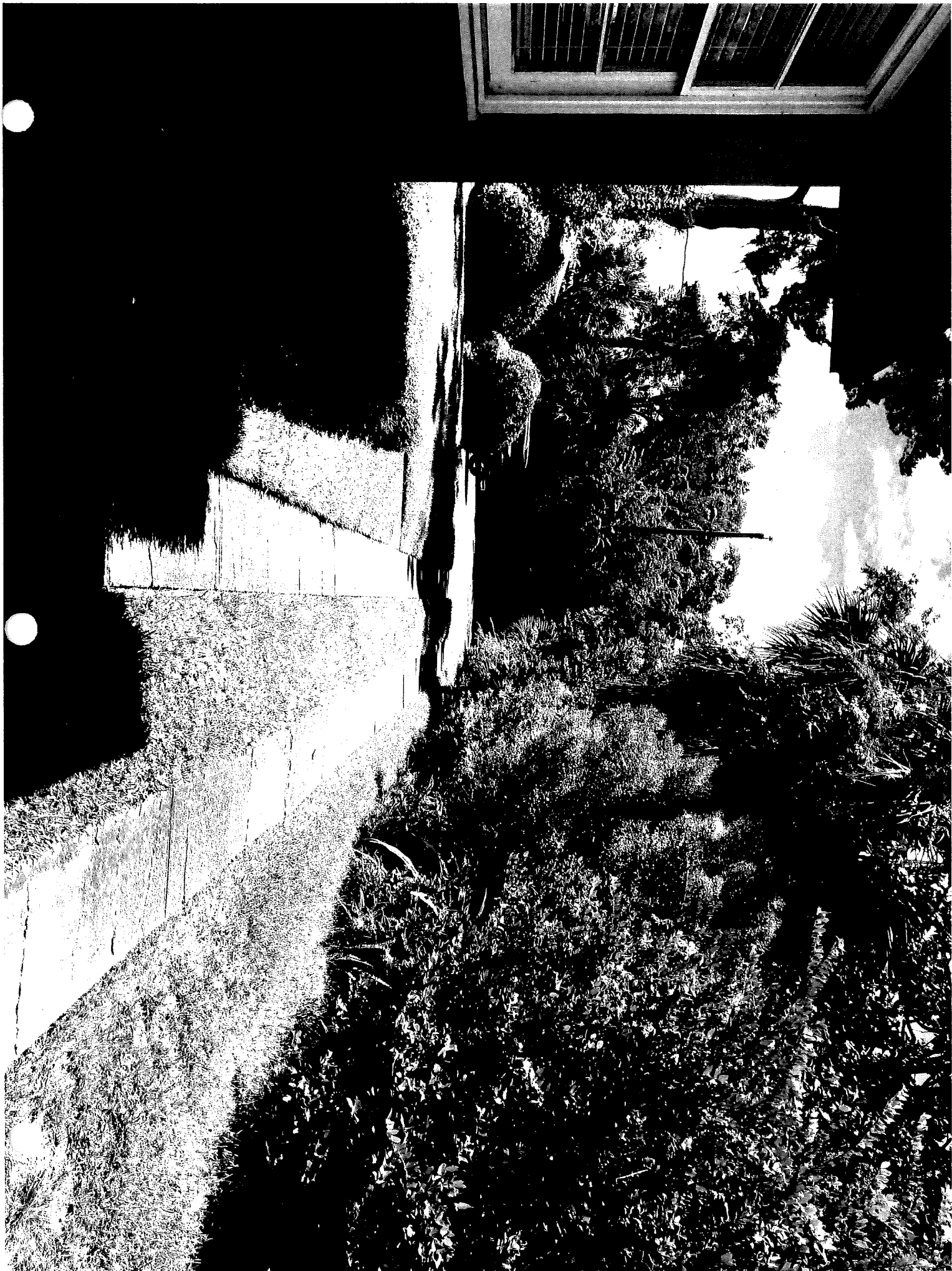
705 ADDITION



BAPTIST PARKING LOT



ADDITION IN 70s

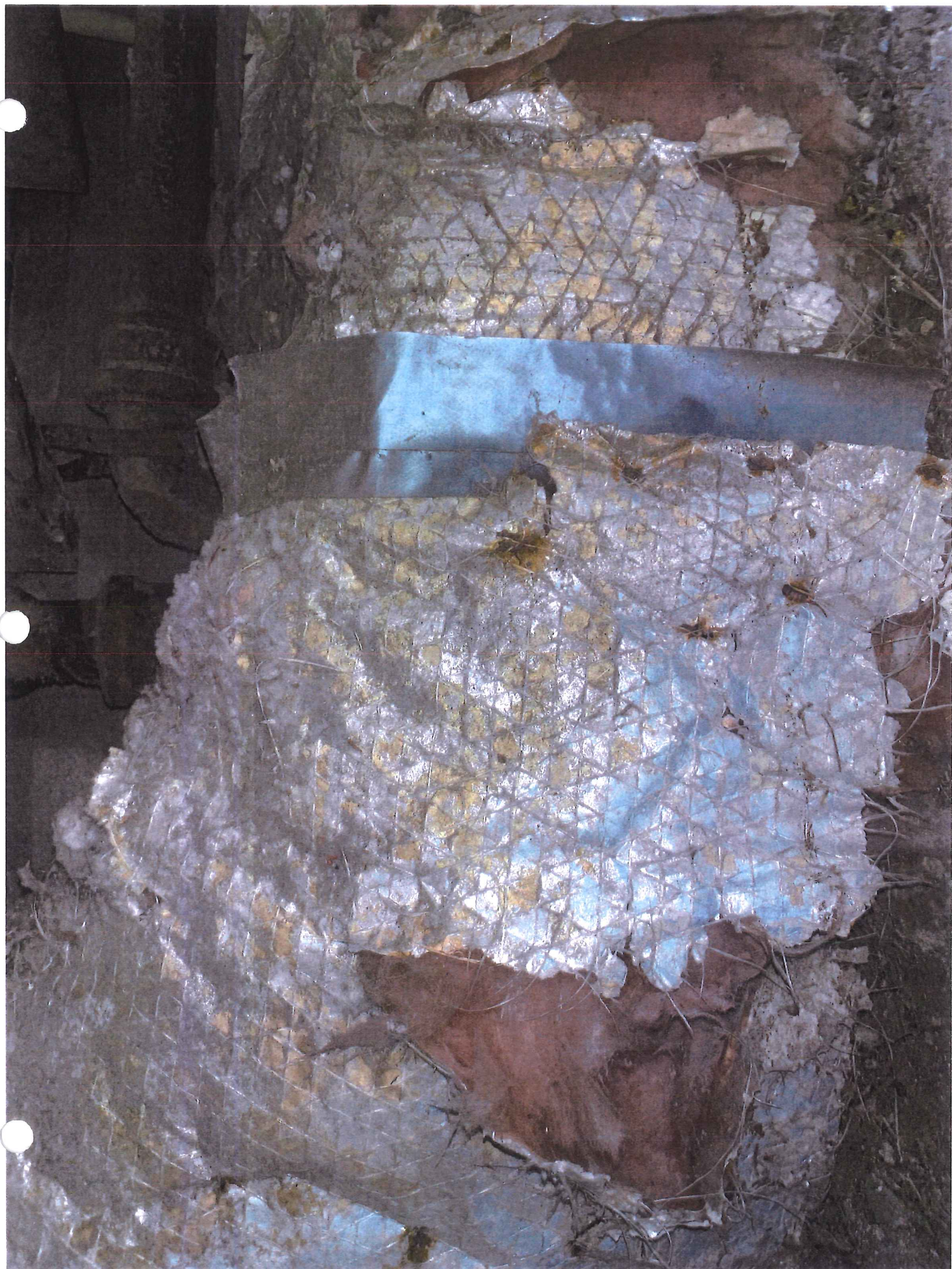




CARACAS











St. Augustine, Florida



DESIGN DEVELOPMENT 1

ARCHITECTURAL
T1.1 - COVERSHEET
A1.00 - SITE PLAN
A1.10 - 1ST FLOOR PLAN
A1.20 - 2ND FLOOR PLAN
A1.30 - CARRIAGE HOUSE PLANS
A2.10 - RENDERING ELEVATIONS
A2.20 - MASSING ELEVATIONS
A2.30 - MASSING ELEVATIONS

C R O N K
ARCHITECTURE
D U C H

AUGUST 2, 2019

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Inspection Findings:

1. Ductwork under home was underwater on multiple occasions (mold in ductwork and in home).

Ductwork would need to be rerouted through the attic which would require demolishing walls.

2. Windows and doors are not appropriate for central air conditioning and must be replaced. The

existing windows do not open.

3. Plumbing needs to be replaced. All plumbing is original with cast-iron drains at the end of life

with current waterlines leaking. Recommendation is to replace all old piping.

4. Electrical consists of old cloth wires with original panels, approximately 60 years old. Many

electrical outlets are not grounded. There are no ground fault outlets in wet areas. It is

recommended that all electrical be replaced.

5. There is no insulation in the attic nor in the walls. It is recommended that wall coverings be

removed and insulated if ant renovation occurs

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Inspection Report

John Aberzzani

Property Address:

41 Carera Street
St Augustine FL 32084



Eagle Eye Home Inspections

Rick Glodowski HI 4677
5255 Atlantic View
St Augustine, FL 32080
904-461-2550



CERTIFIED INSPECTOR

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Date: 3/7/2019	Time: 10:00 AM	Report ID: Aberzzani-Carera
Property: 41 Carera Street St Augustine FL 32084	Customer: John Aberzzani	Real Estate Professional: Sammy Hale .315.4253 Superior Real Estate Services, LLC

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 65 Years

Temperature:
Below 60 (F) = 15.5 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
No

Water Test:
No

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Asphalt/Fiberglass
Architectural
Built-up

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 1.0 The seller claims the roof shingles were installed in 2003. Garage roof 2017

There are two layers of shingles on this roof in most areas, shingles are getting worn and brittle, plan on replacing the roof within 4 years. Prior repairs are visible.

The flat built-up roof is ponding water, not properly sloped to drain water.

Maintenance needed is a few areas of the roof.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



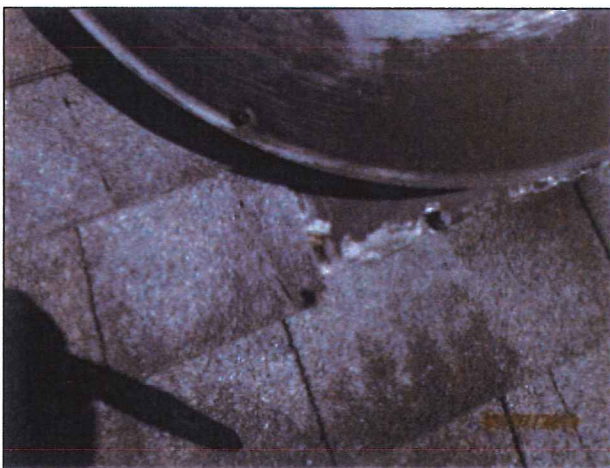
1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7



1.0 Picture 8



1.0 Picture 9



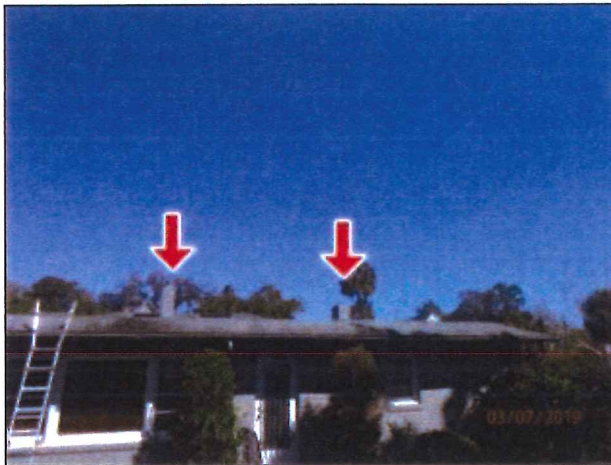
1.0 Picture 10

 **1.1** The rubber flashing around the electrical service mast has lifted, repair needed.



1.1 Picture 1

1.2 FYI: The chimneys has been capped off, have the fireplace and chimneys inspected prior to use if you plan on using them in the future.



1.2 Picture 1



1.2 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Exterior Entry Doors:

Wood

Single pane

Glass

Appurtenance:

Sidewalk

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	.			
2.1	Doors (Exterior)				.
2.2	Windows				.
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings			.	
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				.
2.5	Eaves, Soffits and Fascias	.			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **2.1** The jalousie glass doors are not appropriate for central A/C. recommend replacing with insulated doors.

Exterior doors are missing weather stripping.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4

 **2.2** Most of the old wood frame single pane windows did not open, recommend repairs or replacement to thermal glass windows.



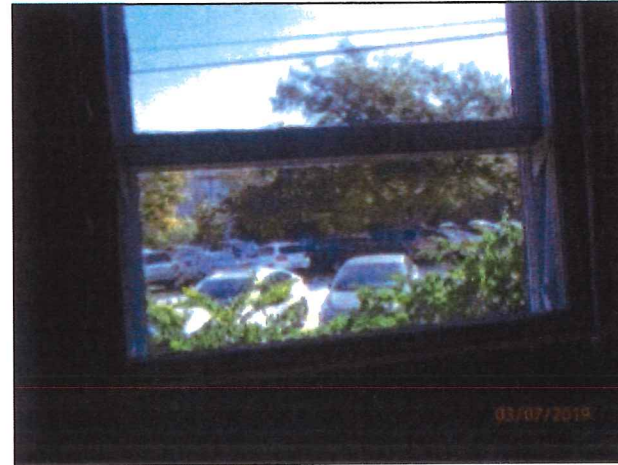
2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



2.2 Picture 4

 **2.4** The sidewalks have damage or is uneven causing trip hazards, repair for safety.



2.4 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings			•	
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)			•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board
Plaster

Wall Material:

Gypsum Board
Plaster

Floor Covering(s):

Linoleum
Wood

Interior Doors:

Wood

Window Types:

AGED
Single pane
Jalousie
Wood frame

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate
Tile

		IN	NI	NP	RR
4.0	Ceilings	.			
4.1	Walls				.
4.2	Floors	.			
4.3	Steps, Stairways, Balconies and Railings			.	
4.4	Counters and Cabinets (representative number)	.			
4.5	Doors (representative number)	.			
4.6	Windows (representative number)				.
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **4.1** Prior repairs were visible in the hallway shower, caulking/grouting needed in various areas.



4.1 Picture 1

 **4.6** Most of the old wood frame single pane windows did not open, recommend repairs or replacement to thermal glass windows.



4.6 Picture 1



4.6 Picture 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete
No crawlspace access
Not accessible

Method used to observe Crawlspace:

From entry

Floor Structure:

Wood joists

Wall Structure:

Masonry Block

Columns or Piers:

Not visible

Ceiling Structure:

Wood frame

Roof Structure:

Stick-built
Wood frame

Roof-Type:

Hip

Roof structure and Attic:

From entry
Not fully accessible

Attic info:

Pull Down stairs

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers		•		
5.3	Floors (Structural)		•		
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 FYI: The crawlspace was not accessible due to ductwork blocking access, not fully inspected.

 **5.5** Evidence of prior roof leaks around the chimneys, recommend removing the capped off chimneys when reroofing if they are not being used.



5.5 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Well & pump for sprinkler system

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

PEX

PVC

Piping is not fully visible

Flexible plastic

Washer Drain Size:

2" Diameter

Plumbing Waste:

AGED

PVC

Cast iron

Water Heater Power Source:

Electric

Water Heater Capacity:

38 Gallons

Manufacturer:

RHEEM

Water Heater Location:

Washer Dryer Room

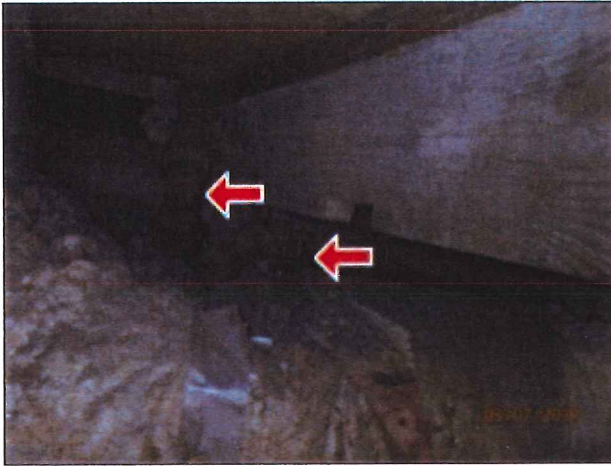
		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)				•
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

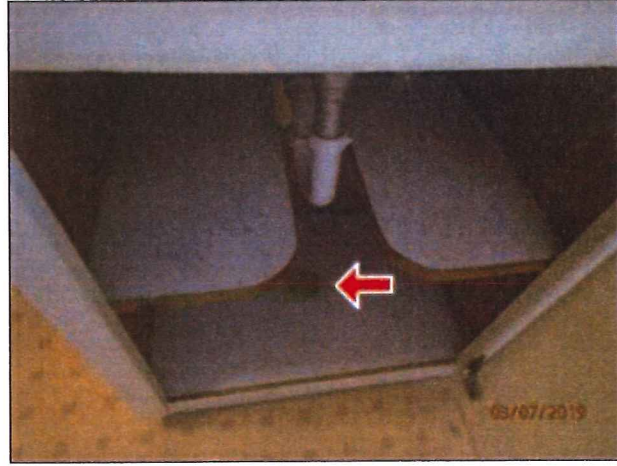
Comments:

 **6.0** The old cast iron waste lines are at the end of their useful life, recommend updating all old piping, supply and waste.

One of the bathroom sink drains is leaking water, repair needed.



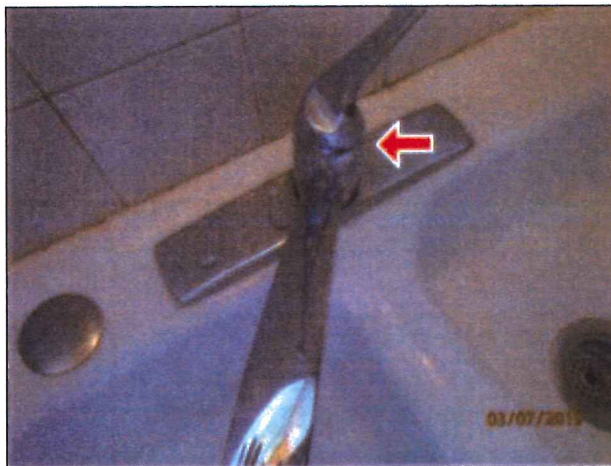
6.0 Picture 1



6.0 Picture 2

 **6.1** The kitchen faucet leaks water when operated, repair or replace faucet as needed.

The water coming out of the master bathroom tub/shower faucet was discolored and has excessive debris, unable to determine if all of the supply piping was updated, replace all old piping in the house.



6.1 Picture 1



6.1 Picture 2

6.2 FYI: 2014 water heater

6.3 FYI: The main water shut off valve is located in the ground under the green lid, front yard near house.



6.3 Picture 1

 **6.4** Propane tank was not present, unable to test gas burner in the fireplace.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)			•	
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

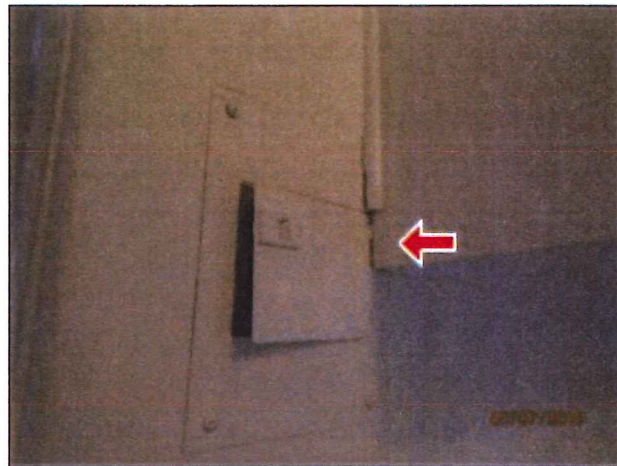
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **7.1** Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.



7.1 Picture 1



7.1 Picture 2



7.1 Picture 3

 **7.3** Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.

Recommend adding exhaust fans and electrical outlets in the bathrooms.

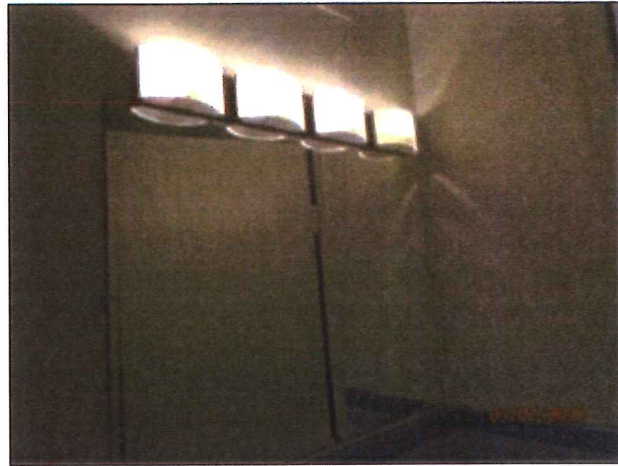
The garbage disposal switch is located in a hazardous area, relocate to a safe area.

There are electrical wires under the house that are not properly supported, safety hazard, recommend repairs.

Install an electrical disconnect for the water heater.



7.3 Picture 1



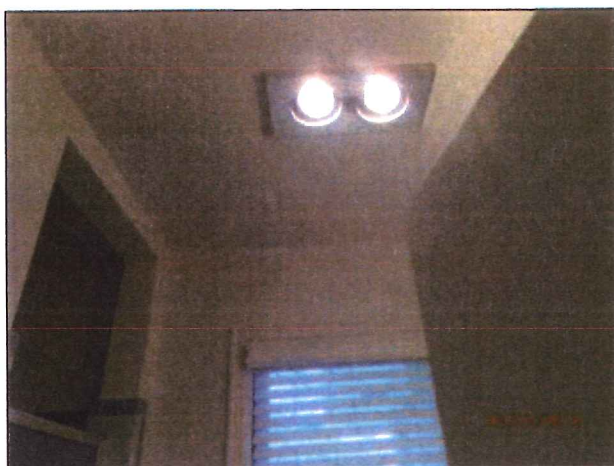
7.3 Picture 2



7.3 Picture 3



7.3 Picture 4



7.3 Picture 5



7.3 Picture 6



Picture 7

 **7.4** Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Filter Size: Adequate	Types of Fireplaces: Propane gas logs non-vented Sealed off	Operable Fireplaces: Unable to test Not tested
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE
Number of AC Only Units: One		

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces				•
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **8.3** The A/C ductwork under the house is damaged in several areas. The ducts are in contact with the ground. The ducts may have been under water during the last two flooding storms, recommend further evaluation. Recommend replacing ducts into the attic.



8.3 Picture 1



8.3 Picture 2



8.3 Picture 3

 **8.7** Propane tank was not present, unable to test gas burner in the fireplace.



8.7 Picture 1

8.8 FYI: The 2004 A/C system, 4 ton is nearing the end of its useful life.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Below
R-19

Ventilation:

Thermostatically controlled fan
Off ridge vents

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal
Metal

Floor System Insulation:

N/A

		IN	NI	NP	RR
9.0	Insulation in Attic				•
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

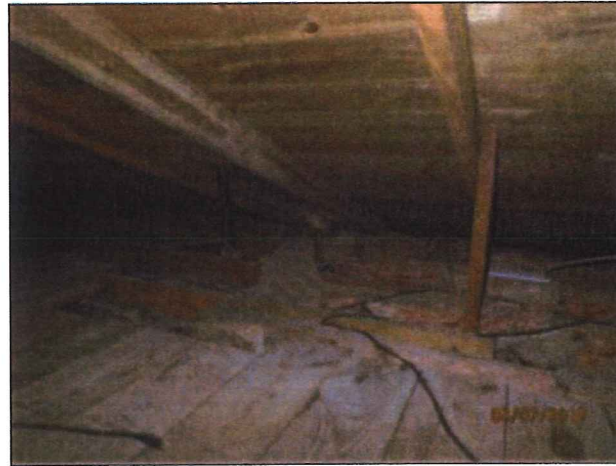
Comments:



9.0 The attic insulation is not adequate, missing or damaged, add additional insulation.



9.0 Picture 1



9.0 Picture 2

9.4 FYI: Recommend adding exhaust fans and electrical outlets in the bathrooms.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

VENTED

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

BADGER

Range/Oven:

WHIRLPOOL

Built in Microwave:

NONE

Trash Compactors:

NONE

Refrigerator:

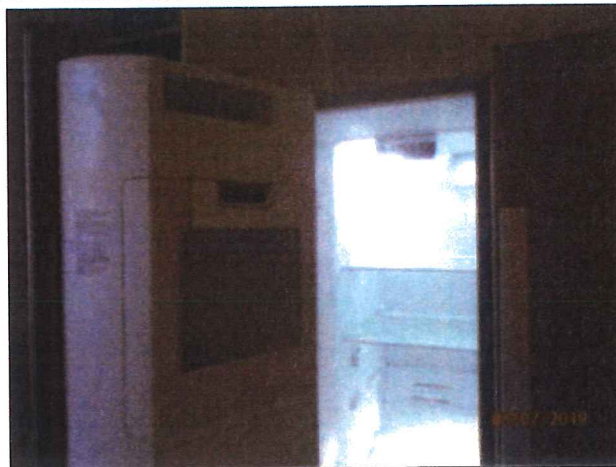
WHIRLPOOL

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)			•	
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment			•	
10.6	Refrigerator				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **10.6** The ice maker in the freezer was off. Recommend turning on to see if ice is harvested, test prior to the close of escrow.



10.6 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Home Warranty Information

This home inspection has qualified you for an opportunity to purchase a one year home warranty with no "Pre-Existing" Limitations seen with traditional warranties. Traditional warranty companies demand that all covered items must be in good working order when the coverage takes effect (when you close on your home). The HomeGauge Extended Care Home Warranty is different because it requires a home inspection and guarantees the home inspection up to the terms and conditions of the policy. In other words, if the home inspector inspects a covered system and does not recommend repairs, later if that item needs repair, the warranty pays for it, period! **Note: The warranty cost can be added to your closing costs if desired by sending the warranty invoice (obtained beside the uploaded report) to your closing attorney or escrow agent.**

Styles & Materials

Home Warranty:

Recommend Home warranty from Old Republic

11.0	This home is eligible for a one year Home Warranty offer!

Comments:

11.0 Items included in the one year home warranty if purchased are: Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump. **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

12. Lawn Sprinklers

		IN	NI	NP	RR
12.0	Sprinkler Operation				•
12.1	Controlllers		•		
12.2	Rotary Heads		•		
12.3	Visible Connections or Clamps		•		
12.4	Drains		•		
12.5	Sensors		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **12.0** The sprinkler well pump Did not operate, repair or replace pump as needed.



12.0 Picture 1

General Summary



Eagle Eye Home Inspections

**5255 Atlantic View
St Augustine, FL 32080
904-461-2550**

Customer
John Aberzzani

Address
41 Carera Street
St Augustine FL 32084

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.0 Roof Coverings

Repair or Replace



The seller claims the roof shingles were installed in 2003. Garage roof 2017

There are two layers of shingles on this roof in most areas, shingles are getting worn and brittle, plan on replacing the roof within 4 years. Prior repairs are visible.

The flat built-up roof is ponding water, not properly sloped to drain water.

Maintenance needed is a few areas of the roof.

1.1 Flashings

Repair or Replace



The rubber flashing around the electrical service mast has lifted, repair needed.

2. Exterior



2.1 Doors (Exterior)

Repair or Replace



The jalousie glass doors are not appropriate for central A/C. recommend replacing with insulated doors.

Exterior doors are missing weather stripping.

2.2 Windows

Repair or Replace



Most of the old wood frame single pane windows did not open, recommend repairs or replacement to thermal glass windows.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace



The sidewalks have damage or is uneven causing trip hazards, repair for safety.

4. Interiors



4.1 Walls

Repair or Replace



Prior repairs were visible in the hallway shower, caulking/grouting needed in various areas.

4.6 Windows (representative number)

Repair or Replace



Most of the old wood frame single pane windows did not open, recommend repairs or replacement to thermal glass windows.

5. Structural Components



5.5 Roof Structure and Attic

Repair or Replace



Evidence of prior roof leaks around the chimneys, recommend removing the capped off chimneys when reroofing if they are not being used.

6. Plumbing System



6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace



The old cast iron waste lines are at the end of their useful life, recommend updating all old piping, supply and waste.

One of the bathroom sink drains is leaking water, repair needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures

6. Plumbing System**Repair or Replace**

-  The kitchen faucet leaks water when operated, repair or replace faucet as needed.
- The water coming out of the master bathroom tub/shower faucet was discolored and has excessive debris, unable to determine if all of the supply piping was updated, replace all old piping in the house.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**Repair or Replace**

-  Propane tank was not present, unable to test gas burner in the fireplace.

7. Electrical System**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Repair or Replace**

-  Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.
- 7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace

-  Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.
- Recommend adding exhaust fans and electrical outlets in the bathrooms.
- The garbage disposal switch is located in a hazardous area, relocate to a safe area.
- There are electrical wires under the house that are not properly supported, safety hazard, recommend repairs.
- Install an electrical disconnect for the water heater.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**Repair or Replace**

-  Several electrical outlets were not grounded and some old cloth insulated wires were visible in the panel(s). Recommend having an electrical evaluate and update electrical system to modern standards. Two electrical panels were not readily accessible for inspection, metal panel covers were covered over, corrections needed.

8. Heating / Central Air Conditioning**8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Repair or Replace**

8. Heating / Central Air Conditioning

-  The A/C ductwork under the house is damaged in several areas. The ducts are in contact with the ground. The ducts may have been under water during the last two flooding storms, recommend further evaluation. Recommend replacing ducts into the attic.

8.7 Gas/LP Firelogs and Fireplaces**Repair or Replace**

-  Propane tank was not present, unable to test gas burner in the fireplace.

9. Insulation and Ventilation**9.0 Insulation in Attic****Repair or Replace**

-  The attic insulation is not adequate, missing or damaged, add additional insulation.

10. Built-In Kitchen Appliances**10.6 Refrigerator****Repair or Replace**

-  The ice maker in the freezer was off. Recommend turning on to see if ice is harvested, test prior to the close of escrow.

12. Lawn Sprinklers**12.0 Sprinkler Operation****Repair or Replace**

-  The sprinkler well pump Did not operate, repair or replace pump as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rick Glodowski

**INVOICE**

Eagle Eye Home Inspections
5255 Atlantic View
St Augustine, FL 32080
904-461-2550
Inspected By: Rick Glodowski

Inspection Date: 3/7/2019
Report ID: Aberzzani-Carera

Customer Info:	Inspection Property:
John Aberzzani Customer's Real Estate Professional: Sammy Hale .315.4253 Superior Real Estate Services, LLC	41 Carera Street St Augustine FL 32084

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	350.00	1	350.00
Crawlspace	25.00	1	25.00

Tax \$0.00**Total Price \$375.00**

Payment Method: Check #4207
Payment Status: Paid At Time Of Inspection
Note:

March 07, 2019March 07, 2019

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge: 41 Carera Street, St Augustine, FL 32084

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

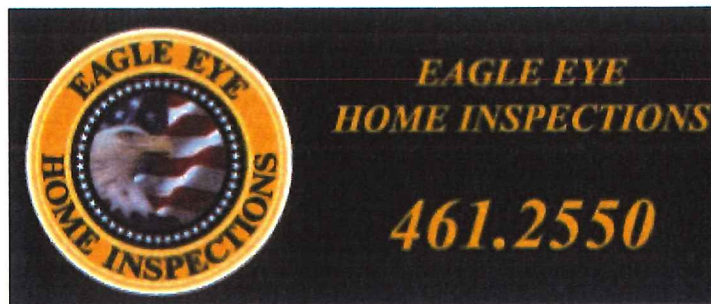
How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise you to hire an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

The following sample references ASHI as the inspectors association but in no way implies that ASHI has approved this agreement.

**INSPECTION AGREEMENT**

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 41 Carera Street St Augustine FL 32084

Inspection Fee: \$ 375.00

- Client requests a visual inspection of the structure identified at the above address by Eagle Eye Home Inspections hereinafter collectively referred as
1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

- Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c)
2. Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

- CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the
3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

- Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the
4. time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time

be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency
9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. *

- ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of
10. Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the
11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable
12. attorney's fees, arbitrator fees and other costs.

- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this
13. Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

- SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in
14. full force and effect between the parties.

- PAYMENT:** Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including
15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

16. **ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ **Signature of Client** _____
(One signature binds all)

Printed Name of Client: _____

Dated _____ **For the Company** Rick Glodowski





1000 N. 10th St. -



NOTICE HEIGHT
OF FENCE
ACCESS STREET

Conclusion:

The house located at 41 Carrera Street has not been updated since construction in 1951 with the exception of a room added to the back of the house that was constructed in the 1970's. The home is located in the Model Land District but it is not contributing and not shown on the Master Site Plan*. The house is shown to have no historical significance by state, federal or local records. The zoning is RS1. All systems are out of date and need to be replaced. Air conditioning is forced upward from ductwork located in crawlspace under the first floor. The ductwork has been flooded in multiple hurricanes and has mold growing in the ducts as well as some locations in the house. The house must be reconfigured to move A/C ducts to attic which will require demolishing walls. Electrical is cloth-type that hangs into crawl space under first floor and has been underwater on several occasions. Electrical needs to be replaced. Plumbing needs total replacement. Roof does not drain and need to be rebuilt. Shingles need replacement in approximately four years. The home does not meet current setback requirements.

Planned Replacement:

Replace house with structure that meets current setback requirements and codes. New house to be single story with ground floor elevation 12 feet. The 12' elevation is essentially the same elevation as the existing structures across the street. The 12' elevation will provide the elevation measuring for projected rising water for the next 50 years. The home will be designed to withstand hurricane force winds up to 200 MPH and all systems will be designed to be well above the 10' height requirement. The new house is to be designed in accordance with Spanish Revival structures found in Old St Augustine neighborhoods which will correlate with the architectural requirements of the Old City.

The new house will be energy efficient, utilizing foam insulation, state of the art building materials and appliances.

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SEP 18 2019
Planning/Building Dept.



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Application: 2019-0094

Address: 34 Granada Street

L. John Arbizzani, Applicant and Owner

Project description: To certify the completion of rehabilitation work for an ad valorem tax exemption. (note: previous address for this building was 32 Granada Street, and historically it was 26 Granada Street)

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ00870
National Register:	N/A, Local Landmark	Construction date:	ca. 1899
Archaeology Zone:	IIIA	Zoning District:	CL-1
Parcel number:	203250 0000		
Agenda Item:	9(a)	Previous Action(s): Local Landmark, Relocation and Mediated settlement with City Commission	

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting to certify the completion of rehabilitation work for an ad valorem tax exemption. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB to meet the Secretary of the Interior's Standards for Rehabilitation.

1. Compatible New Use: the use of the property changed to a commercial restaurant on the first floor which significantly compromised the interior of the first floor. Upper residential uses preserved a residential use although there does not appear to be original interior finishes, stair, or floor plan.
2. Retention of Distinguishing Architectural Character: The exterior finish of the original structure including the shingles, porches, roof form and opening patterns remain. Because the building was relocated from one lot over, the setting was not largely changed except for the demolition of the structure which used to be adjacent to the property. The foundation, chimney, one rear stair, and rear windows, have been removed.
3. Recognition of Historic Period: The major exterior features remain intact and when relocated the building continues to have an east-west orientation.
4. Retention of Significant Later Alterations and Additions: Does not appear to be applicable to the subject building. Note that the pre-existing carriage house was not associated with this building and was located on the site prior to the building's relocation and has been significantly demolished and rebuilt incrementally.
5. Sensitive Treatment of Distinctive Features and Craftsmanship: nearly all interior finishes have been altered to modern materials including floors, walls, stair, and the foundation.
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: the roof, windows, and siding where applicable were repaired in-kind.
7. Cleaning with the Gentlest Possible Method: does not appear applicable.
8. Protection and Preservation of Significant Archaeological Resources: the property is located in Archaeological Zone IIIA.
9. Compatible Contemporary Design for New Alterations and Additions: the rear auxiliary building is compatible to the setting although it is not a historic building. The first floor alterations are not compatible with the original historic character of the building. The exterior alterations to add ADA accessibility is compatible.
10. Reversibility of New Alterations and Additions: Some alterations are not reversible. The exterior decking, stair, an auxiliary additions could be removed without significantly impacting the structure.

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards ("Standards") and without evidence to the contrary, staff finds that a full an ad valorem tax exemption cannot be recommended for 34 Granada Street (a.k.a. 32 Granada Street) because it is not completely consistent with the Standards. Staff recognizes significant work that was done to save the exterior shell of the building and its location on the streetscape but finds an incomplete degree of qualified historic rehabilitation work for the interior that rises to the level expected for this exemption program.

Pending comment from the state program, staff is inquiring about the possibility of granting a partial tax exemption for the buiding exterior. Additionally, the applicant may have additional information to provide documentation of the condition that warranted removal of features, replacement of features that are not-in-kind, and the ability to adapt the first floor to a new use without compromising the original features, floor-plan, and finishes.

A handwritten signature in black ink that reads "Jenny Wolfe". The signature is written in a cursive, flowing style.

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Relocate building to the next adjacent lot southward on a new concrete block pier foundation
2. Convert first floor to restaurant
3. Add ADA accessibility to the front porch and a ramp to the south
4. Remove interior features such as the stair, wood floors, and other room partition elements
5. Rebuild windows and alter design to one-over-one pattern
6. Replace roof in-kind
7. Repair exterior wood shingles in-kind
8. Remove chimney
9. Remodel and reconfigure second and third floor areas for residential units
10. Rear façade windows were removed and some south elevation windows were removed
11. Pre-existing carriage house/garage apartment demolished incrementally and rebuilt as Auxiliary Building with residential unit on the second floor which was in its original location associated with the now-demolished building that was on the site.

CITY CODES/DESIGN GUIDELINES:

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. be a contributing property to a National Register District; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment **Preservation**; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only **Rehabilitation** includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like **Preservation**, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or

installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

- (1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and
- (2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

- (1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.
- (2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.
- (3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.
- (4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.
- (5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.
- (6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
- (7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
- (8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
- (9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
- (10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
- (11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
- (12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of

the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

- (13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
- (14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
- (15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
- (16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

- (a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.
- (b) Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.
- (c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.
- (d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.
- (e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

- (f) On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.

Sec. 2-387. - Evaluation of improvements.

- (a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.
- (b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:
 - (1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.
 - (2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - (3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - (4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - (5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - Minimum thresholds for application.

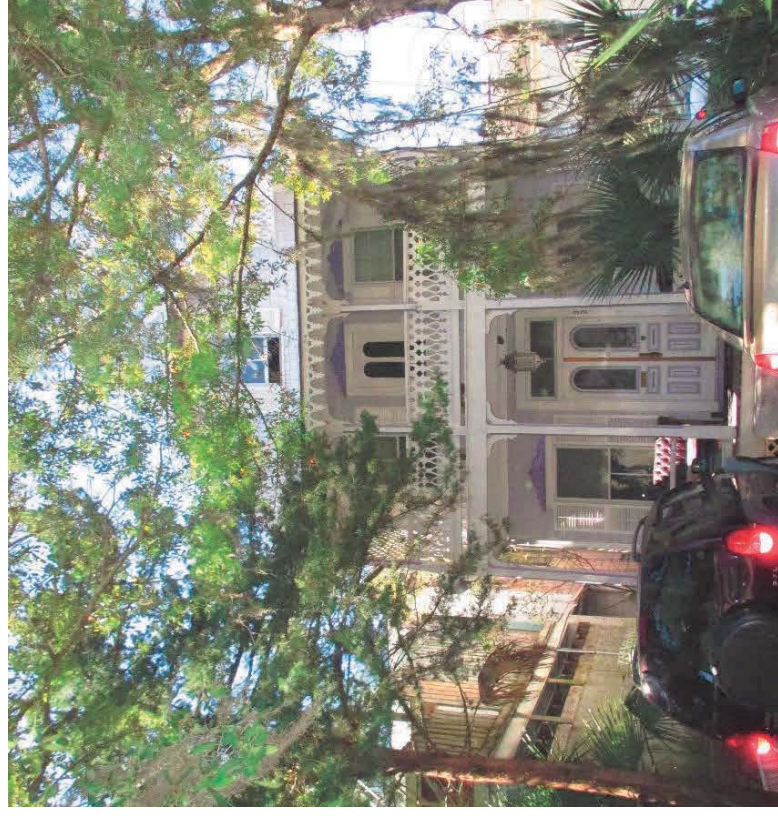
In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars (\$20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

F2019-0094
34 Granada Street
October 17, 2019

LIST OF ATTACHMENTS:

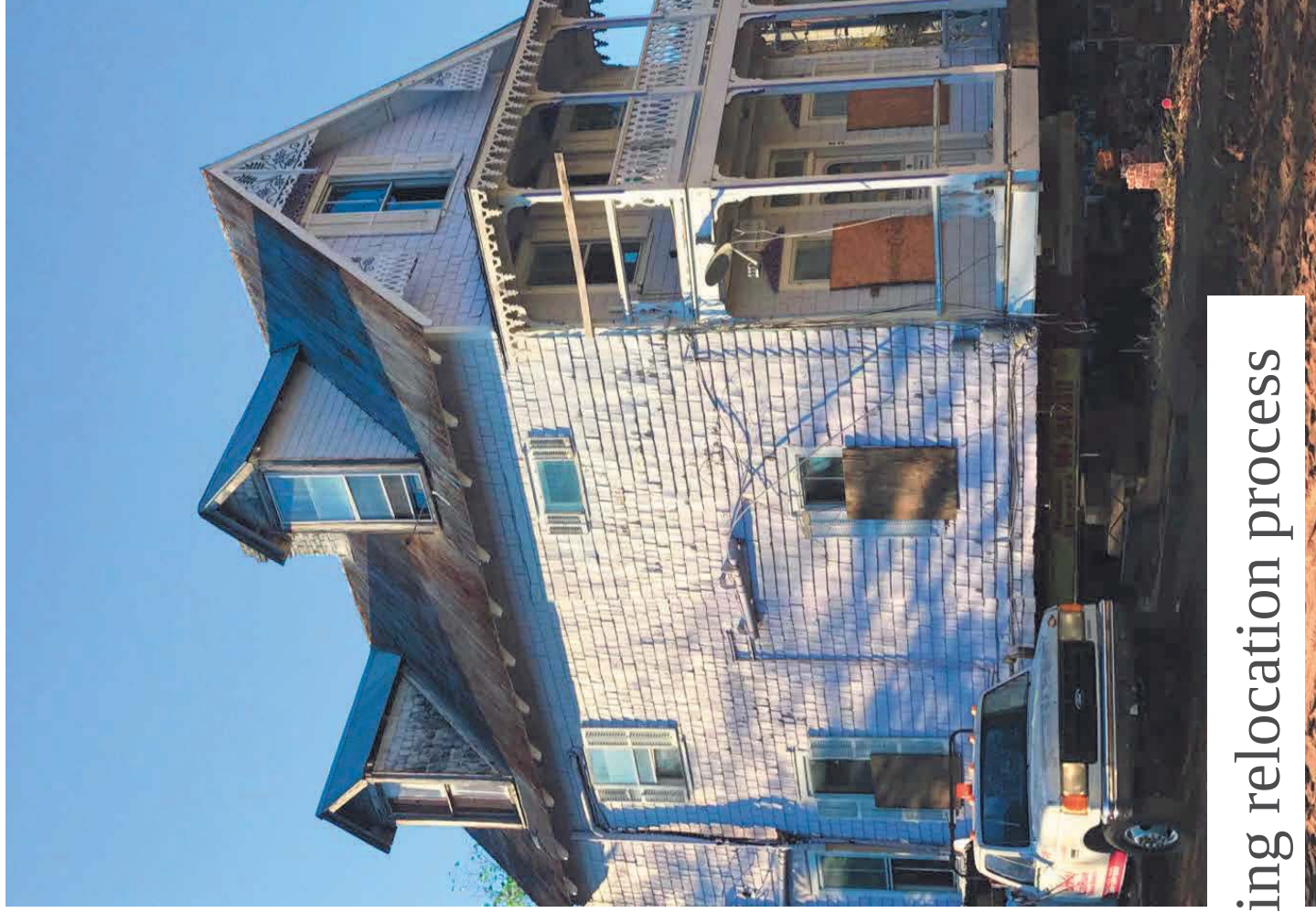
1. Staff Photographs
2. Florida Master Site File
3. State Statutes for the Tax Exemption for Historic Properties

Staff Photos: 2016



Florida Master Site File Photo,
ca. 1980

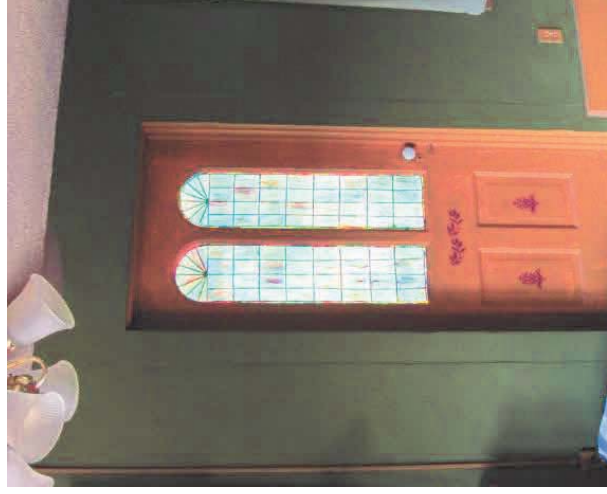




Staff Photos during relocation process



Staff Photos during relocation process



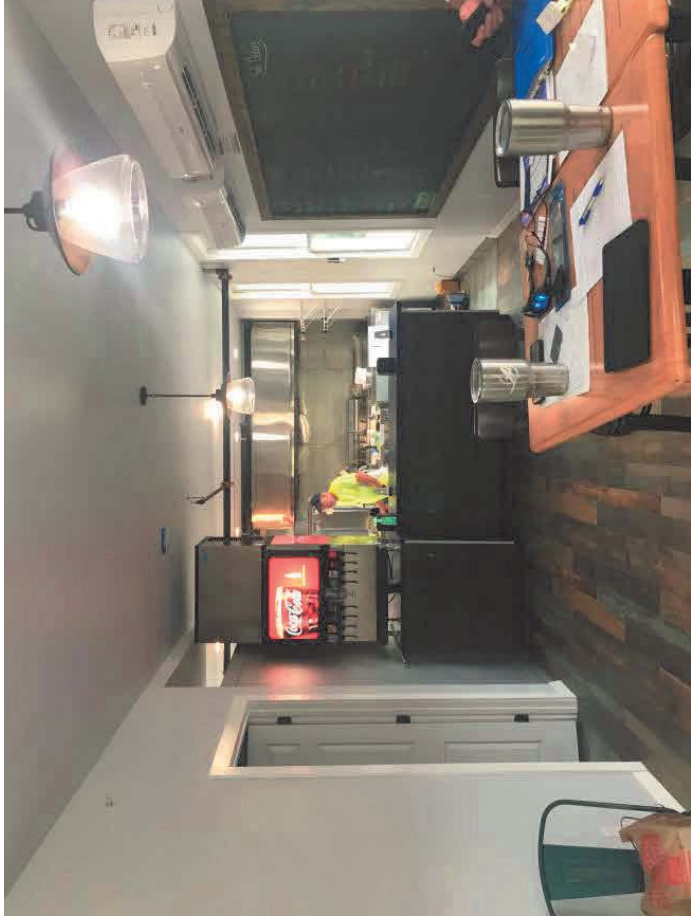
Staff Photos: 2016 interior features, finish, floor



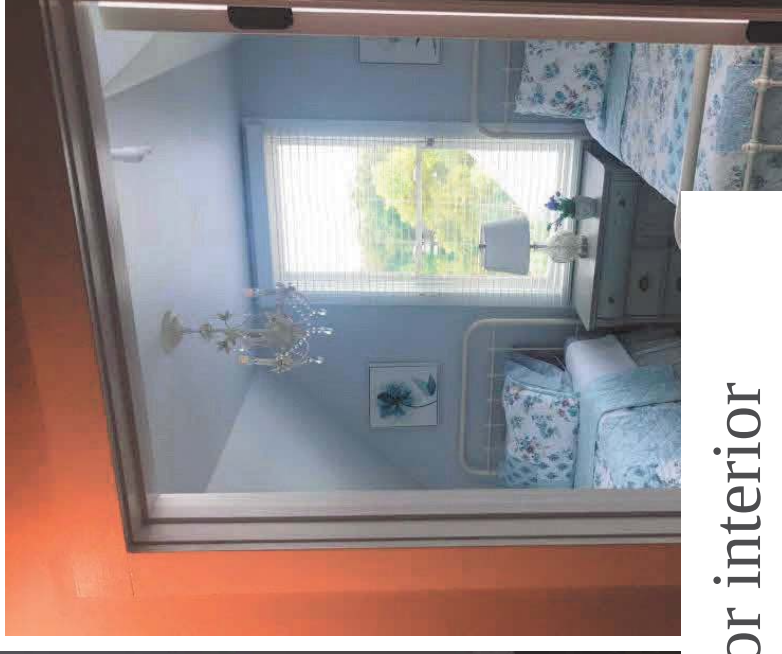
Staff Photos: 2016 interior features, finish, floor



Tenant-provided photos during construction



Staff Photos: current first floor interior



Staff Photos: current second floor interior



Staff Photos: exterior photos

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting September 15, 2016

The Historic Architectural Review Board met in formal session at 1:05 P.M., Thursday, September 15, 2016, in the Alcazar Room at City Hall, St. Augustine, Florida. H. Randal Roark, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

H. Randal Roark, Chairperson
Toni Wallace
Catherine Duncan
Karen Harvey (alternate)
Peter Rumpel (alternate)

Absent:

Paul Weaver, III (excused)
Barbara Wingo (excused)

City Staff:

Jenny Wolfe, Historic Preservation Officer
Erin Minnigan, Historic Preservation and Community
Development Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

Ms. Wolfe announced dates, times, and locations for Community Workshops to engage public input for the Historic Preservation Master Plan.¹

2. General Public Comments for Items not on the Agenda

The Board heard comments from the following members of the public:

- Ed Slavin
- B.J. Kalaidi

3. Approval of Minutes

Ms. Harvey noted a mistyped numeric address on pg. 5 of the August 18, 2016 minutes in reference to the application on Washington Street to be corrected from 100 to 125.

MOTION

Mr. Roark MOVED to APPROVE the August 18, 2016 and August 23, 2016

**minutes with the above corrections.
Motion SECONDED by Ms. Duncan.**

VOTE ON MOTION:

AYES: Roark, Duncan, Harvey, Wallace,
Rumpel

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

It was the consensus of the Board to approve the agenda as presented.

5. Expedited Hearing Items

(None)

6. Continued Items from Previous Meeting(s):

6. (a) Local Historical Landmark Designation in association with a Certificate of Demolition F2016-0021 – L. John Arbizzani – Applicant
46 Avenida Menendez Inc. – Owner
32 Granada Street

¹ Flier attached to original minutes

To demolish a building older than fifty years, recorded on the Florida Master Site File, and not located in a local or national register district constructed by 1899. In addition, to evaluate the property by the Historic Architectural Review Board for designation as a local historical landmark using criteria and standards established by the National Register of Historical Places substituting importance to the City and State levels, rather than the nation as a whole.

Ms. Wolfe read the staff report and said based on a review of information submitted by the applicant, the Architectural Guidelines for Historic Preservation, applicable city ordinances, and without the support of evidence to the contrary, staff finds that the Board may **APPROVE** the application for a Certificate of Demolition at **32 Granada Street** with the following conditions:

1. Completion of archival documentation to include as-built drawings of the exterior elevations at the applicant's expense.
2. Conduct a good-faith effort to salvage or offer for salvage reusable building materials and features
3. No permit shall 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 to the Planning and Building Department for the new construction.

Ms. Wolfe added that the HARB requested additional time and analysis of the building with respect to local landmark criteria at the August 18, 2016 hearing, that the Board was the designated authority to nominate local landmarks, and research materials from the St. Johns County Clerk, St. Augustine Historical Society, and internet

resources were newly researched and the material was attached to the staff report.

John Arbizzani reviewed the application.

The Board provided their ex parte communications.

(None)

7 certified notices were sent, 2 were returned in favor of demolition and opposed to local landmark designation.

Public hearing was opened.

Chris Emerick was opposed to the demolition and advocated for the building to be nominated as a local historic landmark.

Judith Seraphin spoke against the demolition citing original architectural and structural components. She read portions of an e-mail sent to members of the Board for the record.²

B.J. Kalaidi was in favor of local landmark designation and spoke against approving the demolition application.

Ed Slavin was opposed to the demolition said the structure should be given a landmark status.

Steve Siebert stated the structure needed work, but many older structures did.

Public hearing was closed.

Mr. Arbizzani and Sid Ansbacher gave a brief rebuttal of public comment, noting that the structure's previous owner had sought a landmark designation and was denied.

Public Hearing was re-opened.

Sally Ann Freeman suggested the City strongly consider demolition of structures built prior to the post-modern age.

² Attached to original minutes

Public Hearing was closed.

The Board discussed:

- The residential use of the property in a commercial district
- Research on the history of the structure

Ms. Wolfe reviewed the process of designating the structure a local landmark and approval or denial of the demolition application.

The Board continued to discuss the following items:

- The structure met 2 to 3 of the criteria for local landmark status
- Importance and authenticity of the structure's architecture
- Movement of the structure rather than demolition
- The structure as a representation of the cultural and historical heritage of the city.

MOTION

Ms. Wallace MOVED to APPROVE Local Landmark Designation for the structure based on criteria B. Significant Persons in the past, C. Distinctive Characteristics of the method of construction, and D. Important themes and trends in the history of St. Augustine. The motion was SECONDED by Ms. Harvey.

VOTE ON MOTION:

**AYES: Wallace, Harvey, Duncan, Rumpel
Roark**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

The Board considered and discussed the applicant's undue economic hardship.

Samuel Hale spoke on behalf of the applicant regarding economic hardship in

moving rather than demolishing the structure.

MOTION

Ms. Wallace MOVED to CONTINUE application F2016-0021 to the October 20, 2016 meeting to allow the Board to analyze the applicant's economic hardship. The motion was SECONDED by Ms. Duncan.

There was further discussion regarding the criteria for determining economic hardship.

VOTE ON MOTION:

**AYES: Wallace, Duncan, Harvey,
Rumpel, Roark**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Demolition F2016-0100 – Russell & Anita Thomas – Applicant and Owner 125 Washington Street

To review an after-the-fact demolition of a residential building constructed in 1922 and contributing to the Lincolnville National Register Historic District following an attempted rehabilitation.

Ms. Wolfe read the staff report and said based on a review of information submitted by the applicant, the HARB hearing on August 18, 2016, the Architectural Guidelines for Historic Preservation, applicable city ordinances, and without the support of evidence to the contrary, staff finds that the Board may **APPROVE** the application for a Certificate of Demolition of the building located at **125 Washington Street** with the following conditions:

1. The applicant shall demonstrate that the structural integrity of the building was compromised and warranted demolition as per the discussion from the last hearing.
2. The applicant shall provide available materials as archival documentation

RESTRICTED

Site#/Manuscript# 55870 contained one or more of the following items:

☒ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

NOMINATION PROPOSAL • FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

FOR INDIVIDUAL SITES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

BEFORE ATTEMPTING TO COMPLETE THE FOLLOWING PROPOSAL, PLEASE READ THE INSTRUCTIONS IN THE "PROCEDURES FOR COMPLETING THE FLORIDA NOMINATION PROPOSAL." Complete all of the sections below. Put N/A if the information is not applicable or UK if not known.

- (1) **NAME OF SITE OR PROPERTY PROPOSED FOR LISTING;**
HISTORIC NAME; the name by which the property was known originally or during the period of its historic significance (often the name of the person who originally developed the property:

ALCAZAR COTTAGE

OTHER NAMES; common names by which it has been or is currently known.

- (2) **LOCATION;** if in a rural area, indicate state or county road number and distance from nearest highway junction, town, or prominent landmark.

street and number 32 Granada St.

city, town, vicinity St. Augustine, Fl.

county, St. John's state Florida 32084

Legislative District: House 22 Senate 9 Congressional District 4

- (3) **CLASSIFICATION:** What is the type of property being nominated:

building X structure object site

- (4) **OWNER OF PROPERTY;** Name and address. Don D. Chapman

Telephone Number: P.O. Box 4541

904-824-3778

St. Augustine, Fl. 32085

- (5) **USE OF PROPERTY;** historic use: house

present use: "/private home

Is the property presently occupied? Yes X No .

- (6) **ACCESSIBILITY;** is the exterior visible from public rights of way?

Yes X No .

Is the interior accessible to public visitation? Regularly

By owner permission X Not accessible .

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

(7) CONDITION OF PROPERTY; excellent _____ good x fair _____ poor _____
ruins _____ unexposed (archaeology) _____

Has the property been moved? yes _____ no x date _____

Note: if yes to altered/moved, describe alterations and circumstances under Item 13.

(8) PERIOD OF SIGNIFICANCE: during what period(s) did property achieve historic significance. (cite specific dates where possible) 1893-1899, -
though one story about the house indicates 1871

(9) AREA(S) OF SIGNIFICANCE; in which of the following general categories was the property significant:

archaeology _____ architecture/engineering x agriculture _____ arts _____
commerce _____ industry _____ military _____ politics/government _____
science/invention _____ social/religious _____ other _____

(10) BOUNDARY DESCRIPTION; describe boundary line encompassing all man-made and natural resources to be included in N.R. listing (legal description or survey as recorded on property rolls in county courthouse)

Township 7, Range 30, Section 18
Local description(as recorded on property rolls in County Courthouse:

(11) RESOURCE TYPES: list all man-made features encompassed by the boundaries by number and type, including prehistoric features where known: aboriginal mounds or middens, building, outbuildings, landscaping, etc. Indicate with an asterisk (*) those that contribute to the historic character of the property.

The brick wall which was erected in the late 1960's, dividing this property from the next property, (28 Granada St., - originally all part of the Alcazar Cottage property), was built from bricks that were of the original chimney of the larger house, which burned down probably in the early 1950's

(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE: describe the historic appearance of the property and its setting during the period of historic significance, in the following order:

- (a) Original Setting: describe the surrounding area, neighborhood, rural or urban environment as it existed during the period of historic significance.
- (b) Exterior appearance of the major contributing resource(s). describe the design/style, materials, construction methods. Start with the "front" and work around the resource.
- (c) Interior Appearance: start with the lowest level and work up. Describe each level from front to rear.
- (d) Other contributing resources: describe as above.

Write Historic Description Below (Use a continuation sheet if necessary):

- (a) see Florida Master Site File, attached
- (b) " " " , the only thing I can add, is that the roof was most probably wood shingled, and there use to be an outside door on the south side of the the house from the kitchen.
- (c) walls were all plaster over wood lath, probably papered. The original pine flooring had not been finished, -probably covered with numerous rugs, (orientals).
- (d) according to Charles Marston who owned the house from 1958 until 1986. His main source of information was Kenneth Dow who had owned the house previously.

(13) ALTERATIONS AND PRESENT APPEARANCE: describe alterations to property in chronological order. Indicate the date, type, and reason for each of the following:

- (a) Alterations to the major resource
- (b) Alterations to other contributing resources
- (c) Site alterations: demolition of any resources or construction of non-contributing resources, landscape changes, etc.
- (d) Setting alterations: describe changes in the surrounding area or neighborhood:

Write Description of Alterations Below (Use continuation sheet if necessary)

no other information other than what is in the Florida Master Site File, except that the metal corrugated roof was added around 1967.

(14) STATEMENT OF SIGNIFICANCE: describe the historic significance of the property:

- (a) What events and circumstances led to the original development of the property? Why was it developed at that particular time and place?
- (b) Who was involved in the original development? Who was the owner? architect? builder? What other significant work or activities were these persons noted for? Are other important persons associated with the property? How?
- (c) Be sure to give basic biographical information, if possible, on the above persons, including such details as: date and place of birth, and death, educational and professional background, and important events surrounding their lives.
- (d) How was the property used during its period of significance? What important events or developments occurred there? How do they fit into the overall historical development of the community?
- (e) How and by whom was the property used after its period of significance?

Write Significance Statement below (use continuation sheet if necessary).

see attached 3 pages of property's known history

The earliest found record of this property was dated December 9, 1865, when Mr. B.E. Carr and his wife Sophia, bought the property through Dr. Charles C. Byrne, who was acting as an agent for Isabel O' Hara, G.R.B. Homer, and Mary A.T. Homer of Philadelphia, for \$202.00.

(deed book R, page 29, - photocopy attached)

There was also a record of Dr. Byrne being given the power of attorney, recorded in the "Misc. vol. D," page 301, but the clerks in the county recording dept. were not able to locate that book.

Mr. & Mrs. Carr were prominent citizens in St. Augustine throughout the mid 1800's. They owned one of the larger stores on the bayfront, - an 1838 photo of the store can be found in a book by Karen Harvey, "St. Augustine and St. John's County, a Pictorial History"

On July 3, 1867, Malana Joseph bought the property from the Carr's for \$336.00.

(deed book R, page 31, - photocopy attached)

On June 26, 1877, it was recorded that Malana Joseph had sold 2/3 of the property to Charlotte Joseph and Mary Jackson, for \$200.

(deed book AAA 172,174)

The 1885 birdseye map shows buildings/houses on the property at this time prior to the construction of Henry Flagler's Alcazar Hotel across the street from the property. It shows Marie Sanchez Creek and possibly some sort of shed or boathouse on the creek side of the street. The street at that time was called Bronson Street, probably named after Dr. Cliver Bronson, though there were two other Bronson's who may have also claimed the honor.

In 1886, a group of prominent citizens gathered to changed a number of the street names in St. Augustine, citing the examples of other historic cities whose street names reflect a particular ethnic heritage. Actually, this idea was probably initiated by Henry Flagler, who felt that the Spanish names would be more appealing to the tourists.

On July 26, 1888, Charlotte Joseph and Matilda Johnson sold the property to Hypolita Welters, and her husband John W. Welters for only \$5.00. The Welters only owned the property for exactly one year. Local Historic Sites Specialist, David Nolan, explained that the Welters were a black couple, and probably ran into some problems with Henry Flagler. It seems that Flagler was prejudiced against blacks, and did not want a black family living across the street from his soon to be finished, Alcazar Hotel. (Flagler had filled-in the north half of Marie Sanchez Creek in order to build the hotel).

(deed book MM, page 329)

On July 26, 1889, A.J. and Mary A. Corbett bought the property from the Welters for \$2650.00. The Corbetts were local storeowners, and had also owned one of the wharfs on the bayfront.

(deed book OO, page 439)

On January 16, 1890, John T. Dismukes, and his wife Elizabeth, bought the property probably for investment purposes, for \$3,000. Mr. Dismukes was a local bank president, and he and his wife were already living in one of the most beautiful, and largest Queen Anne Victorian homes in St. Augustine, - which is still located on the north end of Water Street.

Also to be noted, that included a \$2,000. mortgage dated Dec. 8, 1888, probably taken out by the Welters, and there were at least two tenants who had leases with the owners of the property.

(deed book QQ, page 80)

On April 27, 1897, Charles W. and wife, Minnie Fuller, bought the house from the Dismukes for \$3,000.

(deed book photocopy attached)

In 1905, Mrs. Louise B. Melville bought the house for \$1,700. from the Fullers. Mrs. Melville was the widow of Frank Melville, owner of the Hippodrome Theatre in New York. According to Kenneth Dow, a later owner of the house, Mrs. Melville had been a circus bare-back rider at one time.

(deed book photocopy attached)

On April 20, 1936, the heirs of Mrs. Melville sold the house to an artist by the name of Antonio M. Vedovilli, for \$650. According to Kenneth Dow, the bearded Vedovilli had a unique appearance, and was generally thought of as being somewhat eccentric. His primitive style artwork would appear in various shops around St. Augustine. Rumor had it that a gallery/museum from New York had spotted Vedovilli's paintings, and had bought every one available in order to promote and resell them in New York.

On August 16, 1954, Donald E. Buck, administrator for Vedovilli's estate, sold the house to Mrs. Hester Worley, a local real estate agent, for \$1,400.

On March 7, 1955, Kenneth W. Dow bought the house from Hester and John Worley for investment purposes, for \$5,050. Kenneth and his wife Mary, had been coming to St. Augustine to spend the winter months from their home in Rockport, Mass., since the 1940's. Kenneth Dow had already bought most of the houses and property adjoining the "Prince Murat House" at the corner of St. George and Bridge Streets for their winter home.

During the 1950's, Charles D. Marston of Galena, Illinois, started coming to St. Augustine during the winter months. Mr. Marston was an antiques dealer, and knew Otto Lightner from Chicago. By this time, Mr. Lightner had bought the aging Alcazar Hotel, spending a considerable amount of money on refurbishing the hotel, in order to house his museum of hobbies. Lightner had talked Mr. Marston into helping him organize the displays for the museum, as well as heading up the large antique exhibitions which were held annually.

Charles Marston became good friends with Kenneth & Mary Dow, and in 1958, started using the house at 32 Granada St. as his winter home. The house had been vacant for several years, and was probably in poor repair. Through the 1960's and early 1970's, Charles and his partner, Leo Koral, did extensive refurbishing, - adding the metal roof, brick walls, and brick courtyard in front and around the house.

III

Leo Koral died suddenly in 1974, and Charles Marston had a stroke in 1977. The house sat vacant from 1977 until 1984, -deteriorating and being vandalized. In 1984, Charles learned that his cousin's oldest son was planning to move from his native Orlando, to St. Augustine. Charles discovered that his cousin's son, Don D. Chapman, had many common interests, including restoring old houses, and offered Don half interest in the property in exchange for the labor and materials needed to restore the house. Don's previous experience with old house restoration included work done on the "Day House" at Fort Gates, Florida, (commonly referred to as the "gingerbread house on the St. John's River").

The cedar shingles were probably not painted until the 1960's, when the house was painted white with red shutters. In the summer of 1985, the house was painted a pale "Victorian Mauve" with white shutters, posts and ornate jigsaw balustrade, and "Stuart Green" trim. According to a book of Historical and Modern Colors, by Faber Birren, page 105, these colors became two of many popular Victorian colors made possible by the advent of "aniline dyes" in 1856. Charles Marston died in January, 1986, and the house is presently owned by Don Chapman. The house was featured in a full page photograph on page 80, of the Winter 1987 issue of "Victorian Homes" magazine, - as a "Typical vernacular Victorian house in St. Augustine".

(16) ATTACH THE FOLLOWING ITEMS;

- (a) A locator map showing the location of the property and major nearby landmarks. see aerial photo, marked with arrow on left half of photo. Also marked on map on reverse of left half photo
- (b) A site plan indicating the boundaries of the property to be nominated and the location of all contributing and non-contributing resources on the site (this plan must be to a scale of 200' or less to 1". It should show the proper shape and the physical relationship of all resources to one another). highlighted in blue
- (c) Sketch plans of the contributing resources: include floor plans or plans of the major interior divisions for each level of buildings and structures. Label each room or division according to function (living room, kitchen, veranda) NOTE; on all maps and plans be sure to put arrow indicating the direction of north.
- (d) Photographs: black & white 8" x 10", two copies of each shot, showing:
 - 1. An overall view of the property (taken at a distance to show all or as many of the resources as possible).
 - 2. Each elevation (front, sides, rear) of each contributing resource.
 - 3. Major interior spaces (in houses usually hallways, living room, bedrooms--kitchens, bathrooms, and utility spaces are normally omitted unless they contain unusual contributing features).
 - 4. Close-up shots of significant or unusual decorative or structural details on the exterior or interior of the property
 - 5. One exterior view of each non-contributing resource or major structure within the boundaries of the property to be nominated to the National Register. The photograph should show as much of the resource as possible (usually the front and one side). (some of photos limited by walls and neighboring buildings)
- (e) Footnotes and a bibliography of sources used in the preparation of the description and significance statements. As a guide to writing footnotes and bibliography use: source references included in text
- (f) Xerox, photostat, or transcript copies of the most important documents and sources used in preparing your statements. Transcripts (copied from the original document) should be typewritten. However, we will accept handwritten copy if there is no alternative.
- (g) A letter signed by the owner of the property indicating his or her awareness and approval of the proposal to nominate the property to the National Register of Historic Places.

(17) PROPOSAL PREPARED BY (include title and name of agency or organization if appropriate):

Name Don D. Chapman Title property owner

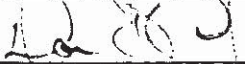
Agency _____

Address P.O. Box 4541

St. Augustine, Florida 32085-4541

Telephone Number 904-824-3778

Date proposal prepared May 26, 1987

Signature of preparer 

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

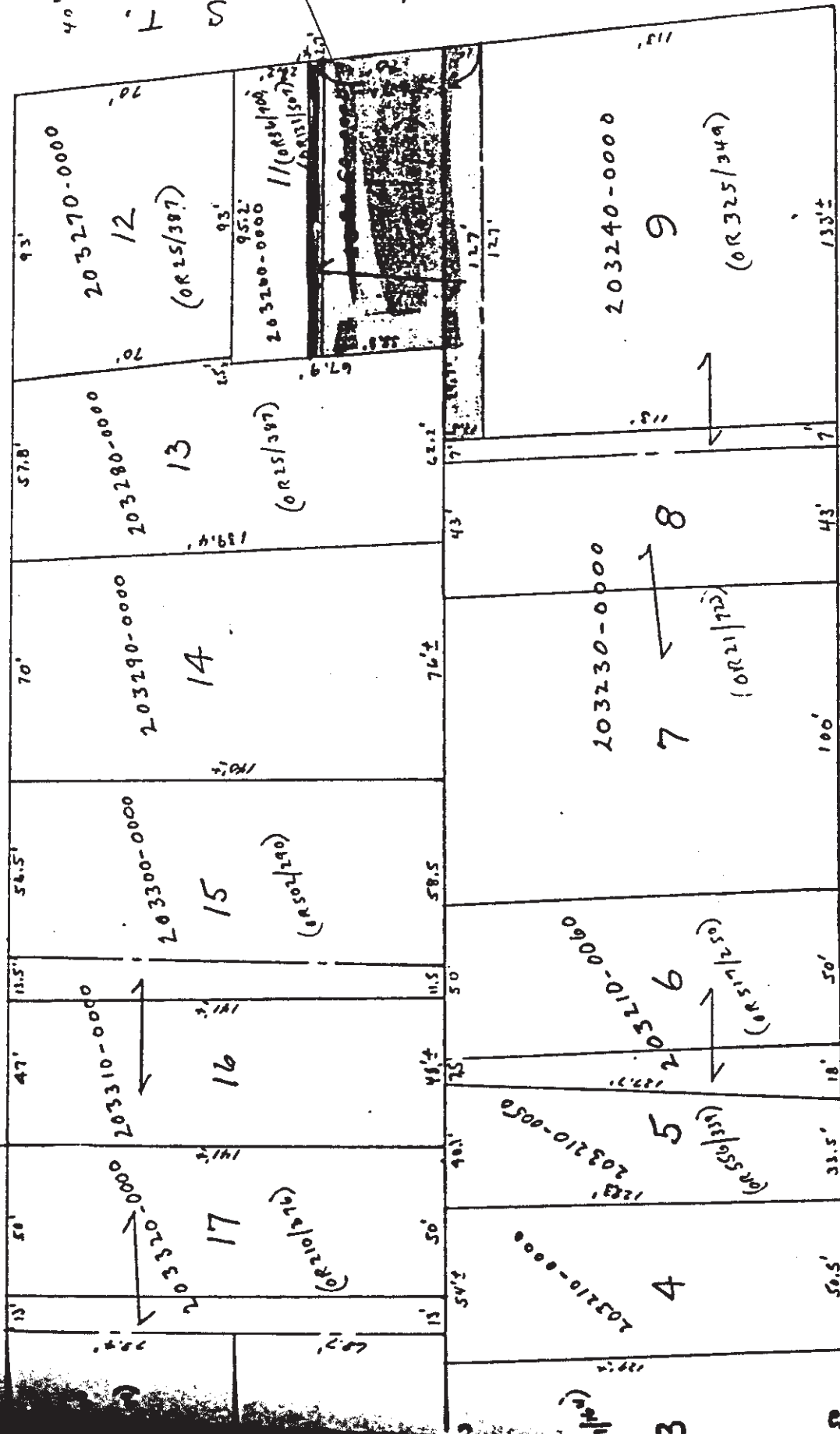
☐ Map

☐ Site Forms

☒ Other, specify Floor Plans

This material can be viewed at the Florida Master Site File.

E D A R S T



30 T O PLACE

12 BLK. 46-J, CITY OF ST. AUG.

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 870 1009==
 Site Name: ALCAZAR COTTAGE 830== Survey Date: 7807 820==
 Address: 32 Granada Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 46J 11 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Marston, Charles D. ;
 Address: 222 South Main Street
 Galena, Ill. 61036 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: CBD
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469665 3306475 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1899 844== Period: 19th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, shingles, butt _____ 854==
Structural Systems: Wood frame _____ 856==
Features of Structure: (942)
Window Type: DHS, 2/2, blinds, (moveable louvers) 942==
Foundation: Brick piers, lattice infill 942==
Roof Type: Gable on Gable 942==
Secondary Roof Structures: Porches, bay 942==
Porches & Balconies: 2 story open porch on front _____ 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles, metal corrugated 882==
Ornament Exterior: Decorative porch railings, brackets _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Mixed Residential/Commercial/Institutional 864==
Relationship to Surroundings: Set back on street _____
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 32 Granada Street was constructed between 1893 and 1899 and is one of the earlier houses built in this area. This is the last remaining part of the Alcazar Cottage. A much larger part, now demolished, stood south of it. There is a two-story open porch on the front with chamfered posts having jigsawn brackets and an ornate jigsawn balustrade. It sets back from the street and is an interesting Victorian building.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.
2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florida, 1860"; Deed Records, Book H, pp. 83, 84.
3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

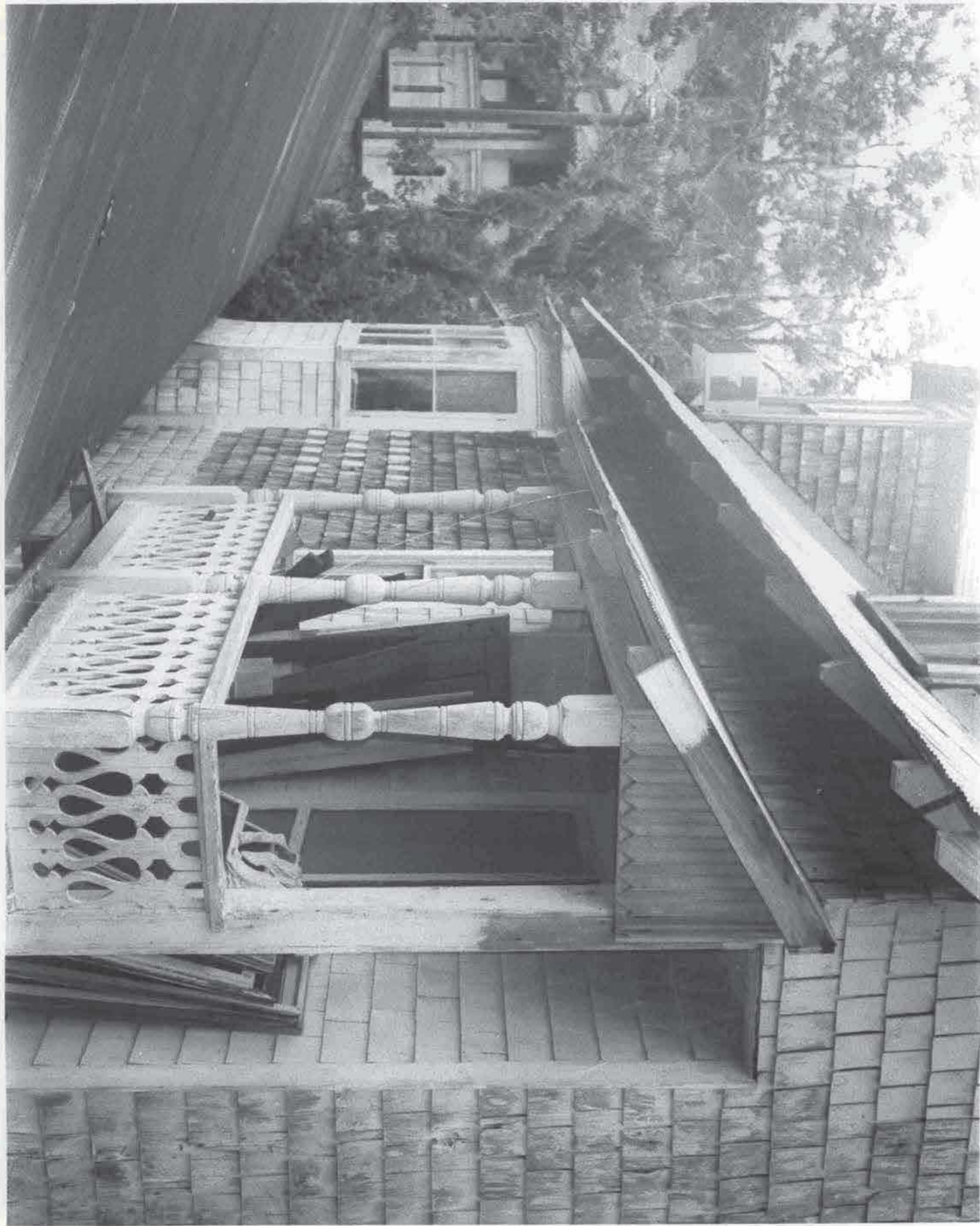
in colonial Florida. The area was generally dedicated to citriculture, and one orange grove along Bridge Street between Central Avenue and Granada Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

In 1905 the house at 32 Granada, formerly called the Alcazar Cottage, was owned by Frank J. Melville. After his death, his widow Louise B. Melville, operated a boarding house here during the 1920's and 1930's.(4)

4. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; St. Augustine City Directory, 1924-25, 1930, 1934.

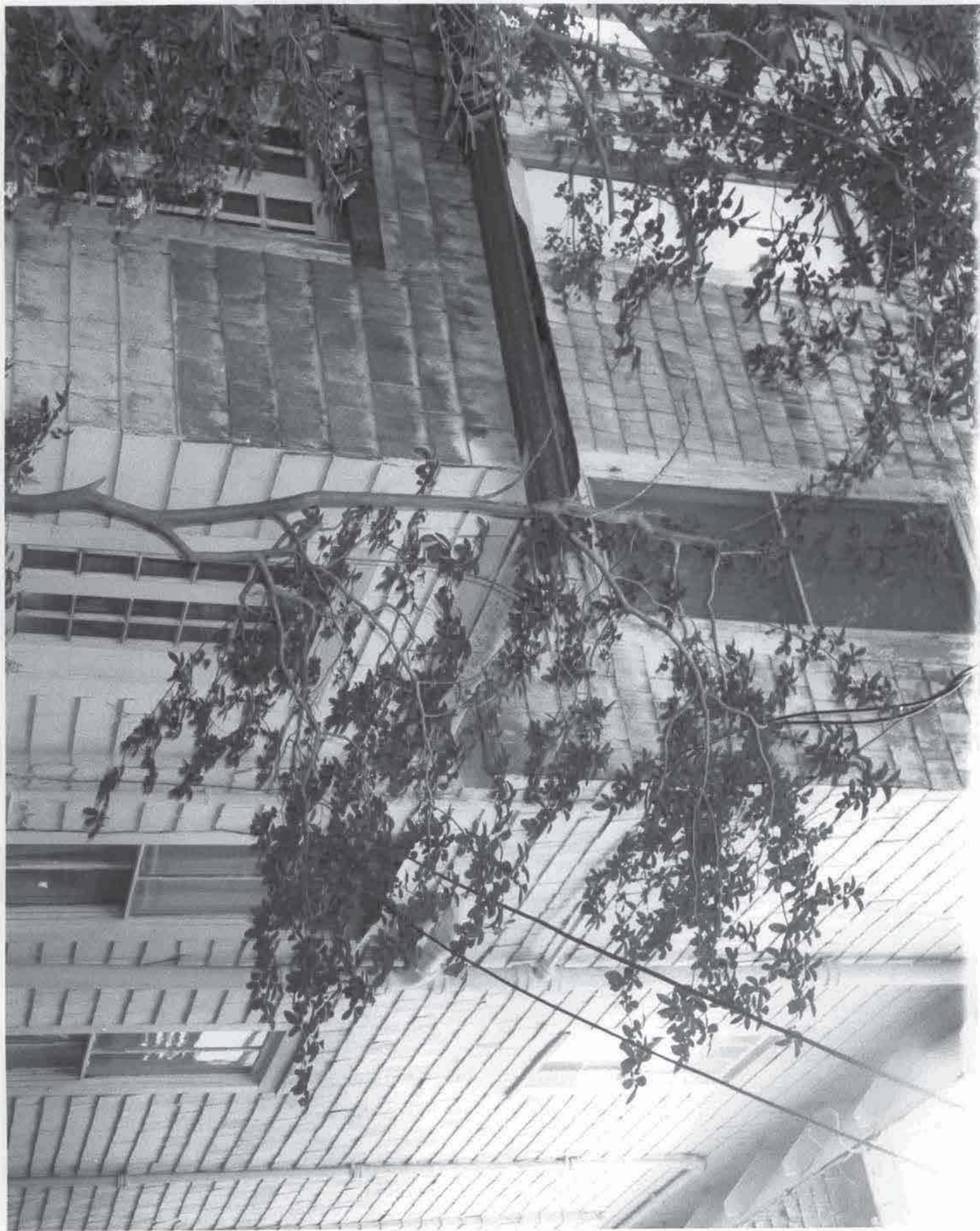


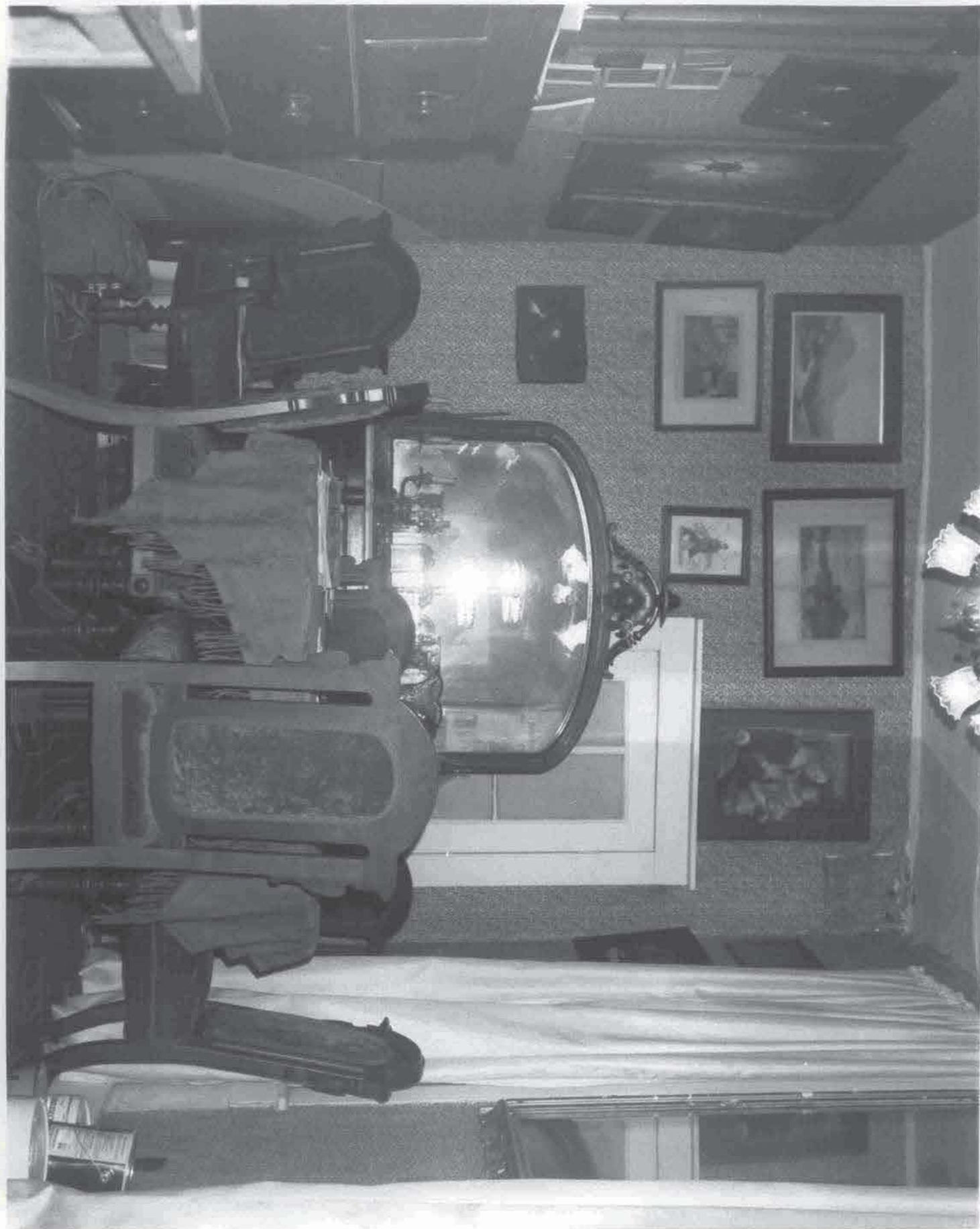




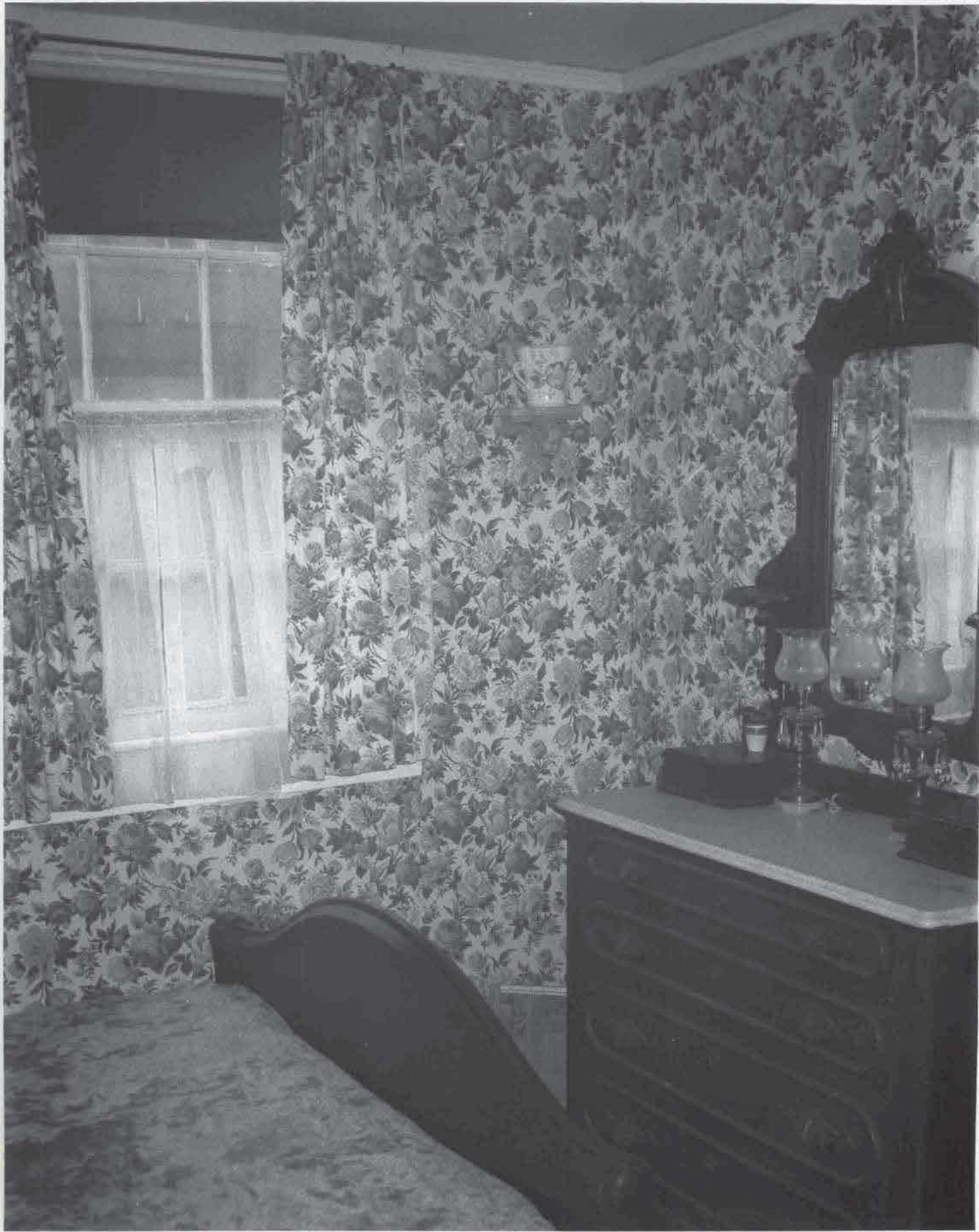




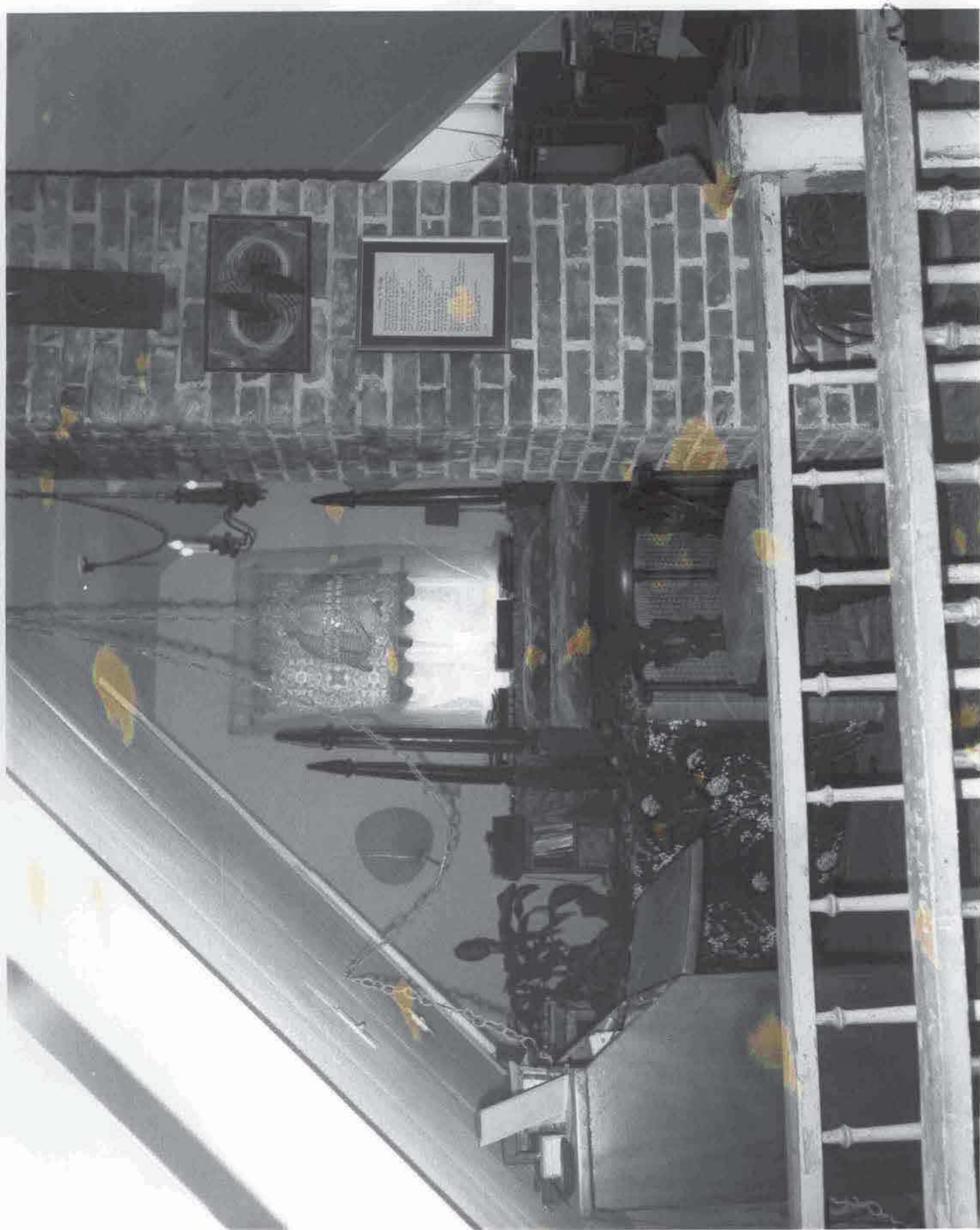


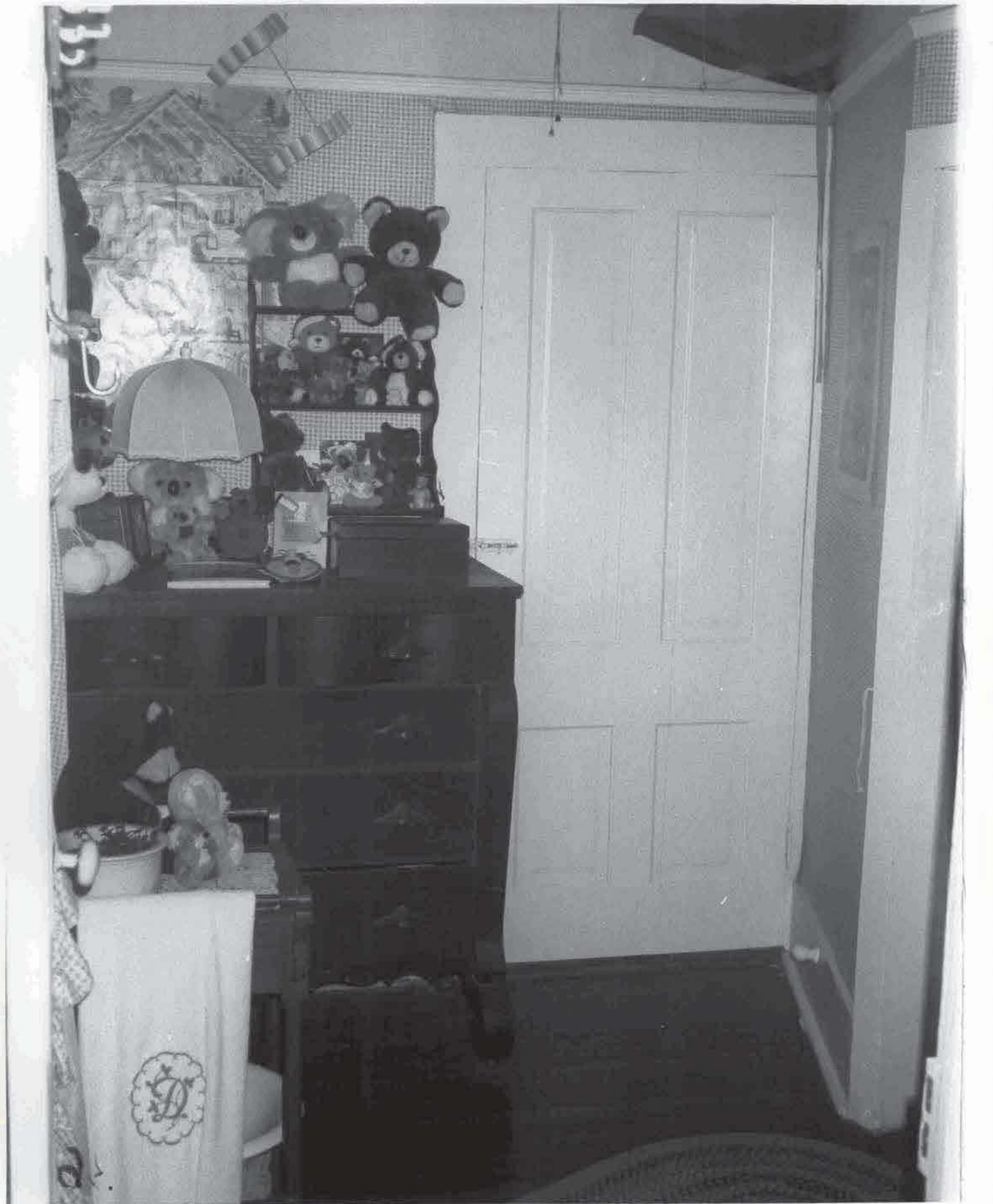












CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) Be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ **OPINION** ☒ **CERTIFICATE OF APPROPRIATENESS**

RECEIVED

SEP 19 2019

Planning/Building Dept.

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

BDAC Project No. 2019-0094

Meeting Date: Oct. 17, 2019

Receipt No. 1694355

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

1. NAME OF APPLICANT L. John Arbizzani, Owner

Business (if applicable) 46 Avenida Menendez, Inc.

Address 44 Avenida Menendez

City St. Augustine State FL Zip Code 32084

Daytime telephone 904-829-5578 Other phone/email _____

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

2. NAME OF PROPERTY OWNER L. John Arbizzani, Owner

Business (if applicable) 46 Avenida Menendez, Inc.

Address 44 Avenida Menendez

City St. Augustine State FL Zip Code 32084

Daytime telephone (required) 904-829-5578 Other phone _____

3. PROJECT STREET ADDRESS 34 Granada Street

4. LEGAL DESCRIPTION: Lot 9,10,11 Block 46-J Subdivision _____ Parcel _____

5. EXISTING USE Vacant Residence PROPOSED USE Commercial

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Roof <u>Ad Valorem Tax Exemption docs address all pertinent items</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

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

D. PAINT COLORS (check one)

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

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

Ad Valorem Tax Exemption Application includes description of work on State required form with plans and photographs to support narrative.

Application being submitted as per HARB staff input, 9/19/19

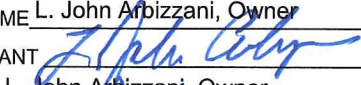
8. AGREEMENT

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

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

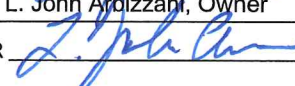
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals,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

PRINT APPLICANT'S NAME L. John Arbizzani, Owner

SIGNATURE OF APPLICANT 

DATE 9/17/19

PRINT OWNER'S NAME L. John Arbizzani, Owner

SIGNATURE OF OWNER 

DATE 9/17/19

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.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: _____ Project Address: _____

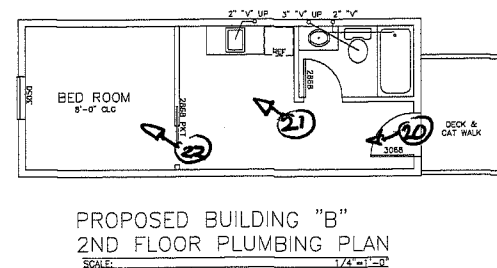
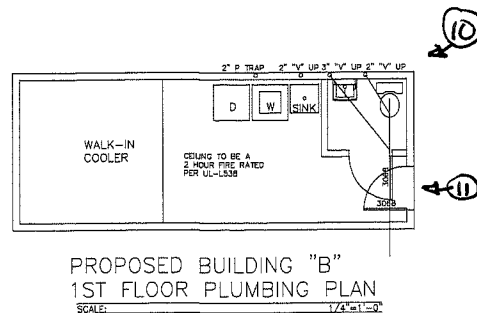
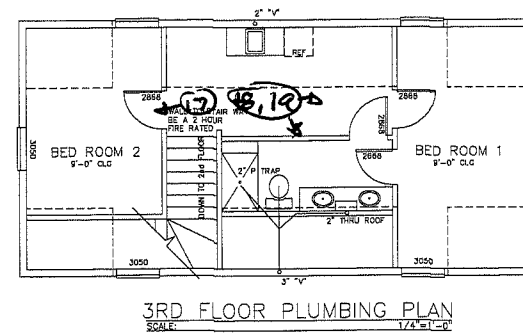
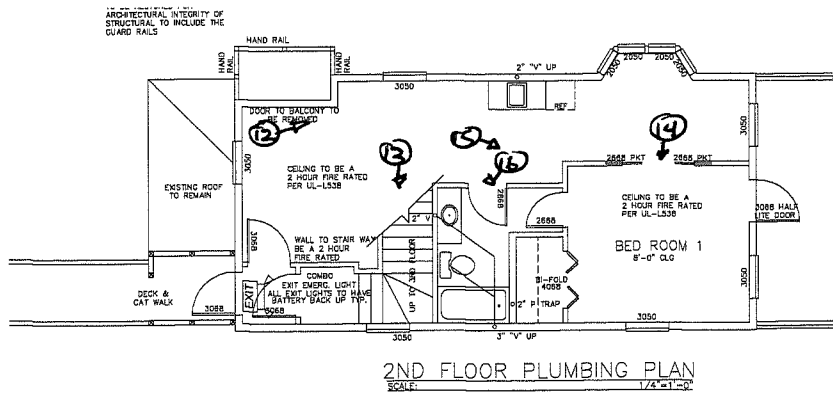
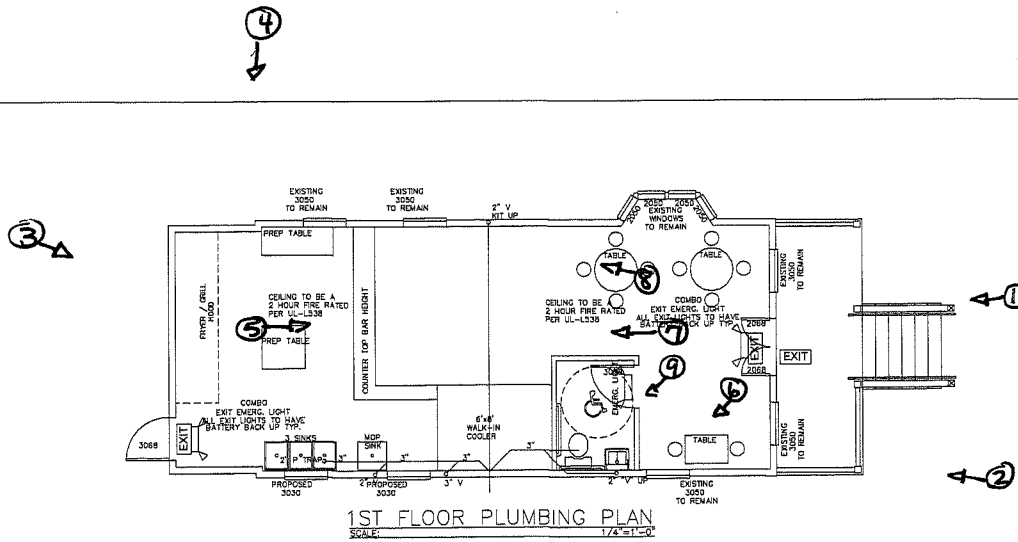
Reviewed by: _____ Date: _____



32 Granada St. (34 Granada St.)
Landmark Report
City of St. Augustine



32 Granada (34 Granada) 2
Landmark Report
City of St. Augustine



ROBERT G. WARDEN JR., P.E.
1928 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
904-344-7633
G.A. #4775

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
EXPIRATION DATE 12/31/2018

SIGNED (DESIGNER)

34 GRANADA STREET
ST. AUGUSTINE, FL.
BUILDING 3,395 SQ. FT.

DESIGNED BY
K.E.B.
DATE
10-2-18
SCALE
SCALE
DRAWN BY
S.C.M.
PLAN NO.
SHEET NO
5 OF 8

Historic Preservation Property Tax Exemption Application

Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2032600000 *Attach legal description of property*

Address of property: 32 Granada Street original address; 34 Granada Street new address

City St. Augustine County St. Johns Zip Code 32084

- ☐ Individually National Register listed
☐ In a National Register district

- ☒ Locally designated historic property or landmark*
☐ In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine Planning and Building Department

Mailing Address P.O. Box 210

City St. Augustine State Florida Zip Code 32085-0210

Telephone Number (904) 825-1060

2. Type of request:

- ☒ Exemption under 196.1997, F.S. (standard exemption)
☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

Name of individual or organization owning the property 46 Avenida Menendez Inc., c/o L. John Arbizzani

Mailing address 44 Avenida Menendez

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number (904) 829-5578

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

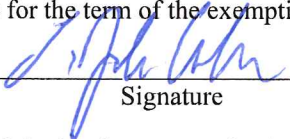
Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 2032600000

Property Address 34 Granada Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

L. John Arbizzani
Name


Signature

9/18/19
Date

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

Owner 46 Avenida Menendez, Inc.
Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

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

5. Description of Physical Appearance:

The building, constructed near the turn-of-the-20th century as a single residence, is a two-story frame vernacular, gable-roofed dwelling set on brick piers. The exterior is sheathed in wood shingles with an asphalt roof pierced by a central brick chimney. The paired, 4-panel entry doors with arched glass openings in the upper sections are located under a 2-storey, 3-bay open porch with chamfered posts, jigsaw brackets and balustrade. Original windows were 2/2 sash; a few windows have been altered to 2/1 or cut into the walls and are either 1/1 sash, casements or fixed glass. A three-section bay window is located on the south side. Single-story additions and porches are located on various facades. The building witnessed major alterations over several decades; many were accomplished with materials and construction techniques incompatible with historic fabric. The building is in fair to poor condition with excessive termite damage throughout the structure. Interior features including the staircase with newel post, woodwork, interior doors, and hardwood floors remain, though in fair to poor condition.

Date of Construction ca. 1899 Date(s) of Alteration(s) ca. 1910, 1947

Has building been moved? (x)Yes ()No If so, when? 2017

6. Statement of Significance:

The building shares common geographic, historical and architectural themes with nearby properties in the Lincolnville National Register Historic District but is isolated due to the addition of surface parking lots serving nearby government/educational facilities. City HARB staff documented 4 individuals of note associated with this building: Louise Melville, Antonio Vedovelli, Kenneth Dow, and Charles Marston. Melville's role is unclear during her residency in this building, and Dow was acquiring properties throughout the city to ensure their preservation. Vedovelli became a painter while in St. Augustine, with a one-man show at the Perla Gallery in West (Greenwich) Village, New York (*Newsweek* 1945). City Directories credit his residency in the building from 1937-1954 and Marston, also recognized as a painter, was located there, bought the property from Dow in 1963 and operated an antique business there from 1971-1982.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2032600000

Property Address 34 Granada Street

7. Photographs and maps:

Attach photographs and maps to application.

Legal Description

CITY OF ST AUG BLK 46-J N10FT OF LOT 9 ALL LOT 10 & S2FT LOT 11 52.7FT FRONT
ON GRANADA ST (EX EXHIBIT "C" LIFE ESTATE PARCEL) OR1458/865&3261/607 (Q/C)

Historic Preservation Property Tax Exemption Application

Part 2 – Description of Improvements

(To be completed by **all applicants**):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2032600000

Property Address 34 Granada Street

Feature <u>Pier Foundation</u> Approx. date of feature <u>ca. 1899</u> Describe existing feature and its condition: Brick pier foundation with 8 piers equidistantly-spaced throughout perimeter of building Photo no. _____ Drawing no. <u>Morgen 1 of 6</u>	Describe work and impact on existing feature: Following building relocation to slightly south from original location, the new pier system is comprised of concrete block supports spaced with 9 piers equidistantly-spaced throughout exterior wall locations. This meets Florida Building Code 2017, 6th edition.
Feature <u>Vermin protection at foundation area</u> Approx. date of feature <u>ca. 2000</u> Describe existing feature and its condition: Lightweight stock diagonal wood latticework that is a contemporary material had been placed around foundation perimeter and was in poor condition. Photo no. <u>1,4</u> Drawing no. _____	Describe work and impact on existing feature: Vermin protection in the form of vertical planks cover the exterior of the building perimeter. This enables air/water flow under the building to address environmental matters.
Feature <u>Butt end shingle siding</u> Approx. date of feature <u>ca. 1899</u> Describe existing feature and its condition: Wood shingles in good to fair condition throughout structure Photo no. <u>1-4, 10</u> Drawing no. _____	Describe work and impact on existing feature: Exterior butt end shingles are retained throughout structure. Repairs made of in-kind materials.

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2032600000

Property Address 34 Granada Street

Feature <u>Gabled roof with asphalt shingles</u> Approx. date of feature <u>ca, 1899, ca. 2000</u> Describe existing feature and its condition: Roof structure retains original configuration, though the structural members exhibit termite damage. Replacement roof covering is non-historic, but compatible materials. Photo no. <u>Landmark 1, 1-4, 10</u> Drawing no. <u>3 of 6</u>	Describe work and impact on existing feature: The roof form was retained, and new standing seam sheet metal was installed which together provide hurricane protection.
---	---

Feature <u>Central brick chimney</u> Approx. date of feature <u>ca. 1899</u> Describe existing feature and its condition: Interior central brick chimney is in fair condition and exhibits water damage to the interior. Photo no. <u>Landmark 2</u> Drawing no. _____	Describe work and impact on existing feature: The interior brick chimney was removed to its base to accomplish relocation of the building.
---	---

Feature <u>Doors and Windows</u> Approx. date of feature <u>ca. 1899, ca. 1910, ca. 1947</u> Describe existing feature and its condition: Interior and exterior doors remain, though in fair to poor condition from termite damage and alterations over time. Windows are combination of 2/2, 1/1, 2/1, fixed glass, and casements representing original configurations and many alterations to the building throughout its history. Photo no. <u>1-4, 10</u> Drawing no. _____	Describe work and impact on existing feature: Exterior doors are repaired and retained. New interior configuration necessitated installation of new paneled doors. Following relocation, glass was replaced to 1/1 consistent with the late 19th century construction time frame of the building's construction.
--	--

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2032600000

Property Address 34 Granada Street

Feature <u>Woodwork and Trim</u> Approx. date of feature <u>ca. 1899, 1910, ca. 1947</u> Describe existing feature and its condition: Exterior woodwork is elaborate sawn “gingerbread” and interior woodwork throughout building was plain, unadorned. Photo no. <u>5,6,8,14,18,19</u> Drawing no. _____	Describe work and impact on existing feature: Woodwork was retained and replaced in kind where damage precluded reuse. Door trim in particular was heavily damaged due to multiple lock sets being installed over time. New woodwork eliminated this issue.
--	--

Feature <u>Interior Room Arrangement</u> Approx. date of feature _____ Describe existing feature and its condition: The building’s rooms had been altered over for multiple residential rooming units. Photo no. <u>5-9,11-20</u> Drawing no. _____	Describe work and impact on existing feature: New use was accommodated through an open plan on the first floor and residential apartments on the upper level and attic.
--	--

Feature <u>Auxiliary Building</u> Approx. date of feature _____ Describe existing feature and its condition: Relocation and consolidation of property lines enabled retention of an auxiliary structure to support the commercial use of the property. Photo no. _____ Drawing no. _____	Describe work and impact on existing feature: A two-story frame auxiliary building accommodates storage and an apartment on the second floor.
---	--

Property Identification Number 2032600000

Property Address 34 Granada Street

Property Use (To be completed by all applicants):

1. Use(s) before improvement: residential

2. Proposed use(s) after improvement: commercial

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site?

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet () acres ()

4. How much area does the organization or agency use? _____ square feet () acres ()

5. What percentage of the usable area does the organization or agency use? _____ %

6. Is the property open to the public () Yes () No If so, when?

7. Are there regular hours? () Yes () No If so, what are they?

8. Is the property also open by appointment? () Yes () No

9. Is the property open only by appointment? () Yes () No

Page Eight – Historic Preservation Property Tax Exemption Application

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

Property Identification Number 2032600000

Property Address 34 Granada Street

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

- () Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property _____ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certifies that the above referenced property _____ provided under s. 196.1998, F.S.

Review Comments:

Additional Review Comments attached? Yes () No ()

Signature

Typed or printed name

Title

Date _____

Page Nine – Historic Preservation Property Tax Exemption Application

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

Property Identification Number 2032600000

Property Address 34 Granada Street

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

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

Review Comments:

Additional Review Comments attached? Yes () No ()

Signature

Typed or printed name

Title

Date _____

Historic Preservation Property Tax Exemption Application Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number (from tax records): 2032600000

Address of property: 32 Granada Street original address; 34 Granada Street new address

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date February 7, 2017 Project completion date: October 2019

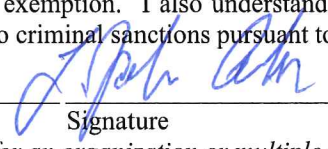
Estimated cost of entire project: \$189,322.86 + \$787.25 permit fees = \$190,110.11

Estimated costs attributed solely to work on historic buildings or archaeological site: \$190,110.11

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

L. John Arbizzani

Name


Signature

9/18/19
Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Owner

46 Avenida Menendez Inc

Title

Organization name

Mailing Address 44 Avenida Menendez

City St. Augustine State Florida Zip Code 32084

Daytime Telephone Number (904) 829-5578

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name

Street

City _____ State _____ Zip Code

Name

Street

City _____ State _____ Zip Code

Name

Street

City _____ State _____ Zip Code

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2032600000

Property Address 34 Granada Street

The () Local Historic Preservation Office () Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.
- () Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments:

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No()

Signature

Typed or printed name

Title

Date _____

Historic Preservation Property Tax Exemption Application Amendment Sheet

Property Identification Number _____

Address of property: Street _____

City _____ County _____ Zip Code _____

1. Amendment Description: Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description (use additional blank sheets if necessary):

2. Attach photographs and drawings as necessary to illustrate the proposed changes.

Name Signature Date
Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title Organization name

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

Local Historic Preservation Office or Division Use Only

The () Local Historic Preservation Office or () Division has reviewed the Amendment Sheet for the above named property and hereby:

- () Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the property **is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C.
- () Determines that the work described in this Amendment to the Historic Preservation property Tax Exemption Application for the property **is not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the Standards, Guidelines and criteria are provided in the Review Comments.*

Page Two – Amendment Sheet --Historic Preservation Property Tax Exemption Application

Review Comments:

Additional Review Comments attached? Yes() No()

Signature

Typed or printed name

Title

Date_____

Florida Ad Valorem Property Tax Exemption
34 Granada Street – new address; 32 Granada Street – original address, St. Augustine, FL 32084



Primary Structure

Photo 1

East - Front Façade, View West from Granada Street

Photographer: Leslee Keys, September 16, 2019



Photo 2

South, Side Façade, View W/NW from Granada Street

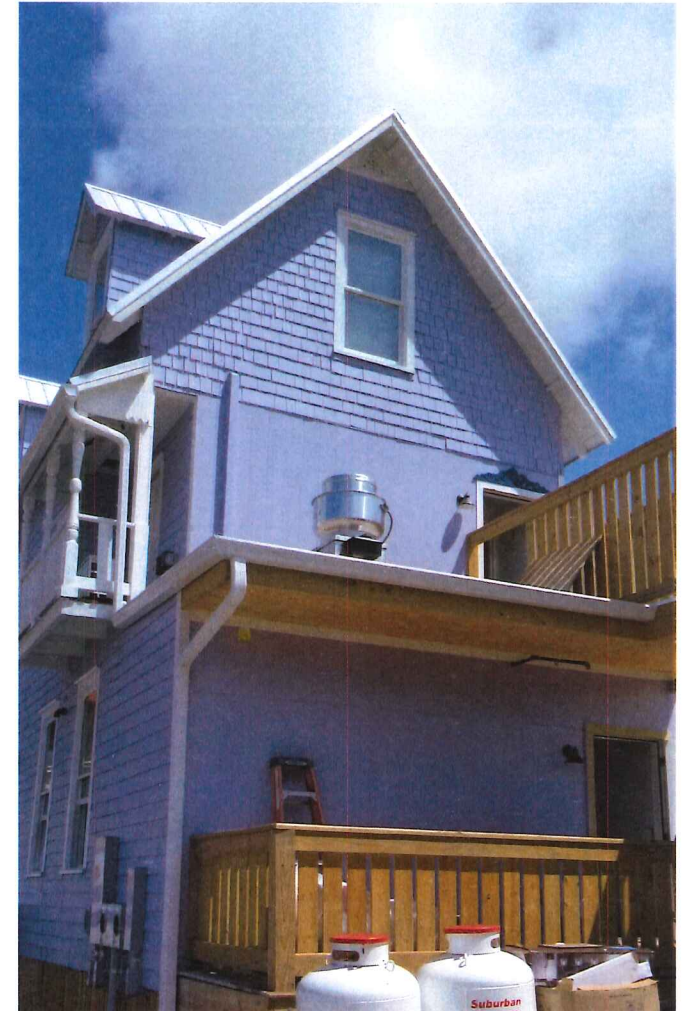


Photo 3

East - Rear Façade, View from West parking area

Florida Ad Valorem Property Tax Exemption
34 Granada Street – new address; 32 Granada Street – original address, St. Augustine, FL 32084



Photo 4 Primary and Auxiliary Structures
North Side Façade, View South from City Parking Lot
Photographer: Leslee Keys, September 17, 2019

Florida Ad Valorem Property Tax Exemption

34 Granada Street – new address
32 Granada Street – original address
St. Augustine, FL 32084



Primary Structure - Interior

Photo 5 First Floor East – Restaurant Dining Area from Kitchen

Photographer: Leslee Keys, September 16, 2019

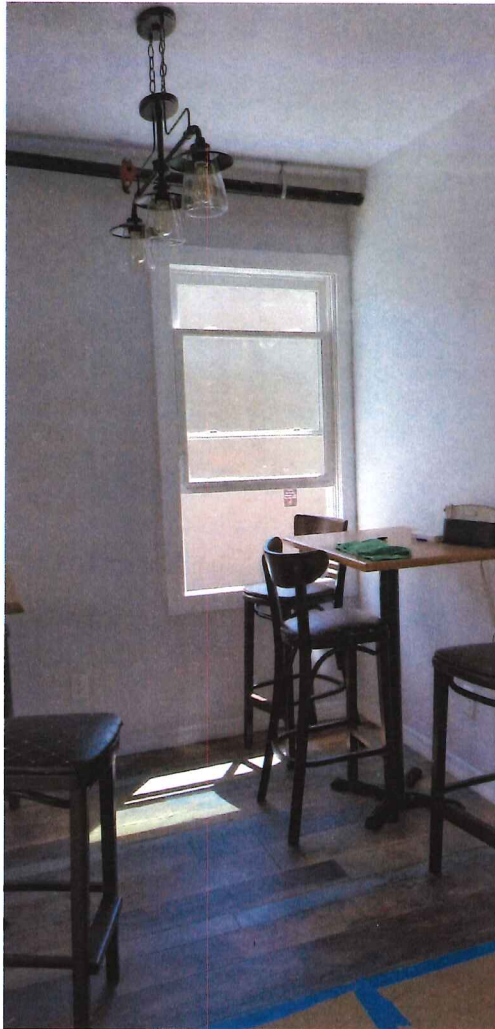


Photo 6 Restaurant area detail, view N



Photo: 7 First Floor West – Kitchen from Dining Area

Florida Ad Valorem Property Tax Exemption
34 Granada Street – new address; 32 Granada Street – original address, St. Augustine, FL 32084



Photo 8 Primary Structure – Interior
First Floor View W/NW – Dining Area
Photographer: Leslee Keys, September 16, 2019

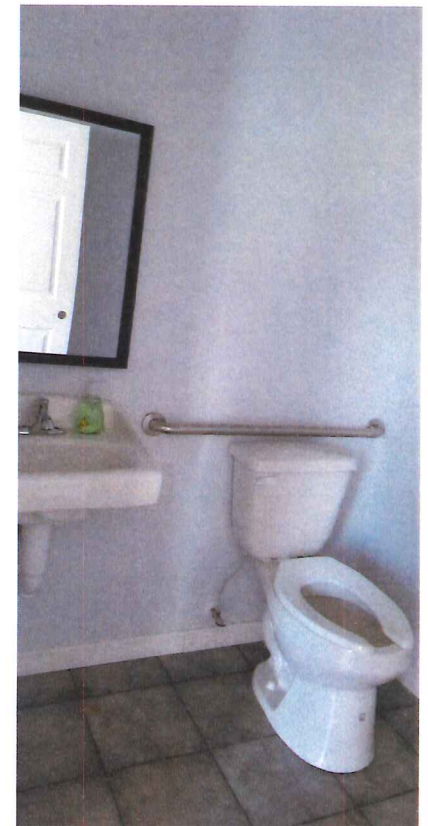


Photo 9
Accessible Restroom

Florida Ad Valorem Property Tax Exemption

34 Granada Street – new address
32 Granada Street – original address
St. Augustine, FL 32084



Photo 10
East - Front Façade, View West from parking lot
Photographer: Leslee Keys, September 16, 2019



Photo 11 First Floor Auxiliary Storage

Florida Ad Valorem Property Tax Exemption

34 Granada Street – new address
32 Granada Street – original address
St. Augustine, FL 32084



Primary Structure – Interior Second Floor

Photo 12 Apartment Great Room View E Photo 13 Closet View S

Photo 14 Bedroom View SE

Photographer: Leslee Keys, September 16, 2019

Florida Ad Valorem Property Tax Exemption

34 Granada Street – new address
32 Granada Street – original address
St. Augustine, FL 32084

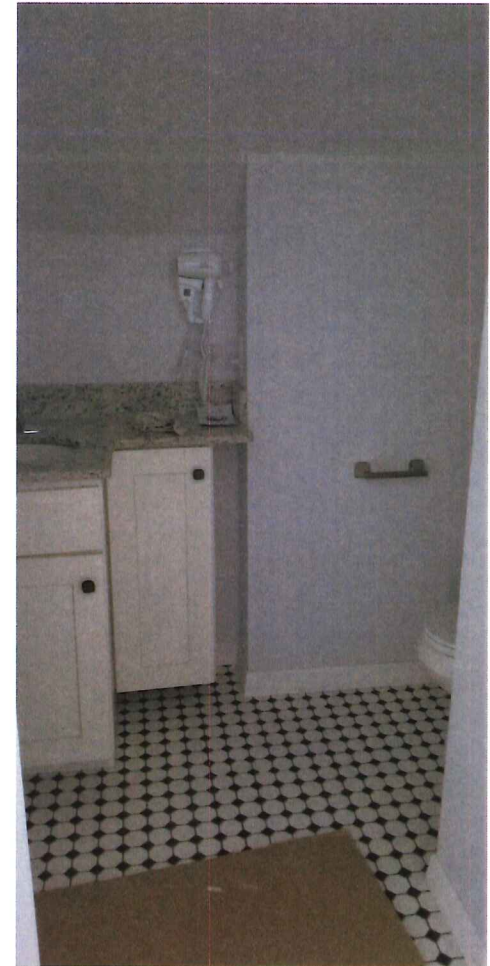


Photo 15 and 16 Primary Structure – Apartment, Second Floor Dressing Area View E and Bath View West

Photographer: Leslee Keys, September 16, 2019

Florida Ad Valorem Property Tax Exemption

34 Granada Street – new address
32 Granada Street – original address
St. Augustine, FL 32084



Primary Structure – Interior

Photo 17 - Second Floor – Bedroom E, Photo 18, 19 Kitchenette and view to Bedroom

Photographer: Leslee Keys, September 16, 2019

Florida Ad Valorem Property Tax Exemption
34 Granada Street – new address; 32 Granada Street – original address
St. Augustine, FL 32084

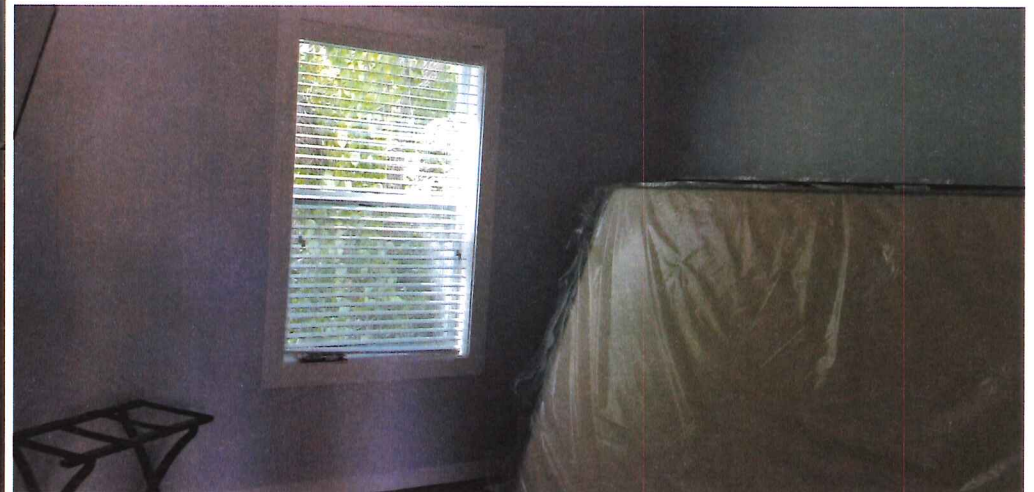
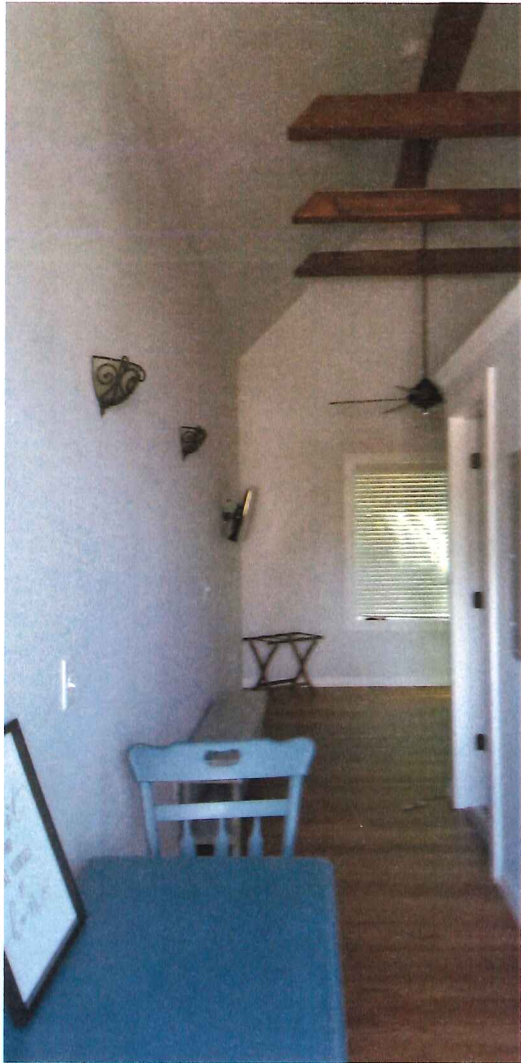
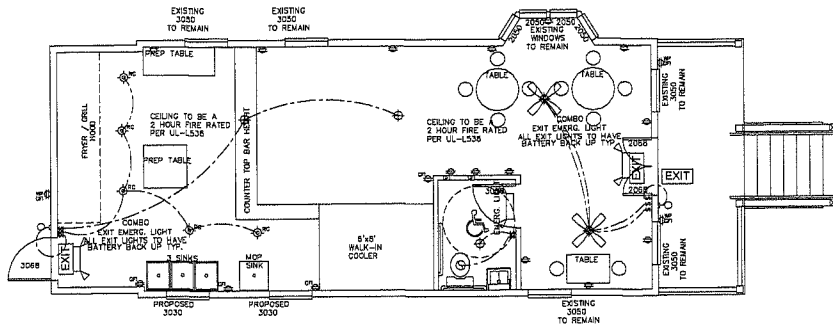
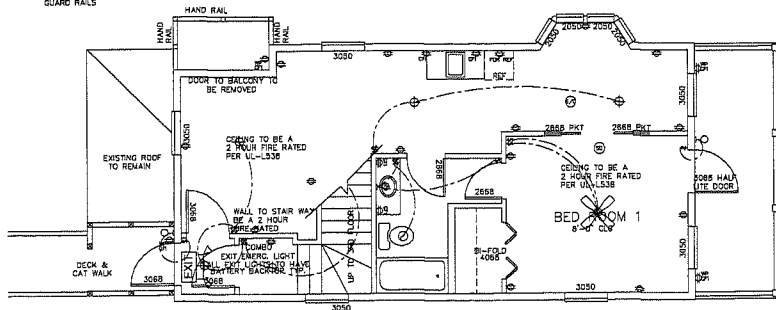


Photo 20, 21 Primary Structure – Interior Attic Floor Kitchenette
Photo 22 Attic Floor Bedroom
Photographer: Leslee Keys, September 16, 2019

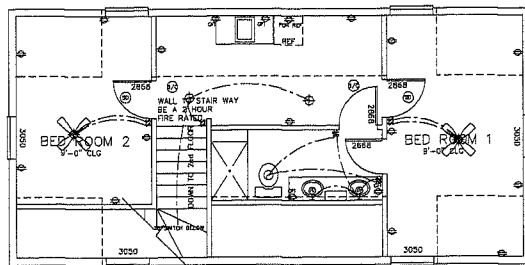


1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

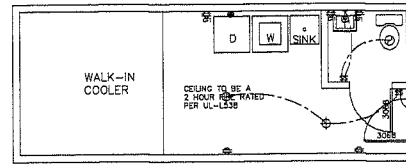
BALCONY NOT ACCESSIBLE & IS TO BE RESTORED FOR ARCHITECTURAL INTEGRITY OF STRUCTURE. TO INCLUDE THE GUARD RAILS



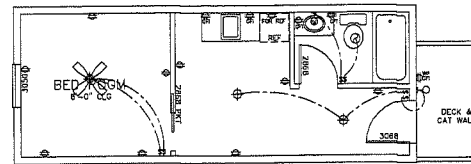
2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



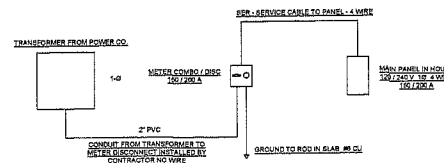
3RD FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



PROPOSED BUILDING "B"
1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



PROPOSED BUILDING "B"
2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

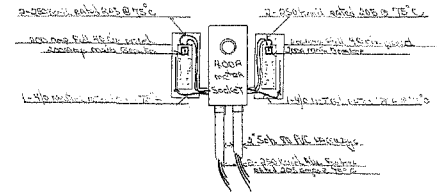


ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF GENERAL; KITCHEN 48" AFF; BATHROOM 36" AFF (48" AFF WITH FINISHED VANITY); LAUNDRY ROOM 36" AFF; EXTERIOR WATERPROOF 12" AFF TO 42" AFF; GARAGE GENERAL PURPOSE - 48" AFF; KITCHEN ISLAND OUTLET MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE 4" CENTERING ABOVE FINISHED FLOOR
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE, SECTIONS RM4 AND R315
6. PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER PER NEC 210.12
7. GFI (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER NEC 210.8
8. ALL PERMANENT INTERIOR LIGHTING IS 100W HIGH EFFICACY CFL LAMP PER NEC EIC RAK 1
9. ALL 125V/115V AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES

24 Granada Street, St. Augustine, FL

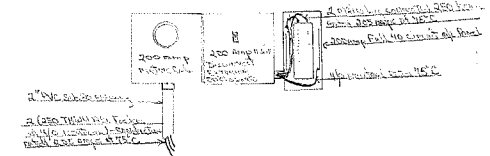
400 amp Single Phase 120/240-208 Service For 1000 sq. ft. Shop Building



Edward J. Monahan
RE Electric Co.
8523 000108
904-649-1942

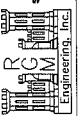
24 Granada Street City St. Augustine, FL Building B

200 amp Single Phase 120/240-208 Service For 1000 sq. ft. Shop Building



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904-649-1942

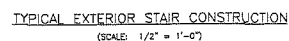
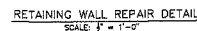
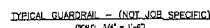
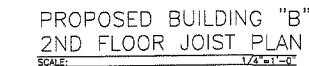
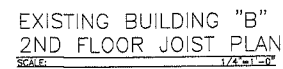
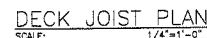
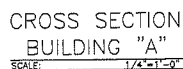
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1928 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
904-885-1100
CAL 4078



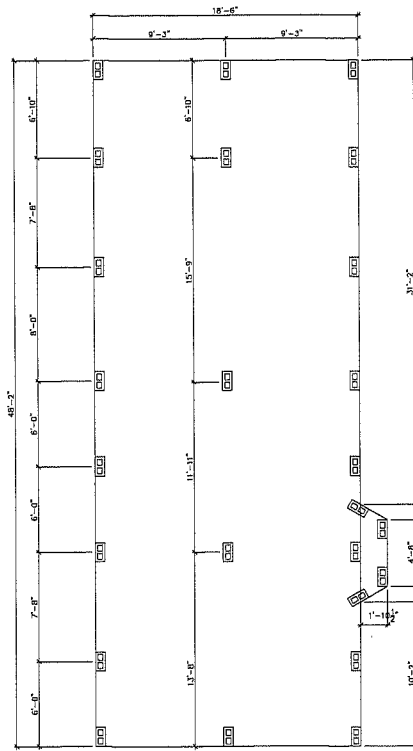
SIGNED (DESIGNER)

34 GRANADA STREET
ST. AUGUSTINE, FL.
BUILDING 3,395 SQ. FT.

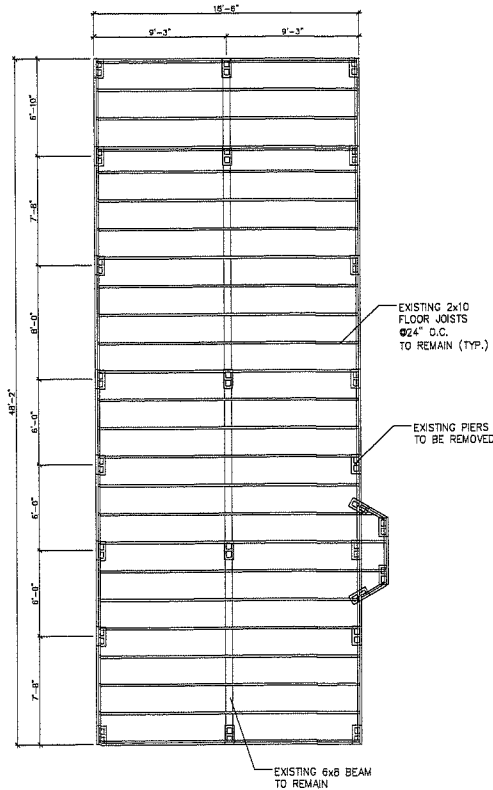
DESIGNED BY	K.E.B.
DATE	10-2-18
SCALE	
CHECKED BY	R.C.M.
PLAN NO.	
SHEET NO.	4 OF 6



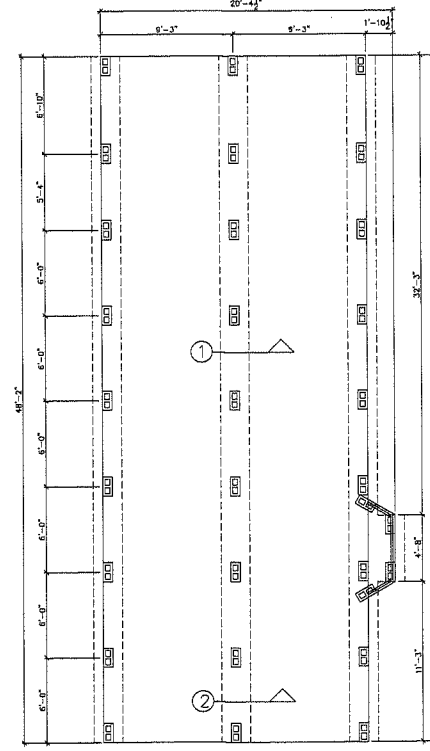
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DATE	10-2-18
SCALE	SCALE
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PLAN NO	
SHEET NO	3 OF 6



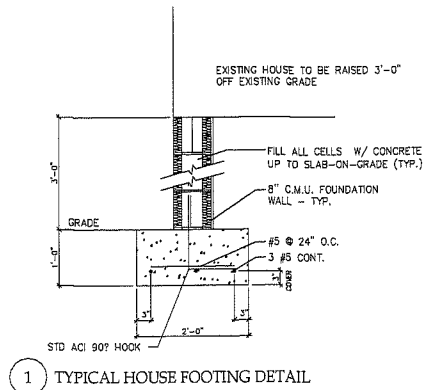
EXISTING PIER LOCATION



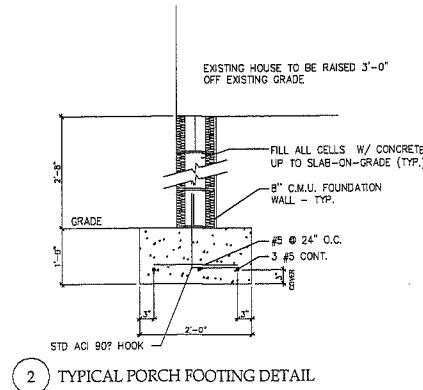
EXISTING JOIST LOCATION



PROPOSED PIER LOCATION



1 TYPICAL HOUSE FOOTING DETAIL



2 TYPICAL PORCH FOOTING DETAIL

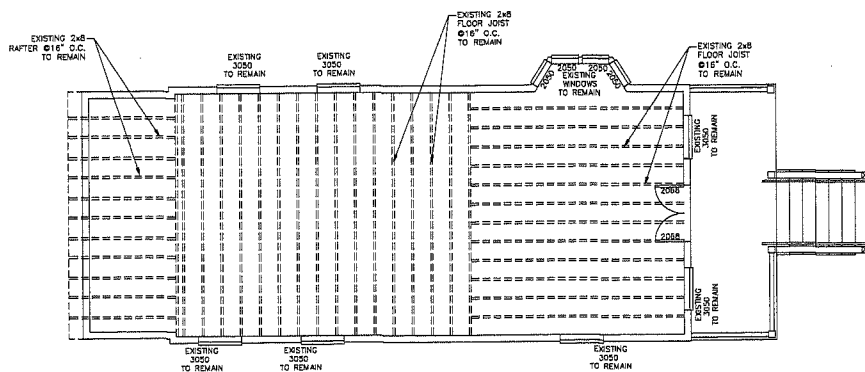
DESIGN LOADS:
 THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 6TH EDITION 2017 FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 6TH EDITION 2017 FLORIDA BUILDING CODE - BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-10, WERE USED IN THE DESIGN OF THE STRUCTURE:
 THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
 ROOF: TC LIVE LOAD - 20 PSF
 TC DEAD LOAD - 7 PSF
 BC DEAD LOAD - 10 PSF
 LIVING AREAS: LIVE LOAD - 40 PSF
 DEAD LOAD - 15 PSF
 WIND: SECTION 1609 OF THE 6TH EDITION 2017 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.
 CHAPTER 3 (USE & OCCUPANCY) GROUP OCCUPANCY: "R"
 CHAPTER 5 (BUILDING HEIGHTS & AREAS) HEIGHT < 20 FT
 CHAPTER 6 (TYPE OF CONSTRUCTION) TYPE OF CONSTRUCTION: (VB)
 FULLY ENCLOSED
 IMP = 1
 EXP = C
 RISK CAT #2
 STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
 CODE COMPLIANCE:
 THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
 1) THE 6TH EDITION 2017 FLORIDA BUILDING CODE

0218
 COMMENTS:
 REVISIONS:
 DATE COMMENT
 #

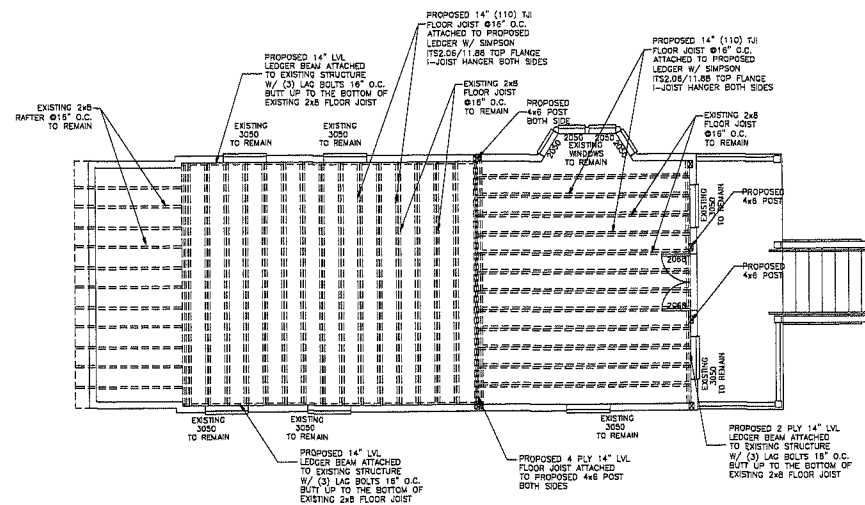
ROBERT G. MCKENNA JR., P.E.
 PE
 1928 RIVER LAGOON TRACE
 ST. AUGUSTINE, FL 32086
 904.644.7833

HOUSE RAISED
 34 GRANADA STREET
 BUILDING 3,395 SQ. FT.

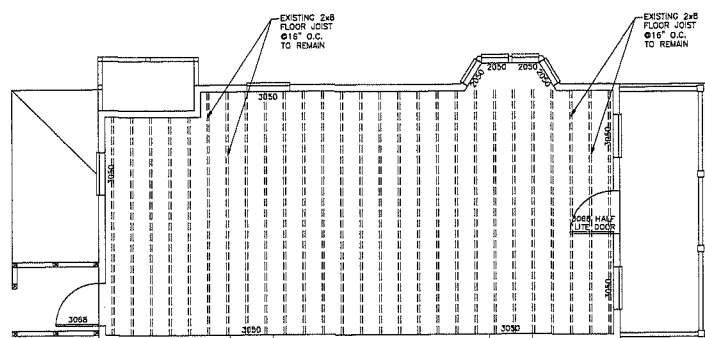
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 DATE
 10-2-18
 SCALE
 SCALE
 CHECKED BY
 R.G.M.
 PLAN NO.
 SHEET NO.
 1 OF 6



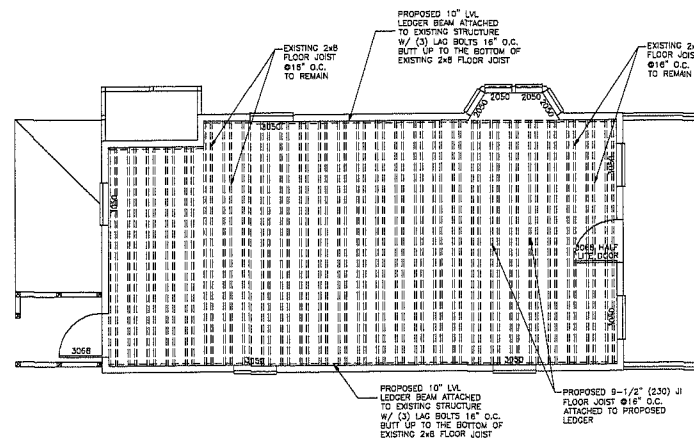
EXISTING BUILDING "A"
2ND FLOOR JOIST PLAN
SCALE: 1/4"=1'-0"



PROPOSED BUILDING "A"
2ND FLOOR JOIST PLAN
SCALE: 1/4"=1'-0"



EXISTING BUILDING "A"
3RD FLOOR JOIST PLAN
SCALE: 1/4"=1'-0"



PROPOSED BUILDING "A"
3RD FLOOR JOIST PLAN
SCALE: 1/4"=1'-0"

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COPYRIGHT
R.C.M. ENGINEERING, INC.

DATE	COMMENT

SIGNED (DESIGNER)

R.C.M. ENGINEERING, INC.
ROBERT G. HENDERSON, P.E.
1825 S. W. 10TH AVE.
SUITE 100
MIAMI, FLORIDA 33135
305-554-7233

HOUSE RAISED
34 GRANADA STREET
BUILDING 3,395 SQ. FT.

Drawn by
K.E.B.
Date
10-2-18
Scale
SCALE
Checked by
R.C.M.
Plan No.

Sheet No.
2 OF 6

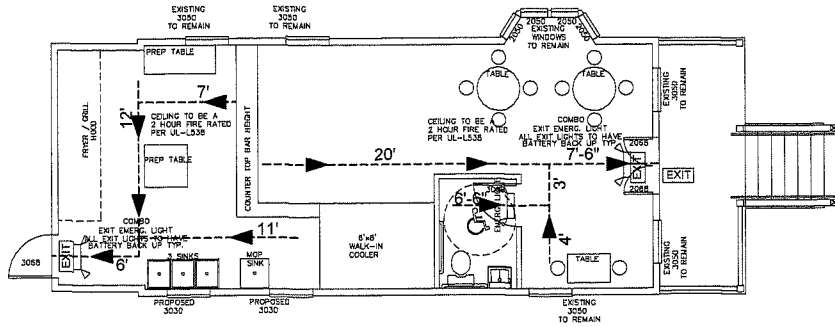
Date:
 Revisions:

LES THOMAS
ARCHITECT
312 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

34 GRANADA STREET
ST. AUGUSTINE, FL.
BUILDING 3,395 SQ. FT.

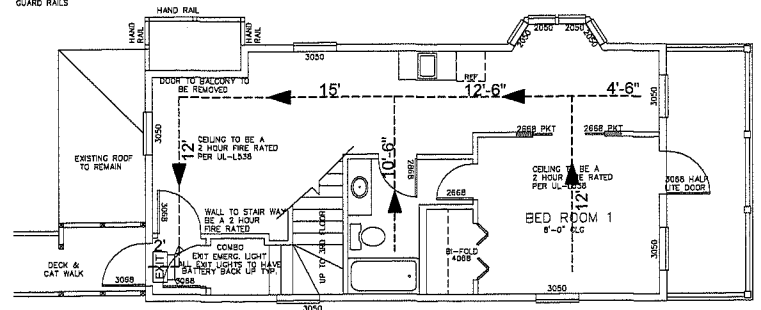
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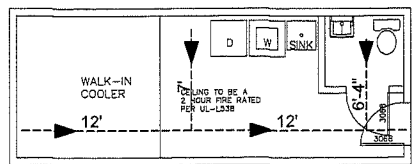


1ST FLOOR
LIFE SAFETY PLAN
SCALE: 1/2" = 1'-0"

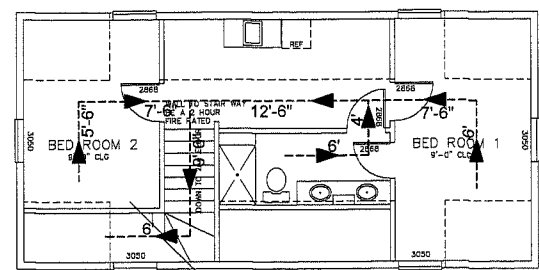
BALCONY NOT ACCESSIBLE & IS TO BE RESTORED FOR ARCHITECTURAL INTEGRITY OF STRUCTURE TO INCLUDE THE GUARD RAILS



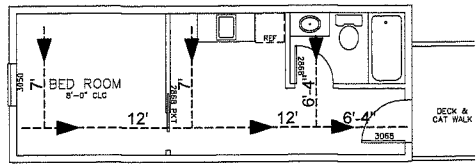
2ND FLOOR
LIFE SAFETY PLAN
SCALE: 1/2" = 1'-0"



BUILDING "B"
1ST FLOOR
LIFE SAFETY PLAN
SCALE: 1/2" = 1'-0"



3RD FLOOR
LIFE SAFETY PLAN
SCALE: 1/2" = 1'-0"



BUILDING "B"
2ND FLOOR
LIFE SAFETY PLAN
SCALE: 1/2" = 1'-0"

CODE ANALYSIS

PER FLORIDA 2017 6th EDITION FLORIDA BUILDING CODE

CHAPTER 3 (USE & OCCUPANCY)
KITCHEN -
ASSEMBLY USE - LESS CONCENTRATED USE
WITHOUT FIXED SEATING
RESIDENTIAL USE - APARTMENT BUILDING

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT OF BUILDING = 28'0"
THE AREA OF THIS COMBINED UNIT IS 3,292 SF

CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)

LEVEL (2) ALTERATION-RECONFIGURATION OF SPACE.

CHAPTER 9 (FIRE PROTECTION SYSTEM)
THE BUILDING IS NOT SPRINKLERED

CHAPTER 10 (MEANS OF EGRESS)

OCCUPANCY LOAD:

KITCHEN	100 SF / PERSON	308 SF = 4
ASSEMBLY USE	15 SF / PERSON	310 SF = 21
RESIDENTIAL USE	200 SF / PERSON	1,044 SF = 6

TOTAL OCCUPANCY FOR THIS SPACE = 31
IT IS ADA COMPLIANT

PLANS REVIEWED IN ACCORDANCE WITH FLORIDA
FIRE PREVENTION CODE 6th EDITION

LIFE SAFETY NOTES:
ALL EXITS AND EMERGENCY LIGHTING TO
BE MODIFIED AND INSTALLED PER NFPA 101.

ALL FIRE EXTINGUISHERS TO BE TYPE 2-A:20BC &
BE LOCATED 60 THAT NO POINT IN THE DIRECTION
OF TRAVEL IS GREATER THAN 75 FEET TO
THE NEAREST EXIT.

PER FPPG OCCUPANCY LOAD

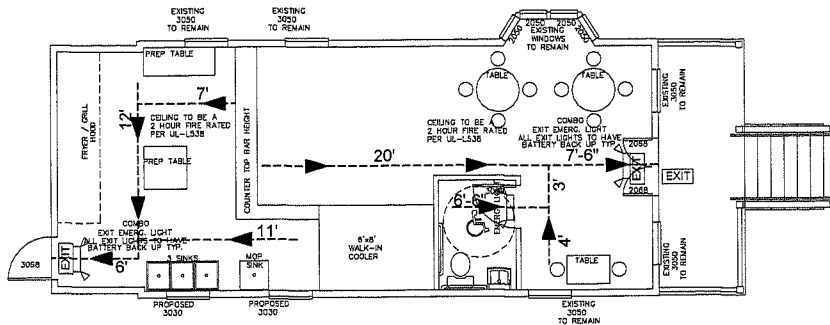
PER TABLE 14.8.1.2		
ASSEMBLY USE	310 SF / 15 SF	= 21
KITCHEN	308 SF / 100 SF	= 4
RESIDENTIAL USE	1,044 SF/200 SF	= 6
TOTAL LOAD		= 31 PEOPLE

ASSEMBLY USE / KITCHEN IS ONLY 1ST FLOOR AREA
2ND & 3RD STORY ONLY RESIDENTIAL USE

ALL DOOR HARDWARE TO HAVE PANIC HARDWARE. NO SPECIAL
LOCKING MECHANISMS OR KEYS.

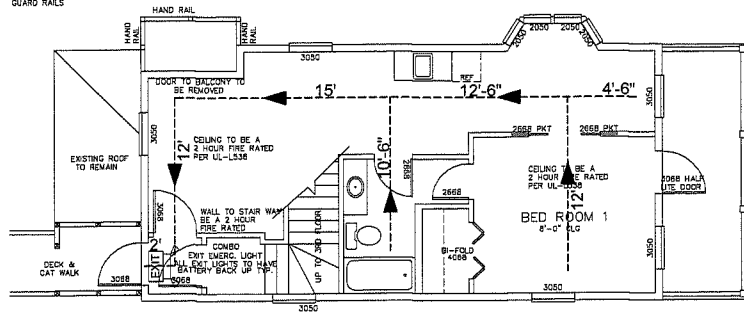
NOTE: KITCHEN PERMITTED AT LATER DATE
FIRE PROTECTION / GREASE TRAP

PER SETTER AGREEMENT, RESTAURANT
APPROVED UP TO 40 SEATS

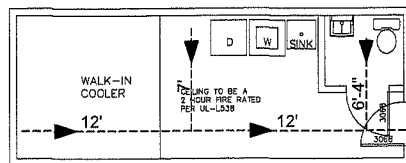


1ST FLOOR
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

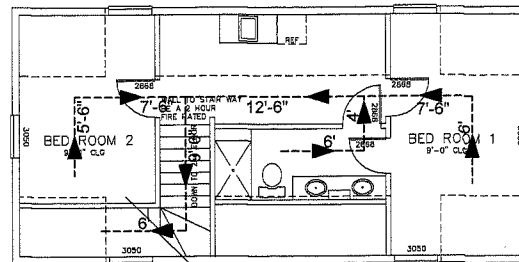
BALCONY NOT ACCESSIBLE & IS TO BE RESTORED FOR ARCHITECTURAL INTEGRITY OF STRUCTURE TO INCLUDE THE GUARD RAILS



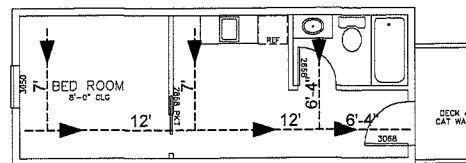
2ND FLOOR
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



BUILDING "B"
1ST FLOOR
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



BUILDING "B"
2ND FLOOR
LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

CODE ANALYSIS

PER FLORIDA 2017 6th EDITION FLORIDA BUILDING CODE

CHAPTER 9 (USE & OCCUPANCY)

KITCHEN -
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RESIDENTIAL USE	200 SF / PERSON	1,044 SF = 6

TOTAL OCCUPANCY FOR THIS SPACE = 31

IT IS ADA COMPLIANT

PLANS REVIEWED IN ACCORDANCE WITH FLORIDA
FIRE PREVENTION CODE 9th EDITION

LIFE SAFETY NOTES:

ALL EXITS AND EMERGENCY LIGHTING TO
BE MODIFIED AND INSTALLED PER NFPA 101.

ALL FIRE EXTINGUISHERS TO BE TYPE 2-A:20BC &
BE LOCATED SO THAT NO POINT IN THE DIRECTION
OF TRAVEL IS GREATER THAN 75 FEET TO
THE NEAREST EXT.

PER FFPC OCCUPANCY LOAD

PER TABLE 14.6.1.2		
ASSEMBLY USE	310 SF / 15 SF	= 21
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NOTE: KITCHEN PERMITTED AT LATER DATE
FIRE PROTECTION / GREASE TRAP

PER SETTER AGREEMENT, RESTAURANT
APPROVED UP TO 40 SEATS

Date

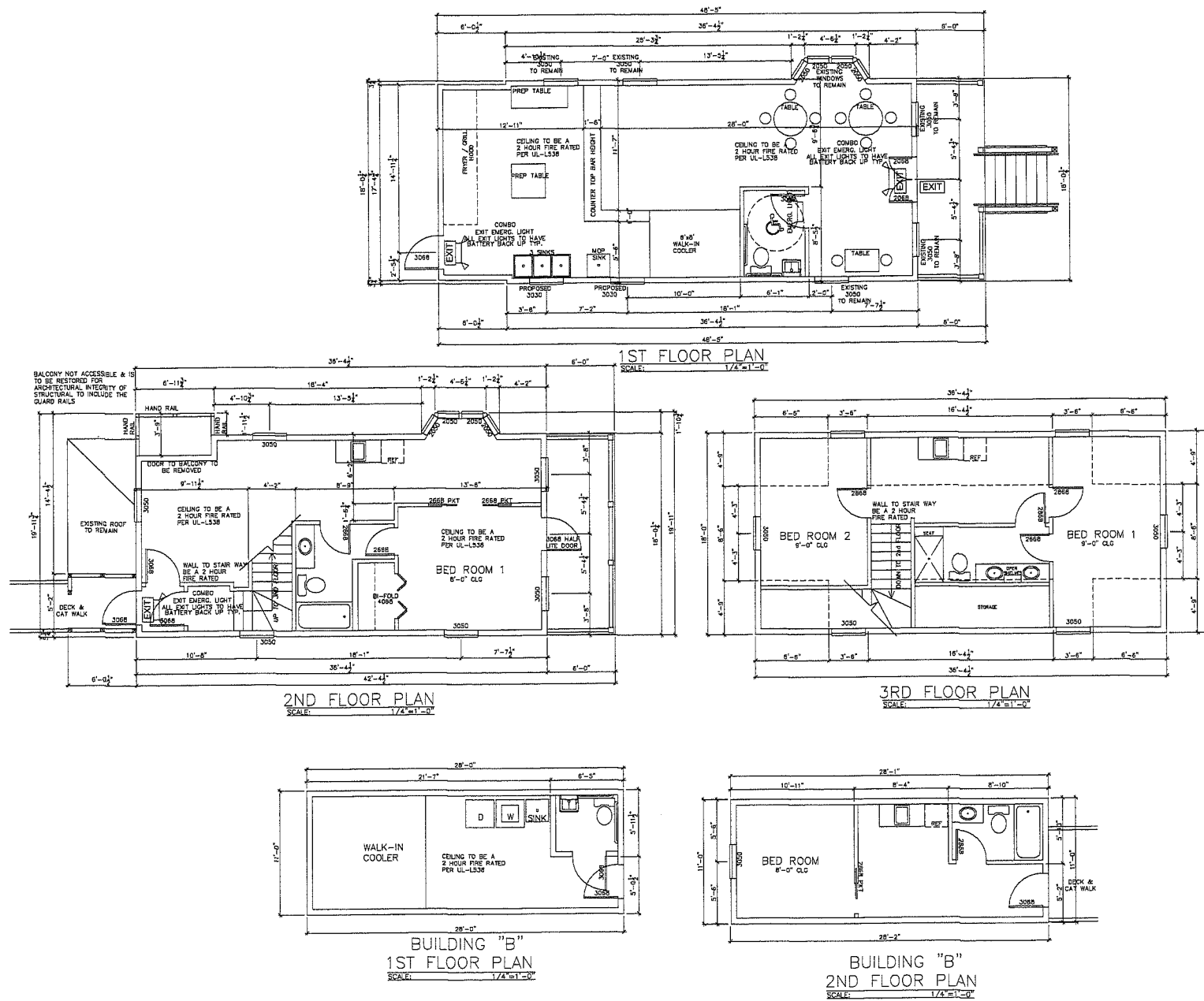
LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 324-9508

34 GRANADA STREET
ST. AUGUSTINE, FL.
BUILDING 3,395 SQ. FT.

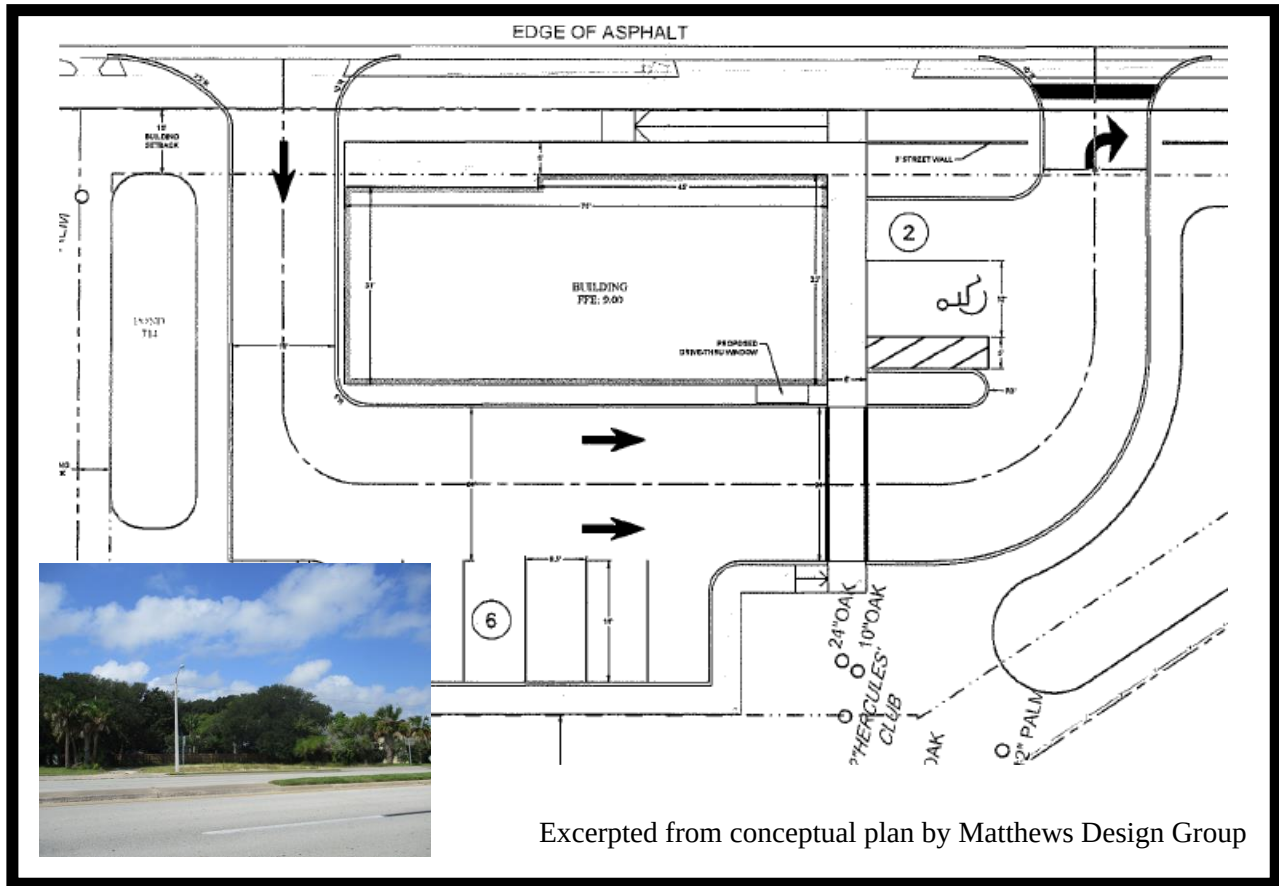
10-2-18

LS





HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for October 17, 2019 Meeting



Excerpted from conceptual plan by Matthews Design Group

Application: 2019-0091

Address: 841 Anastasia Boulevard

PJ Patel, Applicant

Umabhagu Equities, LLC, Owner

Project description: Modifications to the Anastasia Boulevard Design Standards

Architectural Style:	N/A	Florida Master Site File:	N/A
Entry corridor:	Anastasia Boulevard	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	158040 0000		
Agenda Item:	10 (a)	Previous Action(s):	COD

STAFF SUMMARY AND ANALYSIS:

Modifications required for the proposed site design:

1. Reduce the minimum building frontage from 50% of the width of the lot at Anastasia Boulevard to 36.6% building frontage.
 2. Allow more than one drive-way (identified by staff during the review)
 3. Allow a one-way drive-way width greater than 14 feet (identified by staff during the review)
 4. Allow parking on the side of the building (identified by staff during the review)
- There previously existed two- driveways/curb cuts. Section 3 of the Standards indicates full compliance is required for new construction including new buildings or structures on vacant or already developed sites. The site is now vacant following the demolition of the building that existed there previously.
 - Stormwater is allowed on front sides of the property as long as it is not within the front setback which is achieved in the proposed plan.
 - The portion of parking not behind the building is screened by a 3' street wall.
 - The design proposed preserves trees to the rear of the lot.
 - The architectural design and building materials appear to meet the Standards however additional details will be required to ensure that the glazing requirement and building colors can be met.
 - Landscaping requirements are achieved however an irrigation system needs to be included.
 - An early design concept was reviewed by staff for compliance with the Standards that did not include two driveways, had less building frontage, more parking and stormwater visible from Anastasia Boulevard, and included tree removal.

RECOMMENDATION:

The modifications can be approved if the CRC finds that strict application of the standards is not warranted and that granting the modification will fulfill the intent of the Standards using the following criteria with the burden of proof to provide such evidence placed on the applicant:

1. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the Code of Ordinances and this document.
2. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
3. Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the modification will result in superior design.



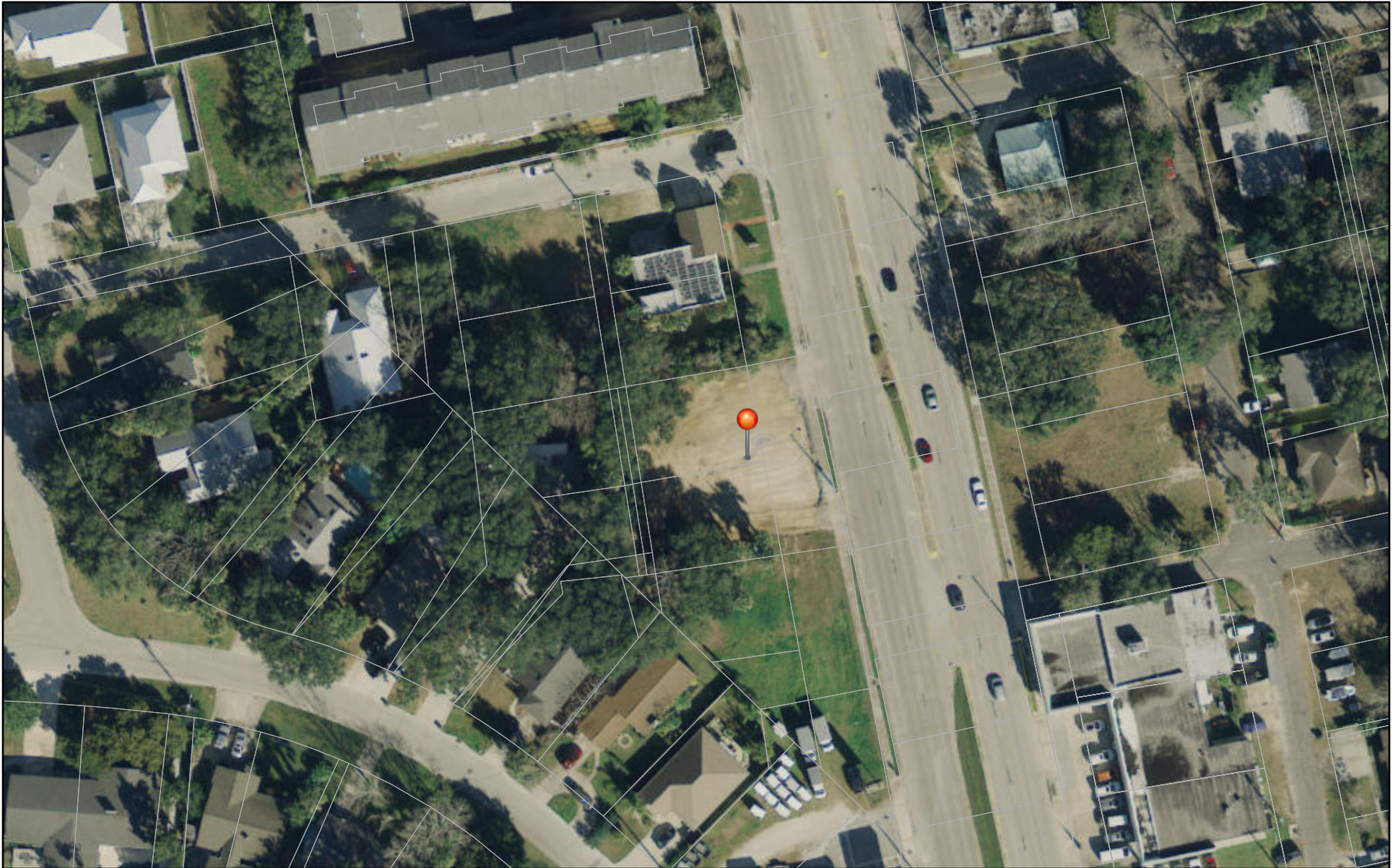
Jenny Wolfe, Historic Preservation Officer

F2019-0091
841 Anastasia Boulevard
October 17, 2019

LIST OF ATTACHMENTS:

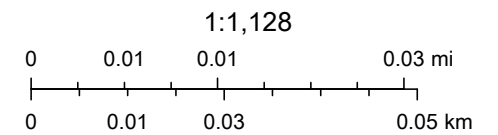
1. Aerial Image
2. Google street image from 2011
3. Staff photographs
4. Excerpts from the Anastasia Boulevard Design Standards for Entry Corridors

841 Anastasia BLVD



9/30/2019, 4:00:21 PM

 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS

Florida Counties and Regional Planning Councils | FL SERT | Source: USDA NRCS, Esri | Esri, HERE | Data content is created and/or maintained by the St. Johns County GIS Division and the United States Postal Service. | City of St Augustine | City of St. Augustine |

841 ANASTASIA BOULEVARD 2011 GOOGLE STREET VIEW:



841 ANASTASIA BOULEVARD



841 ANASTASIA BOULEVARD CONTEXT AREA TOWARD NORTH/NORTHWEST



841 ANASTASIA BOULEVARD CONTEXT AREA TO THE SOUTH





Anastasia Boulevard **Design Standards for Entry Corridors**

Adopted September 25, 2017





Section 1. Purpose and Intent

The purpose of the standards contained in this document is to:

- Promote the unique characteristics of the Anastasia Boulevard overlay area, which features many of the characteristics of mid-century American architecture;
- To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal mixed-use environment;
- To provide standards and criteria by which proposed development in the area will be reviewed.

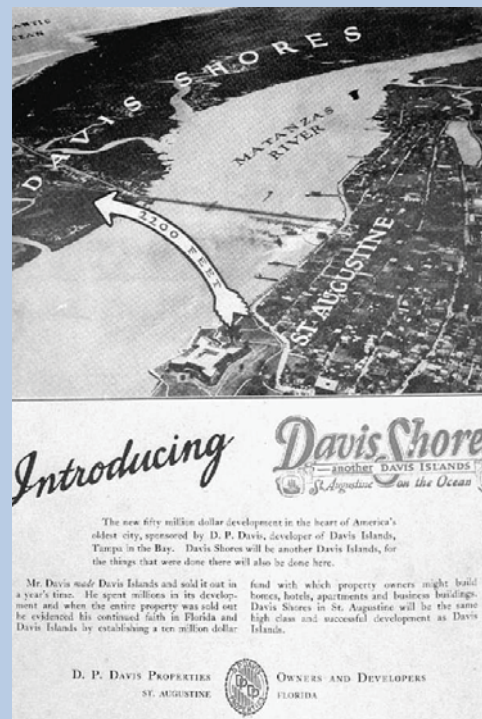
1.1. Historic Background

Davis Shores, located just north of Anastasia Boulevard, was originally designed as an extravagant planned community. Davis Shores, originally platted in 1925, during the real estate boom in Florida, was to include luxury hotels, a yacht club and marina, and two 18-hole golf courses. Due to a major economic bust, the majority of development was put on hold until the 1950s. The original gridded layout of the subdivision, which follows the undulating forms of the island's coastline, is still evident today.

Pedestrian and vehicular connectivity is achieved by limiting the size of blocks. The Anastasia Boulevard overlay area generally displays a gridded network, which shall be maintained and improved. If existing streets or alleys are vacated to allow the aggregation of smaller blocks into mega-blocks, alternative vehicular and pedestrian connections shall be provided.

Figure 1. Davis Shores Early Construction

Available on Google Images





- Light fixtures and photometric plan
- Gutters and downspouts
- Exterior surfaces, materials and textures
- Chimneys
- Roofing
- Air conditioning equipment and above ground fuel tanks
- Electric meters and service risers
- Satellite dish antennas
- Exterior porches, landings, stairs, ramps, railings and banisters
- Fences and walls (height, materials and colors)
- Walks and drive surface materials
- Patios and decks
- Other miscellaneous ornamentation
- Renderings, optional (mandatory for new construction)

4.7. Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along the Anastasia Boulevard, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

4.7.1. Application.

All requests for modifications shall be noted on the site plan. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

4.7.2. Administrative Modifications.

The Planning and Building Department Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the dimensional requirements established in this document. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.

4.7.3. CRC Modifications.

The CRC shall review the following modification of standards:

- Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff, and
- Modifications to the non-dimensional requirements contained in this document.



Changes of more than thirty (30) percent of a dimensional requirement shall be processed as variances (through the Planning and Zoning Board, etc., as defined by City Code).

4.7.4. Prohibited Modifications.

No modification shall be granted under this section for the following:

- a. Use of land.
- b. Maximum levels of density or intensity allowed.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

4.7.5. Review Criteria.

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.
- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the Code of Ordinances and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the modification will result in superior design.

4.7.6. Additional Requirements.

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. Modifications may be granted even if nonconforming structures will be enlarged or altered as a result of the modification.
- d. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- e. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 4.7.2 and 4.7.3, above.

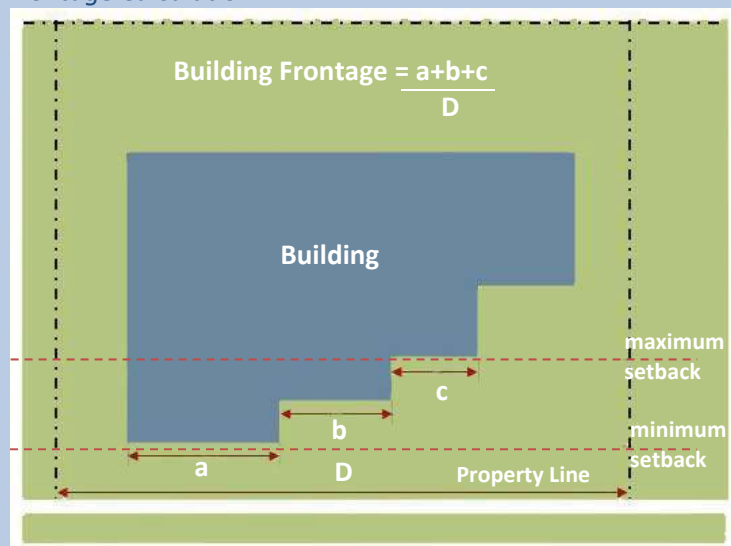


Section 5. Site Design

5.1. Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage (see Figure 4).

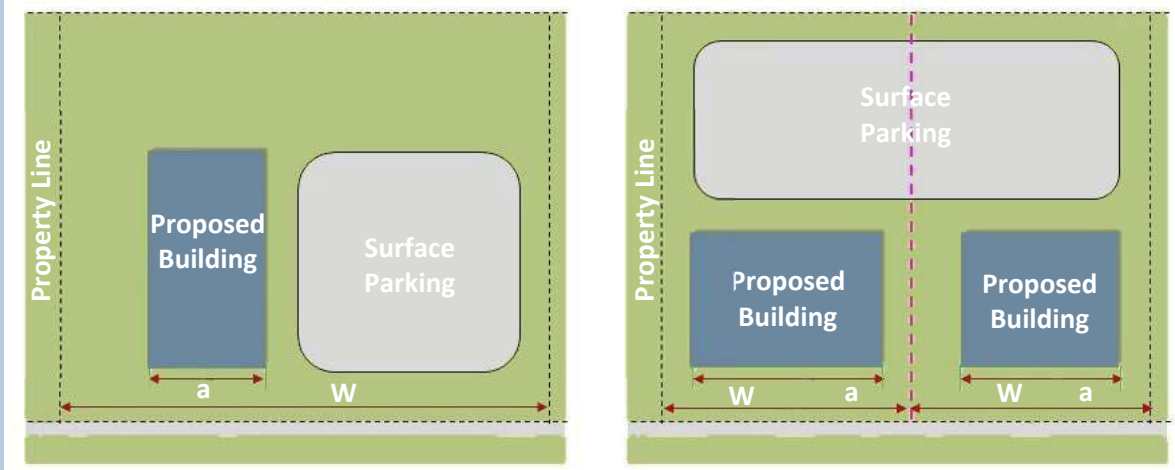
Figure 4. Building Frontage Calculation



- The building frontage ($a+b+c$) shall be a minimum of 50% of the site frontage (D).
- Sites with frontages on multiple streets shall be required to meet the minimum required primary frontage along Anastasia Boulevard only.
- Exceptions to the Building Frontage requirements: In the event the proposed building width is too narrow to meet the minimum frontage requirement, the applicant shall have the option of dividing the lot into smaller, narrower lots to meet the dimension requirements, as shown on Figure 5. No replatting will be required, but the site plan shall show the new lots as available for future development.



Figure 5: Exceptions to the Building Frontage



Left diagram: Building width (a) is too narrow to meet the minimum building frontage. Right diagram: Subdivide the lot to decrease its width (W) to meet the minimum building frontage.

5.2. Building Placement

The placement of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. Elements and uses of the “public realm” may include expanded sidewalks, outdoor café areas, bicycle parking, art/sculpture, and outdoor retail spaces, among others. The rhythm/pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The intent of the following building setback standards is to shape the public realm, and strengthen the physical and functional character of the area.

- a. The building setbacks, which shall be measured from the property line to the building wall excluding eaves and overhangs, shall be as follows:

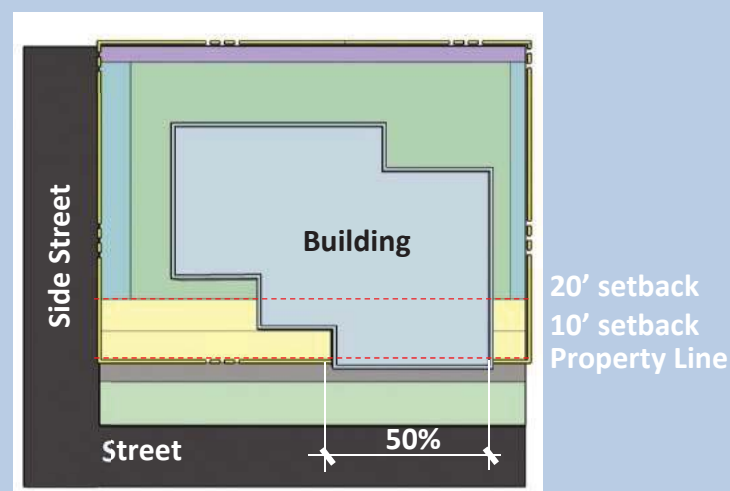
Front and Side Street = 10 feet minimum, 20 feet maximum

Interior Side Setback = 5 feet

Rear Setback = 5 feet

- b. The minimum front and side street setbacks (as defined in Section 5.2.a) may be reduced to 0 feet for a maximum of 50 percent of the building façade facing the street. Note: Eaves and overhangs may not project over the property line. See Figure 6.
- c. The maximum front and side street building setback shall only apply to the portion of the building meeting the building frontage requirement. This provision will allow

Figure 6. Zero Lot Line

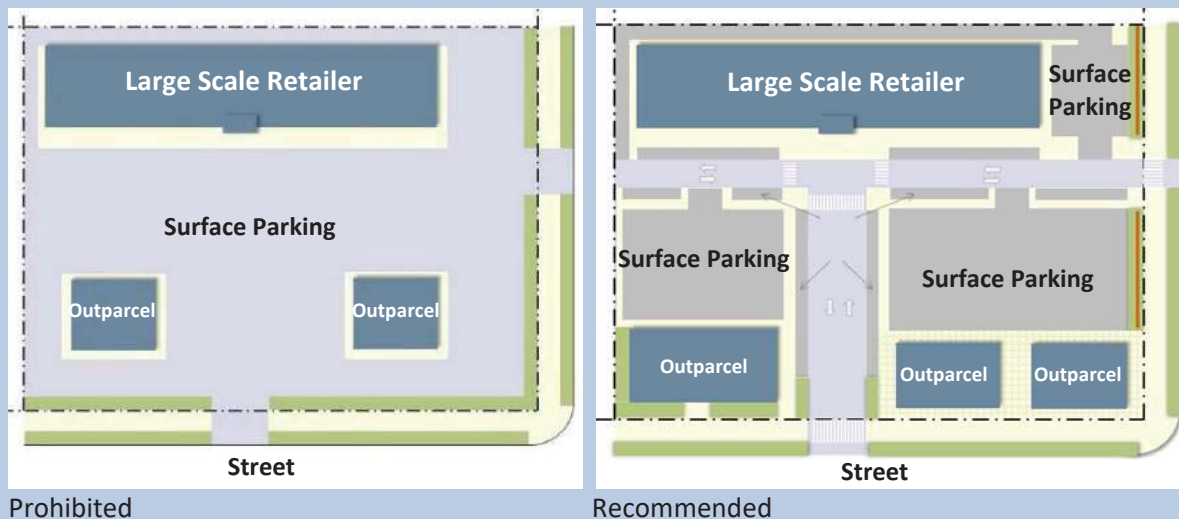




for L-shape buildings, where a portion of the building is recessed more than 20 feet from the front property line.

- d. The front and side street- setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping.
- e. Balconies, bay windows, awnings, canopies and roof overhangs may encroach into the front and side street setback zones, but not into the right-of-way.
- f. New developments or additions abutting or across the street from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or across the street from the single family zoned property. Landscaped buffers shall be provided as required in Section 7 of this document.
- g. Building facades facing a right-of-way shall be built parallel to the property line along that street.
- h. The placement of buildings at the rear of a site is permitted as long as one or more buildings are built in front meeting the requirements of this section (see Figure 7 for an acceptable design alternative). In such cases, the front buildings need to be built first, access drives shall be incorporated into the site layout to create connectivity to other sites and streets. The main access drive shall be centered on the anchor building (if allowed by driveway permits) and shall be lined with buildings or sidewalks and urban landscaping.

Figure 7. Multiple Buildings on a Site



- i. Existing buildings on a site subject to redevelopment will not be required to meet the setback standards listed above. However, if technically feasible and not detrimental to the architecture of the existing building, any additions to the building shall serve to bring the building closer into compliance (see Figure 8).



- b. Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the street setback zone. Modern or contemporary styles are required, in keeping with the architectural style.
- c. Outdoor dining is permitted within street setback zones.
- d. The street setback zone may be used to expand the width of the public sidewalk in front of the development. Appropriate materials for such sidewalk expansion include decorative concrete pavers, tinted paving, clay brick, coquina concrete, or plain concrete.
- e. Elements within the street setback zone (landscaping and architectural features) shall comply with the vision triangle requirements (see Section 7.9 of this document).
- f. The proposed building ground floor along the Street Setback Zone shall contain active uses oriented to the street or, in the case of buildings that are elevated due to FEMA requirements, shall provide a direct connection (steps and/or ramp) to an active use. Active uses may include display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multi-family residential buildings.

5.4. Site Access and Parking Placement

5.4.1. Pedestrian Access and Circulation

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

5.4.2. Vehicular Access

Parking areas shall be accessed from a rear alley, secondary street, or from an adjacent property (shared use agreement necessary), if any of these are available or proposed as part of the development. Where the only option for vehicular access is from Anastasia Boulevard, the following standards shall apply:

- a. Only one driveway shall be allowed per site.
- b. One-way drives shall not exceed 14 feet in width.
- c. Two-way driveways shall not exceed 24 feet in width.
- d. Turning radii along Anastasia Boulevard will be determined by Florida Department of Transportation.
- e. Turning radii for all other streets shall vary between 10 and 20 feet
- f. A Modification of Standards may be issued for turning radii and drive width, if approved by the Corridor Review Committee (see Section 4.7).

5.4.3. Parking Placement.

Surface parking lots shall be located behind the building (see Figure 10). However, the following parking placement alternatives are also allowed:

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building (see Figure 11) only if the building setback and building frontage requirements are met. A street wall and landscaping will be required to screen the parking facility (see Section 7.7).



- b. The placement of parking facilities is permitted in front of a portion of a building (see Figure 11) only if the building setback and building frontage requirements are met (or a Modification of Standards is approved - See Section 4.7). A street wall and landscaping will be required to screen the parking facility (see Section 7).

Figure 10. Parking Location and Access - Allowed

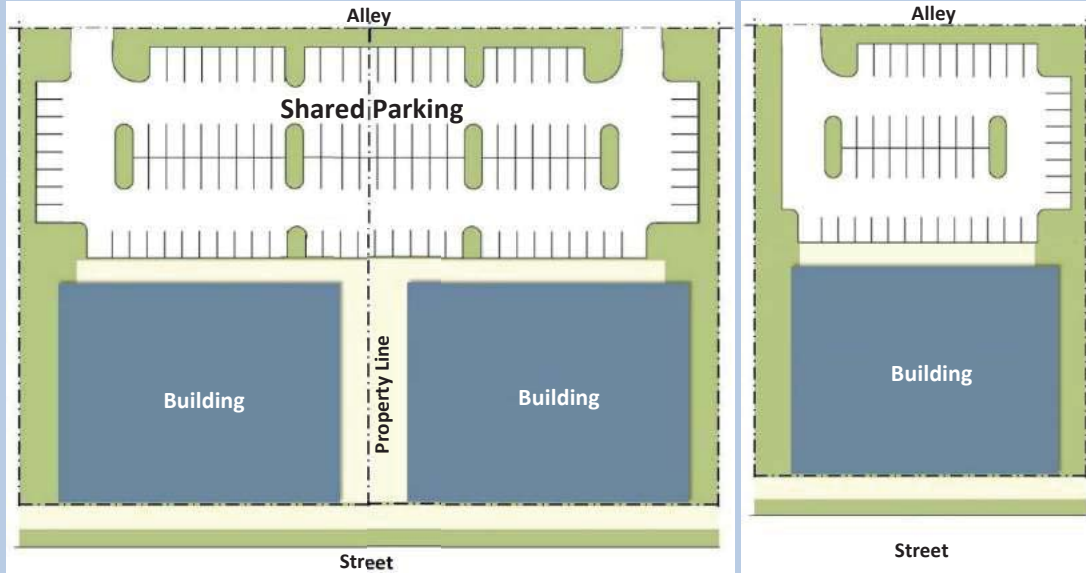


Figure 11. Parking Location and Access – Allowed when site is too shallow for all parking in back or side

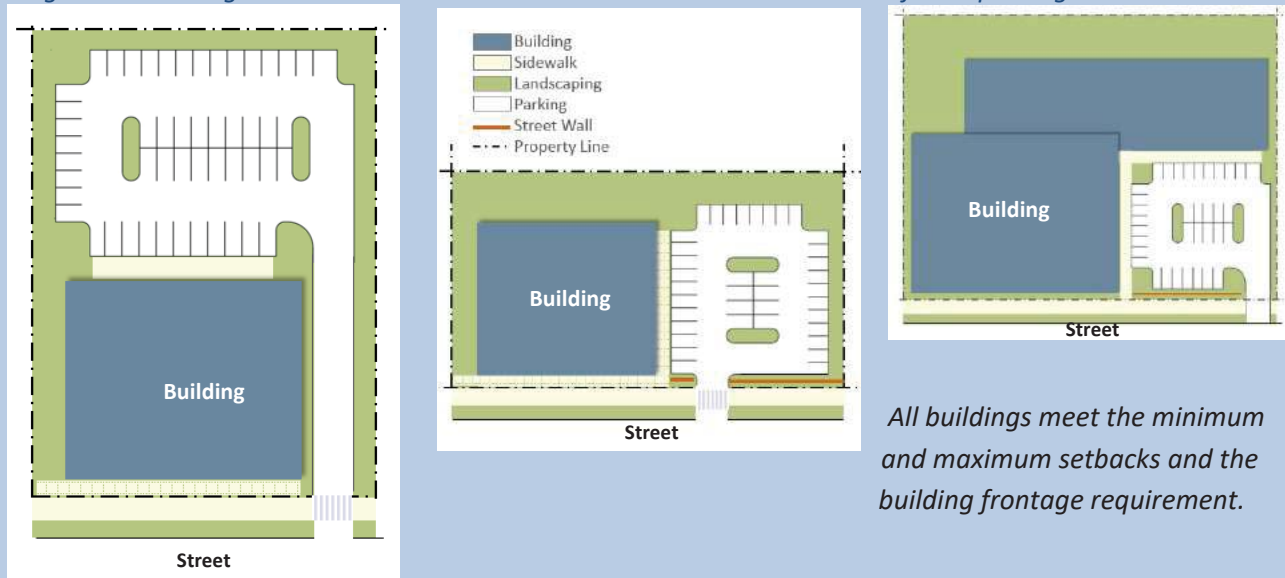
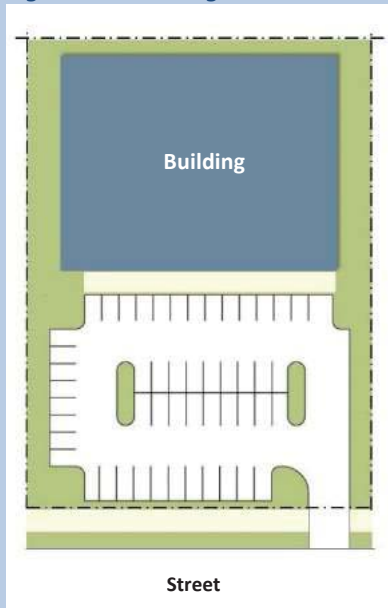




Figure 12. Parking Location and Access – Prohibited – Building Must Fall Within Setback Zone



5.4.4. Existing Non-Conforming Parking Facilities

There are several sites in the district with parking spaces that do not meet current code standards in terms of access, location or size.

- a. **Parking in Front of the Building.** In conjunction with the redevelopment of a site, parking facilities that are already located in front of a building that is not being moved or demolished (see Figure 13) may remain as long as the parking spaces are determined to be safe by Planning and Building Department and/or FDOT.
- b. **Parking Spaces Accessed from Street.** Parking Spaces Accessed from Street. In conjunction with the redevelopment of a site, existing parking spaces that are accessed directly from the street (as opposed to a parking lane, see Figure 12) may remain as long as there is no option to provide the minimum parking requirements elsewhere on the site and the spaces they are determined to be safe by the City, or the Florida Department of Transportation, whichever has jurisdiction over that road. This determination must be in writing.
- c. **Non-Conforming Curb Cuts and Driveways.** Will only be required to meet the standards of this section if there is substantial redevelopment on the site, as defined in Section 3, unless otherwise required by FDOT.

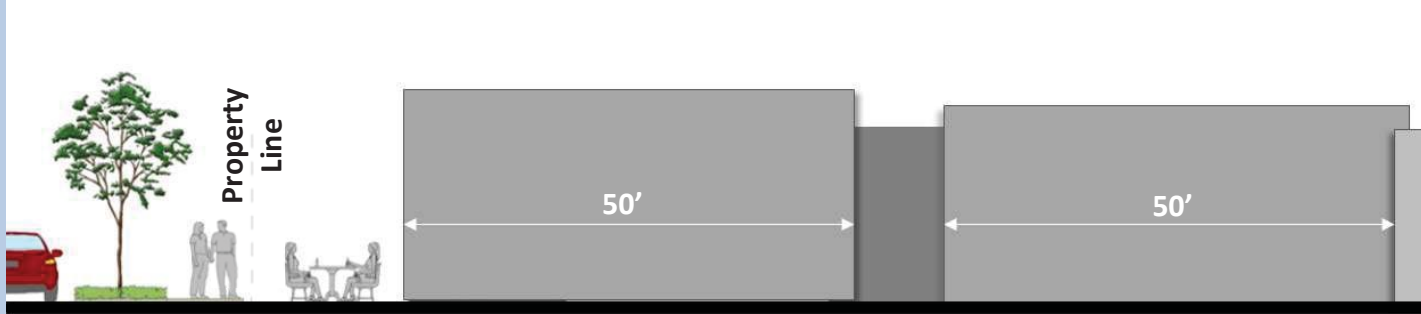


Section 6. Building Design Standards

6.1. Building Massing

Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 16). The recesses and projections shall have a minimum depth of two (2) feet.

Figure 16. Building Massing Example

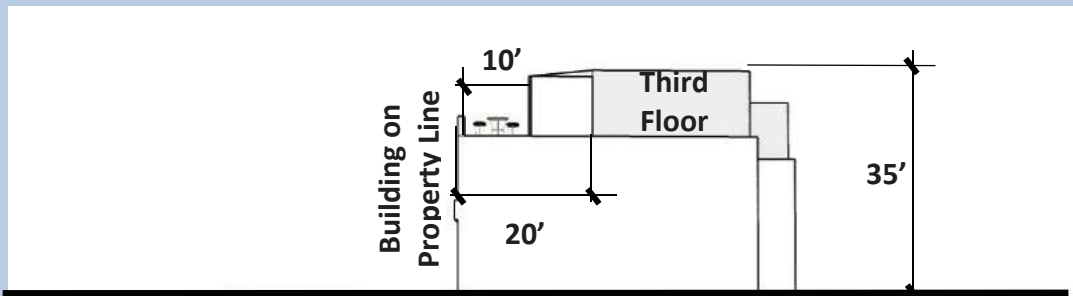


6.2. Building Height

Building height along Anastasia Boulevard shall not exceed 35 feet, measured from the base flood elevation as determined by the Federal Emergency Management Agency to the top of the highest point of the roof or parapet, exclusive of chimneys or other building accessories or ornamental features.

Within the first 20', measured from the front property line, the maximum height shall be 25' measured from base flood elevation. This portion may be utilized for a roof top deck, but any awnings or coverings shall be a minimum of 10' from the front façade. Note that a rooftop deck shall not be placed above 27' anywhere on the building, and an 8' minimum solid sound barrier shall be placed on the rear side of the deck. See Section 7.7, Mechanical Equipment for height restrictions on rooftop equipment.

Figure 17. Third Floor Setback



6.3. Viewshed

In order to protect the view of the lighthouse from Anastasia Boulevard, the maximum building height for properties located on the north/east side of A1A between Ingram Street and the



6.4.1. Architectural Character

While the Spanish Colonial architectural styles are typically associated with the City of St. Augustine, these styles shall not be used for new construction or redevelopment along the Anastasia Boulevard area.

New construction and renovations should focus on reinforcing the mid-century highway commercial character of the Anastasia Boulevard area through current times. Specifically, architectural styles shall be representative of Coastal Vernacular (1930's), Art Moderne (1940's), Mid-Century Modern (1950's-1970's), or Contemporary (current). The following are some of the elements characteristic of the mid-century architecture and art moderne styles, which should be preserved or used as inspiration when designing new buildings or renovations (see Figure 19 and Appendix A for background information on mid-century commercial development):

- Horizontal emphasis.
- Simple design with little ornament and expression, except as noted below.
- Geometrical shapes contrasting with the simple design.
- Asymmetrical façades;
- Flat roof with small ledge (coping) at roofline;
- Cantilever canopies and awnings;
- Porte cocheres;
- Covered walkways/breezeways;
- Smooth, rounded wall surfaces, often stucco;
- Horizontal grooves or lines in walls (sometimes fluted or pressed metal);
- Reinforced concrete, steel, glass, storefront.
- Decorative concrete block screens;
- Open indoor spaces with large plate windows;
- Casement, corner, picture or ribbon windows arranged horizontally;
- Expressive building structure (exposed steel frame, architectural block).
- Metal balustrades;
- Angled supports and railings;
- Glass-block windows, often curved and built into the curved wall;
- Sometimes nautical elements such as porthole windows;
- Bright or subdued colors; typically with darker trim colors or bright metals to offset
- Signs that are integral to the architecture of the building.

For rehabilitations or demolitions, historic objects used for architectural detail shall be preserved wherever possible; the Applicant shall note the historic and architectural significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.



6.4.5. Building Materials

Allowable exterior finishes include stucco, natural hardwood, brick, painted wood siding, painted concrete block, mill finish aluminum, and simulated wood siding. Pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed, however, natural hardwoods may be left unpainted.

- a. Building materials shall be primarily painted concrete block or stucco. Accent detailing may include brick or stone bulkheads.
- b. Stretch awnings on curved aluminum frames are not allowed.

6.4.6. Windows and Glazing

Glazing percentages shall be calculated as the total area of glass (windows and glass doors), or openings in the case of parking garages, divided by the façade area

- a. The size and division of windows shall reflect horizontality.
- b. Multiple pane glass is allowed up to the allowed percentages of glass for any one façade. Windows that abut a right-of-way are to be arranged to enhance the pedestrian's viewing ability into the building.

Figure 21. Examples of Windows



Prohibited as it does not allow passerby visual access and it does not meet the 30% minimum rule



Allowed as it allows passerby visual access into the building.





- c. Allowable glazing types are to be clear float, gray light, and solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. The percent of glazing at ground floors abutting rights-of-way shall be 30% minimum and 65% maximum of the ground floor facade area (not including parapet). The percent of glazing on upper floors abutting city rights-of-way shall be 30% minimum and 40% maximum.

Figure 22. Calculating Glazing

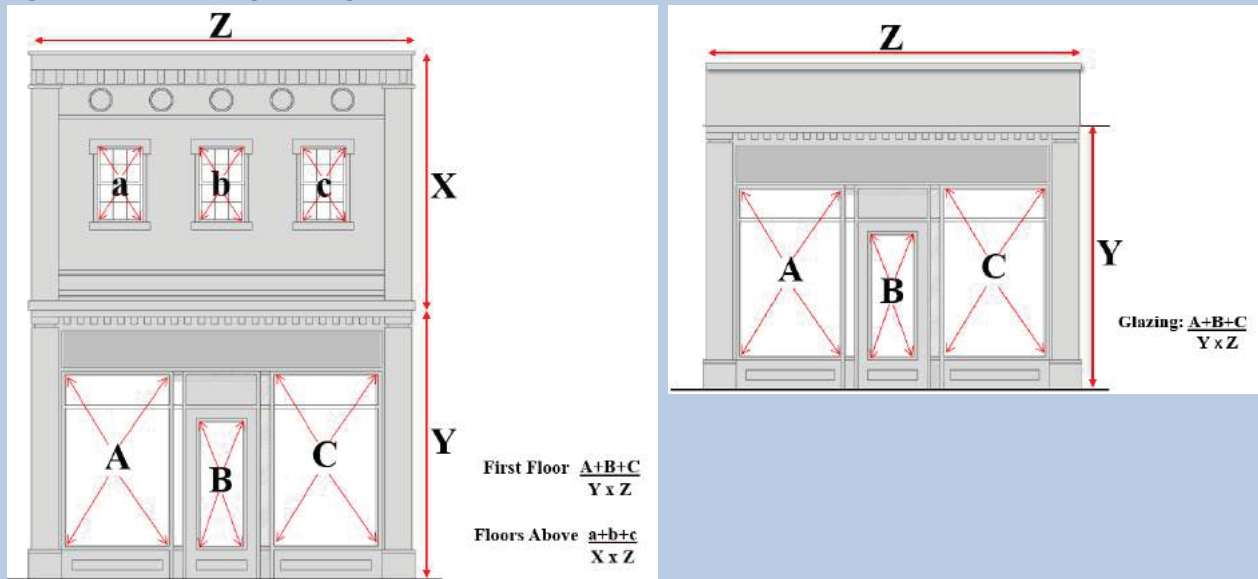


Figure 23. Examples of Glazing



Approx. 30%



Approx. 43%



Approx. 53%

Medical uses meeting the glazing requirements.





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



VARIANCE TO THE DESIGN STANDARDS OR GUIDELINES

Application Fee: \$350.00 (plus advertising costs)

BDAC Project No. 2019-009 AUG 30 2019

Receipt No. Paid handwritten receipt

Meeting Date: October 17, 2019 Planning Building Dept.

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

PLEASE PRINT OR TYPE (ATTACH ADDITIONAL SHEETS AS NEEDED)

1. NAME OF APPLICANT PJ Patel mail staff & PDA to Matthews Design Group attn: Shannon Acevedo
Business (if applicable) _____
Address 3501 N Ponce de Leon Blvd Ste K
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-501-3506 Other phone/email _____
7 Wabdo St. St. Augustine, FL 32084
Shannon@mdginc.com
2. NAME OF PROPERTY OWNER Umabhagu Equities LLC
Business (if applicable) _____
Address 3501 N Ponce de Leon Blvd Ste K
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) 904-501-3506 Other phone _____
3. PROJECT STREET ADDRESS 841 Anastasia Blvd
4. LEGAL DESCRIPTION: Lot 2&3 Block 35 Subdivision Carvers Sub Parcel 158040-0000
5. EXISTING USE Vacant PROPOSED USE Retail
6. DESCRIPTION OF REQUEST THAT REQUIRES A VARIANCE:
This is a request to allow a commercial retail building proposed within the Entry Corridor to be less than 50% of the required building frontage of Anastasia Blvd.
The draft attached site plan provides a footprint that attempts to get close to this requirement, but it would be infeasible to make the building more than 75 linear feet long.

7. Complete the following for a VARIANCE:

The variance provides flexibility based upon a qualified architectural or historic condition associated with the existing building and lot configuration, the architectural character of the existing building, or the historic architectural character of the specific corridor, all to be determined appropriate by the Historic Architectural Review Board. The proposal may not conflict with other ordinances and will maintain the architectural heritage and enhancement of the overall visual character of the corridor. The Board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the corridor; and will be in harmony with the spirit, intent, and purpose of this provision.

☒ I have read and understand the above statement

- a) Does the existing building and lot configuration have a unique character based upon an architectural or historic condition not common to other properties on the same corridor? (Example: the building is setback on the lot unlike neighboring buildings) Please explain fully: _____
Yes, the lot fronts Anastasia Blvd for approximately 205 feet and has a maximum depth of 109.7 feet and is as narrow as 62.9 feet.
Given the site constraints and meeting other design requirements make it infeasible to achieve a building footprint that is 102.5 feet long.
- b) Does the existing building have a unique style based upon an architectural or historic condition not common to other properties on the same corridor? Please explain fully: _____
A part from the proposed building length, the building will meet the Entry Corridor design guidelines and is planned to be fit the X architectural style.
Please see attached narrative for more detail.

- c) Does the proposed project take into consideration the unique historic architectural character of the corridor on which the property is located? Please explain fully: Yes, the proposed site plan places the building at the front and focuses parking and drive aisles to the rear to encourage a ped-friendly environment.
- d) Is the proposed project allowed on property not located on an Entry Corridor? ☒ Yes ☐ No
- e) If granted, will the variance adversely affect other property in the corridor? : _____
No, the variance will allow for the development of a retail business in an infill lot that would be difficult to develop without the variance.
Please see attached narrative for more detail.
- f) If granted, can you establish that the variance will be in harmony with the intent and purpose of the Design Standards for Entry Corridors? : Yes, the variance to the 50% building frontage requirement can keep to the harmony and spirit of the Entry Corridor Design Standards, because it focuses the active part of development toward the front of the street and focuses other needed infrastructure toward the rear of the site as much as is practical. Please see attached narrative for more detail.

8. AGREEMENT

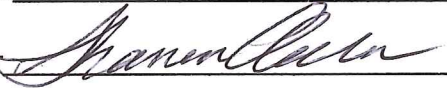
If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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

I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.

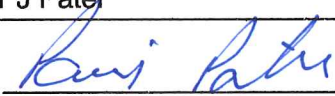
Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will be assessed to the applicant.

PRINT APPLICANT'S/APPELLANT'S NAME Shannon Acevedo, AICP

SIGNATURE OF APPLICANT/APPELLANT 

DATE 8/30/19

PRINT OWNER'S NAME PJ Patel

SIGNATURE OF OWNER 

DATE 8/12/19

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

AUG 30 2019

Planning/Building Dept.

841 Anastasia Boulevard:

Summary Request for Variance to Section 5.1 of the Anastasia Boulevard Design Standards

Summary of Request and Background

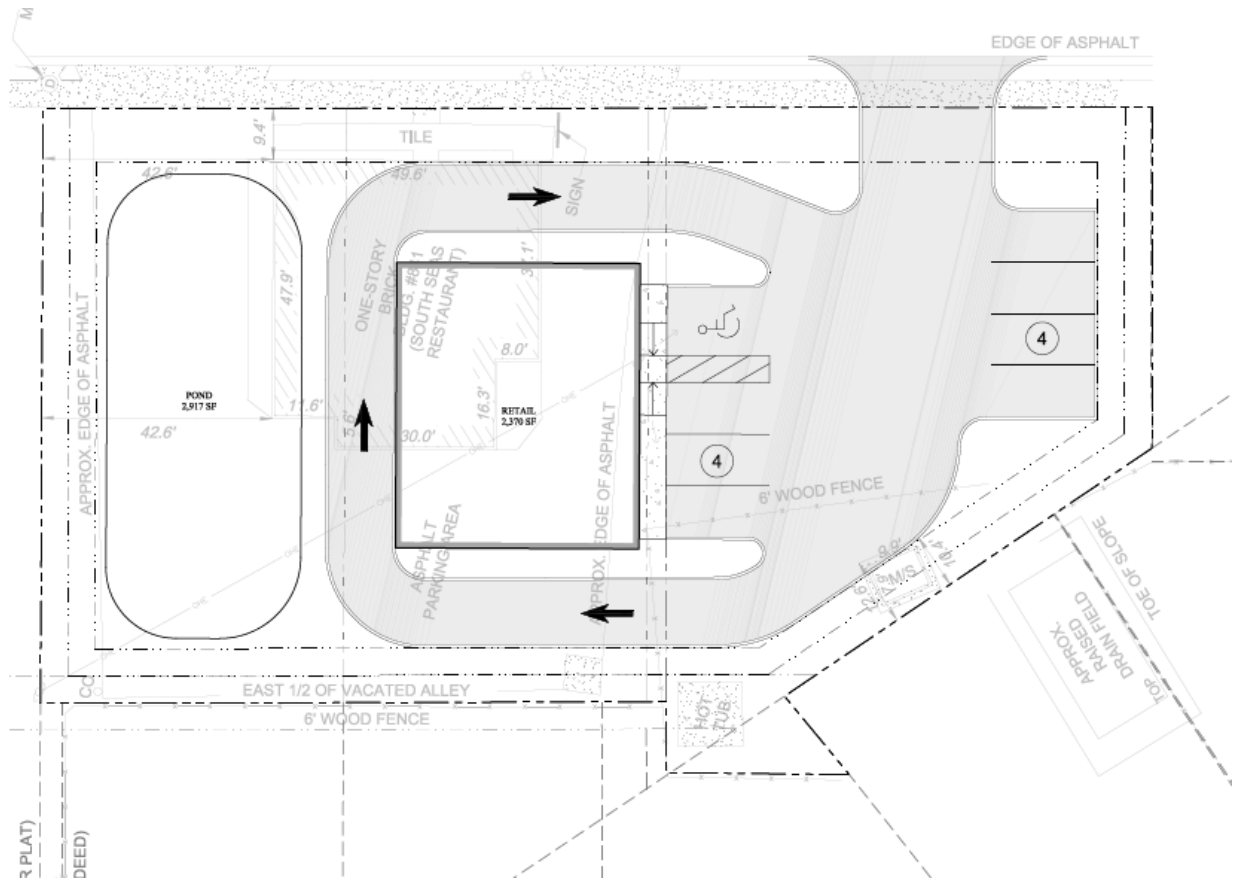
This request would allow a proposed retail building to front Anastasia Blvd for less than 50% of the parcel's linear roadway frontage as regulated in Section 5.1 of the Anastasia Boulevard Design Standards. It would also allow for relaxation of the 14-foot wide maximum driveway width referenced in Section 5.4.2, as a lane toward the rear of the site that is separate from the one-way driveway is proposed to accommodate a drive-thru/take-out window. The driveway and window access aisle combined require a total of 24 feet of width at its maximum. Finally, two parking spaces including a required handicap space is proposed on the side of the property due to site constraints and ease of access for handicapped visitors. Section 5.4.3 require parking to be placed in the rear of the site.

The attached site plan proposes a building 75 feet in length on a parcel that has approximately 205 feet of frontage on Anastasia Blvd or 36.6% of building frontage. While this does not meet the 50% minimum requirement, it strives to get closer to the standards of the Entry Corridor from the original site plan that featured a building with less than 50 feet of frontage. The original site plan was submitted to the City of St. Augustine on May 25, 2018, and staff provided feedback concerning the 50% building frontage requirement as well as provisions to locate infrastructure such as parking and stormwater to the rear of the site. After consulting the details of the Entry Corridor Design Standards, the site plan was redesigned to meet the spirit of this code and blend with the existing character of this corridor. With the modifications to bring the building footprint to the front of the site, the drive aisle for the drive-thru/take-out proposed, was designed adjacent to the driveway through the site triggering the modifications determined to be necessary in staff review to vehicular access standards of Section 5.4.2. While most of the parking area was reconfigured to the rear of the site, two spaces were needed on the side to meet the parking requirements and to provide safer and more comfortable access to handicapped customers. Section 5.4.3 of the Anastasia Boulevard Design Standards provides that placement of parking facilities may be on the side, but only if the building setback and frontage requirements are met. The spirit of the code is met here with the proposed three-foot (3') tall street wall and landscaping which will buffer the two parking spots along the frontage of Anastasia Blvd.

Lot Constraints, Unique Characteristics and Rationale for the Request

The original site plan as shown below featured a square-like building with a drive that wrapped around the building and parking on the southern side. This original configuration was more typical of other retail liquor store floor plans and was designed around existing trees and maximizing the space by locating the parking within the narrow, oddly-configured portion of the lot. The project site is made up of two parcels as it would be infeasible to fit the building, parking and required stormwater within a portion of the site. However, the site in its entirety spans 205 linear feet along Anastasia Blvd. The depth at its maximum is 109.7 feet, a little more than half of the width along the roadway, and the depth at its minimum is only 62.9 feet. Further constraints include the location of existing trees which we would like to preserve. There is a 24" Oak in the rear northern portion of the site, and several trees in the southern rear portion of the site including three additional oak trees, a cedar tree, a Hercules Club tree and one palm tree. These trees are proposed to remain undisturbed on site, but this significantly limits the space

for parking and retention especially while complying with the code requirement to locate retention outside of the front setback.



The attached revised site plan and proposed building is intended for a retail store of liquor and spirits, featuring 75 feet of frontage along Anastasia Blvd. The site plan maximizes space along the Anastasia Boulevard by creating a more rectangular footprint 75 feet in width, and between 31 and 33 feet in depth. The majority of parking has shifted to the rear of the property with two parking spaces adjacent to the building including one handicapped parking space meeting ADA requirements. As mentioned earlier, the handicapped parking spot is better suited along the side closer to the building. A ramp is planned along this side of the building to the main entrance. In addition, there are a couple of beautiful oak trees marked on the site plan next to the parking in the rear that would have to be cut down in order to place all parking at the rear of the site. The driveway is planned to be one-way, with an independent aisle space dedicated to a drive-thru/take-out window. The Applicant understands that the question of drive-thru must be presented and vetted through the Planning and Zoning Board, but it is important to note for this application as it pertains to the planned widths and configuration of driveways. Ponds have been shifted to the rear and sides of the parcel.

The Anastasia Boulevard Design Standards mandate the 50% building frontage rule in order to “ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings.” However, the design standards document recognizes that there will be instances when long, narrow lots will not be able to meet this provision and offers some possible solutions to meet the code by dividing up the lots into parcels with less street frontage as shown below:

Building and architecture and the Entry Corridor

The proposed site plan and built infrastructure takes into consideration the standards and intent of the Anastasia Boulevard Design Standards. In terms of site design, the proposed site plan follows these design provisions by locating all parking and stormwater retention to the rear of the front setback line and places the building as close as possible to the front of the property in order to provide continuity and active space along the corridor rather than creating a void. The main entrance to the building will face Anastasia Boulevard. This will encourage pedestrian activity and offer easy access for both walkers and bicyclists to approach the store from the sidewalk. A bicycle facility will be incorporated into the site design meeting the requirements of Section 5.5. In addition, tasteful lighting in compliance with Section 5.6 will be incorporated into the site to enhance safety and provide an inviting atmosphere. Full cut-off fixtures shall be used and the parking lot will be lit at a minimum of 0.13 foot candles.

With the exception of the building frontage requirement, the architecture will meet the provisions of the Anastasia Boulevard Design Standards. Given the maximization of width along Anastasia Boulevard, a portion of the building will be recessed two feet in order to break up the massing and avoid a monotonous façade. As shown in the attached elevation, the design also features a step-down in height to provide architectural interest for the linear footprint spanning 75 feet along Anastasia Blvd. The architecture will follow the design elements of Mid-Century Modern with a contemporary flair incorporating the following attributes following Section 6.4.1:

- Horizontal emphasis: The design is focused horizontally, prioritizing the space at ground level along Anastasia Blvd and helping to fill out the corridor's streetscape.
- Simple, classic design featuring geometric shapes and little ornamentation: The design is rectangular and square for both the building elevation as well as the choice of windows.
- Flat roof with small ledge (coping) at roofline and cornice treatment at least 18" in height: The design depicts a flat roof with elegant coping for a finished look.
- Reinforced concrete, steel, glass storefront: The elevation features a glass grid storefront as the focal point of the design and to create an inviting atmosphere.

The building is planned to be finished with a combination of stucco and hardie-board siding. Colors of the building and architectural features will be chosen from the pre-approved colors on file within the Anastasia Boulevard Design Standards Appendix B. There will be a minimum of three colors.

Landscaping will be incorporated throughout the site and meet the provisions of Section 7 within the South Zone of the Entry Corridor. The South Zone consists of an established coastal oak canopy and it is important to note that the proposed site plan seeks to preserve a number of oak trees despite the narrow configuration of the property. In addition, the front buffer along Anastasia Boulevard will meet the 'F' classification which provides for 4 trees and 20 shrubs per 100 feet of frontage allowing up to 50% of the requirement to be located in adjacent side yards. Placement of trees and landscaping along Anastasia Blvd will only enhance the corridor and offer shade, comfort, and beauty to the areas especially outside the building footprint which will further mitigate any concerns of creating a void along the streetscape. A landscape plan is attached to demonstrate preservation of existing trees as well as planned location of proposed trees and shrubs for the site.

Harmony and Intent of the Code and Design Standards

The proposed site plan and variance requested will meet the harmony and intent of the Code and Design Standards and will not adversely affect other properties in the corridor. The site plan features an in-fill development within an active, interesting corridor along Anastasia Boulevard. It replaces a vacant building with a new structure that will fit in with the surrounding community with similar aesthetics, architecture, and scale as the surrounding area. The business owner is currently located within Anastasia Island and has built a successful business which is expected to excel at the proposed location. Approval of this variance request will not adversely affect other properties, but rather be an asset to the community. Currently, the site stands as a vacant, unused space and the irregular lot configuration will pose challenges for future development in general. By approving the variance, a small-scale business can be developed that will offer added retail to the area, provide much needed landscaping that is inviting to the neighborhood, and add to the continuous built infrastructure by featuring a 75-foot building along the street. By allowing the variance, the site has flexibility to be developed in a responsible and self-sufficient way by retaining all stormwater on-site and adhering to all setbacks and buffer requirements to avoid any negative impacts to adjacent properties.



7 Waldo Street
St. Augustine, FL 32084
P: 904.826.1334 | F: 904.826.4547
www.MDGinc.com

LETTER OF TRANSMITTAL

Date: August 30, 2019

Sent Via: Hand Delivery

To: City of St. Augustine
Planning and Building/Historic Architectural Review Board
75 King Street
St. Augustine, FL 32084

RECEIVED

AUG 30 2019

Planning/Building Dept.

Attn: Jennifer Wolfe

MDG Project No(s): 18089.01

Project Name: 841 Anastasia Blvd Commercial

THESE ARE BEING TRANSMITTED:

Copies	Description
1	Signed HARB Application Form
1	Review Fee Check
1	HARB Variance Request Narrative
1	Site Plan
1	Architectural Floor Plan and Elevation
1	Landscape Plan

COMMENTS:

This package is for a HARB variance request for a property seeking relief from Section 5.1 of the Anastasia Boulevard Design Standards to allow for a retail structure to have a building length less than 50% of the frontage onto Anastasia Blvd.

Copies: 1


MATTHEWS DESIGN GROUP, Inc.
Shannon Acevedo, AICP
Senior Planner

841 Anastasia Boulevard:

Summary Request for Variance to Section 5.1 of the Anastasia Boulevard Design Standards

Summary of Request and Background

This request would allow a proposed retail building to front Anastasia Blvd for less than 50% of the parcel's linear roadway frontage as regulated in Section 5.1 of the Anastasia Boulevard Design Standards. The attached site plan proposes a building 75 feet in length on a parcel that has approximately 205 feet of frontage on Anastasia Blvd or 36.6% of building frontage. While this does not meet the 50% minimum requirement, it strives to get closer to the standards of the Entry Corridor from the original site plan that featured a building with less than 50 feet of frontage. The original site plan was submitted to the City of St. Augustine on May 25, 2018, and staff provided feedback concerning the 50% building frontage requirement as well as provisions to locate infrastructure such as parking and stormwater to the rear of the site. After consulting the details of the Entry Corridor Design Standards, the site plan was redesigned to meet the spirit of this code and blend with the existing character of this corridor.

Lot Constraints, Unique Characteristics and Rationale for the Request

The original site plan as shown below featured a square-like building with a drive that wrapped around the building and parking on the southern side. This original configuration was more typical of other retail liquor store floor plans and was designed around existing trees and maximizing the space by locating the parking within the narrow, oddly-configured portion of the lot. The project site is made up of two parcels as it would be infeasible to fit the building, parking and required stormwater within a portion of the site. However, the site in its entirety spans 205 linear feet along Anastasia Blvd. The depth at its maximum is 109.7 feet, a little more than half of the width along the roadway, and the depth at its minimum is only 62.9 feet. Further constraints include the location of existing trees which we would like to preserve. There is a 24" Oak in the rear northern portion of the site, and several trees in the southern rear portion of the site including three additional oak trees, a cedar tree, a Hercules Club tree and one palm tree. These trees are proposed to remain undisturbed on site, but this significantly limits the space for parking and retention especially while complying with the code requirement to locate retention outside of the front setback.

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AUG 30 2019

Planning/Building Dept.

Building and architecture and the Entry Corridor

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Harmony and Intent of the Code and Design Standards

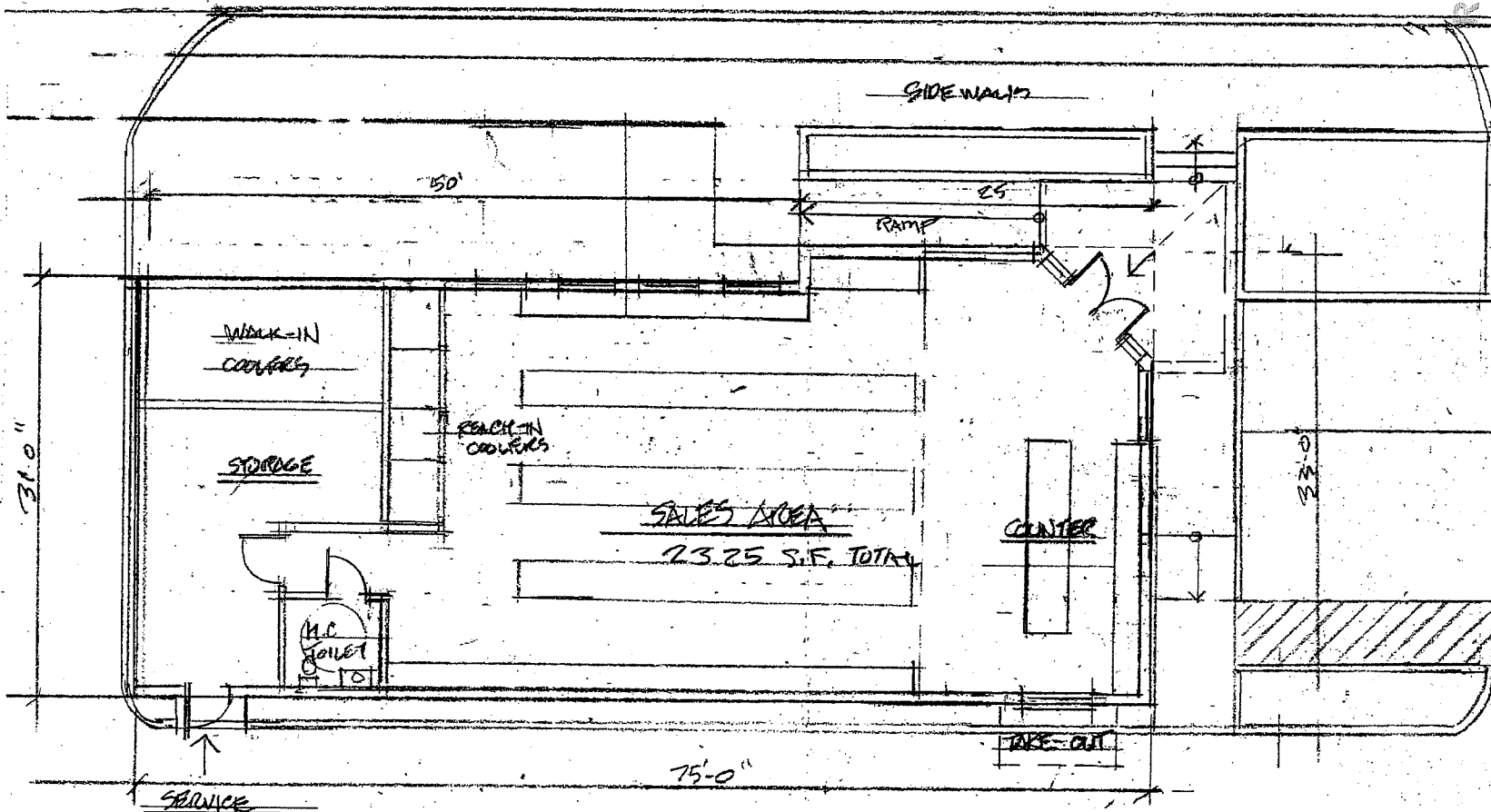
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ANASTASIA BLVD.



~~FLOOR PLAN~~ 1/8"=1'-0"

7.28.19

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JUG 30 2019

Planning/Building Dept.

LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW BOTTLE STORE
P.J. LIQUORS

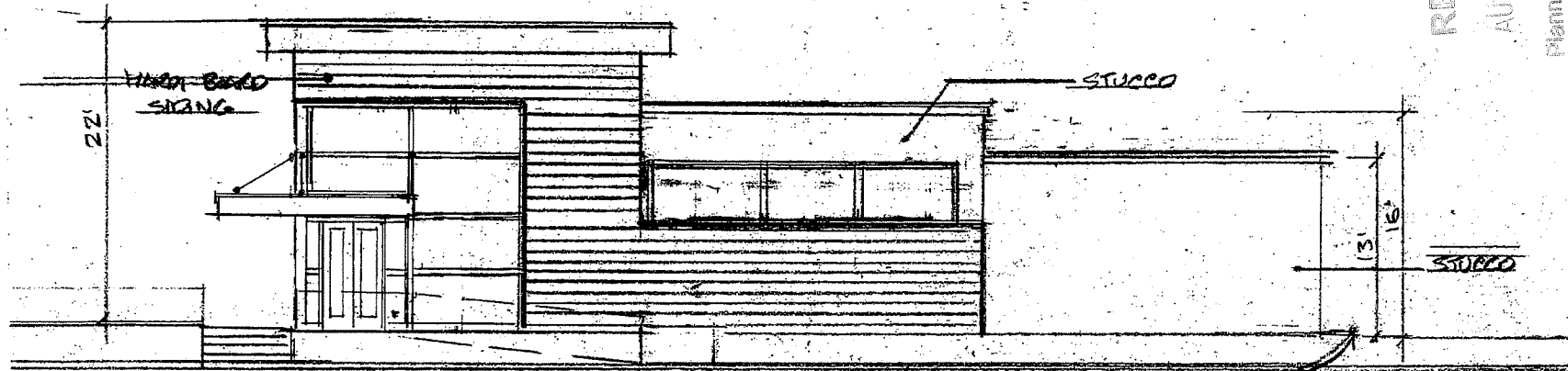
321 ANASTASIA BLVD., ST. AUGUSTINE, FL.

Scale: AS NOTED
Name: P.J.
Date:

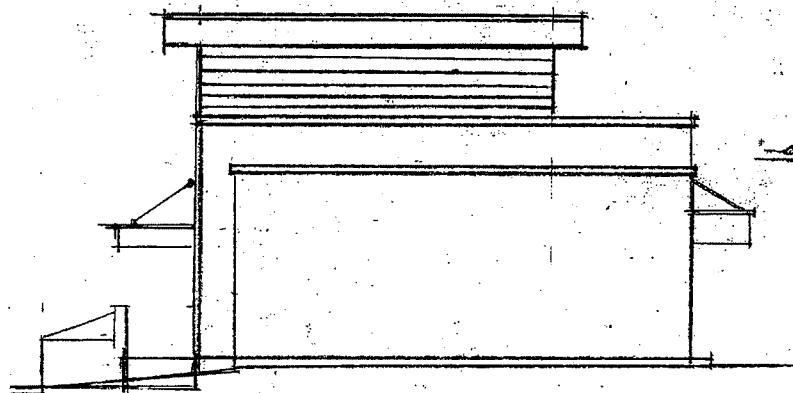
SHEET

A1

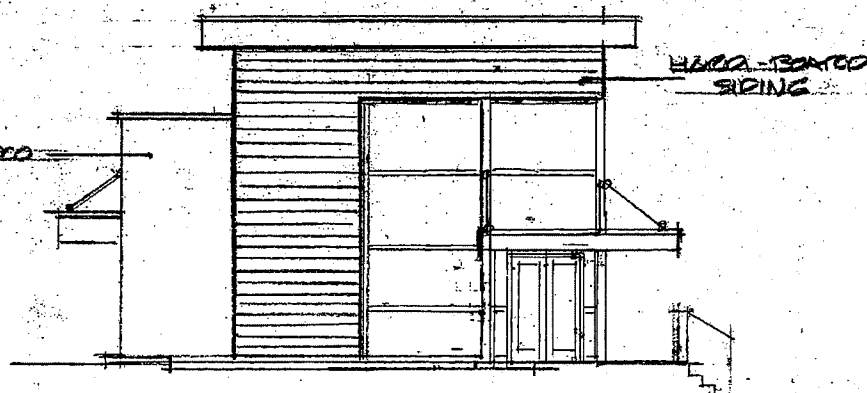
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AUG 30 2019
Planning/Building Dept.



NORTH ELEVATION
ANASTASIA BLVD



WEST ELEVATION



EAST ELEVATION

7-28-19

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW BRIDGE STORE
P.J. LIQUORS
841 ANASTASIA BLVD. ST. AUGUSTINE, FL

DATE: 7-28-19
SCALE: AS NOTED
SHEET NO.:
SHEET
A1

RECEIVED
AUG 30 2019
Planning/Building Dept.





CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 17, 2019

Re: Planning and Building Permits - Historic Preservation Districts and Entry Corridors

During the month of September 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

100 St. George Street (Three temporary banners for Medieval Torture museum, one for each street frontage.)

500 Anastasia Boulevard (Temporary banner for Blue Waters Jewelers for special sale)

57 San Marco Ave (New signs for Firestone replacing existing two wall signs 27' and 17 sq. ft. and pole sign face change for 67 sq ft. sign)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

12 Cathedral Place (Interior renovations for restaurant)

118 Avenida Menendez (Paint shutters)

102 San Marco Ave (Replace 14 windows)

137 San Marco Ave (Interior renovation for rooms 131-146 including drywall, plumbing flooring & paint)

11 Aviles Street (Interior renovations Unit 2E & 1C)

119 St. George St. (Replace 2 rim joists, 2 handrails on balcony, repaint doors, windows & trim)

66 Hypolita St. (Re-paint like for like)

950 Anatasia Blvd. (Replace riser & meter can)

290 St. George St. (Gas line for range & set 100lb tank with anchors)

259 San Marco Ave. (HVAC change out)

125 King Street (Install 3 ½ ton HP condensing Unit)

45 San Marco Ave. (Replace A/C unit)

237 San Marco Ave. (Install new Wilkens 975 ¾ RP2 lead free backflow)

HARB APPROVED DEMOLITION

None



Jenny Wolfe, Historic Preservation Officer