



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, November 21, 2019 12:00 p.m.*

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

1. Roll Call
2. Special Presentation to conclude at 1:00 p.m.*
 - a) Introduction of the consulting team for "Resilient Heritage in the Nation's Oldest City" grant to include discussion and public comment
3. General Public Comments for Items not on the Agenda
4. Approval of Minutes
5. Modification and approval of Agenda
6. Recommended Expedited Hearing Items
 - a) Certificate of Appropriateness 2019-0104
Paul J. Thompson – Applicant and Owner
[168 Avenida Menendez](#)
To construct a 5' masonry and stucco property wall with wood gate and relocate existing fencing to the second floor balcony.
 - b) Certificate of Appropriateness 2019-0107
John Valdes and Associates, Inc. - Applicant
Gary and Laura Shivers – Owner
[101 Marine Street](#)
To alter a portion of the rear, northeast corner of the building's first floor to include windows, doors, roofing and siding to accommodate interior renovations.
 - c) Certificate of Appropriateness 2019-0110
Environmental Land Managers, LLC - Applicant
CHW LLC et al and 1 King Street LLC – Owner
[1 King Street \(a.k.a. 8 Marine Street\)](#)
To replace existing concrete and coquina concrete walkways and non-paved areas with clay brick pavers in the front and rear building patio areas.
7. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness 2019-0087
(Continued from September Meeting)
John and Karin White – Applicant and Owner
[253 Charlotte Street](#)
To replace all of the existing windows with vinyl windows.

8. Certificate of Demolition

a) 2019-0106

Robin Bunnell – Applicant and Owner

107 Zoratoa Avenue

To demolish a building constructed in 1952 that is recorded in the Florida Master Site File and not located in a district. (Hurricane Damage)

b) 2019-0108

St. Johns Housing Partnership, Inc. – Applicant and Owner

111 Masters Drive

To demolish a building constructed in 1948 that is not recorded in the Florida Master Site File and not located in a district.

c) 2019-0109

K. Kemper Meiring – Applicant

Kenneth and Patricia Meiring – Owner

103 South Street

To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired)

9. Incomplete Items (*At the time of application the package was not substantially complete*)

a) Certificate of Appropriateness
2019-0111

Cronk Duch Architecture – Applicant

12 Avenida Menendez, LLC – Owner

12 Avenida Menendez

To demolish rear portions of the building and property features, construct an attached one story loggia and rear one story buildings, construct an attached one story building to the south with roof patio area, add an upper patio to the existing building, and to alter or construct other associated features within the existing building and site area. (*Building elevations were not provided at the application deadline and may have been submitted at a later time*)

10. City Projects: Certificate of Appropriateness

a) 2019-0103

City of St. Augustine Public Works – Applicant

City of St. Augustine – Owner

Avenida Menendez and Marine Street intersection

To construct pedestrian improvements across Avenida Menendez and Marine Street from Artillery Lane to the City Marina to include a crosswalk, signage, ADA ramp, and curbed islands.

b) 2019-0112

City of St. Augustine Public Works – Applicant
City of St. Augustine – Owner

**Cuna Street section between Charlotte Street and
Avenida Menendez**

To construct roadway improvements to match previously approved Downtown Improvement District design standards including coquina concrete and clay paving materials, light poles, string lights, street furniture, and removable fences and bollards.

11. Planning and Building Staff Approved Permit Report

12. Other Business

a) Review schedule for 2020 proposed HARB meetings

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 October 17, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 17, 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
Barbara Wingo, Vice-Chairperson
Jon Benoit
Gaere MacDonald

Absent:

Paul Weaver, III

City Staff:

Jenny Wolfe, Historic Preservation Officer
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary
Lauran Morse, Recording Secretary

2. General Public Comments for Items not on the Agenda

The Board heard from the following:

- Mike Dixon

Nation's Oldest City grant be added as a discussion item.

There was Board consensus to approve the agenda as amended.

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the September 26, 2019 minutes as presented. The motion was SECONDED by Mr. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

Ms. Duncan announced that the next meeting would be held November 21, 2019 at 1:00p.m.

5. Public Comments related to Expedited Hearing items:

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

5. (a) Certificate of Appropriateness 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.

Les Thomas agreed to staff conditions and waived his presentation.

4. Modification and approval of Agenda

Ms. Duncan announced the withdrawal of item 7(a).

Ms. Wolfe advised that the applicant for item 8(a) should have been listed as Dixon Design Studio. She asked that a discussion regarding the Resilient Heritage in the

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

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

Ex Parte Communication:

(None)

MOTION

Mr. Benoit **MOVED** to **APPROVE** Certificate of Appropriateness application 2019-0097 with staff condition regarding revising the French doors, finding that the other proposed changes were consistent with the Spanish Colonial style. The motion was **SECONDED** by Ms. Wingo.

Ms. Wolfe asked for clarification regarding balcony doors which were shown on the plans as two French doors, but recommended to be a single door.

Mr. Thomas agreed to install the single door per staff recommendation.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0087 – John and Karin White – Applicant and Owner
253 Charlotte Street

To replace all of the existing windows with vinyl windows.

Applicant was not present and there was Board consensus to hold the item to the end of the meeting to allow the applicant time to arrive.

Item was revisited after item 10(a).

MOTION

Mr. MacDonald **MOVED** to **CONTINUE** Certificate of Appropriateness application F2019-0087 to the November 21, 2019 meeting to allow the applicant to appear before the Board with appropriate revisions to the application. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Macdonald, Wingo, Benoit,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (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.

Item was withdrawn by the applicant prior to the meeting.

8. Certificate of Demolition

8. (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.

Ms. Wolfe 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** 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:

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

Deborah Smith was available for questions.

Ex Parte Communication:

(None)

30 certified notices were sent, 8 were returned in favor, and 3 had comments.

Public hearing was opened.

George Norman said that the subject structure was dilapidated, and the replacement structure maintained the historic nature of the main house and neighborhood.

Public hearing was closed.

The Board discussed:

- Poor condition of existing structure
- Proposed replacement structure appeared to match the existing structure and maintained the character of the area
- Desire to see salvage of components of the existing structure
- Condition of existing barn doors

- Applicant intended to replace the existing building with a similar structure
- Recommendation that the applicant have staff review of proposed replacement location to ensure setbacks were allowed
- Staff conditions to record the structure and salvage barn doors and windows

MOTION

Mr. MacDonald MOVED to APPROVE Certificate of Demolition application 2019-0095 with the conditions that the applicant makes a good faith effort to salvage the barn doors and windows and records the structure for archival purposes to be submitted to staff. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (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.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds the Board can **APPROVE** a Certificate of Demolition for **41 Carrera Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

- 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.

- The applicant makes good faith effort to provide materials and features for salvage such as solid wood paneling, wood windows, etc.

John Arbizzani and Clifford G. Duch reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 1 was returned in favor and had comments.

Public hearing was opened.

Elisa Nevel was concerned with the use of the replacement structure as a bed and breakfast or other commercial use but was in favor of the application as a residence.

Leslee Keys gave a brief history of the structure and felt that the previous residents would not object to the demolition.

Public hearing was closed.

The Board discussed:

- Comments from previous owner of the property in favor of the application
- Applicant agreed to staff conditions
- Home was not a contributing structure to the district

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolitions application 2019-0093 with conditions recommended by staff because the evidence submitted had justified that the building was not a contributing structure to the Model Land

Company Neighborhood and there were no findings that would suggest a Local Landmark designation for architectural or cultural significance that would be adversely affected by the demolition. The motion was SECONDED by Mr. MacDonald.

Ms. Wingo said the evidence was compelling enough to support the application but noted, in terms of historic preservation, it was significant that the house had all original features.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

9. (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.

Ms. Wolfe read the staff report and said 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 the exemption program. She added, pending comment from the state program, staff is inquiring about the possibility of granting a partial tax exemption for the building 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.

John Arbizanni and Leslee Keyes reviewed the application.¹

Ms. Wolfe clarified that she was not notified that the applicant was planning to seek a tax exemption and did not review interior plans until after interior renovations had been approved by the building department.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke in opposition to the application and disagreed with the option to allow a partial tax exemption. She was concerned with the use of the rear structure on the property.

Charles Pappas felt that the building was saved but not preserved and did not think the application warranted to the tax exemption.

Public hearing was closed.

The Board discussed:

- Historic Preservation staff's lack of involvement in approval of changes to the interior of the structure
- No verbiage within the settlement agreement referencing the tax exemption
- Examples of tax exemptions provided by the applicant did not provide precedent for the current application

- Little flexibility in the Ad Valorem tax exemption interior requirement
- Removal of interior stairs and other elements affected the historic integrity of the interior
- Partial tax exemption may be possible for efforts to preserve the exterior of the building
- Window configurations had not been changed, which helped to preserve some interior character
- Tax exemption program was designed to encourage preservation of the interior of historic structures
- Allowing a partial tax exemption for exterior work may make many more property owners in the historic district eligible for the exemption
- Requirements to bring the structure into compliance with modern codes necessitated the removal of staircase and other interior elements
- Little effort to replicate interior features that were removed
- Board's motion as a recommendation to the City Commission

Mr. Arbizanni did not want to continue the application.

Ms. Wolfe noted that the State Historic Preservation Office did not seem opposed to a partial tax exemption if City Code allowed. She added that there were requirements that limited eligibility to the program and may ease concerns of causing an overabundance of qualified properties.

The Board continued discussion regarding the tax exemption program, with some concerns that recommending approval of a partial tax exemption may be an over-reach of Board powers.

Ms. Lopez advised that the Board could find the exterior renovations compliant with program qualifications and allow the Commission to interpret the Ordinance and

¹ Additional documents attached to original minutes

determine the feasibility of a partial tax exemption.

MOTION

Mr. Benoit MOVED to RECOMMEND APPROVAL to the City Commission, in part application 2019-0094 for the tax abatement for the value of the improvements to the subject property with the findings that the exterior renovations and preservation of the building was completed to the Secretary of the Interior Standards for rehabilitation work; however, HARB finds that the interior renovations to the project were not in compliance with all Secretary of Interior Standards. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Variance to the Design Standards for Entry Corridors

10. (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.

Ms. Wolfe read the staff report and said 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 criteria provided with the burden of proof to provide such evidence placed on the applicant.

Shannon Acevedo of Matthews Design Group reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Site conditions made 50% frontage requirement difficult
- Unique shape of property made separate ingress and egress drive aisles appropriate
- Proposed Mid-Century design was appropriate for the corridor
- Two retention ponds on the property
- Reducing drive-aisles to 14 feet to meet the guideline which applicant was amenable to
- Connecting proposed wall to the building to appear more as an extension of the building façade
- Proposed wall crossed the front of the building and continued along the front of the parcel
- Trees being saved by placing two parking spots along the side of the building

MOTION

Mr. MacDonald MOVED to APPROVE application 2019-0091 to allow the development with the decreased frontage, the ingress and egress drive-aisles at 14 feet in width each, and the parking on the side based on the findings that the request is consistent with the comprehensive plan and generally consistent with the purpose of the code, 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, and compliance with the requirement is

technically impractical or undesirable based on site condition or approval of the modification would result in superior design. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Benoit,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**11. Planning and Building Staff
Approved Permit Report**

(No presentation. Provided for informational purposes only)

12. Other Business

12. (a) Board Elections

Heard after Resilient Heritage Grant
discussion

Ms. Wingo nominated Ms. Duncan to continue in her role a Chairperson.

There was Board consensus to re-elect Ms. Duncan and Ms. Wingo as chair and vice-chair.

**12. (b) Notice of ordinance to create the
Corridor Review Committee**

Ms. Wolfe announced that the Board would be reviewing an ordinance to create a separate Corridor Review Committee consisting of three neighborhood representatives and two design professionals which would remove HARB's duty to review entry-corridor applications once the Commission passes the ordinance.

**Discussion Regarding Resilient Heritage
in the Nation's Oldest City Grant**

Ms. Wolfe said that there had been a kick-off meeting with the consultant team for the grant project. She recommended that there

be a meeting in conjunction with the November meeting to allow HARB to meet the team and provide input regarding the project. She asked for the Board's preference for scheduling the meeting.

There was Board consensus to have the consulting team meet with the Board at noon on November 21, 2019 prior to the regular meeting.

There was further discussion regarding including University of Florida operated properties in this or future grants.

13. Adjournment

There being no further business, the meeting was adjourned at 3:17 P.M.²

Catherine Duncan, Chairperson

² Transcribed by Candice Seymour



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0104 Address: 168 Avenida Menendez

Applicant Name: Paul J. Thompson

Property Owner: Paul J. Thompson

Project description: To construct a 5' masonry and stucco property wall with wood gate and relocate existing fencing to the second floor balcony.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ206
National Register:	CONTRIBUTING St. Augustine Town Plan National Register District	Construction date:	ca. 1924
Archaeology Zone:	1B	Zoning District:	HP-1
Parcel number:	1985500000		
Agenda Item:	6 (a)	Previous Action(s):	COA 2018-0123, COA2015-0041, COA2010-0103

STAFF SUMMARY AND ANALYSIS:

- This is a Mediterranean Revival style residential building and contributing to the St. Augustine Town Plan National Register District.
- Buildings along this streetfront have been mitigating for flooding damage in recent years including building new or higher property walls.
- The proposed construction of a new masonry wall covered with stucco finish aligns with the AGHP recommendations of appropriate materials but the 5' high x 8" thick dimensions are slightly taller than the recommended AGHP dimensions for walls adjacent to the street being at least four feet high, but less than five feet high.
- There is compatibility based on:
 - recent flooding events resulting in new or higher property walls along this street
 - the heights of other property walls on the street:
 - to the south of this property, a similar Mediterranean Revival style building (174 Avenida Menendez) has a masonry wall covered with stucco measuring 5'-7" high.
 - the adjacent property to the south of the building (170 Avenida Menendez) has a wall measuring around 5-1/2' high from the ground
- COA2010-0103 approved a previous application to add new balcony railings that match the existing rail on the front porch. For this COA, the ornate cast iron fence proposed to be used as balcony railings looks to be from the late 19th century and has been the primary fence for some time. While the existing fence is more ornate than the house, it has been along the front of the property for some time and is just being relocated to another area of the house.
- Ground disturbing activities with the foundation for the wall may require archaeological review and needs to be coordinated with the City Archaeologist.

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 the construction of masonry and stucco property wall with wood gate and relocation of existing fencing to the second floor balcony at **168 Avenida Menendez** because it meets the applicable Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To construct a new 5' high x 8" thick masonry wall covered with stucco finish to match existing house with 5'8" high x 6' wide wood gate along front property line
2. Move the existing cast iron fence along front property line to existing second floor balcony.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

COA F2019-0104
168 Avenida Menendez
November 21, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

168 Avenida Menendez

East Elevation: Looking West



East Elevation with Balcony Area

STAFF PHOTOGRAPHS: 168 Avenida Menendez



**East Elevation: Current Cast Iron Fence Along Property Line
Proposed for Balcony Railing**

STAFF PHOTOGRAPHS: 168 Avenida Menendez

**East Elevation: Current Cast Iron Fence Along Property Line
Proposed for Balcony Railing**



STAFF PHOTOGRAPHS: 168 Avenida Menendez

**Looking toward 170 Avenida Menendez,
Adjacent Property to the South with 5-1/2' H Masonry Stucco Covered Wall**



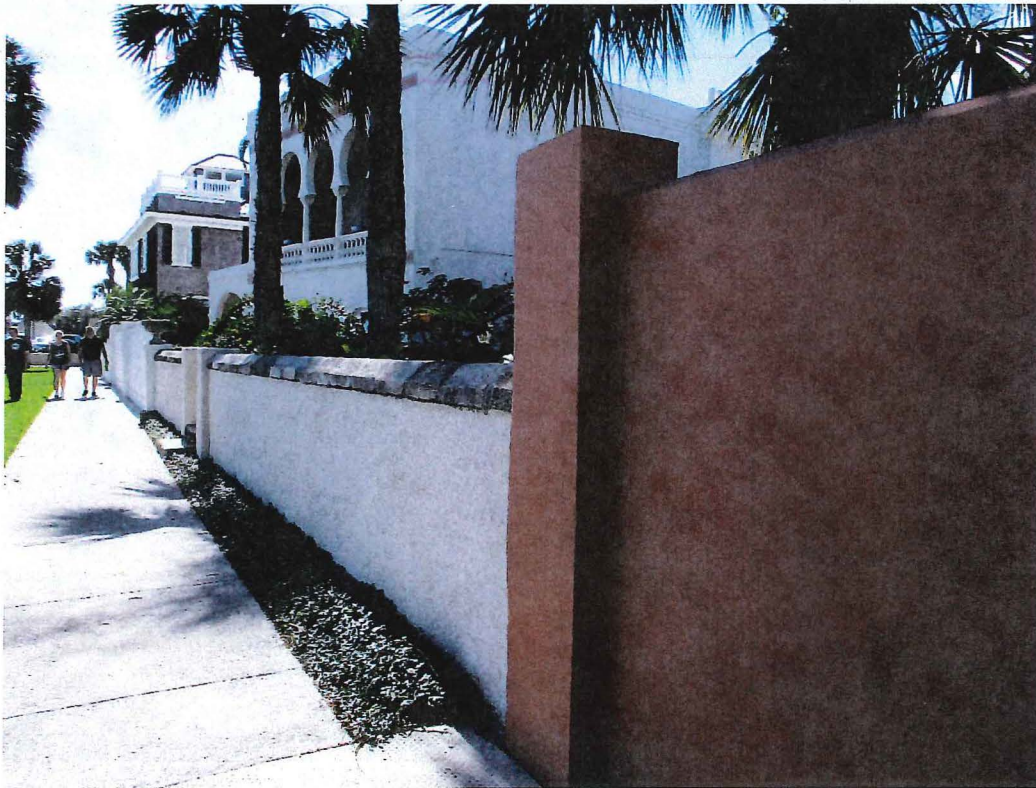
STAFF PHOTOGRAPHS: 168 Avenida Menendez

170 Avenida Menendez

Adjacent Property to the South with Similarly Proposed Wood Gate & 5-1/2' H Wall



STAFF PHOTOGRAPHS: 168 Avenida Menendez
174 Avenida Menendez Property to the South
with Wood Gate and Similarly Proposed Wall 5'-7" high



Looking south with 170 Avenida Menendez wall, towards 174 Avenida Menendez Property

**STAFF PHOTOGRAPHS: 168 Avenida Menendez
174 Avenida Menendez Property to the South with Similarly Proposed Wall 5'-7" high**



174 Avenida Menendez wall, looking north towards 168 Avenida Menendez

STAFF PHOTOGRAPHS: 168 Avenida Menendez

Looking toward 166 Avenida Menendez,
Adjacent Property to the North with 3' H Masonry Block Wall





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED

SEP 27 2019

Planning/Bu 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. 2019-0104

Meeting Date: November 21st

Receipt No. 1699681

Advertising Costs \$

Paid on

Receipt No.

1. NAME OF APPLICANT PAUL THOMPSON

Business (if applicable)

Address P.O. Box 70

City ST. AUGUSTINE

State FL

Zip Code 32085

Daytime telephone 904-540-2904

Other phone/email

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

2. NAME OF PROPERTY OWNER

Business (if applicable)

Address

City

State

Zip Code

Daytime telephone (required)

Other phone

3. PROJECT STREET ADDRESS 168 Avenida Menendez

4. LEGAL DESCRIPTION: Lot Block Subdivision Parcel

5. EXISTING USE Residential PROPOSED USE 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 Relocating front fence to balcony (for railing)

☐☐

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 5' tall masonry/stucco wall to replace fence
- ☐ 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)

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 Paul Thompson

SIGNATURE OF APPLICANT [Signature]

DATE 9/26/19

PRINT OWNER'S NAME [Signature]

SIGNATURE OF OWNER [Signature]

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.

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: _____

RECEIVED

SEP 27 2019

Planning/Building Dept.



PROPOSED FRONT WALL ELEVATION

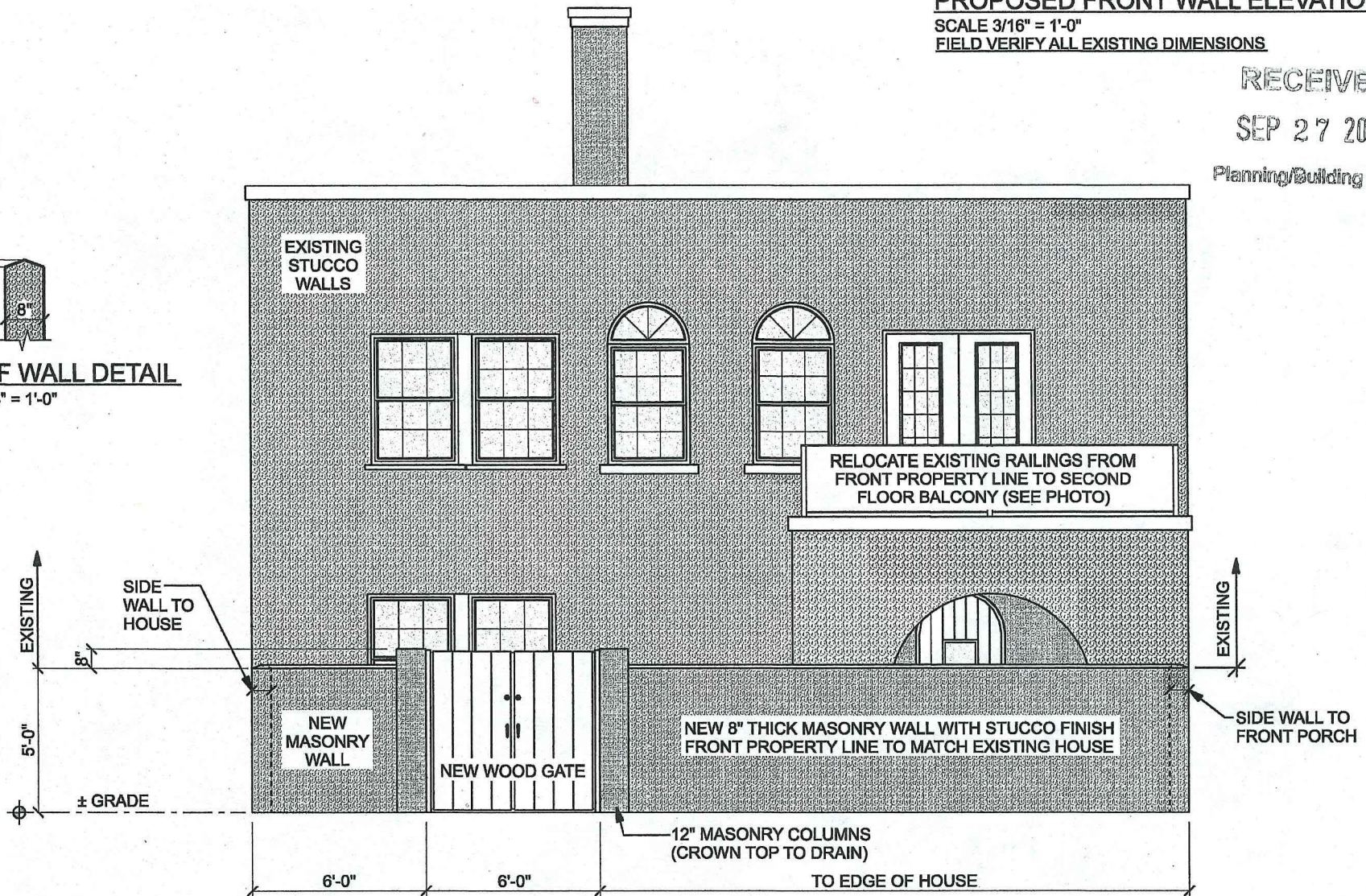
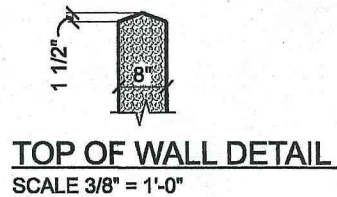
SCALE 3/16" = 1'-0"

FIELD VERIFY ALL EXISTING DIMENSIONS

RECEIVED

SEP 27 2019

Planning/Building Dept.



REVISIONS

9/27/2019
PT002

Remodel for:
Paul Thomson
168 Avenida Menendez
St Augustine, FL 32084



2525 Dobbs Road, Unit #2
Saint Augustine, FL 32086

Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
303 Jasmine Road
St. Augustine, Florida 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)





Actual Fence

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SEP 27 2019

Planning/Building Dept



New Wool Gate
Concept

SEP 27 2019

Planning/Building Dept.



Hand Rail Concept

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SEP 27 2019

Planning Building Dept



Hand Rail Concept



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](#)

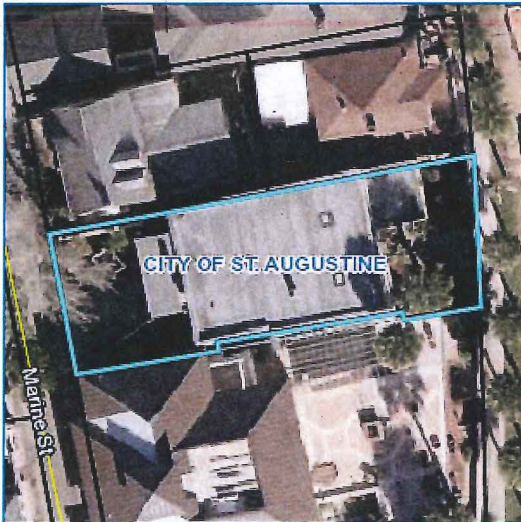
Summary

Parcel ID	1985500000
Location Address	168 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG N35FT OF LOT 12 BLK 22 (EX PT IN OR1629/908) OR3214/461 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.080
Homestead	Y

Owner Information

Owner Name	Thompson Paul J 100%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Map



Valuation Information

	2020
Building Value	\$27,600
Extra Features Value	\$819
Total Land Value	\$300,560
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$328,979
Total Deferred	\$0
Assessed Value	\$328,979
Total Exemptions	\$50,000
Taxable Value	\$278,979

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
2019	\$27,600	\$819	\$300,560	\$0	\$0	\$328,979	\$328,979	\$50,000	\$278,979
2018	\$99,356	\$819	\$300,560	\$0	\$0	\$400,735	\$349,021	\$101,714	\$299,021
2017	\$102,116	\$932	\$300,560	\$0	\$0	\$403,608	\$341,842	\$111,766	\$291,842
2016	\$206,993	\$932	\$300,560	\$0	\$0	\$508,485	\$420,374	\$138,111	\$370,374
2015	\$192,958	\$596	\$251,940	\$0	\$0	\$445,494	\$419,830	\$75,664	\$369,830
2014	\$186,871	\$671	\$228,956	\$0	\$0	\$416,498	\$416,498	\$50,000	\$366,498
2013	\$189,503	\$745	\$228,956	\$0	\$0	\$419,204	\$419,204	\$50,000	\$369,204
2012	\$194,767	\$820	\$228,956	\$0	\$0	\$424,543	\$424,543	\$50,000	\$374,543
2011	\$197,398	\$894	\$254,592	\$0	\$0	\$452,884	\$452,884	\$50,000	\$402,884
2010	\$200,030	\$969	\$282,880	\$0	\$0	\$483,879	\$483,879	\$50,000	\$433,879

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Flat
Actual Area	3301	Roof Cover	Built Up
Conditioned Area	2952	Interior Flooring	Pine Wood
Actual Year Built	1920	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	3

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Flat	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1516	1516
MASONRY UTILITY	0	40
FINISHED OPEN PORCH	0	154
PATIO	0	35
POINTER	0	0
FINISHED UPPER STORY	1436	1436
FINISHED OPEN PORCH	0	120
Total SqFt	2952	3301

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	34
Masonry Wall	0	0	0	0	192

Land Information

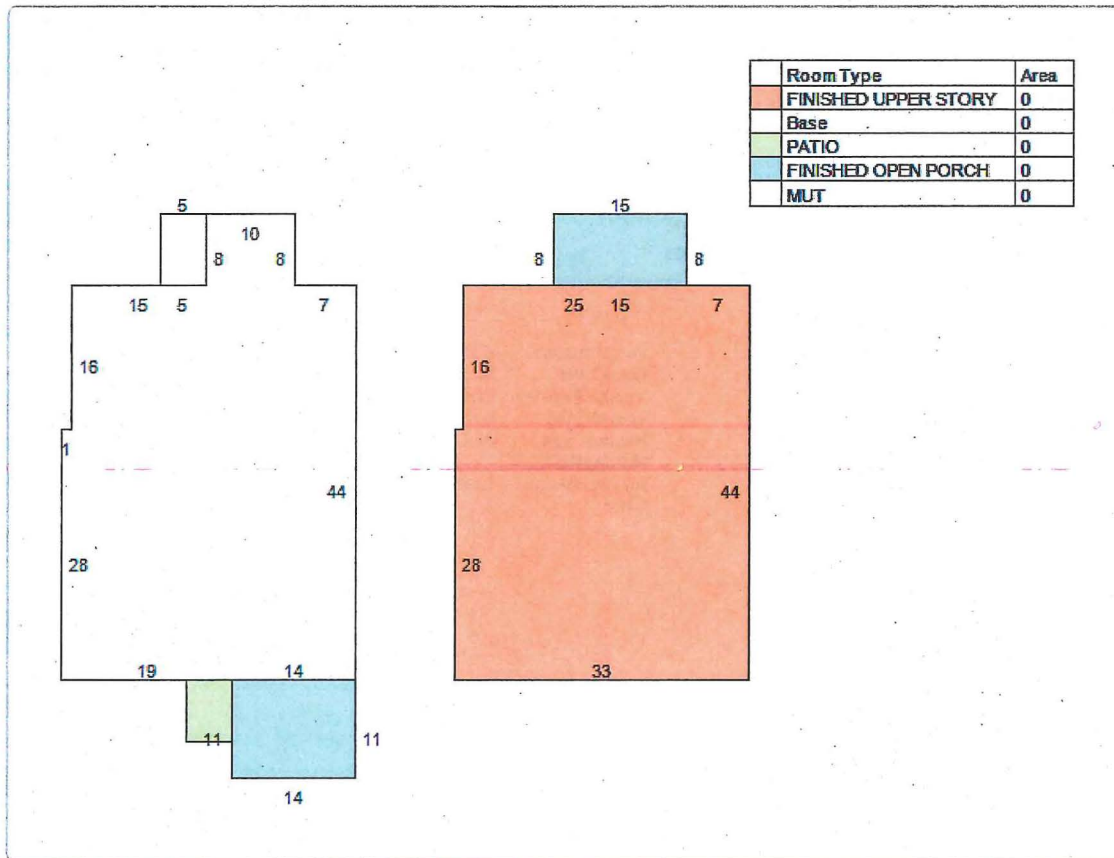
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	34	104	3536	SF	\$300,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/7/2009	6/24/2009	\$600,000.00	WD	3214	461	Q	I	YOKE SHERRY E	THOMPSON PAUL J
	6/29/2007	\$0.00	HR	2944	346	U	I	GRAY JOHN R ESTATE	YOKE SHERRY E
	12/30/1992	\$0.00	DC	3214	456	U	I	MARY JO GRAY (DECD)	

Area Sales Report

Recent Sales in Area

Sketch Information

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

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CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0107 Address: 101 Marine Street
Applicant Name: John Valdes & Associates, Inc.
Property Owner: Gary & Laura Shivers

Project description: To alter a portion of the rear, northeast corner of the building's first floor to include windows, doors, roofing and siding to accommodate interior renovations.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ1284
National Register: N/A	Construction date: c 1905
Archaeology Zone: 1C	Zoning District: HP-1
Parcel number: 2009000000	
Agenda Item: 6(b)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a frame vernacular residential building clad with painted cedar shakes.
- Submitted elevation drawings show existing and proposed modifications for the rear and side elevations, which are secondary, with the modifications not having an impact visible to the primary façade or main structure.
 - The scope of work related to the rear one-story shed roof wing is the rebuilding of elements in a way that matches the existing building and can be approved administratively.
 - The scope of work related to painting or repainting to match the existing colors meets requirements for work that can be approved administratively.
 - The elevation drawing does not indicate the proposed existing exterior door for replacement on the first floor of the northeast corner of East Elevation, but this was listed in the project description and specifications were provided with the application.
- The proposed changes are compatible and proposed materials are appropriate to the building.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a CERTIFICATE OF APPROPRIATENESS for the alteration of a portion of the rear, northeast corner of the building's first floor to include windows, doors, roofing and siding to accommodate interior renovations at **101 MARINE STREET** because it meets the applicable **Secretary of the Interior's Standard's for Rehabilitation 2, 3, 6 and 9.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To remove window and door on first floor of northeast corner of East elevation (labeled Rear Elevation on drawings) of building and replace with three side by side new double-hung Auralast Pine windows by JELD-WEN with simulated divided two-over-two sashes.
2. Remove existing exterior door on first floor of northeast corner of East elevation (labeled Rear Elevation on drawings) of building and replace with Auralast Pine 15-lite exterior door and single pane transom by JELD-WEN.
3. Remove North (labeled Side Elevation on drawings) elevation's rear one-story wall and replace as is with 6" exposure cedar shake siding.
4. Remove northeast corner of East elevation's one-story wall and existing one-over-one window and replace as is with 6" exposure cedar shake siding.
5. Remove North (labeled Side Elevation on drawings) elevation's rear one story roof and replace as with metal standing seam roof system and exposed rafter tails to match existing
6. Paint to match

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Post-1821

Frame Vernacular 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.

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Design and install a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved" appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Remove an entire wood feature that is unrepairable and not replace it; or replace it with a new feature that does not convey the same visual appearance.
- Create a false historical appearance because the replicated wood feature is based on insufficient historical, pictorial and physical documentation.
- Introduce a new wood feature that is incompatible in size, scale, material and color.

Secretary of the Interior's Standards for Rehabilitation 2, 3, 6 and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

COA F2019-0107
101 Marine Street
November 21, 2019

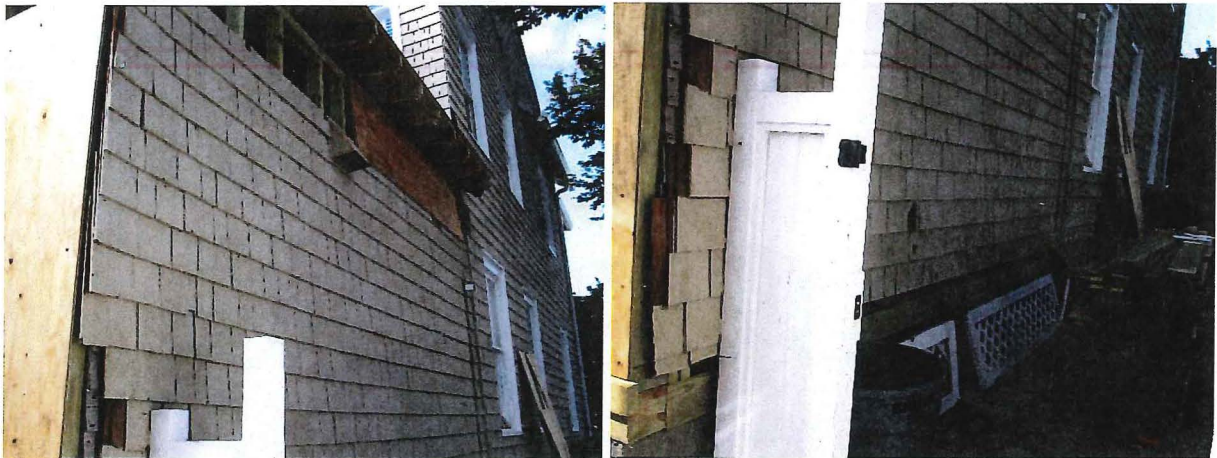
LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

101 Marine Street

North Elevation: Main Block with Rear wing



North Elevation: rear wing looking west towards main block of building

STAFF PHOTOGRAPHS: 101 Marine Street

North Elevation: rear wing looking west towards main block of building



North Elevation: upper portion of rear wing



STAFF PHOTOGRAPHS: 101 Marine Street
East Elevation: Looking West



STAFF PHOTOGRAPHS: 101 Marine Street

East Elevation: Looking West



1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8551284 1009==
Site Name: Alfred W. Sanchez House 830== Survey Date: 7808 820==
Address: 101 Marine Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 41 2 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Brunson, Mrs. Verda C. ;
Address: 101 Marine Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470135 3306040 890== Location: T07S R30E N20 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==

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Banking, Women,
Engineering, Railroads, Transportation, Maritime, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 101 Marine Street was one of two L-shaped Victorian frame dwellings constructed between 1904 and 1905 by Phillip Capo. These two houses sit side by side and occupy a commanding position on Marine Street with large two-story open porches facing the U. S. National Cemetery on waterfront lots along the Matanzas River. The original wood siding on the house at 101 Marine Street was replaced by wood shingles in the 1920's. It has turned spindle porch posts, balustrade, and porch frieze, and jigsaw brackets. Both this house and the duplicate next door at 103 Marine Street afford an excellent view of Anastasia Island from the rear.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador
(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.
3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

proprietor of the Plaza Hotel at 29 King Street. In a second career Sanchez became the vice president of People's Bank for Savings while continuing to run the Hotel. W. J. Sanchez Subdivision in North City is named for him.(5) While he resided with his wife at the Plaza Hotel, he had Phillip Capo build the houses at 101 and 103 Marine Street for his children. His daughter Carlota Sanchez Goode and her husband, Obe P. Goode, clerk of the Circuit Court and auditor for St. Johns County, lived at 103 Marine. The house at 101 Marine was the residence of his son Alfred W. Sanchez, a clerk in the auditor's office at the Florida East Coast Railway Company. In 1924 the house was occupied by Mrs. Margaret F. Perkins, widow of Seth Perkins, the manager of the Florida Coast Line Canal and Transportation Company and the man responsible for building the bridge over the San Sebastian River at King Street. Ten years later in 1934, Sidney M. Moore purchased the house and used a portion of it as his business offices for the Mutual Life and Insurance Company of New York. In 1940 Moore shared the house with Peter P. Lahens, also an insurance agent for Mutual Life. By 1947 Benjamin O. Brunson and his wife Verda C. lived in the house and used the downstairs as the Battle House Restaurant, which they continued to operate until the mid 1960's. In 1976 Mrs. Brunson, now a widow, was employed as the manager of the Old Grist Mill Gift Shop at 19 St. George Street, although she continued to live at 101 Marine Street.(6)

4. St. Augustine Evening Record, July 28, 1904, p. 2.

5. Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1886), p. 33; St. Augustine City Directory, 1899, 1904, 1907, 08, 1911-12, 1914-15, 1920-21, 1924-25, 1927-28.

6. Interview by Roberta H. Monteith with William Goode, March 7, 1980; City Directory, 1904, 1911-12, 1924-25, 1927-28, 1930, 1934, 1937, 1940, 1947, 1949, 1962, 1966, 1976; Historic Properties Inventory Research File.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 101 MARINE ST.

Block & Lot BL 41 Lot 2

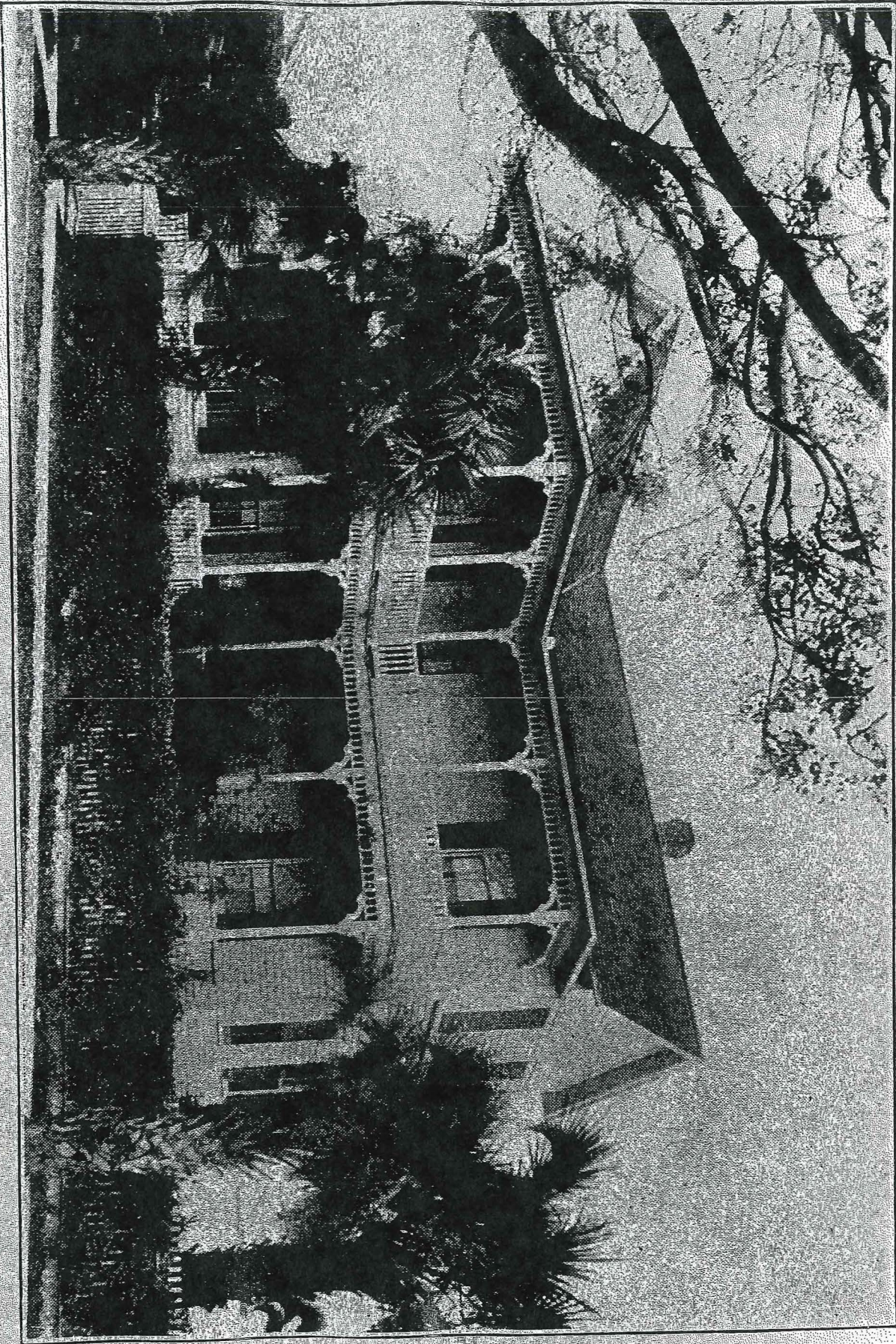
CARTOGRAPHIC

Prior to existing structure { +1885 1 story frame priv. res. nonexistent - +1910.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER



HOME OF MR. AND MRS. ALFRED SANCHEZ, ON SOUTH
MARINE STREET

OCT 18 DL

NOV 21 MEET

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS


<u>\$50.00</u>	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

RECEIVED

OCT 16 2019

BDAC Project No. 2019-0107 Planning/Building Dept.Receipt No. 1712456

Advertising Costs \$ _____

Paid on _____

Meeting Date: Nov 21, 2019

Receipt No. _____

1. NAME OF APPLICANT STEVE PORTER CONSTRUCTION MANAGER JVA

Business (if applicable) _____

Address JOHN VALDES & ASSOC, INC1395 U.S. 1 South, Suite A-1City St. Augustine, Florida State FL Zip Code 32084Daytime telephone 904 66

Other phone/email _____

*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Gary & Laura Shivers

Business (if applicable) _____

Address 101 Marine St.City St. Augustine State FL Zip Code 32084Daytime telephone (required) 856-397-6428 Other phone 609-805-80673. PROJECT STREET ADDRESS 101 MARINE ST

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

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☒ YES ☐ NOB. 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 <u>East Elevation</u> |
| ☐ | ☒ | Windows <u>East Elevation</u> |
| ☐ | ☐ | 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)

Scope of work to be done is to remove window and door on (E) side of house and replace with new Aura lost windows. Remove existing Ext. door and replace with 15-lite Ext. Door. Will also have to remove (W) Ext wall of Kitchen and roof and replace as is. Paint to match.

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

Gary & Laura Shivers

SIGNATURE OF APPLICANT

Laura Shivers

DATE

10/16/2019

PRINT OWNER'S NAME

Gary & Laura Shivers

SIGNATURE OF OWNER

Laura Shivers

DATE

10/16/2019

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.

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

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

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

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

AWNING/CANOPY

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: _____ Project Address: _____

Reviewed by: _____ Date: _____

Mastercraft Window and Door
7 San Bartola
St. Augustine, Fl. 32086
904-829-3934

JOHN VALDES & ASSOC., INC.
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084



RECEIVED
OCT 16 2019

QUOTE BY: CHARLIE WILDE
SOLD TO: VALDES AND ASSOCIATES
STEVE PORTER

QUOTE #: JCBW07034

SHIP TO: SHIVERS RESIDENCE
101 MARINE ST
ST AUGUSTINE, FL 32084

Planning/Building Dept.

Phone: 669-2717

PROJECT NAME: SHIVERS

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

U-Factor Weighted Average: 0.33

SHGC Weighted Average: 0.17

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	KITCHEN	CWD2560			
	RO Size: 26 1/8 X 60 3/4	Frame Size : 25 3/8 X 60 (Outside Casing Size: 28 1/8 X 61 15/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, Casing & Nosing Loose, 4 9/16 Jamb, 4/4 Thick, Fixed Top Sash, Wind Clips & Covers Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, Florida - FBC, Wind Zone 3 Rated, PG 50, (+50/-65) FL# 14888.3 Insulated Low-E 366 Impact w/Annealed Out, Neat, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, UltraVue Mesh Brilliant White Screen, WZ3 Impact Double Hung, fixed upper sash, uses interior wind clips & covers, increases the sill stop height by 3/8", no sash lifts.; Clear Opening:22w, 24.5h, 3.7 sf			
		U-Factor: 0.32, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-836-01098-00002 PEV 2019.2.0.2575/PDV 6.370 (06/12/19) PW			



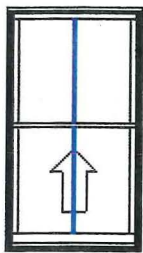
Viewed from Exterior. Scale: 1/4" = 1'

\$1,061.93 3 \$3,185.79

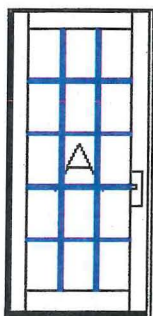
*Muntin Profile to match existing



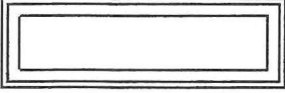
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	RO Size: 36 1/8 X 64 3/4	CWD3564 Frame Size : 35 3/8 X 64 (Outside Casing Size: 38 1/8 X 65 15/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, Casing & Nosing Loose, 4 9/16 Jamb, 4/4 Thick, Fixed Top Sash, Wind Clips & Covers Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, Florida - FBC, Wind Zone 3 Rated, PG 50, (+50/-65) FL# 14888.3 Insulated Low-E 366 Impact w/Annealed Out, Neat, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, UltraVue Mesh Brilliant White Screen, WZ3 Impact Double Hung, fixed upper sash, uses interior wind clips & covers, increases the sill stop height by 3/8", no sash lifts.; Clear Opening:32w, 26.5h, 5.9 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-836-01098-00002 PEV 2019.2.0.2575/PDV 6.370 (06/12/19) PW	\$1,368.66	3	\$4,105.98
Line-3	RO Size: 38 3/16 X 82 9/16	WOSWT3068 (Outside Casing Size: 37 7/16 X 81 13/16) Custom Wood Outswing 1-Pnl Door Florida - FBC, Auralast Pine Asmbld Right Actual Frame Size: 37 7/16 -in X 81 13/16 -in Prm FRM Primed Sash 1-3/4" Thick Pnl, Primed Interior, No Exterior Trim 4 9/16 Jamb Width. 5/4 Polished Brass Hardware, Harleston Traditional Multi-pt HdL Set 3pt Mort Prep Stainless Steel Adj Hinges (+50/-50), Wind Zone 3 DP 50, Std Sill FL# 16901.2 , 6 5/8" Btm Rail, Ins Wet Int Glz Low-E 366 Impact SGP Interlayer, Neat Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood , 7/8 Bead SDL Trad'l. Bead Int BAR, Lt Brz Shadow Bar Colonial (Even Rect Lites) 3 W 5 H (15 Rect Lts) (3 hinges per operating panel) Door closers should not be used with adjustable hinges. Clear Opening @ 90 degree opening:33.3w, 78.9h, 18.2 sf U-Factor: 0.35, SHGC: 0.11, VLT: 0.23, Energy Rating: 2.00, CPD: JEL-N-171-04845-00001 PEV 2019.2.0.2575/PDV 6.370 (06/12/19) PW	\$3,576.14	1	\$3,576.14



Viewed from Exterior. Scale: 1/4" = 1'



Viewed from Exterior. Scale: 1/4" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-4	DOOR TRANSOM				
	RO Size: 38 3/16 X 13 3/4	Frame Size : 37 7/16 X 12 (Outside Casing Size: 40 3/16 X 14 7/8) Custom Wood Geometric, Auralast Pine, Direct Set Rectangle, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, Casing & Nosing Loose, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Jamb alignment to match Double Hung , Florida - FBC, Wind Zone 3 Rated, DP 50, (+50/-50), FL# 16897.2 Insulated Low-E 366 Impact w/Annealed Out, Neat, SGP Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Screen Stop PEV 2019.2.0.2575/PDV 6.370 (06/12/19) PW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$616.71	1	\$616.71
Line-5		INSTALLATION (non-taxable)			
			\$1,200.00	1	\$1,200.00
		Total:			\$12,684.62
		Total Units:		9	



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Jennifer Wolfe

From: John Valdes <john@johnvaldes.com>
Sent: Thursday, October 24, 2019 4:22 PM
To: Jennifer Wolfe
Cc: Steve Porter(Ashley) Construction Manager; JVA/ Lucy Allen/ Office Manager
Subject: 101 Marine St photographs and affidavit

Dear Miss Wolfe

I do hereby swear and attest (☺) that the work being presently under taken at the above subject address by John Valdes Associates Inc. will not extend the footprint nor increase lot coverage of the existing structure.

John Valdes
President
John Valdes and associates Inc.
Saint Augustine, FL 32084
CBC 125-2403











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	2009000000
Location Address	101 A MARINE ST 101 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG LOT 2 BLK 41 OR3820/1125 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Shivers Gary R,Laura A 100%
	Shivers Laura A 100%
Mailing Address	101 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$608,516
Extra Features Value	\$23,419
Total Land Value	\$572,700
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,204,635
Total Deferred	\$0
Assessed Value	\$1,204,635
Total Exemptions	\$50,000
Taxable Value	\$1,154,635

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$615,739	\$23,886	\$572,700	\$0	\$0	\$1,212,325	\$1,204,051	\$58,274	\$1,154,051
2017	\$622,963	\$24,697	\$572,700	\$0	\$0	\$1,220,360	\$1,179,286	\$91,074	\$1,129,286
2016	\$630,187	\$55,332	\$572,700	\$0	\$0	\$1,258,219	\$1,184,848	\$123,371	\$1,134,848
2015	\$440,826	\$61,565	\$572,700	\$0	\$0	\$1,075,091	\$1,034,633	\$90,458	\$984,633
2014	\$338,159	\$30,945	\$517,816	\$0	\$0	\$886,920	\$886,920	\$0	\$886,920
2013	\$151,489	\$21,412	\$517,816	\$0	\$0	\$690,717	\$583,149	\$157,568	\$533,149
2012	\$153,819	\$21,412	\$398,170	\$0	\$0	\$573,401	\$573,401	\$50,000	\$523,401
2011	\$158,481	\$21,412	\$442,411	\$0	\$0	\$622,304	\$622,304	\$50,000	\$572,304
2010	\$160,811	\$21,412	\$491,568	\$0	\$0	\$673,791	\$673,791	\$50,000	\$623,791

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	3641	Roof Cover	Metal
Conditioned Area	2608	Interior Flooring	Hardwood, Ceramic Tile
Actual Year Built	1903	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle	Baths	2.5

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	11 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1050	1050
BASE AREA	285	285
FINISHED OPEN PORCH	0	413
FINISHED OPEN PORCH	0	294
POINTER	0	0
FINISHED UPPER STORY	884	884
FINISHED UPPER STORY	389	389
FINISHED DECK	0	32

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	294
Total SqFt	2608	3641

Building	2	Roof Structure	Gable Hip
Actual Area	1760	Roof Cover	Metal
Conditioned Area	1090	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	2015	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle, Wood	Baths	2

Category	Type	Pct
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Frame	Wood Frame	100%
Exterior Wall	Wood Shingle	50%
Exterior Wall	Wood	50%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Flooring	Carpet	50%
Interior Flooring	Ceramic Tile	50%
Interior Walls	Drywall	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Electrical	Good	100%
Plumbing	8 Fixtures	100%
Wind	2 Story Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	560	560
FINISHED OPEN PORCH	0	260
FRAME UTILITY	0	150
POINTER	0	0
FINISHED UPPER STORY	530	530
FINISHED DECK	0	260
Total SqFt	1090	1760

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	24	14	0	336
Kool Deck	0	0	0	0	753
Residential Fence	0	0	0	0	144
Residential Fence	0	0	0	0	105
Bulkhead (Average)	0	0	0	0	830
Boat Dock (Average)	0	0	0	0	1335
Boat Lift	0	10	8	0	80
Fireplace Exterior	0	0	0	0	1

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	83	101	83	FF	\$572,700

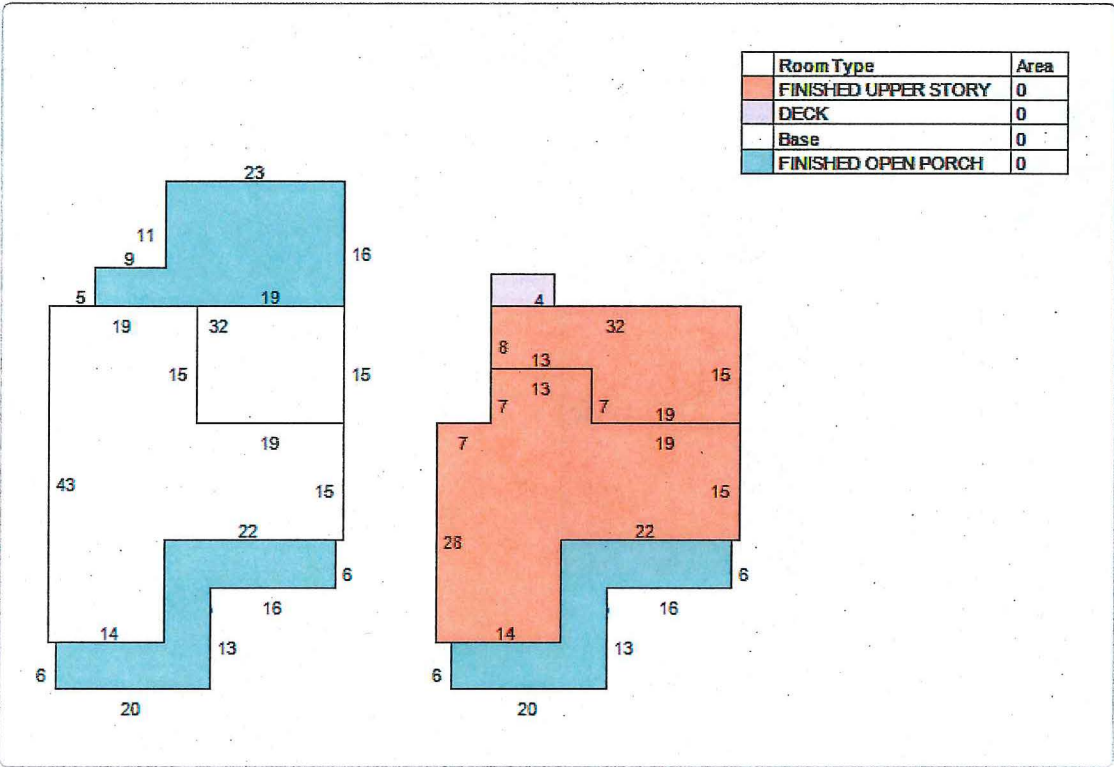
Sale Information

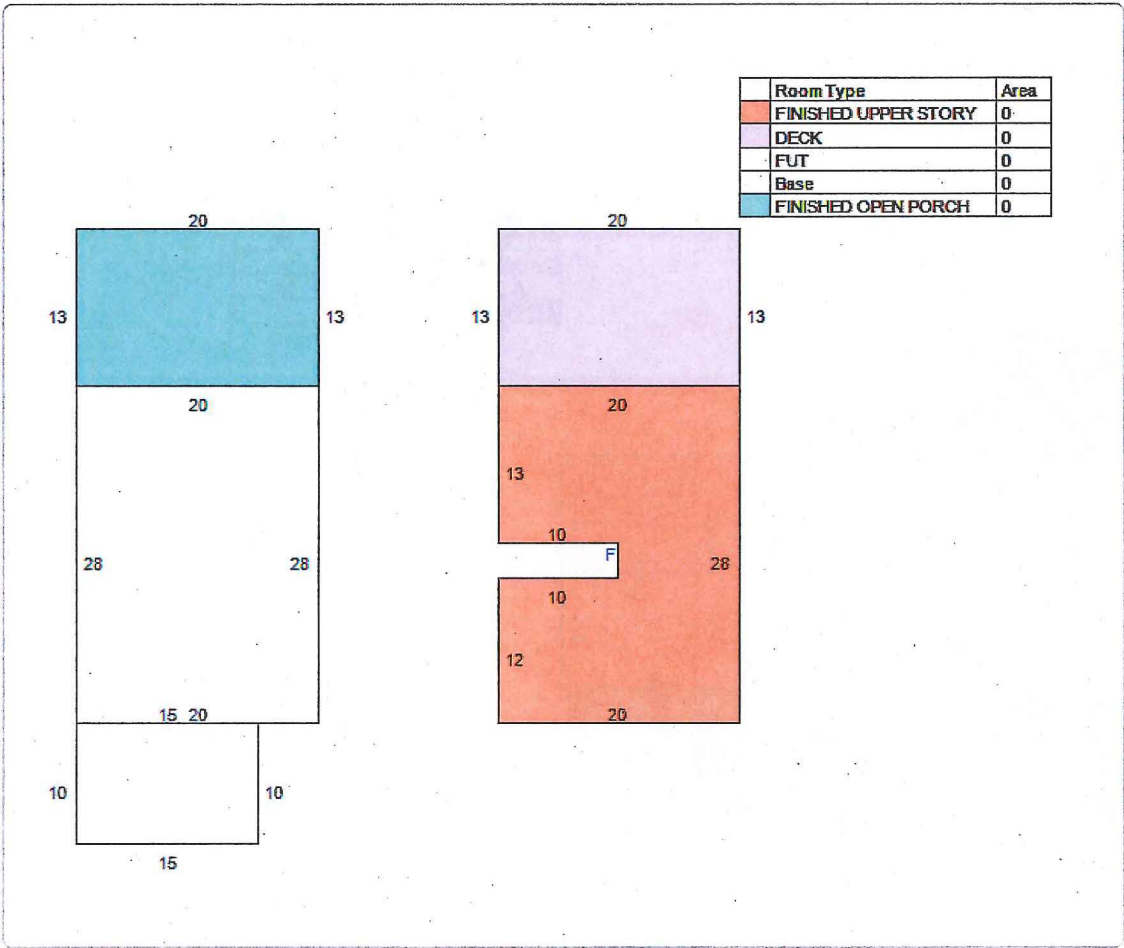
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2013	12/2/2013	\$1,362,500.00	WD	3820	1125	Q	I	JURECKO KEVIN R & JULIE FRASER	SHIVERS GARY R, LAURA A
	11/6/2003	\$1,075,000.00	WD	2084	1494	Q	I	HARRIS RAYMOND WILLIAM III & DEBRA H	JURECKO KEVIN R & JULIE FRASER
	12/8/1993	\$287,000.00	WD	1028	42	Q	I	MC COLLIM LAURA CHRISTINE, JOINED BY JACK	HARRIS RAYMOND WILLIAM III
	5/4/1992	\$100.00	WD	939	1451	U	I	MC COLLIM JACK RICHARD, LAURA C	MC COLLIM LAURA CHRISTINE, JOINED BY JACK
	2/1/1991	\$180,000.00		885	1892	Q	I		MC COLLIM JACK RICHARD, LAURA C

Area Sales Report

Recent Sales in Area

Sketch Information





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

Last Data Upload: 10/17/2019, 12:13:47 AM

Version 2.3.13

Project Description

THE PROJECT SCOPE INCLUDES THE RENOVATION OF AN EXISTING KITCHEN.

Design Loads

WIND SPEED (mph):	130
1. FLOOR LIVE LOADS:	
FIRST FLOOR:	40 psf
SECOND FLOOR:	30 psf
FLOOR DEAD LOADS:	10 psf
2. ROOF LIVE LOADS:	16 psf
ROOF/CEILING DEAD LOAD:	12 psf
TOTAL ROOF LOADING:	28 psf

Project Area

NEW FIRST FLOOR AREA:	-
NEW SECOND FLOOR:	-
TOTAL LOT COVERAGE:	EXG
LOT AREA:	EXG
PERCENTAGE LOT COVERAGE:	EXG



4 Existing Side Elevation
A-5 1/4"=1'-0"



3 Existing Rear Elevation
A-5 1/4"=1'-0"



2 Proposed Side Elevation
A-5 1/4"=1'-0"



1 Proposed Rear Elevation
A-5 1/4"=1'-0"

- BLUE HATCH INDICATES RENOVATED PORTIONS
- EXIST
- METAL STANDING SEAM ROOF SYSTEM TO MATCH EXG
- 1 X 6 CEDAR RAKE WITH 2 1/2" CEDAR RAMS CROWN TO MATCH EXG
- 3/4 X 4 1/2" CEDAR WINDOW AND DOOR TRIM WITH CEDAR DRIP CAP TO MATCH EXG, TYP. UNO.
- WOOD WINDOWS W/ SIMULATED DIVIDED LITES TO MATCH EXG
- 6" EXPOSURE CEDAR SHAKE SIDING TO MATCH EXG
- 2" CEDAR HISTORIC SUBSILL
- WOOD LATTICE TO MATCH EXG

Additions and Renovations to

The Shivers Residence

101 Marine Street, St. Augustine, Florida

Elevations

1914

GC, PN

2019.10.01 HARB

OCT 16 2019

RECEIVED

Drawing number

A-5

George A. Clemens, License No. 13102
Expiration Date 12/31/2019

architecture

JOHN VALDES & ASSOC., INC.
1995 US 1 South, Suite A-1
St. Augustine, Florida 32084

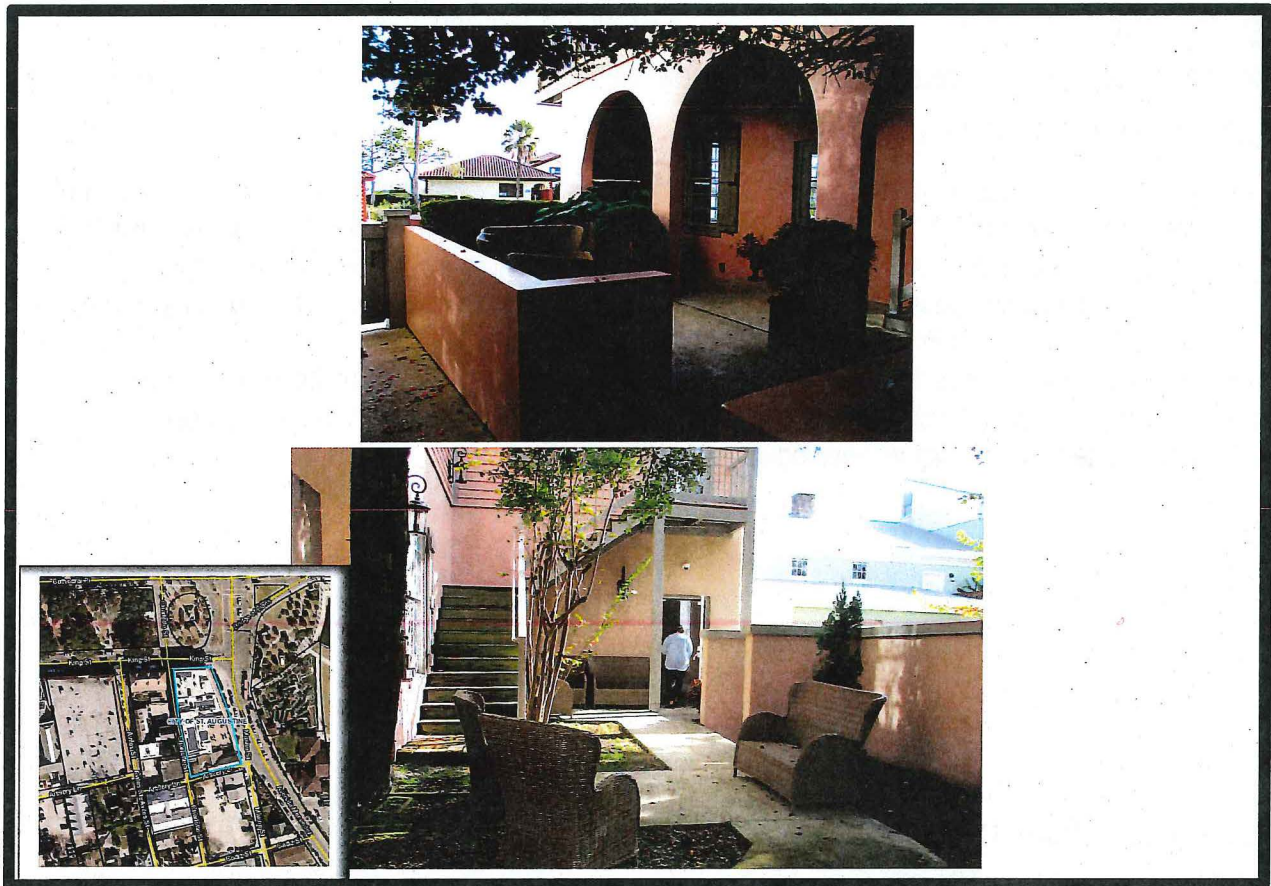
45 E. Washington St., Chagrin Falls, OH 44022
tel 440.247.7767 fax 440.317.7752
CLEMENS.PANTUSO.COM

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CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0110 Address: 1 King Street (a.k.a. 8 Marine Street)

Applicant Name: Environmental Land Managers LLC

Property Owner: CHW LLC et al and 1 King Street LLC

Project description: To replace existing concrete and coquina concrete walkways and non-paved areas with clay brick pavers in the front and rear building patio areas.

Architectural Style:	Second Spanish Period Interpretation	Florida Master Site File: N/A
National Register:	St Augustine Town Plan District	Construction date: 1986
Archaeology Zone:	1B	Zoning District: HP-2
Parcel number: 1986000000		
Agenda Item:	6 (c)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- The 8 Marine Street building built in 1986 has a separate façade facing Marine Street, but is part of the larger 1 King Street building located in the St Augustine Town Plan National Register District.
- The reclaimed brick pavers proposed to replace existing concrete and coquina walkways, courtyards and non-paved areas meet the AGHP approved materials under Parking, Landscaping and Site Features for Post-1821 properties.
- These proposed areas are screened by property walls and not visible from the streetscape.
- The project is within archeological zone 1B. Any ground disturbing activities needs to be coordinated with the city archaeologist.

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 the replacement of existing concrete and coquina concrete walkways and non-paved areas with clay brick pavers in the front and rear building patio areas at **1 KING STREET a.k.a 8 MARINE STREET** because it meets the applicable Secretary of the Interior's Standard's for Rehabilitation 2, 8 and 9.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing concrete and coquina concrete in front and rear courtyards and at Marine Street entrance
2. Replace walkways and non-paved areas and with clay brick pavers using a herringbone pattern with a soldier course border in the front courtyard and entrance, using an English running bond pattern with soldier course border for the rear building courtyard patio areas, and brick pavers in the pathway and for stair coping
3. Selected products: Reclaimed clay brick pavers in Tremron Olde Columbia Finish (4"x8", 2" thick) for rear courtyard, soldier course border, and step coping and steps and Pine Hall Brick Pathway Autumn Clay Paver (4"x8", 2.25" thick) for Marine Street Entrance and front court yard

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.

Post-1821

- Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.
- Floors for loggias and galleries may be either poured coquina concrete or tabby.
- Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

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

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

COA F2019-0110
1 King Street
November 21, 2019

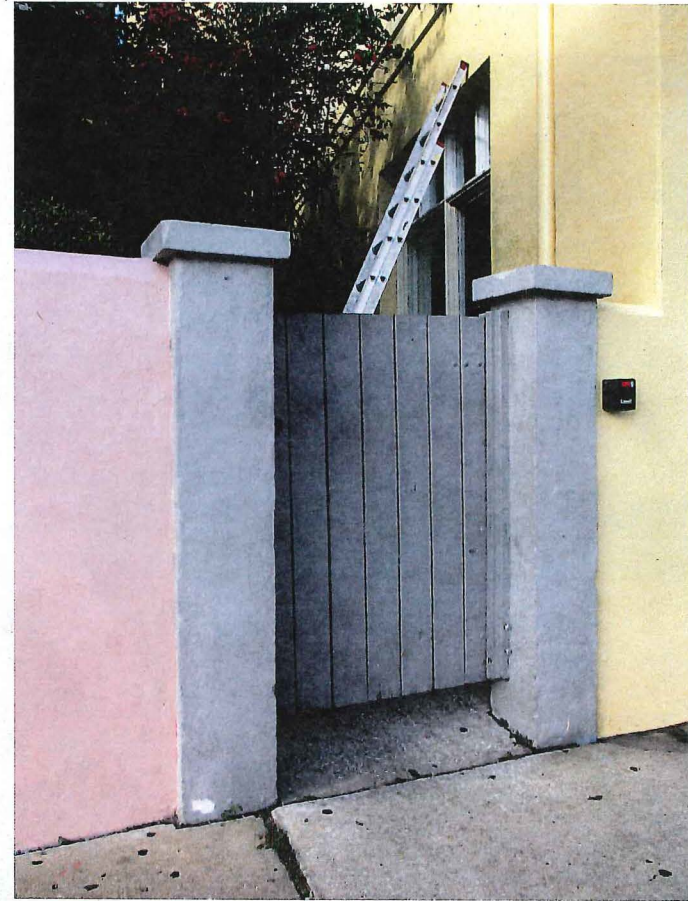
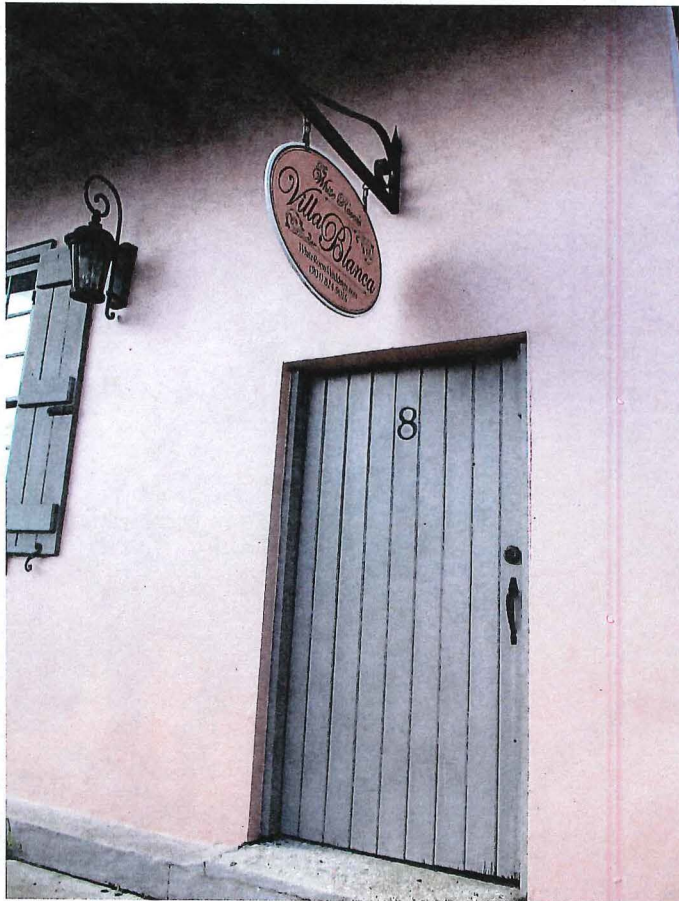
LIST OF ATTACHMENTS:

1. Staff photographs



STAFF PHOTOGRAPHS
1 King Street (a.k.a. 8 Marine Street)

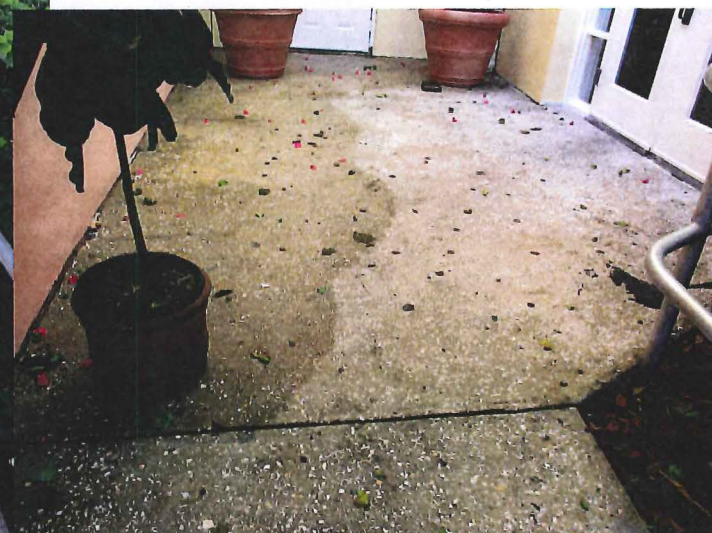
STAFF PHOTOGRAPHS
1 King Street (a.k.a. 8 Marine Street)



Marine Street Entrance with Front Gate to Front Courtyard

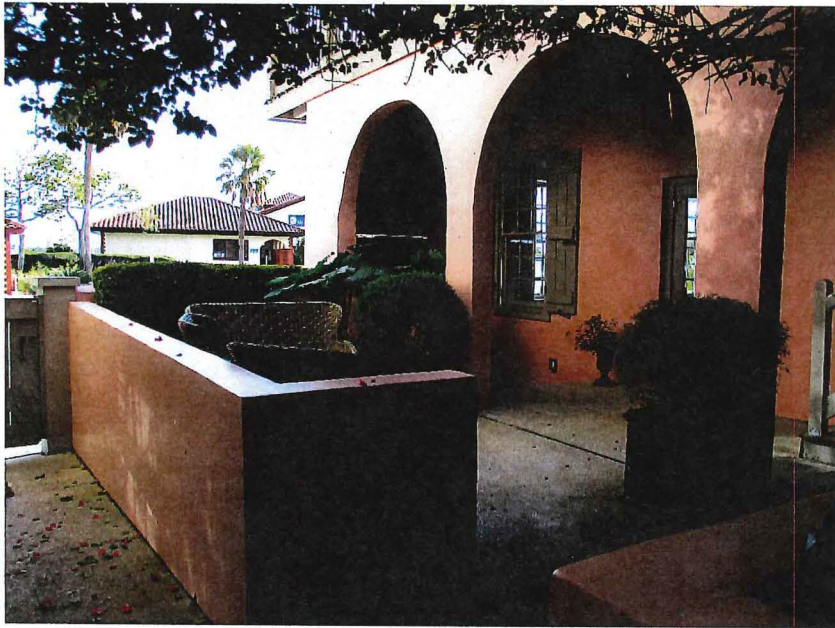
STAFF PHOTOGRAPHS

1 King Street (a.k.a. 8 Marine Street)



From Marine Street (Front Gate) Entrance to Front Courtyard

STAFF PHOTOGRAPHS
1 King Street (a.k.a. 8 Marine Street)



Front Courtyard Off Marine Street (Front Gate) Entrance



STAFF PHOTOGRAPHS
1 King Street (a.k.a. 8 Marine Street)



Off Front Courtyard of Marine Street (Front Gate) Entrance

STAFF PHOTOGRAPHS
1 King Street (a.k.a. 8 Marine Street)



Rear Courtyard (Backs to Charlotte Street)

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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
<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

Receipt No. 1714375
Advertising Costs \$ _____

Paid on _____

BDAC Project No. 2019-0110
Meeting Date: Nov 21, 2019
Receipt No. _____

- NAME OF APPLICANT _____
Business (if applicable) Environmental Land Managers LLC
Address 9188 Gene Johnson Rd
City St. Augustine State FL Zip Code 32080
Daytime telephone (904) 845-2895 Other phone/email tabray@elmlanddesign.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER CHW LLC et al
Business (if applicable) _____
Address _____
City _____ State _____ Zip Code _____
Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 8 Marine St (1 King St)
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 198600 0000
- EXISTING USE _____ PROPOSED USE _____
- 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 <u>Replacing Concrete walkway with reclaimed Brick pavers.</u> |

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.

HAB

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.



Owner's Authorization For Agent

Tipton Bry (KMLC) is/are hereby authorized TO ACT ON
BEHALF OF, the owner(s) of those lands described Within the
attached application, 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

☐ Planning and Zoning Board

property located at 1 King St.

BY:

[Signature]
Signature of Owner

DAVID White
Print Name of Owner

Julie Alfred White

904-874-82543
Telephone

904-377-4033

Sworn to and subscribed before me on this _____ day of _____, _____

Notary Public: _____

My Commission expires on _____



Owner's Authorization For Agent

ELM LANDSCAPE AND HARDSCAPE
TIPTON BRAY (OWNER) is/are hereby authorized TO ACT ON BEHALF
OF DAVID WHITE, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: 2019-0110 and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's HARB Board, for an application
related to the structure located at:

BY: _____

Signature of Owner

DAVID L. WHITE

Print Name of Owner

904-377-4033

Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 25 day of October, 2019

By David Langford White

Identification verified:

Oath sworn: X Yes No

Notary Signature: _____

My Commission expires: _____

08/03/2021

RECEIVED

OCT 25 2019

Planning Building Dept.



Ashley Colee
State of Florida
My Commission Expires 08/03/2021
Commission No. GG 131316



RECEIVED
OCT 21 2019
Planning/Building Dept.

Owner's Authorization For Agent

Tipton Bray (ELM Landscaping LLC) is/are hereby authorized TO ACT ON BEHALF
OF Julie White Alford, the owner(s) of those lands described within
The White Room
☐ the attached application, or ☒ described within the previously filed
Application number: 2019-0210, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's HARB Board, for an application
related to the structure located at:

I King St / 8 Marine St

BY: [Signature]
Signature of Owner

Julie White Alford
Print Name of Owner

904-874-2543
Telephone Number

State of Florida

County of St. John

Signed and sworn before me on this 21st day of October, 2019.

By Julie White Alford

Identification verified: Florida Driver's License

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 3/23/2020



Rafael Davila, Jr.
State of Florida
My Commission Expires 03/23/2020
Commission No. FF 974439

Front Courtyard and Entrance

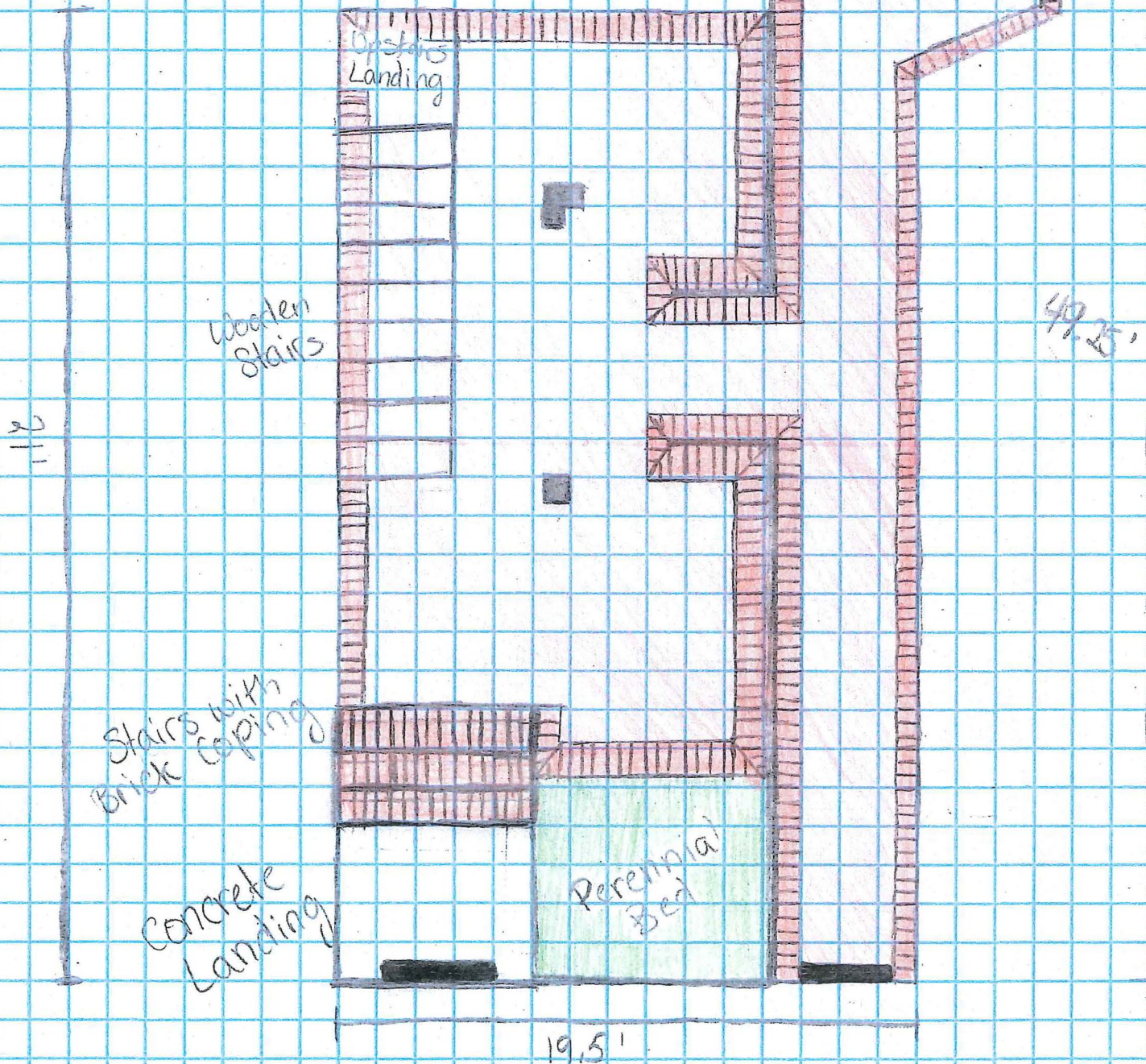
White Room Lot

8 Marine Street

Saint Augustine, FL 32084

- Herring Bone Pattern

- Soldier Course Border

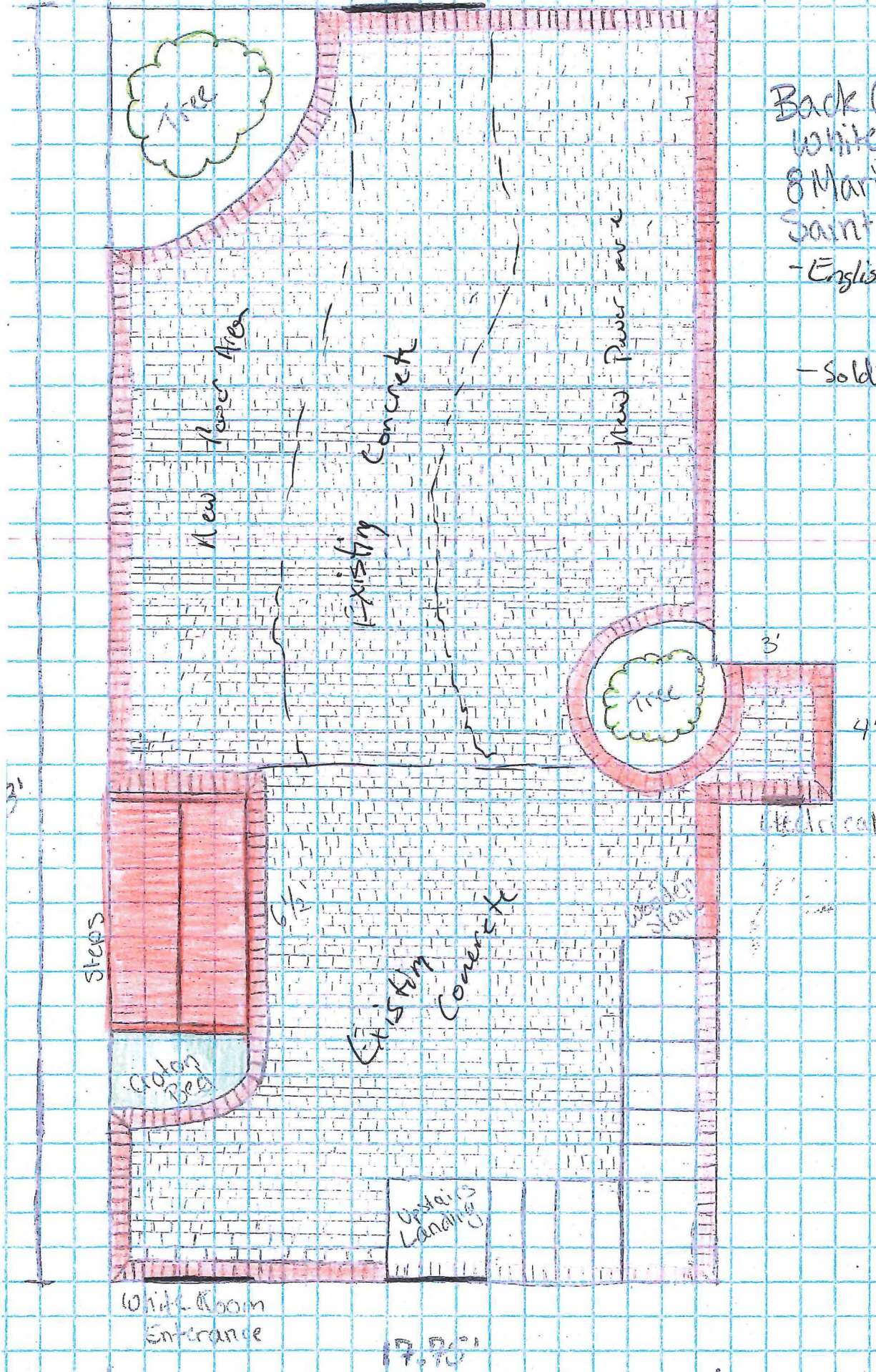


CHARLOTTE STREET
Gate Entrance

Back Court Yard
White Room Loft
8 Marine Street
Saint Augustine, FL

- English Running Board Pattern

- Soldier Course Border



White Room Loft

8 Marine Street
Saint Augustine, FL 32084

Historic Architectural Review Board (HARB)
Project Submitted by:
Environmental Land Managers LLC

Project Description

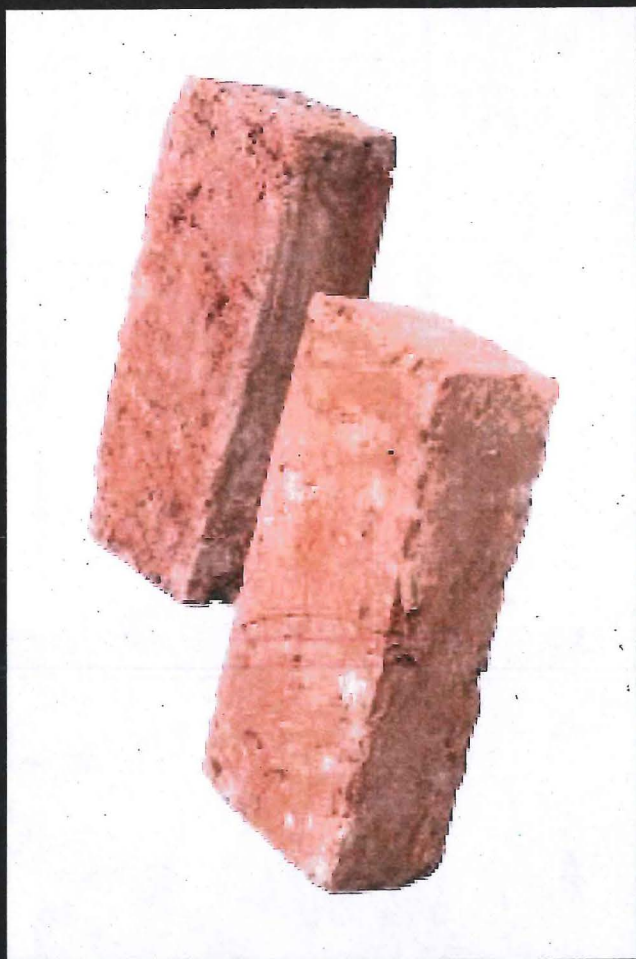
- Hardscape Remodel
- Removal of all Concrete-Pathway and Courtyards
- Remodel Clay Pavers and New Clay Paver to be installed as replacement.
- Remodel Clay pavers to adorn path border and courtyards
- New Pavers within the path body and stair coping



Product Selection

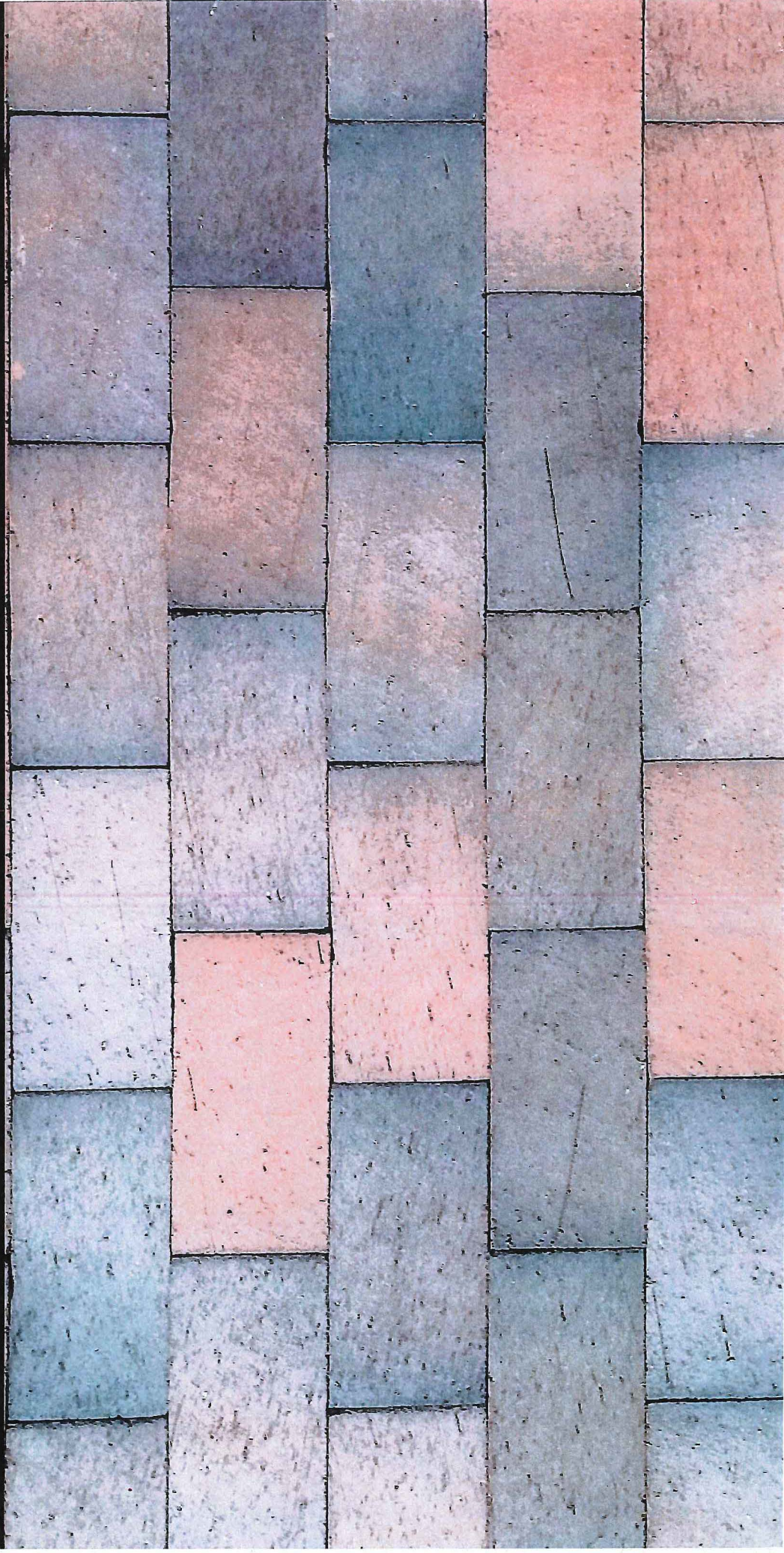
Reclaimed Clay Brick Pavers:
Tremron Olde Columbia Finish
(4"x8", 2" thickness)



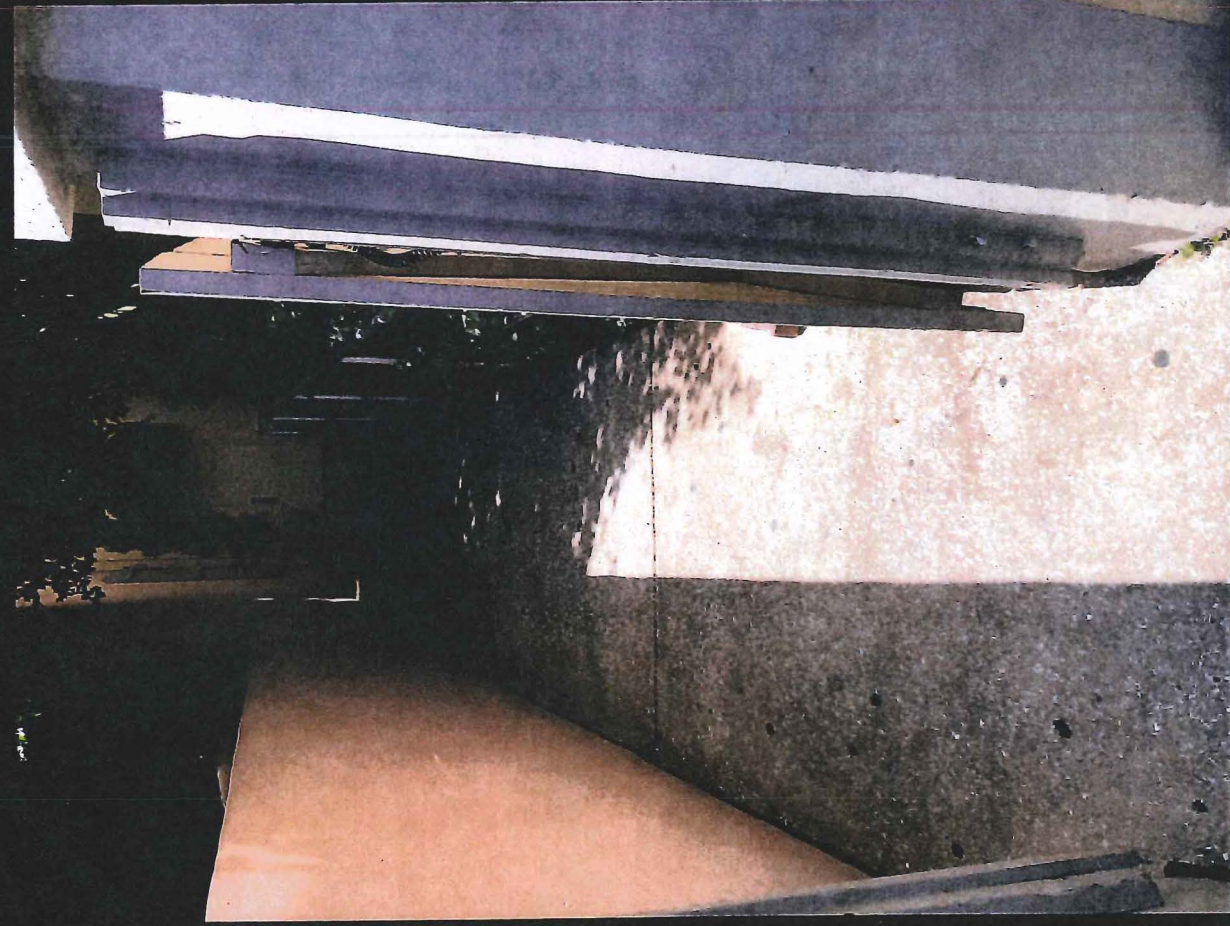


Product Selection

Pine Hall Brick
Pathway Autumn Clay Paver
(4"x8", 2.25" thickness)



Site Photos

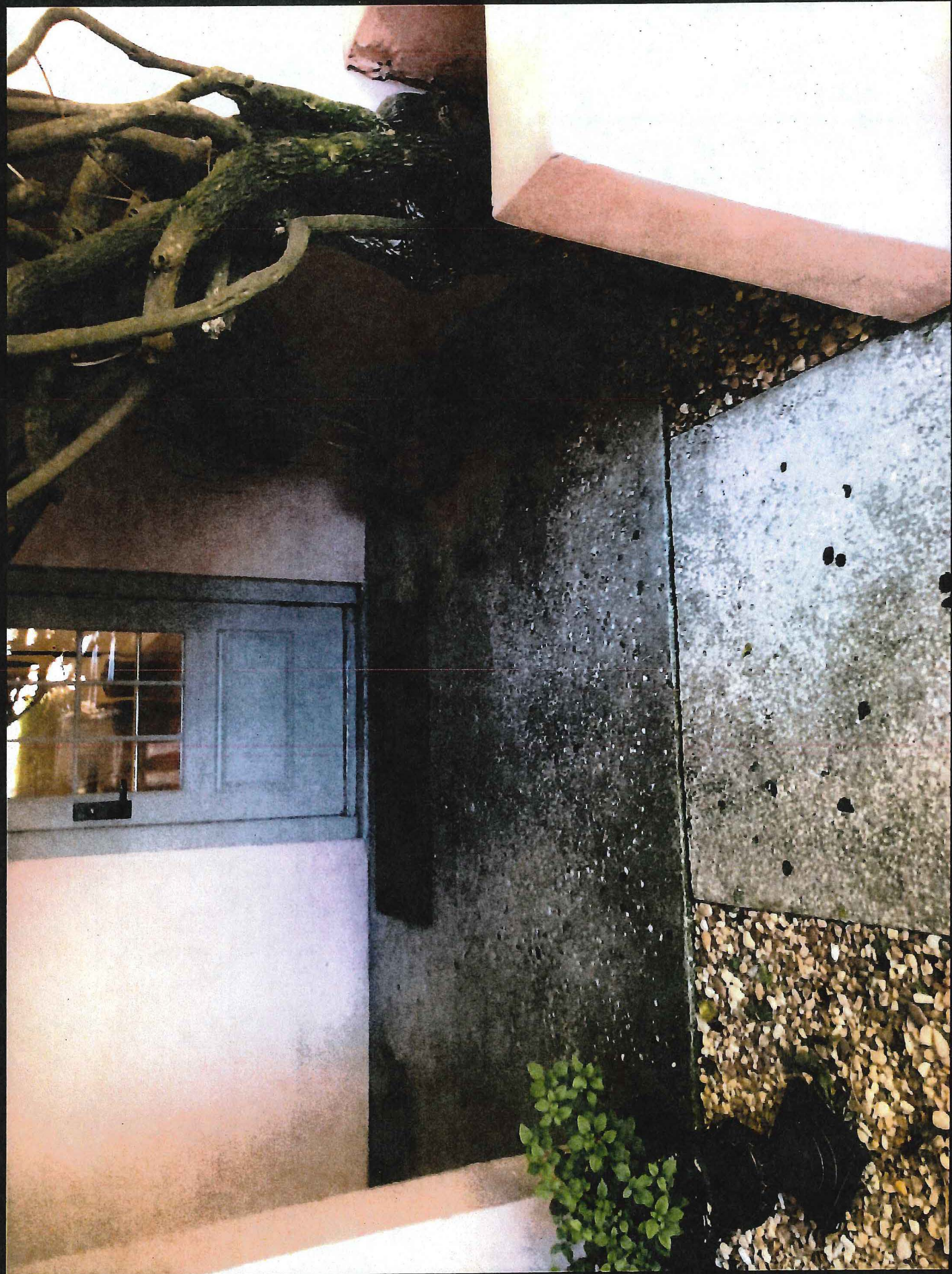






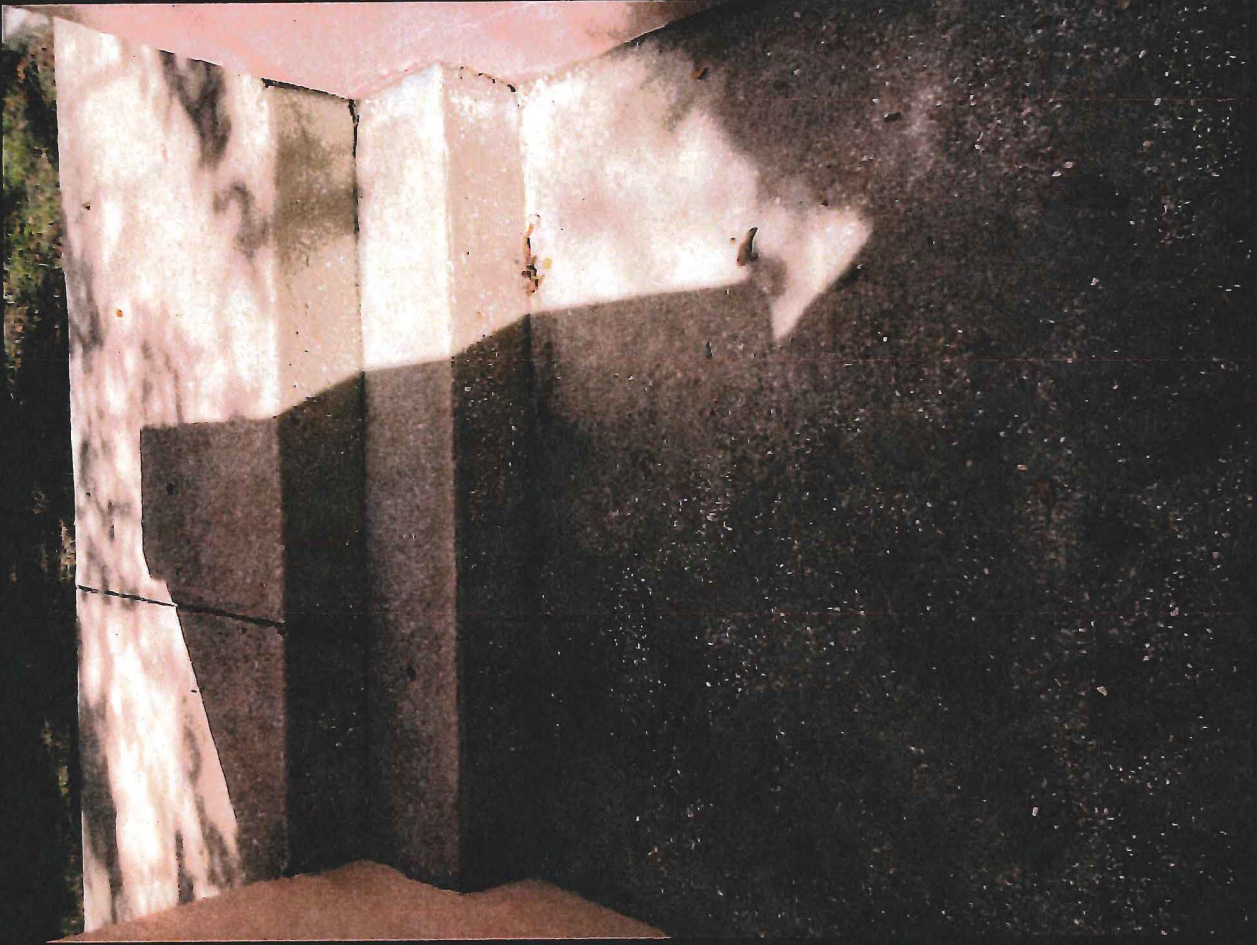








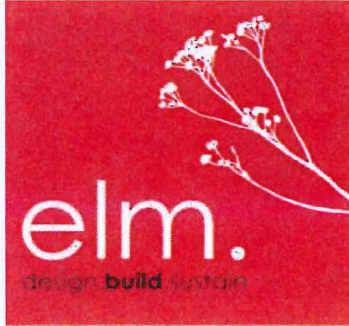




Design, Build, Sustain.



*Environmental Land Managers LLC - ELM Landscape and Hardscape
Saint Augustine, FL 32080 - (904)805-2895*



ELM Landscape and Hardscape

Environmental Land Managers LLC

9188 Gene Johnson Road

Saint Augustine, FL 32080

(904)805-2895

Provided by:

Ami Bray, Environmental Land Managers L.L.C.

ELM Landscape and Hardscape

9188 Gene Johnson Road

Saint Augustine, FL 32080

Proposal No.

080119

Customer and Jobsite Information:

White Room Loft

8 Marine Street

Saint Augustine, FL 32084

Date: July 22, 2019

Proposed Services:

Description	Qty.	Cost Ea.	Amount
Hardscapes			
Concrete Removal and Disposal Allowance, Per SQFT Units (Rear Court Yard and Front Courtyard)	716	2.95	2112.20
Old Columbia Reclaimed Clay 4"x8" Paver Installation (Rear Court Yard and Soldier Course Border)	1209	10.47	12658.23
Concrete Removal and Disposal Allowance, Per SQFT Units (Marine Street Entrance to Front Court Yard)	350	2.95	1032.50
Pine Hall Clay Pavers Pathway Autumn 4"x8", Per SQFT Units (Marine Street Entrance and Front Court Yard)	791	10.47	8281.77
Top Soil Allowance, Per Cubic Ton Units (Rear Courtyard Grading)	8	35.00	280.00

Step Coping, Per linear Ft.			
Old Columbia Reclaimed Paver	25	34.94	873.50
Step Installation, Per Step Units			
Old Columbic Reclaimed Pavers	5	175.00	875.00
Prep and Grading Allowance	1	1495.00	1495.00
HARB Packet	1	500.00	500.00

Hardscape Total: \$28,108.20

Total Cost: \$28,108.20

Total Materials + Installation Amount: \$28,108.20

Cad Design/Harb Packet Due: \$500.00

Required Deposit: \$13,000.00

Due Upon: Commencement: \$4,000.00

Due Upon Completion: \$10,608.20

Job Summary:

+ Pricing includes materials and labor.

+ This estimate is for completing the installation described. It is solely based on our evaluation. It does not include material price increases over time or additional labor and/or materials that may be needed should unforeseen problems or adverse weather develop following the start of the job.

Customer Signature _____ Date _____

Contractor Signature _____ Date _____

TERMS AND CONDITIONS OF SALE

- Bills Due:** All bills are considered due upon receipt unless specified differently on the face of this proposal.
- Nursery Stock:** All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of: plants and shrubs six (6) months from date of install, trees and palms one (1) year from the date of installation provided, however, that all plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal. Loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests,

disease, failure to maintain, or acts of God are excluded from this warranty. **Environmental Land Managers is not responsible for damage done by outside parties including but not limited to homeowner and subcontractors not hired by Environmental Land Managers. WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.**

3. **Irrigation:** An irrigation system is guaranteed for a period of one (1) year including parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal. Loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty. **Environmental Land Managers is not responsible for damage done by outside parties including but not limited to homeowner and subcontractors not hired by Environmental Land Managers. PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT**
4. **Lighting:** A lighting system has a lifetime warranty of the lights, excluding bulbs and a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal. Loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty. **Environmental Land Managers is not responsible for damage done by outside parties including but not limited to homeowner and subcontractors not hired by Environmental Land Managers**
5. **Hardscape:** Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal. Loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty. **Environmental Land Managers is not responsible for damage done by outside parties including but not limited to homeowner and subcontractors not hired by Environmental Land Managers**
6. **SOD:** Claims or complaints must be made within ten (10) days of sod being laid. **Environmental Land Managers is not responsible for damage done by outside parties including but not limited to homeowner and subcontractors not hired by Environmental Land Managers**
7. **STATED WARRANTIES ARE ONLY EFFECTIVE UPON CLIENT'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES**

AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

8. **ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL**
9. **Resale/Transfer of Warranties:** In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.
10. **Return policy and claims not arising under warranty:** No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customer's returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.
11. **Delays in delivery, shortages and substitutions:** Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.
12. **Corporate Approval:** This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at or in the client's presence.
13. **Governing Law and Venue:** The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of St. Johns County, Florida.
14. **Collection Costs and Attorneys Fees:** In the event that collection efforts are necessary for seller to collect any

amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

15. **Integration and Modification:** The terms and conditions of the sale stated herein and on the face hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.
16. **Survival:** If any provision of the terms and conditions of the sale stated herein and on the face hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.
17. **Interest:** Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.
18. **Design Services:** Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller
19. **Transplanted Material:** Any existing plant material that is transplanted by **Environmental Land Managers** is **NOT** covered under **Environmental Land Managers** warranty policy.
20. **Lien Law Notice:** The Lien Law Notice attached hereto is hereby incorporated by reference

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY



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

Detail by Entity Name

Florida Limited Liability Company

CHW, LLC

Filing Information

Document Number L03000041796
FEI/EIN Number 26-3194462
Date Filed 10/29/2003
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/23/2012

Principal Address

125 13th Street
ST. AUGUSTINE, FL 32080

Changed: 02/05/2014

Mailing Address

125 13th Street
ST. AUGUSTINE, FL 32080

Changed: 02/05/2014

Registered Agent Name & Address

WHITE, CATHERINE H
125 13th Street
ST. AUGUSTINE, FL 32080

Address Changed: 02/05/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

WHITE, CATHERINE H
118 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
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2017	01/30/2017
2018	04/10/2018
2019	03/14/2019

Document Images

03/14/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- REINSTATEMENT	View image in PDF format
05/12/2008 -- ANNUAL REPORT	View image in PDF format
07/19/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
04/28/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
10/29/2003 -- Florida Limited Liabilities	View image in PDF format

Florida Department of State, Division of Corporations



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](#)

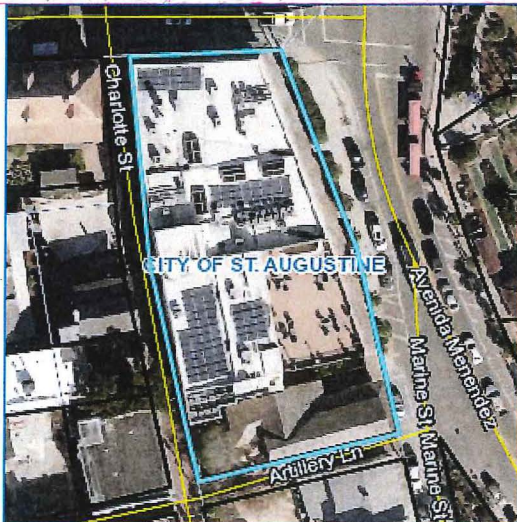
Summary

Parcel ID	1986000000
Location Address	1 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug (Historical) (COM) (610.03)
Tax Description*	CITY OF ST AUG ALL BLK 23 OR953/1969 & 2079/620 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.470
Homestead	N

Owner Information

Owner Name	Chw LLC Etal 100% 1 King LLC 100%
Mailing Address	118 AVENIDA MENENDEZ ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$1,577,931
Extra Features Value	\$40,535
Total Land Value	\$1,221,480
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,839,946
Total Deferred	\$0
Assessed Value	\$2,839,946
Total Exemptions	\$0
Taxable Value	\$2,839,946

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
2019	\$1,632,342	\$40,535	\$1,221,480	\$0	\$0	\$2,894,357	\$2,638,413	\$255,944	\$2,638,413
2018	\$1,695,538	\$40,535	\$1,017,900	\$0	\$0	\$2,753,973	\$2,398,557	\$355,416	\$2,398,557
2017	\$1,232,439	\$40,535	\$1,017,900	\$0	\$0	\$2,290,874	\$2,180,506	\$110,368	\$2,180,506
2016	\$1,372,714	\$40,535	\$712,530	\$0	\$0	\$2,125,779	\$1,982,278	\$143,501	\$1,982,278
2015	\$1,311,910	\$42,545	\$712,530	\$0	\$0	\$2,066,985	\$1,802,071	\$264,914	\$1,802,071
2014	\$852,319	\$42,860	\$743,067	\$0	\$0	\$1,638,246	\$1,638,246	\$0	\$1,638,246
2013	\$896,891	\$43,018	\$743,067	\$0	\$0	\$1,682,976	\$1,682,976	\$0	\$1,682,976
2012	\$895,800	\$43,333	\$743,067	\$0	\$0	\$1,682,200	\$1,682,200	\$0	\$1,682,200
2011	\$816,763	\$43,490	\$824,499	\$0	\$0	\$1,684,752	\$1,684,752	\$0	\$1,684,752
2010	\$873,589	\$43,805	\$916,110	\$0	\$0	\$1,833,504	\$1,833,504	\$0	\$1,833,504

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	45033	Roof Cover	Built Up
Conditioned Area	37993	Interior Flooring	Hardwood
Actual Year Built	1900	Interior Wall	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	25 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Condition	Fair	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	16706	16706
FINISHED UPPER STORY	16706	16706
BALCONY	0	2864
FINISHED UPPER STORY	4581	4581
CANOPY (COMMERCIAL)	0	2088
CANOPY (COMMERCIAL)	0	2088
Total SqFt	37993	45033

Building	2	Roof Structure	Wood Truss
Actual Area	5879	Roof Cover	Wood Shingle
Conditioned Area	4994	Interior Flooring	Concrete Finish, Minimum Plywood
Actual Year Built	1986	Interior Wall	Minimum
Use	Stores (Retail)	Heating Type	None
Style	04	Heating Fuel	

Class N
Exterior Wall Concrete Stucco, Hard Board

Air Conditioning None
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	50%
Exterior Wall	Hard Board	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Minimum Plywood	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	2 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	394
OUTSIDE STAIRS	0	76
FINISHED UPPER STORY	2497	2497
CANOPY (COMMERCIAL)	0	20
OUTSIDE STAIRS	0	80
BASE AREA	2497	2497
CANOPY (COMMERCIAL)	0	315
Total SqFt	4994	5879

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	28506
Wood Fence	0	0	0	0	53
Masonry Wall	0	0	0	0	414
Elevator - Residential (42"x42" - 2 Passenger) 3+	0	0	0	0	1

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	234	87	20358	SF	\$1,221,480

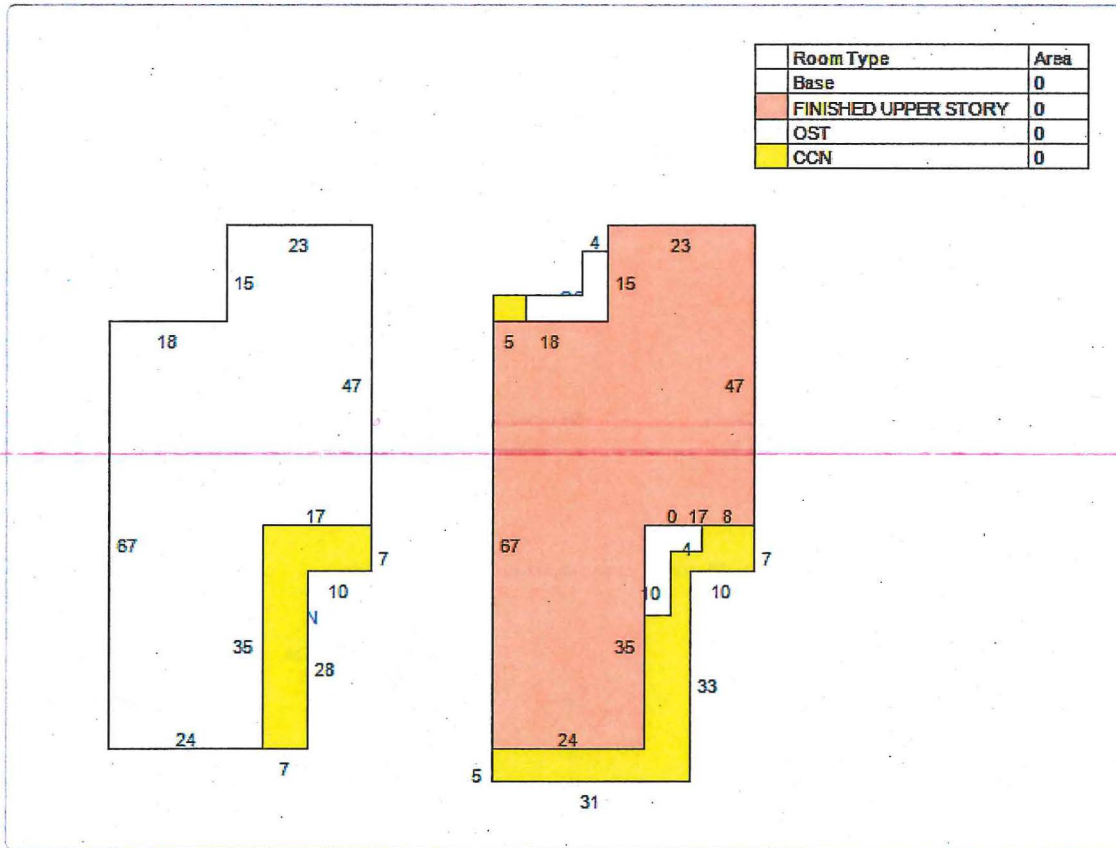
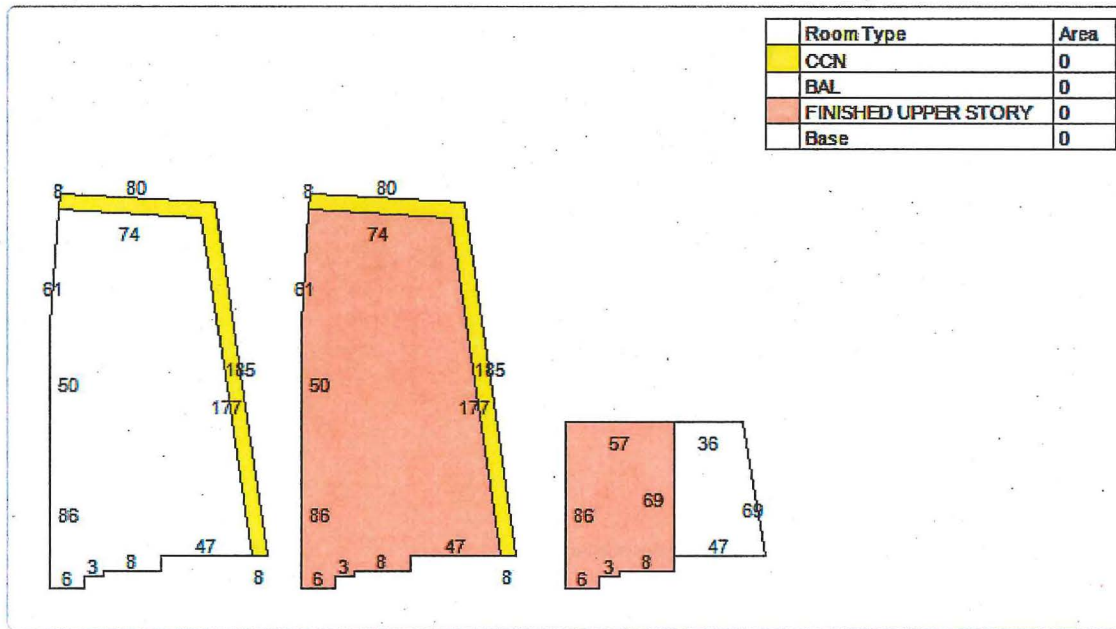
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/30/2003	\$2,750,000.00	WD	2079	620	Q	I	CASA DELTA INC	1 KING LLC & CHW LLC (T/C)
	8/19/1992	\$880,000.00	WD	953	1969	Q	I	COOPER BETTY	CASA DELTA INC
	6/8/1992	\$850,000.00	WD	944	1570	U	I	CARTERET FLORIDA PROPERTIES INC	COOPER BETTY
	9/1/1989	\$0.00		832	1224	U	I		CARTERET FLORIDA PROPERTIES INC
	1/1/1986	\$0.00		695	271	U	I		
	12/1/1985	\$1,893,900.00		692	1382	Q	I		

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.

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Version 2.3.16



CITY OF
ST. AUGUSTINE
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**
Prepared for November 21, 2019 Meeting



Application: 2019-0084

Address: 253 Charlotte Street

Applicant: John and Karin White

Owner: John and Karin White

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:	7(a)	Previous Action(s):	N/A

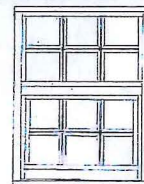
STAFF SUMMARY AND ANALYSIS:

- 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.



Window on the Front
Elevation

Grid Patterns

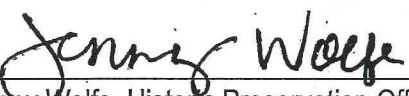


Standard

Proposed Window Style

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.

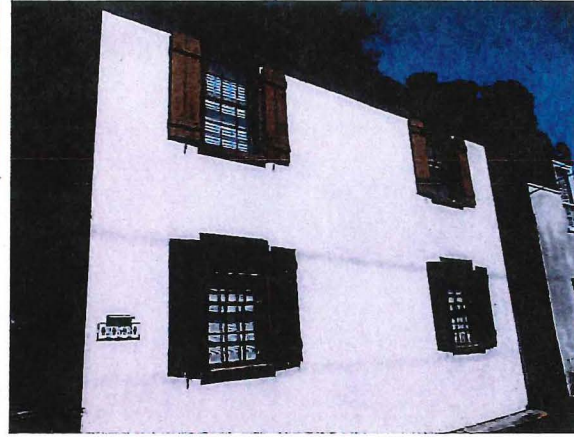

Jenny Wolfe, Historic Preservation Officer



Simulated Divided Light

F2019-0084
253 Charlotte Street
November 21, 2019

STAFF PHOTOGRAPHS:



F2019-0084
253 Charlotte Street
November 21, 2019

SUMMARY SCOPE OF WORK:

- Replace all existing windows with vinyl windows

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.

F2019-0084
253 Charlotte Street
November 21, 2019

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, 3, 6 and 9 apply.

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]

F2019-0084
253 Charlotte Street
November 21, 2019

LIST OF ATTACHMENTS:

1. N/A



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 26, 2019 Meeting



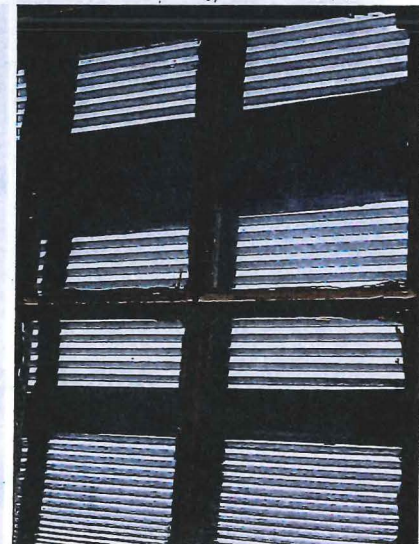
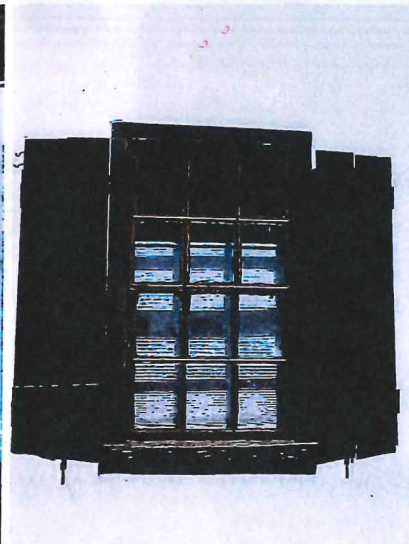
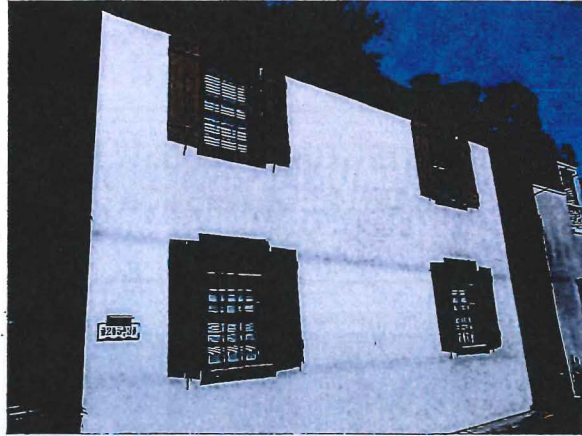
Application: 2019-0084

Address: 253 Charlotte Street

John and Karin White, Applicant and Owner

Project description: To replace all windows with vinyl windows.

F2019-0084
253 Charlotte Street
September 26, 2019
STAFF PHOTOGRAPHS:



F2019-0084
253 Charlotte Street
September 26, 2019

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.

F2019-0084
253 Charlotte Street
September 26, 2019

LIST OF ATTACHMENTS:

1. N/A

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AUG 22 2019

Planning/Building Dept.



4801 Executive Park Court • Bldg. 200 • Suite 207
Jacksonville, FL 32216

Phone 904-296-2515
Fax 904-296-2528

August 20, 2019

Re: Replacement Windows @ 953 Charlotte Street

We've recently assessed the condition of the current windows and have reached the following conclusions:

1. The windows installed are replacement windows pulled from another building to "replicate" historical windows.
2. The construction of the building is concrete block and does not allow for an aluminum/wood clad or a true wood window replacement installation.
3. The framing and trim around the windows needs to be modified and updated to prevent weather corrosion, water intrusion and insect intrusion.
4. The PGT 5400 series windows that we are proposing are engineered for Florida climates and will include true divided Lite design to "replicate" historical look.
5. The PGT 5400 series windows will provide a long lasting solution backed by strong guarantees from the manufacturer.

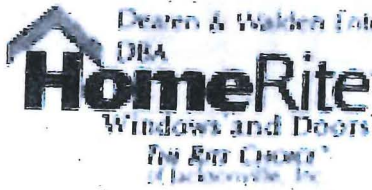
It is our professional opinion that the windows need to be replaced and we believe we have provided one of the best products the industry offers in terms of performance and longevity. These windows also meet the historical criteria requirements for St. Augustine Historical district.

Respectfully,

Joe Fennell
HomeRite Windows and Doors
904.401.9072

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AUG 12 2019



Deeren & Walden Enterprises, Inc. Planning/Building Dept.

PO #

Proposal/Order

2401 Executive Park Court • Bldg. 200 • Suite 207 • Jacksonville, FL 32218 • Phone 904.296.2128 • Fax 904.296.2129
www.homerite.com

Name: John Wall Company: None
Address: 253 Charlotte Street
Phone: 904.444.1111 Fax: 904.444.1111
E-mail: john.wall@none.com
Sales Representative: Joe Smith Date: 8/10/19

Qty	Material	Description	Unit	Price
2	2x4	2x4 8' long	each	9.90
1	2x6	2x6 8' long	each	14.90
1	2x8	2x8 8' long	each	19.90
1	2x10	2x10 8' long	each	24.90
1	2x12	2x12 8' long	each	29.90
1	2x14	2x14 8' long	each	34.90
1	2x16	2x16 8' long	each	39.90
1	2x18	2x18 8' long	each	44.90
1	2x20	2x20 8' long	each	49.90
1	2x22	2x22 8' long	each	54.90
1	2x24	2x24 8' long	each	59.90
1	2x26	2x26 8' long	each	64.90
1	2x28	2x28 8' long	each	69.90
1	2x30	2x30 8' long	each	74.90
1	2x32	2x32 8' long	each	79.90
1	2x34	2x34 8' long	each	84.90
1	2x36	2x36 8' long	each	89.90
1	2x38	2x38 8' long	each	94.90
1	2x40	2x40 8' long	each	99.90
1	2x42	2x42 8' long	each	104.90
1	2x44	2x44 8' long	each	109.90
1	2x46	2x46 8' long	each	114.90
1	2x48	2x48 8' long	each	119.90
1	2x50	2x50 8' long	each	124.90
1	2x52	2x52 8' long	each	129.90
1	2x54	2x54 8' long	each	134.90
1	2x56	2x56 8' long	each	139.90
1	2x58	2x58 8' long	each	144.90
1	2x60	2x60 8' long	each	149.90
1	2x62	2x62 8' long	each	154.90
1	2x64	2x64 8' long	each	159.90
1	2x66	2x66 8' long	each	164.90
1	2x68	2x68 8' long	each	169.90
1	2x70	2x70 8' long	each	174.90
1	2x72	2x72 8' long	each	179.90
1	2x74	2x74 8' long	each	184.90
1	2x76	2x76 8' long	each	189.90
1	2x78	2x78 8' long	each	194.90
1	2x80	2x80 8' long	each	199.90
1	2x82	2x82 8' long	each	204.90
1	2x84	2x84 8' long	each	209.90
1	2x86	2x86 8' long	each	214.90
1	2x88	2x88 8' long	each	219.90
1	2x90	2x90 8' long	each	224.90
1	2x92	2x92 8' long	each	229.90
1	2x94	2x94 8' long	each	234.90
1	2x96	2x96 8' long	each	239.90
1	2x98	2x98 8' long	each	244.90
1	2x100	2x100 8' long	each	249.90
1	2x102	2x102 8' long	each	254.90
1	2x104	2x104 8' long	each	259.90
1	2x106	2x106 8' long	each	264.90
1	2x108	2x108 8' long	each	269.90
1	2x110	2x110 8' long	each	274.90
1	2x112	2x112 8' long	each	279.90
1	2x114	2x114 8' long	each	284.90
1	2x116	2x116 8' long	each	289.90
1	2x118	2x118 8' long	each	294.90
1	2x120	2x120 8' long	each	299.90
1	2x122	2x122 8' long	each	304.90
1	2x124	2x124 8' long	each	309.90
1	2x126	2x126 8' long	each	314.90
1	2x128	2x128 8' long	each	319.90
1	2x130	2x130 8' long	each	324.90
1	2x132	2x132 8' long	each	329.90
1	2x134	2x134 8' long	each	334.90
1	2x136	2x136 8' long	each	339.90
1	2x138	2x138 8' long	each	344.90
1	2x140	2x140 8' long	each	349.90
1	2x142	2x142 8' long	each	354.90
1	2x144	2x144 8' long	each	359.90
1	2x146	2x146 8' long	each	364.90
1	2x148	2x148 8' long	each	369.90
1	2x150	2x150 8' long	each	374.90
1	2x152	2x152 8' long	each	379.90
1	2x154	2x154 8' long	each	384.90
1	2x156	2x156 8' long	each	389.90
1	2x158	2x158 8' long	each	394.90
1	2x160	2x160 8' long	each	399.90
1	2x162	2x162 8' long	each	404.90
1	2x164	2x164 8' long	each	409.90
1	2x166	2x166 8' long	each	414.90
1	2x168	2x168 8' long	each	419.90
1	2x170	2x170 8' long	each	424.90
1	2x172	2x172 8' long	each	429.90
1	2x174	2x174 8' long	each	434.90
1	2x176	2x176 8' long	each	439.90
1	2x178	2x178 8' long	each	444.90
1	2x180	2x180 8' long	each	449.90
1	2x182	2x182 8' long	each	454.90
1	2x184	2x184 8' long	each	459.90
1	2x186	2x186 8' long	each	464.90
1	2x188	2x188 8' long	each	469.90
1	2x190	2x190 8' long	each	474.90
1	2x192	2x192 8' long	each	479.90
1	2x194	2x194 8' long	each	484.90
1	2x196	2x196 8' long	each	489.90
1	2x198	2x198 8' long	each	494.90
1	2x200	2x200 8' long	each	499.90
1	2x202	2x202 8' long	each	504.90
1	2x204	2x204 8' long	each	509.90
1	2x206	2x206 8' long	each	514.90
1	2x208	2x208 8' long	each	519.90
1	2x210	2x210 8' long	each	524.90
1	2x212	2x212 8' long	each	529.90
1	2x214	2x214 8' long	each	534.90
1	2x216	2x216 8' long	each	539.90
1	2x218	2x218 8' long	each	544.90
1	2x220	2x220 8' long	each	549.90
1	2x222	2x222 8' long	each	554.90
1	2x224	2x224 8' long	each	559.90
1	2x226	2x226 8' long	each	564.90
1	2x228	2x228 8' long	each	569.90
1	2x230	2x230 8' long	each	574.90
1	2x232	2x232 8' long	each	579.90
1	2x234	2x234 8' long	each	584.90
1	2x236	2x236 8' long	each	589.90
1	2x238	2x238 8' long	each	594.90
1	2x240	2x240 8' long	each	599.90
1	2x242	2x242 8' long	each	604.90
1	2x244	2x244 8' long	each	609.90
1	2x246	2x246 8' long	each	614.90
1	2x248	2x248 8' long	each	619.90
1	2x250	2x250 8' long	each	624.90
1	2x252	2x252 8' long	each	629.90
1	2x254	2x254 8' long	each	634.90
1	2x256	2x256 8' long	each	639.90
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1	2x260	2x260 8' long	each	649.90
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1	2x278	2x278 8' long	each	694.90
1	2x280	2x280 8' long	each	699.90
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1	2x290	2x290 8' long	each	724.90
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1	2x294	2x294 8' long	each	734.90
1	2x296	2x296 8' long	each	739.90
1	2x298	2x298 8' long	each	744.90
1	2x300	2x300 8' long	each	749.90
1	2x302	2x302 8' long	each	754.90
1	2x304	2x304 8' long	each	759.90
1	2x306	2x306 8' long	each	764.90
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1	2x312	2x312 8' long	each	779.90
1	2x314	2x314 8' long	each	784.90
1	2x316	2x316 8' long	each	789.90
1	2x318	2x318 8' long	each	794.90
1	2x320	2x320 8' long	each	799.90
1	2x322	2x322 8' long	each	804.90
1	2x324	2x324 8' long	each	809.90
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1	2x328	2x328 8' long	each	819.90
1	2x330	2x330 8' long	each	824.90
1	2x332	2x332 8' long	each	829.90
1	2x334	2x334 8' long	each	834.90
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1	2x346	2x346 8' long	each	864.90
1	2x348	2x348 8' long	each	869.90
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1	2x352	2x352 8' long	each	879.90
1	2x354	2x354 8' long	each	884.90
1	2x356	2x356 8' long	each	889.90
1	2x358	2x358 8' long	each	894.90
1	2x360	2x360 8' long	each	899.90
1	2x362	2x362 8' long	each	904.90
1	2x364	2x364 8' long	each	909.90
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1	2x370	2x370 8' long	each	924.90
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1	2x386	2x386 8' long	each	964.90
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1	2x400	2x400 8' long	each	999.90
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1	2x416	2x416 8' long	each	1039.90
1	2x418	2x418 8' long	each	1044.90
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1	2x424	2x424 8' long	each	1059.90
1	2x426	2x426 8' long	each	1064.90
1	2x428	2x428 8' long	each	1069.90
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1	2x432	2x432 8' long	each	1079.90
1	2x434	2x434 8' long	each	1084.90
1	2x436	2x436 8' long	each	1089.90
1	2x438	2x438 8' long	each	1094.90
1	2x440	2x440 8' long	each	1099.90
1	2x442	2x442 8' long	each	1104.90
1	2x444	2x444		

Dearen & Walden Enterprises, LLC

DBA
HomeRite
Windows and Doors
THE RITE CHOICE™
of Jacksonville, Inc.

4801 Executive Park Court • Bldg. 200 • Suite 207 • Jacksonville, FL 32216 • Phone 904. 296.2515 • Fax 904. 296.2528
www.HomeRiteJacksonville.com

PO #

Proposal/Order

Name: John White Shipping Address: _____
Address: 253 Charlotte Street _____
Phone #: St. Augustine Fax: FL, 32084 _____
Work: _____ Mobile: _____ Email: _____
Sale Representative: Joe Fennell Ref: _____ Date: 07/24/19

Qty	Series	Description	Units	Totals
1.		John,		
2.		We wanted to provide		
3.		you with documentation for		
4.		your proposed window. We made		
5.		a site visit to your home and		
6.		measured the windows. Because		
7.		the home is block construction		
8.		with retro-fit casing and trim,		
9.		we cannot use an aluminum/clad		
10.		product for your home. The design		
11.		of the window would not allow		
12.		us to properly install and seal		
13.		the window up for you. For this		
14.		reason we've chosen the PGT		
15.		product for you which will match		
16.		the color, historical look and		
17.		fit properly in the openings.		
18.				
19.		Respectfully,		
20.				

Special Instructions

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AUG 12 2018

Planning/Building Dept.

Joe Fennell

Sub Total

Tax

Labor

Total

DEP

C.O.D.

Customer Signature:

Date:

Salesman Signature:

WHITE COPY - OFFICE • YELLOW COPY - CUSTOMER

7/22/19, 9:29 AM

1 of 1

Find | Next

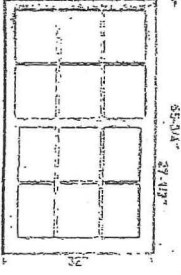
NFRC Report

THREE DECADES

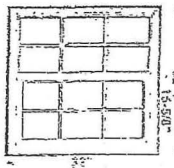
10/14

www.pgindustries.com

Quote # 5751987
 PO Number:
 Job Name: John White
 Job Address: 253 Charlotte Street St. Augustine, FL 32084

Line #	Item Description	Quantity	Location
0001 (1.00)	SH5400 VINYL SINGLE HUNG 5400 32 X 55.75 X, STD, 5/8" FL, B/W, EQUAL, IG, CL, ARG, ES Max, 7/8" TDL, 2V1H/2V1H, DBL, SWEEP, 1816K-INSTALLED, CMFRT LFT HNDL	Ordered: 8.00	
	 Certification Type: MIAMI Frame Type: 625FLANGE Window Style: STD Size Ref: ACTUAL Height: 55 3/4 Rough Masonry: 33 3/4 X 56 3/4 Egress Opening: 27 3/4 X 23 1/4 (4.4746 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 3A2D LITES (2V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOOD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: C.SH5400 Acc Glass Breakage: N Vent Ht: 27.5180 Positive Design Pressure: 50.0000 PANumber: FL-239 Condensation Resistance: 60.0000 Solar Heat Gain Coeff: 0.1900 VTCOG: 0.6400 NOA Selection: 17-0630.06 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 32.0000 Actual Size: 32 X 55 3/4 Wood Frame Opening: 32 1/4 X 56 Frame Color: B/W - Bronze Exterior/White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: N - None Decalite: N CAR#: 17-0630.06 Negative Design Pressure: 100.0000 Energy Star: 123.0000 Uf: 0.2900 VT: 0.4300		

0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400 32 X 32 X, STD, 5/8" FL, B/W, EQUAL, IG, CL, ARG, ES Max, 7/8" TDL, 2V1H/2V1H, DBL, SWEEP, 1816K-INSTALLED, CMFRT LFT HNDL	Ordered: 3.00	
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Certification Type: MIAMI
 Frame Type: 625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 32.0000
 Rough Masonry: 33 3/4 X 33
 Egress Opening: 27 3/4 X 11 3/8 (2.1862 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOOD: N
 Upgrade Hardware Finish: N
 Lift Rail: N

NOA Selection: 17-0630.06
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 32
 Wood Frame Opening: 32 1/4 X 32 1/4
 Frame Color: B/W - Bronze Exterior/White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000

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AUG 12 2019

Please Print

7/22/19, 9:29 AM

Anchor Group: C.SH5400
Acc Glass Breakage: N
Vent Ht: 15.6429
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.1960
VTCOG: 0.6400

Boxing Options: N - None
Decorate: N
CAR#: 17-0630.06
NegativeDesignPressure: 100.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

PO Number:

Print 7/22/2019
Date

Page 1 of 1

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Planning Building Dept.

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Planning Building Dept.



Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7-8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard

Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
- EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
- Pebble Khaki*
- Bronze
- Hunter Green*
- Anodize*
- Brick Red*

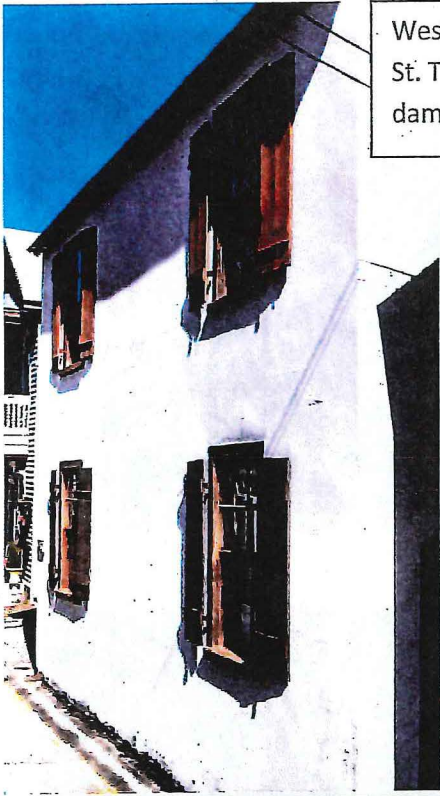
* Available with limited interior colors

Interior Frame Colors

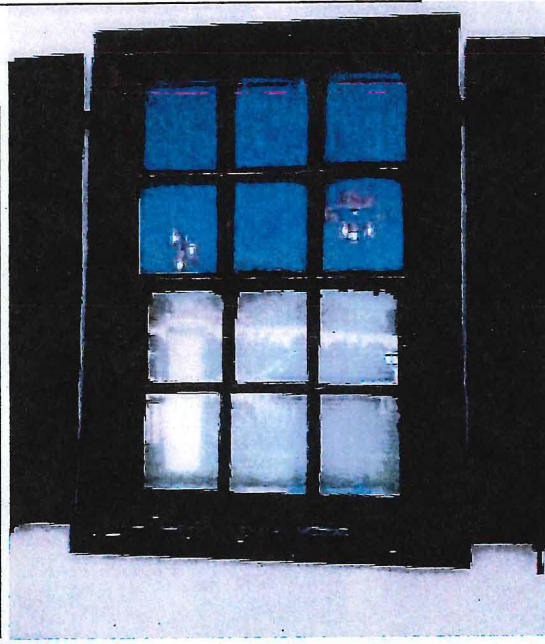
- Beige
- Dark Oak
- Bronze
- Natural Cherry
- Natural Oak

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AUG 12 2009



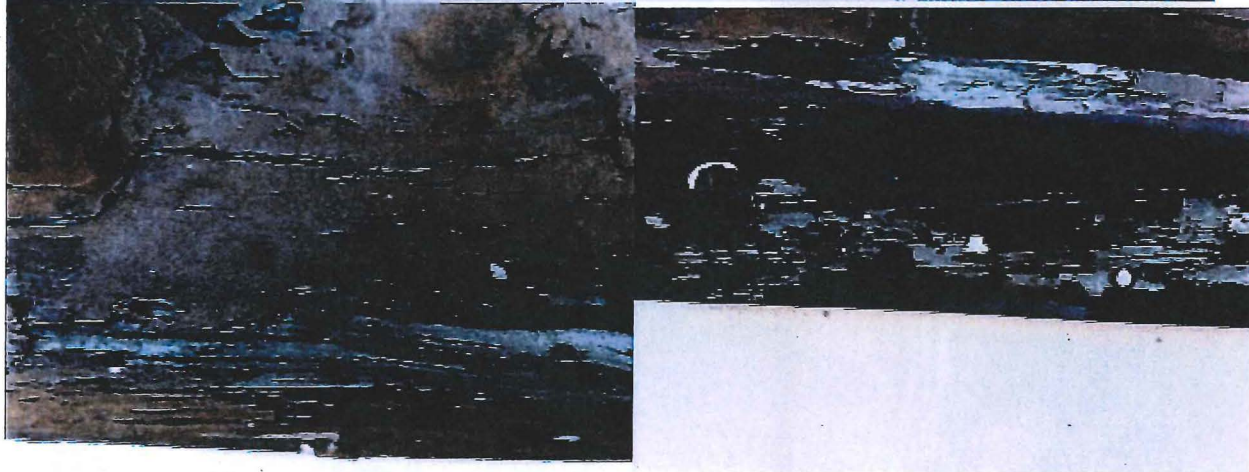
West side of home facing Charlotte St. This side has the most significant damage.



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AUG 29 2019

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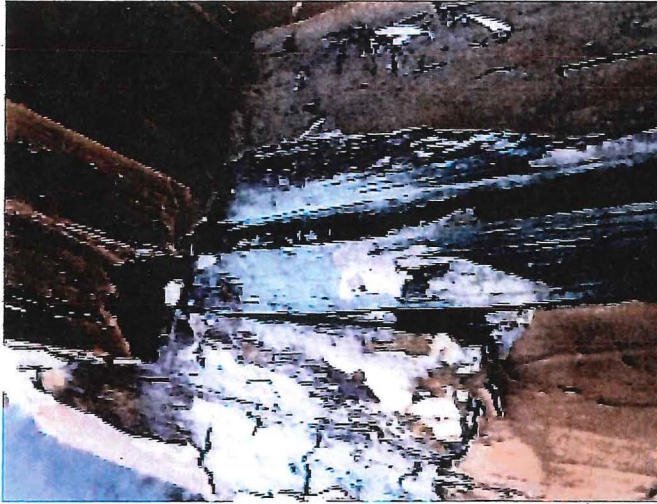
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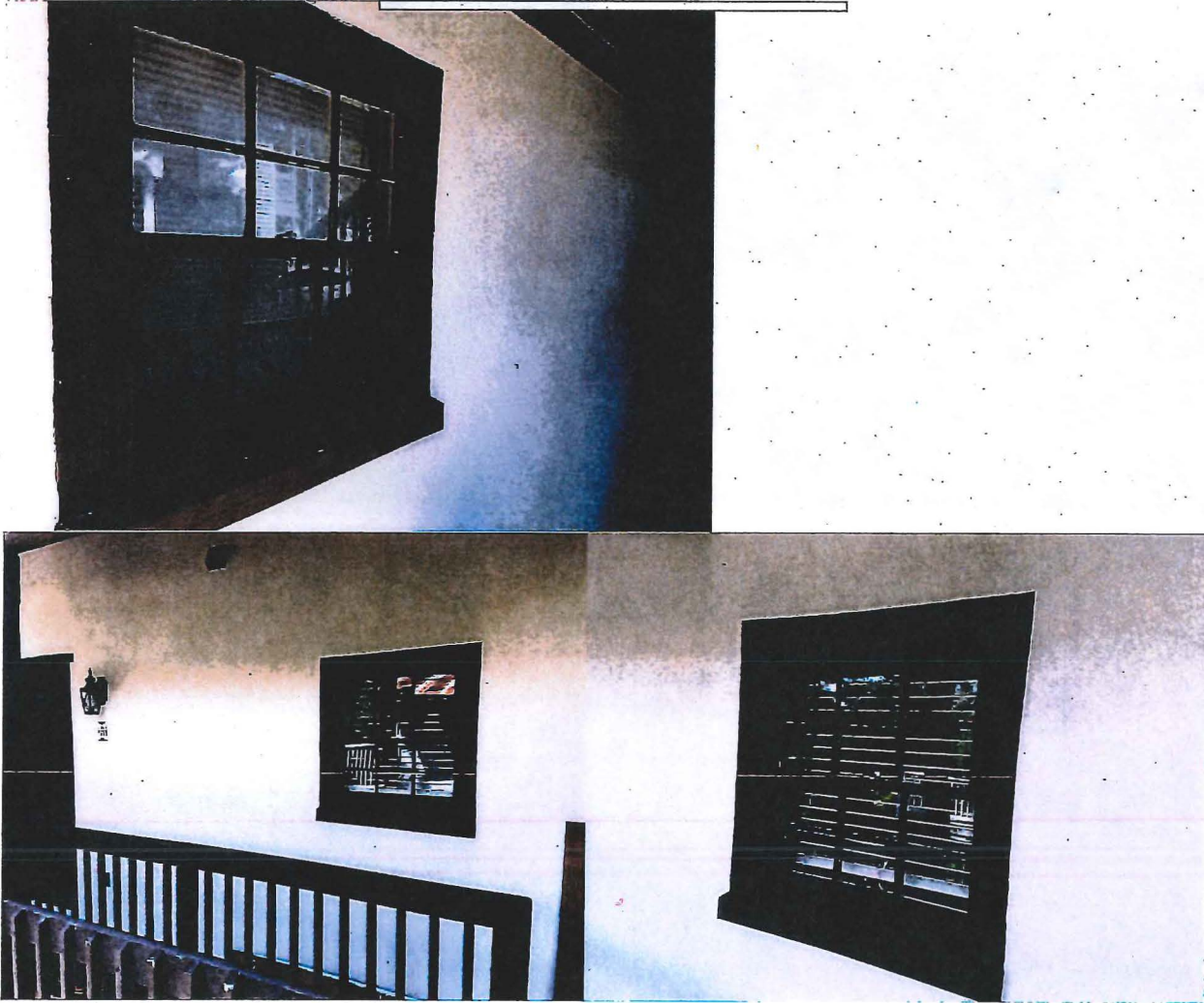


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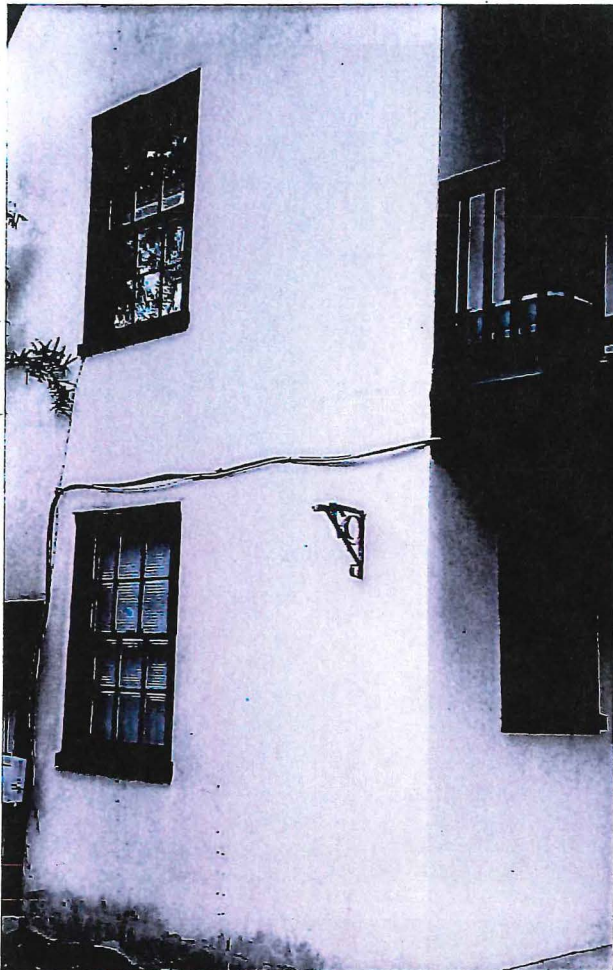
North Side of home, not visible from the road, faces the homes private parking. Least damage but windows don't function properly.



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East Side of home, not seen from road, facing the rear of the property into the homes private parking. Significant damage to both windows.

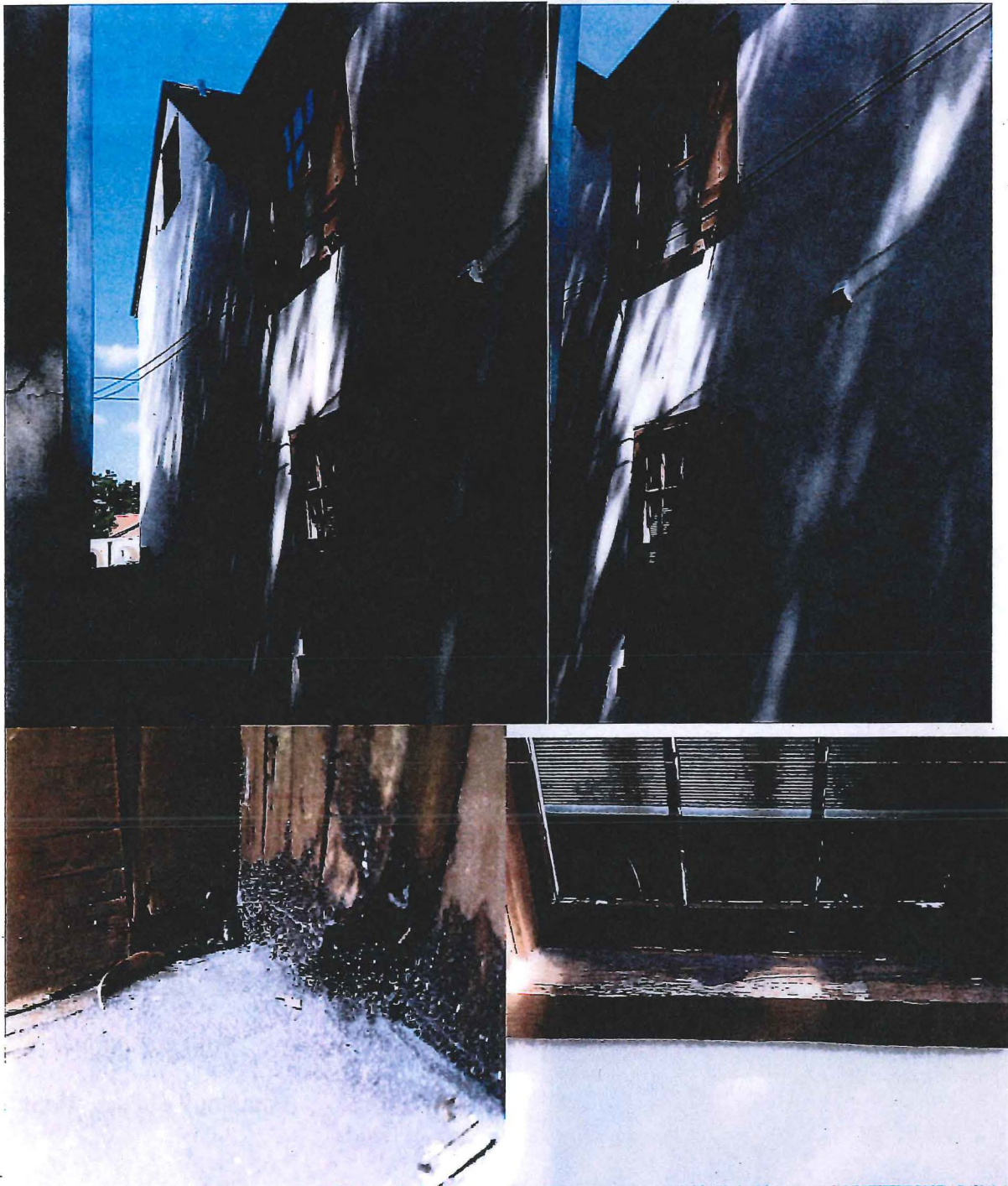


South facing portion of home, not seen from road, windows face neighbor's house. Both windows have significant damage.

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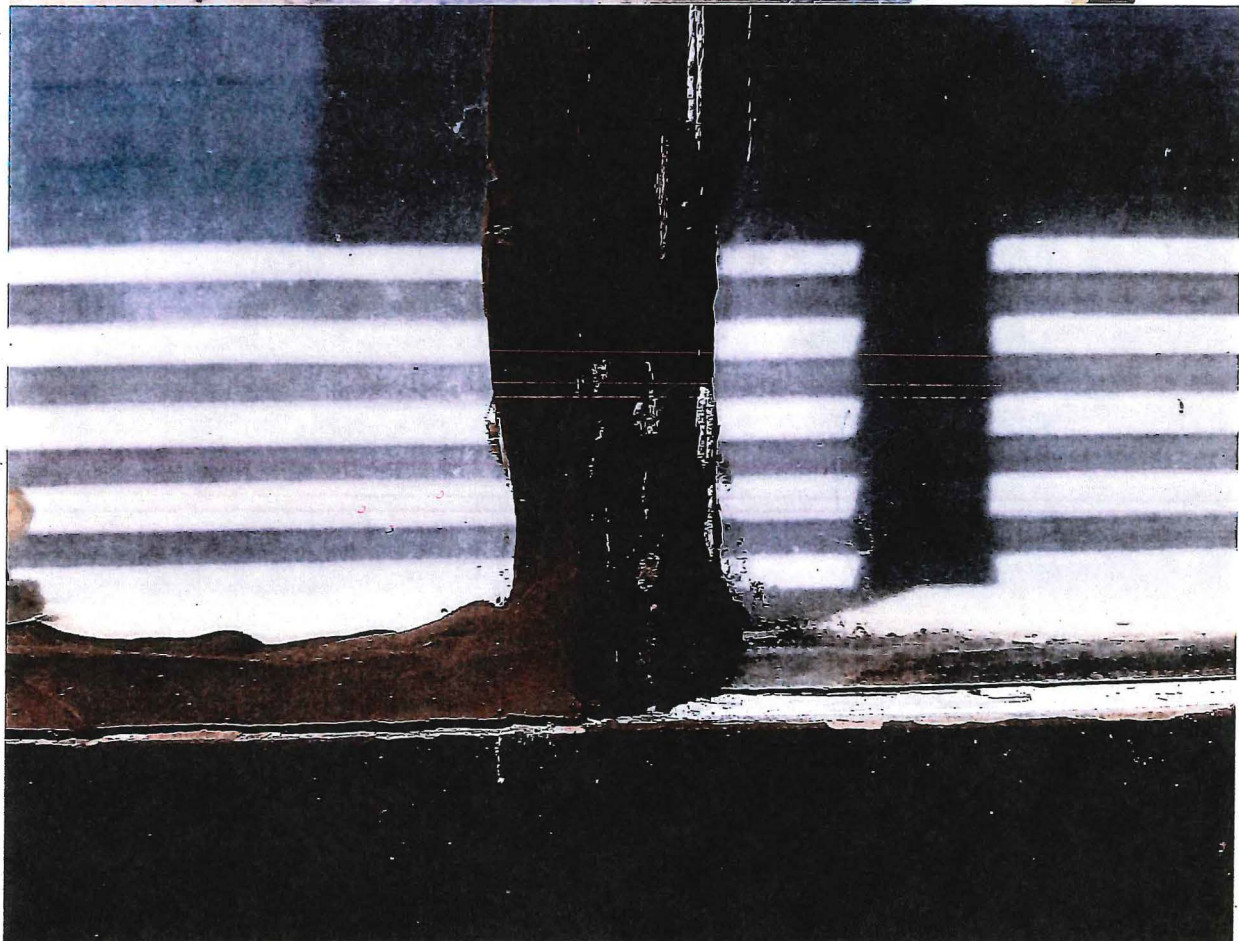
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AUG 29 2019

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Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

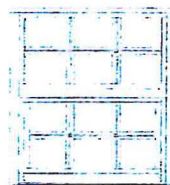
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

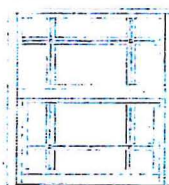
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
- White interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

Good Afternoon,

The attached photos show damages to the current windows. Blue tape is still attached near many of the significant damage as seen in some of the photos.

Front of home "West side": All 4 large windows are severely damaged from the sun, weather and ant infestation.

Rear of the house "East side": 2 large windows that are both severely damaged from the sun, weather and ant infestation.

Side of home "South side": 2 large windows that are both severely damaged from the sun, weather and ant infestation.

Side of home "North side": 3 small windows, show signs of minor wood rot and do not function correctly.

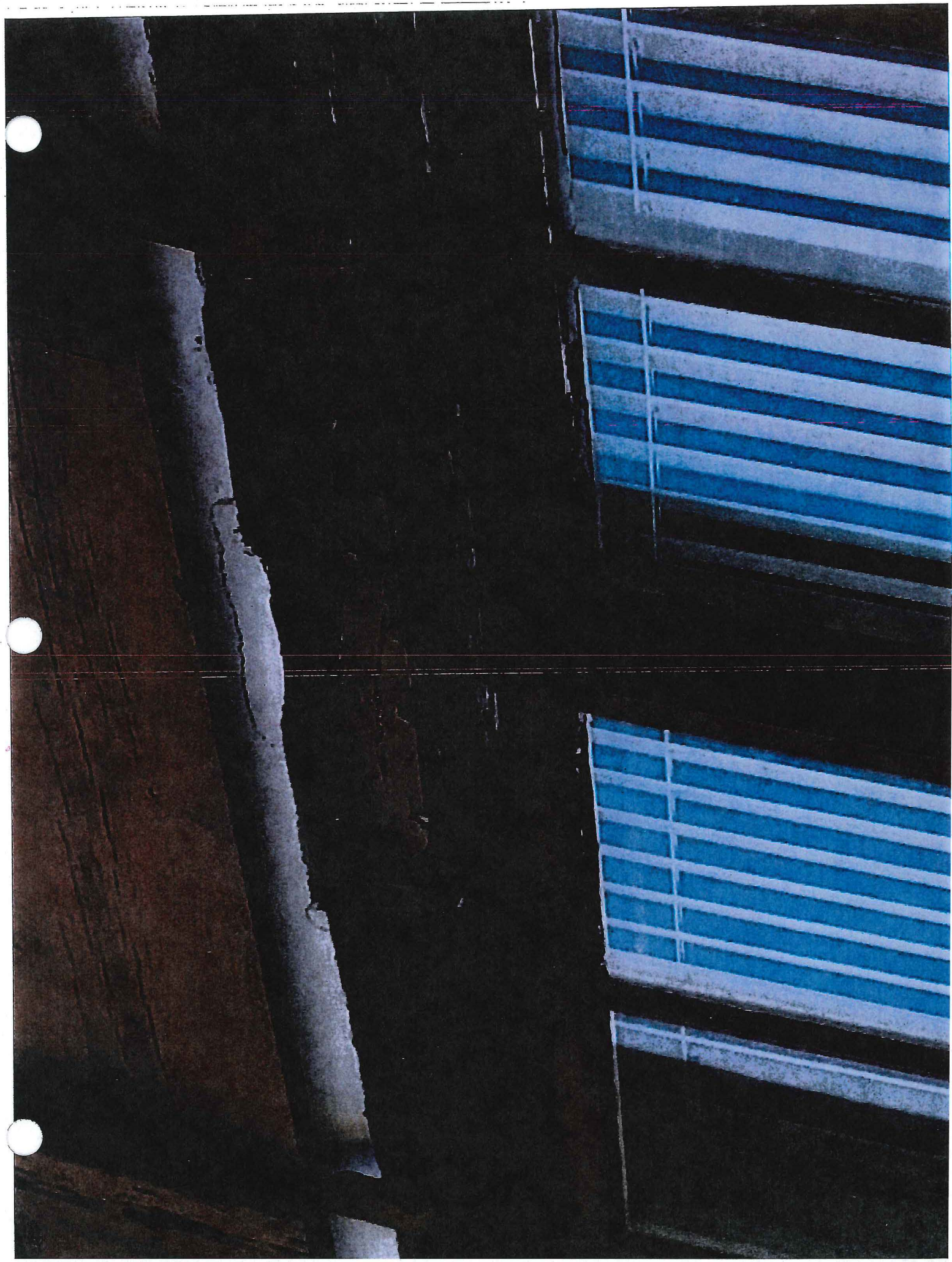
The wood rot and ants have eaten through to the inside of the home on 5 of the 8 large windows and all of the large windows which constitute all of the windows on 3 sides of the home show significant damage from the exterior. The remaining 3 smaller windows are showing damage and all 11 windows aren't functioning correctly making it difficult to open windows and in most cases the windows are inoperative.

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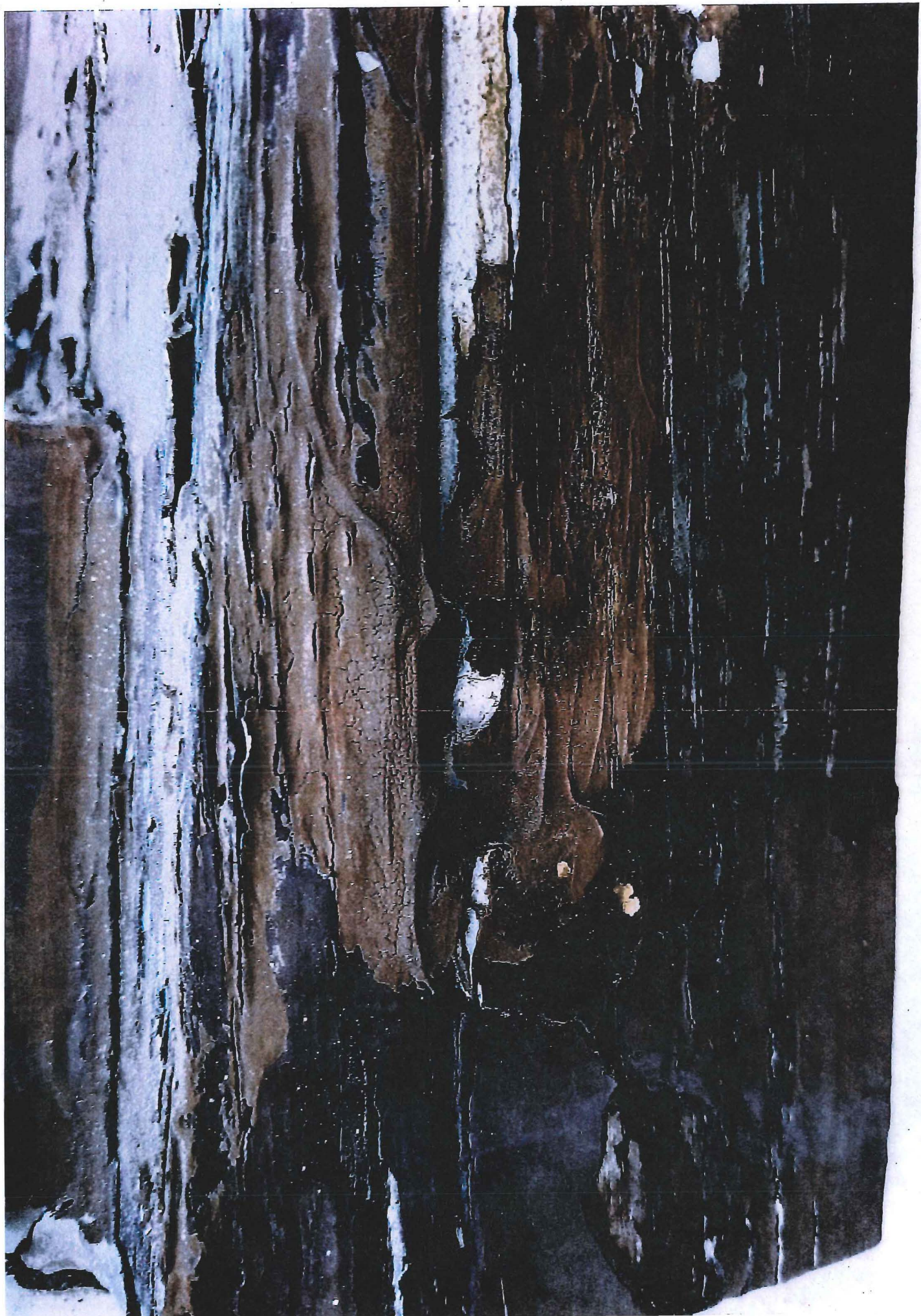


















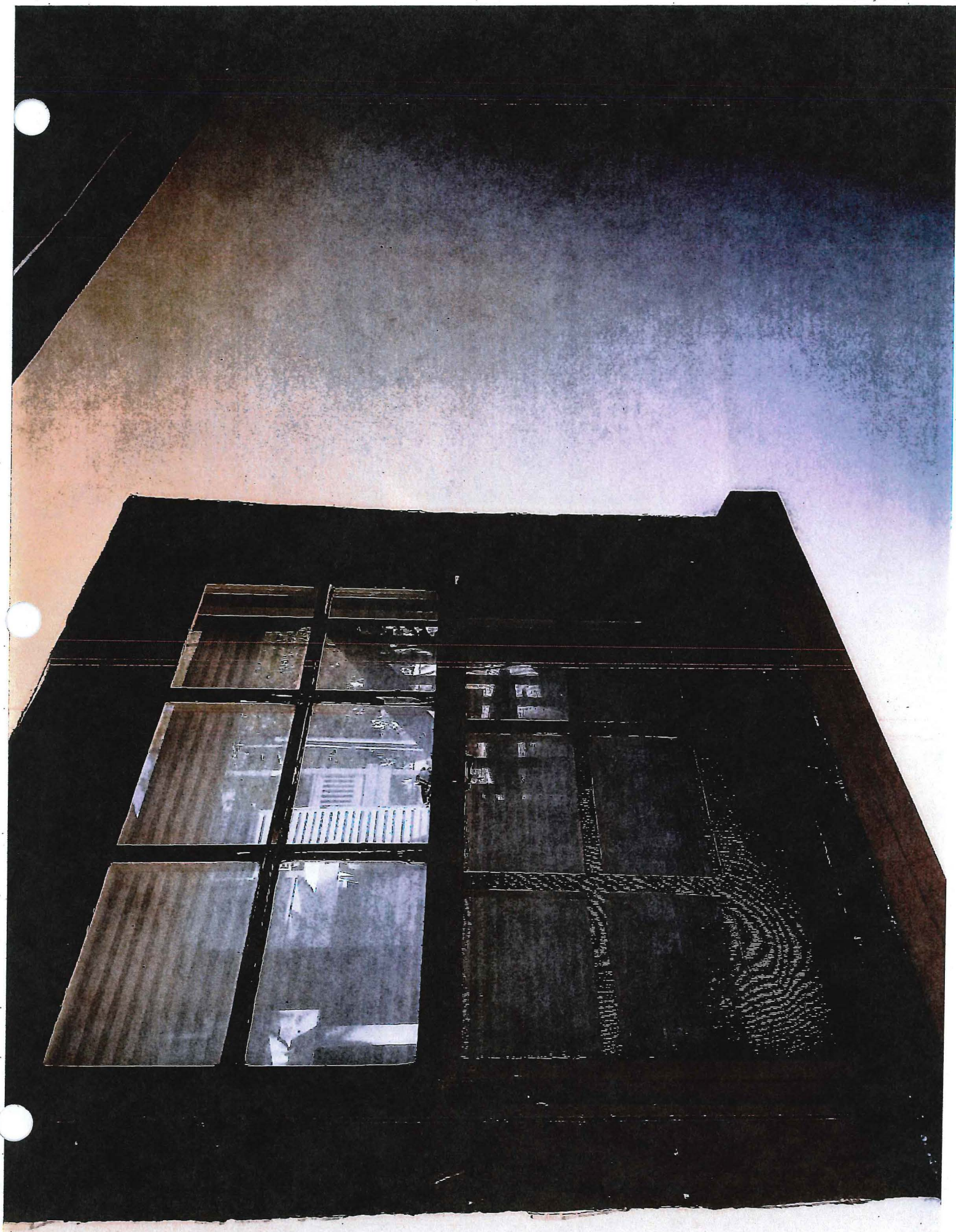


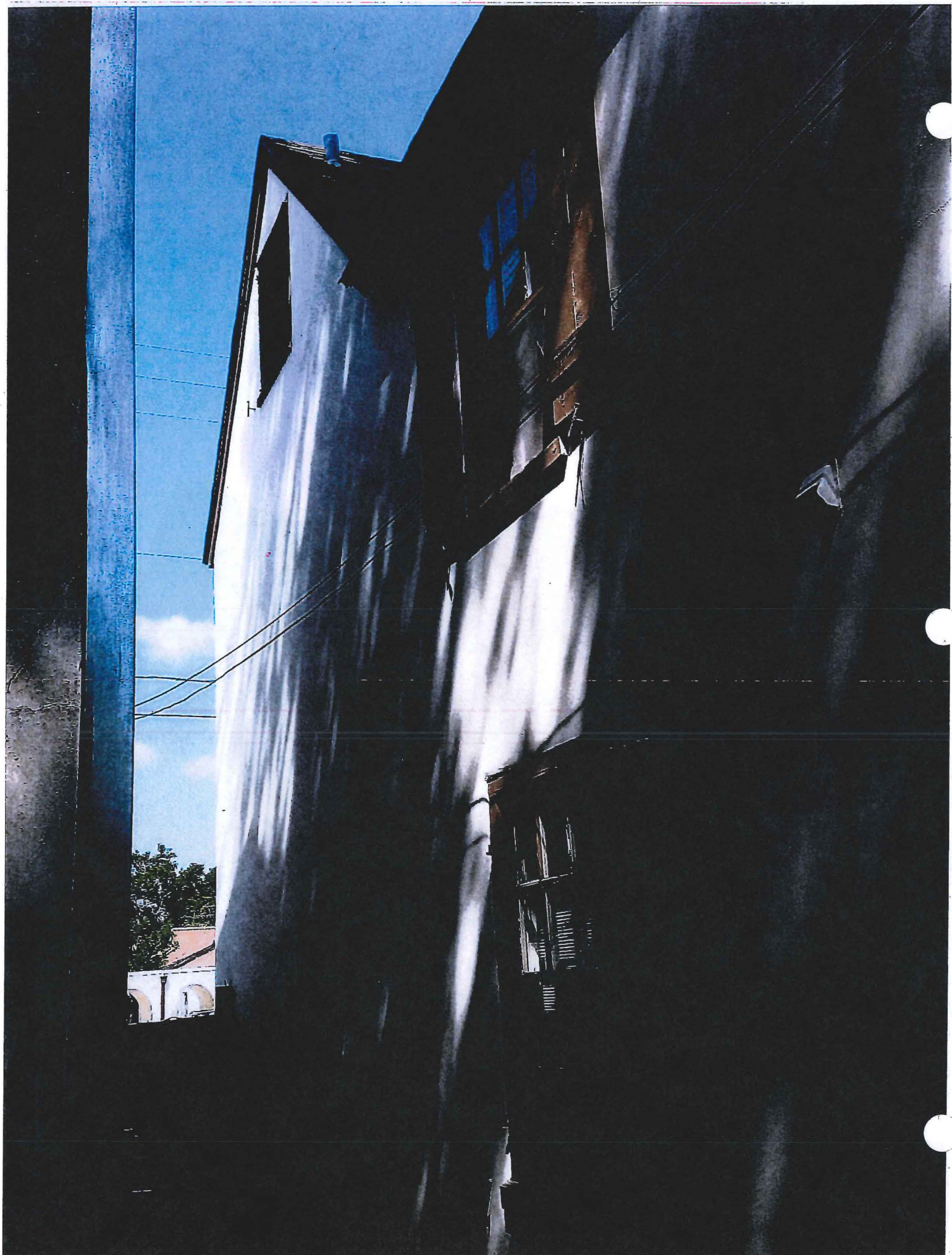


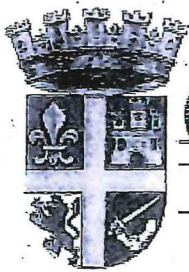












City of St. Augustine



St. Augustine, Florida

Planning/Building

October 17, 2019

John C. and Karin White
4926 Harvey Grant Road
Fleming Island, FL 32003-0000

Re: Certificate of Appropriateness – 253 Charlotte Street – 2019-0087

Dear Mr. and Mrs. White,

On October 17, 2019, the Historic Architectural Review Board (HARB) met and discussed your application to replace all of the existing windows with vinyl windows for property located at 253 Charlotte Street.

Specifically, the HARB **continued your application to the November 21, 2019 meeting**, as described in the attached copy of the executed Order.

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

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

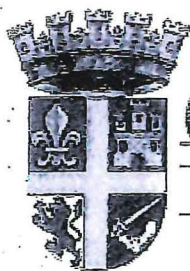
Case No.: 2019-0087
Applicant: John & Karin White
Owner: John & Karin White
Address: 253 Charlotte Street
Parcel Number: 198730-0081

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace all of the existing windows with vinyl windows.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 17, 2019; AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the October 17, 2019 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.



City of St. Augustine



St. Augustine, Florida

Planning/Building

September 26, 2019

John C. and Karin White
4926 Harvey Grant Road
Fleming Island, FL 32003-0000

Re: Certificate of Appropriateness – 253 Charlotte Street – 2019-0087

Dear Mr. and Mrs. White:

On September 26, 2019, the Historic Architectural Review Board (HARB) met and discussed your application to replace all of the existing windows with vinyl windows for property located at 253 Charlotte Street.

Specifically, based upon evidence presented, the HARB **continued your application to the October 17, 2019 meeting** as described in the attached copy of the executed Order.

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

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2019-0087
Applicant: John & Karin White
Owner: John & Karin White
Address: 253 Charlotte Street
Parcel Number: 198730-0081

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace all of the existing windows with vinyl windows.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 26, 2019, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 26, 2019 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- October 17, 2019
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 26 day of September, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0087

REQUEST APPROVED / DENIED/CONTINUES

Cathy Duncan
Sign Name

Cathy Duncan
Print Name

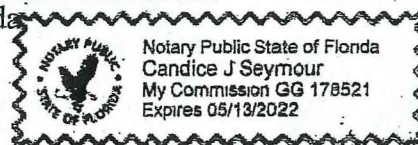
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 26th day of September, A.D., 2019.

Candice J. Seymour
Notary Public, State of Florida



presented @ Sept. 20, 2014, Meeting



Presented @ Sept. 20, 2019, meeting



Presented @ Sept. 26, 2014 meeting



West side of home facing Charlotte St. This side has the most significant damage



Bottom right front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especially sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.



Upper right front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especially sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffective for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.

North Side of home, faces the homes private parking. Least damage but windows don't function properly.



East side of home, not visible from the road, faces the homes private parking. Least damage but windows don't function properly and have water intrusion due to wood rot and insect damage. Due to large tree, windows on this side are shaded all day which promotes detreating of the wood and mold and mildew growth.



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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

<u>\$50.00</u>	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. 1669210

Receipt No. 1669210 Meeting Date: Sept. 26, 2019
Advertising Costs \$ _____ Postage \$ _____ Paid on Aug. 12, 2019 Receipt No. _____

1. NAME OF APPLICANT JOHN & KARIN WHITE

Business (if applicable) _____

Address 253 CHARLOTTE ST

City ST. AUGUSTINE

State FL

Zip Code 32084

Daytime telephone 904 322 0124

Other phone/email 904 703 1101 / nadra@live.com / karinwhite199@hotmail.com

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

2. NAME OF PROPERTY OWNER JOHN & KARIN WHITE

Business (if applicable) _____

Address 253 CHARLOTTE ST.

City ST AUGUSTINE

State FL

Zip Code 32084

Daytime telephone (required) 904 322 0124

Other phone 904 703 1101

3. PROJECT STREET ADDRESS 253 CHARLOTTE ST.

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

5. EXISTING USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

6. PROPOSED PROJECT WORK

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

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

REPAIR

REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (domers, 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 _____ |

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

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

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D. PAINT COLORS (check one)

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

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

- REPLACE 11 EXISTING WINDOWS WITH GRID STYLE BROWN VINYL WINDOWS
- REPLACEMENT WINDOWS HAVE RAISED GRID & BROWN EXTERIOR TO MATCH EXISTING
WINDOWS
- 4 WINDOWS FACE CHARLOTTE ST. 7 WINDOWS ARE NOT VISIBLE FROM RD.

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 JOHN C. WHITE
SIGNATURE OF APPLICANT [Signature] DATE 12 Aug 19
PRINT OWNER'S NAME JOHN C. WHITE / KARIN WHITE
SIGNATURE OF OWNER [Signature] / Ka White DATE 12 Aug 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.



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1987300081
Location Address	253 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE ALL LOT 8 (EX E143FT) BLK 27 OR4741/1965 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.100
Homestead	N

Owner Information

Owner Name	White John C, Karin 100%
	White Karin 100%
Mailing Address	4926 HARVEY GRANT RD FLEMING ISLAND, FL 32003-0000

Map



Valuation Information

	2019
Building Value	\$275,311
Extra Features Value	\$7,728
Total Land Value	\$151,998
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$435,037
Total Deferred	\$0
Assessed Value	\$435,037
Total Exemptions	\$0
Taxable Value	\$435,037

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	\$280,598	\$8,280	\$151,998	\$0	\$0	\$440,876	\$407,216	\$33,660	\$407,216
2017	\$280,598	\$9,845	\$151,998	\$0	\$0	\$442,441	\$370,196	\$72,245	\$370,196
2016	\$283,787	\$10,510	\$138,180	\$0	\$0	\$432,477	\$336,542	\$95,935	\$336,542
2015	\$258,287	\$11,174	\$106,596	\$0	\$0	\$376,057	\$305,947	\$70,110	\$305,947
2014	\$171,801	\$10,397	\$95,936	\$0	\$0	\$278,134	\$278,134	\$0	\$278,134
2013	\$173,689	\$11,062	\$95,936	\$0	\$0	\$280,687	\$280,687	\$0	\$280,687
2012	\$146,106	\$11,726	\$95,936	\$0	\$0	\$253,768	\$253,768	\$0	\$253,768
2011	\$113,338	\$11,139	\$106,596	\$0	\$0	\$231,073	\$231,073	\$0	\$231,073
2010	\$114,829	\$11,251	\$118,440	\$0	\$0	\$244,520	\$244,520	\$0	\$244,520

Building Information

Building 1
 Actual Area 2391
 Conditioned Area 1995
 Actual Year Built 1986
 Use Duplex
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Ceramic Tile, Carpet
 Interior Wall Drywall
 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	Drywall	100%
Interior Flooring	Ceramic Tile	60%
Interior Flooring	Carpet	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	795	795
FINISHED OPEN PORCH	0	198
POINTER	0	0
FINISHED UPPER STORY	795	795
FINISHED OPEN PORCH	0	162
OUTSIDE STAIRS	0	36
MASONRY ADDITION	405	405
Total SqFt	1995	2391

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Brick Pavers (501-1000)	0	0	0	0	2000
Residential Fence	0	0	0	0	114

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	47	83	47	EF	\$151,998

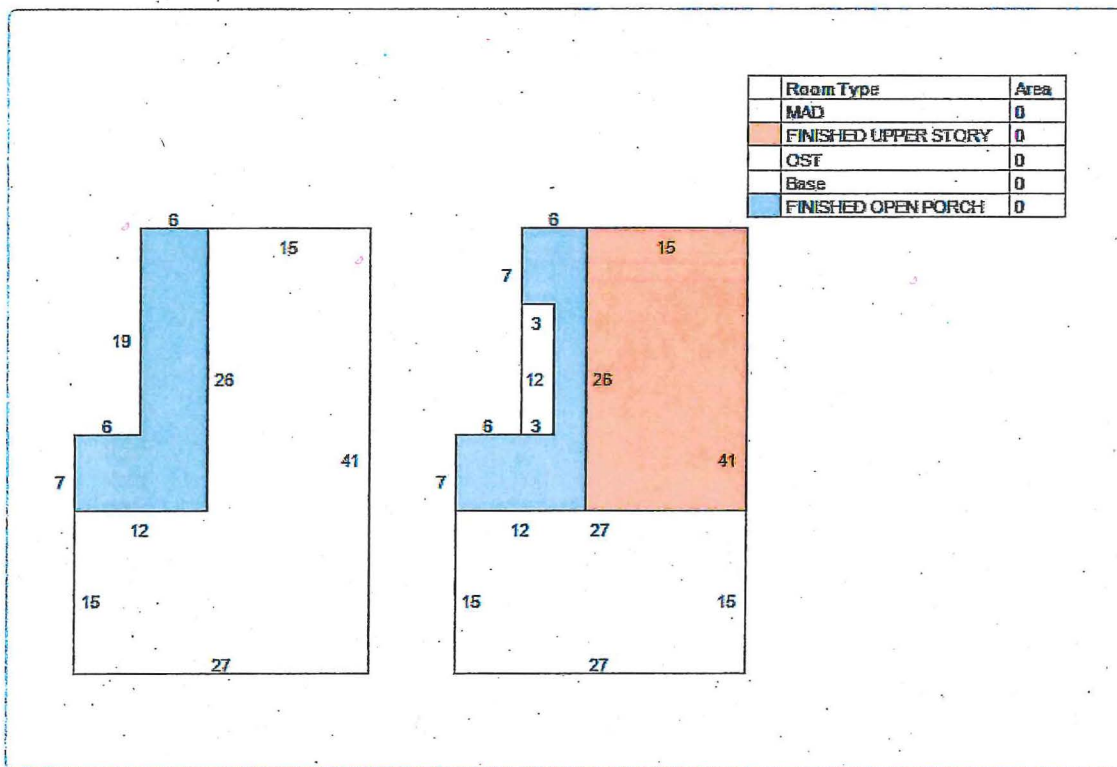
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2019	6/14/2019	\$489,900.00	WD	4741	1965	Q	I	WILLIAMS-HATECKE IRIS	WHITE JOHN C,KARIN
9/13/2012	9/12/2012	\$340,000.00	WD	3614	1563	Q	I	TOMASINI GUY,RENE	WILLIAMS-HATECKE IRIS
3/16/2011	3/16/2011	\$325,000.00	WD	3418	1816	Q	I	RICHARDSON FAMILY LTD PARTNERSHIP	TOMASINO GUY,RENE
	1/4/2000	\$0.00	OI	9999	999	U	I	LUHRS WARREN & LINDA FAMILY LTD PARTNERSHIP	RICHARDSON FAMILY LTD PARTNERSHIP
	10/13/1997	\$185,000.00	WD	1277	154	U	I	LUHRS LINDA M (JOINED BY WARREN H/H)	LUHRS WARREN & LINDA FAMILY LTD PARTNERSHIP
	12/31/1992	\$144,000.00	WD	978	1714	Q	I	AMERICAN INTERNATL MARINE CORP	LUHRS LINDA M
	12/18/1991	\$146,000.00	WD	919	2068	U	I	MC OMBER RICHARD D	AMERICAN INTERNATL MARINE CORP
	7/1/1991	\$0.00		902	1090	U	I		MC OMBER RICHARD D
	3/1/1990	\$125,000.00		850	1394	Q	I		
	2/1/1987	\$0.00		734	1278	U	I		

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.

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Schneider
GEOSPATIAL

Version 2.2.37

Instr #2019042376 BK: 4741 PG: 1965, Filed & Recorded: 6/17/2019 9:48 AM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$3,429.30

Prepared by:

Christina M. Guyette

Paradise Title of St. Augustine, LLC

2225 A1A SOUTH, SUITE C-8

Saint Augustine, Florida 32080

File Number: 2019-4589

Documentary Stamps: \$ 3,429.30

General Warranty Deed

Made this June 14, 2019 A.D. By **Iris Williams - Hatecke**, conveying her separate non-homestead property, hereinafter called the grantor, to **John C. White and Karin White, Husband and Wife**, whose post office address is: **4926 Harvey Grant Road, Fleming Island, FL 32003**; hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Four Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars, (\$489,900.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Saint Johns County, Florida, viz:

A PART OF LOT 8, BLOCK 27, CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, 1923, ON FILE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS THE EAST 100' AS DESCRIBED IN DEED BOOK 41, PAGE 277 AND LESS AND EXCEPTION PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 954, PAGE 1577 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 74 DEGREES, 52 MINUTES, 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 8, 84.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PART OF LOT 8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 954, PAGE 1577, OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 27 MINUTES, 15 SECONDS WEST, ALONG SAID WEST LINE, 45.00 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 76 DEGREES, 14 MINUTES, 06 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 8, 82.93 FEET TO THE EAST RIGHT OF WAY LINE OF CHARLOTTE STREET; THENCE SOUTH 13 DEGREES, 15 MINUTES, 20 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 47.00 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 198730-0081

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

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	
☐	☐	☐	1 Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	1 Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	1 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
☐	☐	☐	1 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
☐	☐	☐	1 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)

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | ☐ | 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)

- | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | ☐ | 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)

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need more photos of all elevations; more evidence to show condition of windows

Project number: X Project Address: 253 Charl

Reviewed by: Kelli Mitchell Date: Aug. 12



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0106 Address: 107 Zoratoa Avenue

Applicant Name: Robin Bunnell

Property Owner: Robin Bunnell

Project description: To demolish a building constructed in 1952 that is recorded in the Florida Master Site File and not located in a district. (Hurricane Damage)

Architectural Style: Minimal Traditional	Florida Master Site File: SJ6034
National Register: N/A	Construction date: 1952
Archaeology Zone: N/A	Zoning District: RS-1
Parcel number: 2196500000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story L-shaped residential structure located in Davis Shores. It is not in a Historic Preservation Zoning or National Register of Historic Places district, but is recorded in the Florida Master Site File.
- The structure has sustained hurricane damage.
- Proposed replacement building is a new single-family house, possibly a pre-fab.
- The applicant did not provide replacement designs, which is not required.
- 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.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance.

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 **107 Zoratoa Avenue** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

COD F2019-0106
107 Zoratoa Avenue
November 21, 2019

SUMMARY SCOPE OF WORK:

1. Full demolition of residential structure with hurricane damage.
2. Proposed replacement building is a new single-family house, possibly a pre-fab, with no plan or documentation submitted.

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 not listed in a Historic Preservation Zoning District or on the National Register of Historic Places. It is more than 50 years old.

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 other similarly scaled and sited buildings within the streetscape. There will not be a significant individual impact; however, it will interrupt the rhythm of similarly formed buildings along the streetscape.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** No plans were submitted for replacement structure, so impact can not be determined. Design review is not required. Vacant lots in neighborhoods with regular development pattern is not desirable.
- 5. The historical or cultural merit of the structure.** There was not evidence discovered that the building is the work of a master or has historical significance.
- 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 Minimal Traditional home built during the Post-War 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 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 or rehabilitated.
- 10. The justification for the proposed demolition.** The applicant indicated there was hurricane damage.

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 F2019-0106
107 Zoratoa Avenue
November 21, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Front Façade / North Elevation: facing south

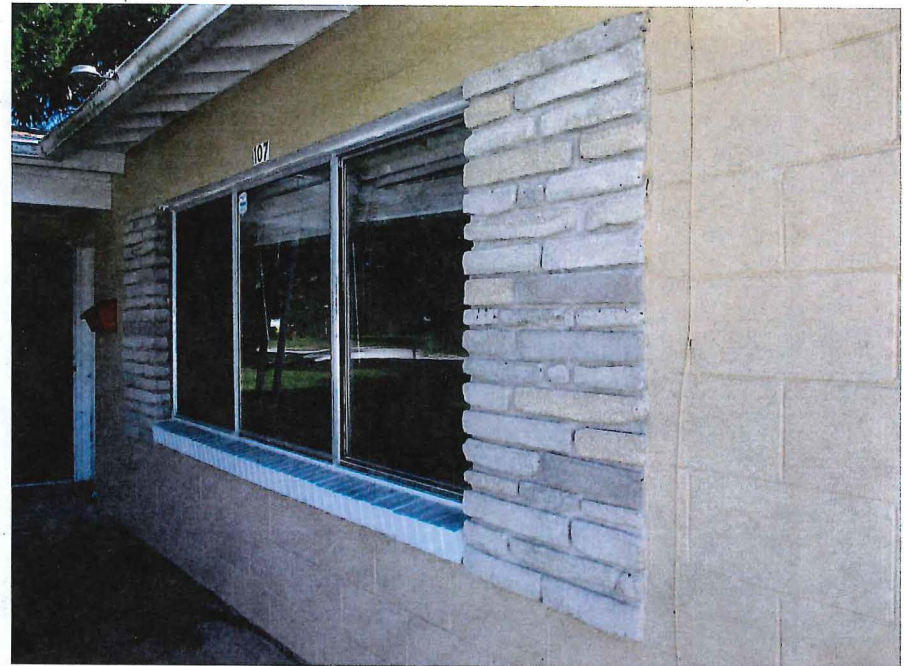


Front Façade / North Elevation: facing southwest

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Front Entrance on North Elevation: facing southeast

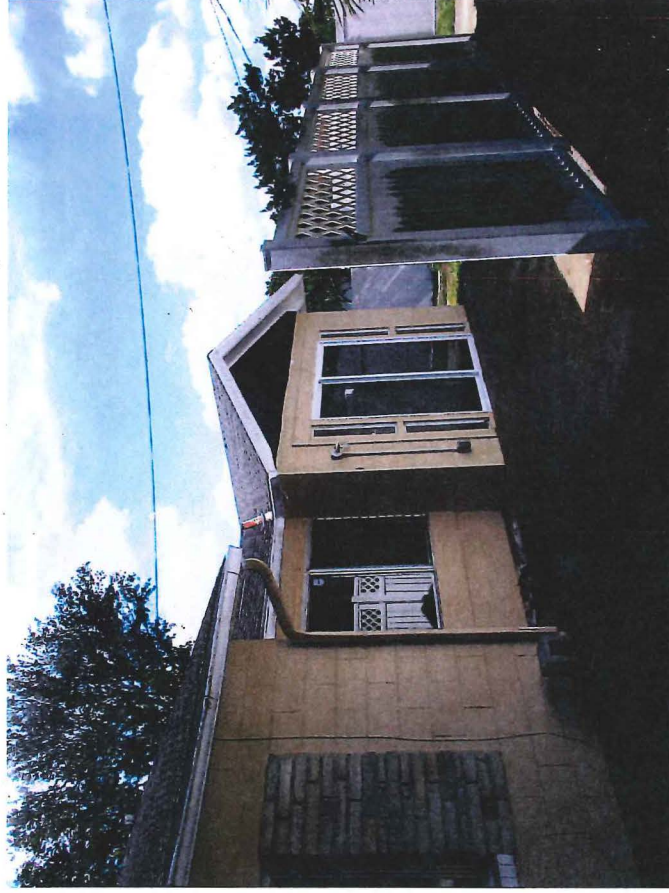


North Elevation: facing southeast

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



North Elevation: facing south and southwest



STAFF PHOTOGRAPHS
107 Zoratoa Avenue



North Elevation: facing southwest



West Elevation: facing southeast

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Southwest Elevations: facing east



Rear of house / South Elevation: facing north

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



South Elevation: facing north



East Elevation: facing west

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Tree on property: facing west



Tree on property : facing east

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Adjacent Properties on Zoratoa Avenue: facing east

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Property across Zoratoa Avenue: facing north



Adjacent Properties on Zoratoa Avenue: facing west

STAFF PHOTOGRAPHS
107 Zoratoa Avenue



Property to the west, across Zoratoa Avenue

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ06034**Field Date **4-23-2015**Form Date **4-23-2015**

Recorder # _____

Site Name(s) (address if none) **107 Zoratoa Avenue** Multiple Listing (DHR only) _____
 Survey Project Name **Architectural Survey of Anastasia Is. Structure** 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 **107** Direction _____ Street Name **Zoratoa** Street Type **Avenue** Suffix Direction _____
 Address: **107**
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1988** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7S** Range **30E** Section **17** ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **2196500000** Landgrant _____
 Subdivision Name **Davis Shores** 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: **1952** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Cabin)** From (year): _____ To (year): _____
 Current Use **Private Residence (House/Cottage/Cabin)** From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature **Windows - connected garage to rear house.**
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style **Minimal Traditional** Exterior Plan **L-shaped** Number of Stories **1**
 Exterior Fabric(s) 1. **Concrete block** 2. _____ 3. _____
 Roof Type(s) 1. **Cross-gabled** 2. _____ 3. _____
 Roof Material(s) 1. **Asphalt shingles** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) **Single SHS metal 1/1; 3 bay single pave sliding picture window; single pave fixed flanked by jalousie windows brick sills**
 Distinguishing Architectural Features (exterior or interior ornaments) **minimal detail low pitch roof- decorative brick around windows slanted supports and front entry. Exposed rafters.**
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **portable shed tent for parking attached - single car garage normal lot and set back single car concrete drive and walkway.**

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)

HISTORICAL STRUCTURE FORM

Site #8 SJ06034

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Single wood panel door with inset into concrete block with dark glass storm door.

Porch Descriptions (types, locations, roof types, etc.) Small front stoop with stone knee wall- concrete slab and flat roof supported by 2 round metal post on a slant.

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) Windshield Survey

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) very good example; retains integrity; could contribute to district

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

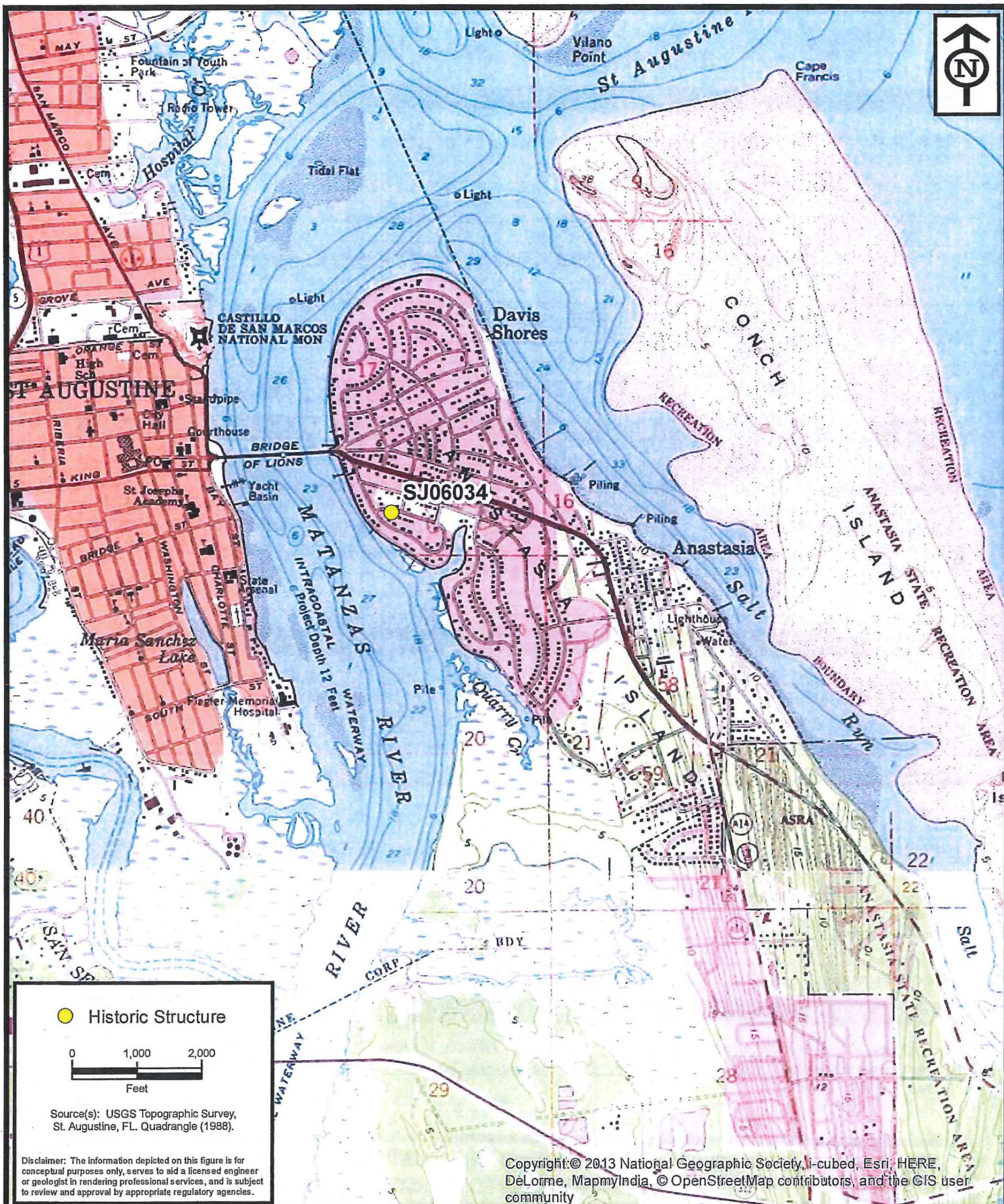
Required Attachments

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 - SJ06034
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project: AJ15055.00

Date: Jun. 2015

Drwn/Chkd: KWB/JRN

Figure: 1



ANASTASIA BLVD

ZORAYDA AVE

ANASTASIA BLVD

DOLPHIN DR

ARRICOLA AVE

ARRICOLA AVE

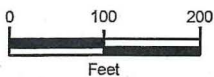
ZORAYDA AVE

SJ06034

DOLPHIN DR

ARRICOLA AVE

- Historic Structure
- Parcel Boundary



Source(s) ESRI World Topo Basemap.

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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St. Johns County, Florida

Project:	AJ15055
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2



8806034 ME 1



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



☒ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Hurricane Damage

Application Fee: ~~\$300.00 full~~ \$150.00 partial (plus advertising costs) BDAC Project No. 2019-0106

Receipt No. _____

Meeting Date 11-21-19

Advertising Costs \$ _____

Paid on _____

Receipt No. November 21, 2019

1. NAME OF APPLICANT Rob Bunnell

Business (if applicable) _____

Address 5289 NW 78th Ct.

City Ocala State FL Zip 34482

Daytime telephone 352-812-7430 Other phone/email Rob.bunnell58@gmail.com

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

2. NAME OF PROPERTY OWNER Rob Bunnell

Business (if applicable) _____

Address 107 Zoratoa Ave.

City St. Augustine State FL Zip 32080

Daytime telephone (required) 352-812-7430 Other phone _____

3. PROJECT STREET ADDRESS 107 Zoratoa Ave.

4. LEGAL DESCRIPTION OF PROPERTY
(Lots 2+3) Lot 23 Block 45 Subdivision Davis Shores Parcel Number 2196500000

5. DATE OF CONSTRUCTION 1952 Source: Map Book 3 page 99

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 SJ0034
- ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: New House style family
possibly pre-Fab

RECEIVED
OCT 11 2019
Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

RECEIVED
OCT 11 2019
Planning Building Dept.

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 Rob Bunnell DATE 8-13-19
SIGNATURE OF APPLICANT Rob Bunnell

PRINT 1st OWNER'S NAME _____ DATE _____
SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____
SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____
SIGNATURE OF 3rd PROPERTY OWNER _____

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

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.

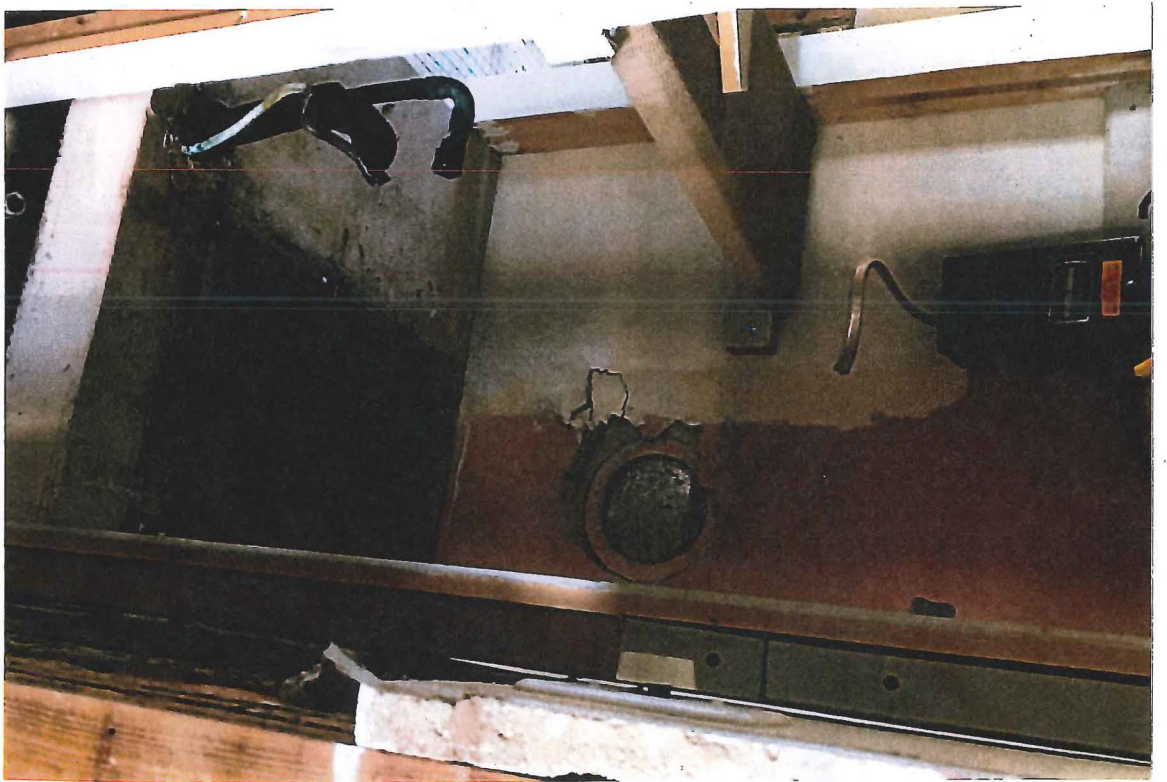


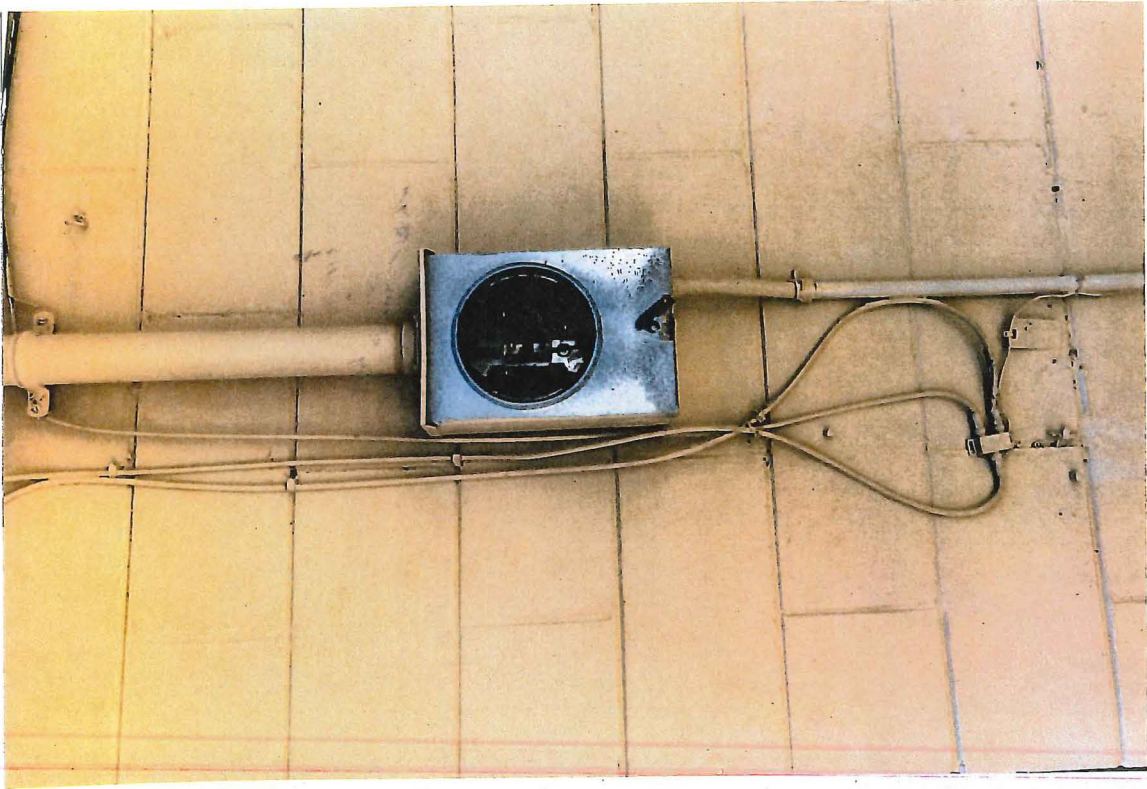














St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

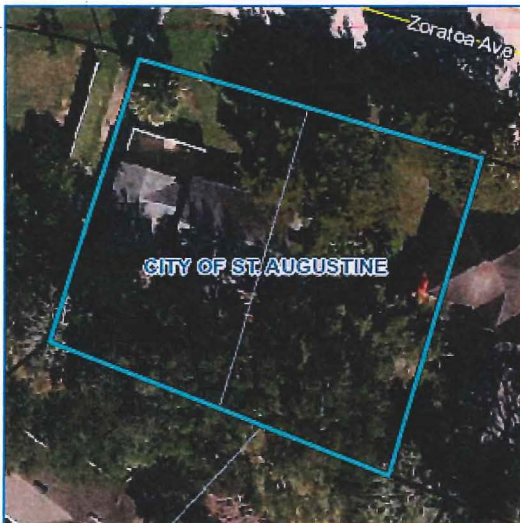
Summary

Parcel ID	2196500000
Location Address	107 ZORATOA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 2 & 3 BLK 45 OR4366/1081 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Bunnell Robin 100%
Mailing Address	107 ZORATOA AVE SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2019
Building Value	\$15,727
Extra Features Value	\$0
Total Land Value	\$147,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$163,327
Total Deferred	\$0
Assessed Value	\$163,327
Total Exemptions	\$0
Taxable Value	\$163,327

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	\$32,407	\$0	\$147,600	\$0	\$0	\$180,007	\$180,007	\$0	\$180,007
2017	\$32,884	\$188	\$133,250	\$0	\$0	\$166,322	\$166,322	\$0	\$166,322
2016	\$67,674	\$188	\$133,250	\$0	\$0	\$201,112	\$201,112	\$0	\$201,112
2015	\$57,028	\$234	\$102,500	\$0	\$0	\$159,762	\$152,813	\$6,949	\$152,813
2014	\$55,462	\$234	\$86,100	\$0	\$0	\$141,796	\$138,921	\$2,875	\$138,921
2013	\$56,358	\$234	\$69,700	\$0	\$0	\$126,292	\$126,292	\$0	\$126,292
2012	\$58,146	\$254	\$61,438	\$0	\$0	\$119,838	\$119,838	\$0	\$119,838
2011	\$59,041	\$275	\$68,265	\$0	\$0	\$127,581	\$127,581	\$0	\$127,581
2010	\$60,830	\$295	\$75,850	\$0	\$0	\$136,975	\$136,975	\$0	\$136,975

Building Information

Building 1
 Actual Area 2204
 Conditioned Area 1213
 Actual Year Built 1952
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Block

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Sheet Vinyl, Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
PATIO	0	434
FRAME UTILITY	0	54
BASE AREA	949	949
ENCLOSED GLASS PORCH	0	80
PATIO	0	398
FINISHED OPEN PORCH	0	25
BASE AREA	264	264
Total SqFt	1213	2204

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	25

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	80	100	EF	\$147,600

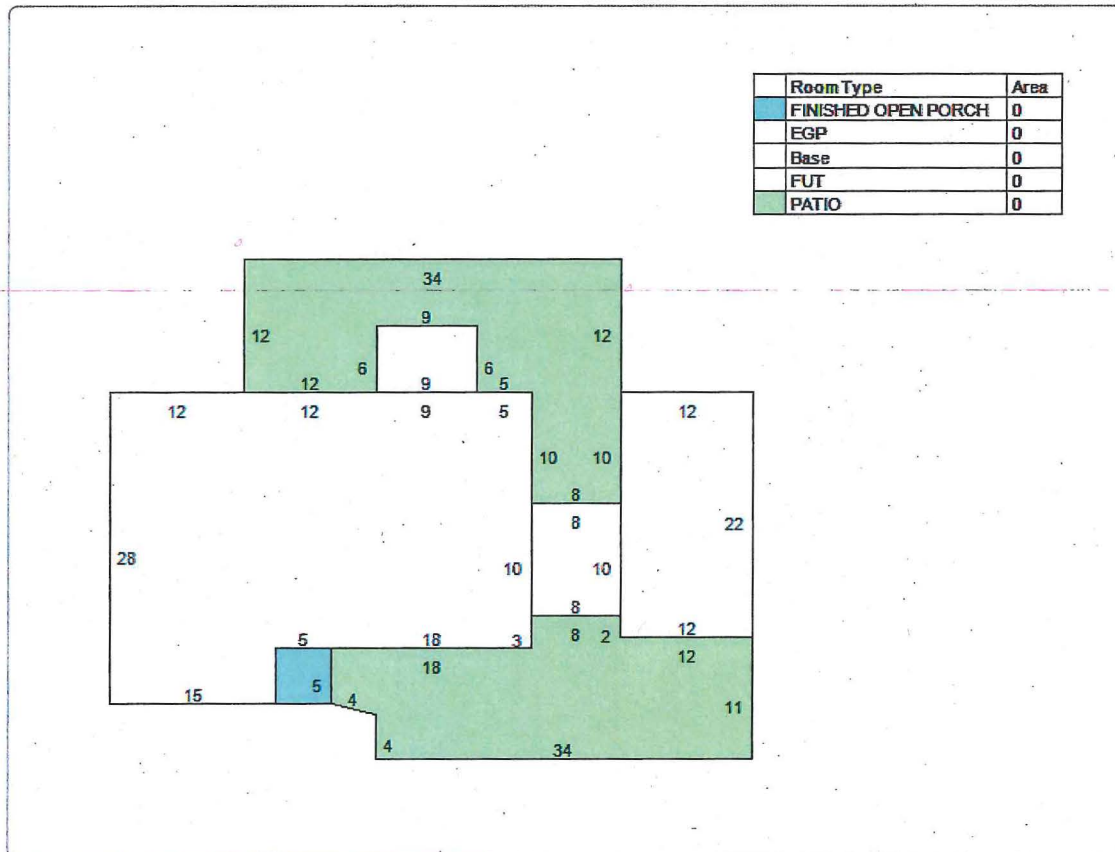
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/1/2017	4/28/2017	\$200,000.00	WD	4366	1081	Q	I	DIAZ MICHAEL	BUNNELL ROBIN
7/1/2015	6/30/2015	\$227,500.00	WD	4050	1471	Q	I	NOLAN JOHN MARK	DIAZ MICHAEL
	6/30/2005	\$264,900.00	WD	2477	848	Q	I	CORNEY LAND HOLDINGS INC	NOLAN JOHN MARK
	5/10/2002	\$122,200.00	QC	1757	1297	U	I	MANEELY KAREN CORNEY- & CARL M	CORNEY LAND HOLDINGS INC
	8/22/2001	\$61,600.00	WD	1645	1301	U	I	CORNEY LAND HOLDINGS INC	MANEELY KAREN CORNEY- & CARL M
	11/30/2000	\$135,000.00	WD	1547	1768	Q	I	DIAS PAUL	CORNEY LAND HOLDINGS INC
	5/26/2000	\$86,500.00	CT	1499	534	U	I	HOLLIFIELD GARY E TRUSTEE ETAL	DIAS PAUL
	3/29/1999	\$2,000.00	TR	1398	1837	U	I	CAPPIELLO ANN MARIE EST BY CHARLES GRANT-TRST	HOLLIFIELD GARY E TRUSTEE (1/2 INT)
	3/1/1990	\$69,000.00		851	347	Q	I		CAPPIELLO LOUIS S, ANN MARIE
	1/1/1979	\$32,500.00		411	530	U	I		
	1/1/1977	\$0.00		340	595	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

Instr #2017029953 BK: 4366 PG: 1081, Filed & Recorded: 5/1/2017 10:52 AM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$1,400.00

Prepared by:
Pamella B. Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: 2017-3352
Documentary Stamps: \$ 1,400.00

General Warranty Deed

Made this April 28, 2017 A.D. By **Michael Diaz, a married person, conveying his separate non homestead property**, hereinafter called the grantor, to **Robin Bunnell**, whose post office address is: **107 Zoratoa Avenue, St. Augustine, FL 32080**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Two Hundred Thousand and 00/100 Dollars, (\$200,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lot 2 & 3, Block 45, Davis Shores, according to the map or plat thereof, as recorded in Map Book 3, Page(s) 99, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 219650-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

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

BK: 4366 PG: 1082

Signed, sealed and delivered in our presence:

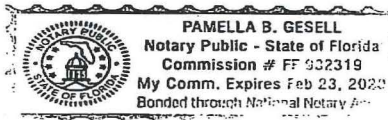
Pamella B Gezell
Witness Printed Name **PAMELLA B GESELL**

Kayla Matthews
Witness Printed Name Kayla Matthews

Michael Diaz
Michael Diaz
1490 Selva Marina Drive
Atlantic Beach, FL 32233

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 28th day of April, 2017, by Michael Diaz, [] who is/are personally known to me or [x] who has produced a valid driver license as identification.



Pamella B Gezell
Notary Public
Print Name: **PAMELLA B GESELL**
My Commission Expires:

COPY



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0108

Address: 111 Masters Drive

Applicant Name: St Johns Housing Partnership, Inc.

Property Owner: St Johns Housing Partnership, Inc.

Project description: To demolish a building constructed in 1948 that is not recorded in the Florida Master Site File and not located in a district.

Architectural Style: Post-War Vernacular	Florida Master Site File: N/A
National Register: N/A	Construction date: 1948
Archaeology Zone: N/A	Zoning District: CL1
Parcel number: 1101700000	
Agenda Item: 8(b)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story residential building with T-plan and side gabled roof located in the Ravenswood subdivision. It is not in a Historic Preservation Zoning or National Register of Historic Places district and is not recorded in the Florida Master Site File.
- Proposed replacement building is a new single-story 6-unit multifamily affordable housing, with a site plan concept and rendering submitted.
- 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** at **111 Masters Drive** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

COD F2019-0108
111 Masters Drive
November 21, 2019

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.
2. Proposed replacement building is a new single-story 6-unit multifamily affordable housing, with a site plan concept and rendering submitted.

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 in a Historic Preservation Zoning District or on the National Register of Historic Places. It is more than 50 years old.

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 does not contribute to the streetscape as it is set back from both streets the property fronts.
- 3. The impact of the loss of the structure on the streetscape.** Not a significant building typology, even with removal of landscape shielding its view from streetscape, so will not have a significant individual impact.
- 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 height and approximate form. Vacant lots in neighborhoods with regular development is not desirable.
- 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 has historical significance.
- 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 Vernacular home of masonry construction covered in stucco and a block chimney built during the Post-War 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 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 has had a fire and has maintenance issues.
- 10. The justification for the proposed demolition.** The application package includes for a new structure site plan and rendering of a replacement building.

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 F2019-0108
111 Masters Drive
November 21, 2019

LIST OF ATTACHMENTS:

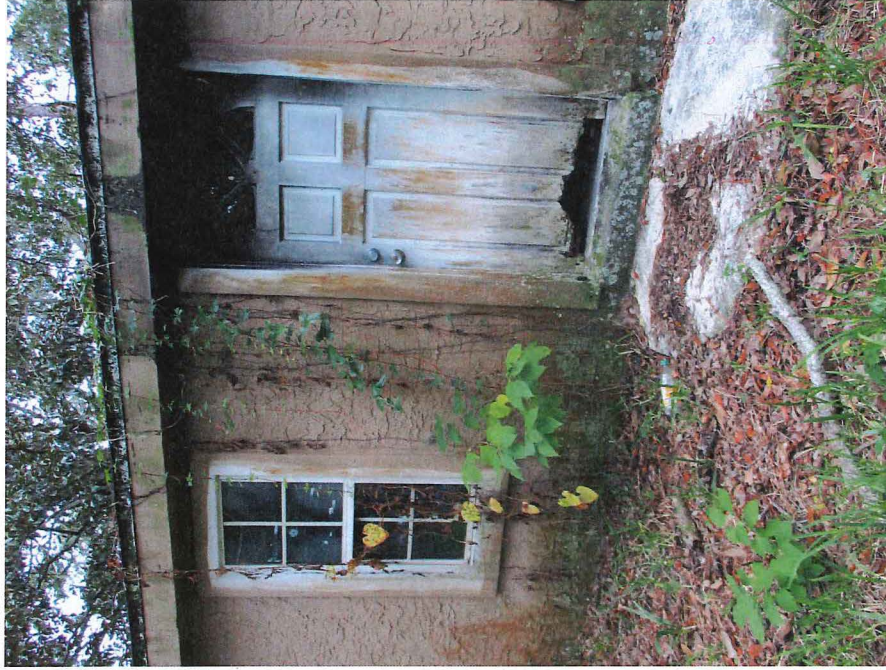
1. Staff photographs

STAFF PHOTOGRAPHS
111 Masters Drive



Front Façade / East Elevation: facing west

STAFF PHOTOGRAPHS
111 Masters Drive



Front Façade / East Elevation: facing west

STAFF PHOTOGRAPHS
111 Masters Drive



North Elevation: facing south



Northwest Elevations: facing southeast

STAFF PHOTOGRAPHS
111 Masters Drive



West Elevation: facing east

STAFF PHOTOGRAPHS
111 Masters Drive



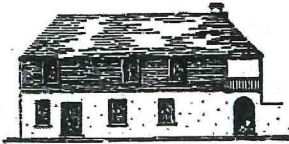
South Elevation: facing north



Mature vegetation on lot

STAFF PHOTOGRAPHS
111 Masters Drive: Interior





CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0108

Receipt No. 1714439

Meeting Date Nov 21, 2019

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

1. NAME OF APPLICANT St. Johns Housing Partnership, Inc.

Business (if applicable) _____

Address 525 W King Street

City St. Augustine State FL Zip 32084

Daytime telephone 904-824-0902 Other phone/email blazar@sjhp.org

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

2. NAME OF PROPERTY OWNER _____

Business (if applicable) St. Johns Housing Partnership, Inc.

Address 525 W KING STREET

City St. AUGUSTINE State FL Zip 32084

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 111 Masters Drive, St. Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY

Lot 102 Block 59F Subdivision RAVENSWOOD Parcel Number 1101700000

5. DATE OF CONSTRUCTION 1948 Source: St. Johns County Property Appraiser Records

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

RECEIVED

OCT 18 2019

Planning/Building Dept.

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:

Single story multiFamily affordable housing, 6 units (see attached site plan concept & rendering)

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: <u>Concrete Stucco</u>
☐	☒	☐	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.

N/A 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:
 - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - o The assessed value of the property according to the two (2) most recent assessments;
 - o The real estate taxes for the previous two (2) years.
 - o 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.
 - o 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.

N/A 11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME William Lazar DATE 10/18/19

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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.

Instr #2019068659 BK: 4795 PG: 1959, Filed & Recorded: 9/17/2019 9:06 AM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$770.00

IN & RET Rec \$18.50 Doc: \$770.00

After Recording Return to:

This Instrument Prepared by:

Marlene Lagasse (\$110,000.00)

Estate Title of St. Augustine

71 Carrera Street

St Augustine, FL 32080

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

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

110170-0000

File No.: 62485

WARRANTY DEEDThis Warranty Deed, Made the 16 day of September, 2019, by**MICHAEL E. STOVER and PATRICIA A. STOVER, husband and wife**, whose post office address is:233 Hawthorne Rd ST Augustine Fl 32086

hereinafter called the "Grantor", to

ST. JOHNS HOUSING PARTNERSHIP, INC., A FLORIDA CORPORATION, Not for Profit whose post office addressis: PO Box 1086 ST Augustine Fl 32085

hereinafter called the "Grantee".

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

LOTS 103 AND 105, BLOCK 59-F, RAVENSWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2018, reservations, restrictions and easements of record, if any.

BK: 4795 PG: 1960

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:

Carol A. Lagasse

Printed Name:

Carol A. Lagasse

MICHAEL E. STOVER

Witness Signature:

Marlene Lagasse

Printed Name:

Marlene Lagasse

PATRICIAA. STOVER

State of Florida

County of St Johns

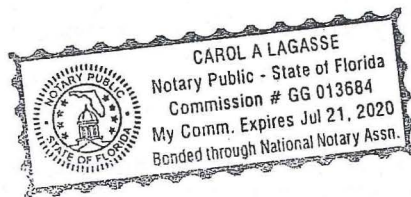
The foregoing instrument was acknowledged before me this 16 day of September, 2019 by

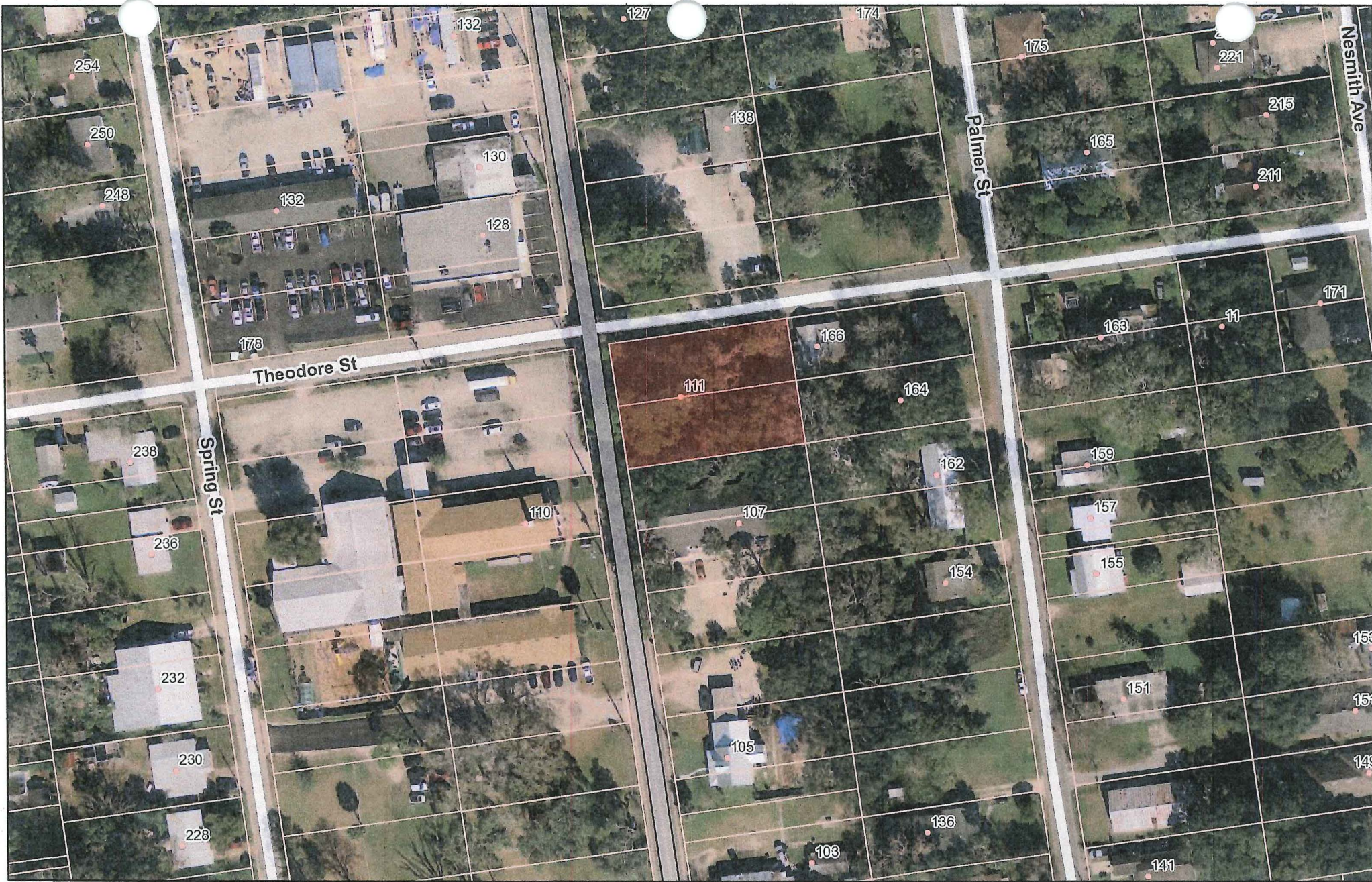
MICHAEL E. STOVER and PATRICIAA. STOVER, who is/are personally known to me or has/have produced driver license(s) as identification.

Carol A. Lagasse

Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)





Map created with St. Johns County's IMap

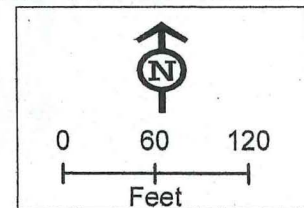
DISCLAIMER:

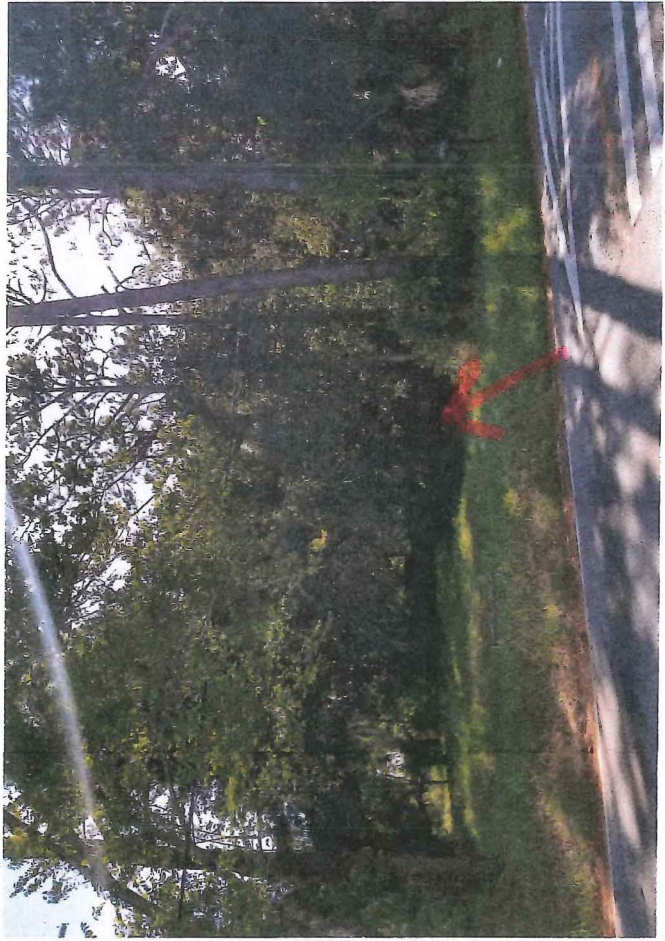
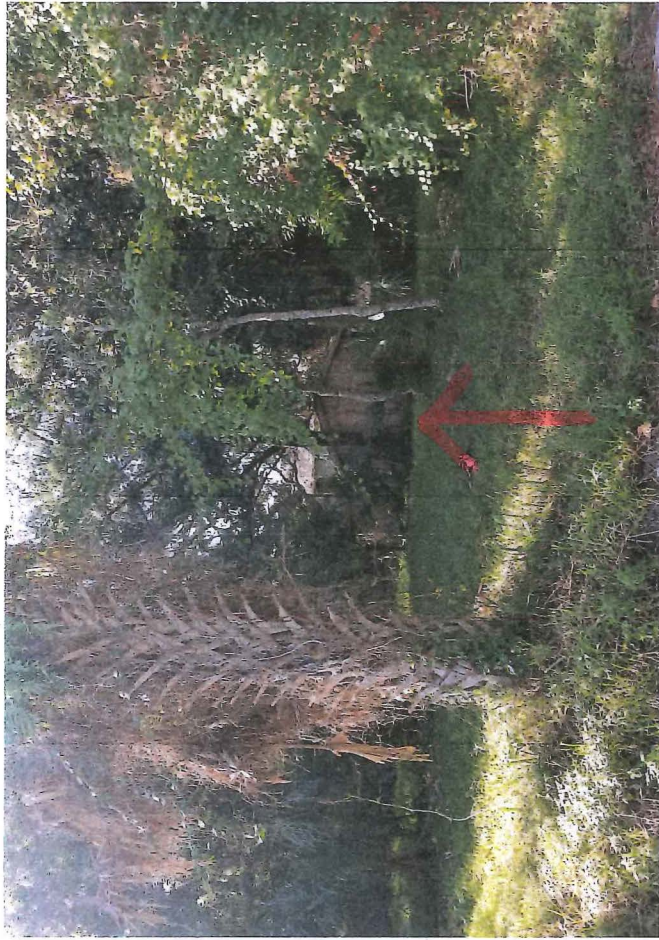
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Date: 10/18/2019

111 Masters Drive, St. Augustine, FL

Site Location Map





111 MASTERS DRIVE



111 MASTERS DRIVE

111 MASTERS DRIVE



111 MASTERS DRIVE

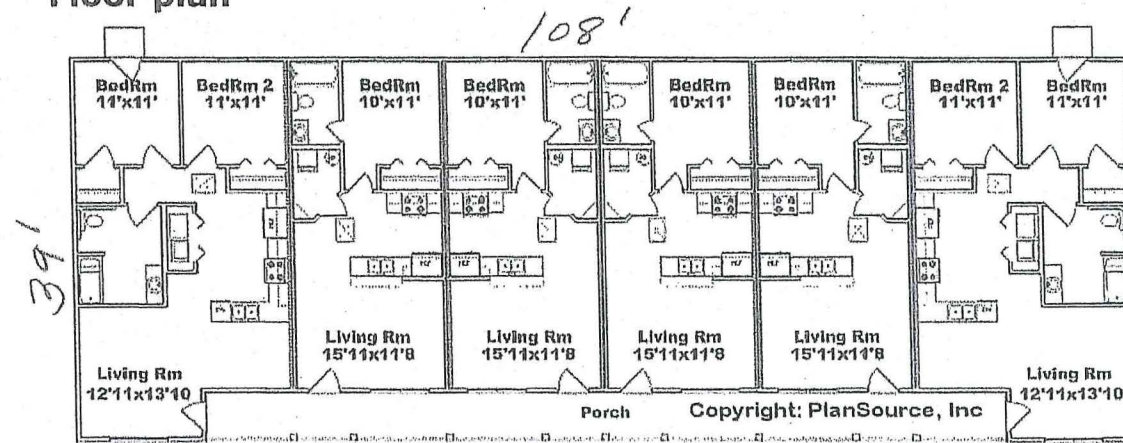


111 MASTERS DRIVE



Modify this
plan
Floor plan

111 MASTERS

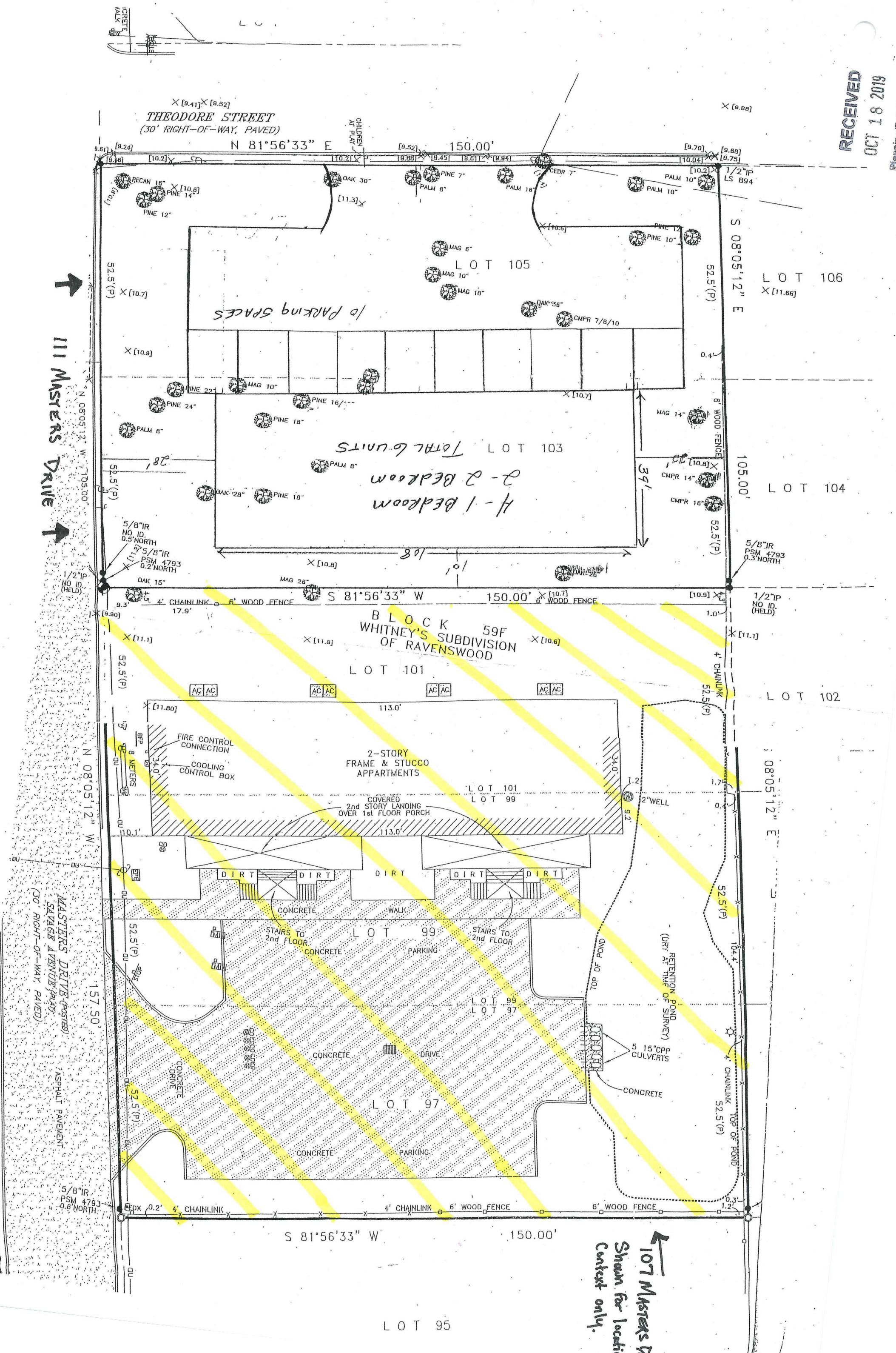


Exterior view



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OCT 18 2019
Planning/Building Dept.

RECEIVED
OCT 18 2019





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	1101700000
Location Address	111 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	Masters Sub in Ravenswood (COM) (434.01)
Tax Description*	& 105 BLK 59F OR4795/1959 1-116 RAVENSWOOD SUBD LOTS 103 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	12-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.360
Homestead	N

Owner Information

Owner Name	St Johns Housing Partnership Inc 100%
Mailing Address	PO BOX 1086 SAINT AUGUSTINE, FL 32085-0000

Map



Valuation Information

	2020
Building Value	\$3,486
Extra Features Value	\$0
Total Land Value	\$66,938
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$70,424
Total Deferred	\$0
Assessed Value	\$70,424
Total Exemptions	\$0
Taxable Value	\$70,424

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
2019	\$3,486	\$0	\$66,938	\$0	\$0	\$70,424	\$61,007	\$9,417	\$61,007
2018	\$3,486	\$0	\$51,975	\$0	\$0	\$55,461	\$55,461	\$0	\$55,461
2017	\$3,486	\$434	\$51,975	\$0	\$0	\$55,895	\$55,895	\$0	\$55,895
2016	\$3,486	\$434	\$51,975	\$0	\$0	\$55,895	\$55,385	\$510	\$55,385
2015	\$2,666	\$434	\$47,250	\$0	\$0	\$50,350	\$50,350	\$0	\$50,350
2014	\$2,509	\$434	\$47,250	\$0	\$0	\$50,193	\$50,193	\$0	\$50,193
2013	\$2,509	\$434	\$47,250	\$0	\$0	\$50,193	\$50,193	\$0	\$50,193
2012	\$2,509	\$434	\$47,250	\$0	\$0	\$50,193	\$50,193	\$0	\$50,193
2011	\$5,018	\$434	\$51,188	\$0	\$0	\$56,640	\$56,640	\$0	\$56,640
2010	\$5,018	\$434	\$59,062	\$0	\$0	\$64,514	\$64,514	\$0	\$64,514

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	732	Roof Cover	Roll Composite
Conditioned Area	641	Interior Flooring	Carpet, Sheet Vinyl
Actual Year Built	1948	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Stucco	20%
Roofing Structure	Gable Hip	100%
Roofing Cover	Roll Composite	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	641	641
ENCLOSED FRAMED PORCH	0	91
Total SqFt	641	732

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	220

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	105	150	15750	SF	\$66,938

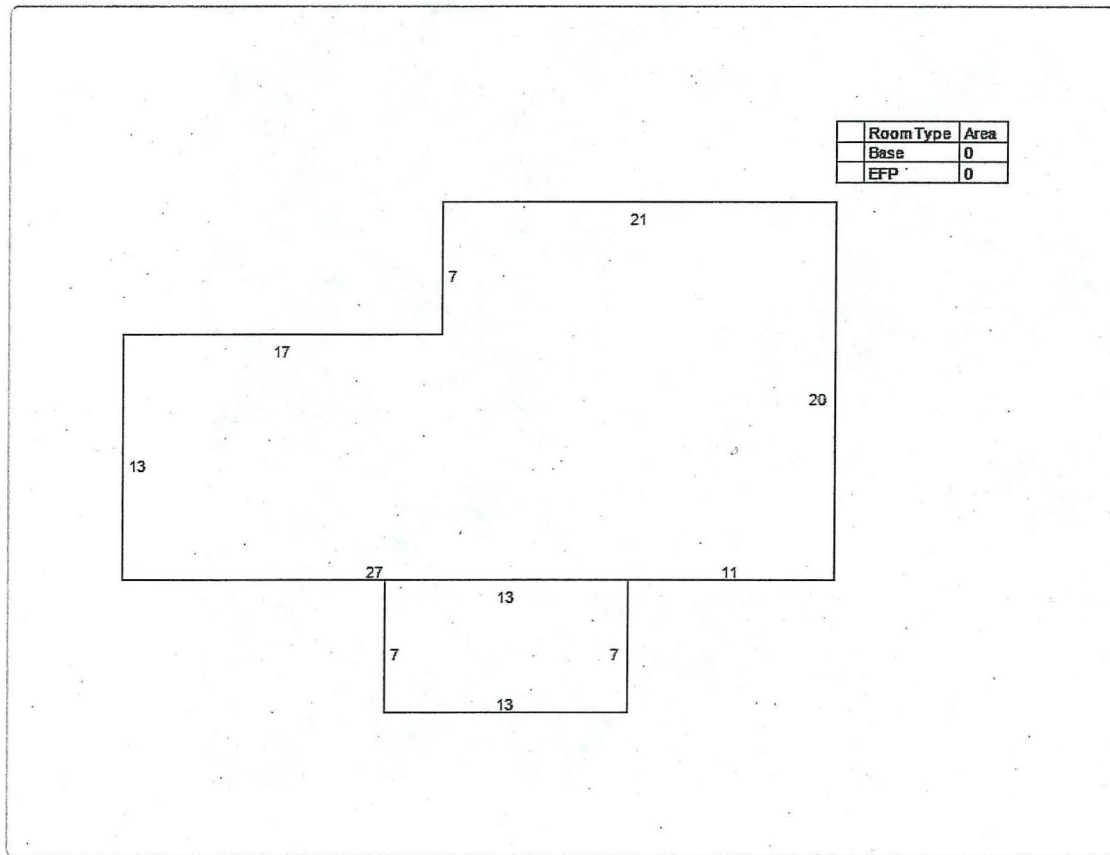
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/17/2019	9/16/2019	\$110,000.00	WD	4795	1959	Q	I	STOVER MICHAEL E,PATRICIA A	ST JOHNS HOUSING PARTNERSHIP INC
	1/27/2006	\$120,000.00	WD	2635	1028	Q	I	WHITE JAMES EDWARD	STOVER MICHAEL E,PATRICIA A
	3/22/2005	\$0.00	FJ	2425	1414	U	I	WHITE JAMES EDWARD,ANGELA BAUM (DISS/MARR)	WHITE JAMES EDWARD
	3/26/1999	\$65,000.00	WD	1398	997	Q	I	BAUM CATHERINE A	WHITE JAMES EDWARD & ANGELA
	7/5/1995	\$11,700.00	WD	1116	1551	U	I	SCHWECKE PATRICIA	BAUM CATHERINE A
	7/5/1995	\$11,700.00	WD	1116	1550	U	I	WYMBS MICHAEL F JR	SCHWECKE PATRICIA
	7/5/1995	\$11,700.00	WD	1116	1549	U	I	WYMBS JOSEPH T ETAL	WYMBS MICHAEL F JR
	3/28/1995	\$100.00	PR	1107	1007	U	I	WYMBS MICHAEL ESTATE,(JR AKA SR)	WYMBS JOSEPH T ETAL
	11/1/1989	\$0.00		837	910	U	I		WYMBS MICHAEL ESTATE,(JR AKA SR)

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.

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Last Data Upload: 11/14/2019, 11:10:57 PM

Version 2.3.21

Developed by
Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Cities

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.

Map created: 10/21/2019
Last Data Uploaded: 10/18/2019 11:57:31 PM

Developed by  **Schneider**
GEOSPATIAL



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0109 Address: 103 South Street

Applicant Name: Kenneth K. Meiring

Property Owner: Kenneth P. Meiring & Patricia M. Meiring

Project description: To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired)

Architectural Style: Frame Vernacular	Florida Master Site File: SJ2219
National Register: Contributing to Lincolnville National Register Historic District	Construction date: 1904-1910
Archaeology Zone: IIIA	Zoning District: RS2
Parcel number: 2120400000	
Agenda Item: 8(c)	Previous Action(s): COD 2018-0005

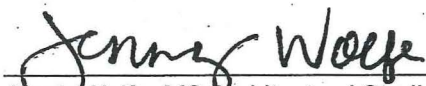
STAFF SUMMARY AND ANALYSIS:

The Certificate of Demolition was approved April 19, 2018 under COD 2018-0005. The COD expired on April 18, 2019 so the applicant must reapply to HARB. The below was taken from the analysis and staff report from COD 2018-0005: (No additional analysis was conducted, except for an interior inspection)

- This is a contributing structure in the Lincolnville National Register Historic District and is recorded in the Florida Master Site File. The building is located in the Buena Esperanza subdivision.
- The 1 story Frame Vernacular residential building has a metal gambrel roof that is a unique feature not seen in many structures in St. Augustine. The front façade of the front porch has a stucco finish and wood drop siding with corner boards covers all elevations.
- A condition assessment was provided by the applicant with COD 2018-0005, and the building was deemed substantially damaged by the city's building official.
- Based on the 1910 and 1930 (with 1957 edits) Sanborn Maps, the overall footprint of the building has been altered overtime and alterations include the porch being enlarged and sections of the buildings being reduced in size. Comparing the later map with the current structure shows that the building has undergone further modifications to include enclosing a portion of the front porch and adding a small addition to the southern/southeastern corner of the home (in the rear).
- City Directories did not identify any known historic connections.
- The project is within archeological zone IIIA. All site work should be coordinated with the city archeologist, who suggests that the site should monitored during the demolition or that there be minimal ground disturbance (ex. Not excavating the subsurface foundations).
- 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.
- The building has already been recorded with measured drawings and photographs

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous HARB approval, and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Demolition for 103 South Street.**



Jenny Wolfe, MS Architectural Studies
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 structure was built in 1910 according to the SJC Property Appraiser and the Master Site File. The building is recorded on the FMSF, and it is a contributing structure in the Lincolnville Historic District

Application requirements were satisfactorily met.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not Applicable
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape which includes buildings of similar mass and scale.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the structure will reduce the visual continuity of in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** The application did not include drawings or information about a replacement. Having an empty lot on that block may have a minor impact on the streetscape. The homes on this block of South Street sit close together and having no building to replace the current structure can negatively impact the area. There are also several other empty lots in a larger area around the building.
- 5. The historical or cultural merit of the structure.** The building is listed on the Florida Master Site File and is a contributing building in the Lincolnville Historic District. It also appears on both the 1910 and the edited 1930 Sanborn Maps and in the City Directories beginning in 1914/1915. Residence include Robert Houston (1914/1915 City Directory), Major Smith (1920/1921 City Directory), Henry Jones (1927, 1930, 1940, 1949, 1951, 1960, and 1970 City Directories), Henry Jones Jr. (1979/1980 City Directory), Sandra Huff (1984/1985 and 1986 City Directories), Mceclom Jenkin (1995 and 1996 City Directories), Robin Holden (1996 City Directory), and Sheann Williamson (1995 City Directory). The home was listed as vacant or not verified or was not listed at all in the 1987, 1990, 1992, 1993, 1998, 2000, 2001, 2002, 2004, and 2006 City Directories.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is a contributing building in the Lincolnville Historic District and demolishing the building can negatively impact the district as it will reduce the overall amount of contributing buildings in the area.
- 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 frame vernacular home, which is not uncommon within the city. The structure is unique in that it has one of only a handful of gambrel roofs in the city.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The overall style of the home is not unique, but its gambrel roof is found only among a handful of buildings in the city.
- 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.** There is not a high degree of craftsmanship that would make reproduction of the building difficult, the applicant provided a building condition assessment.
- 10. The justification for the proposed demolition.** According to the condition assessment, the building is extensively damaged, and repairs to the building are not practical and should not be attempted due to its current state.

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 F2019-0109
103 South Street
November 21, 2019

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map
3. City Directory Research

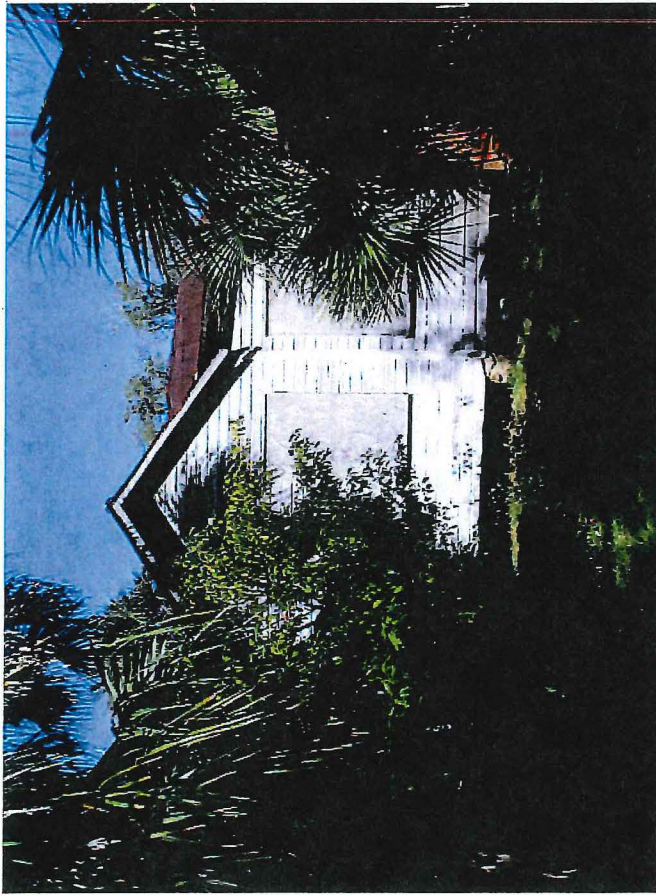
STAFF PHOTOS: 103 SOUTH STREET



North/main elevation showing enclosed porch



East elevation



South/rear elevation



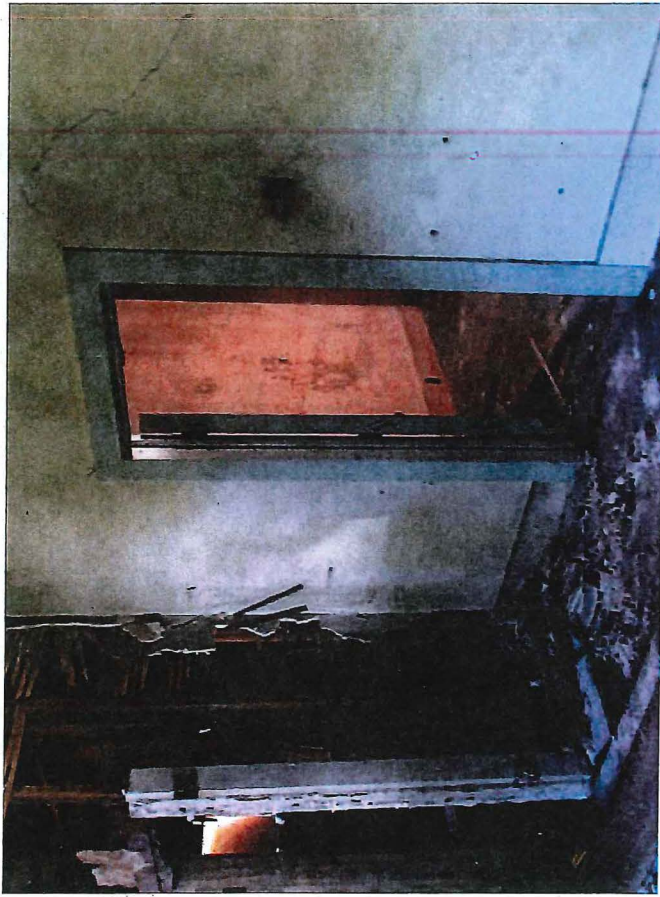
Southeast corner



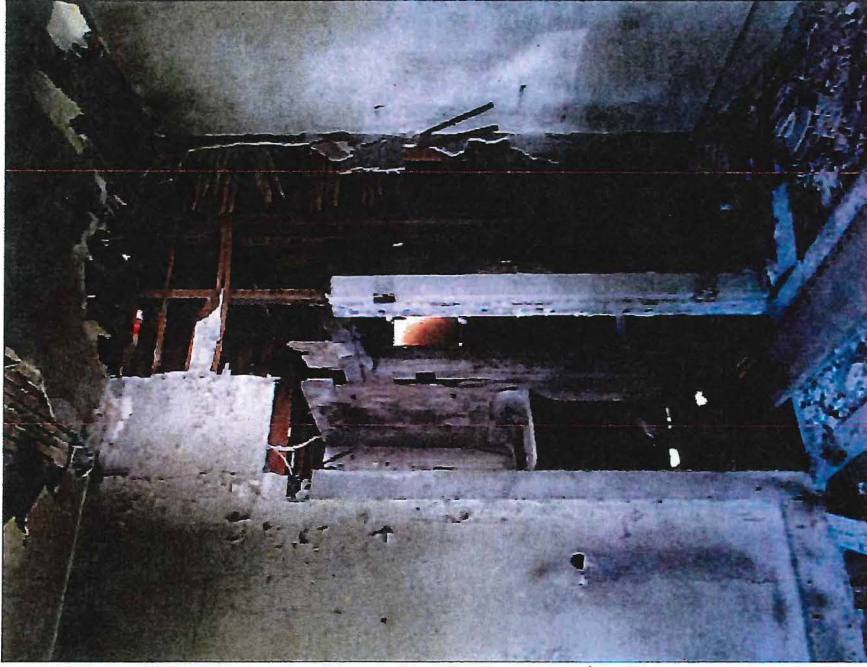
Interior parlor room



Interior room



Interior



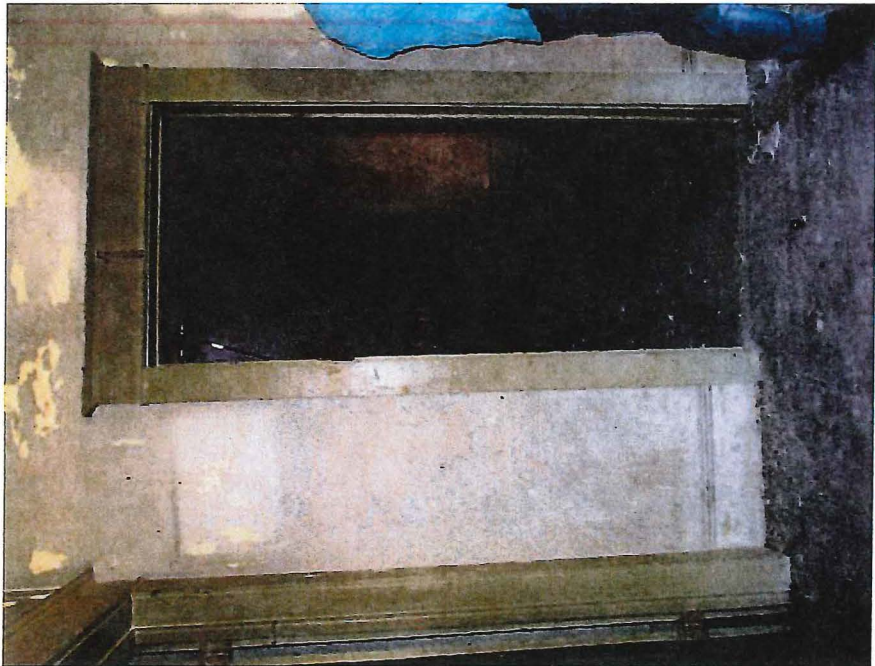
Interior towards bathroom



Interior



Interior with brick chimney, likely original exterior wall





Enclosed front porch



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

- ☒ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

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OCT 18 2019
Planning/Building Dept.

Application Fee: \$300.00 / \$100.00

BDAC Project No. 2019-0109

Receipt No. 1714393

Meeting Date Nov 21, 2019

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT Kenneth K Meiring
Business (if applicable) _____
Address 1715 Lakeside Avenue; Suite #5
City St. Augustine State FL Zip 32084
Daytime telephone (required) 904-810-5101 x2 Other phone 904-669-0008
2. NAME OF PROPERTY OWNER Kenneth P. Meiring & Patricia M. Meiring
Business (if applicable) _____
Address 2501 S. Ponte Vedra Blvd.
City St. Augustine State FL Zip 32084
Daytime telephone (required) 317-257-7506 Ext. 2 Other phone 317-710-6666
3. PROJECT STREET ADDRESS 103 South Street
4. LEGAL DESCRIPTION OF PROPERTY
Lot 2 Block 5 Subdivision BUENA ESPERANZA Parcel Number 2120400000
5. DATE OF CONSTRUCTION 1910 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
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. SPECIFIC PROPOSED USE Single Family Residential

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)

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OCT 18 2010

Planning/Building Dept.

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☒ Photographs of existing conditions including façade of the building.
- ☐ Drawings of proposed replacement buildings and structures.

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:
 - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - o The assessed value of the property according to the two (2) most recent assessments;
 - o The real estate taxes for the previous two (2) years.
 - o 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.
 - o 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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OCT 18 2019

Planning/Building Dep.

11. FOR RELOCATION PROJECTS ONLY

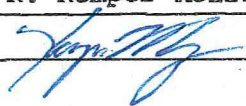
- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- o Purchase price _____
 - o Moving fee (prepared by a licensed and insured building mover) _____
 - o Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of 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.

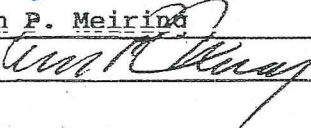
In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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.

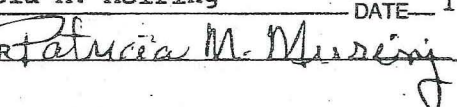
PRINT APPLICANT'S NAME K. Kemper Meiring DATE 10/18/19

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME Kennth P. Meiring DATE 10/18/19

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME Patricia M. Meiring DATE 10/18/19

SIGNATURE OF 2nd PROPERTY OWNER 

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

To: City of St. Augustine
Historic Architectural Review Board

From: Kemper Meiring
Authorized Agent for Mr. & Mrs. Kenneth P. Meiring
56 Macaris St.
St. Augustine, FL 32084

Date: October 18, 2019

RE: 103 South Street
St. Augustine, FL 32084
Certificate of Demolition

RECEIVED
OCT 18 2019
Planning/Building Dept.

Members of The Board,

Last year, the Board approved my application for a certificate of demolition of the above referenced property. Having not noted that there was an expiration date on the certificate of demolition, I unknowingly let the certificate expire. As such, I am re-submitting another application for a certificate of demolition and requesting the Board's approval.

In September, I had retained the services of an Architect to draw-up floor plans of the existing structure, which is one of the requirements to obtain a demolition permit from the Building department.

Included in this submission are the floor plans of the existing structure and the Florida Master Site File documentation that was required to obtain a demolition permit that I can use to immediately apply for a demolition permit pending approval of this application by the Board.

Respectfully,

Kemper Meiring

Tax Deed File # 2853
PARCEL # 212040-0000

Public Records of
St. Johns County, FL
Clerk# 02-013765
O.R. 1727 PG 1594
02:36PM 03/07/2002
REC \$5.00 SUR \$1.00
Doc Stamps \$469.00

TAX DEED

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The following Tax Sale Certificate Numbered 4310 issued on May 26, 1994 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on MARCH 7, 2002 offered for sale as required by law for cash to the highest bidder, and was sold to:

Kenneth P. & Patricia M. Meiring
Address: 1715 Lakeside Ave., Suite 5
St Augustine, FL 32084, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

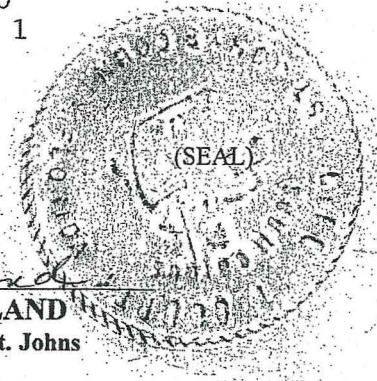
NOW, this 7th day of MARCH, 2002, the County of St. Johns, State of Florida, in consideration of the sum of (\$ 67,000.00) Sixty-seven thousand and no/100's - - - - - Dollars, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands situated in the County and State and described as follows:

PARCEL NUMBER 212040-0000 SEC 18 TWP 07 RGE 30
BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1
& N 86 FT OF LOT 2 BLK 5 - 69 FT FRONT

Witness: Jennifer A. Morris

Witness: Andrea L. Chase

Cheryl Strickland
CHERYL STRICKLAND
Clerk of Circuit Court of St. Johns
County, Florida



STATE OF FLORIDA
COUNTY OF ST. JOHNS

ON THIS 7th day of MARCH, 2002 appeared CHERYL STRICKLAND, Clerk of the Circuit Court in and for this State and this County, personally known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

This instrument prepared by:
Andrea L. Chase, P. O. Drawer 300
St. Augustine, Fla. 32085

Jennifer A. Morris
Jennifer A. Morris



IN: T.D. DIV. RET: GRANTEE REC. \$5.00 SUR. \$1.00 Doc. \$469.00

IN THE CIRCUIT COURT OF THE SEVENTH
JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS
COUNTY, FLORIDA

CASE NO.: CA06-534
DIVISION: 55

civil
KENNETH P. MEIRING AND
PATRICIA M. MEIRING,

Plaintiffs,

vs.

ESTATE OF HENRY JONES, if living, and all
unknown parties claiming by, through, under or and
against the above named defendant who is not known
to be dead or alive, whether said unknown parties
may claim an interest as spouses, heirs, devisees,
grantees, or other claimants,

Defendants.

FINAL JUDGMENT QUIETING TITLE

This cause came on to be heard on Plaintiffs' Motion for Summary Judgment and the
Court having heard the evidence presented and given due consideration thereto, it is

ADJUDGED

1. The title of Plaintiffs, KENNETH P. MEIRING AND PATRICIA M. MEIRING,
to the following described real property in St. Johns County, Florida:

PARCEL NUMBER 212040-0000 SEC 18 TWP 07 RGE 30
BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1
& N 86 FT OF LOT 2 BLK 5 - 69 FT FRONT.

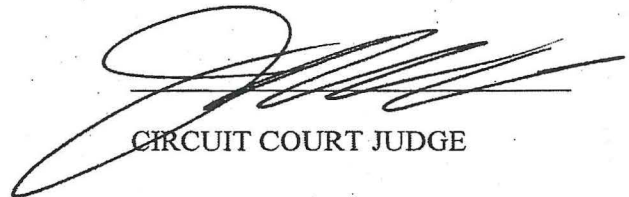
More Particularly described as:

In St. Augustine, commence in the South line of South St. 34 feet
east from Palmo St. run thence south 86 feet, thence east 34 feet,
thence north 86 feet, thence west 34 feet to point of beginning, all
measurements being more or less, being the east 171/2 feet of the
north 86 feet of lot 1 and west 161/2 feet of the north 86 feet of lot
2, Block 5, Buena Esperanza sub-division of the City of St.
Augustine, Florida. Together with the North Eighty-six feet (N.
86') of the East Thirty-five feet (E 35') of Lot two (2), in Block

Five (5), Buena Esperanza Subdivision of the City of St.
Augustine, St. Johns County, Florida.

is a good title against the claims or purported claims of Defendants, ESTATE OF HENRY JONES and all unknown parties claiming by, through, under or and against the above named defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, whether said unknown are persons, heirs, devisees, grantees, or other claimants, through or under the Defendants since the filing of the Lis Pendens; and those claims or purported claims are cancelled; and the title to the property is forever quieted in Plaintiffs.

DONE AND ORDERED at St. Augustine, St. Johns County, Florida, this 11th day of June, 2007.



CIRCUIT COURT JUDGE

Copies furnished to: 6/11/07 KVR

Duane C. Romanello, Esquire
1919-8 Blanding Blvd.
Jacksonville, FL 32210

Bryan C. Goode III, Esquire
1301 Plantation Island Drive South, Suite 204
St. Augustine, FL 32080



Owner's Authorization For Agent

RECEIVED

OCT 18 2019

Planning/Building Dept.

K. Kemper Meiring is/are hereby authorized TO ACT ON BEHALF
OF Kenneth P Meiring, the owner(s) of those lands described
within ☒ the attached application, or ☐ described within the previously filed
Application no. _____, 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 103 South St; St. Aug., FL 32084

BY:

[Signature]
Signature of Owner

Kenneth P. Meiring

Print Name of Owner

904-810-5101 Ext. 2

Telephone Number

State of Florida

County of Boone

Signed and sworn before me on this 8th day of January, 2017 ^{2018 FS} ~~2012~~

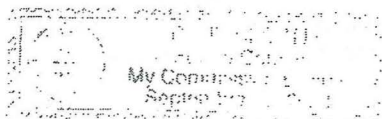
By Kenneth P. Meiring

Identification verified: Florida Drivers License

Oath sworn: X Yes No

Notary Signature: [Signature]

My Commission expires: 01/16/2023



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. Applicants are strongly encouraged to submit all required support documentation at this time. Failure to do so may result in a tabling of the request. Written communications associated with this review process prepared by city staff are sent to the applicant unless otherwise stated by the applicant.

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 1997 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 must approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition; however, both applications may be reviewed at the same meeting.

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

PUBLIC NOTICE REQUIREMENTS FOR CERTIFICATES OF DEMOLITION

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 (Meeting Date: _____)

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, table 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 a time not exceeding a total of 24 months. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

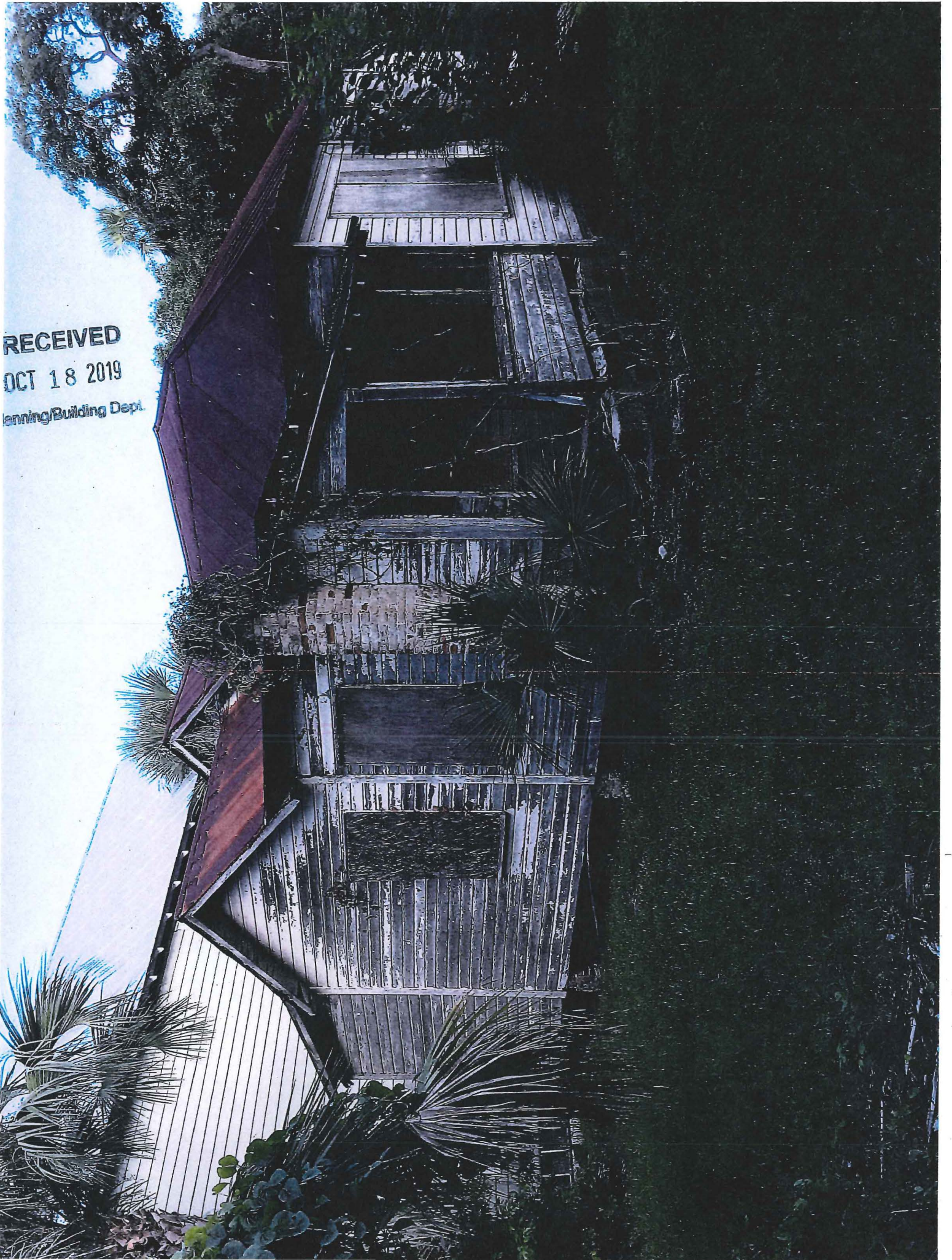
After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may proceed in obtaining a building permit for demolition or relocation. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

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

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OCT 18 2019

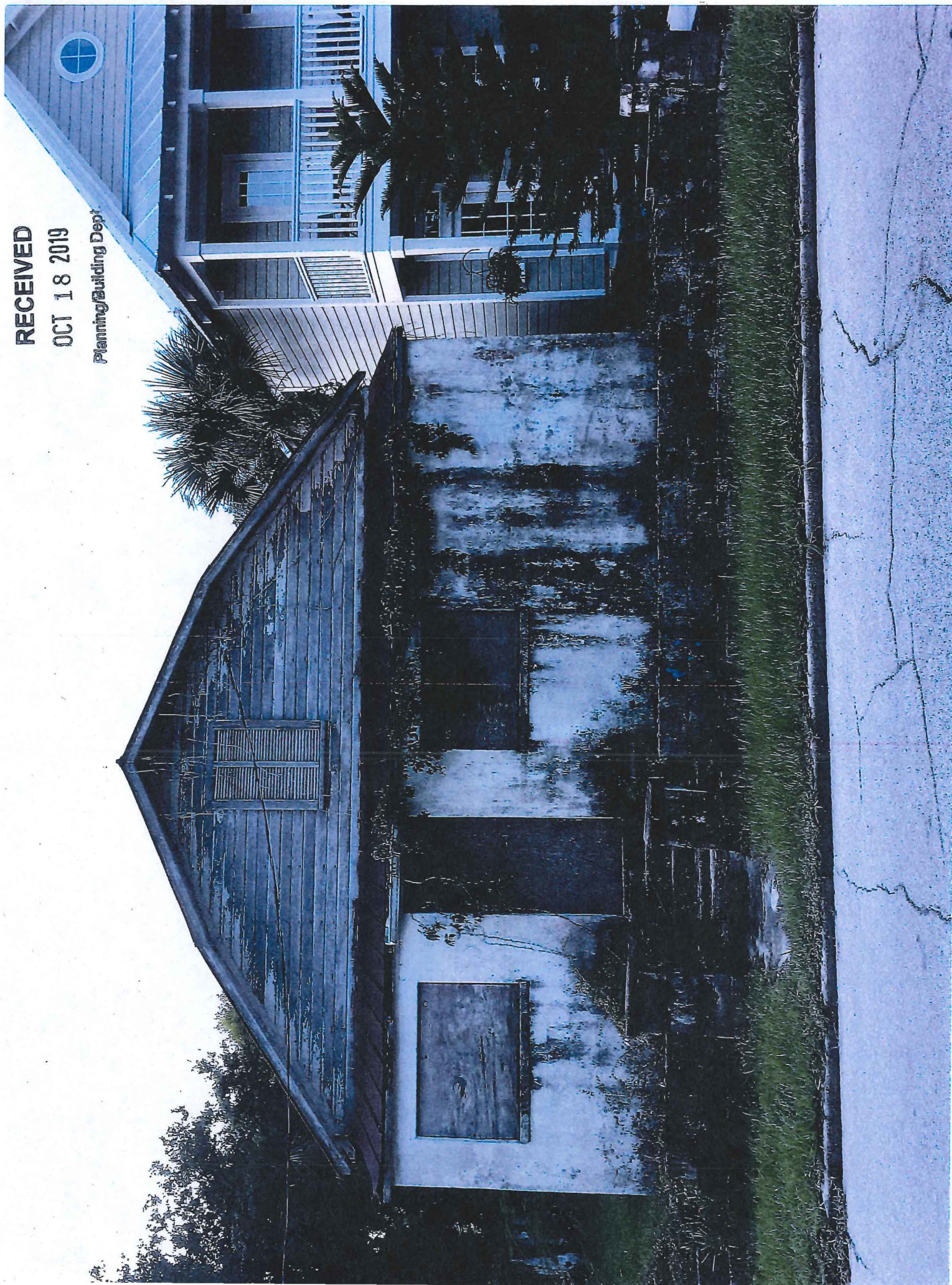
Planning/Building Dept.

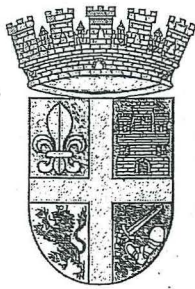


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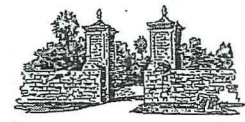
OCT 18 2019

Planning/Building Dept.





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

April 19, 2018

Kenneth P. and Patricia M. Meiring
Kenneth K. Meiring
1715 Lakeside Avenue, Suite #5
St. Augustine, FL 32084

Re: Certificate of Demolition – 103 South Street – F2018-0005

Dear Mr. Meiring:

On Thursday, April 19, 2018, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a building constructed in 1910 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic District (Determined to be substantially damaged by the City Building Official) at 103 South Street.

Specifically, the HARB **approved** the application as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

David Birchim, AICP
Director, Planning & Building

DB:sp
Attachment

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

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☒ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2018-0005
Applicant: Kenneth K. Meiring
Owner: Kenneth P. Meiring & Patricia Meiring
Address: 103 South Street
Parcel Number: 212040-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed in 1910 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic District. (Determined to be substantially damaged by the City Building Official.)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 19, 2018, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 19, 2018 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89-92, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request to demolish a building constructed in 1910 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic District. (Determined to be substantially damaged by the City Building Official.)

Subject to the following conditions:

- This Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Provide photographs and measured drawings to
- Provide to Florida Master Site File and copy to
- Staff for archival purposes

DONE AND ORDERED, at a public hearing on the 19th day of APRIL, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018- 0005

REQUEST **APPROVED** / DENIED/CONTINUES


Sign Name

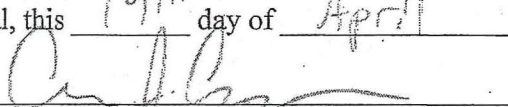
Cathy Duncan
Print Name

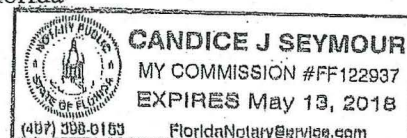
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of April, A.D., 2018.


Notary Public, State of Florida



SAHS POLK CITY DIRECTORY RESEARCH

103 South Street

DATE(S)	NAME	SYMBOLS	PROFESSION
1914/1915	Robert Houston		
1920/1921	Major Smith		
1927	Henry Jones		
1930	Henry Jones		
1940	Henry Jones		
1949	Henry Jones		
1951	Henry Jones		
1960	Henry Jones		
1970	Henry Jones		
1979-1980	Henry Jones, Jr.		
1984/1985	Sandra Huff		
1986	Sandra Huff		
1987	Vacant		
1989	No Return		
1990	Vacant		
1992	103 South Street Not Listed		
1993	102-5 (3 Houses) Vacant		
1995	Mceclom Jenkin, Sheann Williamson		
1996	Mceclom Jenkin, Robin Holden		
1998	102 & 103 Not Verified		
2000	103 South Street Not Listed		
Nov. 2001	Not Verified		
2002	102 & 103 Not Verified		
2004	103 South Street Not Listed		
Dec. 2006	103 South Street Not Listed		



CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 32085
PHONE: 904-825-1065

January 4, 2018

Kenneth Meiring
2501 S. Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Subject Property: 103 South Street
St. Augustine, FL 32084

Dear Property Owner:

The City of St. Augustine participates in the National Flood Insurance Program (NFIP). All communities that participate in the NFIP have adopted locally enforced flood hazard area regulations. These regulations contain standards for new, substantially damaged and/or substantially improved structures in identified Special Flood Hazard Areas (SFHA, or the 1% annual chance floodplain, commonly known as 100-year floodplain). In accordance with these regulations, the City of St. Augustine conducted substantial damage determinations for all structures built in the SFHA. **Based on this inspection, your property has been determined to be substantially damaged by the Hurricane Irma flooding event that occurred on September 11, 2017.**

A substantially damaged structure is one that has damage that equals or exceeds 50 percent of the market value of the structure. The damage estimate would be made regardless of the repairs and improvements that may be planned at this time. **To maintain our community's participation in the NFIP, and ensure that your future flood risk is reduced, your structure must be brought into compliance with local flood hazard area regulations.** Please contact me to discuss options for bringing the structure into compliance and to obtain a building permit for this work. If you choose to contest this determination, please provide an Elevation Certificate showing the finished floor is above the Base Flood Elevation, a Florida state licensed contractor's estimate of all repairs and improvements and/or a recent appraisal of the market value of your structure from the past.

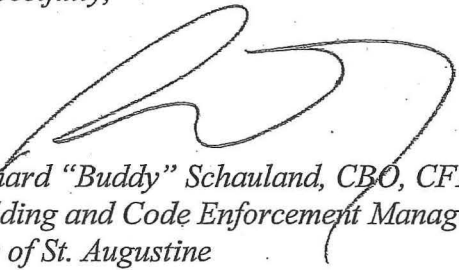
There are several funding sources that may be available to help pay for the cost of bringing your structure into compliance. If you have a flood insurance policy and your structure is located in a SFHA, your structure may be eligible for Increased Cost of Compliance (ICC) funds. ICC provides up to \$30,000 to relocate, elevate or demolish structures or dry-floodproof non-residential structures that must comply with local flood hazard regulations after substantial damage determination. Please contact your flood insurance agent to learn more about whether or not your structure may be eligible for ICC funds.

If the event that damaged your structure results in a Presidential disaster declaration, Hazard Mitigation Grant Program (HMGP) funds may become available to mitigate flood-prone structures. Other FEMA mitigation grants programs may also be available, including: Flood Mitigation Assistance (FMA), Pre-Disaster Mitigation (PDM), and Repetitive Flood Claims (RFC).

~~Failure to bring this structure into compliance is a violation of local flood hazard area regulations.~~
Section 8-458 contains possible ramifications for failure to comply. Failure to comply will also result in much higher flood insurance premiums for you and/or future owners of the property.

Please contact me at 904.825.1060 to discuss this matter further. Thank you for your cooperation during this difficult recovery period.

Respectfully,



*Richard "Buddy" Schauland, CBO, CFM
Building and Code Enforcement Manager
City of St. Augustine
Planning and Building Department
75 King St. P.O. Box 210
St. Augustine, FL 32085
(904)825-1065*



Residential and Commercial Structural Engineers

August 14, 2017

K.P. Meiring Company
1715 Lakeside Avenue, Suite 5
St. Augustine, Florida 32084

RECEIVED

JAN 08 2018

Re: 103 South Street, St. Augustine, Florida

Planning / Building Dept.

Dear Mr. Meiring:

A site visit was made to the subject property on July 12, 2017 in order to observe the residence in its existing state and comment on its structural integrity. This report summarizes our observations and findings.

Observations

According to the St. Johns County Property Appraiser's web site, the main home was constructed in 1910. The building is a one-story, wood-framed structure consisting of 2x dimensional lumber. The home has a conventionally framed gambrel and hip roof with wood siding exterior walls. Subsequent additions were constructed at the front and rear of the home. During the site visit, observations were made from readily accessible portions of the interior and around the exterior of the building. The home has an off-grade foundation system consisting of 2x dimensional lumber supported by a combination of concrete masonry unit (CMU) and brick piers. Representative photographs are attached at the end of this report.

The deteriorated metal roof is showing signs of corrosion in multiple areas and has several roof leaks throughout. As a result, the wood roof decking has experienced significant water damage in several locations. Additionally, many of the roof system framing members (rafters and ceiling joists) are damaged due to the water intrusion and apparent termite damage.

Exterior observations revealed several areas of moisture/insect damage and rot to the exterior wood siding and floor framing. The floor system of the home is in a severe state of disrepair in multiple locations. Along the left side of the main home, the outer support beam has extensive termite damage that has led to major loss of bearing area and section size of the beam. In the rear of the home, where an apparent addition was constructed, the floor system has completely collapsed. This appears to be the result of significant roof leaks. In the right rear corner of the home, which appears to be encroaching on the neighboring property, the outer beam has crushed and the support pier has rotated outward due to the extent of wood rot. Along the right side of the original home, the brick piers have experienced significant loss of material leading to reduced bearing area and overall functionality.

The interior of the residence has suffered substantial damage as a result of the numerous roof leaks previously mentioned. All of the interior finishes appear to have some degree of mildew, mold or water damage. The plaster is cracked and/or fallen off of a majority of the ceiling and walls throughout the house. Large sections of the flooring display severe signs of wood rot and in other locations are completely missing, leaving the floor joists and soil exposed to the interior, as well as representing a safety hazard.

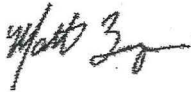
Conclusions

In our professional opinion, the structure is extensively damaged and is in such poor condition that repairs are not practical nor should they be attempted. Repairs cannot be isolated to any one area, and are simply not feasible or cost-effective. Further hidden considerations may exist and allowance should be made for unforeseen damage and possible issues related to encroachment onto neighboring property. The building should be considered *Dangerous* and *Unsafe* as defined in the 5th Edition (2014) Florida Building Code – Existing Building. Given the significant damage that the structure has undergone, it is our recommendation that the building be demolished.

Although wood-destroying organism damage and apparent mold growth were observed during our site visit, these issues are outside our area of expertise and are excluded from our scope of services. However, they represent significant issues that should be considered.

If you have any further questions, please feel free to contact our office.

Sincerely,



Matt Bryan, P.E.
FL PE 83219

Digitally signed by Floyd Simpson
Date: 2017.08.14 08:29:40 -04'00'

Floyd S. Simpson, P.E.
FL PE 50791

Attachment: Representative Photographs

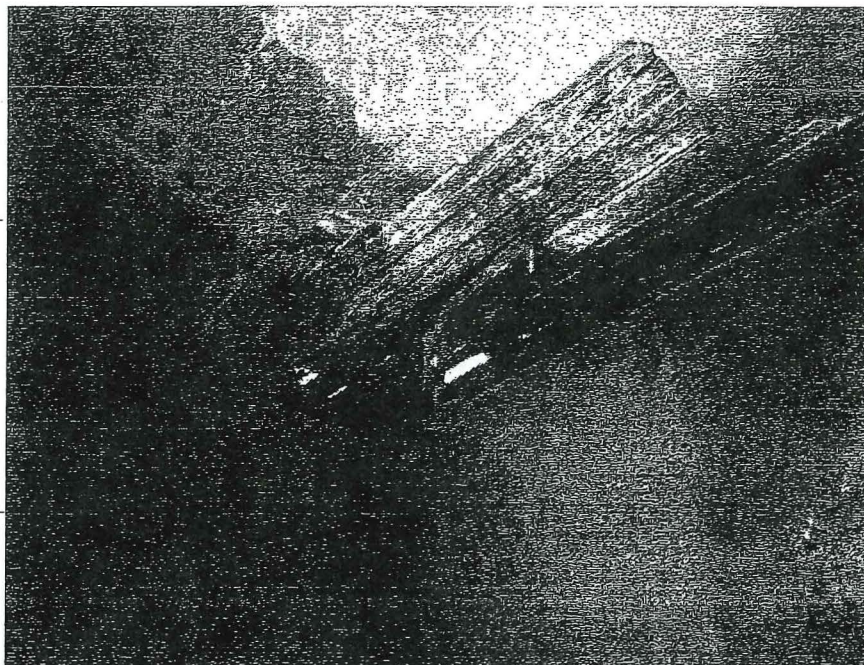
Floyd S. Simpson, State of Florida, Professional Engineer, License No. 50791

This item has been electronically signed and sealed by Floyd S. Simpson, P.E. on August 14, 2017 using a Digital Signature.

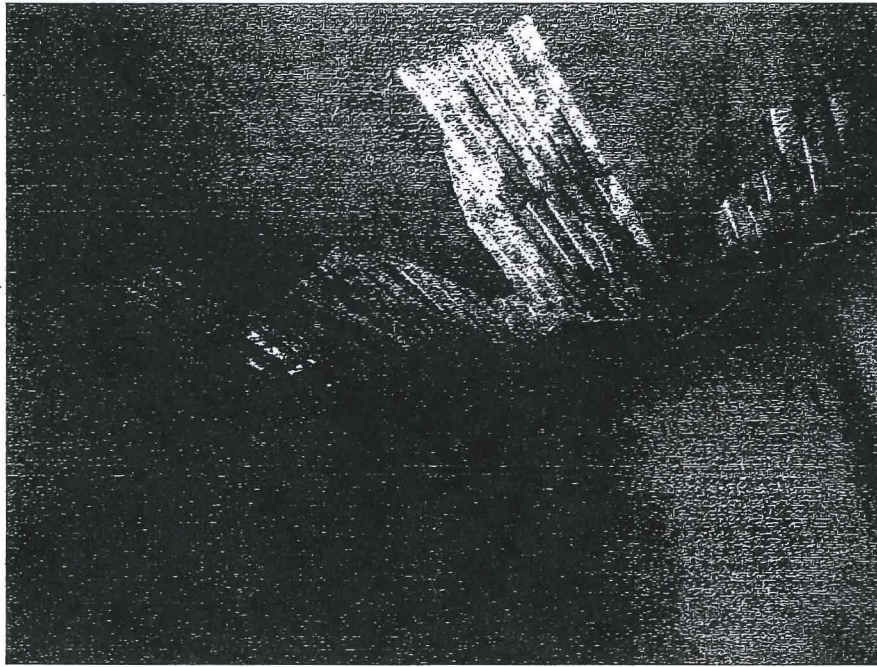
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



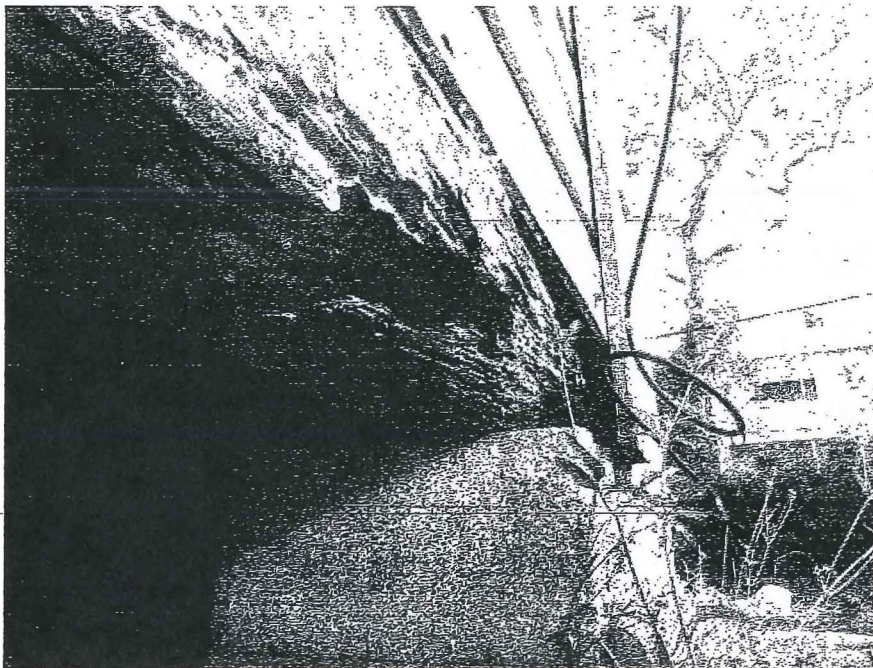
Picture 1 – Deteriorated Metal Roof and Roof Leak



Picture 2 – Roof Leak



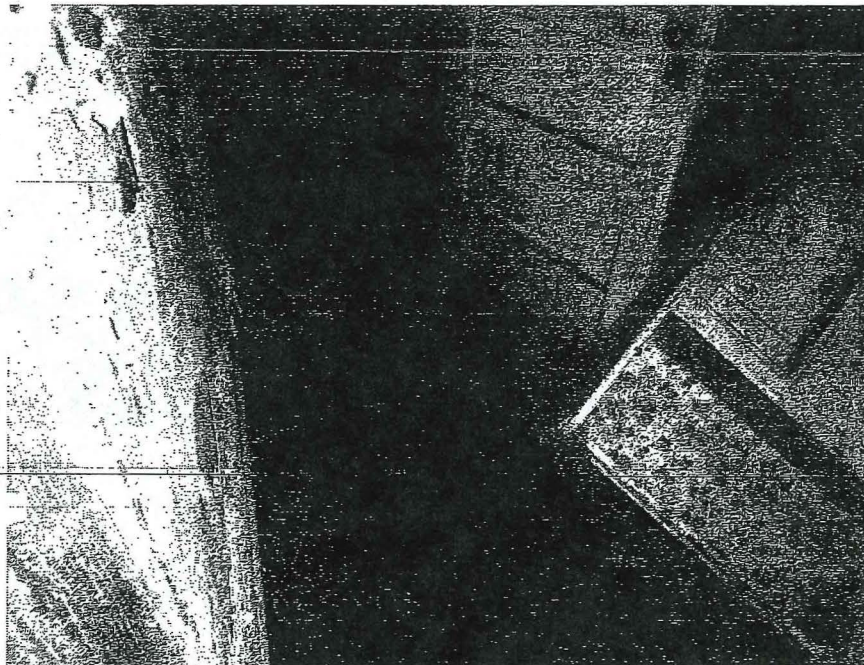
Picture 3 – Roof Leak



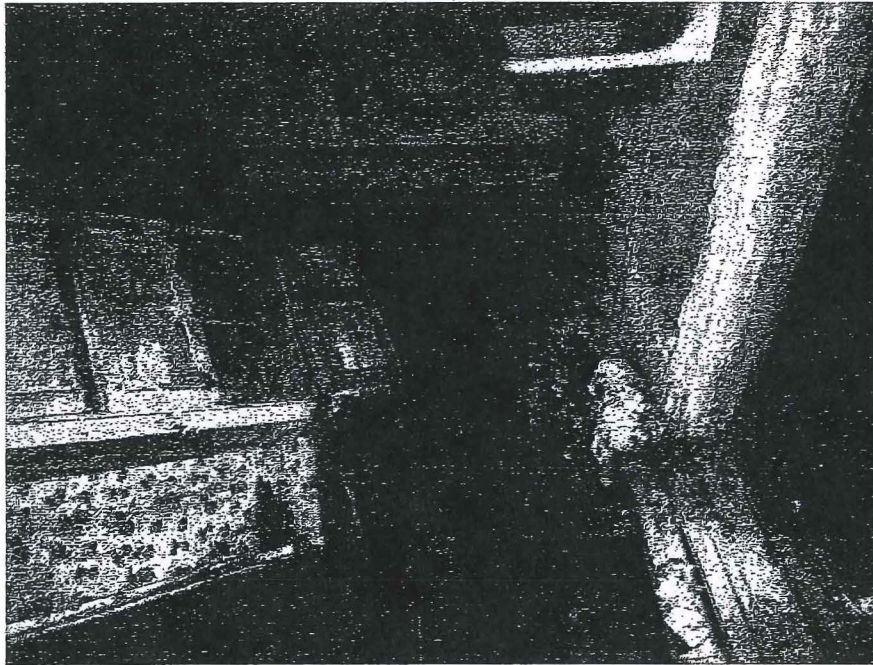
Picture 4 – Insect Damage at Beam



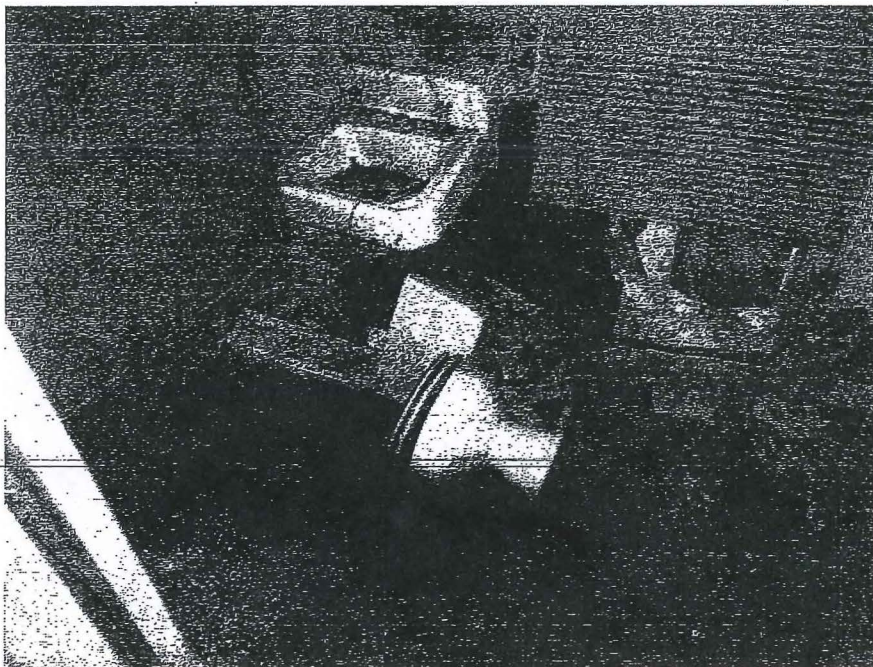
Picture 5 – Insect Damage at Beam Bearing Location



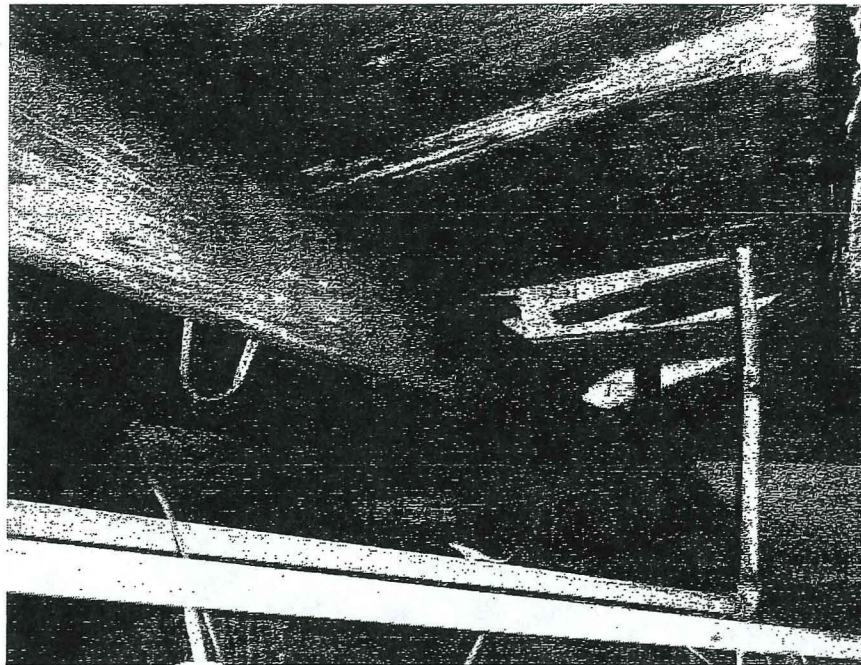
Picture 6 – Collapsed Floor System



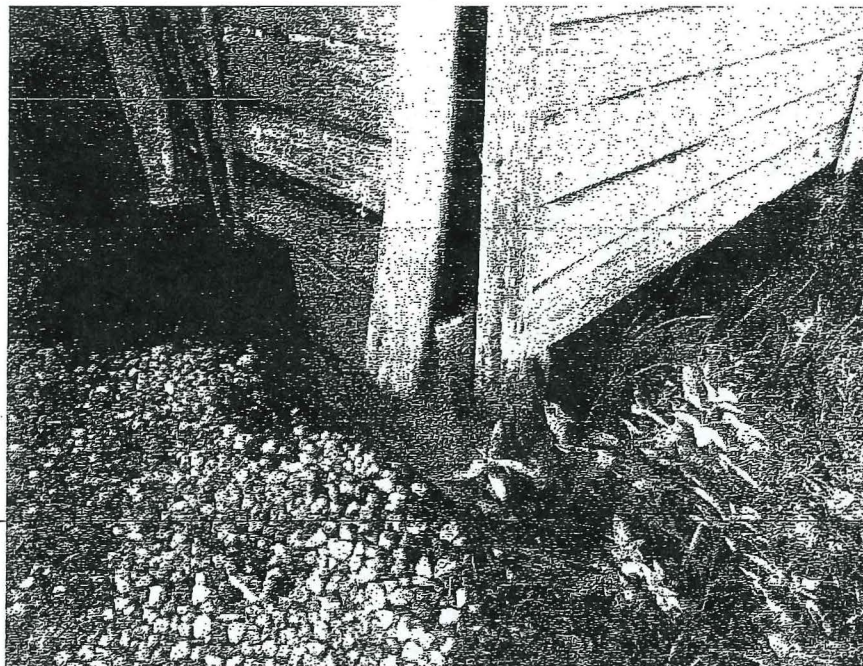
Picture 7 – Collapsed Floor System



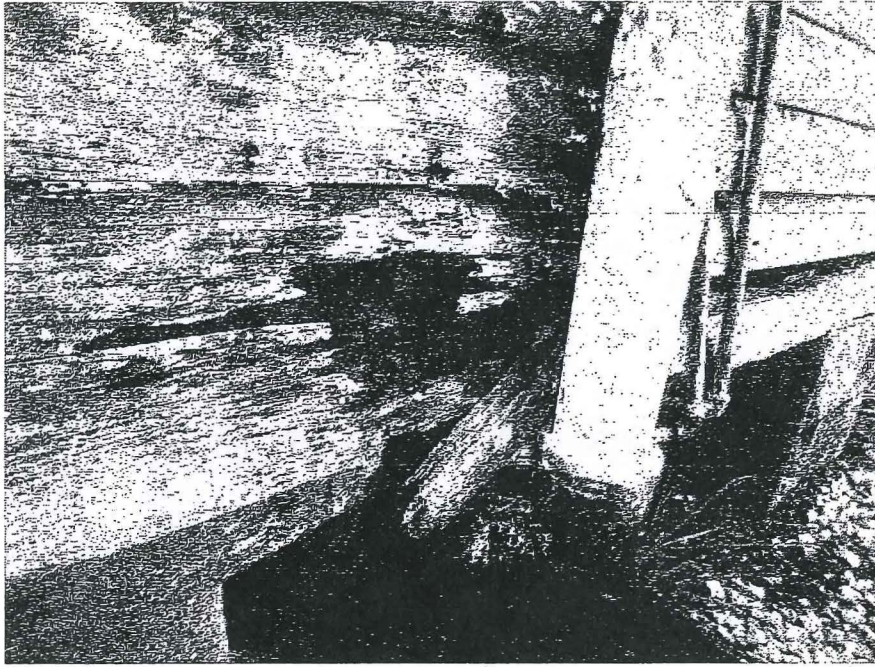
Picture 8 – Collapsed Floor System



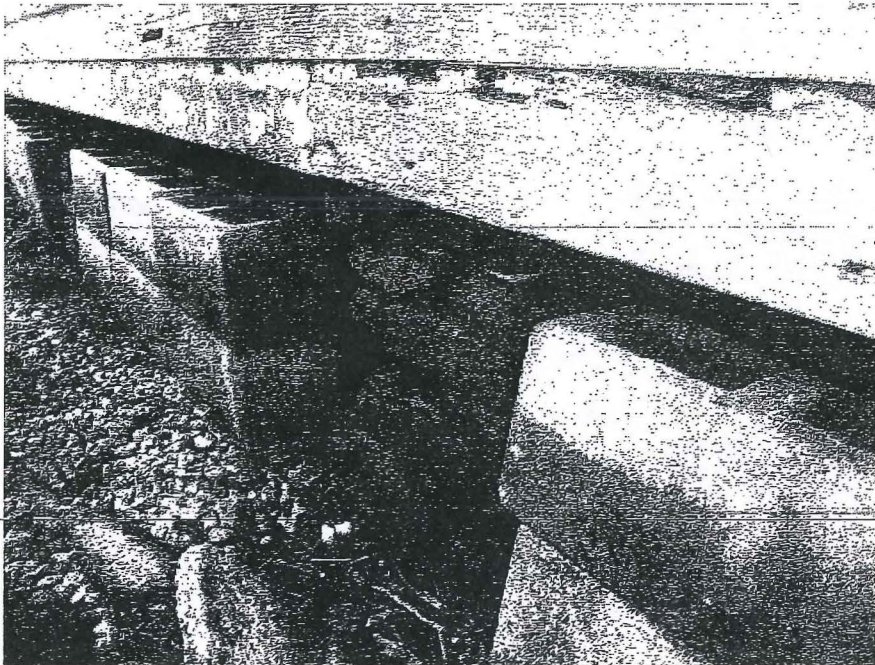
Picture 9 – Collapsed Floor System



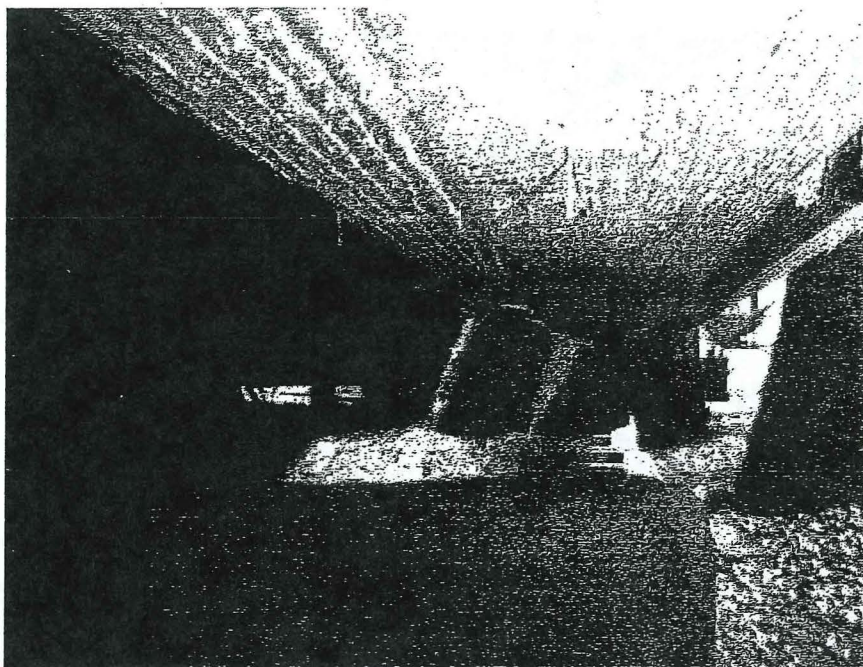
Picture 10 – Deteriorated Beam and Shifted Pier



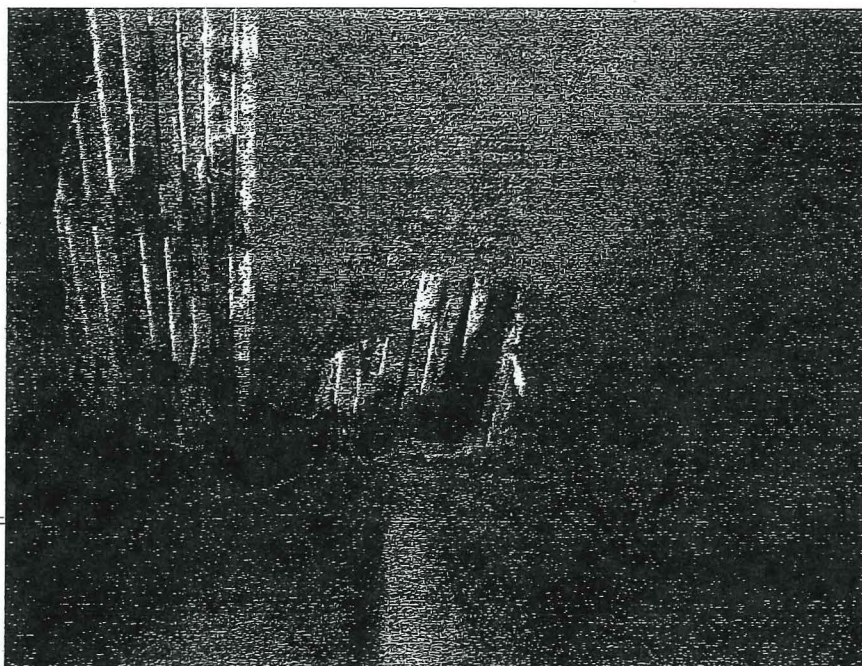
Picture 11 – Damaged Siding



Picture 12 – Deteriorated Brick Pier



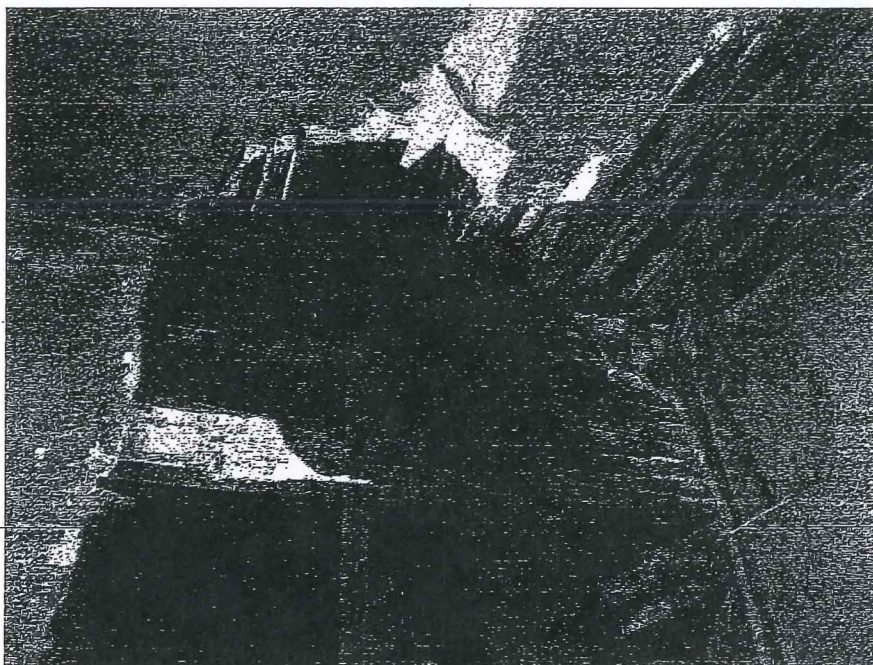
Picture 13 – Minimal Bearing Area at Pier



Picture 14 – Damaged Plaster



Picture 15 – Damaged Interior Finishes/ Water Damage



Picture 16 – Damaged Interior Finishes

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 2219 1009==
Site Name: 103 South Street 830== Survey Date: 7901 820==
Address: 103 South Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Buena Esperanza 5 Pt. 2 868==
(subdivision) (block) (lot)
Murphy 853248 868==
Owner of Site: Name: Jones, Henry P. Sr., Estates ;
Address: 103 South Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: Jones, Henry 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469660 3305530 890== Location: T07S R30E N19 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:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1910 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, dropside, with cornerboards _____ 854==
 Structural Systems: Wood frame _____ 856==
 Features of Structure: (942)
 Window Type: DHS, 2/2, metal jalousie, attic louver 942==
 Foundation: Concrete block piers; concrete block wall 942==
 Roof Type: Gambrel 942==
 Secondary Roof Structures: Gable on rear 942==
 Porches & Balconies: L-shaped porch on NE Side; one story enclosed _____
porch on front, jalousie windows 942==
 Chimney Location: End, exterior, rear; offset, lateral slope 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Metal, 5-v crimp 882==
 Ornament Exterior: _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 2 952== Dormers: _____ 954== Stories: 1 950==
 Other: _____ 956==
 Surroundings: Mixed residential/institutional 864==
 Relationship to Surroundings: Set up close to the street. _____
 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints _____

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 103 South Street was constructed between 1904 and 1910, and is one of the older homes built in this area. It has a gambrel roof, and a one-story enclosed front porch with jalousie windows. In front of the house there is a coquina concrete block wall.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this

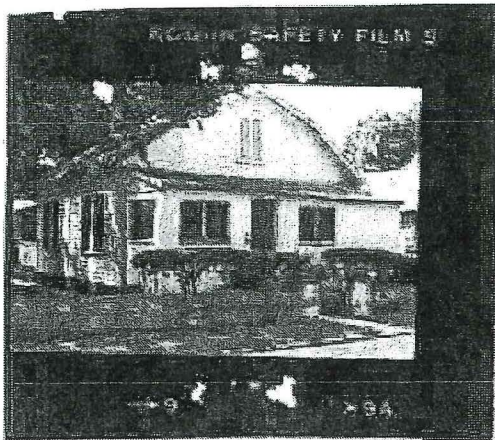
[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]



Florida Master Site File

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Site Number Assignment

Planning/Building Dept.

Site #	CR Type	Date Assigned	Staff	Client Org.	Site Name
SJ06508	SS	2/14/2017	ALW	OTHR	103 South Street
SJ06509	SS	2/14/2017	ALW	OTHR	150 Martin Luther King Avenue
SJ06510	SS	2/14/2017	ALW	OTHR	134 Twine Street

3 Site Number(s) Assigned.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 _____
 Field Date _____
 Form Date _____
 Recorder # **RECEIVED**

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

LOCATION & MAPPING

Street Number 103 Direction South Street Name _____ Street Type Street Suffix Direction _____
 Address: **103**
 Cross Streets (nearest / between) nearest Twine St
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 2015 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7N Range 30W Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2120400000 Landgrant _____
 Subdivision Name Buena Esperanza Subdivis Block 5 Lot LOT 1&2
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1910 To (year): 2001
 Current Use Abandoned/Vacant From (year): 2001 To (year): 2019
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address Same
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature CMU and concrete front porch
 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 Unspecified Exterior Plan Square Number of Stories 1
 Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
 Roof Type(s) 1. Gambrel 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Wood Hung windows
 Distinguishing Architectural Features (exterior or interior ornaments) None

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Block wall structure with no roof. May have been a large shed or very small garage

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Keeper – Determined eligible: ☐ yes ☐ no NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	Date _____ Init. _____ Date _____
--	--	--------------------------------------

HISTORICAL STRUCTURE FORM

Site #8

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DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Brick 2. Concrete block 3. _____Foundation Type(s): 1. Piers 2. PiersFoundation Material(s): 1. Brick 2. Concrete Block

Main Entrance (stylistic details) _____

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

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) Internet search

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) _____

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 Kemper Meiring Affiliation _____Recorder Contact Information 1715 Lakeside Avenue, Suite #5; St. Augustine, FL 32084

(address / phone / fax / e-mail)

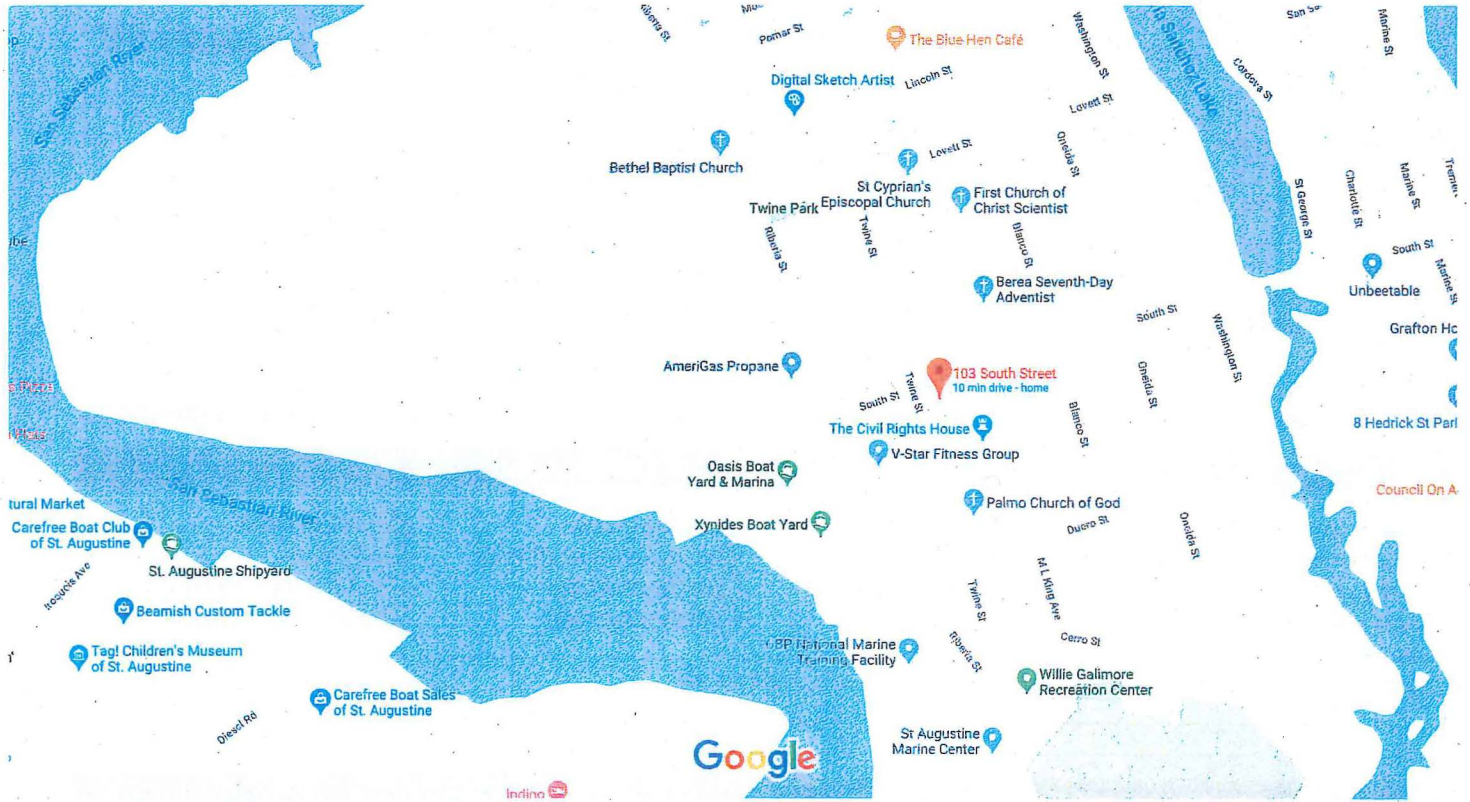
Required
Attachments

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.



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103 South St

St. Augustine, FL 32084



Directions



Save



Nearby



Send to your
phone



Share

Photos



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



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SAINT AUGUSTINE QUADRANGLE
FLORIDA-ST. JOHNS CO.
7.5-MINUTE SERIES

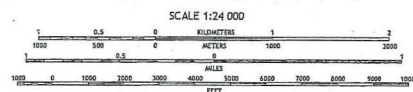
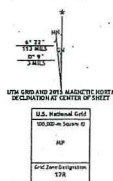
OCT 18 2019

Planning/Building Dept.



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1000-meter grid. Universal Transverse Mercator, Zone 17N
to 1000-meter grid. Florida Coordinate System of 1983 (FLCS-83)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Clearly permission before
entering private lands.



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at www.usgs.gov



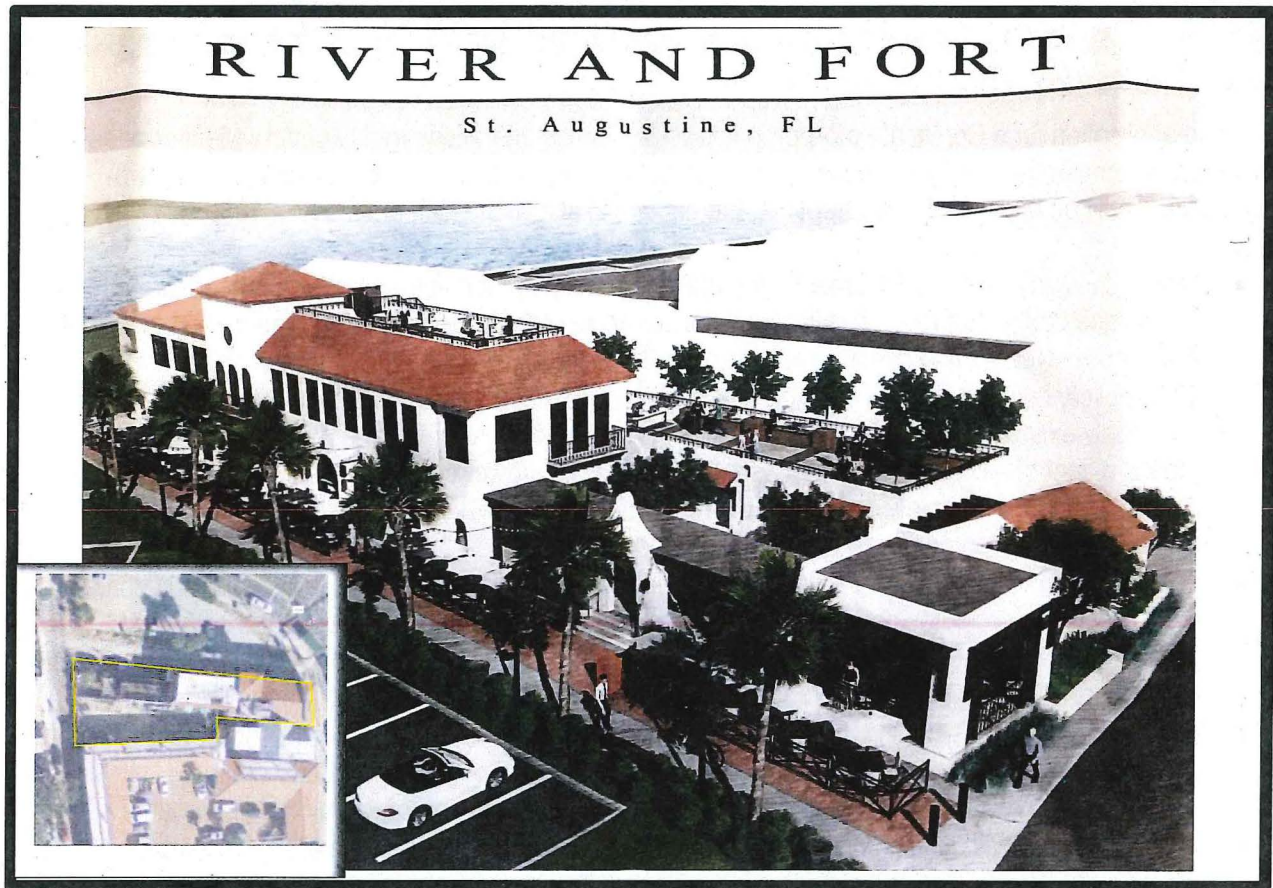
ROAD CLASSIFICATION	ROAD CLASSIFICATION
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
State Route	US Route
	State Route

SAINT AUGUSTINE, FL
2019



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0111 Address: 12 Avenida Menendez

Applicant Name: Cronk Duch Architecture

Property Owner: 12 Avenida Menendez, LLC

Project description: To demolish rear portions of the building and property features, construct an attached one story loggia and rear one story buildings, construct an attached one story building to the south with roof patio area, add an upper patio to the existing building, and to alter or construct other associated features within the existing building and site area.

Architectural Style: Mediterranean Revival	Florida Master Site File: SJ05587
National Register: St Augustine Town Plan District	Construction date: 1953, +1980
Archaeology Zone: 1A	Zoning District: HP-2
Parcel number: 1962300000	
Agenda Item: 9(a)	Previous Action(s): COA2015-0015

STAFF SUMMARY AND ANALYSIS:

This is an application for a Certificate of Appropriateness to make alterations to a two-story Mediterranean Revival style commercial building. The initial building built in 1953 was a one story building, with a two-story addition built on to the rear at a later time and additional alterations and additions in 1980 and beyond.

- Building elevations for replacement structures were not provided at the application deadline but have since been submitted. Applications not complete at the time of submittal remain at the end of the agenda even if materials are submitted at a later date.
- The applicant should confirm the extent of demolition, area of new construction within the previously existing footprint, and other existing portions of the structure that will be altered so that the full extent of all construction is presented clearly. The tower element will be raised, the finished floor may not be accurately displayed, the rear mansard roof will be extended among other alterations which are not clearly outlined on the elevations.
- Following a meeting with the applicant regarding the above issues, material questions, and zoning concerns staff anticipates changes to the project including a revised material for the courtyard area, removal of upper level railings, reduction in height for structures that will be considered "secondary" for zoning purposes, and modifications to the attached secondary structure
- Note that new construction in this zoning district must comply with Spanish or British Period architecture however the existing building and some adjacent properties are 20th century vernacular and revival styles so some flexibility in architectural character could be appropriate
- Any approval of this design or revision to the proposed design is subject to confirmation that zoning requirements are met including lot coverage, height, setbacks, and maximum area of primary structure(s)
- Ground disturbance subject to the Archaeological Preservation Ordinance will require coordination with the City Archaeologist

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a CERTIFICATE OF APPROPRIATENESS for the demolition of rear portions of the building, new construction, and other alterations at **12 Avenida Menendez**.



Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Demolish the rear portions of the building (not historic)

Rehab the following:

- Roof repairs necessary during construction and re-roof main rear 2003 addition to elongate the mansard roof element
- Repairs of exterior finishes during construction
- Replace entry door; do necessary repairs of other doors during construction
- Leave existing windows and upgrade waterproofing
- Replace exterior lighting
- Relocate walls and gates

New Construction:

- New construction within the footprint of the main structure
- New addition of an attached secondary structure
- New construction of a rear pavilion and restroom facility as secondary structures
- New entry loggia
- Addition of a belvedere and balconies to the north and west existing façade
- Relocate entry from north east corner to north tower
- Add windows and doors to west facade
- Add and replace exterior lighting
- Relocate existing walls, fencing and gates
- Relocate roof top mechanical equipment

Paint:

- Using scheme with pre-approved paint colors

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

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

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Mission (1919-1940)

The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades.

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

Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

Foundations are continuous concrete or coquina. Construction is masonry or wood frame. Exterior finishes are stucco or unfinished coquina blocks.

Roof types are hip or flat with a shaped parapet and towers. Flat roof surfaces are built-up. Pitched roof surfaces are covered with barrel tile. Chimneys are brick or coquina block.

Windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Detailing includes plaster and terra cotta detailing, and quatrefoil windows.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Architectural Features

Accessory Buildings including porches

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

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- 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.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches (or other accessory structures) that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Additions

Do...

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

Don't...

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

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.

- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

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

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Construct additional stories so that the historic appearance of the building is radically changed.

Post-1821

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

Windows and Window Treatments

- Improve the thermal performance of existing windows through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

Electrical and Mechanical Equipment

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

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

COA F2019-0111
12 Avenida Menendez
November 21, 2019

SECRETARY OF THE INTERIOR'S STANDARD'S FOR REHABILITATION 2, 4, 5, 6, 9 AND 10 APPLY.

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

COA F2019-0111
12 Avenida Menendez
November 21, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Historical Images

STAFF PHOTOS: 12 AVENIDA MENENDEZ



East/main elevation along Avenida Menendez



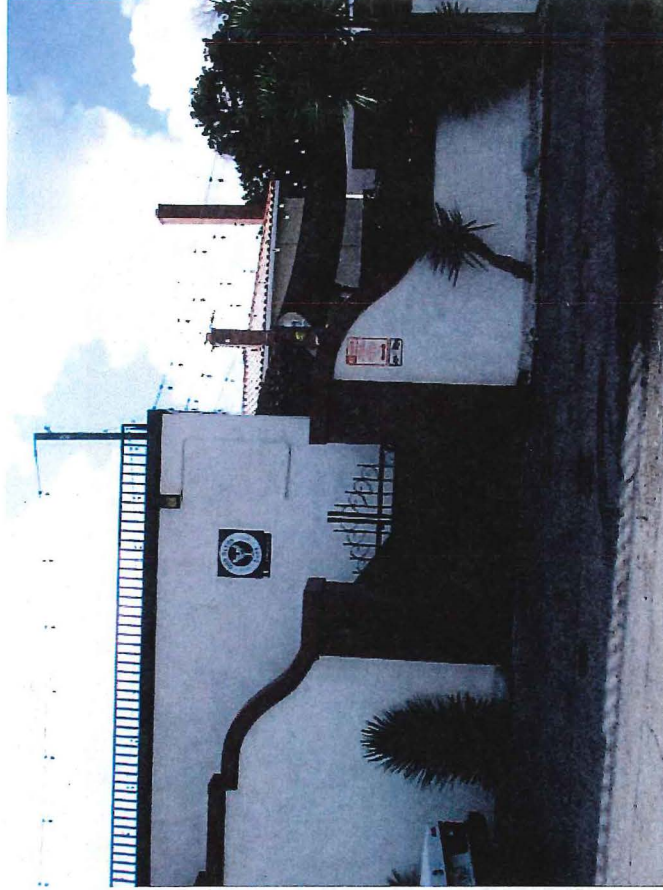
NE corner at Cuna Street, arched windows to be opened,
stair removed, entry altered



North elevation at tower element, to be added on at the top to increase height



North elevation near the rear of the building, arched loggia to be opened

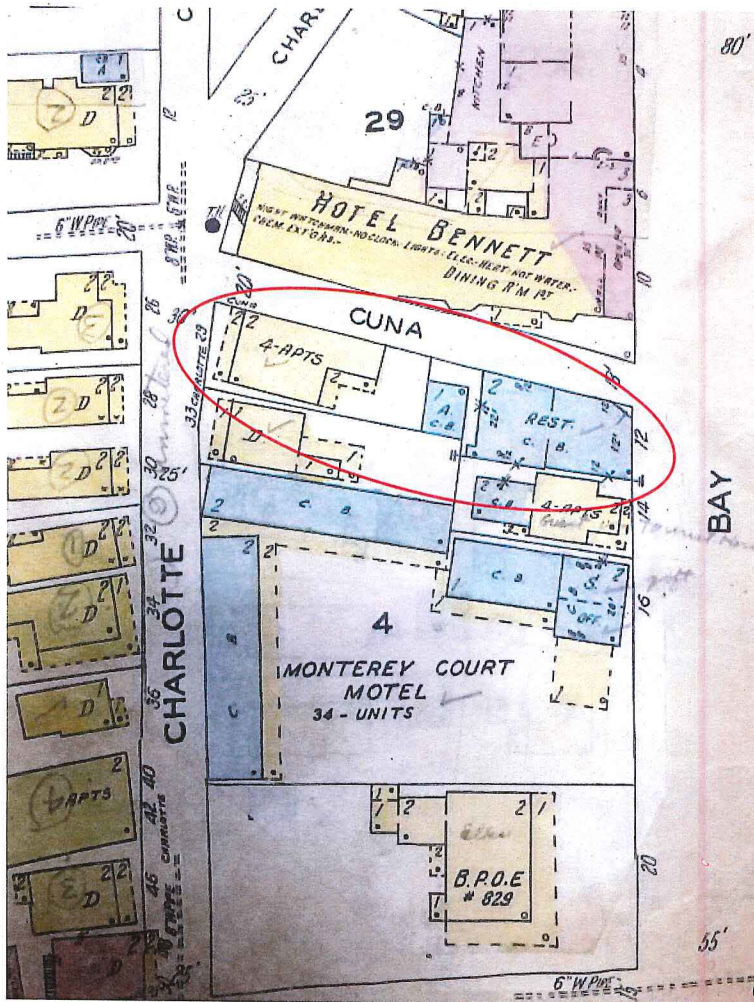


Rear of building, to be demolished

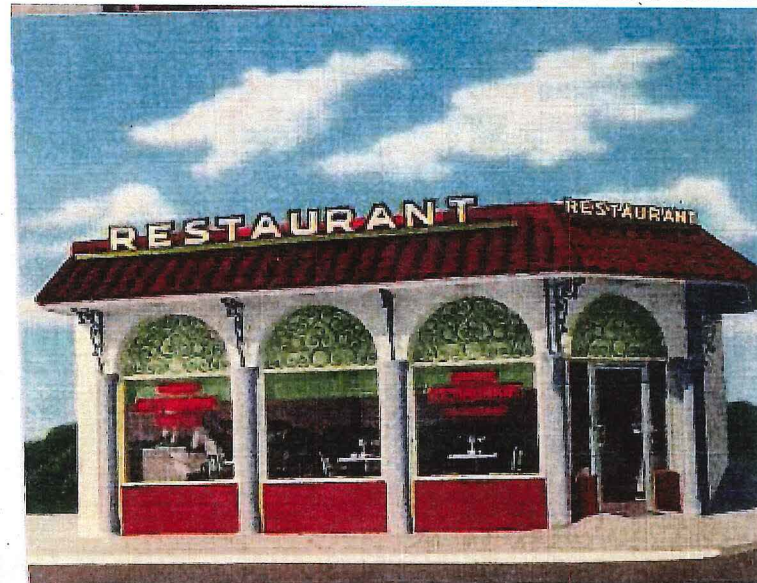


Rear of property toward Charlotte Street

HISTORICAL IMAGES



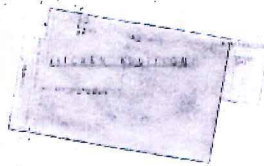
Sanborn Map, 1930 updated in 1957



1960s postcards

HISTORICAL IMAGES

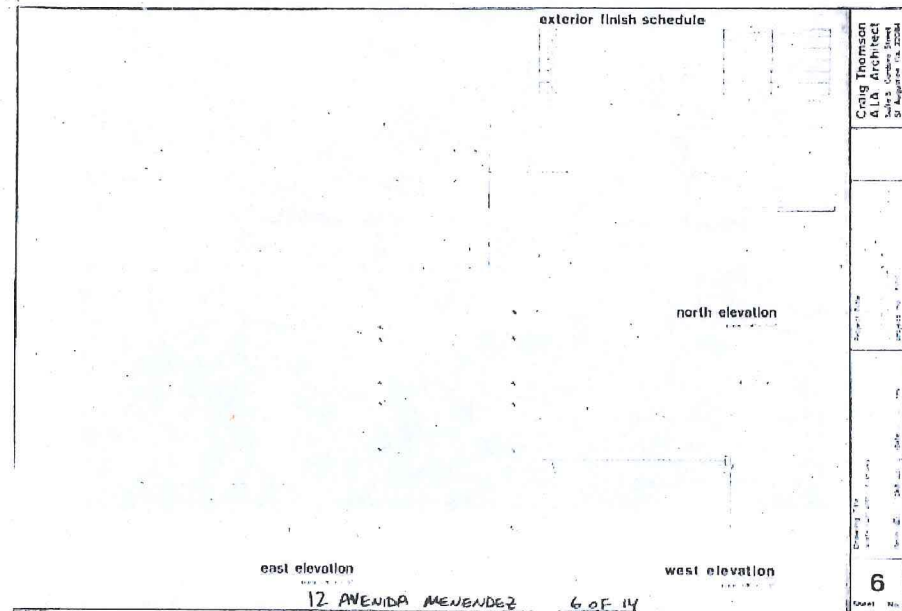
1972



12 AVENIDA MENENDEZ 1 OF 8

Building Plans for rear addition, 1972

1981



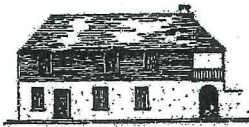
Building Plans conversion to two story, 1981

RECEIVED

OCT 18 2019

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Planning/Built Environment

☐ 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
<u>\$200.00</u>	<u>New construction except single family home</u>

BDAC Project No. 2019-0111Receipt No. 1714316Meeting Date: Nov 21, 2019

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT CRONK DUCH ARCHITECTURE

Business (if applicable) _____

Address 1936 SAN MARCO BLVD, SUITE 101City JACKSONVILLE State FL Zip Code 32207Daytime telephone 9046263454 Other phone/email 7865325830*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER 12 Avenida Menendez LLC

Business (if applicable) _____

Address 44 AVENIDA MENENDEZCity SAINT AUGUSTINE State FL Zip Code 32084-3601Daytime telephone (required) 9043154253 Other phone _____3. PROJECT STREET ADDRESS 12 Avenida Menendez St Augustine 320844. LEGAL DESCRIPTION: Lot 122a and 9 Block 2 Subdivision _____ Parcel 19623000005. EXISTING USE RESTAURANT PROPOSED USE RESTAURANT

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Roof <u>Repairs necessary during construction</u> <u>(+ re-roof main rear 200's addn)</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) <u>Repairs necessary during construction</u> |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☒ | ☒ | Exterior Doors <u>Replacing entry door. Repairs necessary during construction</u> |
| ☒ | ☐ | Windows <u>Existing to remain and upgrade waterproofing</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☒ | Exterior lighting & other appurtenances <u>Replacing exterior lights</u> |
| ☐ | ☒ | Existing fences, walls & gates <u>Relocating walls and gates</u> |
| ☐ | ☒ | Existing parking, walkways & other site features <u>Replacing parking w/ kitchen structures</u> |

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

- ☒ New building Main structures- One story restrooms and corner pavilion
- ☒ New addition Secondary structure-One story kitchen
- ☒ New roof structures (dormers, chimneys, etc.) Entry loggia
- ☒ New porch/deck/balcony Adding belvedere/ balconies to north and west existing facade
- ☐ New awning/canopy _____
- ☒ New entrances Relocating entry from north east corner to north tower
- ☒ New window opening/sashes Adding windows and doors to west facade
- ☒ New exterior lighting Adding and replacing exterior lighting
- ☒ New fence/wall/gate Relocating existing walls, fencing and gates
- ☐ New parking/walkways/other site features _____
- ☒ Exterior utility service/mechanical equipment Relocating roof top 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)

Removal of recent one story building and roof top and relocating to the South adjacent lot. Adding a single "Secondary" one story kitchen structure and two "Main" one story structures in relocated courtyard

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.

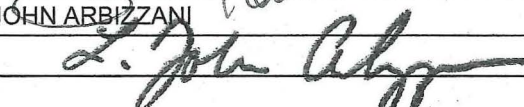
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, 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 CRONK DUCH ARCHITECTURE

SIGNATURE OF APPLICANT 

DATE 10.18.2019

PRINT OWNER'S NAME JOHN ARBIZZANI

SIGNATURE OF OWNER 

DATE 10.18.2019

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.

CDA

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

Stucco Sample for new Stucco Work

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

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

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

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

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

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

❖ Other details necessary for review:

Need elevations + sections w/materials called out
 Landscape plan w/spacing + specimen requirements
 Lighting elements + light intensity; where any features are
 being replaced spell out on the elevation/demo plan

Project number: _____ Project Address: _____

Reviewed by: N Wolfe Date: 10/18/19



Property Maintenance

City of St. Augustine

2019-0111
COA

Property Information

Street # :	12	Street Name:	AVENIDA MENENDEZ	Unit # :	
Zip Code:	320840000	Sign Zone:			
Parcel # :	196230 0000				
Section/Township/Range:	180730	Archaeological District:	IA	Zoning:	HP2
Use Code:	002100	Tax District:		Impact Zone:	☐
Legal Description:	CITY OF ST AUG LOTS 1 2 2A & 9 (EX S'WLY TRI PT OF LT 9 IN OR1534/1506) & N'ELY TRI PT OF LOT 8 BLK 2 OR3881/246				
Adjacent Area:	8023	Heated/Cooled Area:	6684	Landuse:	1C
Building Count:	1	Year Built:	1953		
Flood Zone:	AE 9 - FLD VAR 4/02	Panel # :			

Property Values

Amend 10 Cap:	
Agricultural Value:	\$ 0.00
Assessed Value:	\$ 1,228,377.00
Building Value:	\$ 699,234.00
Class:	\$ 0.00
Extra Feature Value:	\$ 5,454.00
Exempt Value:	
Just Value:	\$ 1,228,377.00
Land Value:	\$ 523,689.00
Taxable Value:	\$ 1,228,377.00
Total Land Value:	\$ 523,689.00

Owner Information

Name:	12 AVENIDA MENENDEZ LLC		
Address:	44 AVENIDA MENENDEZ		
City:	SAINT AUGUSTINE		
State:	FL	Zip Code:	32084-3601

Transfers

08/10/2012	Date:	08/10/2012
05/15/2014	Adjusted Price:	\$ 0.00
11/05/2012	Book/Page:	3600/1448
	Type of Deed:	LP
	Qualified/Unqualified:	Qualified
	Vacant/Improved:	Improved

Detail by Entity Name

Florida Limited Liability Company
12 AVENIDA MENENDEZ, LLC

Filing Information

Document Number L14000040767
FEI/EIN Number 47-3808105
Date Filed 03/11/2014
Effective Date 03/11/2014
State FL
Status ACTIVE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

AVERITT & CO., P.A.
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	03/23/2017
2018	03/19/2018
2019	04/30/2019

Document Images

04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
07/07/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- Florida Limited Liability	View image in PDF format



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	1962300000
Location Address	12 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG LOTS 1 2 2A & 9 (EX S'WLY TRI PT OF LT 9 IN OR1534/1506) & N'ELY TRI PT OF LOT 8 BLK 2 OR3881/246 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.210
Homestead	N

Owner Information

Owner Name	12 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3601

Map



Valuation Information

	2020
Building Value	\$552,877
Extra Features Value	\$5,454
Total Land Value	\$692,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,250,431
Total Deferred	\$0
Assessed Value	\$1,250,431
Total Exemptions	\$0
Taxable Value	\$1,250,431

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
2019	\$569,888	\$5,454	\$692,100	\$0	\$0	\$1,267,442	\$1,267,442	\$0	\$1,267,442
2018	\$659,841	\$5,454	\$523,689	\$0	\$0	\$1,188,984	\$1,188,984	\$0	\$1,188,984
2017	\$679,537	\$5,454	\$523,689	\$0	\$0	\$1,208,680	\$1,208,680	\$0	\$1,208,680
2016	\$699,234	\$5,454	\$523,689	\$0	\$0	\$1,228,377	\$1,228,377	\$0	\$1,228,377
2015	\$718,931	\$5,454	\$523,689	\$0	\$0	\$1,248,074	\$1,248,074	\$0	\$1,248,074
2014	\$372,545	\$4,052	\$401,300	\$0	\$0	\$777,897	\$777,897	\$0	\$777,897
2013	\$384,008	\$4,335	\$401,300	\$0	\$0	\$789,643	\$789,643	\$0	\$789,643
2012	\$379,439	\$4,617	\$401,300	\$0	\$0	\$785,356	\$785,356	\$0	\$785,356
2011	\$413,437	\$6,157	\$472,626	\$0	\$0	\$892,220	\$892,220	\$0	\$892,220
2010	\$445,174	\$6,440	\$651,680	\$0	\$0	\$1,103,294	\$1,103,294	\$0	\$1,103,294

Building Information

Building 1
 Actual Area 8023
 Conditioned Area 6684
 Actual Year Built 1953
 Use Restaurants & Cafeterias
 Style 04
 Class N
 Exterior Wall Concrete Stucco, Concrete Block

Roof Structure Wood Truss
 Roof Cover Built Up, Clay Tile
 Interior Flooring Carpet, Clay Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	60%
Exterior Wall	Concrete Block	40%
Roofing Structure	Wood Truss	100%
Roofing Cover	Built Up	30%
Roofing Cover	Clay Tile	70%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	40%
Interior Flooring	Clay Tile	60%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	20 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BALCONY	0	481
FRAME ADDITION	518	518
OUTSIDE STAIRS	0	185
FINISHED UPPER STORY	240	240
CANOPY (COMMERCIAL)	0	68
FINISHED UPPER STORY	1434	1434
BASE AREA	3015	3015
CANOPY (COMMERCIAL)	0	16
FINISHED UPPER STORY	1477	1477
MASONRY UTILITY	0	120
OUTSIDE STAIRS	0	64

Description	Conditioned Area	Actual Area
CANOPY	0	36
CANOPY (COMMERCIAL)	0	69
CANOPY (COMMERCIAL)	0	300
Total SqFt	6684	8023

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	189
Masonry Wall	0	0	0	0	654
Brick Pavers (501-1000)	0	0	0	0	215

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	34	121	9228	SF	\$692,100

Sale Information

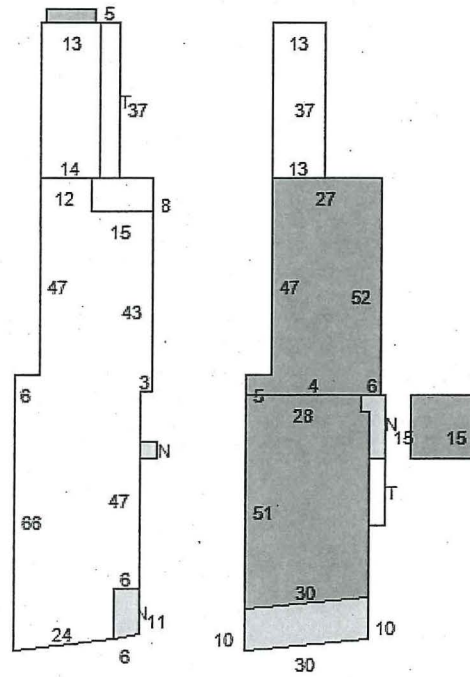
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/19/2014	5/15/2014	\$2,050,000.00	WD	3881	246	U	I	MARTINEZ ASDRUBAL, JULIE A G	12 AVENIDA MENENDEZ LLC
11/8/2012	11/5/2012	\$0.00	LP	3640	1557	U	I	BANK OF AMERICA NA VS:	MARTINEZ ASDRUBAL, JULIE A G
8/13/2012	8/10/2012	\$0.00	LP	3600	1448	U	I	BANK OF AMERICA NA VS:	MARTINEZ ASDRUBAL, JULIE A G
	5/30/2003	\$1,571,537.00	WD	1965	1635	Q	I	WHITE DAVID L, CATHERINE H	MARTINEZ ASDRUBAL & JULIE A
	10/11/2000	\$850,000.00	WD	1534	1516	Q	I	KALIVAS STELLA LIVING TRUST	WHITE DAVID L & CATHERINE H
	10/10/2000	\$1,000.00	WD	1534	1499	U	I	BRADBURY FORREST O SR/INDIV & TRUSTEE	KALIVAS STELLA TRUSTEE
	5/28/1998	\$100.00	WD	1332	1906	U	I	KALIVAS STELLA TRUSTEE	KALIVAS STELLA TRUSTEE
	5/9/1997	\$100.00	WD	1265	505	U	I	KALIVAS STELLA PERS/REP	KALIVAS STELLA TRUSTEE
	3/27/1997	\$0.00	OI	1232	1042	U	I	EST DEMETRIAS KALIVAS (AKA JAMES/JIMMY)	KALIVAS STELLA, PERS REP (LETT ADMN)
	9/8/1994	\$0.00	WL	1232	1036	U	I	LW&T DEMETRIAS KALIVAS (AKA JAMES/JIMMY)	
	7/1/1985	\$0.00		678	538	U	I		KALIVAS JAMES A, STELLA

Area Sales Report

Recent Sales in Area

Sketch Information

Room Type	Area
CANOPY	0
MUT	0
Base	0
CCN	0
FINISHED UPPER STORY	0
OST	0
FAD	0
BAL	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
 GDPR Privacy Notice

Last Data Upload: 10/31/2019, 11:42:03 PM

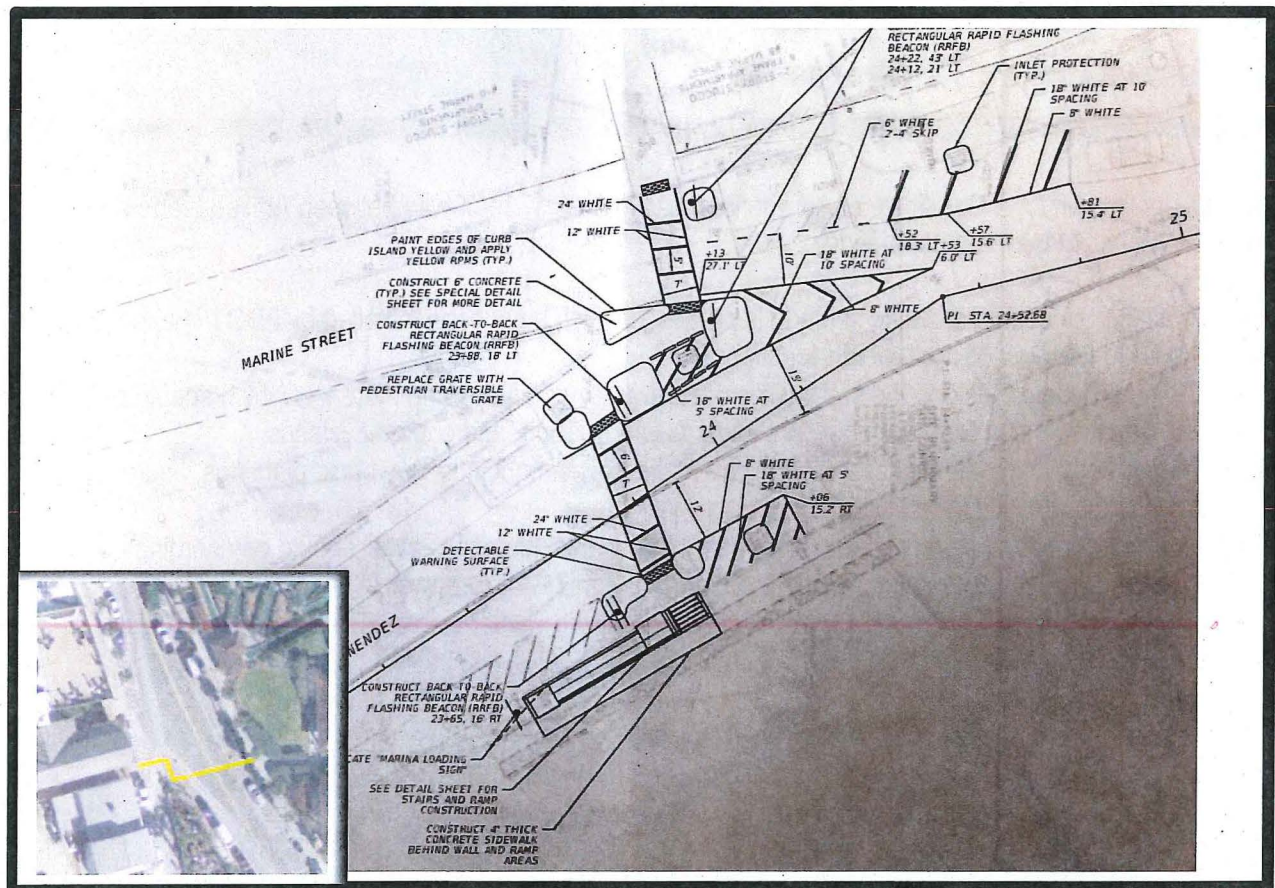
Developed by
Schneider
 GEOSPATIAL

Version 2.3.16



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0103

Address: Avenida Menendez and Marine Street Intersection

Applicant Name: City of St. Augustine Public Works

Property Owner: City of St. Augustine

Project description: To construct pedestrian improvements across Avenida Menendez and Marine Street from Artillery Lane to the City Marina to include a crosswalk, signage, ADA ramp, and curbed islands.

Architectural Style: N/A	Florida Master Site File: N/A
National Register: St. Augustine Town Plan	Year Built: N/A
Archaeology Zone: I B	Zoning District: HP-2
Parcel number: 196150 0001	
Agenda Item: 10(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

This is an application for a Certificate of Appropriateness in a city right-of-way between Artillery Lane and the City Marina at 111 Avenida Menendez.

- Flashing pedestrian crossing signage is proposed which have been installed by FDOT in a location closer to the Castillo north of this location
- City improvements along the seawall include new railings and paving materials which should be used as inspiration for the proposed new ADA ramp, railing, and concrete islands
- Details of paving materials and islands can be improved to include clay brick, plantings, and/or matching metal railings similar to other crosswalk areas
- Any disturbance or new construction abutting the original historic seawall should be coordinated with the Historic Preservation Officer to ensure that the historic seawall is not compromised
- If there are ground penetrating activities that triggers the Archaeological Ordinance the project needs to be coordinated with the City Archaeologist

Staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.


Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

Summary Scope of Work

- Proposed project is to construct a pedestrian crosswalk in front of the City of St Augustine Municipal Marina. Work will entail roadway curbs with areas painted yellow, striping in white, signage (including rectangular rapid flashing beacon signs), and an ADA ramp.
- Stairs and part of existing wall to be removed.
- Railing to be added with ADA ramp.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Parking, Landscaping and Site Features

Do...

- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces. Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces. Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

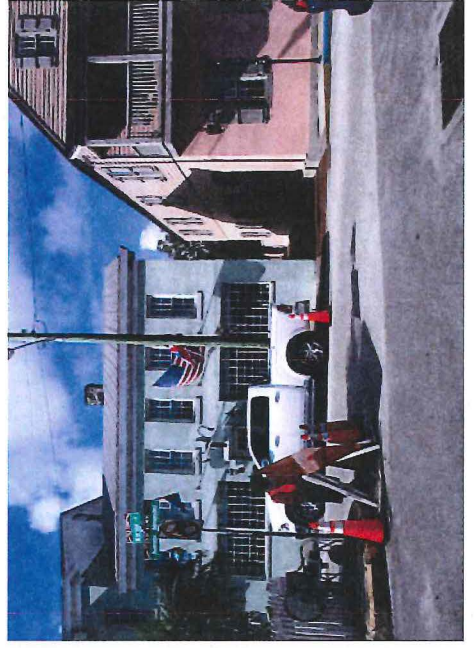
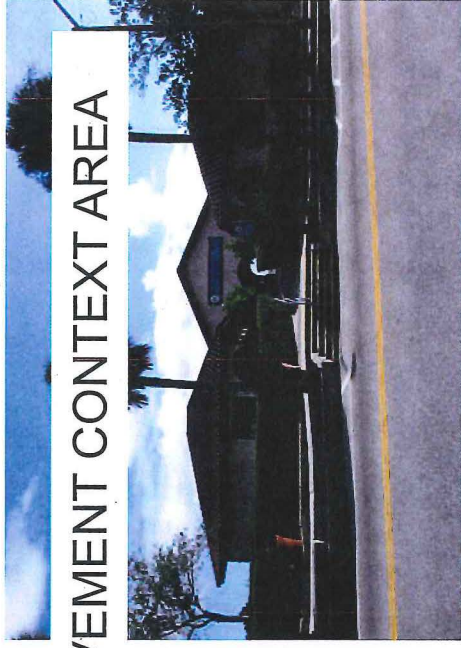
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

COA F2019-0103
Avenida Menendez and Marine Street Intersection
November 21, 2019

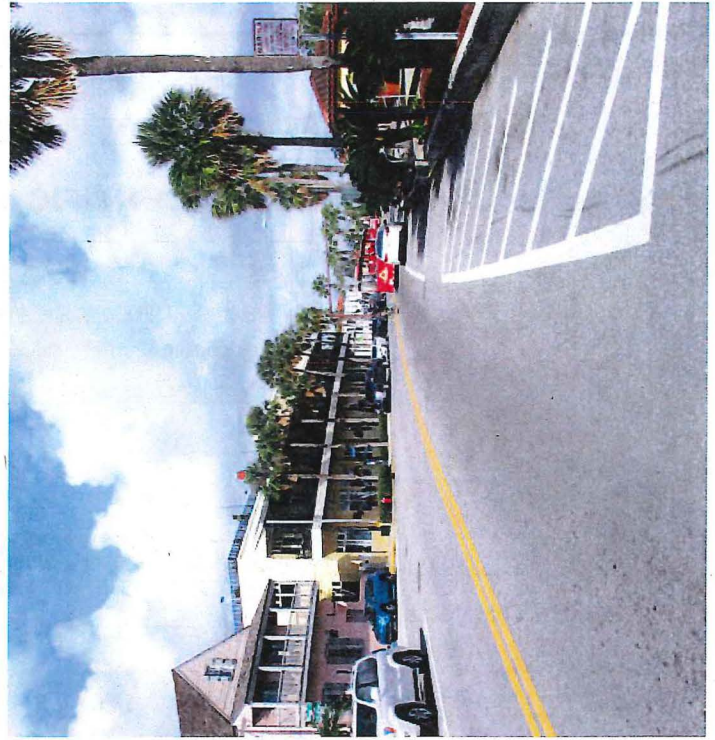
LIST OF ATTACHMENTS:

1. Staff photographs

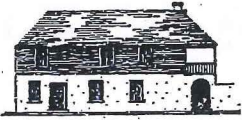
STAFF PHOTOS: PEDESTRIAN CROSSING IMPROVEMENT CONTEXT AREA



STAFF PHOTOS: PEDESTRIAN CROSSING IMPROVEMENT CONTEXT AREA



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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



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

BDAC Project No. _____

Receipt No. _____

Meeting Date: _____

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT City of St. Augustine, Mobility Department, Attn: Reuben C. Franklin, Jr., P.E.

Business (if applicable) _____

Address P.O. Box 210

City St. Augustine State FL Zip Code 32085-0210

Daytime telephone 904-209-4279 Other phone/email rfranklin@citystaug.com

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

2. NAME OF PROPERTY OWNER City of St. Augustine

Business (if applicable) _____

Address P.O. Box 210

City St. Augustine State FL Zip Code 32085-0210

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 111 Avenida Menendez

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

5. EXISTING USE Roadway PROPOSED USE Roadway with Pedestrian Crosswalk

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>n/a</u>
☐	☐	Roof structures (dormers, chimneys, etc.) <u>n/a</u>
☐	☐	Exterior finishes (stucco, masonry, siding) <u>n/a</u>
☐	☐	Porch/Deck/Balcony <u>n/a</u>
☐	☐	Awning/Canopy <u>n/a</u>
☐	☐	Exterior Doors <u>n/a</u>
☐	☐	Windows <u>n/a</u>
☐	☐	Shutters <u>n/a</u>
☐	☐	Foundation (including infill) <u>n/a</u>
☐	☐	Exterior lighting & other appurtenances <u>n/a</u>
☐	☐	Existing fences, walls & gates <u>n/a</u>
☒	☒	Existing parking, walkways & other site features <u>concrete sidewalk steps within Roadway</u>

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

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

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)

Propose to construct a Pedestrian Crosswalk in front of City of St. Augustine Municipal Marina. All work will be within City Right-of-Way. Work will entail roadway curbs, striping, signage, and an ADA ramp. Construction plans are attached.

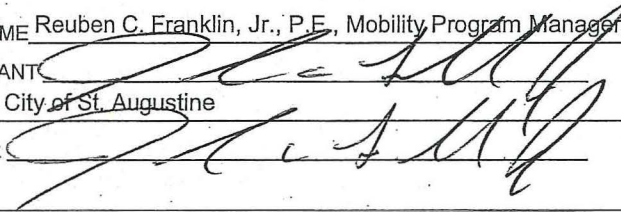
8. AGREEMENT

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.

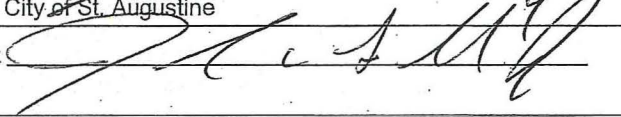
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, 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 Reuben C. Franklin, Jr., P.E., Mobility Program Manager, City of St. Augustine

SIGNATURE OF APPLICANT 

DATE 10/4/19

PRINT OWNER'S NAME City of St. Augustine

SIGNATURE OF OWNER 

DATE 12/4/19

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.

CONTRACT PLANS COMPONENTS

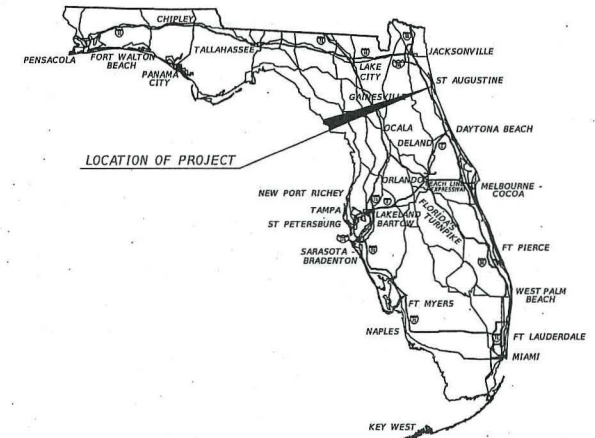
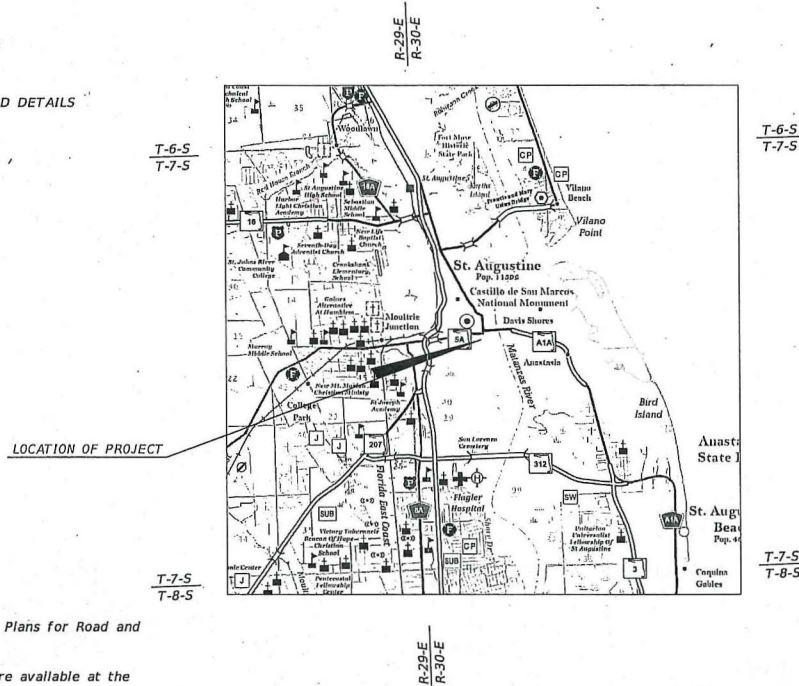
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF PAY ITEMS
4	TYPICAL DETAILS
5	GENERAL NOTES
6	PLAN SHEET
7	SPECIAL DETAILS
8	TRAFFIC CONTROL TYPICAL SECTIONS
9	PEDESTRIAN DETOUR
10	STAIR, RAMP AND WALL PLAN
11	STAIR, RAMP AND WALL SECTIONS AND DETAILS

CITY OF ST. AUGUSTINE

CONTRACT PLANS

Marina Access/Midblock Crossing Design



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY 2019-20 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, JUNE 2019 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/Implemented/SpecBooks>

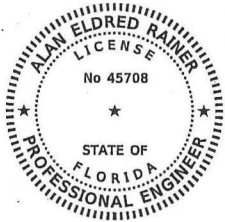
ROADWAY PLANS ENGINEER OF RECORD:

ALAN E. RAINER, P.E.
P.E. NO.: 45708
POND & COMPANY
1300 RIVERPLACE BLVD. STE 210
JACKSONVILLE, FL 32207
CONTRACT NO.
VENDOR NO.
CERTIFICATE OF AUTHORIZATION NO. 8085



CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	19	1

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY



ON THE DATE ADJACENT TO THE SEAL

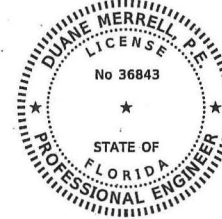
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THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

POND & COMPANY
1300 RIVERPLACE BLVD, STE 210
JACKSONVILLE, FL 32207
CERTIFICATE OF AUTHORIZATION: 8085
ALAN E. RAINER, P.E. NO. 45708

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE
FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF PAY ITEMS
4	TYPICAL DETAILS
5	GENERAL NOTES
6	PLAN SHEET
7	SPECIAL DETAILS
8	TRAFFIC CONTROL TYPICAL SECTIONS
9	PEDESTRIAN DETOUR

THIS ITEM HAS BEEN DIGITALLY
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POND & COMPANY
1300 RIVERPLACE BLVD, STE 210
JACKSONVILLE, FL 32207
CERTIFICATE OF AUTHORIZATION: 8085
DUANE MERRELL, P.E. NO. 36843

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE
FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
2	SIGNATURE SHEET
10	STAIR, RAMP, AND WALL PLAN
11	STAIR, RAMP, AND WALL SECTIONS AND DETAILS

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

POND & COMPANY
1300 RIVERPLACE BLVD, STE 210
JACKSONVILLE, FL 32207
FL CERTIFICATE OF AUTHORIZATION NO. 8085
ALAN E. RAINER, FL P.E. NO. 45708



SIGNATURE SHEET

SHEET
NO.

2

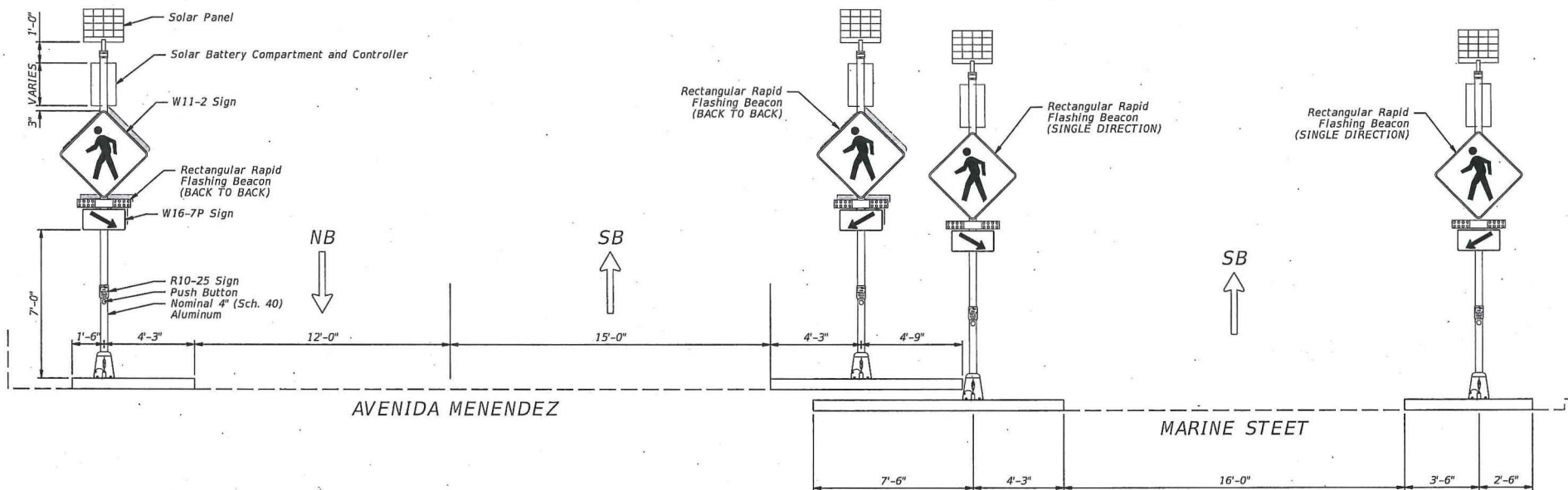
SUMMARY OF ROADWAY				
SPC	ALT	ITEM NUMBER	ITEM DESCRIPTION	UNIT QUANTITY TOTAL
		0101-1	MOBILIZATION	LS 1
		0102-1	MAINTENANCE OF TRAFFIC	LS 1
		0102-60	WORK ZONE SIGN	ED 840
		0102-74-1	CHANNELIZING DEVICE- TYPES I, II, DI, VP, DRUM, OR LCD	ED 900
		0102-99	PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY	ED 60
		0104-18	INLET PROTECTION SYSTEM	EA 4
		0110-1-1	CLEARING & GRUBBING	LS 1
		0110-4-10	REMOVAL OF EXISTING CONCRETE	SY 25
		0400-0-13	CONCRETE CLASS NS, STEPS	CY 1.5
		0400-2-11	CONCRETE CLASS II-RETAINING WALL	CY 6.2
		0415-1-3	REINFORCING STEEL-RETAINING WALL	LB 650
		0415-1-6	REINFORCING STEEL-MISCELLANEOUS	LB 93
		0425-82	REPLACE GRATE	EA 1
		0515-1-2	PIPE HANDRAIL-GUIDERAIL, ALUMINUM	LF 59
		0520-70	CONCRETE TRAFFIC SEPARATOR, SPECIAL-- VARIABLE WIDTH	SY 43
		0522-1	SIDEWALK CONCRETE AND DRIVEWAYS, 4" THICK	SY 34
		0527-2	DETECTABLE WARNINGS	SF 50

SUMMARY OF SIGNING				
SPC	ALT	ITEM NUMBER	ITEM DESCRIPTION	UNIT QUANTITY TOTAL
		0654-2-21	RECTANGULAR RAPID FLASHING BEACON, FURNISH & INSTALL - SOLAR POWERED, COMPLETE SIGN ASSEMBLY - SINGLE DIRECTION	EA 2
		0654-2-22	RECTANGULAR RAPID FLASHING BEACON, FURNISH & INSTALL - SOLAR POWERED, COMPLETE SIGN ASSEMBLY - BACK TO BACK	EA 2
		0700-1-50	SINGLE POST SIGN, RELOCATE	EA 1
		0710-11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF 102
		0711-11102	THERMOPLASTIC, STANDARD, WHITE, SOLID, 8" FOR URBAN ISLAND	GM 0.035
		0711-11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF 103.8
		0711-11124	THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS	LF 152
		0711-11141	THERMO., STD., WHITE, GUIDE LINE, 6" (2/4)	GM 0.008
		0711-14125	THERMOPLASTIC, PREFORMED, WHITE, SOLID, 24" FOR CROSSWALK	LF 57

REVISIONS				POND & COMPANY 1300 RIVERPLACE BLVD. STE 210 JACKSONVILLE, FL 32207 FL CERTIFICATE OF AUTHORIZATION NO. 8085 ALAN E. RAINER, FL P.E. NO. 45708  City of St. Augustine St. Augustine, Florida	SUMMARY OF PAY ITEMS	SHEET NO. 3
DATE	DESCRIPTION	DATE	DESCRIPTION			

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(SECTION VIEW IS LOOKING SOUTHBOUND)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

POND & COMPANY
1300 RIVERPLACE BLVD. STE 210
JACKSONVILLE, FL 32207
FL CERTIFICATE OF AUTHORIZATION NO. 8085
ALAN E. RAINER, FL P.E. NO. 45708



TYPICAL DETAILS

SHEET NO.

4

PROJECT NOTES.

=====

1. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh, AND Vvh) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
2. UTILITY/AGENCY OWNERS: COMPANY CONTACT TELEPHONE NUMBERS
 COMCAST CABLE COMMUNICATIONS (CATV) LEONARD MAXWELL-NEUBOLD (954) 447-8405
 CITY OF ST. AUGUSTINE (WATER & SEWER) STEPHEN SLAUGHTER (907) 209-4274
 FLORIDA POWER & LIGHT
 (ST JOHNS & SUBAQUEOUS ELECTRIC) JOEL BRAY (386) 586-6403
 TECO PEOPLES GAS JACKSONVILLE JOAN DOMNING (813) 275-3783
 AT&T DISTRIBUTION (TELEPHONE) DINO FARRUGGIO (561) 997-0240

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

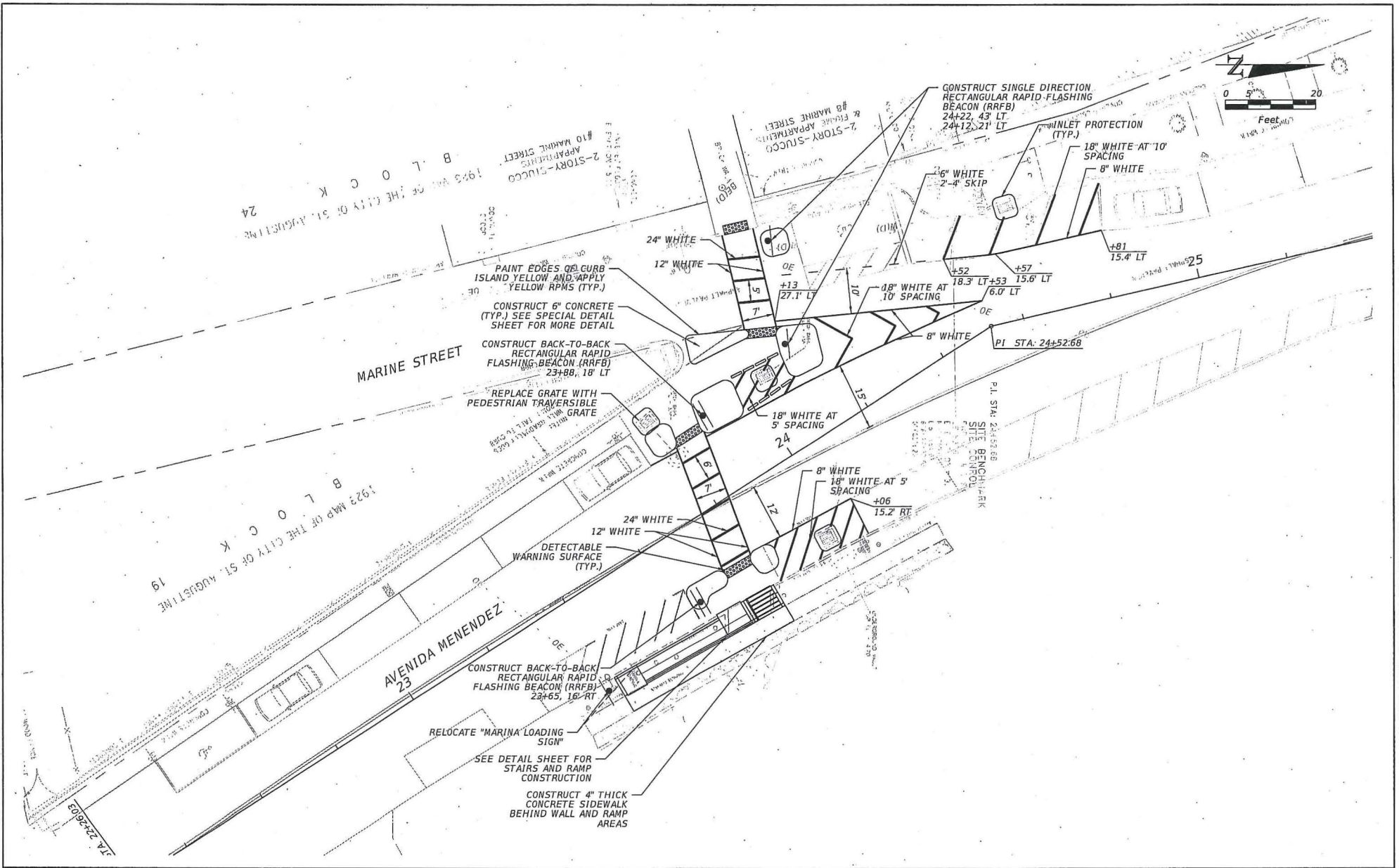
POND & COMPANY
 1300 RIVERPLACE BLVD. STE 210
 JACKSONVILLE, FL 32207
 FL CERTIFICATE OF AUTHORIZATION NO. 8085
 ALAN E. RAINER, FL P.E. NO. 45708



GENERAL NOTES

SHEET NO.

5



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

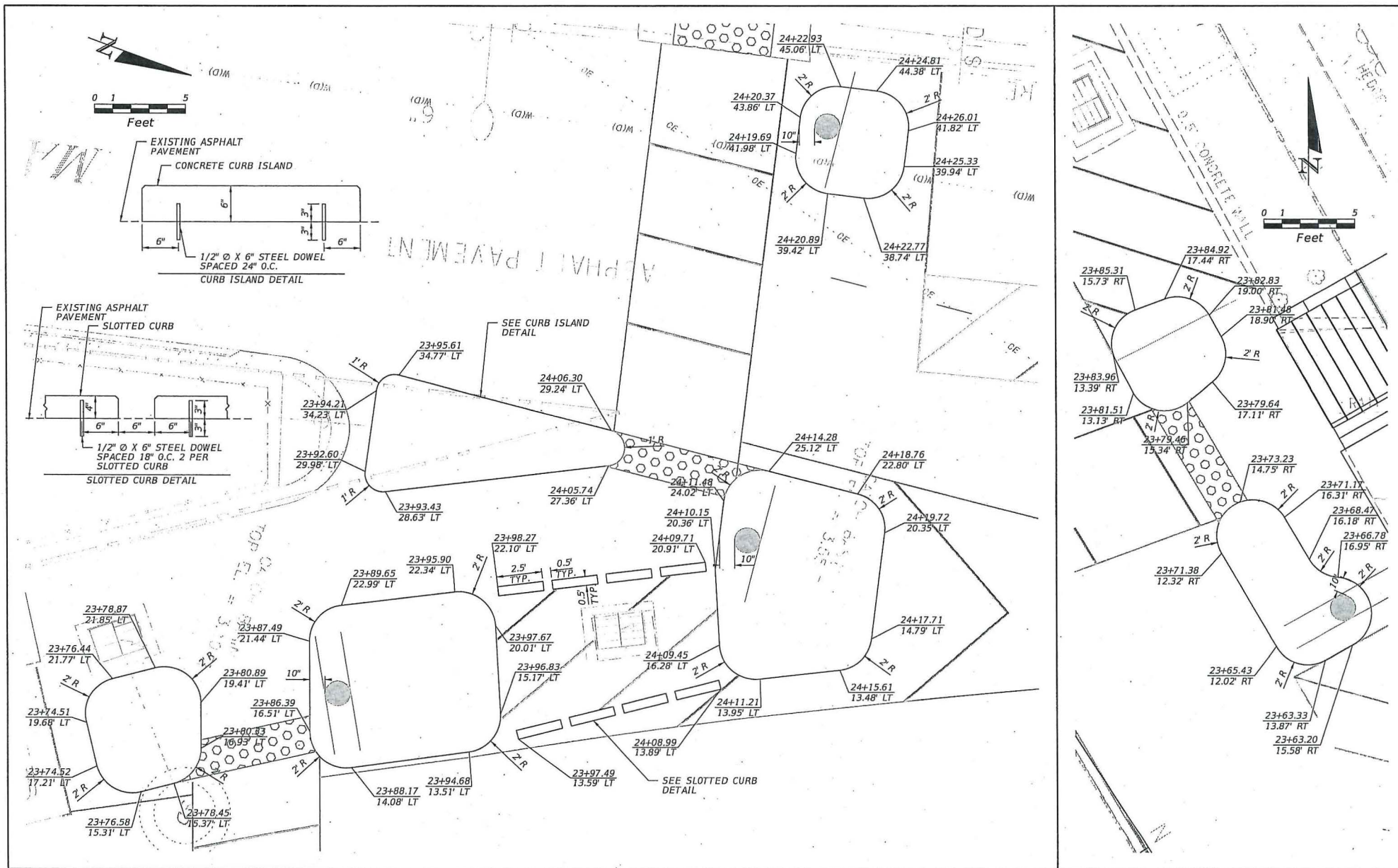
POND & COMPANY
1300 RIVERPLACE BLVD. STE 210
JACKSONVILLE, FL 32207
FL CERTIFICATE OF AUTHORIZATION NO. 8085
ALAN E. RAINER, FL P.E. NO. 45708



PLAN SHEET

SHEET NO.

6



REVISIONS				POND & COMPANY 1300 RIVERPLACE BLVD. STE 210 JACKSONVILLE, FL 32207 FL CERTIFICATE OF AUTHORIZATION NO. 8085 ALAN E. RAINER, FL P.E. NO. 45708	City of St. Augustine St. Augustine, Florida	SPECIAL DETAILS	SHEET NO. 7
DATE	DESCRIPTION	DATE	DESCRIPTION				

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

TEMPORARY TRAFFIC CONTROL CONSTRUCTION PHASING

PHASE I: SET UP EROSION CONTROL DEVICES AND ADVANCE WORK ZONE SIGNS PER FDOT STANDARD PLANS INDEX 102-602 AND SIGN DETAIL BELOW.

PHASE II: REDUCE SB AVENIDA MENENDEZ TRAVEL LANE TO 12'. CLOSE SB PARKING LANES ON AVENIDA MENENDEZ AND MARINE STREET. DIVERT MARINE STREET TRAFFIC PARTIALLY INTO PARKING LANE. CONSTRUCT MEDIAN ISLANDS, MEDIAN PAVEMENT MARKINGS AND SIGNS.

PHASE III: CLOSE SB PARKING LANE ALONG MARINE STREET. CONSTRUCT WESTERN MOST RRFB, CURB ISLAND, AND PAVEMENT MARKINGS. SHIFT NB AND SB AVENIDA MENENDEZ LANES. CLOSE AVENIDA MENENDEZ NB PARKING LANE. ADD "SIDEWALK CLOSED" SIGNS TO SIDEWALK IN FRONT OF THE MARINA. ROUTE PEDESTRIANS AROUND MARINA BUILDING. SEE PEDESTRIAN DETOUR SHEET. CONSTRUCT EASTERN MOST RRFB, CURB ISLANDS, PAVEMENT MARKINGS, WALLS RAMP AND STAIRS.

PHASE IV: USE FLAGGING OPERATION PER FDOT STANDARD PLANS INDEX 102-603 TO APPLY FINAL CROSSWALK PAVEMENT MARKINGS.

TEMPORARY TRAFFIC CONTROL NOTES

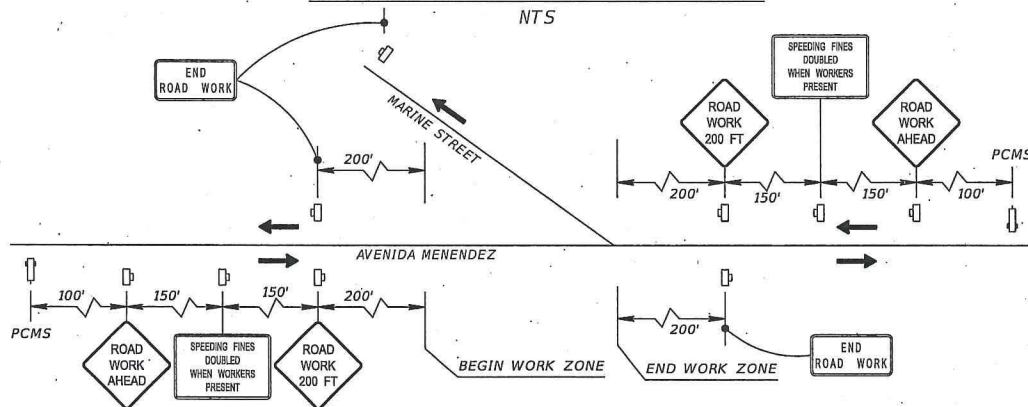
1. MAINTAIN EXISTING STREET NAME SIGNS FOR 911 PURPOSES. COST FOR ALL RELOCATIONS DURING MAINTENANCE OF TRAFFIC TO BE INCLUDED UNDER RELATED PAY ITEM(S).
2. ADVANCE WARNING SIGN DIMENSIONS MAY BE SHIFTED TO SUIT SITE CONDITIONS.
3. PORTABLE CHANGEABLE MESSAGE SIGNS HAVE BEEN INCLUDED IN THE CONTRACT TO PROVIDE INFORMATION TO MOTORIST DURING THE MAINTENANCE OF TRAFFIC PHASES. LOCATION OF THE SIGNS, ALONG WITH CONTENT AND LENGTH OF MESSAGE TO BE APPROVED BY THE ENGINEER.

PCMS MESSAGES TO BE USED DURING CONSTRUCTION: PCMS MESSAGE 1: ROAD WORK AHEAD

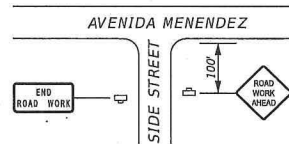
PCMS MESSAGE 2: MM/DD/YY TO MM/DD/YY

TYPICAL SIGN PLACEMENT

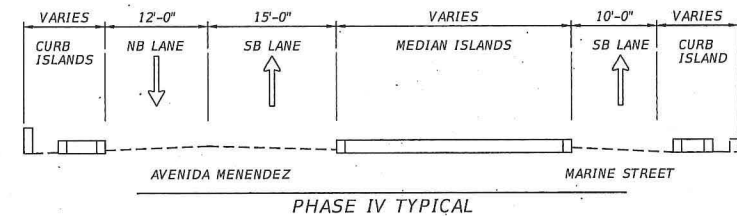
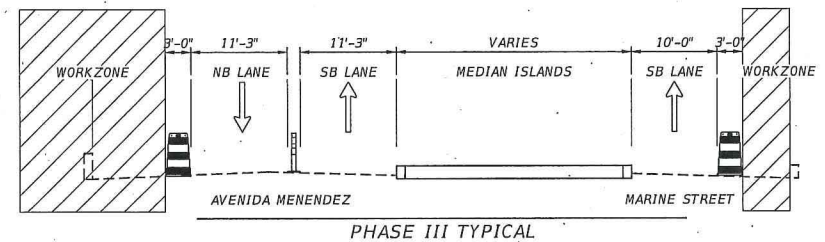
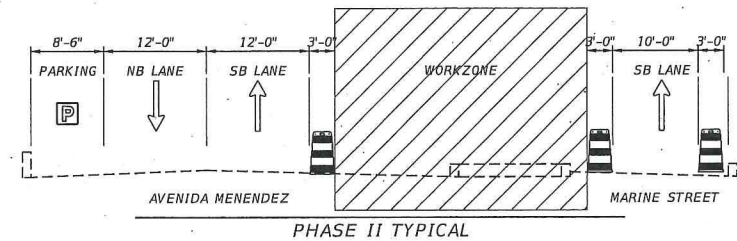
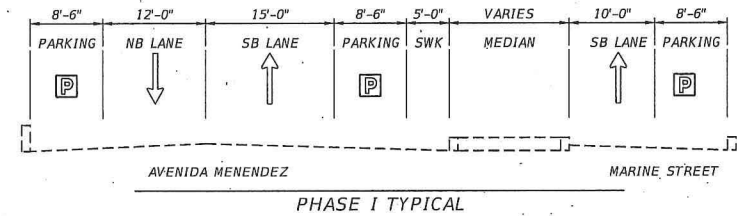
FOR BEGIN AND END PROJECT COSA MIDBLOCK



TYPICAL SIGN PLACEMENT FOR SIDE STREETS



TEMPORARY TRAFFIC CONTROL CONSTRUCTION TYPICALS



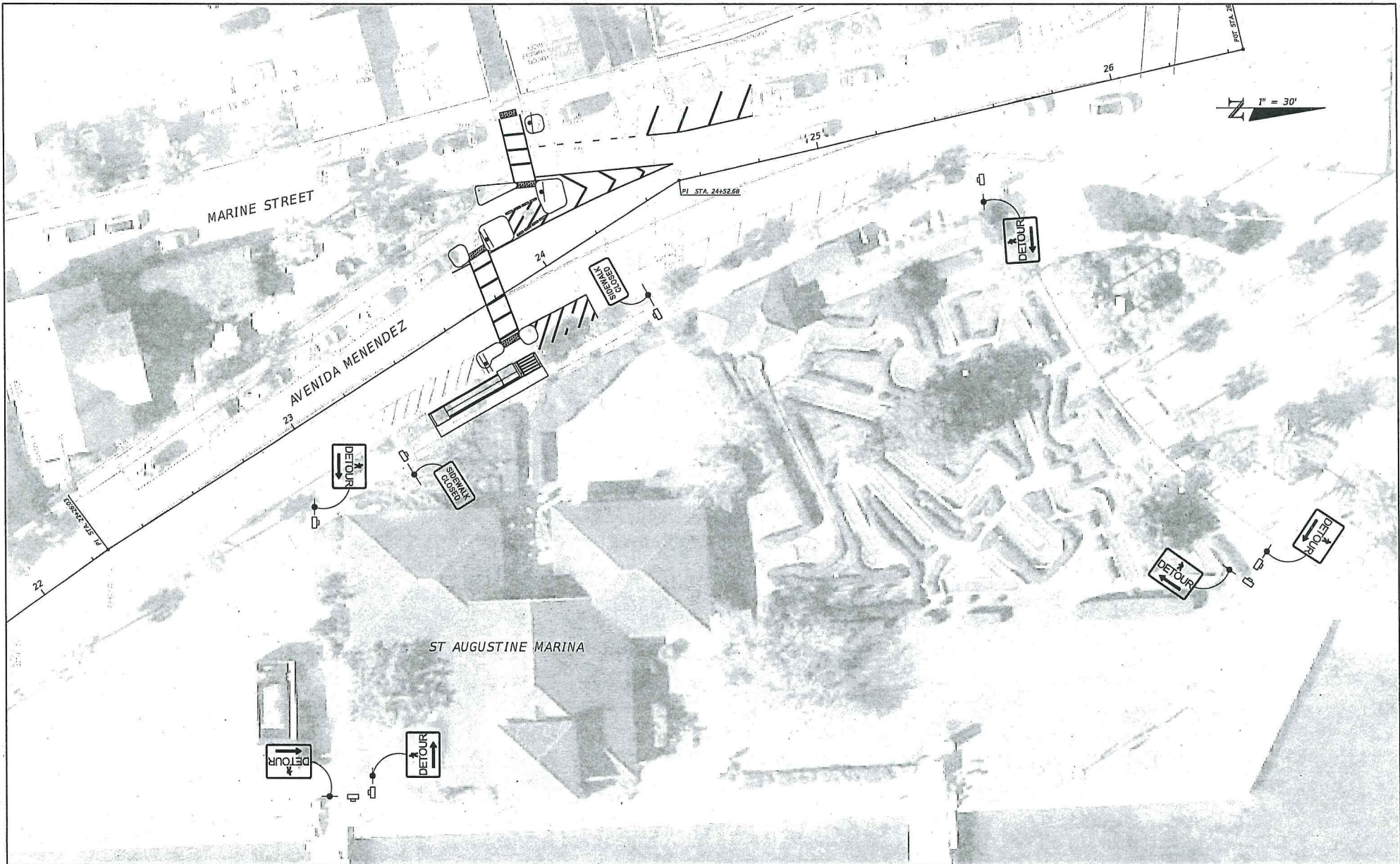
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

POND & COMPANY
1300 RIVERPLACE BLVD. STE 210
JACKSONVILLE, FL 32207
FL CERTIFICATE OF AUTHORIZATION NO. 8085
ALAN E. RAINER, FL P.E. NO. 45708



**TRAFFIC CONTROL
TYPICAL SECTIONS**

SHEET
NO.
8



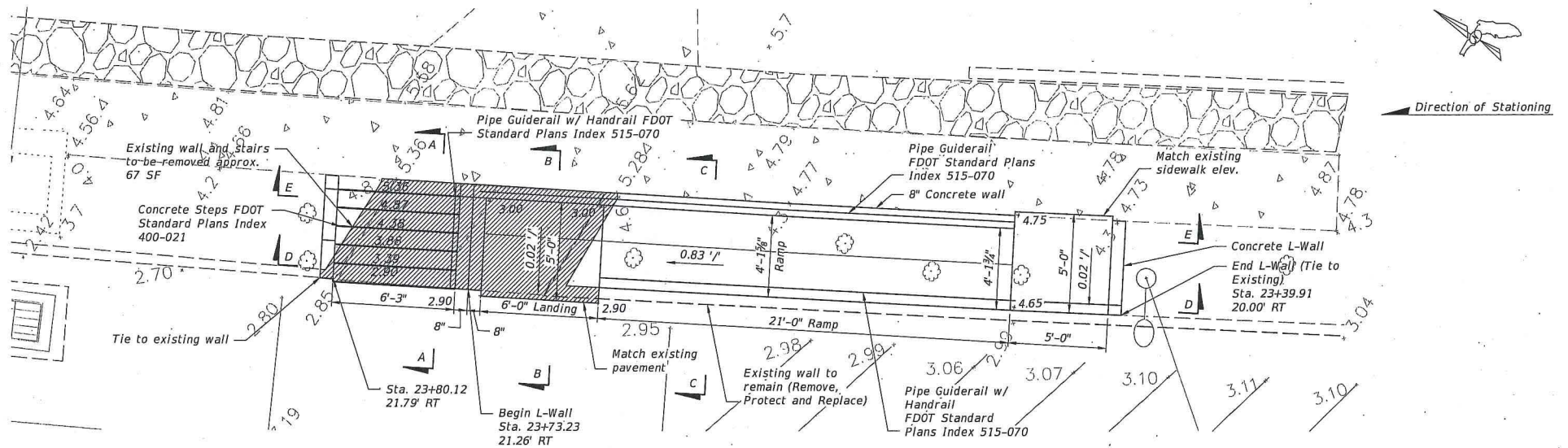
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

POND & COMPANY
 1300 RIVERPLACE BLVD. STE 210
 JACKSONVILLE, FL 32207
 FL. CERTIFICATE OF AUTHORIZATION NO. 8085
 ALAN E. RAINER, FL P.E. NO. 45708

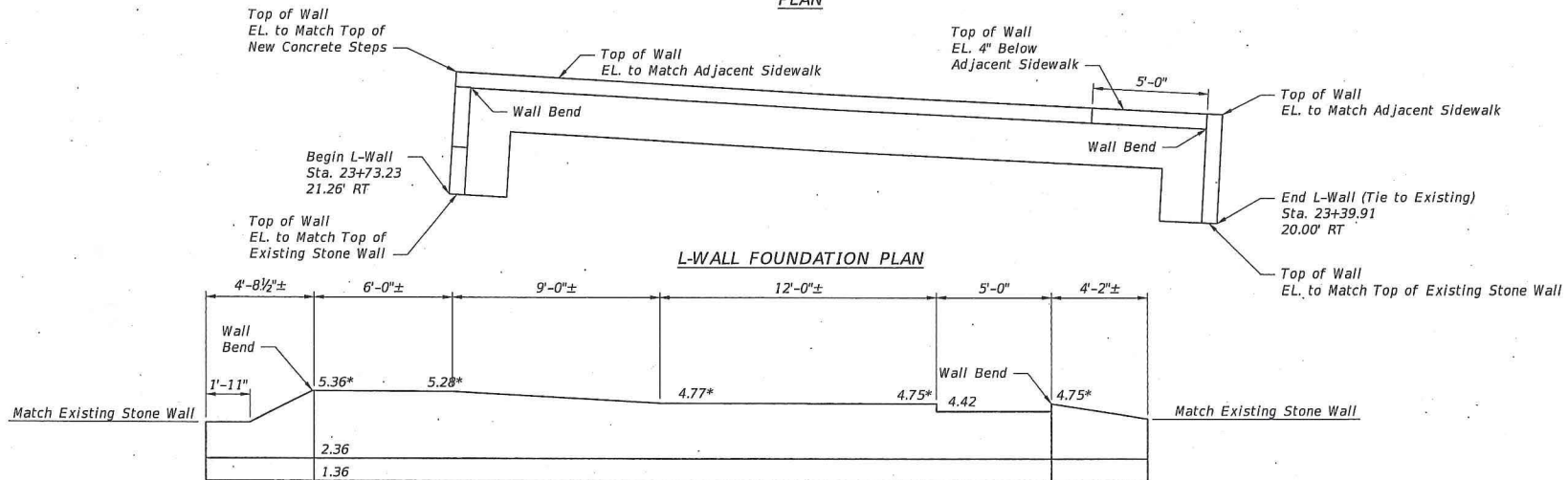


PEDESTRIAN DETOUR

SHEET NO.
 9



PLAN

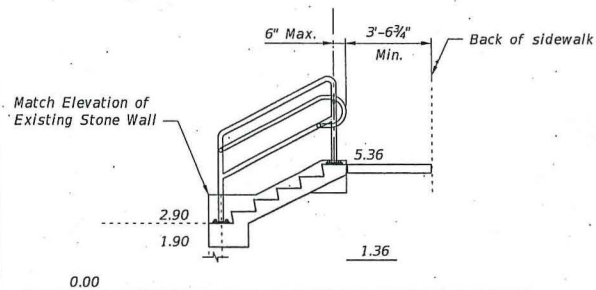


* Match Adjacent Sidewalk Elevation

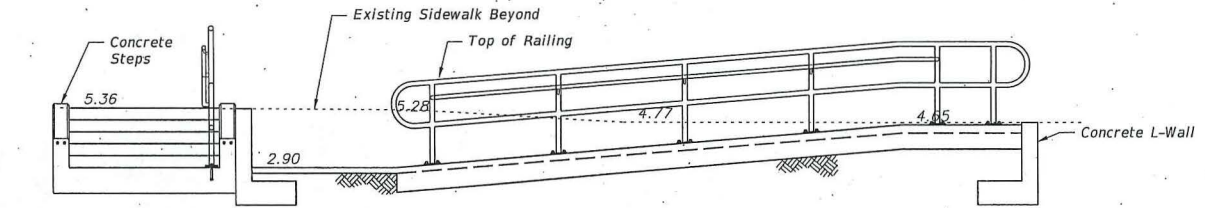
L-WALL CONTROL ELEVATION

REVISIONS				POND & COMPANY 1300 RIVERPLACE BLVD. STE 210 JACKSONVILLE, FL 32207 FL CERTIFICATE OF AUTHORIZATION NO. 8085 DUANE MERRELL, P.E. NO. 36843  City of St. Augustine St. Augustine, Florida	STAIR, RAMP AND WALL PLAN	SHEET NO. 10
DATE	DESCRIPTION	DATE	DESCRIPTION			
MoralesCS	9/24/2019 3:24:42 PM Plan					

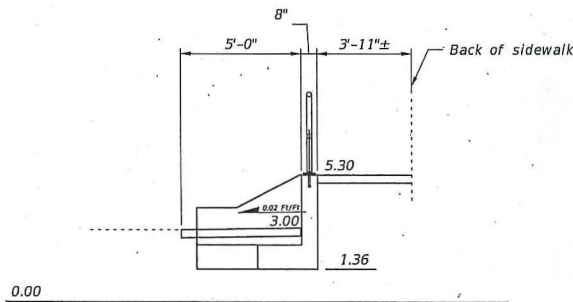
X:\FY19\190733\04\CAD\1907330000\struct\Midblock Crossing Plan.dgn



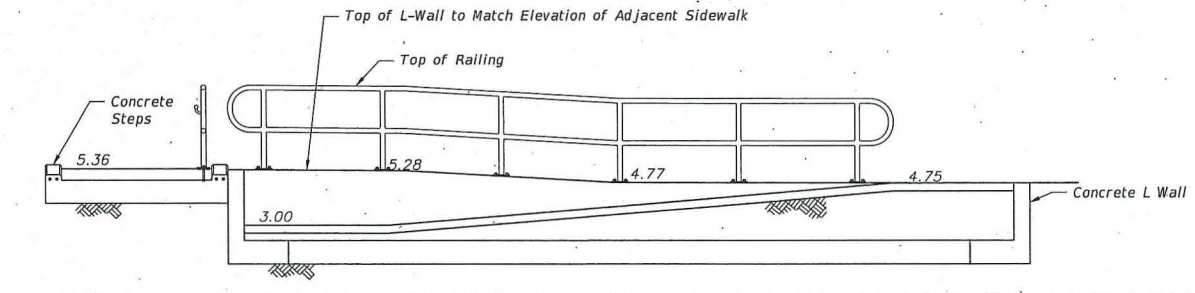
SECTION A-A



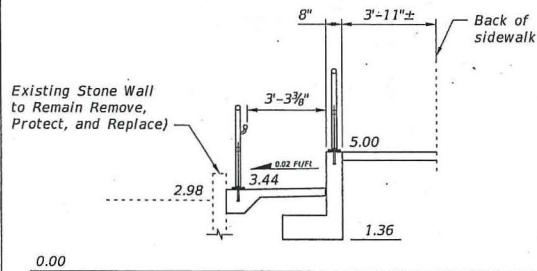
SECTION D-D



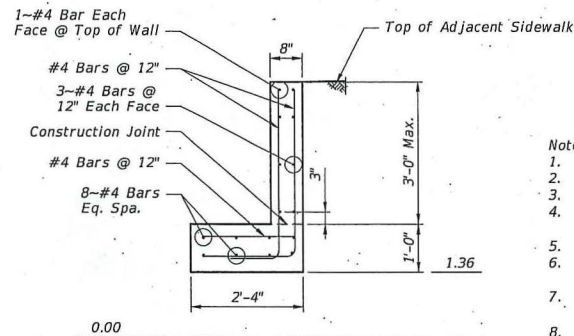
SECTION B-B



SECTION E-E



SECTION C-C



L-WALL

Notes:

1. Construction shall comply with FDOT Standard Specifications for Road & Bridge Construction (2019)
2. Concrete: FDOT Class II (minimum 28-day compressive strength = 3400 psi)
3. Reinforcing Steel: ASTM A-615, Grade 60
4. Concrete Cover: 2" - Typical Unless Otherwise Noted
3" - Surfaces Cast Against Earth
5. Minimum Splice Length in Longitudinal Reinforcing: 12"
6. Joints in L-wall required at 25 ft. maximum spacing. At minimum, every fourth joint to be an expansion joint. See FDOT Standard Plans Index 400-010 for joint details.
7. Install 3/4" V-Groove across top and down front face of wall at joint. Extend V-Groove down back of wall to 6" min. below ground. See FDOT Standard Plans Index 400-010 for 'V-Groove Detail'
8. Provide 1/2" Tooled Joints at 10'-0" Maximum Spacing in Top of Sidewalk and exposed face of thickened edge.
9. Provide Broomed Finish on Top of Sidewalk. Provide Class II Surface Finish on all other exposed faces.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

POND & COMPANY
1300 RIVERPLACE BLVD. STE 210
JACKSONVILLE, FL 32207
FL. CERTIFICATE OF AUTHORIZATION NO. 8085
DUANE MERRELL, P.E. NO. 36843



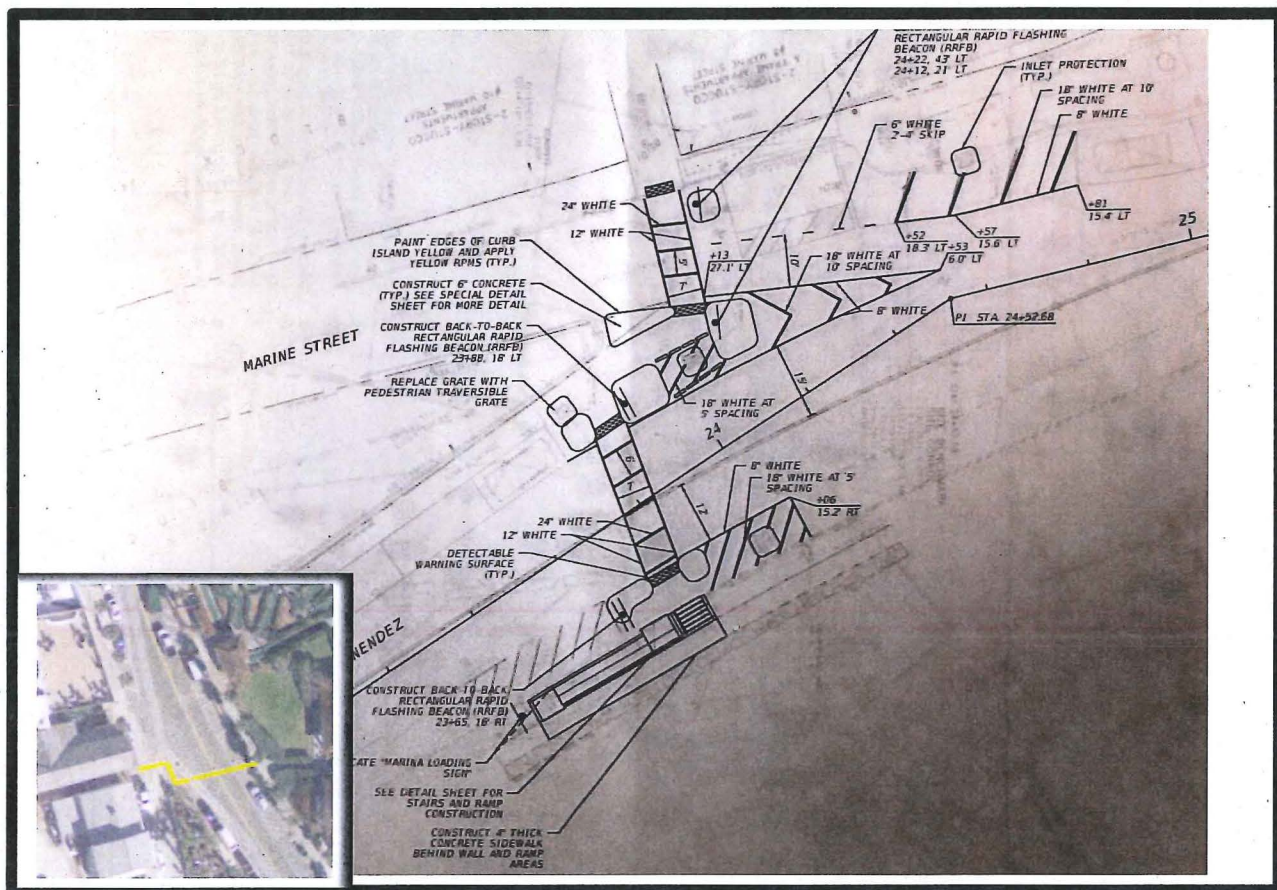
STAIR, RAMP AND WALL
SECTIONS AND DETAILS

SHEET
NO.
11



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0103

Address: Avenida Menendez and Marine Street Intersection

Applicant Name: City of St. Augustine Public Works

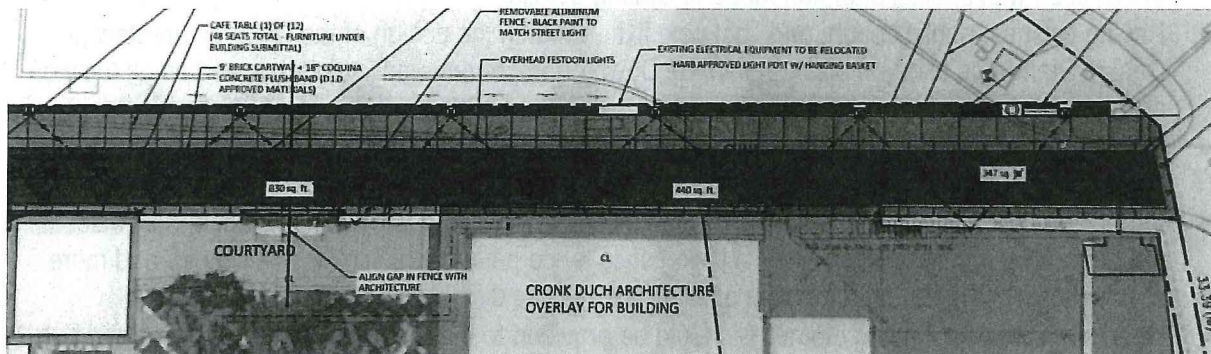
Property Owner: City of St. Augustine

Project description: To construct pedestrian improvements across Avenida Menendez and Marine Street from Artillery Lane to the City Marina to include a crosswalk, signage, ADA ramp, and curbed islands.



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 21, 2019 Meeting



Application F2019-0112

Address: Cuna Street section between Charlotte Street and Avenida Menendez

Applicant Name: City of St. Augustine Public Works

Property Owner: City of St. Augustine

Project description: To construct roadway improvements to match previously approved Downtown Improvement District design standards including coquina concrete and clay paving materials, light poles, string lights, street furniture, and removable fences and bollards.

Architectural Style: N/A	Florida Master Site File: N/A
National Register: St Augustine Town Plan District	Construction date: N/A
Archaeology Zone: 1A	Zoning District: HP-2 – HP-3
Parcel number: 196150 0001	
Agenda Item: 10(b)	Previous Action(s): OOA for Historic Streetscape Design

STAFF SUMMARY AND ANALYSIS:

This is an application for a Certificate of Appropriateness for improvements to a city right-of-way using design elements of the Historic Streetscape Design Standards from 2012 with the addition of overhead festoon lighting, retractable bollards, and fencing. The City Commission has approved an agreement allowing the adjacent restaurant to use the right-of-way for on-street dining.

- The adjacent building has characteristics of the Mediterranean Revival period of architecture and the district includes Spanish Colonial period buildings and reconstructions as well as other more traditional historic and contemporary buildings. An eclectic mix of site features may be appropriate in this case with special attention made to lighting details.
- Paving finishes, public bench, and light pole fixture match the design of the Historic Streetscape Design Standards used on areas within the Downtown Improvement District reviewed as an Opinion of Appropriateness
- Bollards will not be covered with wood like other downtown bollards because they are mechanically operated to raise and lower as needed
- Metal fencing is an appropriate material for the adjacent building and the applicant should discuss the decorative cross pattern versus a picket style fence pattern which might be simpler and more residential in character matching the scale of the historic district
- Details of light pole lighting elements should be provided to indicate the light temperature and hue
- Festoon type lighting has been recognized as acceptable for private courtyard eating areas however it has not been used over public rights-of-way which is a more prominent display of modern fixtures
- Plant materials are listed in the AGHP for the Colonial time period
- If there are ground penetrating activities that triggers the Archaeological Ordinance the project needs to be coordinated with the City Archaeologist

STAFF RECOMMENDATION:

Staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.


Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Site improvements to include paving, lighting, street furniture, and removable fencing and bollards:

1. Portions of the street will be used for on-street dining.
2. All fencing, paving, lighting, and street furniture to be included in this submittal to include:
9' brick cartway + 18" coquina concrete flushbarid coquina concrete sidewalk, landscape area,
black painted removable aluminum fence to match street lighting, light post with hanging basket,
overhead festoon lights, retractable bollards
3. Restaurant furniture will be submitted for separate approval per applicant

**CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Parking, Landscaping and Site Features**

Do...

- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces. Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces. Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

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

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

COA F2019-0112

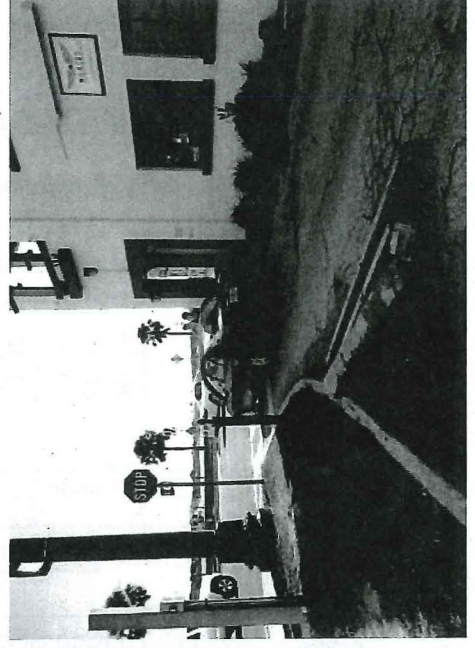
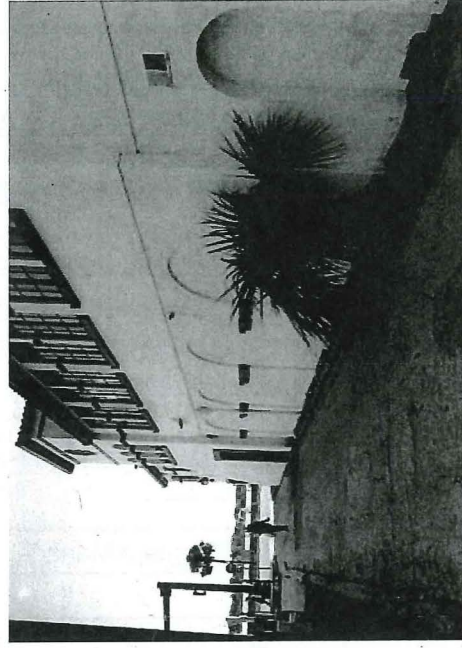
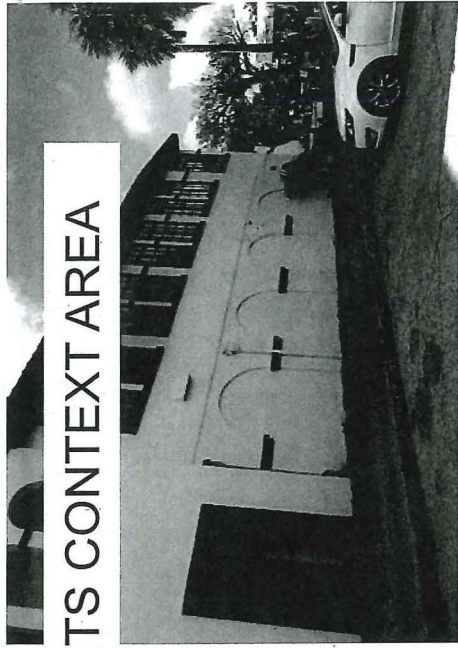
Cuna Street section between Charlotte Street and Avenida Menendez

November 21, 2019

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOS: CUNA STREET IMPROVEMENTS CONTEXT AREA



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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



RECEIVED

OCT 18 2019

Planning/Building Dept.

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

BDAC Project No. 2019-0112

Meeting Date: Nov 21, 2019
 Receipt No. _____

1. NAME OF APPLICANT Reuben Franklin, PE, Mobility Program Manager

Business (if applicable) _____

Address City Hall, 75 King Street

City St. Augustine State Florida Zip Code 32084

Daytime telephone 904-825-1040 Other phone/email _____

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

2. NAME OF PROPERTY OWNER City of St. Augustine (Right of Way)

Business (if applicable) _____

Address 75 King Street

City St. Augustine State Florida Zip Code 32084

Daytime telephone (required) 904-824-1040 Other phone _____

3. PROJECT STREET ADDRESS Cuna Street from Charlotte St. (West boundary) to Avenida Menendez (East boundary)

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

5. EXISTING USE Public ROW PROPOSED USE Public ROW w/ on street dining

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)

Cuna Street roadway Improvements from Charlotte Street to Avenida Menendez. Design to match previously approved Downtown Improvement District standards.

Site improvements to include paving, lighting, street furniture and removable fencing and bollards. Portions of the street will be used for on-street dining. All fencing, paving, lighting, and street furniture to be included in this submittal. Restaurant furniture will be submitted for separate approval.

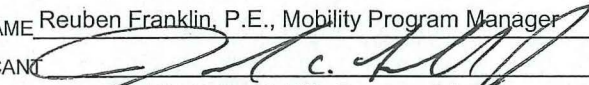
8. AGREEMENT

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.

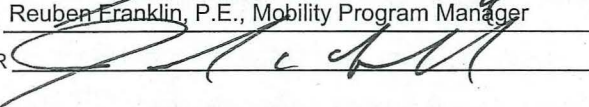
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, 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 Reuben Franklin, P.E., Mobility Program Manager

SIGNATURE OF APPLICANT 

DATE 10/18/19

PRINT OWNER'S NAME Reuben Franklin, P.E., Mobility Program Manager

SIGNATURE OF OWNER 

DATE 10/18/19

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

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

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

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

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

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

❖ Other details necessary for review:

Material detail/sample/spec
Festoon lighting

Project number: _____ Project Address: _____

Reviewed by: Juarez Date: 10/18/19



After

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European Style Dining
Improved Entry / Connector to Castillo de San Marcos



BEFORE



After

European Style Dining
Pedestrian/Bike Connector

Marquis Latimer + Halback, Inc. | St. Augustine, Florida | www.halback.com | LC00000391 (Florida)

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INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	TYPICAL SECTIONS
3	GENERAL NOTES
4	PROJECT SPECIFIC GENERAL NOTES
5	DEMOLITION PLAN
6	ROADWAY PLAN SHEETS
8 - PRO2	ROADWAY PROFILE SHEETS
9 - 10	SPECIAL DETAILS
11 - 13	CROSS SECTIONS
MOT01	MAINTENANCE OF TRAFFIC NOTES AND DETAILS
MOT02	MAINTENANCE OF TRAFFIC PLAN
16	WATER AND SEWER PLAN
PROFUT01	WATER AND SEWER PROFILE SHEET
18 - 19	WATER AND SEWER STANDARD DETAILS
20	SIGNING GENERAL NOTES
21	SIGNING PLAN
22	LIGHTING NOTES & PLAN
23 - 24	LANDSCAPE & IRRIGATION PLANS
25 - 26	LANDSCAPE & IRRIGATION DETAILS
27	STORMWATER POLLUTION PREVENTION PLAN

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS DATED 2019,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION DATED 2019,
AS AMENDED BY CONTRACT DOCUMENTS.

For Design Standards modifications click on
"Design Standards" at the following web site:
<http://www.dot.state.fl.us/rddesign/>

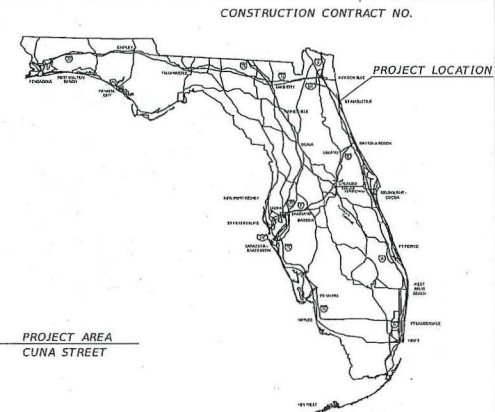
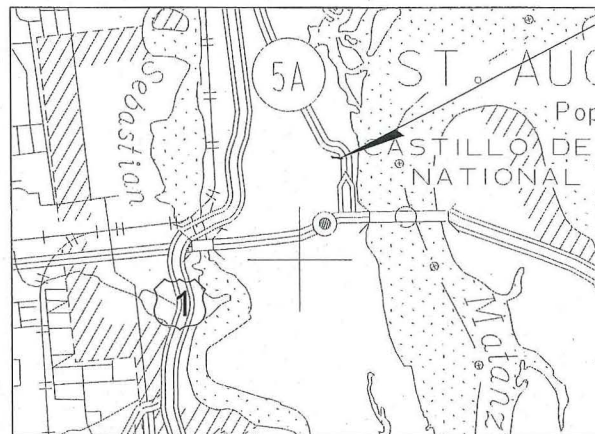
CITY OF ST AUGUSTINE,
UTILITY MANUAL (CURRENT EDITION)
PAVING AND DRAINAGE DETAILS (CURRENT EDITION)
Available on the City of St. Augustine Web Site:
http://www.staugustinegovernment.com/the-city/documents/_PubWrks/PublicWrks.cfm

PROPOSED IMPROVEMENTS

CUNA STREET IMPROVEMENTS

St. Augustine, FL
for

12 AVENIDA MENENDEZ, LLC



PROJECT AREA
CUNA STREET



ROADWAY SHOP DRAWINGS
TO BE SUBMITTED TO:
ENGINEER OF RECORD JASON T. HALL, P.E.
P.E. LICENSE NUMBER 62467
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
CERTIFICATE OF AUTHORIZATION 00002584

PLANS PREPARED BY:

ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-8485
CA-00002584 LC-0000316

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

RELEASED FOR CONSTRUCTION
4/5/2019

ENGINEER OF RECORD: JASON T. HALL, P.E.

P.E. NO.: 62467

FISCAL YEAR	SHEET NO.
20	1

hallj

10/18/2019 12:29:12 PM T:\2019\19-244\Transportation\Design\roadway\keyr001.dgn

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GENERAL NOTES

- [illegible]

OF ST. AUGUSTINE (C.O.S.A.) WATER

GENERAL NOTES (continued)

- [illegible]

NOTICE OF PROCEDURE

- [illegible]

AS-BUILT NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, MAINTAIN AND RETAIN AROUND OF REMEDIATION, AS WELL AS SHUTTING DOWN UNDESIRABLE ACTIVITIES AS MAY BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING ENVIRONMENT AND THE PROTECTION OF THE SURROUNDING ENVIRONMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING ENVIRONMENT AND THE PROTECTION OF THE SURROUNDING ENVIRONMENT.
2. THE SOURCE OF POLLUTANT IDENTIFIED IN THE STATE OF THE ENVIRONMENT SHALL BE IDENTIFIED AND REMOVED FROM THE ENVIRONMENT.
3. AFTER THE IDENTIFICATION OF THE SOURCE OF POLLUTANT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF THE SOURCE OF POLLUTANT AND THE IDENTIFICATION OF THE SOURCE OF POLLUTANT.
4. ALL CSEPA AND CSEPA REQUIREMENTS ARE REQUIRED TO BE MET FROM A CSEPA ACCEPTANCE OF ALL ACCEPTABLE RISK AND SHOWN THAT THE PROVISION OF THE CSEPA IS A STATE PLANE FLOOD ZONE AND ALL ACCEPTABLE RISK AND SHOWN THAT THE PROVISION OF THE CSEPA IS A STATE PLANE FLOOD ZONE AND ALL ACCEPTABLE RISK AND SHOWN THAT THE PROVISION OF THE CSEPA IS A STATE PLANE FLOOD ZONE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF THE SOURCE OF POLLUTANT AND THE IDENTIFICATION OF THE SOURCE OF POLLUTANT.
6. A NUMBER OF THE REMEDIATION WORK SHALL BE THE PRELIMINARY REMEDIATION, SHALL BE IDENTIFIED TO THE CONTRACTOR OF THE REMEDIATION WORK.
7. THE RECORD OF THE CSEPA REMEDIATION IS REQUIRED TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE END OF THE REMEDIATION WORK. THE RECORD OF THE CSEPA REMEDIATION IS REQUIRED TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE END OF THE REMEDIATION WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF THE SOURCE OF POLLUTANT AND THE IDENTIFICATION OF THE SOURCE OF POLLUTANT.

POTABLE WATER SYSTEM NOTES

- [illegible]

WASTEWATER SYSTEM NOTES:

- [illegible]

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE APPURTEANCES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE EMPTY LHD PIPE AND PIPEREFERENCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF 15 MINUTES AT A PRESSURE OF 150 PSI. THE PRESSURE SHALL BE SET THROUGH A MANOMETER GAUGE. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE REJECTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN RETAINED TO BE WATER TIGHT. LEAKAGE SHALL BE MEASURED BY THE LOSS OF WATER THROUGH THE JOINTS. THE PRESSURE SHALL BE MAINTAINED AT 150 PSI FOR 15 MINUTES. THE PRESSURE SHALL BE REDUCED TO 100 PSI AND A SECOND READING SHALL BE TAKEN. THE DIFFERENCE BETWEEN THE TWO READINGS SHALL BE THE LEAKAGE. THE LEAKAGE SHALL BE LESS THAN 0.01 GPM PER JOINT. IF THE LEAKAGE IS MORE THAN 0.01 GPM PER JOINT, THE JOINT SHALL BE REJECTED AND THE TRENCH BACKFILLED. THE MANOMETER SHALL BE CALIBRATED BY THE MANUFACTURER. THE PRESSURE LOSS IS 5 PSI.

STANDARD WATER/SEWER/RECLAIMED
WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MANS IN ACCORDANCE WITH 62-555.314, IAC. BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.

- [illegible]

STANDARD WATER/SEWER/RECLAIMED
WATER SEPARATION REQUIREMENTS (G

d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAPPED WITH A MINIMUM OF TWO FULL LAP JOINTS. THE MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE

- [illegible]

2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EARTHQUAKE-RESISTANT DESIGN STANDARDS.

- [illegible]

[illegible]

PROJECT SPECIFIC GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF UTILITY CONFLICT MAY OCCUR.
2. ALL UTILITY OWNERS SHALL BE GIVEN 2 FULL BUSINESS DAYS NOTICE BEFORE ANY WORK IS BEGUN ON THE SITE. CALL 811 (SUNSHINE ONE CALL OF FLORIDA), PRIOR TO CONSTRUCTION. CURRENT UTILITY CONTACTS ARE AS FOLLOWS:

WATER AND SEWER:
CITY OF ST AUGUSTINE PUBLIC WORKS: (904) 825-1040
STEPHEN SLAUGHTER, P.E.

ELECTRICAL:
FLORIDA POWER AND LIGHT (904) 824-7630
LINDA CLARK

TELEPHONE:
P.K. PATEL (904) 256-3224

CABLE TELEVISION:
COMCAST CABLE
KURT KREBS (904) 759-2034

GAS:
TECO PEOPLES GAS
JERROD CARTER (904) 443-7355

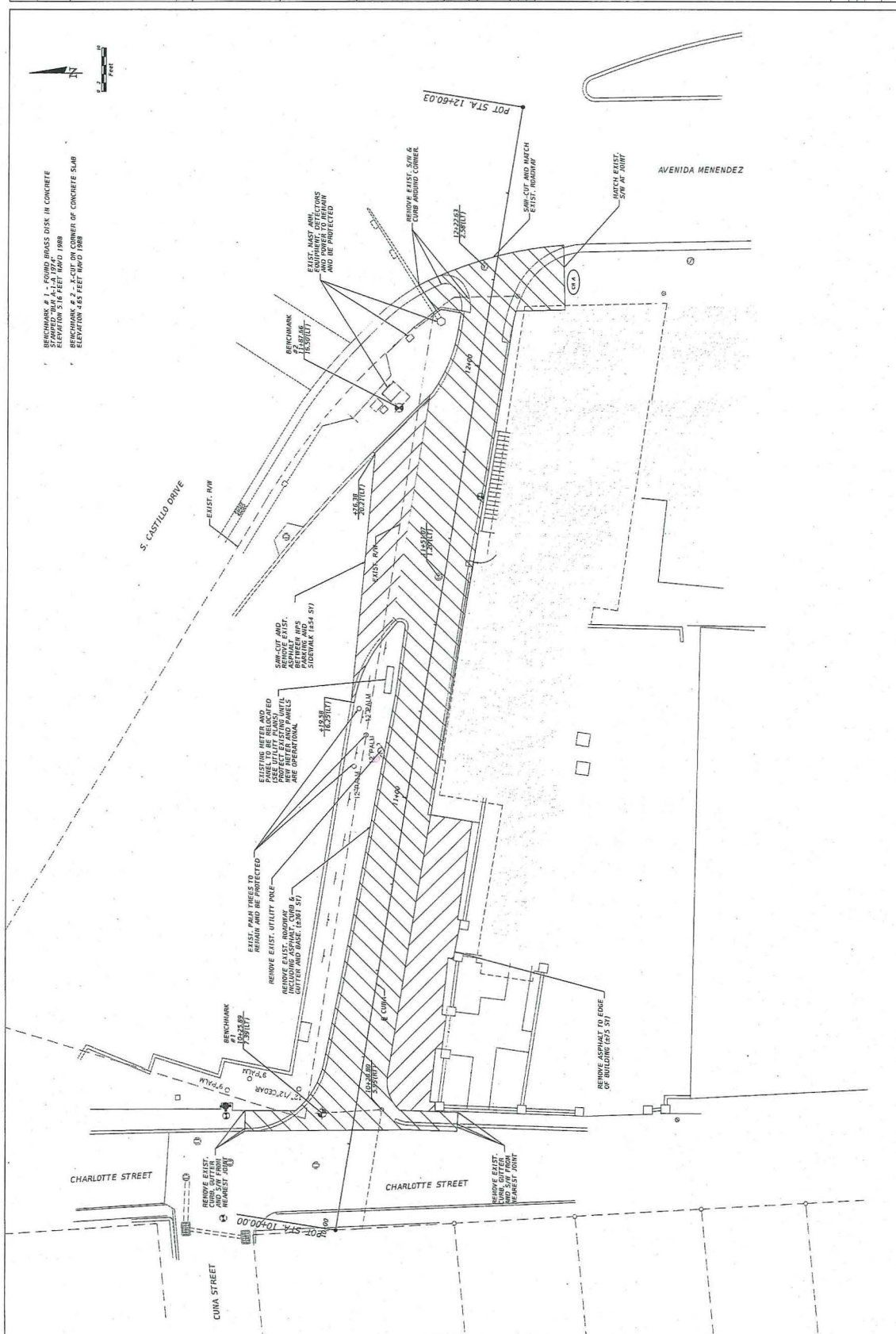
1. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTION OF UTILITY SERVICES TO LOCAL BUSINESSES A MINIMUM OF SEVEN (7) DAYS IN ADVANCE. CONTRACTOR SHALL PLAN THEIR WORK TO MINIMIZE FREQUENCY AND DURATION OF SUCH DISRUPTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING A DEWATERING SYSTEM(S) TO REMOVE WATER FROM THE EXCAVATIONS. PRIOR TO BEGINNING ANY DEWATERING, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE CITY REPRESENTATIVE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL COMPLY WITH ALL SAMPLING REQUIREMENTS LISTED IN FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) DEWATERING REGULATIONS (62-621.300(2) F.A.C.) BEFORE ANY DEWATERING CAN BEGIN.
5. REMOVAL AND REPLACEMENT OF CONCRETE DRIVEWAY OR SIDEWALK SHALL BE FROM THE NEAREST CONCRETE JOINT TO CONCRETE JOINT OR FROM THE NEAREST CONCRETE JOINT TO EDGE OF CONCRETE CURB. CONTRACTOR SHALL INSTALL 1/2" EXPANSION JOINTS AND/OR CONTROL JOINTS FOR ALL CONCRETE SECTIONS. CONCRETE DRIVEWAYS SHALL BE A MINIMUM OF 4,000 PSI. CONCRETE SIDEWALKS SHALL BE A MINIMUM THICKNESS OF 4" 3,000 PSI CONCRETE. CONCRETE SHALL BE INSTALLED PER C.O.S.A. STANDARDS.
6. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL ITEMS IN THE RIGHT OF WAY TO EXISTING OR BETTER CONDITION AFTER CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS WITHIN PROJECT LIMITS WITH SOD MATCHED TO EXISTING LAWN TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD WITHIN 24 HOURS OF PLACING SOD AND AS NECESSARY FOR PERMANENT VEGETATION.
8. CONTRACTOR IS RESPONSIBLE TO LOCATE, IDENTIFY AND PLAN FOR ALL SEWER LATERAL CONNECTIONS, CLEANOUTS AND CROSSINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY MANHOLES TO THE NEW GRADE AND CROSS SLOPE. CONTRACTOR SHALL COORDINATE WITH ALL LOCAL FACILITY OWNERS. OWNERS TO PROVIDE NEW RING AND COVER FOR EACH STRUCTURE.

[illegible]

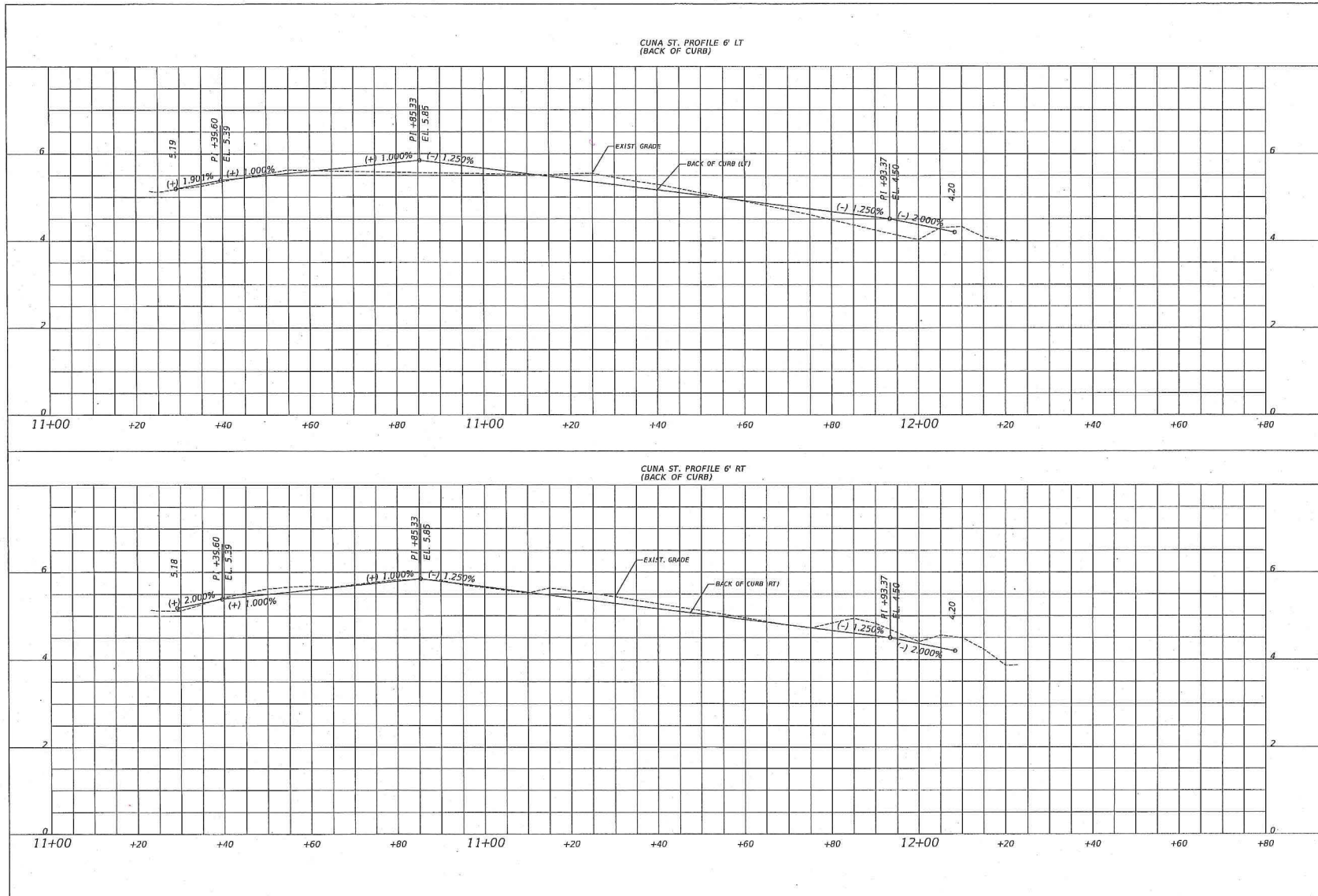
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	SIZES:	AHSID
	FRAME PROJECT NO.:	
	EITM PROJECT NO.:	39-268
	DRAWING NO.:	



[illegible]



DATE	DESCRIPTION	BY	APP

ETM
ENGINEERING & TRAFFIC MANAGEMENT
11111 11th Avenue, Suite 1111
Jacksonville, FL 32211
Tel: 904.444.4444
CA-00000000-00000000

John T. Mohr, P.E.
Florida P.E. License
SUPERVISOR

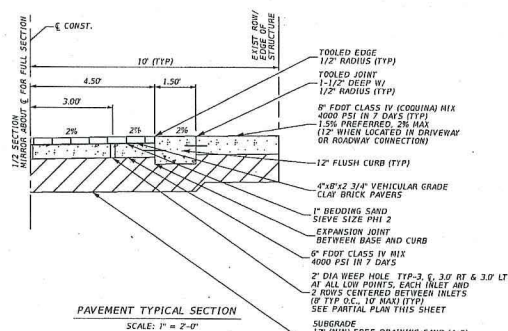
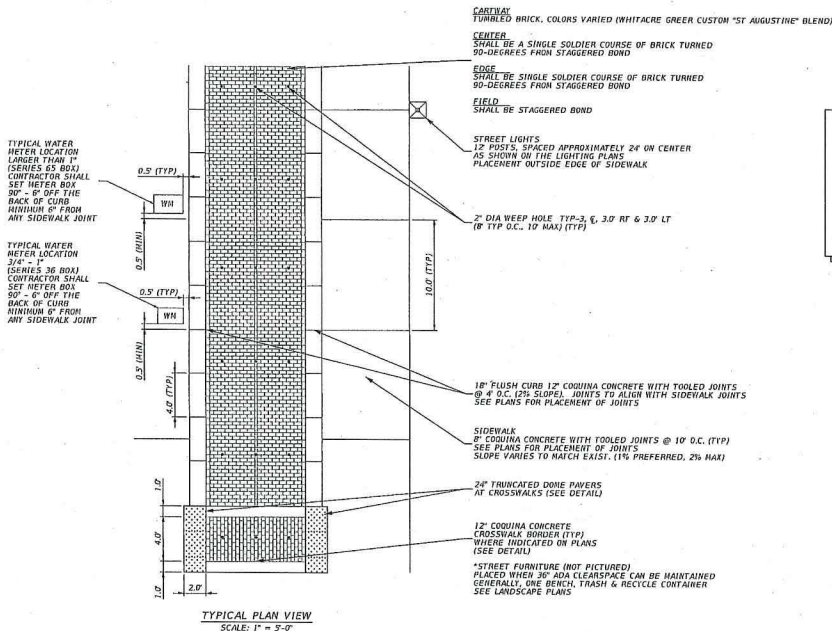
APPROVED

DRAWN BY: JTH
CHECKED BY: JTH
PROJECT MANAGER: JTH

CUNA STREET IMPROVEMENTS
12 Avenida Menendez, St. Augustine, FL 32084
BACK OF CURB PROFILE SHEET

SIZE: A110 D
PRIME PROJECT NO.:
ETM PROJECT NO.: 19-241
DRAWING NO.: 19-241

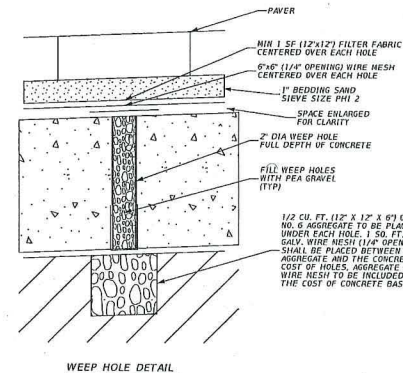
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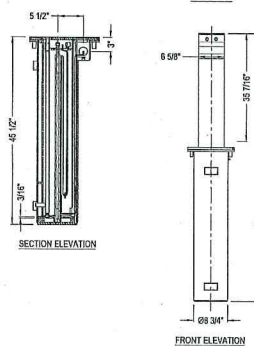
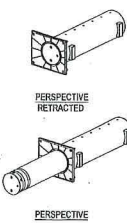
WHITACRE GREER
"ST AUGUSTINE" BLEND
10% DARK ANTIQUE (33)
20% MULBERRY (34)
20% MAHOGONY (44)
20% CIMMERIAN (53)
30% CHOCOLATE (54)**

**** 25% OF CHOCOLATE BRICK**
SHALL BE STAMPED "CoSA"

BRICK TO BE PURCHASED AND SUPPLIED BY THE CITY OF ST AUGUSTINE



- SELECT DESIRED MATERIAL:**
- ☐ CARBON STEEL, POWDER COAT YELLOW
 - ☐ CARBON STEEL, POWDER COAT BLACK
 - ☒ STAINLESS STEEL POLISHED TO A #4 FINISH
- SELECT DESIRED DIAMETER:**
- ☐ 4"
 - ☐ 6"
 - ☐ 8"
 - ☐ 10"
- SELECT DESIRED BOLLARD CAP STYLE:**
- ☐ STANDARD FLAT
 - ☒ REVEAL



- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADbollards.com/info AND ENTER REFERENCE NUMBER 5046-05A.

MANUAL RETRACTABLE BOLLARDS

1" MANUAL RETRACTABLE BOLLARD

DATE	DESCRIPTION	BY

ETM
Engineering & Technical Management, Inc.
10000 N. 15th Ave., Suite 100
Tampa, FL 33613
TEL: (813) 944-1111
FAX: (813) 944-1111
E-MAIL: info@etm-inc.com

John T. Hall, P.E.
Florida P.E. #2467
TAMPA, FL

APPROVED

DESIGNED BY: ITM
CHECKED BY: ITM
PROJECT MANAGER: ITM

CUNA STREET IMPROVEMENTS
12 Avenida Menendez, St. Augustine, FL 32084

SPECIAL DETAILS

SIZE: A400 D
PRIME PROJECT NO.:
ETM PROJECT NO.: 19-244
DRAWING NO.:

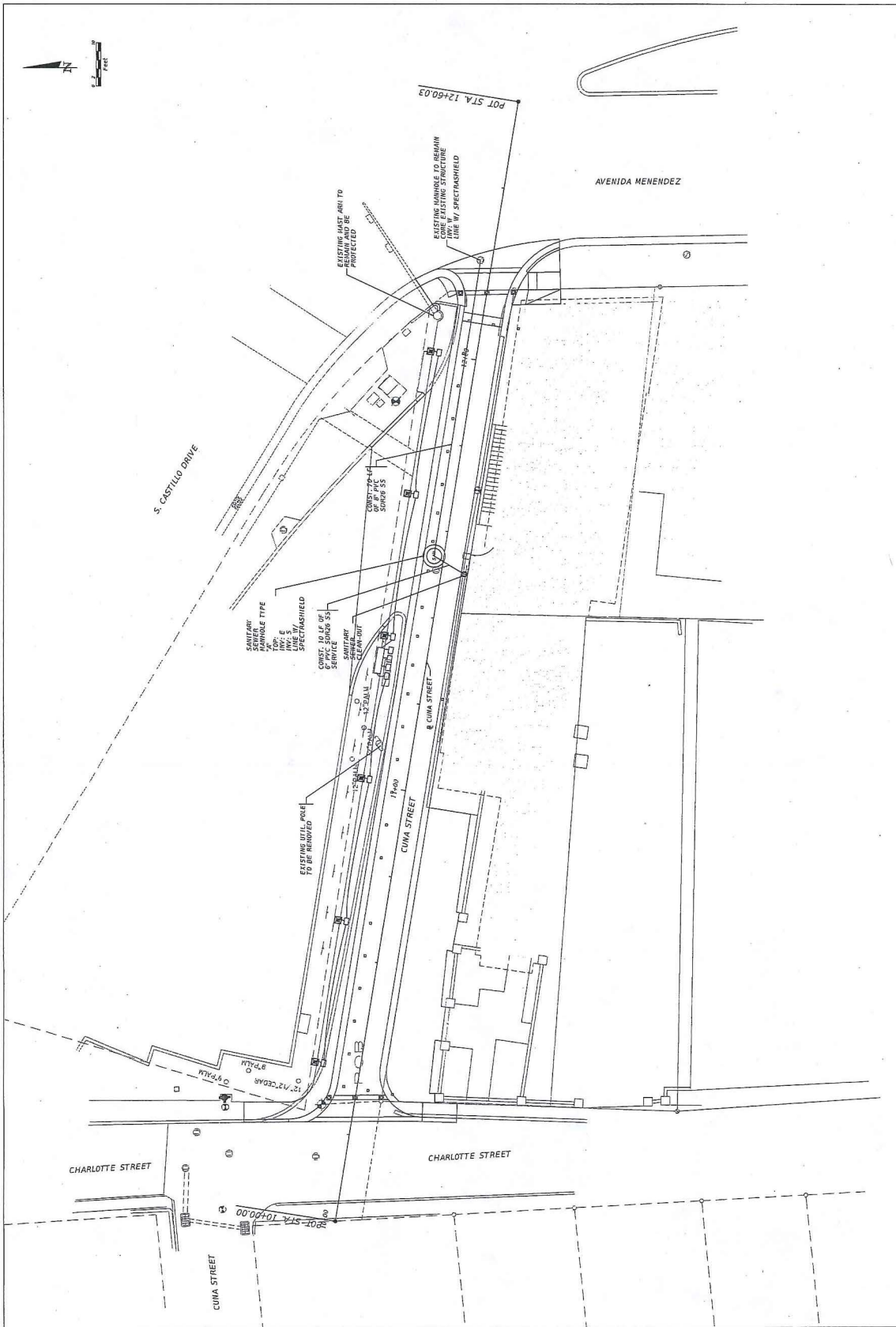
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SIZE:	A451 D
PRIME PROJECT NO.:	
ETM PROJECT NO.:	19-264
DRAWING NO.:	16

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OCT 18 2019

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ETM Engineering & Technical Management 12 Avenida Menendez, St. Augustine, FL 32084 (904) 825-1111 FAX (904) 825-1112		DRAWING NO. SHEET NO. DATE DESIGNED BY CHECKED BY PROJECT NO.	RECEIVED OCT 18 2019 Planning/Building Dept.
CUNA STREET IMPROVEMENTS 12 Avenida Menendez, St. Augustine, FL 32084 COSA STANDARD DETAILS		DRAWING NO. SHEET NO. DATE DESIGNED BY CHECKED BY PROJECT NO.	RECEIVED OCT 18 2019 Planning/Building Dept.

VALVE BOX

FEB 2017
SS-328W-17

NOTES:

1. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE. ALL VALVES SHALL HAVE FID LOCATIONS (1457 REQUIRED).
2. CUNA STANDARD VALVE SET VALVE EXTENSION SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MINIMUM OF 30" BELOW FINAL GRADE.

E. O. P. E.

VALVE JACKET "ADJUSTED"

FEB 2017
SS-328W-19

NOTES:

1. COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.
2. VALVE BOX & COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.

E. O. P. E.

VALVE BOX & COVER UNPAVED LOCATION NEW CONSTRUCTION

FEB 2017
SS-308W-16

NOTES:

1. COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.
2. VALVE BOX & COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.

E. O. P. E.

SEWER WATER COVER

FEB 2017
SS-318W-16

NOTES:

1. COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.
2. VALVE BOX & COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.

E. O. P. E.

BEDDING DETAILS CLASS B

FEB 2017
SS-278W-43

NOTES:

1. COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.
2. VALVE BOX & COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.

E. O. P. E.

VALVE BOX & COVER UNPAVED LOCATION NEW CONSTRUCTION

FEB 2017
SS-308W-16

NOTES:

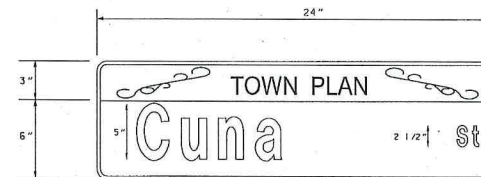
1. COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.
2. VALVE BOX & COVER SHALL BE SET 1/4" MAX. BELOW WEARING SURFACE.

E. O. P. E.

SIGNING AND PAVEMENT MARKING GENERAL NOTES

1. FLORIDA ROUTE MARKERS SHALL CONFORM TO FDOT DESIGN STANDARDS, CURRENT EDITION.
2. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN IN THE PLANS AND IN ACCORDANCE WITH FDOT DESIGN STANDARDS.
3. REFER TO STANDARD INDEX NO. 17352 FOR REFLECTIVE PAVEMENT MARKERS (RPM's) PLACEMENT DETAILS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LENGTH OF COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
5. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER. ALL SIGNS SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 7 FEET AS MEASURED FROM THE BOTTOM OF THE SIGN PANEL TO A HORIZONTAL LINE EXTENDED FROM THE EDGE OF THE DRIVING LANE. THIS INCLUDES RURAL SECTIONS AND SECONDARY SIGN PANELS.
6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT UNNECESSARY DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
7. ANY EXISTING SIGN TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT FDOT DISTRICT 2 STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
8. OUTSIDE CORNERS OF SIGN FACE TO BE CUT CONCENTRIC WITH BORDER. BORDER TO BE MOUNTED TANGENT TO AND PARALLEL WITH EDGE OF SIGN.
9. IF THE CONTRACTOR USES SEGMENTAL TEMPLATES TO PLACE ARROWS AND MESSAGES, ALL SEGMENTS SHALL BE CONNECTED TO FORM ONE PIECE COMPONENTS PER FDOT DESIGN STANDARD INDEX 11860.
10. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE PLACING GROUND-MOUNTED SIGNS. AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL ADJUST SIGN LOCATIONS TO AVOID CONFLICTS WITH THE EXISTING UTILITIES.
11. UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER, THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED SIGNING EQUIPMENT, IN AREAS PROVIDED BY THE CONTRACTOR.
12. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND MEET CURRENT CITY OF ST. AUGUSTINE SPECIFICATIONS, ST. JOHNS COUNTY COUNTY SPECIFICATIONS AND FDOT STANDARD SPECIFICATIONS, CURRENT EDITIONS.
13. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED AND/OR RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE PROJECT ENGINEER.
14. SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), AND FDOT DESIGN STANDARDS, JANUARY 2008.
15. THE REMOVAL OF EXISTING REFLECTIVE PAVEMENT MARKERS (RPM's) SHALL BE CONSIDERED AN INCIDENTAL ITEM WITH NO ADDITIONAL COMPENSATION PROVIDED.
16. A BITUMINOUS REFLECTIVE PAVEMENT MARKER ADHESIVE SHALL BE USED ON ASPHALT ROADWAYS.
17. FINAL PAVEMENT MARKINGS ARE TO BE PLACED NO SOONER THAN 30 CALENDAR DAYS AFTER COMPLETION OF THE FINAL PAVEMENT LAYER.
18. REFLECTIVE PAVEMENT MARKERS (RPM's) THAT DO NOT CONFLICT WITH PERMANENT STRIPING SHALL BE PLACED ON FINAL ASPHALTIC CONCRETE SURFACES IMMEDIATELY AFTER THE TEMPORARY PERMANENT STRIPING IS COMPLETE. THE CONTRACTOR SHALL USE CLASS-B RPM's.
19. THE CONTRACTOR SHALL CONTACT CITY OF ST AUGUSTINE DEPARTMENT OF PUBLIC WORKS (825-1040) 48 HOURS PRIOR TO INSTALLING PAVEMENT MARKINGS.
20. BLUE REFLECTIVE PAVEMENT MARKERS (RPM's) SHALL BE INSTALLED IN ACCORDANCE WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.03.03.
21. ALL STOP SIGNS AT COLLECTOR ROADWAYS ARE TO MEASURE 24"x24", WITH A MINIMUM CLEARANCE OF 7'-0". ALL STOP SIGNS SHALL BE FURNISHED WITH DIAMOND GRADE HIGH REFLECTIVITY SURFACE AND BLACK ALUMINUM FRAME (1" VISIBLE).
22. ALL SIGNS SHALL ON MOUNTED ON 3" BLACK POSTS WITH BREAK-AWAY BASES. BACKS OF ALL SIGNS SHALL BE PAINTED BLACK. SEE SHEET 24, DETAIL #6 FOR ADDITIONAL POST INFORMATION.

CITY OF ST. AUGUSTINE HISTORIC DOWNTOWN STREET NAME SIGN SPECIFICATIONS



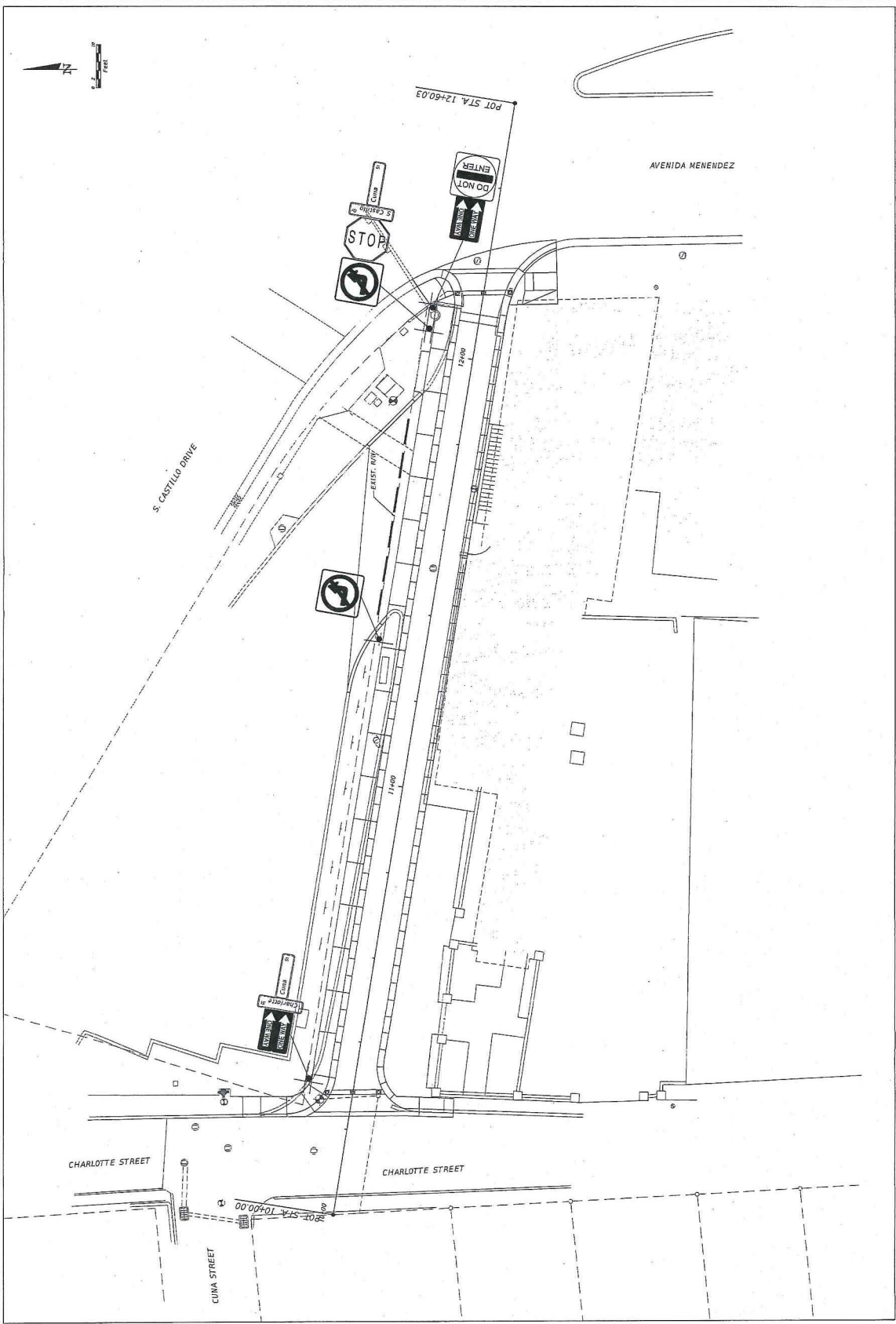
1. SIGN LENGTH MAY NOT BE INCREASED. ADJUST LETTER WIDTH AS NEEDED TO FIT STREET NAME.
2. STREET NAME SIGNS MAY REQUIRE VARIATIONS TO THESE SPECIFICATIONS FOR ENHANCEMENT OF VISIBILITY AND PUBLIC SAFETY.
3. STREET NAME SIGNS SHALL BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (CURRENT EDITION).
4. ALL LETTERS SHALL BE SERIES 'B' WHITE REFLECTIVE LETTERS ON HIGH INTENSITY GRADE REFLECTIVE SHEETING. PUBLIC AND PRIVATE ROADS SHALL HAVE A GREEN EC FILM BACKGROUND.
5. STREET NAME SIGNS SHALL BE DOUBLE FACED ON A 0.125 INCH ALUMINUM BLANK WITH ROUNDED CORNERS AND MOUNTED WITH ALUMINUM BRACKETS ON A 16 GAUGE, 0.065 WALL GALVANIZED ROUND POST - 12 FEET IN LENGTH AND SET IN CONCRETE.
6. STREET NAME SIGNS SHALL BE INSTALLED FOR ALL INTERSECTING STREETS WITH A MINIMUM OF TWO DOUBLE FACED SIGNS PER INTERSECTION.
7. STREET NAMES AND ADDRESS RANGES SHOULD BE VERIFIED WITH THE 911 ADDRESSING OFFICE.

NOTE:

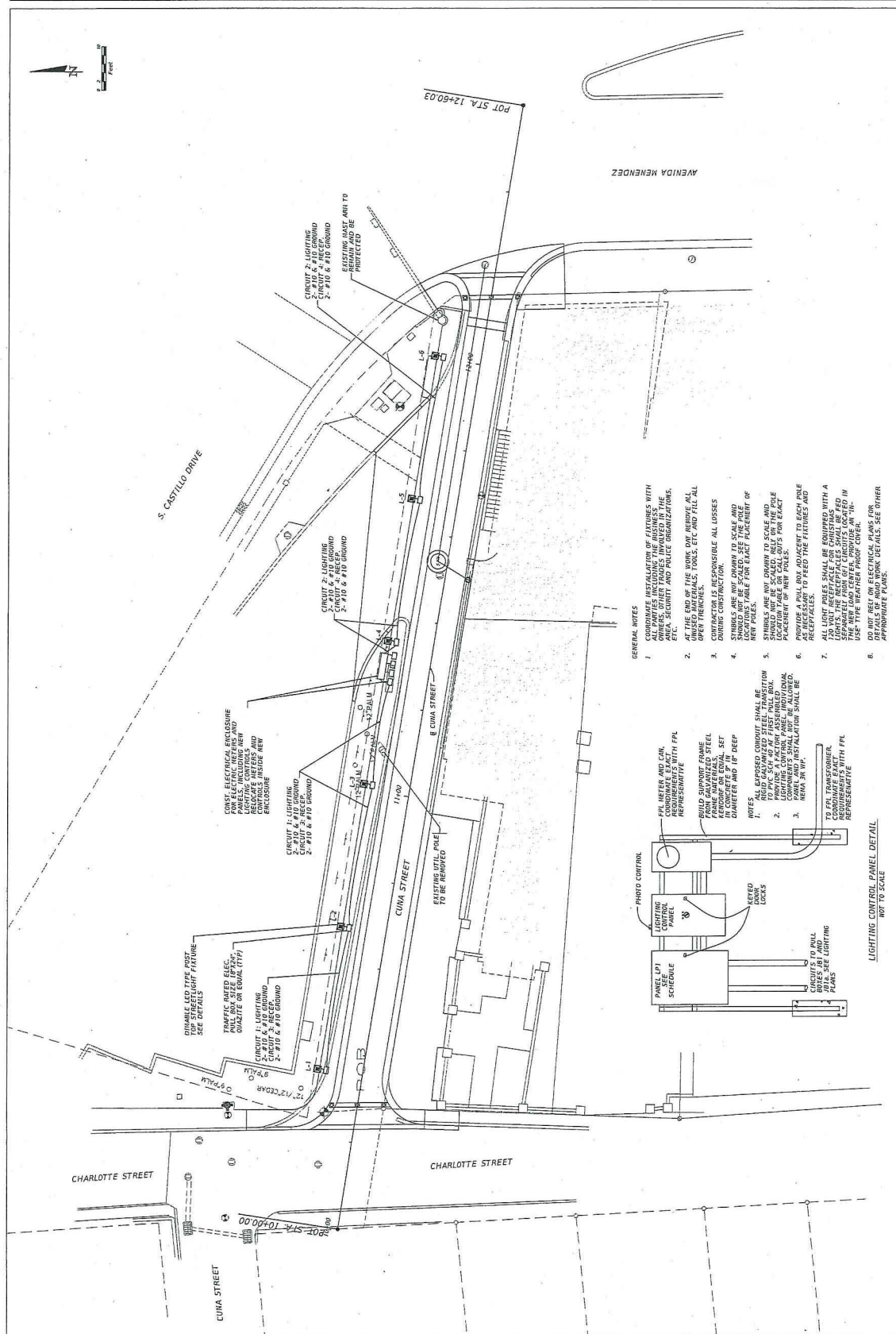
REFER TO CITY OF ST. AUGUSTINE PAVING AND DRAINAGE DETAIL PD-06A FOR SIGN DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

DATE	2/11
DESCRIPTION	
SIGN	
ETM Engineering & Traffic Management 1101 E. 1st St., Suite 100 St. Augustine, FL 32084 TEL: (904) 825-1111 FAX: (904) 825-1111 CO. LICENSE: LC 000318	
JASON T. HALL, P.E. Florida P.E. No. 10457 SUPERVISOR	
APPROVED	
DRAWN BY:	JTH
CHECKED BY:	JTH
PROJECT MANAGER:	JTH
CUNA STREET IMPROVEMENTS 12 Avenida Menendez, St. Augustine, FL 32084 Signing & Marking Plan	
SIZE:	A40 D
PRIME PROJECT NO.:	11M PROJECT NO.: 19-244
DRAWING NO.:	20

ETM Engineering & Traffic Management 1201 S. W. 15th Ave., Suite 100 Fort Lauderdale, FL 33315 Phone: (954) 561-1234 Fax: (954) 561-1235 Email: info@etmfl.com		APPROVED: _____ DATE: _____ PROJECT: _____ DRAWING NO.: _____ SHEET NO.: _____	
CUNA STREET IMPROVEMENTS 12 Avenida Menendez, St. Augustine, FL 32084 ROADWAY PLAN SHEET		RECEIVED OCT 18 2019 Planning/Building Dept.	



DRAWING NO.		ANNO	
PROJECT NO.		18-046	
DATE OF ISSUE		10/19/2018	
CUNA STREET IMPROVEMENTS		LIGHTING PLAN SHEET	
12 Avenida Menendez, St. Augustine, FL 32084			
SHEET NO.	7/11		
DRAWING BY:	JTH		
CHECKED BY:	JTH		
DESIGNED BY:	JTH		
APPROVED:			
James T. Park, P.E. PROFESSIONAL ENGINEER SUPERVISOR			
 ETM ENGINEERING & TECHNOLOGY 1000 Highway 1A North Suite 100 St. Augustine, FL 32084 Phone: 321.280.1234 Fax: 321.280.1235 Email: info@etm-engineering.com Website: www.etm-engineering.com			
TITLE	DISCUSSION	DATE	REVISION



CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: November 13, 2019

Re: Planning and Building Permits - Historic Preservation Districts and Entry Corridors

During the month of October 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

101 San Marco Avenue (Two temporary banners to announce "National Pilgrimage Site")

35 Hypolita Street (New sign for Tranquility Bay hanging bracket 6 sq. ft.)

48 San Marco Avenue (Temporary banner for Art & Soul Art Gallery valid until 12-1-19)

215 Anastasia Boulevard (New sign for La Quinta Hotel 106 sq. ft.)

113 King Street (New sign for Rise-N-Vape 2' x 10' back lit channel letters)

410 Anastasia Boulevard (New sign for Mellow Mushroom 62 sq. ft. wall sign)

604 Anastasia Boulevard (Two new signs for Cheba Hut restaurant 24 sq. ft. each)

128 St. George Street (New bracket sign for Sandy Sol gift shop 2' x 3')

81 San Marco Avenue (New sign for Blue Mantle 6' round hanging sign)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

119 St. George Street (Interior restaurant modifications drywall, electrical & plumbing new flooring & trim work)

1020 Anastasia Boulevard (Remove rotten fascia & stucco flat wall for finish)

119 St. George Street (Replace existing walk in cooler with new)

322 Charlotte Street (Replace like for like rotted wood on front archway & archway roof and stucco to match)

11 Aviles Street (Interior renovations (new cabinets, floors frame non-load bearing walls, drywall electrical, plumbing, paint, Interior doors & trim, tile & new appliances)

119 St George Street (replace front A/C & repair ductwork)

29 Cuna Street (Replace approx. 920 LF of damaged pine siding)

201 W King Street (Repair ledgers add joist hanger & replace window sills like for like)

121 King Street (Interior demo remove drywall & ceiling & remove old bar)

152 St. George Street (Paint trim on building Roycroft Bronze Green)

160 King Street (New fire alarm system)

12 Cathedral Place (New fire suppression system)

210 St. George Street (Remove existing A/C system and replace with new)

167 San Marco Avenue (Install 3 ton straight cool condensing unit)

144 St. George Street (Install new Rheem 4 ton 14 Seer HP system)

35 San Marco Avenue (Install 4 compartment sink and 40lb grease interceptor)

214 St. George Street (Remove 20ft of copper flashing & install new copper flashing)

56 San Marco Avenue (Partial re-roof 15 sq. ft. of shingles)

HARB APPROVED DEMOLITION

None


Jenny Wolfe Historic Preservation Officer

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

Meeting Schedule 2020

January 16, 2020
February 20, 2020
March 19, 2020
April 16, 2020
May 21, 2020
June 18, 2020
July 16, 2020
August 20, 2020
September 24, 2020**
October 15, 2020
November 19, 2020
December 17, 2020

**Date altered to allow for required City Commission Budget Meeting.