



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A ***AMENDED**

THURSDAY, DECEMBER 19, 2019 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
 - a) 2019-0123 St. Johns Law Group – Applicant
Columbia Restaurant of St. Augustine, Inc. – Owner
98 St. George Street
To build an addition to the main building for a walk-in cooler.
6. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness 2019-0087 John and Karin White – Applicant and Owner
253 Charlotte Street
To replace all of the existing windows with vinyl windows.
 - b) Certificate of Demolition 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)

7. Certificate of Appropriateness

- a) 2019-0127 Robert Crabtree – Applicant
56 St. George, LLC – Owner
56 St. George Street
To approve installation of lattice on flat roof.

8. Certificate of Demolition and Partial Demolition

- a) 2019-0121 Devon Drozd – Applicant
Devon Drozd Design LLC – Owner
119 Palmer Street
To demolish a building constructed in 1961 that is not recorded in the Florida Master Site File and is not located in a district.
- b) 2019-0124 Cassidie Corwin and Scott Clarkson – Applicant
Cassidie Corwin – Owner
44 Ewing Street
To demolish a building constructed c 1930 that is recorded in the Florida Master Site File and is not located in a district.

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

- a) Preliminary Design Approval
for the Design Standards for Entry Corridors
2019-0122 Dixon Design Studio LLC– Applicant
Desai Somabhai – Owner
88 San Marco Avenue
To build a new parking structure on the northwest corner of the property that is one story and stucco-finished with metal roof.

10. Planning and Building Staff Approved Permit Report

11. Other Business

- a) Discussion regarding HARB authority over University of Florida Historic St. Augustine properties

12. Adjournment

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 21, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 21, 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
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Xavier Pellicer, Mobility Coordinator
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. Special Presentation

Public comment was closed.

2. (a) Introduction of the consulting team for “Resilient Heritage in the Nation’s Oldest City” grant to include discussion and public comment

The Board discussed the following regarding the project:

Ms. Wolfe introduced the subject.

Dr. Angela Schedel introduced the project team and presented the project schedule as well as the scope of work.¹

Lisa Craig gave a presentation regarding community surveys and public workshops held related to community values in historic areas as well as ways to incentivize mitigation strategies, and recovery strategies.

Dr. Schedel presented sea level rise data to further illustrate the importance of the project.

Public comment was opened, and the Board heard from the following member:

- Commissioner Nancy Sikes-Kline

- Urgency of the project as yearly storm threats worsen
- Construction strategies to mitigate flooding
- Concern for the raising of structures and the effects on historic streetscapes and historic structures that cannot be raised
- Ability for the Board to provide comment on the project in the future
- The need to explore how the study and recommended regulations that stem from the study, would affect existing design guidelines
- Including institutionally owned buildings in the process
- Possibility of utilizing plant material and landscaping for flood mitigation, particularly plants that were salt-water tolerant.

¹ Presentations attached to original minutes

- Importance of educating the public regarding flood mitigation strategies and associated costs
- The need to provide incentives for property owners to utilize flood mitigation techniques
- Recommendation to illustrate the flood insurance rates at different building elevations
- Finding ways to utilize the manpower left without work after a storm to aid in recovery such as a certification program

Public comment was re-opened, and the Board heard from the following:

- Paul Thompson

The Board continued discussion:

- Mangroves for shoreline protection
- Providing the public standard wall details for flood mitigation
- The human element to historic preservation and flood mitigation
- Interests in computerized modeling as part of the project

3. General Public Comments for Items not on the Agenda

(None)

4. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the October 17, 2019 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

5. Modification and approval of Agenda

Ms. Duncan announced that item 8(c) had requested a continuance.

MOTION

Mr. Weaver MOVED to CONTINUE application 2019-0109 to the December 19, 2019 meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe recommended that item 10(b) be heard prior to item 9(a) since they were closely related.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Mr. MacDonald and APPROVED BY UNIMOUS VOICE VOTE.

Ms. Wolfe introduced new Historic Preservation Planner Julie Courtney.

6. Public Comments related to Expedited Hearing items:

(None)

6. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds 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 Standards for Rehabilitation 2, 3, and 9.

Paul Thompson waived his right to a presentation.

MOTION

Mr. Weaver MOVED to APPROVE application 2019-0104, 168 Avenida Menendez as recommended by staff. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds 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 Standards for rehabilitation 2, 3, 6, and 9

Steve Porter waived his right to a presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0107 because the modifications as proposed do not seem to effect the architectural integrity of the building and are in keeping with the existing style of the building. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds 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 applicable Secretary of the Interior's Standards for Rehabilitation 2, 8, and 9.

Tipton Gray waived his presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2019-0110, 1 King Street, a.k.a. 8 Marine Street, based in the staff report. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Continued Items from Previous Meetings

7. (a) Certificate of Appropriateness 2019-0087 – John and Karin White – Applicant and Owner 253 Charlotte Street

To replace all of the existing windows with vinyl windows.

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

John and Karin White reviewed the application with additional information for an aluminum-clad window as well as cost comparisons for windows of varying material-types.²

The Board discussed:

- The provided quotes for wood-windows, and the possibility of factory-painted wood windows as a viable option over aluminum-clad

- Compatible alternative materials based upon the Secretary of Interior Guidelines versus window treatment requirements in Historic Preservation Districts which required like materials
- Option for the Board to deny the application and have the applicant appeal the decision to the City Commission

Ms. Wolfe reviewed the several options for the application as discussed by the Board. She noted the possible resubmittal of the application as a partial demolition of architectural features which would allow the applicant to make a case for economic hardship.

The Board continued discussion regarding the following:

- Applicant's lack of proof that the wood windows would be more burdensome to maintain over time
- Utilizing aluminum clad material on windows that could not be seen from the street, which had been done on previous applications for second-story windows outside of street-view
- Possibility of changing historic district regulations to allow reconstructions to be considered as contributing structures, which may help provide financial relief for property owners
- Most new construction in the historic districts utilized wood windows

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis said there should be further information regarding the provided window quotes and maintenance, and more proof provided for an economic hardship argument. He felt that further proof of street

² Attached to original minutes

sightlines should be provided if the applicant wanted to utilize aluminum clad material on windows that could not be seen from the street.

Public hearing was closed.

There was discussion regarding the applicant's options moving forward and the Whites voiced a preference to continue the application to further explore replacement options.

MOTION

Mr. Weaver MOVED to CONTINUE application 2019-0087, 253 Charlotte Street to the December 19, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (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).

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

Rob Bunnell reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 6 were returned in favor, and 1 had comments. Public hearing was opened; however, there was no response.

The Board discussed:

- No conditions were requested by staff because the building was non-descript; however, the Board could add conditions if they deemed it necessary
- Though the house was on two lots, the applicant intended to only build one house

MOTION

Mr. Weaver MOVED to APPROVE application 2019-0106, 107 Zoratoa Avenue with no conditions. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe advised the applicant regarding the Cedar trees on the property which may require review by the Planning and Zoning Board for removal.

8. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition **111 Masters Drive** because it is not a local landmark or otherwise designated as a historic building.

Bill Lazar reviewed the application.

Ex Parte Communication:

(None)

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

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

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0108 for the demolition of the existing residence at 111 Masters Drive having found that it is not a local landmark or otherwise designated as a historic building. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (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).

The applicant requested a continuance prior to the hearing. See modifications to the agenda for motion to continue.

9. Incomplete Items

9. (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).

Mr. Weaver recused himself as a consultant for the applicant on the project.³

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 **CONTINUE** a Certificate of Appropriateness for the demolition of rear portion of the building, new construction, and other alterations at **12 Avenida Menendez.**

Joseph Cronk reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Lot coverage which was at 69.5% according to the applicant
- New construction would have needed to be in the colonial style; however, the existing building was Mediterranean Revival style
- Concern that the proposed addition did not emphasize a specific style
- Stucco loggia did not seem to be appropriate in style

³ Form attached to original minutes

- Large scale of the project
- Possible effect of the project to the view-scape
- Adding additional landscaping or planters
- Recommendation from staff to recess building to allow addition of plant materials

John Arbizanni added that Police Chief Barry Fox had recommended the louvers in the open-air dining area to prevent trespassers.

- Recommendation to soften the pavilion and corner building in some way, possibly with plant materials
- Outdoor seating area helped to screen the proposed attached secondary structure
- Proposed addition clearly read as an attached secondary structure
- Possibility of a glass rail rather than the simple aluminum on the tops of the buildings with Board preference for the aluminum rail
- Opportunity for the applicant to utilize architectural features that were generally not allowed for new construction in the Historic District because of the style of the existing structure

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0111 with the primary finding that because the building is a post 1821 building, that it is appropriate to construct additions that were not necessarily colonial or British colonial and therefore the applicant can add and modify the building, tying motifs to the original architecture which they have done within the application as long as they have met the zoning requirements and continue to work with the archeology department on any changes or improvements to the site and that the design team work with staff to include additional green-scaping to soften the

northwest corner. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. City Projects: Certificate of Appropriateness

10. (a) Certificate of Appropriateness 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.

Ms. Wolfe read the staff report and said staff does not make recommendations for City Projects.

Xavier Peillicer, Mobility Coordinator, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Project's primary purpose was safety
- Possibility of replacing simple DOT pipe railing with one that matches historic district railing
- Flashing beacon signs were the latest iteration of DOT signage for crosswalks

- Possibility of adding low-cut landscaping in the concrete island area
- Board preference to keep DOT railing
- Preference of brick paving for the crosswalk rather than paint striping

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0103 for proposed paving improvements along Avenida Menendez and Marine Street finding that the improvements will help pedestrian mobility without detracting from the City streetscape with the condition that the City employ the standard brick installation at the crosswalks and explore a way to soften the concrete islands with plant materials. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. (b) Certificate of Appropriateness 2019-0112 – City of St. Augustine Public Works – Applicant
City of St. Augustine – Owner
Cuna Street section between Charlotte Street and Avenida Menendez

Heard prior to item 9(a).

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.

Ms. Wolfe read the staff report and said staff does not make recommendations for City projects.

Jeremy Marquis and Elijah George reviewed the application with a presentation.⁴

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis spoke in favor of the project citing positive impacts to the entrance of Cuna and Charlotte Streets. He recommended continuing use of the compactor trash cans for the project.

Public hearing was closed.

The Board discussed:

- Transitioning an area to more pedestrian-friendly access was a positive move
- Concern for the festoon lighting which may not be appropriate along the street
- Archeological resources and utilities under the area which the applicant and City were monitoring
- Street would be open to vehicular traffic 2:00am to 10:00am with use of retractable bollards
- Bollards could come in a dark finish that would help them blend with the area
- Curbing would be flat and there may be safety concerns; however, safety data did not reflect any increase in incidences due to flat curbing
- Importance of the view-scape from Charlotte Street which the project would improve, with the possible exception of the festoon lights
- Recommendation for more green-scaping to soften the area
- Possibility of testing the festoon lights to see if they would be compatible since they were for ambiance purposes rather than general lighting

⁴ Attached to original minutes

- Trash receptacle options
- Metal fencing design was appropriate

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0112 finding that the paving plan is compatible with the Historic Streetscape design with the modifications that the applicant remove the festoon lighting from the design and return with a separate application for that element, that the applicant continue to work with the City Archeologist, and that the applicant get the dark finish for the bollards. The motion was SECONDED by Mr. Weaver.

There was a brief discussion regarding the separate application for lighting.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Approved Permit Report

(No presentation. Provided for informational purposes.)

12. Other Business

12. (a) Review schedule for 2020 proposed HARB meetings

Ms. Duncan asked that the Board review the schedule and there was Board Consensus to keep the schedule as proposed.

Ms. Wolfe announced the Florida Trust and National Alliance for Preservation Commissions conferences for 2020.

11. Adjournment

There being no further business, the meeting was adjourned at 4:31 P.M.⁵

Catherine Duncan, Chairperson

⁵ Transcribed by Candice Seymour



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application F2019-0123 Address: 98 St. George Street

Applicant: St. Johns Law Group

Property Owner: Columbia Restaurant of St. Augustine, Inc.

Project description: To build an addition to the main building for a walk-in cooler.

Architectural Style:	First Spanish Period (interpretation)	Florida Master Site File: N/A
National Register:	St. Augustine Town Plan NR District	Construction date: 1983
Archaeology Zone:	1A	Zoning District: PUD
Parcel number:	1975000000	
Agenda Item:	5(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- The proposed addition requires a PUD amendment, which was recommended for approval by the Planning & Zoning Board (PZB) on 12.3.2019.
- The proposed addition of a cooler does not significantly impact the overall building as it will:
 - be located on a secondary elevation and not visible from the front façade or primary streetscape,
 - face the parking lot to the north and located in what is now a currently fenced off area screened by trees,
 - align with an existing row of coolers along the north elevation with the north wall of the proposed addition and its roof height.
- The proposed changes are compatible and proposed materials are appropriate to the building.
- The project is within archeological zone 1A. 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 to build an addition to the main building for a walk-in cooler at **98 St. George Street** because it meets the applicable **Secretary of the Interior's Standards for Rehabilitation 2, 8, and 9.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To build an addition to the north side of the building facing a parking lot for a walk-in cooler in an area currently enclosed by a fence and screened by tall landscaping. The submitted plan and elevation drawings indicate that the proposed new addition will have a footprint of 312 square feet, will be 14' high, will have a flat roof like the adjoining coolers, and will be finished in a smooth stucco finish to match the existing wall of the north elevation that it will align with.
2. To add a new light fixture on the new addition to match the two existing light fixtures along the north elevation.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Additions

Do...

- Keep new additions to historic buildings and adjacent new construction to a minimum.
- 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.

Don't...

- 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.
- 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.

Pre-1821

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

Post-1821

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

Electrical and Mechanical Equipment

Do...

- 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.

Don't...

Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Pre-1821

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

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.

The Secretary of the Interior's Standards 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 F2019-0123
98 St. George Street
December 19, 2019

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
98 St. George Street



Front Façade (East) / Northeast Elevations: looking southwest

STAFF PHOTOGRAPHS
98 St. George Street



Project Area on North Elevation: looking southeast

STAFF PHOTOGRAPHS
98 St. George Street



North Elevation: looking southeast

STAFF PHOTOGRAPHS
98 St. George Street



West Elevation: looking southeast



NOV 22 2019

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. 2019-0123

Receipt No. 1737774

Meeting Date: 12/19/19

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

- NAME OF APPLICANT James G. Whitehouse, Esq.
Business (if applicable) St. Johns Law Group
Address 104 Sea Grove Main Street
City St. Augustine State FL Zip Code 32080
Daytime telephone 904-495-0400 Other phone/email jameswhitehouse@sjlawgroup.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Columbia Restaurant of St. Augustine, Inc.
Business (if applicable) _____
Address _____
City _____ State _____ Zip Code _____
Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 98 St. George Street
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 197500 0000
- EXISTING USE Columbia Restaurant PROPOSED USE Continued Use as Columbia Restaurant
- PROPOSED PROJECT WORK

- 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
- 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 _____

NOV 22 2019

Planning/Building Dept.

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)

SEE 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 James G. Whitehouse, Esq.

SIGNATURE OF APPLICANT _____

DATE 11/8/2019PRINT OWNER'S NAME Owner's Authorization Attached

SIGNATURE OF OWNER _____

DATE _____

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

RECEIVED
NOV 22 2019
Planning/Building Dept.



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ. is hereby authorized TO ACT ON BEHALF OF Columbia Restaurant of St. Augustine, Inc., the owner 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, for an application related to a MODIFICATION TO COLUMBIA RESTAURANT OF ST. AUGUSTINE PUD, and any other matter related to properties located at 98 St. George Street, St. Augustine, FL, and including the following Parcel No.: 197500 0000.

BY:

Signature of Owner

Print Name of Owner

Telephone Number

State of Florida

County of Hillsborough

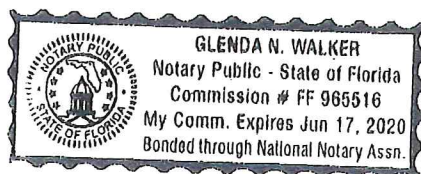
Signed and sworn before me on this 10th day of September, 2019

By Jeffrey C. Shannon, as Assistant Secretary of Columbia Restaurant of St. Augustine
Identification verified: Personally Known

Oath sworn: X Yes No

Notary Signature:

My Commission expires:



RECEIVED
NOV 22 2019
Planning/Building Dept.

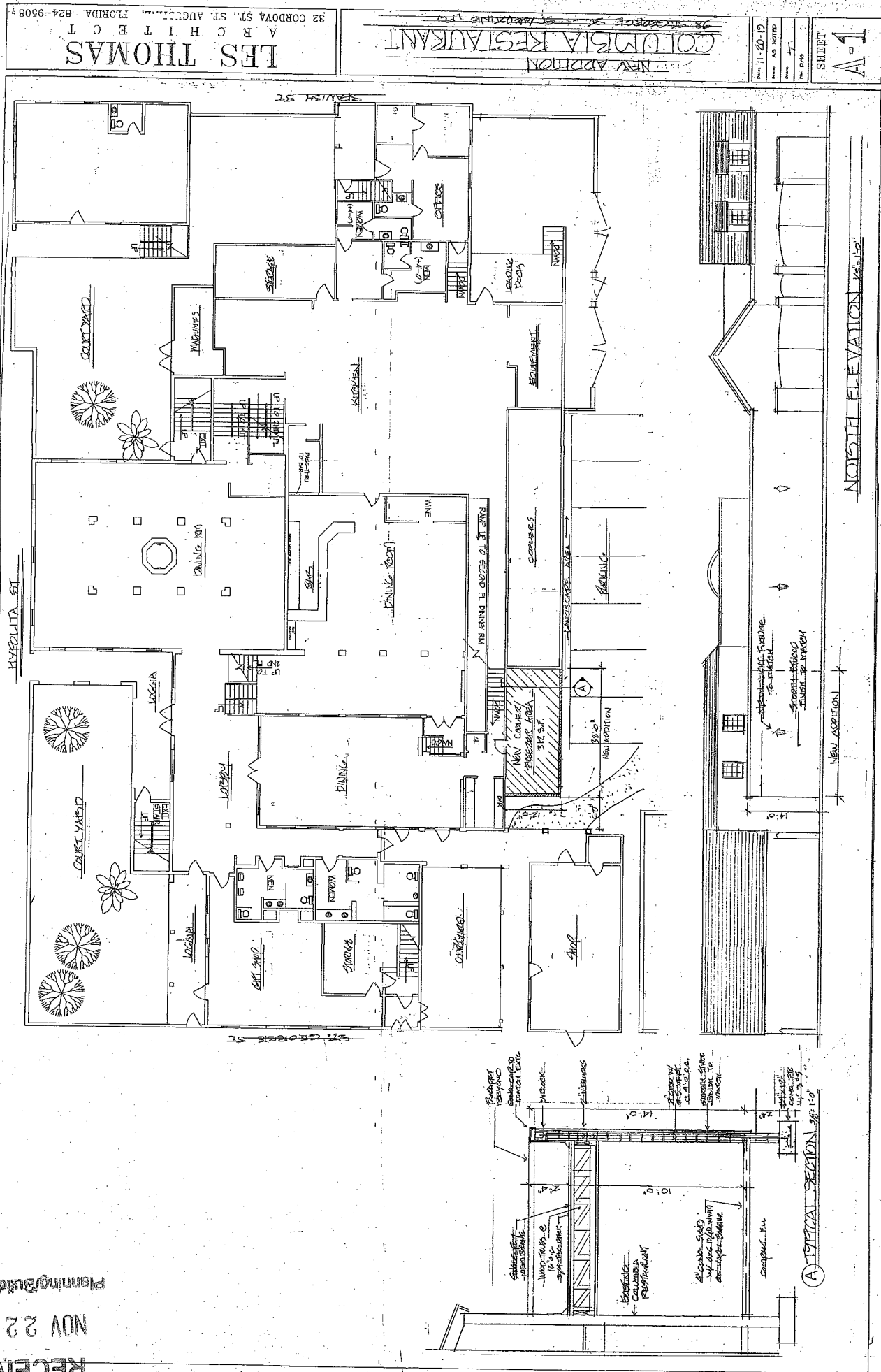
Exhibit "C"
DEVELOPMENT PLAN NARRATIVE
THE COLUMBIA RESTAURANT OF ST. AUGUSTINE
PLANNED UNIT DEVELOPMENT

SECTION I- INTRODUCTION AND REQUEST

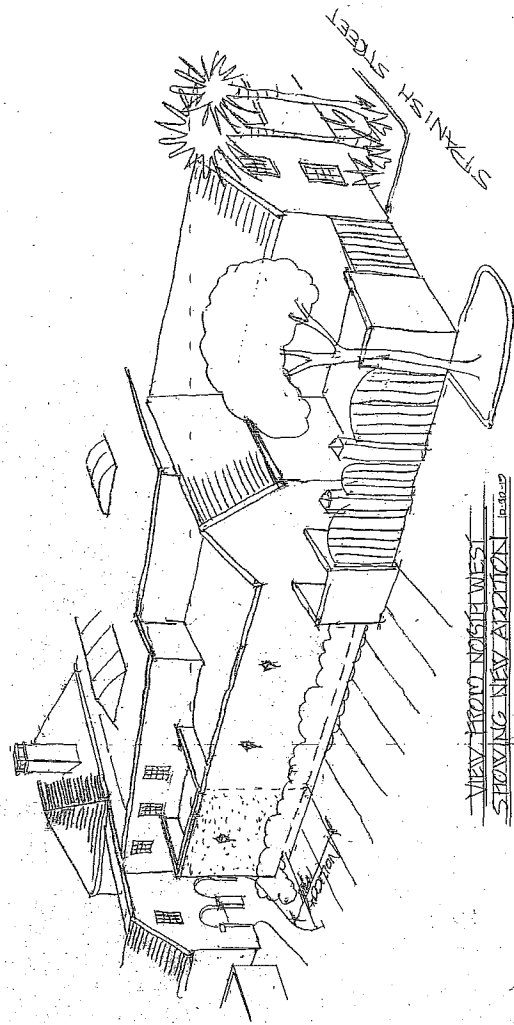
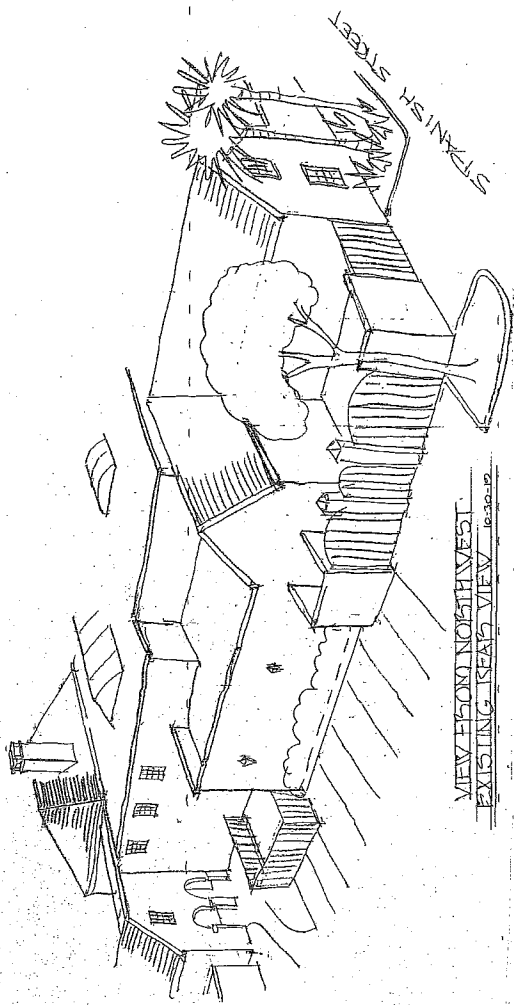
This is an application for amendment to the previously approved Planned Unit Development (PUD). Included is the request to add a small enclosed area to the existing restaurant, on the north side of the building facing the parking lot, for the inclusion of an additional walk-in cooler, as well as all accompanying documents as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Applicant, Columbia Restaurant of St. Augustine, Inc. The Applicant is requesting an amendment to the previously-approved PUD in accordance with the City of St. Augustine Zoning Code, which includes a small addition to the north side of the building facing the parking lot, for the inclusion this additional walk-in cooler. The PUD has been in place since the parcel containing the Columbia Restaurant was rezoned from HP-3 to PUD in order to add a roof-over the internal courtyard. At that time, the exterior of the existing facades was not affected. That rezoning was necessary since the existing main structure built in 1983, exceeded the current 2,500 s.f. maximum size for a main structure, per Section 28-188,(2)b of the City Code, and was therefore deemed an existing legal non-conforming structure. Further, at the time, all other aspects of the existing structure and parking lot remained the same, except as were noted in the General Development Plan. Finally, that plan also noted that conformance with the requirements of the HP3 Zoning District would remain, except as noted in the GDP. The PUD was approved in 2011 (Ord. 2011-03).

As the industry has continued to change, the need for additional cooler space has become essential to the continued feasibility of having this local favorite in the downtown core. This additional cooler space will allow additional storage to meet the industry norms and it may also lessen the delivery burdens on the constrained downtown streets. The applicant has already engaged the services of city architect Les Thomas and is prepared to move forward with this minor addition in a manner that will, first and foremost, meet all of the all HARB requirements, including all approved architecture/features, as well as meeting all of the other city codes. Moreover, this modification will allow the applicant to continue to provide the parking areas currently located on their parcel. Through the guidance and advice of Mr. Thomas, this minor addition for the additional walk-in cooler will simply be seamlessly added to the main structure in a currently notched area of the building behind the kitchen adjacent to the parking area and the minor filling of this area will not be apparent to the general view of the building as a whole. Further, as aforementioned, the very minor addition will meet all of the HARB requirements and should blend seamlessly into the overall design of the building, as depicted in the elevations, pictures and site plan provided. Applicant herein seeks the modifications, including the rezoning, as presented.

The objective of the PUD as modified is to continue the operation of the Columbia Restaurant on this site.



RECEIVED
NOV 22 2019
Planning/Building Dept.



SS 34171

O.R. 728 PG 1592

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 16th day of December, 1986, by ST. AUGUSTINE FOUNDATION, INC., a Florida not-for-profit corporation, formerly St. Augustine Restoration Foundation, Inc., having its principal place of business at 76 St. George Street, St. Augustine, Florida 32084, hereinafter called the Grantor, to ST. AUGUSTINE GONZMART PARTNERSHIP, a Florida general partnership, whose address is 2117 East 7th Avenue, Tampa, Florida 33605, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns all that certain real property situate in St. Johns County, Florida, described in Exhibit "A" annexed hereto and made a part hereof together with all improvements 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 Grantee that it is lawfully seized of said property in fee simple; that it has good right and lawful authority to sell and convey said property; and that it warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other, subject to taxes for the year 1986 and subject to the terms of that certain Lease Agreement, dated July 1, 1983 by and between Grantor and Columbia Restaurant of St. Augustine, Inc.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

ST. AUGUSTINE FOUNDATION, INC.

Patricia C. Knight
Letitia Branscom

By: Lawrence Lewis, Jr.
Chairman of the Board

FLORIDA DOCUMENTARY STAMP TAX PAID
Date 12-22-86 Amt 9987.50

CARL "BUD" MARKEL

STATE OF VIRGINIA

County of Richmond

Clerk Circuit Court St. Johns County
By Commie McFarland Deputy Clerk

The foregoing instrument was acknowledged before me this 16th day of December, 1986, by Lawrence Lewis, Jr., as Chairman of the Board of St. Augustine Foundation, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

Notary Public, State of Virginia

My commission expires: May 22, 1988

PREPARED BY AND RETURN TO:
FRANK E. MILLER of
Carlton, Fields, Ward, Emmanuel,
Smith, Cutler & Kent, P.A.
P. O. Box 4700
Jacksonville, Florida 32201

O.R. 728 PG 1593

DESCRIPTION: PARCEL I (REVISED)

LOTS 2 AND 3 AND PART OF LOTS 5 AND 6 OF PLAT SHOWING A RESUBDIVISION OF LOTS 1, 2, 3, 5, 6 AND 7 OF BLOCK 13, CITY OF ST. AUGUSTINE, AS RECORDED IN MAP BOOK 4, PAGE 60, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; ALSO, LOT 4 OF SAID BLOCK 13, CITY OF ST. AUGUSTINE; SAID PART OF LOTS 5 AND 6 BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF ST. GEORGE STREET AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 75 DEGREES 21 MINUTES WEST, ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 102.91 FEET; THENCE NORTH 15 DEGREES 28 MINUTES 30 SECONDS WEST, ON THE WEST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 95.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 72 DEGREES 26 MINUTES 30 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.20 FEET; THENCE SOUTH 60 DEGREES 28 MINUTES 30 SECONDS EAST 9.68 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS EAST 54.58 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 48 SECONDS EAST 10.13 FEET; THENCE NORTH 75 DEGREES 21 MINUTES EAST 31.54 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS EAST, ON THE WEST FACE OF AN EXISTING MASONRY WALL, A DISTANCE OF 25.00 FEET; THENCE NORTH 73 DEGREES 27 MINUTES 44 SECONDS EAST, ON THE SOUTH FACE OF AN EXISTING MASONRY WALL, 50.48 FEET TO THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF ST. GEORGE STREET; THENCE SOUTH 15 DEGREES 25 MINUTES 50 SECONDS EAST, ON SAID EAST LINE OF LOT 5, A DISTANCE OF 3.90 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL II (REVISED)

A PARCEL OF LAND IN LOTS 1 AND 7 OF PLAT SHOWING A RESUBDIVISION OF LOTS 1, 2, 3, 5, 6 AND 7 OF BLOCK 13, CITY OF ST. AUGUSTINE, AS RECORDED IN MAP BOOK 4, PAGE 60, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 72 DEGREES 38 MINUTES 20 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 96.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 10 FEET OF LOT 9 OF BLOCK 13; THENCE SOUTH 17 DEGREES 06 MINUTES 06 SECONDS EAST, ON THE SOUTHERLY EXTENSION OF SAID WEST LINE OF THE EAST 10 FEET OF LOT 9, A DISTANCE OF 22.61 FEET; THENCE SOUTH 61 DEGREES 30 MINUTES EAST 13.81 FEET; THENCE SOUTH 15 DEGREES 28 MINUTES 30 SECONDS EAST 18.44 FEET; THENCE SOUTH 72 DEGREES 26 MINUTES 30 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 4.20 FEET; THENCE SOUTH 72 DEGREES 26 MINUTES 30 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 103.03 FEET; THENCE NORTH 15 DEGREES 30 MINUTES WEST, ON THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SPANISH STREET, 51.26 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL IV (REVISED)

ALL OF LOTS 9, 10 AND 11, BLOCK 13, CITY OF ST. AUGUSTINE, FLORIDA EXCEPTING THEREFROM THE EAST 10 FEET OF SAID LOT 9.

EXHIBIT A

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.
1985 DEC 22 AM 9:59
Clerk "Bert" Munkel
CLERK OF DISTRICT COURT

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Merger, filed on July 18, 2000, for COLUMBIA RESTAURANT OF ST. AUGUSTINE, INC., the surviving Florida entity, as shown by the records of this office.

The document number of this entity is F45155.

Public Records of
St. Johns County, FL
Clerk# 00-031862
O.R. 1513 PG 1964
01:47PM 07/26/2000
REC \$45.00 SUR \$6.00

COPY

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Nineteenth day of July, 2000



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

0R1513P61965

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL 18 PM 1:11

ARTICLES OF MERGER
OF
COLUMBIA RESTAURANT OF ST. AUGUSTINE, INC.,
AND
ST. AUGUSTINE GONZMART PARTNERSHIP

To the Secretary of State
of the State of Florida

The following Articles of Merger are executed for the purpose of merging ST. AUGUSTINE GONZMART PARTNERSHIP, a Florida general partnership (the "Merged Partnership"), into COLUMBIA RESTAURANT OF ST. AUGUSTINE, INC, a Florida corporation (the "Surviving Corporation").

1. The Agreement and Plan of Merger is attached hereto as Exhibit "A" (the "Plan").

2. The Plan was approved by all of the partners of the Merged Partnership pursuant to Ch. 620 F.S. on July 17, 2000.

3. The Plan was approved by the sole shareholder and board of directors of the Surviving Corporation pursuant to Ch. 608 F.S. on July 17, 2000.

4. The Plan was approved by the shareholders and board of directors of Columbia Food Service Company, Inc., a Florida corporation, pursuant to Ch. 608 F.S. on July 17, 2000.

5. The effective date of the merger in the State of Florida herein provided shall be the date on which the Articles of Merger are filed with the Florida Secretary of State.

[Signatures on following pages]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Entity Name](#) /

[Next List](#)

Entity Name Search

Entity Name List

Corporate Name	Document Number	Status
<u>COLUMBIA RESTAURANT OF ST. AUGUSTINE, INC.</u>	F45155	NAME HS
<u>COLUMBIA RESTAURANT OF ST. PETERSBURG, INC.</u>	J96697	INACT/MG
<u>COLUMBIA RESTAURANT OF WEST PALM BEACH, INC.</u>	P04000148126	INACT
<u>COLUMBIA RETAIL MERCHANTS INC</u>	140680	INACT
<u>COLUMBIA RETENTION FACILITIES, LLC</u>	L08000090285	INACT
<u>COLUMBIA RETREAT INC</u>	185227	INACT
<u>COLUMBIA RIBBON AND CARBON MANUFACTURING CO., INC</u>	815229	INACT/MG
<u>COLUMBIA RIBBON AND CARBON MANUFACTURING CO., INC.</u>	833115	INACT
<u>COLUMBIA RIDING CLUB, INC.</u>	N93000003394	INACT
<u>COLUMBIA RIVERFRONT, LLC</u>	L05000054470	INACT
<u>COLUMBIA RIVER LANDINGS MEDICAL CENTRE, L.C.</u>	L97000000400	INACT
<u>COLUMBIA RIVER PACKERS ASSOCIATION INC</u>	811248	INACT
<u>COLUMBIA RIVER PAPER COMPANY OF FLORIDA</u>	122071	INACT/MG
<u>COLUMBIA RIVER PAPER MILLS</u>	803594	INACT
<u>COLUMBIA RIVER PAPER MILLS</u>	804889	INACT
<u>COLUMBIA RMC, INC.</u>	P05000165380	INACT
<u>COLUMBIA SALES INC</u>	240566	INACT
<u>COLUMBIA SALES CORPORATION</u>	394488	INACT
<u>COLUMBIA SALES, INC.</u>	M23387	NAME HS
<u>COLUMBIA SALES & ENGINEERING INC.</u>	P05000160471	Active

[Next List](#)

Entity Name Search



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

Detail by Entity Name

Florida Profit Corporation

COLUMBIA RESTAURANT OF SARASOTA, INC.

Filing Information

Document Number F45155
FEI/EIN Number 59-2132197
Date Filed 09/15/1981
State FL
Status ACTIVE
Last Event NAME CHANGE
AMENDMENT
Event Date Filed 11/16/2011
Event Effective Date NONE

Principal Address

98 ST. GEORGE ST.
ST AUGUSTINE, FL 32084

Changed: 08/12/1994

Mailing Address

2025 EAST 7TH AVE.
TAMPA, FL 33605-3901

Changed: 04/29/2009

Registered Agent Name & Address

SHANNON, JEFFREY C
2025 E 7th Ave
TAMPA, FL 33605

Name Changed: 08/12/1994

Address Changed: 04/17/2017

Officer/Director Detail

Name & Address

Title PTD

GONZMART, RICHARD
2025 EAST 7TH AVE.

TAMPA, FL

Title CSD

GONZMART, CASEY
2025 EAST 7TH AVE.
TAMPA, FL

Title Asst. Secretary

Shannon, Jeffrey
2025 EAST 7TH AVE.
TAMPA, FL 33605-3901

Title Asst. Treasurer

Fedorovich, Dennis
2025 EAST 7TH AVE.
TAMPA, FL 33605-3901

Annual Reports

Report Year	Filed Date
2017	04/17/2017
2018	03/28/2018
2019	04/09/2019

Document Images

04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/27/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
11/16/2011 -- Name Change	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/28/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/07/2002 -- ANNUAL REPORT	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
07/18/2000 -- Merger	View image in PDF format
04/19/2000 -- ANNUAL REPORT	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	1975000000
Location	98 ST GEORGE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG BLK 13 ALL LOT 4 & TRI PT LYING E & W 20FT LOT 9 & ALL LOTS 10 & 11 & IN REPLAT OF LOTS 1 2 3 5 6 & 7 MB 4 PG 60 - LOT 1 (EX PT IN NE CORNER) & ALL LOTS 2 & 3 & PTS OF LOTS 5 6 & 7 122.2FT ON ST GEORGE ST 189.75FT ON HYPOLITA 366FT ON SPANISH ST & 95FT ON CUNA ST OR 728/1592 728/1794 & 733/407 (DISCLAIMER) & 1513/1964 (MERGER)
	<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	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	1.060
Homestead	N

Owner Information

Owner Name	Columbia Restaurant Of St Aug 100%
Mailing Address	2025 E 7TH AVE TAMPA, FL 33605-3901

Map



Valuation Information

	2020
Building Value	\$2,102,574
Extra Features Value	\$76,446
Total Land Value	\$1,848,840
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,938,600
Total Deferred	\$0
Assessed Value	\$2,938,600
Total Exemptions	\$0
Taxable Value	\$2,938,600

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	\$2,169,323	\$76,469	\$1,848,840	\$0	\$0	\$2,938,600	\$2,938,600	\$0	\$2,938,600
2018	\$2,236,070	\$76,493	\$1,294,188	\$0	\$0	\$2,898,200	\$2,898,200	\$0	\$2,898,200
2017	\$2,302,819	\$61,140	\$1,294,188	\$0	\$0	\$3,081,400	\$3,081,400	\$0	\$3,081,400
2016	\$2,369,567	\$61,164	\$1,155,525	\$0	\$0	\$2,829,300	\$2,829,300	\$0	\$2,829,300
2015	\$2,424,198	\$61,188	\$808,656	\$0	\$0	\$2,800,500	\$2,649,048	\$151,452	\$2,649,048
2014	\$1,538,357	\$61,212	\$808,656	\$0	\$0	\$2,408,225	\$2,408,225	\$0	\$2,408,225
2013	\$1,579,380	\$61,236	\$808,656	\$0	\$0	\$2,449,272	\$2,332,629	\$116,643	\$2,332,629
2012	\$1,274,186	\$61,260	\$785,126	\$0	\$0	\$2,120,572	\$2,120,572	\$0	\$2,120,572
2011	\$1,311,119	\$61,284	\$871,633	\$0	\$0	\$2,244,036	\$2,244,036	\$0	\$2,244,036
2010	\$1,348,052	\$61,307	\$965,838	\$0	\$0	\$2,375,197	\$2,375,197	\$0	\$2,375,197

Building Information

Building	1
Actual Area	22198
Conditioned Area	20678
Actual Year Built	1983
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Structure	Rigid Frame
Roof Cover	Built Up, Wood Shingle
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	70%
Roofing Cover	Wood Shingle	30%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	38 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Good	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	10164	10164
FRAME ADDITION	924	924
CANOPY (COMMERCIAL)	0	180
CANOPY (COMMERCIAL)	0	408
LOADING PLATFORM	0	160
1.5 STORY	1056	704
CANOPY (COMMERCIAL)	0	228
FINISHED UPPER STORY	8306	8306
CANOPY (COMMERCIAL)	0	342
FINISHED UPPER STORY	228	228
BALCONY	0	108
FINISHED STORAGE	0	224

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	180
CANOPY (COMMERCIAL)	0	42
Total SqFt	20678	22198

Building	2	Roof Structure	Wood Truss
Actual Area	2496	Roof Cover	Wood Shingle
Conditioned Area	1728	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	1983	Interior Wall	Drywall
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	864	864
CANOPY (COMMERCIAL)	0	384
CANOPY (COMMERCIAL)	0	384
BASE AREA	864	864
Total SqFt	1728	2496

Building	3	Roof Structure	Wood Truss
Actual Area	974	Roof Cover	Wood Shingle
Conditioned Area	1104	Interior Flooring	Carpet
Actual Year Built	1983	Interior Wall	Drywall
Use	Stores (Retail)	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	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1104	736
CANOPY (COMMERCIAL)	0	238
Total SqFt	1104	974

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	14	5	0	70
Masonry Wall	0	0	0	0	1490
Fountain (Good)	0	0	0	0	1
Asphalt Paving	0	0	0	0	21122
Stops	0	0	0	0	70
Curb	0	0	0	0	274
Concrete Paving	0	0	0	0	1985
Sprinkler Wet	0	0	0	0	17764

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	120	190	22463	SF	\$898,520
Restaurants & Cafeterias	142	116	23758	SF	\$950,320

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/7/2000	\$0.00	OI	1513	1964	U	I	ST AUGUSTINE GONZMART PARTNERSHIP (MERGER)	COLUMBIA RESTAURANT OF ST AUGUSTINE INC

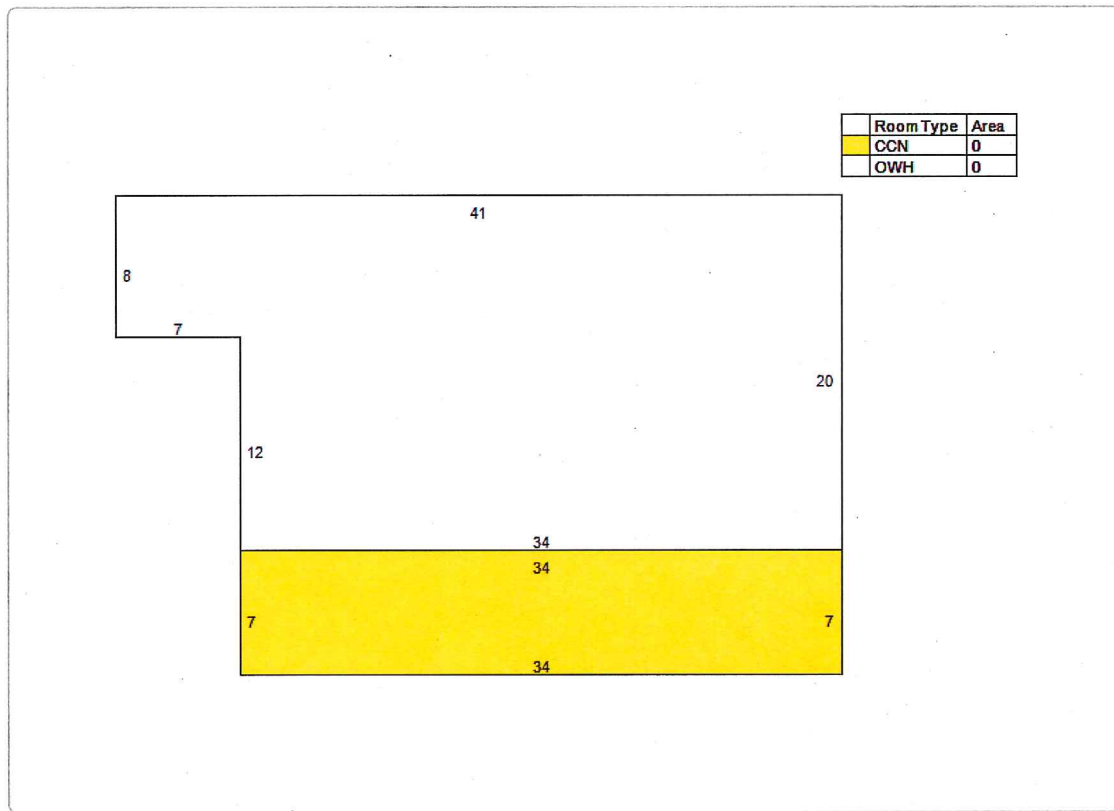
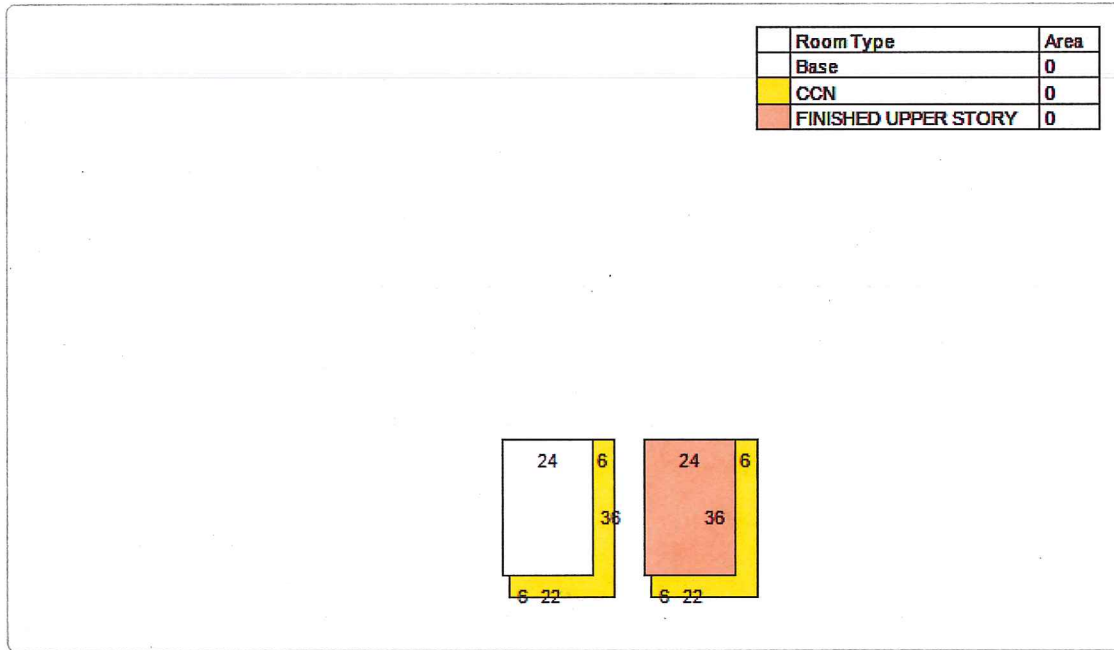
Recent Sales in Area

Room Type	Area
FINISHED STORAGE	0
BAL	0
FINISHED UPPER STORY	0
OWH	0
CLP	0
CCN	0
FAD	0
Base	0

Floor plan of the second floor showing various rooms and their areas. The plan includes a large orange-shaded area (FINISHED UPPER STORY) and several yellow-shaded areas (CCN). Rooms are labeled with numbers indicating their area. The plan also shows a staircase labeled 'S' and a north arrow labeled 'N'.

Room areas (from top to bottom, left to right):

- Top left: 45, 18, 16, 29, 29
- Top center: 76, 42, 22, 15, 30, 6
- Top right: 8, 6, 12, 7, 27, 50
- Bottom left: 8, 18, 20, 73, 12, 22, 32, 16, 15, 16, 29, 38
- Bottom center: 21, 15, 30, 6
- Bottom right: 27, 37, 6, 6



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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Developed by
Schneider
GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application: 2019-0087

Address: 253 Charlotte Street

Applicant/Owner: John and Karin White

Project description: To replace all windows with vinyl windows. *Revised: Replace first floor wood windows with wood simulated divided lite windows, second floor windows replaced with aluminum clad wood windows, simulated divided lite.

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

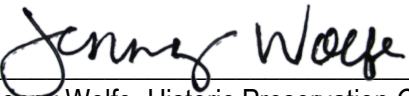
STAFF SUMMARY AND ANALYSIS:

- The building currently has wood, double-hung sash windows, and the applicant has revised the original plan to include using wood windows on the street elevation and use aluminum clad windows on the second floor and ancillary elevations.
- The building is an interpretation of a Second Spanish Period building and fits in the streetscape with the St. Augustine Historic Society's Spanish Colonial buildings on the street going south with the primary elevation being most visible.
- It is not considered historic as it was built after the major era of the reconstruction movement in St. Augustine. When built, the code would have mandated the Colonial style of architecture (1984 AGHP citation provided in the following pages).
- The applicant has provided photographic evidence of window deterioration warranting window repair which may need to include the framing, trim and shutters.
- At the initial application, the applicant provided a cover letter from Home Rite Windows and Doors stating the windows needed to be replaced, that the framing and trim needed to be modified, and that the type of building construction employed on the building does not allow proper installation and sealing required for aluminum/wood clad or a true wood window replacement so that is why they were recommending the vinyl window.
- The applicant has since provided estimates from Lowe's and Jeld-Wen for both wood and clad replacement windows ranging in cost from just over \$20,000 to the estimate of the currently proposed windows at almost \$13,000. The applicant has provided testimony that the maintenance of wood windows is an economic burden, definition follows.
- A previous project on Marine Street was a 1963 re-construction by the St. Augustine Historical Society with much higher visibility of windows on the 3 facades which offers the HARB an opportunity to distinguish these 2 applications.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** for **253 Charlotte Street** with the following conditions:

1. The HARB makes these findings: a) the windows need to be repaired/replaced, b) the 6 aluminum clad wood windows are an appropriate replacement window because the building is not a historic reconstruction, c) the placement of these limited number of windows are in locations not visible/highly visible/accessible from the public right-of-way, d) the 2 wood windows are an appropriate replacement window for the street-level façade. In doing so, the HARB can conclude that the replacement windows support SOIS #2, 3, and 6.
2. The applicant will provide a measured and scaled detail window section showing the current and proposed window sill, lintel, framing dimensions, profiles, and materials along with shutter details (if shutters are to be replaced). This will include finish paint and hardware that is consistent with the Spanish Colonial style represented in the AGHP. This may require a draftsman, architect, or contractor and may require additional approval by HARB if it is inconsistent with the design guidelines.


Jenny Wolfe, Historic Preservation Officer

F2019-0087
253 Charlotte Street
December 19, 2019
STAFF PHOTOGRAPHS:



SUMMARY SCOPE OF WORK:

Revised

- Replace 4 wood windows on front/street façade: first floor windows will be Jeld-Wen wood windows, simulated divided lite; second floor will be Jeld-Wen bronze aluminum clad wood windows
- Replace 2 wood windows on south façade: same aluminum clad wood windows
- North elevation: no work, a gable/attic window is screened with shutters
- Replace 2 wood windows on east/rear elevation: both the first and second floor window to be replaced with same aluminum clad wood window
- Interior/courtyard windows on north elevation: no work. Smaller windows in these locations under the balcony roof will not be replaced.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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 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, and 6 apply.

The building is not historic, therefore these are applicable when considering the impact of the alterations in the context of preservation of the historic district as in City Code Section 28-181 and Sec. 28-183 below.

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]

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-2 Definitions

Undue economic hardship means 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.

Sec. 28-181. - Purpose.

The historical heritage of the city is one of its most valued and important assets. It is therefore the purpose of the historic district regulations:

(1)To safeguard the heritage of the city by preserving the district(s) which reflect noteworthy elements of the cultural, educational, social, economic, political and/or architectural history.(2)To educate the citizen to realize, understand, and appreciate the city's rich heritage.(3)To stimulate a greater awareness and sense of pride in the founding of the city and the contributions it has made to the state and nation.(4)To develop an atmosphere and feeling of old, historic St. Augustine by encouraging the preservation and restoration of historic structures within the districts.(5)To improve the environmental quality and overall livability of the historic section of St. Augustine.(6)To stabilize and improve property values in the district and to allow uses that encourage the restoration and conservation of historic sites and structures.(7)To promote the use and preservation of the district for the education, welfare and pleasure of residents of St. Augustine and St. Johns County, and of the state and nation as well.(8)That these aforementioned goals and objectives of the historic district be achieved and implemented through the establishment of and enforcement of the general district guidelines and specific district regulations.

Sec. 28-183. - Historic preservation district: HP-1.

Intent. This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

Sec. 28-89. - Criteria for certificate of appropriateness or demolition review.

The criteria for certificate of appropriateness review shall be as follows:

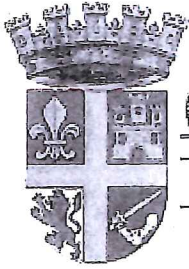
(1)In reviewing an application for a certificate of appropriateness, the board and/or building official and/or planning director shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to issue or not to issue the certificate shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as 'AGHP,' and Albert Manucy's Houses of St. Augustine - 1565-1821.

For information purposes relative to new construction when the structure was built:

AGHP (1984):

Reproductions and reconstructions in the St. Augustine Style, with all the permutations of development from 1565-1821 are the only forms of new construction permitted in the Historic Preservation District 1, 2, 3.

All new structures, regardless of use, shall conform to design characteristics as described in *The Houses of St. Augustine*, by Albert Manucy, or as may be verified by existing or documented 1820 or earlier St. Augustine structures by an accredited authority such as the HABS.



City of St. Augustine



St. Augustine, Florida

Planning/Building

November 21, 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 November 21, 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 December 19, 2019**, 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 | ☐ Preliminary Design Approval for Entry Corridors |
| ☒ Certificate of Appropriateness | ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption |
| ☐ Certificate of Demolition | ☐ Opinion of Appropriateness |
| ☐ Certificate of Relocation | ☐ Variance to Design Standard |
| ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption | |

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 NOVEMBER 21, 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 November 21, 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:

- 12/19/19
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of November, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0087

REQUEST APPROVED / DENIED/CONTINUES


Sign Name

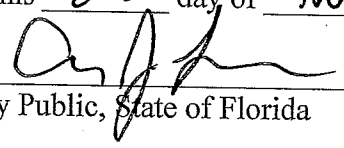
Cathy Duncan
Print Name

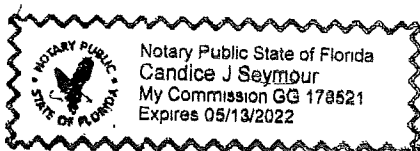
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

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 21st day of November, A.D., 2019.


Notary Public, State of Florida



**New Information
Submitted by Applicant
for December 19, 2019
HARB Meeting**

Jennifer Wolfe

Current proposal
(12/19/19 HARK)

From: Karin white <karinwhite999@hotmail.com>
Sent: Wednesday, December 04, 2019 3:09 PM
To: Jennifer Wolfe
Subject: 253 Charlotte St. , St Augustine, Fl
Attachments: 2wood 6 alum clad window proposal.docx; window proposal wood+alum.pdf

253 Charlotte St. St Augustine , FL

We are proposing to have the 2 front 1st floor windows replaced with wood windows , which are visible to pedestrians.

2nd story front windows replaced with the same brand , series and color, matching aluminum clad windows. Due to accesibility and maintenece of the second story windows.

Right side of the building would also be replaced with 2 aluminum clad windows due to acesibility and low visibility from the street.

Back side of the building would also be replaced with 2 aluminum clad windows which are only visible from the courtyard parking.

Small wood windows on the porch will not be replaced.

Street view.

As you can see, only 1st floor windows are well visible from the street.

2nd story windows are a substantial distance for pedestrians to see a difference in window material.



Street view of the right side of the building.

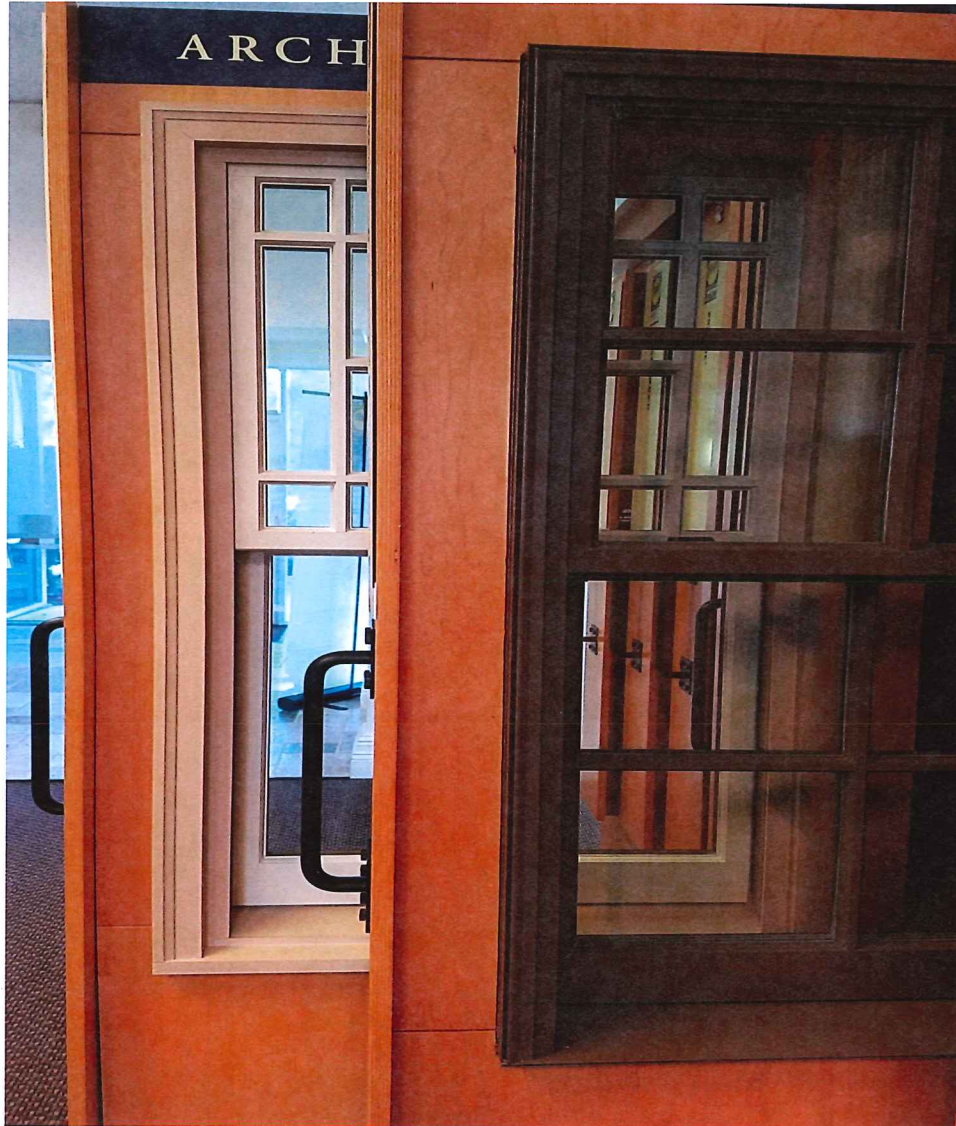
Windows are barely visible due to fence obstruction and proximity to next building.



Back side of building , not visible from street. 2 Aluminum clad windows.



Pella 850 series wood and aluminum clad windows can and will share the exact design, style and color.





Installation Proposal - Windows

12/2/2019

Store #	3238	Salesperson	Steven VanLare
Customer Name	John White	License #	
2nd Contact Name		Home Phone	904-703-1101
Job Site Address	253 Charlotte St.	Work / Cell Phone	
City, State and Zip	St AUGustine FL 32084	Customer email	

Preparation :

- ☒ Pre-installation inspection
- ☒ Provide appropriate protection to home during installation
- ☒ Obtain and post any necessary permits
- ☒ Dedicated project support staff will be in contact with you every step of the way

Additional Considerations :

- ☐ Install new interior casing
- ☐ Install new exterior trim
- ☐ Install new exterior wrap (trim coil)
- ☐ Custom work:

Installation :

- ☒ Remove and haul away existing windows
- ☒ Check existing windows for leaks and evidence of pest infestation
- ☒ Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up / Final Inspection :

- ☒ Complete final cleanup and haul away all job related debris
- ☒ Test product and perform complete inspection with customer

Notes & Product Description

Remove and replace 8 of the large windows and leave the 3 smaller windows in place. Replace with Pella 850 series windows. The 2 windows On the 1st floor would be all wood in construction and the 6 windows on the 2nd would be wood construction with the bronze aluminum clad. Includes the labor, materials, delivery, permit, and haul away of the job related debris.

Total Investment

\$12,963.00

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBC0005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H177890000, #H177890100, #H177890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH0863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensenumbers>.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total flooring required to fulfill order (including waste), which exceeds actual room square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.

**Presented at HARB Meeting
November 19, 2019**

Presented @ HARB 11/19/19

RECEIVED

DEC 05 2019



Planning/Building Dept Installation Proposal - Windows

11/19/2019

Store #	3238	Salesperson	Steven VanLare
Customer Name	John White	License #	
2nd Contact Name		Home Phone	904-703-1101
Job Site Address	253 Charlotte St.	Work / Cell Phone	
City, State and Zip	St Augustine FL 32084	Customer email	

Preparation :

- / Pre-installation inspection
- / Provide appropriate protection to home during installation
- / Obtain and post any necessary permits
- / Dedicated project support staff will be in contact with you every step of the way

Additional Considerations :

- Install new interior casing
- Install new exterior trim
- Install new exterior wrap (trim coil)
- Custom work:

Installation :

- / Remove and haul away existing windows
- / Check existing windows for leaks and evidence of pest infestation
- / Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up / Final Inspection :

- / Complete final cleanup and haul away all job related debris
- / Test product and perform complete inspection with customer

Notes & Product Description

Remove and replace 11 windows JeldWen Clad units.

Total Investment	\$20,399.57
-------------------------	--------------------

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensenumbers>.

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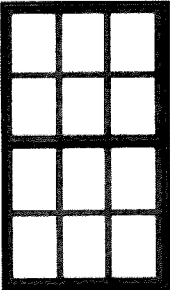
[Back to Quote](#)

Date: 11/19/2019

LOWE'S HOME CENTERS, LLC #3238
 1955 US HIGHWAY 1 SOUTH
 ST. AUGUSTINE, FL 32086-0000
 USA
 (904) 417-4242



Project #: 602280175 Description: PSE Clad JeldWen
 Customer Name: JOHN WHITE
 Customer Phone: (904) 703-1101
 Customer Address: 253 CHARLOTTE ST.
 SAINT AUGUSTINE,
 FL 32084
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: JELD-WEN - Wood Windows & Patio			
Actual Frame Size = 32 1/4-in W x 56 1/2-in H				
	Division: Millwork			
	Product: Windows			
	Type: Double Hungs			
	Product Type: Double Hung			
	Product line: W-5500			
	Exterior Type: Clad			
	Assembly: Full Unit			
	Product Model: Standard			
	Exterior Trim Type: Nail Fin - Standard			
	Style: Rectangle			
	Testing or Performance Standards: US National-WDMA/ASTM			
	Impact: Not Impact			
	Upper Sash Options: Standard Double Hung			
	Vent Division: Even Divide			
	Order By: Net Frame Size			
Actual Frame Width: 32 1/4-in				
Actual Frame Height: 56 1/2-in				
Species: Auralast Pine				
Finish - Interior: Paint Brilliant White/M64WL890				
Finish - Exterior.: Chestnut Bronze				
Sash to Match Exterior Finish: Yes				
Finish - Sash Exterior: Chestnut Bronze				
Jamb Width: 4 9/16-in				
		\$1,391.44	8	\$11,131.52

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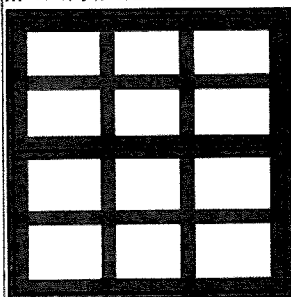
Energy Efficiency: Energy Star South
 STC OITC Rating: Standard
 Glazing.: Insulated
 Glass Color: Low-E 366
 Glass Type: Annealed
 Neat Glass: No
 Glass Thickness: Standard Default Thickness
 Protective Film.: Protective Film
 Spacer Color: Black Spacer
 Glass Options: Argon
 Glazing Stop Style: Traditional
 Grid Type: 7/8-in Bead SDL w/Perm Wood
 Interior Bar Profile: Traditional Bead Bar - Standard
 Location for Grid: All Lite(s)
 Grid Finish: Light Bronze Shadow Bar
 Exterior SDL Finish: Chestnut Bronze
 Grid Pattern: Colonial
 Lites Wide - Top: 3
 Lites Wide - Bottom: 3
 Lites High - Top: 2
 Lites High - Bottom: 2
 Hardware Finish - Interior: White
 number of locks: 1
 Storm Window wScreen: Combination Storm Window
 w/Screen
 StormScreen Combo Finish: Chestnut Bronze
 Rating: PG 50
 Prep for Stool: No
 Drip Cap: Color Match Metal
 Certification: None
 Radius Top Rail: None
 Jambliner: White Jambliner
 Concealed Jambliner: Yes
 Sash Limiter: No Sash Limiter
 Lead Time: 21 Days
 Item Number: 727780
 *** 15% Off All US Windows (11/07/19 - 12/04/19)***

0002

Manufacturer: JELD-WEN - Wood Windows & Patio

Actual Frame Size = 32 1/4- Doors

in W x 32 1/2-in H



Division: Millwork
 Product: Windows
 Type: Double Hungs
 Product Type: Double Hung
 Product line: W-5500
 Exterior Type: Clad
 Assembly: Full Unit
 Product Model: Standard
 Exterior Trim Type: Nail Fin - Standard
 Style: Rectangle

\$1,194.35

3

\$3,583.05

Testing or Performance Standards: US National-WDMA/ASTM
Impact: Not Impact
Upper Sash Options: Standard Double Hung
Vent Division: Even Divide
Order By: Net Frame Size
Actual Frame Width: 32 1/4-in
Actual Frame Height: 32 1/2-in
Species: Auralast Pine
Finish - Interior: Paint Brilliant White/M64WL890
Finish - Exterior.: Chestnut Bronze
Sash to Match Exterior Finish: Yes
Finish - Sash Exterior: Chestnut Bronze
Jamb Width: 4 9/16-in
Energy Efficiency: Energy Star South
STC OITC Rating: Standard
Glazing.: Insulated
Glass Color: Low-E 366
Glass Type: Annealed
Neat Glass: No
Glass Thickness: Standard Default Thickness
Protective Film.: Protective Film
Spacer Color: Black Spacer
Glass Options: Argon
Glazing Stop Style: Traditional
Grid Type: 7/8-in Bead SDL w/Perm Wood
Interior Bar Profile: Traditional Bead Bar - Standard
Location for Grid: All Lite(s)
Grid Finish: Light Bronze Shadow Bar
Exterior SDL Finish: Chestnut Bronze
Grid Pattern: Colonial
Lites Wide - Top: 3
Lites Wide - Bottom: 3
Lites High - Top: 2
Lites High - Bottom: 2
Hardware Finish - Interior: White
number of locks: 1
Storm Window wScreen: Combination Storm Window w/Screen
StormScreen Combo Finish: Chestnut Bronze
Rating: PG 50
Prep for Stool: No
Drip Cap: Color Match Metal
Certification: None
Radius Top Rail: None
Jambliner: White Jambliner
Concealed Jambliner: Yes
Sash Limiter: No Sash Limiter
Lead Time: 21 Days
Item Number: 727780

*** 15% Off All US Windows (11/07/19 - 12/04/19)***

Project Total: \$14,714.57**Salesperson:** STEVE VANLARE (S3238SV1)**Accepted by:** _____

Date: 11/19/2019

[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

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Installation Proposal - Windows

11/19/2019

Store #	3238	Salesperson	Steven VanLare
Customer Name	John White	License #	
2nd Contact Name		Home Phone	904-703-1101
Job Site Address	253 Charlotte St.	Work / Cell Phone	
City, State and Zip	St Augustine FL 32084	Customer email	

Preparation :

- ✓ Pre-installation inspection
- ✓ Provide appropriate protection to home during installation
- ✓ Obtain and post any necessary permits
- ✓ Dedicated project support staff will be in contact with you every step of the way

Additional Considerations :

- Install new interior casing
- Install new exterior trim
- Install new exterior wrap (trim coil)
- Custom work:

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Installation :

- ✓ Remove and haul away existing windows
- ✓ Check existing windows for leaks and evidence of pest infestation
- ✓ Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up / Final Inspection :

- ✓ Complete final cleanup and haul away all job related debris
- ✓ Test product and perform complete inspection with customer

Notes & Product Description

Remove and replace 11 windows with JeldWen Wood sash windows.

Total Investment

\$19,472.41

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BCC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1177890000, #H1177890100, #H1177890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TAC1B24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH0863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensesnumbers>.

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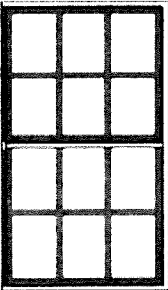
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Date: 11/19/2019

LOWE'S HOME CENTERS, LLC #3238
 1955 US HIGHWAY 1 SOUTH
 ST. AUGUSTINE, FL 32086-0000
 USA
 (904) 417-4242



Project #: 602272503 Description: PSE Wood Windows
 Customer Name: JOHN WHITE
 Customer Phone: (904) 703-1101
 Customer Address: 253 CHARLOTTE ST.
 SAINT AUGUSTINE,
 FL 32084
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: JELD-WEN - Wood Windows & Patio			
Actual Frame Size = 32 1/4-	Doors			
in W x 56 1/2-in H				
	Division: Millwork Product: Windows Type: Double Hungs Product Type: Double Hung Product line: W-5500 Exterior Type: Wood Assembly: Full Unit Product Model: Standard Exterior Trim Type: No Exterior Trim Exterior Trim Options: No Style: Rectangle Testing or Performance Standards: US National-WDMA/ASTM Impact: Not Impact Upper Sash Options: Standard Double Hung Vent Division: Even Divide Order By: Net Frame Size Actual Frame Width: 32 1/4-in Actual Frame Height: 56 1/2-in Species: Auralast Pine Finish - Interior: Paint Brilliant White/M64WL890 Finish - Exterior.: Primed Sash to Match Exterior Finish: No - Clad Sash Finish - Sash Exterior: Chestnut Bronze			
		\$1,301.71	8	\$10,413.68

Jamb Width: 4 9/16-in
 Energy Efficiency: Standard
 STC OITC Rating: Standard
 Glazing.: Insulated
 Glass Color: Low-E 366
 Glass Type: Annealed
 Neat Glass: No
 Glass Thickness: Standard Default Thickness
 Protective Film.: Protective Film
 Spacer Color: Black Spacer
 Glass Options: Argon
 Glazing Stop Style: Traditional
 Grid Type: 7/8-in Bead SDL w/Perm Wood
 Interior Bar Profile: Traditional Bead Bar - Standard
 Location for Grid: All Lite(s)
 Grid Finish: Light Bronze Shadow Bar
 Exterior SDL Finish: Chestnut Bronze
 Grid Pattern: Colonial
 Lites Wide - Top: 3
 Lites Wide - Bottom: 3
 Lites High - Top: 2
 Lites High - Bottom: 2
 Hardware Finish - Interior: White
 number of locks: 1
 Storm Window wScreen: Combination Storm Window
 w/Screen
 StormScreen Combo Finish: Chestnut Bronze
 Rating: PG 50
 Sill Nosing: No Sill Nosing
 Prep for Stool: No
 Certification: None
 Bottom Rail Option: Standard
 Radius Top Rail: None
 Jambliner: White Jambliner
 Concealed Jambliner: Yes
 Sash Limiter: No Sash Limiter
 Lead Time: 21 Days
 Item Number: 727780
 *** 15% Off All US Windows (11/07/19 - 12/04/19)***

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0002

Manufacturer: JELD-WEN - Wood Windows & Patio

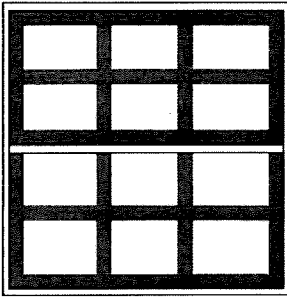
Actual Frame Size = 32 1/4- Doors
 in W x 32 1/2-in H

Division: Millwork
 Product: Windows
 Type: Double Hungs
 Product Type: Double Hung
 Product line: W-5500
 Exterior Type: Wood
 Assembly: Full Unit
 Product Model: Standard

\$1,123.91

3

\$3,371.73



Exterior Trim Type: No Exterior Trim
 Exterior Trim Options: No
 Style: Rectangle
 Testing or Performance Standards: US National-WDMA/ASTM
 Impact: Not Impact
 Upper Sash Options: Standard Double Hung
 Vent Division: Even Divide
 Order By: Net Frame Size
 Actual Frame Width: 32 1/4-in
 Actual Frame Height: 32 1/2-in
 Species: Auralast Pine
 Finish - Interior: Paint Brilliant White/M64WL890
 Finish - Exterior.: Primed
 Sash to Match Exterior Finish: Yes
 Finish - Sash Exterior: Primed
 Jamb Width: 4 9/16-in
 Energy Efficiency: Standard
 STC OFTC Rating: Standard
 Glazing.: Insulated
 Glass Color: Low-E 366
 Glass Type: Annealed
 Neat Glass: No
 Glass Thickness: Standard Default Thickness
 Protective Film.: Protective Film
 Spacer Color: Black Spacer
 Glass Options: Argon
 Glazing Stop Style: Traditional
 Grid Type: 7/8-in Bead SDL w/Perm Wood
 Interior Bar Profile: Traditional Bead Bar - Standard
 Location for Grid: All Lite(s)
 Grid Finish: Light Bronze Shadow Bar
 Exterior SDL Finish: Primed Wood
 Grid Pattern: Colonial
 Lites Wide - Top: 3
 Lites Wide - Bottom: 3
 Lites High - Top: 2
 Lites High - Bottom: 2
 Hardware Finish - Interior: White
 number of locks: 1
 Storm Window wScreen: Combination Storm Window w/Screen
 StormScreen Combo Finish: Chestnut Bronze
 Rating: PG 50
 Sill Nosing: No Sill Nosing
 Prep for Stool: No
 Certification: None
 Radius Top Rail: None
 Jambliner: White Jambliner
 Concealed Jambliner: Yes

Sash Limiter: No Sash Limiter Lead Time: 21 Days Item Number: 727780 *** 15% Off All US Windows (11/07/19 - 12/04/19)***

Project Total: \$13,785.41**Salesperson:** STEVE VANLARE (S3238SV1)**Accepted by:** _____

Date: 11/19/2019

[Print Detailed Quote](#)

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Installation Proposal - Windows

11/19/2019

Store #	3238	Salesperson	Steven VanLare
Customer Name	John White	License #	
2nd Contact Name		Home Phone	904-703-1101
Job Site Address	253 Charlotte St.	Work / Cell Phone	
City, State and Zip	St Augustine FL 32084	Customer email	

Preparation :

- ✓ Pre-installation inspection
- ✓ Provide appropriate protection to home during installation
- ✓ Obtain and post any necessary permits
- ✓ Dedicated project support staff will be in contact with you every step of the way

Additional Considerations :

- Install new interior casing
- Install new exterior trim
- Install new exterior wrap (trim coil)
- Custom work:

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Installation :

- ✓ Remove and haul away existing windows
- ✓ Check existing windows for leaks and evidence of pest infestation
- ✓ Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up / Final Inspection :

- ✓ Complete final cleanup and haul away all job related debris
- ✓ Test product and perform complete inspection with customer

Notes & Product Description

Remove and replace 11 windows with Pella Alum clad double hung windows.

Total Investment

\$16,304.42

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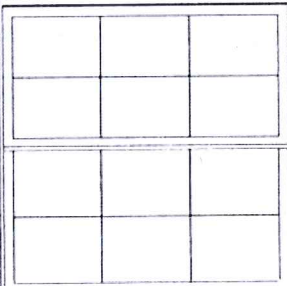
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Date: 11/19/2019

LOWE'S HOME CENTERS, LLC #3238
 1955 US HIGHWAY 1 SOUTH
 ST. AUGUSTINE, FL 32086-0000
 USA
 (904) 417-4242



Project #: 602279603 Description: PSE Pella
 Customer Name: JOHN WHITE
 Customer Phone: (904) 703-1101
 Customer Address: 253 CHARLOTTE ST.
 SAINT AUGUSTINE,
 FL 32084
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0002	Manufacturer: Pella (R) 850 Series PSE			
Size = 32 1/4-in W x 32 1/2-in H	Double Hung NFRC: 0 Double Hung DP50: Size Tested 33-in x 47-in Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella (R) 850 Series PSE Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products Style Collection: Traditional Room Location: Other 1 Configuration: 1 Wide Actual Frame Width: 32 1/4-in Actual Frame Height: 32 1/2-in Fits Opening Width: 33-in Fits Opening Height: 33 1/4-in Operation / Venting: Double Hung Venting Height: Equal Unit Type: Complete Unit Performance Option: Standard Exterior Material Type: Clad Wood Type: Pine Edition: Style Actual Base Frame Depth: 5-in Actual Base Wall Depth: 3 11/16-in			
		\$1,182.26	3	\$3,546.78

Exterior Paint Grade: Standard EnduraClad
Exterior Color: Brown
Interior Finish: Bright White
Exterior Sash / Panel Profile: Ogee
Interior Sash / Panel Profile: Ogee
Sash Lugs: No Sash Lugs
Glazing Type: Insulated
Insulated Type: Dual
Glass Strength: Annealed
Insulated Glass Options: Low-E
Low-E Glass Style: SunDefense (TM) Low-E Insulating Glass
Gas Filled: Argon
High Altitude: Non High Altitude
Sash Lock: Cam-Action Lock
Window Opening Control Device: No Window Opening Control Device
Sensor Option: No Integrated Sensor
Hardware Finish: White
Limited Opening Hardware: No Limited Opening Hardware
Sash Lift: Order Sash Lift
Sash Lift Shipping Options: Shipped In Unit
Screen Option: Full Screen
Screen Style: Standard
Screen Color: Brown
Screen Cloth: InView (TM)
Grille Type: Removable Grilles
Actual Grille Bar Profile Width: 3/4-in
Grille Interior Color: Bright White
Grille Exterior Color: Brown
Grille Pattern: Traditional
Upper Grille Division Type: Typical
Lower Grille Division Type: Typical
Upper Number Wide: 3
Upper Number High: 2
Lower Number Wide: 3
Lower Number High: 2
Attachment Method: Foldout Fins
Attachment Method Application: Factory Applied
Actual Jamb Extended Wall Depth: 3 11/16-in
Wall Depth Application: Factory Applied
Is This A Remake?: No
Lead Time: 24 Days
Item Number: 153620

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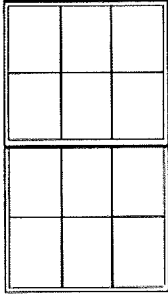
***This price reflects a 15% Off Promotion on SOS Pella
(R) Windows & Patio Doors - 11/07/19 to 12/04/19***

This quote is good 11/07/19 to 12/04/19.

0003

Manufacturer: Pella (R) 850 Series PSE

Size = 32 1/4-in W x 56 1/2-in H



Double Hung NFRC: 0
 Double Hung DP40: Size Tested 33-in x 59-in
 Division: Millwork
 Product: Windows
 Type: Double Hungs
 Manufacturer: Pella (R) 850 Series PSE
 Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.
 Product Family: Full Frame Pella Products
 Style Collection: Traditional
 Room Location: Other 1
 Configuration: 1 Wide
 Actual Frame Width: 32 1/4-in
 Actual Frame Height: 56 1/2-in
 Fits Opening Width: 33-in
 Fits Opening Height: 57 1/4-in
 Operation / Venting: Double Hung
 Venting Height: Equal
 Unit Type: Complete Unit
 Performance Option: Standard
 Exterior Material Type: Clad
 Wood Type: Pine
 Edition: Style
 Actual Base Frame Depth: 5-in
 Actual Base Wall Depth: 3 11/16-in
 Exterior Paint Grade: Standard EnduraClad
 Exterior Color: Brown
 Interior Finish: Bright White
 Exterior Sash / Panel Profile: Ogee
 Interior Sash / Panel Profile: Ogee
 Sash Lugs: No Sash Lugs
 Glazing Type: Insulated
 Insulated Type: Dual
 Glass Strength: Annealed
 Insulated Glass Options: Low-E
 Low-E Glass Style: SunDefense (TM) Low-E Insulating Glass
 Gas Filled: Argon
 High Altitude: Non High Altitude
 Sash Lock: Cam-Action Lock
 Window Opening Control Device: No Window Opening Control Device
 Sensor Option: No Integrated Sensor
 Hardware Finish: White
 Limited Opening Hardware: No Limited Opening Hardware
 Sash Lift: Order Sash Lift

\$883.83

8

\$7,070.64

Sash Lift Shipping Options: Shipped In Unit
Screen Option: Full Screen
Screen Style: Standard
Screen Color: Brown
Screen Cloth: InView (TM)
Grille Type: Removable Grilles
Actual Grille Bar Profile Width: 3/4-in
Grille Interior Color: Bright White
Grille Exterior Color: Brown
Grille Pattern: Traditional
Upper Grille Division Type: Typical
Lower Grille Division Type: Typical
Upper Number Wide: 3
Upper Number High: 2
Lower Number Wide: 3
Lower Number High: 2
Attachment Method: Foldout Fins
Attachment Method Application: Factory Applied
Actual Jamb Extended Wall Depth: 3 11/16-in
Wall Depth Application: Factory Applied
Is This A Remake?: No
Lead Time: 24 Days
Item Number: 153620

***This price reflects a 15% Off Promotion on SOS Pella
(R) Windows & Patio Doors - 11/07/19 to 12/04/19***

This quote is good 11/07/19 to 12/04/19.

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Planning/Building Dept.

Project Total: \$10,617.42

Salesperson: STEVE VANLARE (S3238SV1)

Accepted by: _____

Date: 11/19/2019

Print Detailed Quote

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



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Planning/Building Dept.

QUOTE BY: CHARLIE WILDE

QUOTE #: JCBW07057

SOLD TO: JOHN WHITE
253 CHARLOTTE ST
ST AUGUSTINE, FL 32084

SHIP TO:

PROJECT NAME: 253 CHARLOTTE

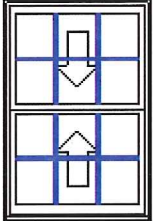
PO#:

REFERENCE: CLAD EXTERIOR

Ship Via: Ground/Next Truck

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.18

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		SCD3756			
	Rough Opening: 38 1/8 X 56 3/4	Frame Size : 37 3/8 X 56 (Outside Casing Size: 40 3/8 X 57 13/16), Siteline Clad Double Hung, Auralast Pine, Cocoa Exterior, Primed Interior, Aluminum Brickmould, Standard Sill Nosing, Color Match Metal DripCap, Cocoa Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 17594.1 Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Cocoa SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Cocoa Screen, GlassThick=0.698, Clear Opening:33.6w, 24.4h, 5.7 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N-880-02733-00001 PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
			\$1,451.98	4	\$5,807.92

Line-2

REMOVE WINDOWS AND FRAME COMPLETE AND INSTALL NEW
WINDOWS AND TRIM. NO PAINTING INCLUDED
(non-taxable)

\$3,500.00 1 \$3,500.00

Total: \$9,307.92
SALES(6.5%): \$377.51
NET TOTAL: \$9,685.43
Total Units: 5



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

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



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Planning/Building Dept.

QUOTE BY: CHARLIE WILDE

QUOTE #: JCBW07048

SOLD TO: JOHN WHITE
253 CHARLOTTE ST
ST AUGUSTINE, FL 32084

SHIP TO:

PROJECT NAME: 253 CHARLOTTE

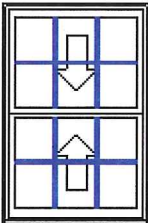
PO#:

REFERENCE:

Ship Via: Ground/Next Truck

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.18

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		SWD3756			
	Rough Opening: 38 1/8 X 56 3/4	Frame Size : 37 3/8 X 56 (Outside Casing Size: 40 X 58 3/16), Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 17594.4 Insulated Low-E 366 Annealed Glass, Neat, 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) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:33.6w, 24.4h, 5.7 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N-885-00063-00001 PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
			\$1,078.70	4	\$4,314.80

Line-2

REMOVE WINDOWS AND FRAME COMPLETE AND INSTALL NEW
WINDOWS AND TRIM. NO PAINTING INCLUDED
(non-taxable)

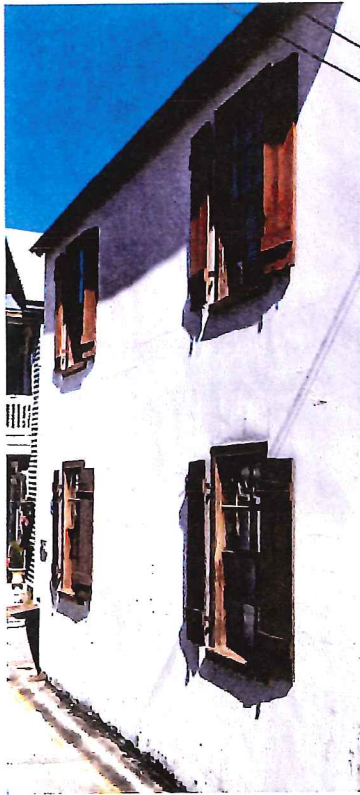
\$3,500.00 1 \$3,500.00

Total: \$7,814.80
SALES(6.5%): \$280.46
NET TOTAL: \$8,095.26
Total Units: 5



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

Past Supplemental Information and Original Application Copies



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



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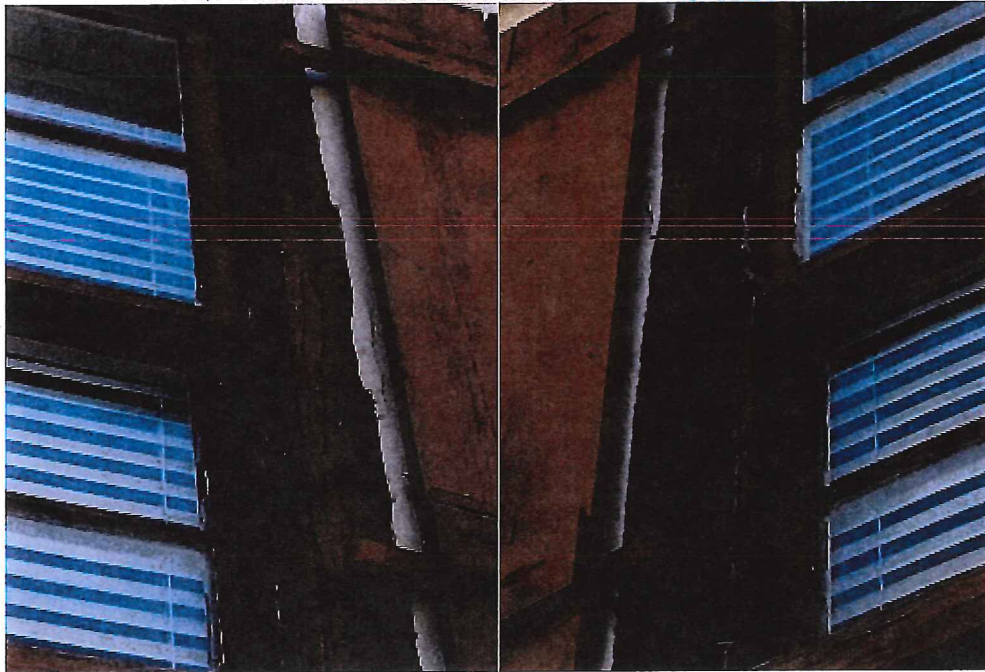
Planning / Building Dept.



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AUG 29 2019

Planning / Building Dept.



RECEIVED

AUG 29 2019

Planning / Building Dept.



RECEIVED

AUG 29 2019

Planning / Building Dept.

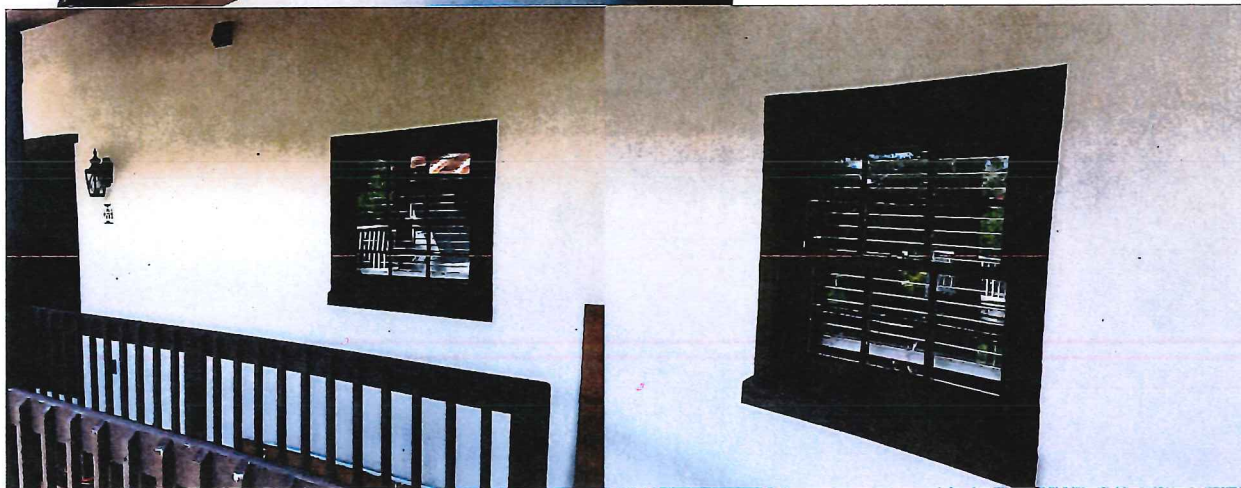


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Planning / Building Dept.

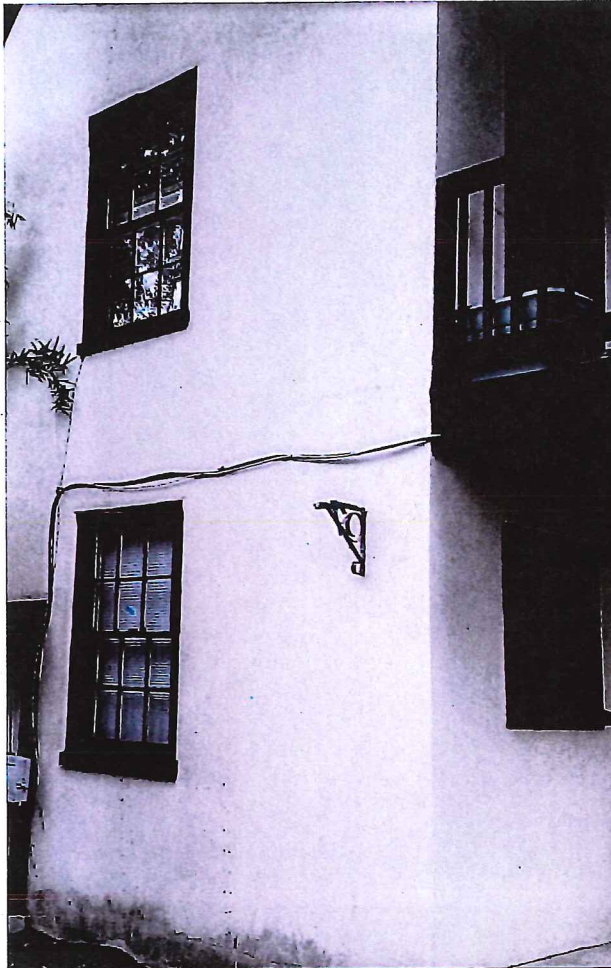
North Side of home, not visible from the road, faces the homes private parking. Least damage but windows don't function properly.



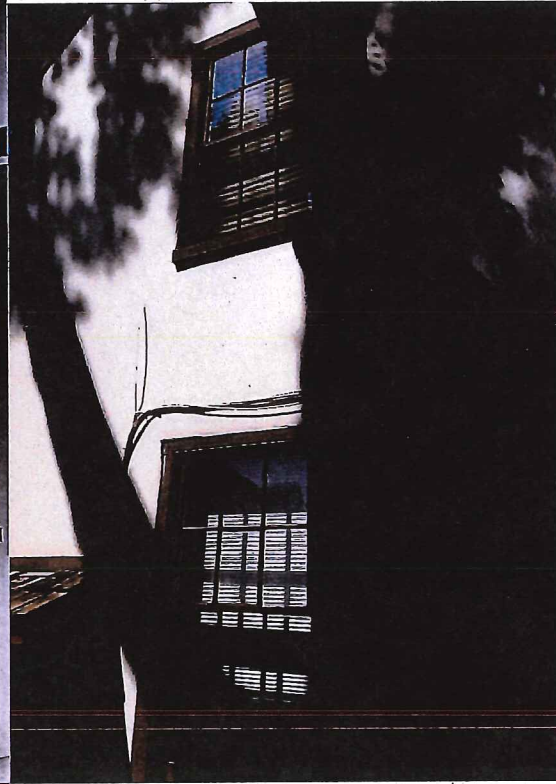
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AUG 29 2019

Planning / Building Dept.



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

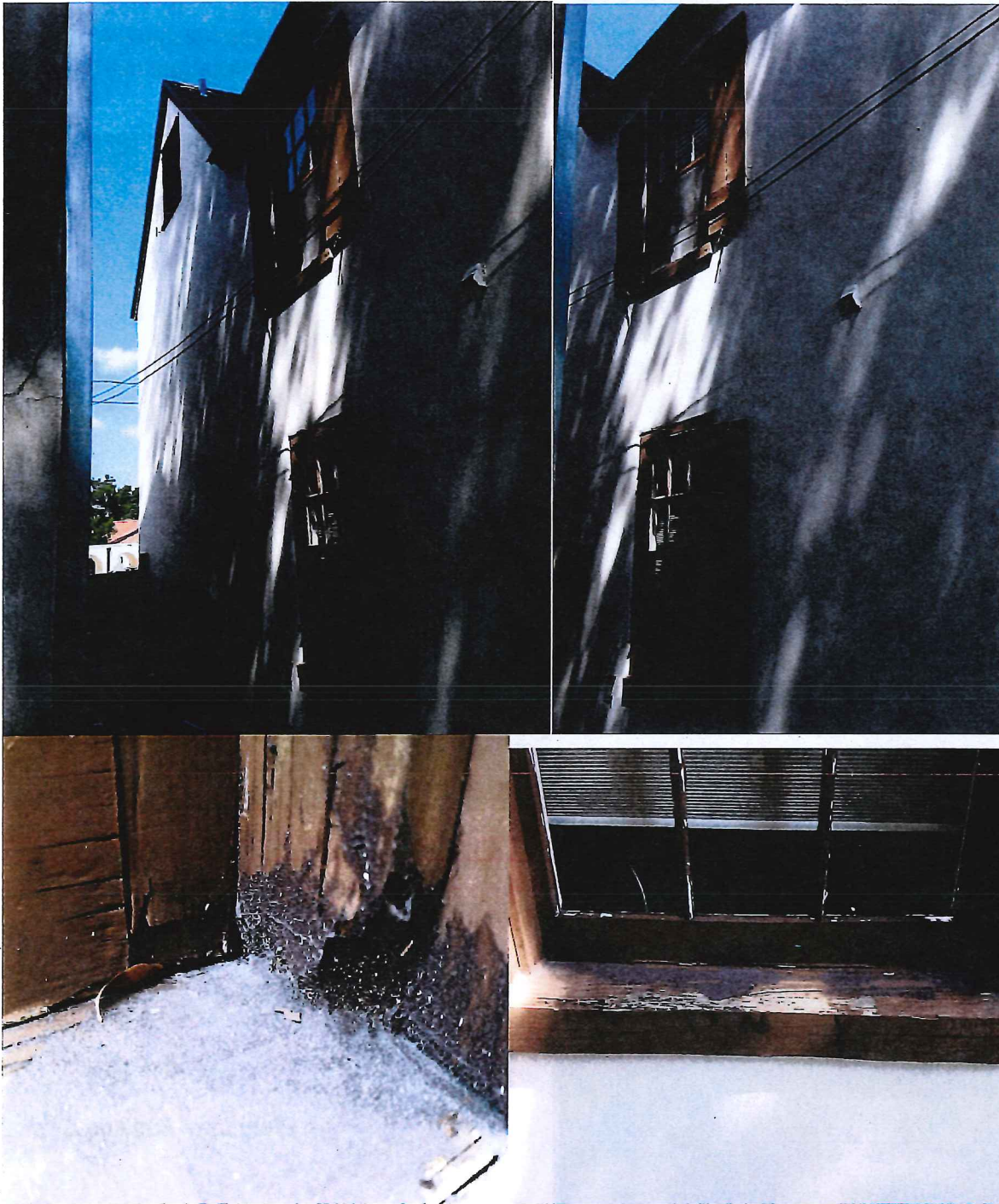


South facing portion of home, not seen from road, windows face neighbor's house. Both windows have significant damage.

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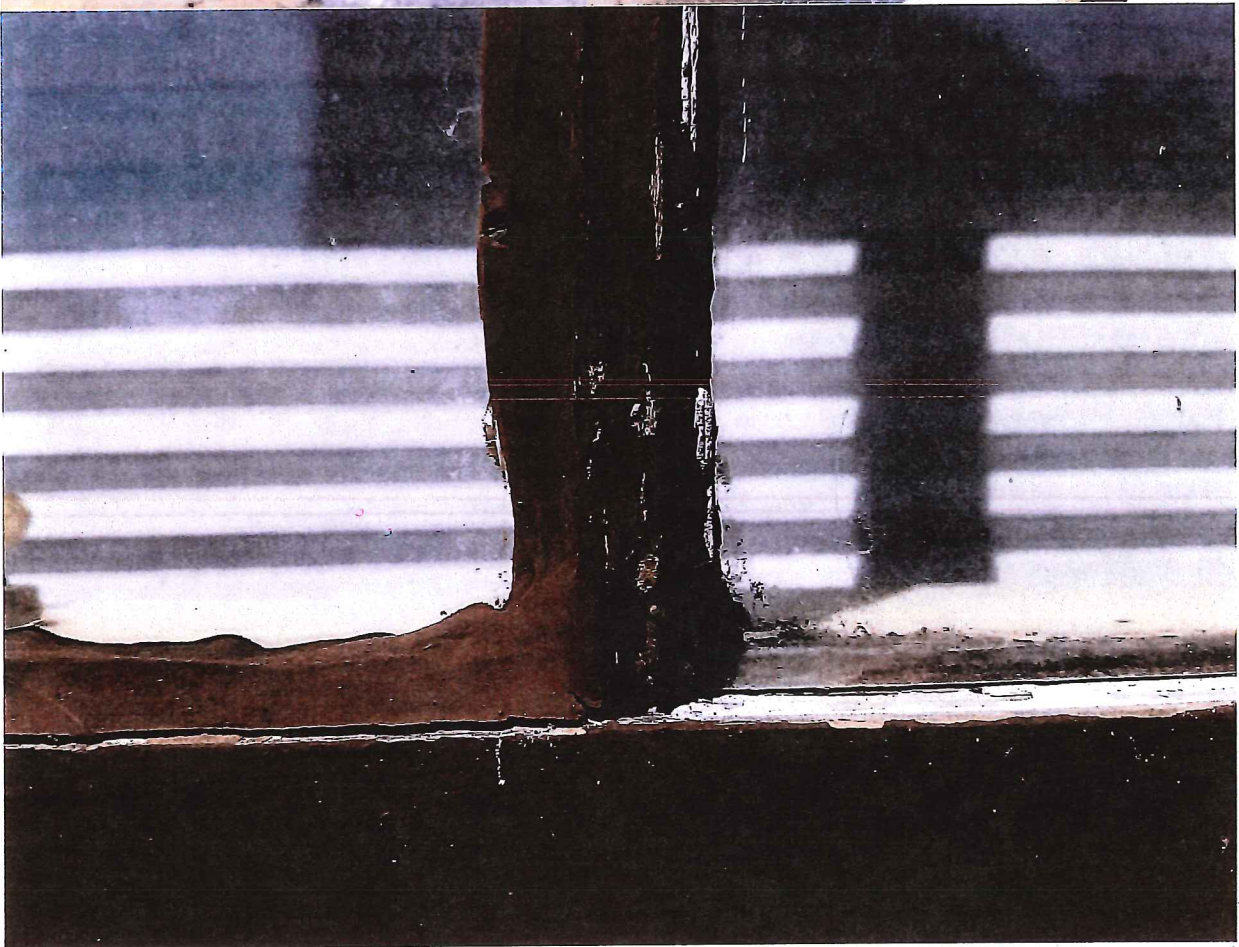
Planning / Building Dept.



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AUG 29 2019

Planning / Building Dept.



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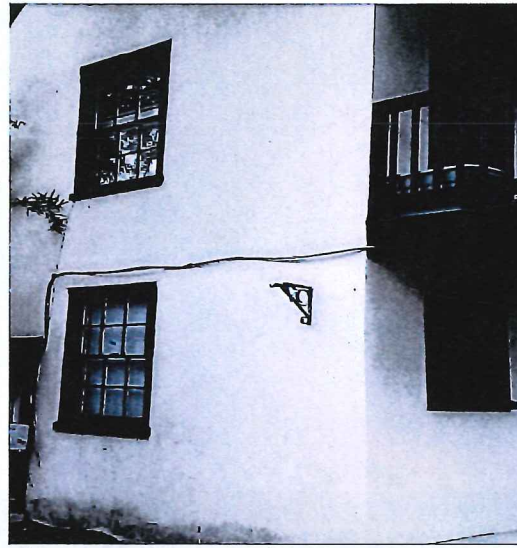
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Grid Styles

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

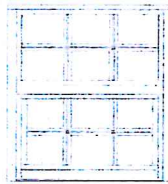
Standard Features

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.

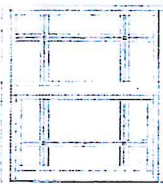
Standard Interior & Exterior Frame Colors

- 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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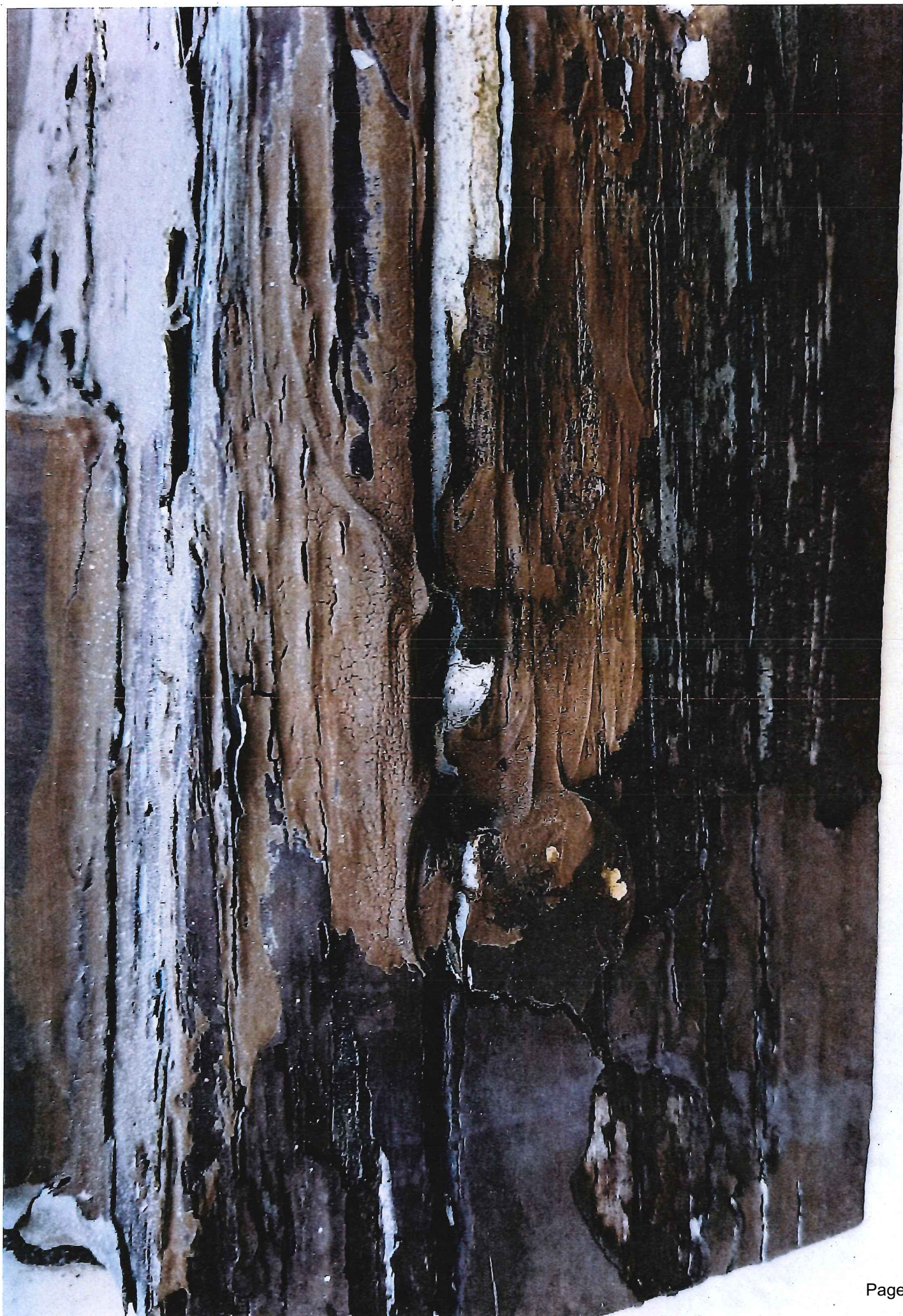






51



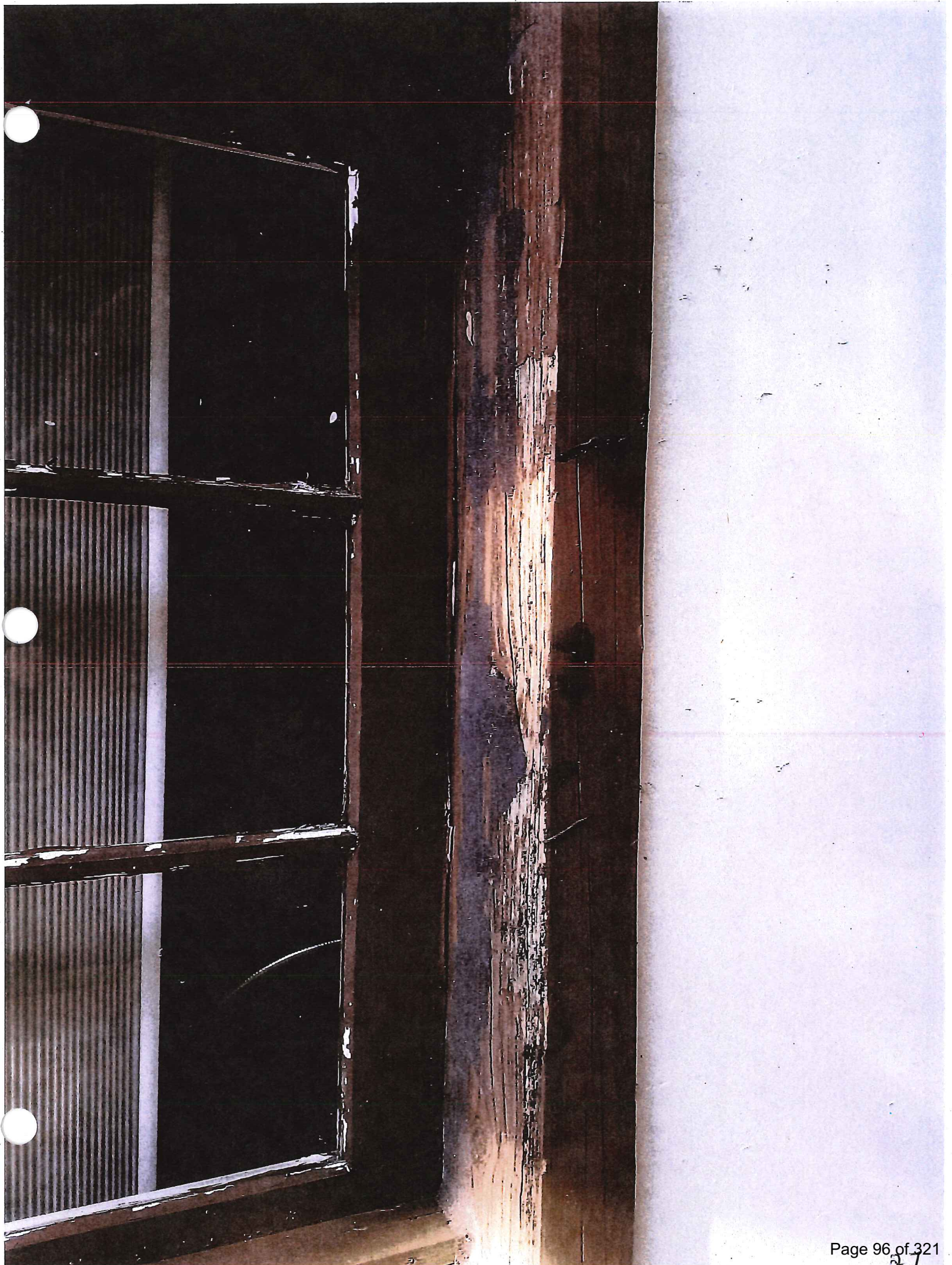








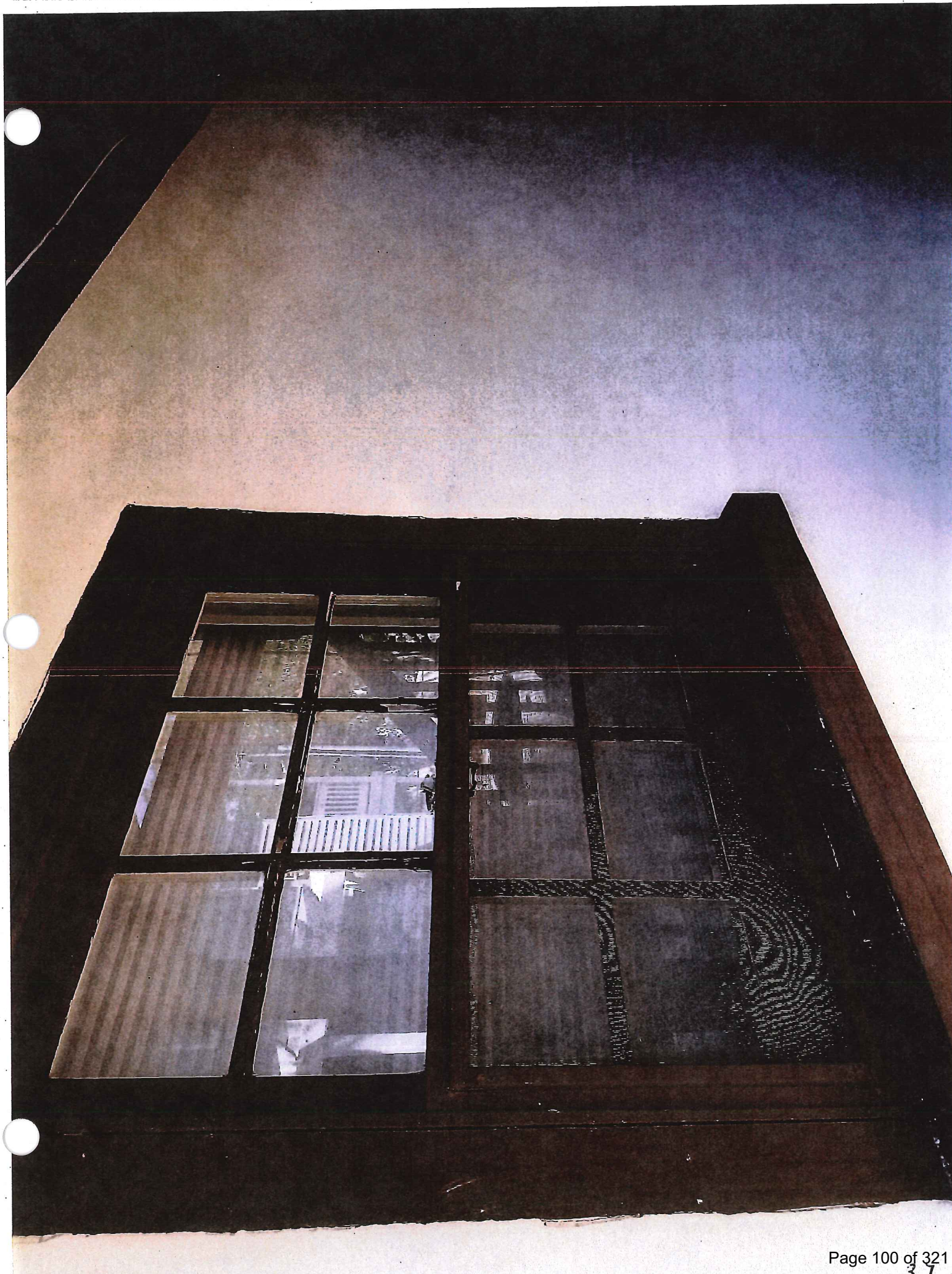


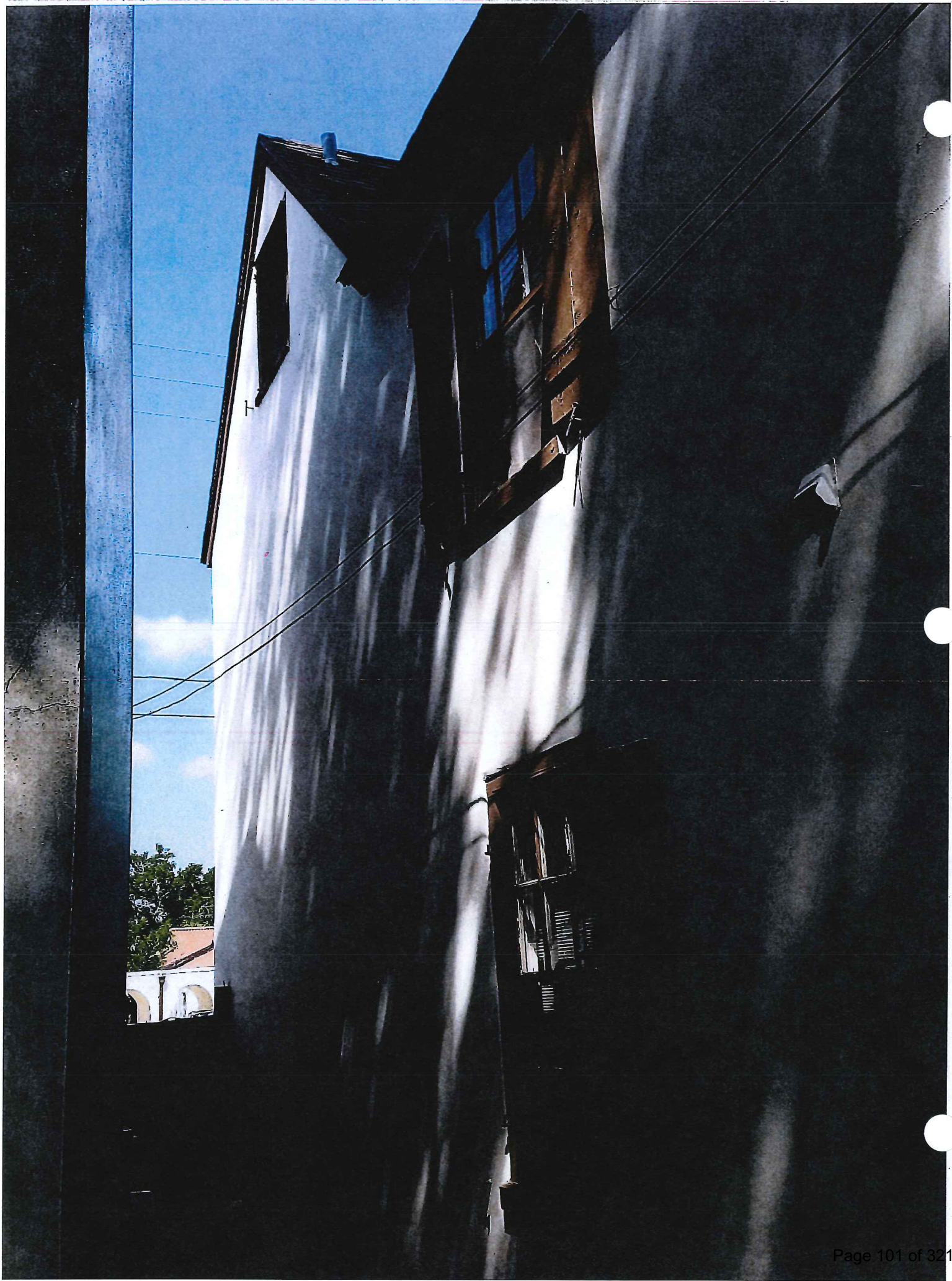














City of St. Augustine



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.

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:

- Nov 21, 2019
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 17th day of October, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0087

REQUEST APPROVED / DENIED/CONTINUES

Catherine Duncan
Sign Name

Catherine Duncan
Print Name

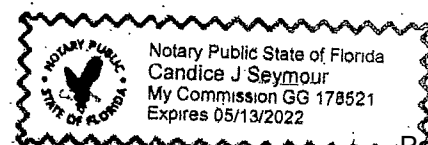
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan 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 17th day of October, A.D., 2019.

Candice J. Seymour
Notary Public, State of Florida





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

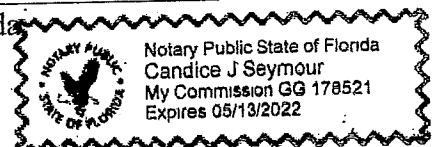
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

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



presentes @ Sept. 20, 2014, Meeting



Presented @ Sept. 26, 2014, meeting



Presented on Sept. 26, 2014, meeting



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



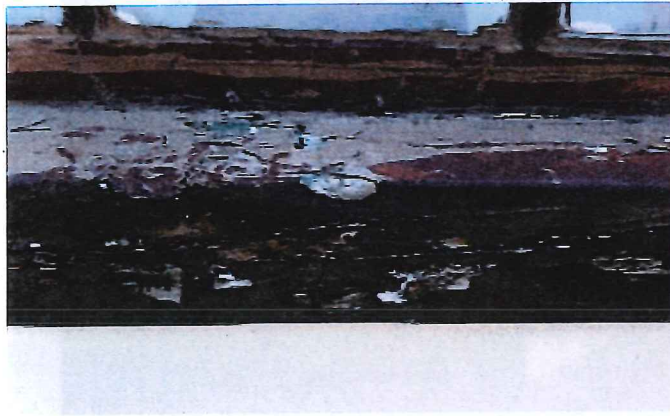
Bottom right front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especialy sun most of the day.

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 ,especialy sun most of the day.

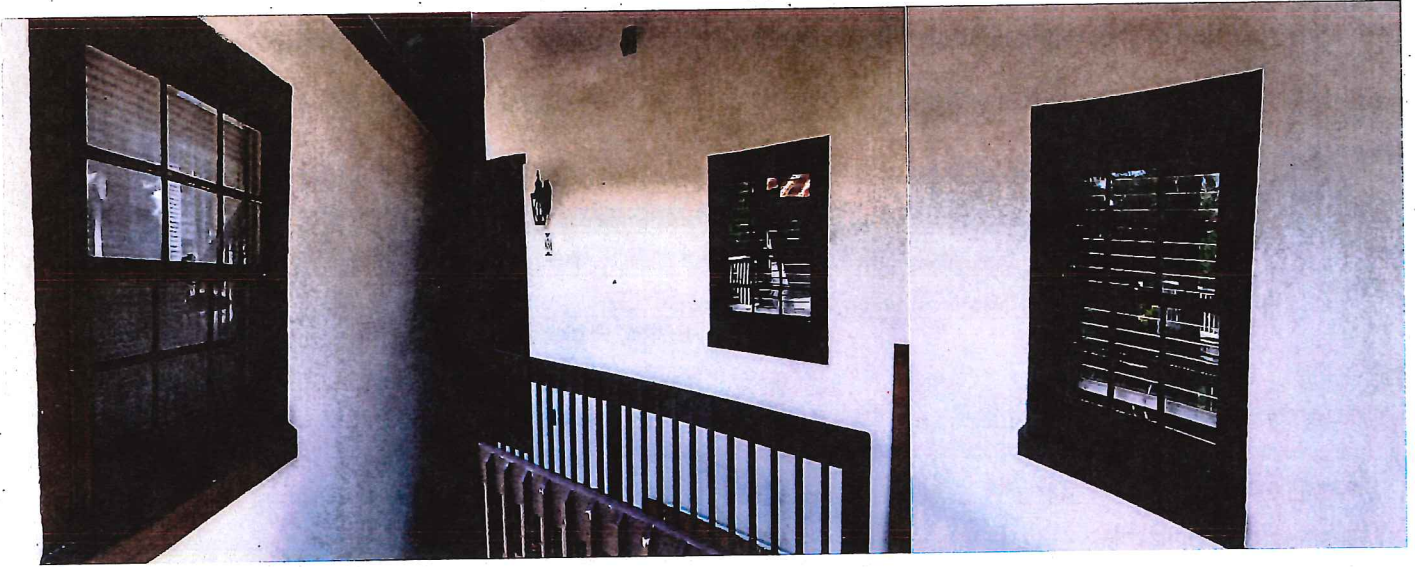
While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

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

They DO NOT open.

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

2019 -
0087

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 / karin.white199@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 (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 _____

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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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Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

- 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 / KAREN 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	Roof Structure	Gable Hip
Actual Area	2391	Roof Cover	Composite Shingle
Conditioned Area	1995	Interior Flooring	Ceramic Tile, Carpet
Actual Year Built	1986	Interior Wall	Drywall
Use	Duplex	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	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

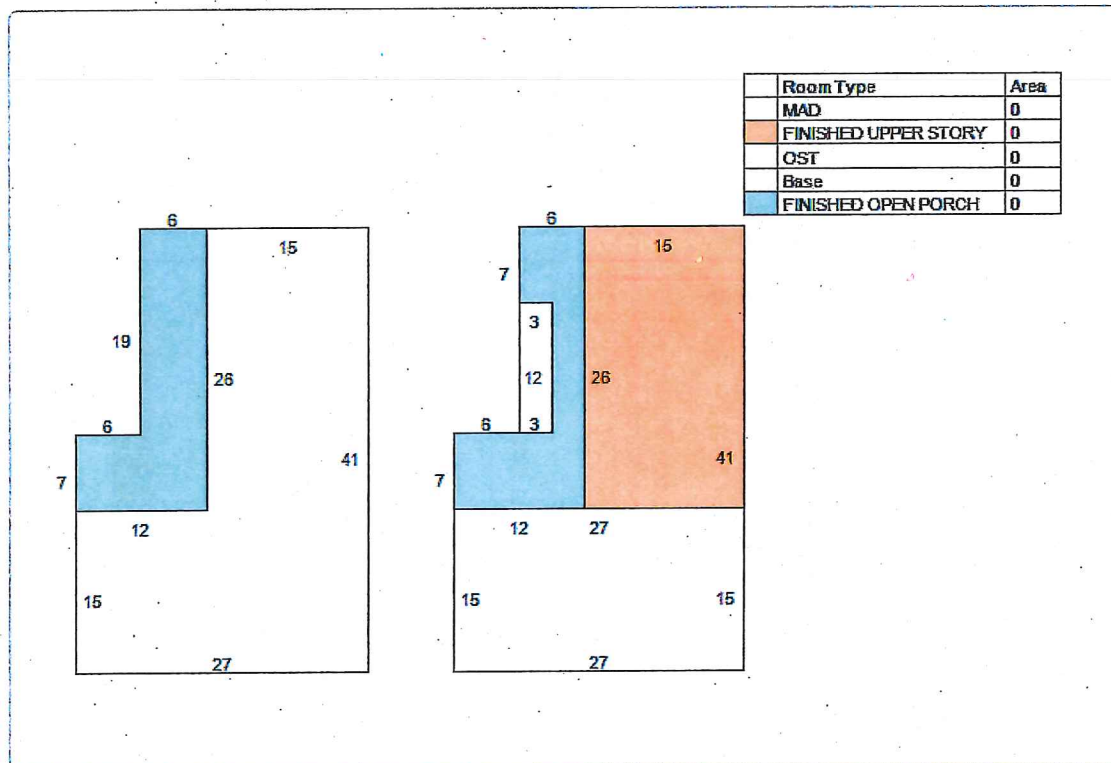
Sale Information

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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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 | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | 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:

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



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 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) ***AMENDED TO PARTIAL DEMOLITION.**

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: 6(b)	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. According to the recent email conversation, the applicant has amended the application to a partial demolition to include the concrete front porch, rear additions, and gambrel roof.

- 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 applicant indicates an architectural investigation performed by Anthony Harwell found that the building originally had a hip roof. The front façade of the front porch has been enclosed with stucco which clearly is not original and a portion of the wrap-around porch has been absorbed into the building.
- 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.
- City Directories did not identify any known historic connections.
- The building has already been recorded with measured drawings and photographs as a result of the approved 2018 COD.
- The proposed partial demolition is a step to the building's rehabilitation although because of the condition reported there will be significant removal of original building material. The applicant indicates the original form will be reconstructed and the building will be relocated on the lot.
- The project is within archeological zone IIIA. All site work should be coordinated with the city archeologist, who suggests that the site should be monitored during the demolition or that there be minimal ground disturbance (ex. Not excavating the subsurface foundations).

STAFF RECOMMENDATION:

Based on the previous Certificate of Demolition issued in 2018, lack of new evidence, and review of the AGHP without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Demolition** for **103 South Street** for the partial demolition of the building including the front porch, gambrel roof, and small rear projections.


Jenny Wolfe, Historic Preservation Officer

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

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

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

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

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

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

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

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

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

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

The 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.*** The applicant revised demolition plans and is now presenting a partial demolition which will maintain the main block of the house, reconstruct the hip roof reported by his consulting architect, and remove the rear projections which are not a significant impact to the streetscape. If this partial demolition is successful in the rehabilitation of the building the streetscape will not only be improved but it will be partially restored.
- 4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** N/A see previous.
- 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. The proposed partial demolition will restore the front porch and original roof pattern, and the rear projections will be sacrificed to deterioration and the relocation of the main building on the lot away from the west property line.
- 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 and the applicant indicated his architect reported that the gambrel roof is covering the original hip roof.
- 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.*** N/A see above.
- 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 and the applicant has indicated the partial demolition will be part of a larger rehabilitation effort.
- 10. *The justification for the proposed demolition.*** The building condition assessment was provided with the 2018 COD application and the applicant indicates the building needs to be relocated on the lot away from the property line.

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
December 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



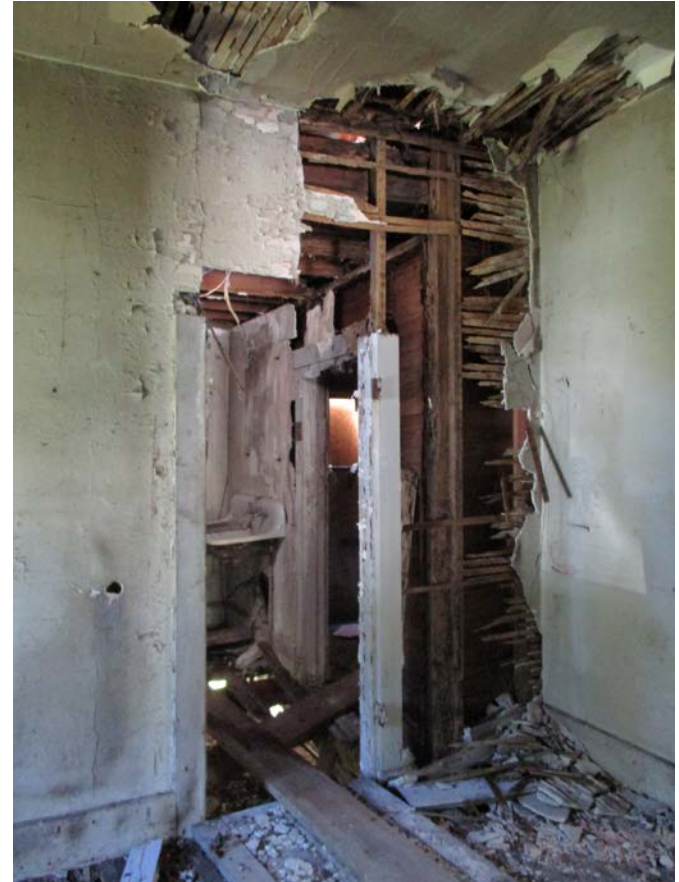
Interior parlor room



Interior room



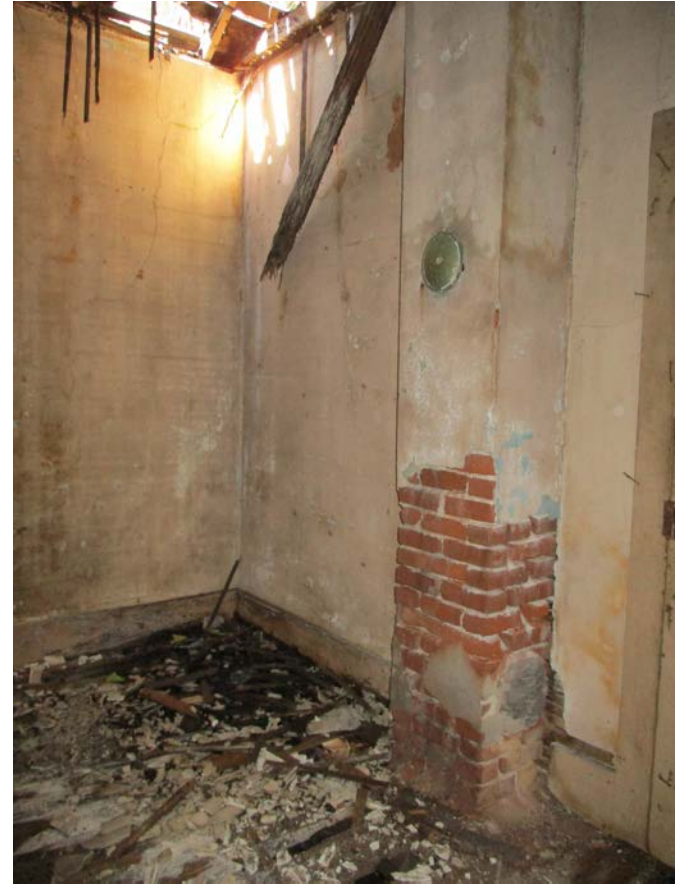
Interior



Interior towards bathroom



Interior

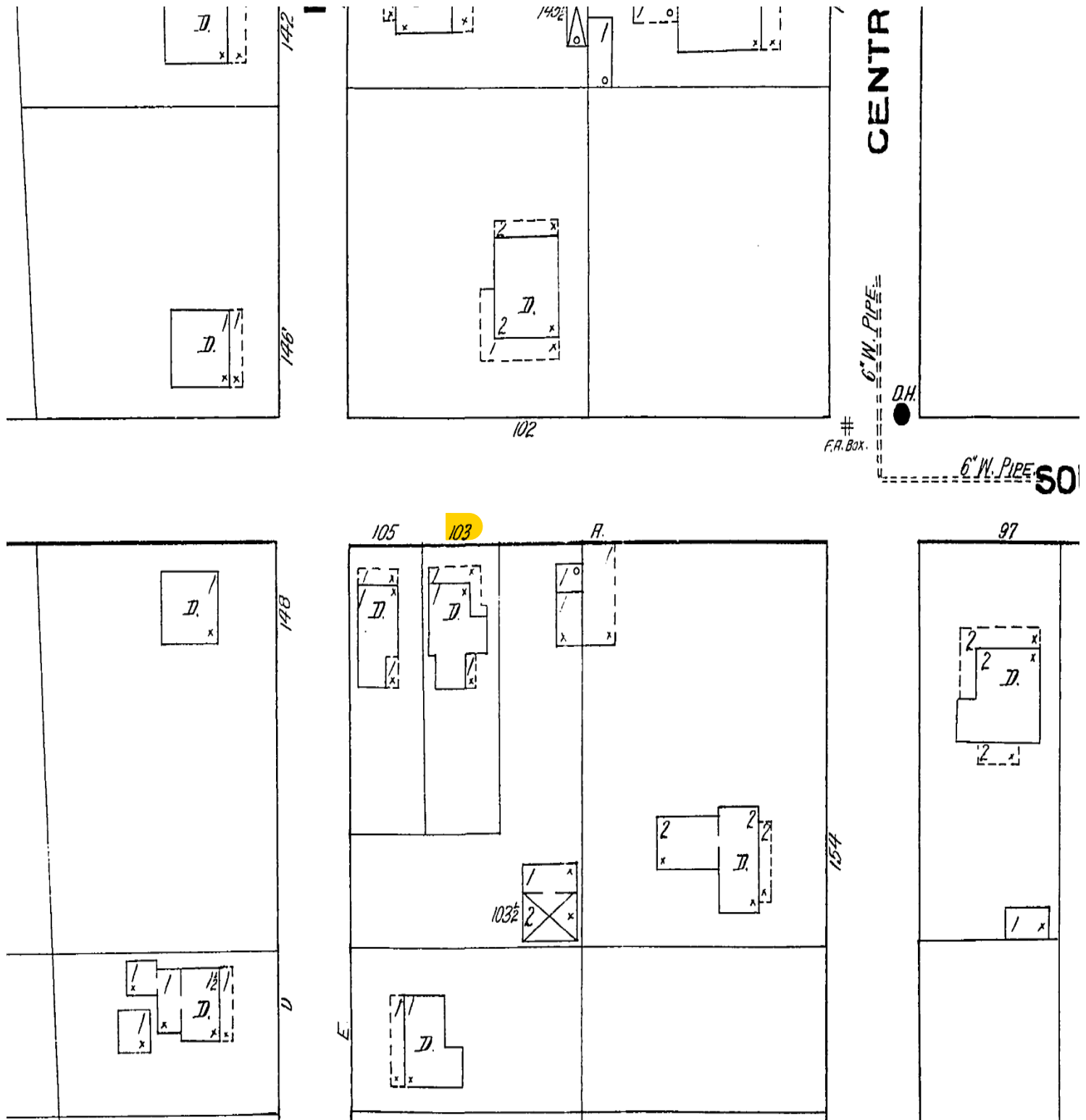


Interior with brick chimney, likely original
exterior wall





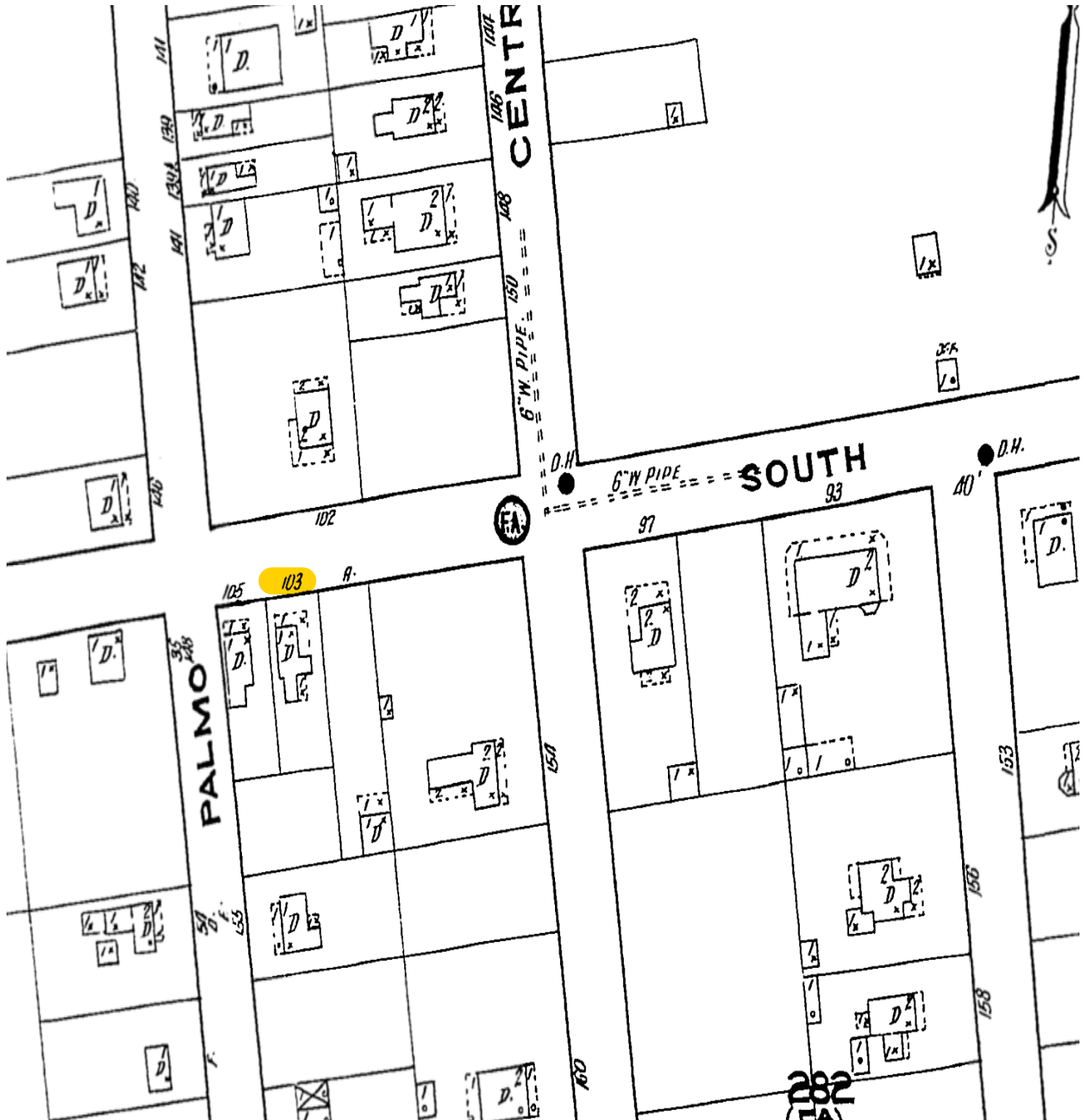
Enclosed front porch



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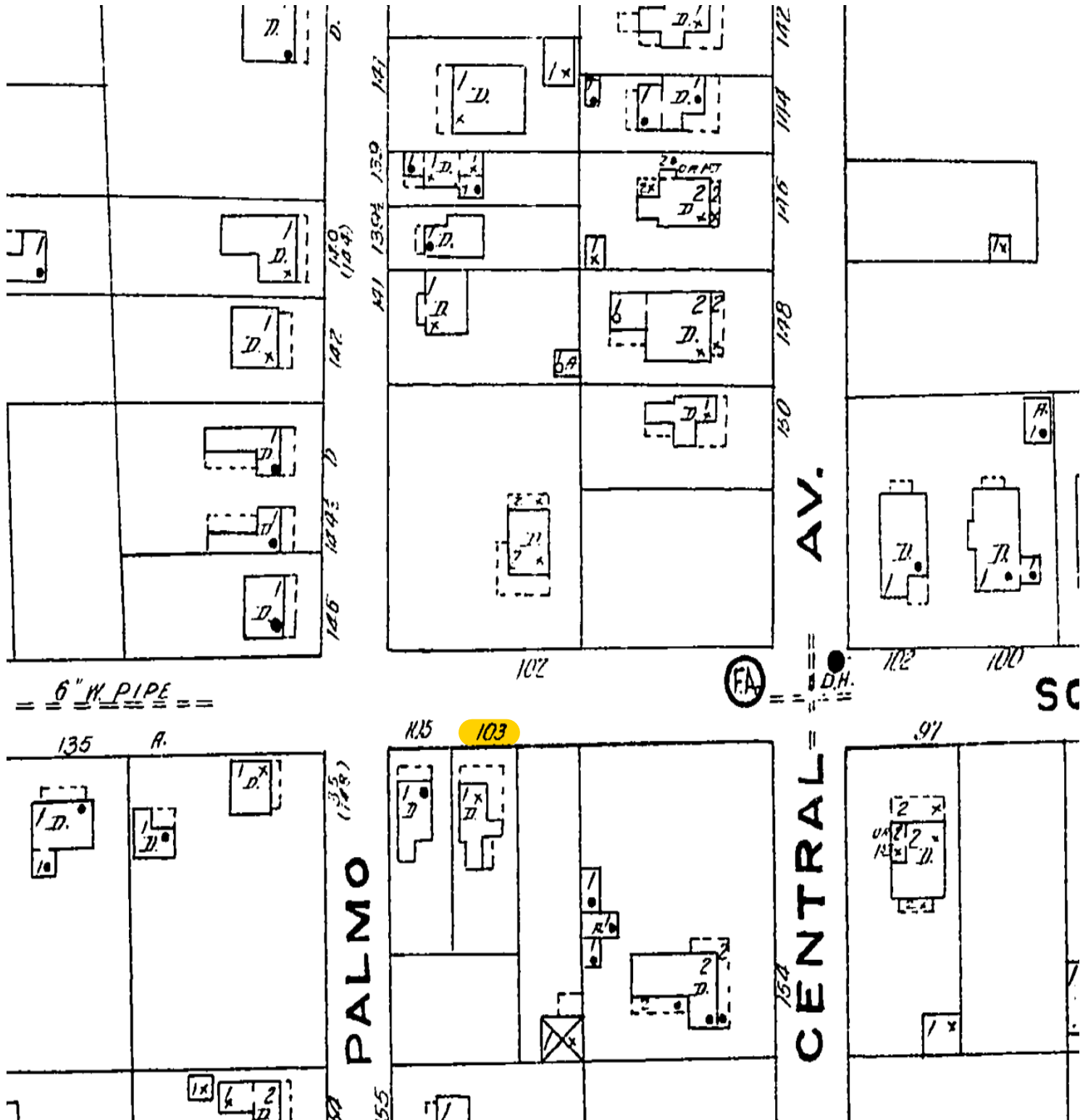
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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 20

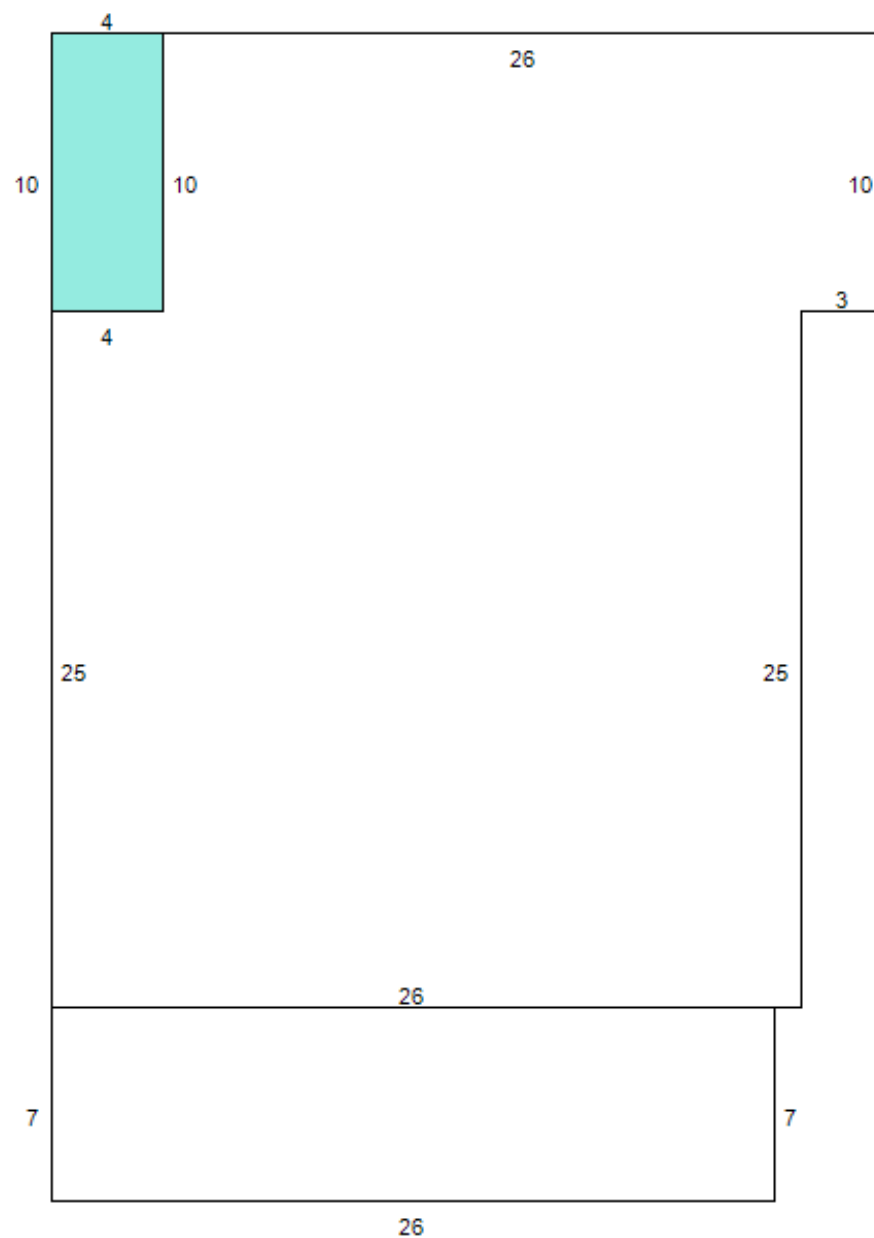


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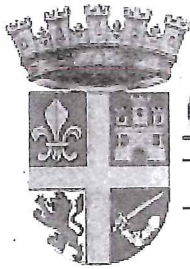
	Room Type	Area
	Base	0
	MAD	0
	FINISHED OPEN PORCH	0



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

St. Augustine, Florida

Planning/Building



November 21, 2019

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 – 2019-0109

Dear Mr. Meiring:

On November 21, 2019, the Historic Architectural Review Board (HARB) met and discussed your application 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, for property located at 103 South Street.

Specifically, based upon evidence presented, the HARB **continued your application to December 19, 2019**, 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.: 2019-0109
Applicant: Kenneth K. Meiring
Owner: Kenneth & 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 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 expired)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 21, 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 November 21, 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 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 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 expired)

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.
- 12/19/19
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of Nov, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0109

REQUEST APPROVED / DENIED/CONTINUES

Cathy Duncan
Sign Name

Cathy Duncan

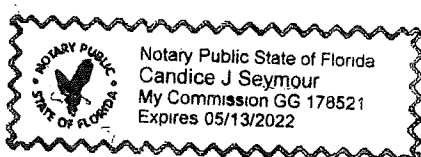
Print Name

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 21st day of November, A.D., 2019.



[Signature]
Notary Public, State of Florida



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED

OCT 18 2019

Planning/Building Dept.

- ☒ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

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):

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.

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.

RECEIVED

OCT 18 2010

Planning/Building Dept.

RECEIVED

OCT 18 2019

Planning/Building Dep.

11. FOR RELOCATION PROJECTS ONLY

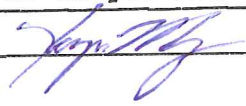
- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- o Purchase price _____
 - o Moving fee (prepared by a licensed and insured building mover) _____
 - o Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of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

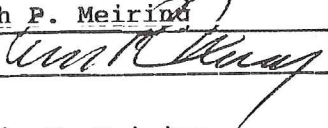
In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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.

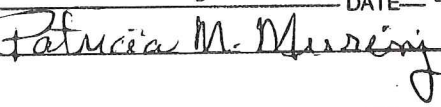
PRINT APPLICANT'S NAME K. Kemper Meiring DATE 10/18/19

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.

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.



Owner's Authorization For Agent

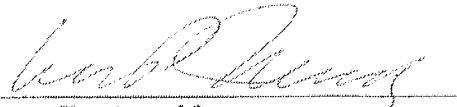
RECEIVED

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 of Owner

Kenneth P. Meiring

Print Name of Owner

904-810-5101 Ext. 2

Telephone Number

State of Indiana

County of Boone

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

By Kenneth P. Meiring

Identification verified: Florida Drivers License

Oath sworn: X Yes No

Notary Signature: 

My Commission expires: 01/16/2023



From: Jennifer Wolfe <jwolfe@citystaug.com>
Sent: Tuesday, December 10, 2019 2:22:12 PM
To: Kemper Meiring <kempmeiring@kpmeiring.com>
Subject: RE: 150 ML King & 103 South St.

I just needed it in writing/email so I have enough to move forward. If you are planning to be here we can keep it on the agenda for next week.

Jenny Wolfe

Historic Preservation Officer

E: jwolfe@citystaug.com | P: 904.209.4326 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210
St. Augustine, FL 32085



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From: Kemper Meiring <kempmeiring@kpmeiring.com>
Sent: Tuesday, December 10, 2019 2:20 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: 150 ML King & 103 South St.

Don't mention it, Jenny. Yes, I will amend my application to a partial demolition. Any guidance on what is required to amend the application would be appreciated. Also, when is the amendment due?

Respectfully,
Kemper

Get [Outlook for iOS](#)

From: Jennifer Wolfe <jwolfe@citystaug.com>
Sent: Tuesday, December 10, 2019 2:16:20 PM
To: Kemper Meiring <kempmeiring@kpmeiring.com>
Subject: RE: 150 ML King & 103 South St.

Hi Kemper thanks for getting back so quickly. Would you like to amend your application to a partial demolition for those elements? And will you be at the Dec 21 HARB meeting?

For the relocation and addition you will not need HARB review again as they do not have review authority over additions as long as the overall building remains intact.

Jenny

Jenny Wolfe

Historic Preservation Officer

E: jwolfe@citystaug.com | P: 904.209.4326 | W: www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



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From: Kemper Meiring <kempmeiring@kpmeiring.com>
Sent: Tuesday, December 10, 2019 2:13 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: 150 ML King & 103 South St.

Jenny,

Thank you for reaching out. After meeting with you, I would like to just demolish the concrete, front porch, the "back additions" and the gambrel roof. That would leave the main center structure and the original gable roof. I will want to move the remaining structure to the East and eventually put on addition, which I understand will require another HARB hearing when the design is complete.

Respectfully,
Kemper Meiring
904-669-0008

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From: Jennifer Wolfe <jwolfe@citystaug.com>
Sent: Tuesday, December 10, 2019 2:07:43 PM
To: Kemper Meiring <kempmeiring@kpmeiring.com>
Subject: RE: 150 ML King & 103 South St.

Hi Kemper,
I am preparing the staff report for your demolition request at 103 South Street. I know you are planning to do some work or thinking about it so I wanted to confirm if you want to move forward with the demolition application, or if you would like to withdraw it?
Please let me know at your earliest convenience,

Thanks!
Jenny

Jenny Wolfe
Historic Preservation Officer
E: jwolfe@citystaug.com | P: 904.209.4326 | W: www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



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From: Kemper Meiring <kempmeiring@kpmeiring.com>
Sent: Tuesday, November 19, 2019 4:12 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 150 ML King & 103 South St.

Jenny,

Thank you for all of your time you have invested in working with me on the above properties. I am pleased that we met in Lincolnville to inspect these properties. Below is a short-term plan to improve the appearance of these properties while Anthony Harwell, Architect, and I complete the final design of both properties.

103 South St.

- Last week, I requested pricing from Taylor Painting to prep and -at least- prime the siding & trim
- Restore the windows, so that I can remove the unsightly plywood
- Install window coverings on the inside.
- Remove and dispose of concrete block wall that has fallen over along South St.
- Remove all of the vegetation from around the old garage at the Southeast corner of the lot.
- My plan at this coming HARB meeting was to still go for the full demolition, but, based on your recent inspection I was prepared to propose:
 - Selective demolition of the masonry/concrete front porch
 - Selective demolition of the exiting gambrel roof that, which, according to Anthony Harwell's (Architect) inspection, was built over the original hip roof.
 - Selective demolition of the kitchen, rear bedroom & bathroom
 - Relocate the remaining structure to the East, so it is not so close to the West property line.
- Other than the partial demolition I have proposed, which would require HARB approval, I am hoping that I can apply for a permit on Monday and commence the cosmetic and clean-up type work with in the next 30 days.

150 ML King

- Last week, I requested pricing from Taylor Painting to prep and -at least- prime the siding and trim
- Restore the existing wood windows, so that I can remove the unsightly plywood
- Install window coverings on the inside.
- Repair the front porch.
- Re-store coquina wall along ML King
- I understand that this house is not within the zone that would require application to HARB for any work; I would only have to go through the building department. However, I am interested in the tax incentives that you mentioned may be possible if we improve the property in keeping with historic requirements.

- I believe that I could have my resources lined out and ready start work on this property in the next 30 days, pending a permit of course. I could apply for a permit this coming Monday

Respectfully,
Kemper Meiring
904-669-0008

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

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Planning/Building Dept.

Members of The Board,

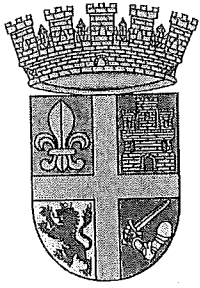
Last year, the Board approved my application for a certificate of demolition of the above referenced property. Having not noted that there was an expiration date on the certificate of demolition, I unknowingly let the certificate expire. As such, I am re-submitting another application for a certificate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

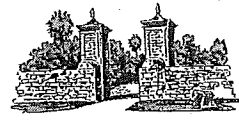
Included in this submission are the floor plans of the existing structure and the Florida Master Site File documentation that was required to obtain a demolition permit that I can use to immediately apply for a demolition permit pending approval of this application by the Board.

Respectfully,

Kemper Meiring



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 photo graphs and measured drawings to
- Scale 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

Cathy Duncan
Sign Name

Cathy Duncan
Print Name

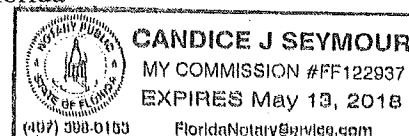
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

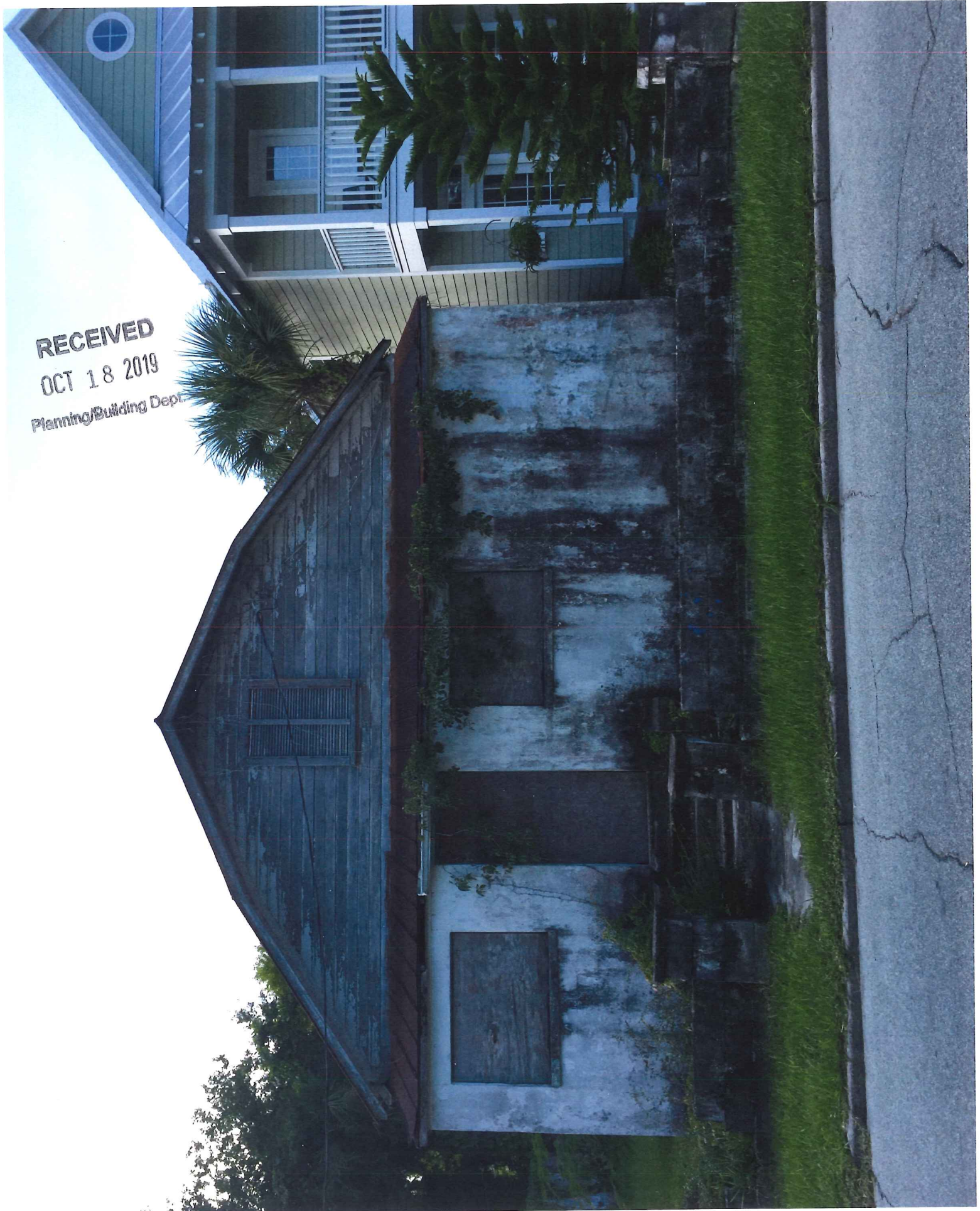
STATE OF FLORIDA, COUNTY OF ST. JOHNS

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 19th day of April, A.D., 2018.

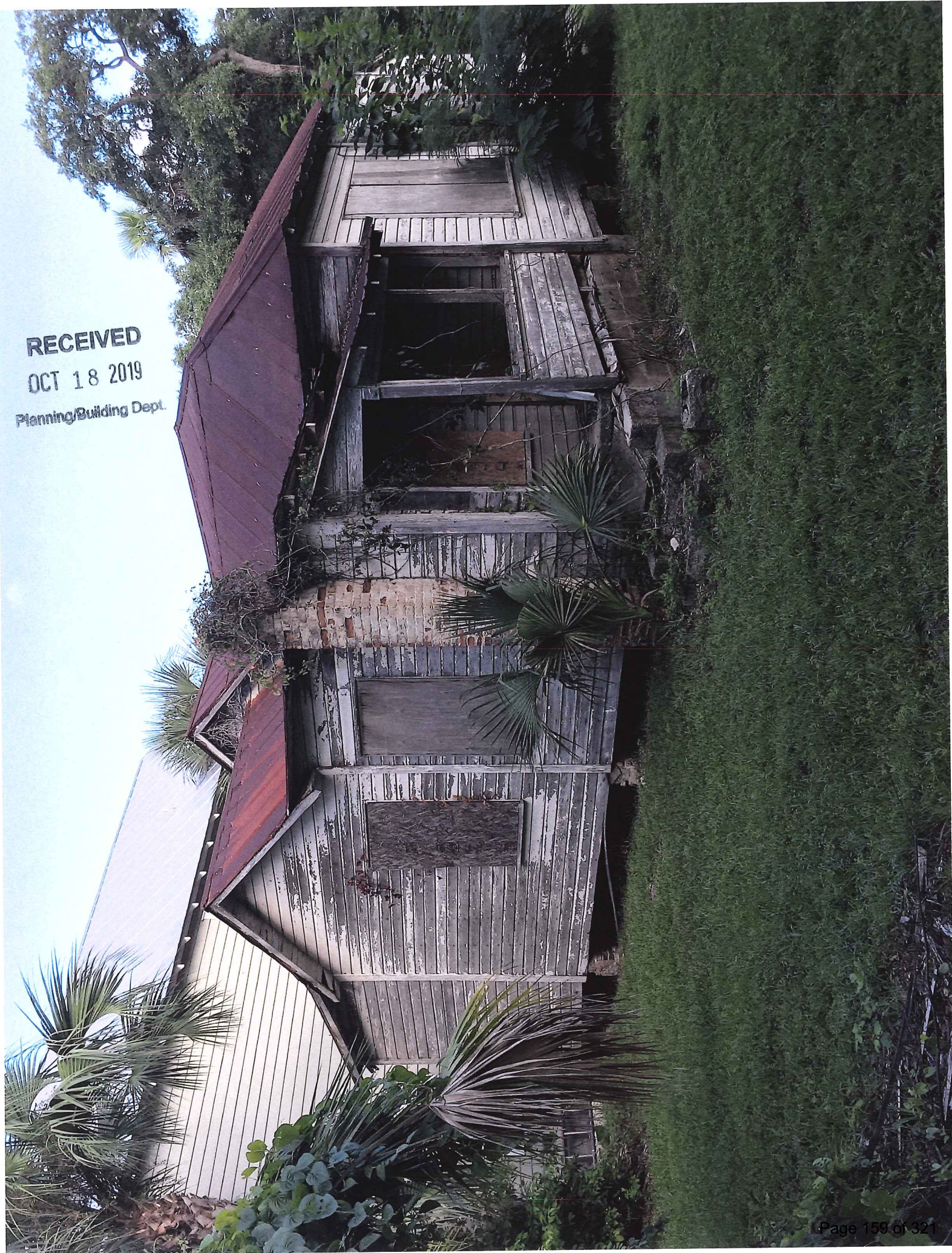
Candice J Seymour
Notary Public, State of Florida





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CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 23085
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.

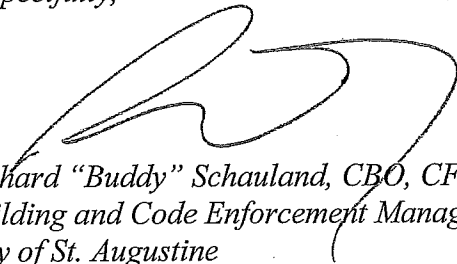
There are several funding sources that may be available to help pay for the cost of bringing your structure into compliance. If you have a flood insurance policy and your structure is located in a SFHA, your structure may be eligible for Increased Cost of Compliance (ICC) funds. ICC provides up to \$30,000 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,

A handwritten signature in black ink, appearing to be 'Buddy Schauland', written over the printed name.

*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

Planning / Building Dept.

Re: 103 South Street, St. Augustine, Florida

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.

Re: 103 South Street, St. Augustine, FL 32084
August 14, 2017
Page 2 of 10

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.

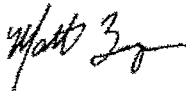
Conclusions

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'

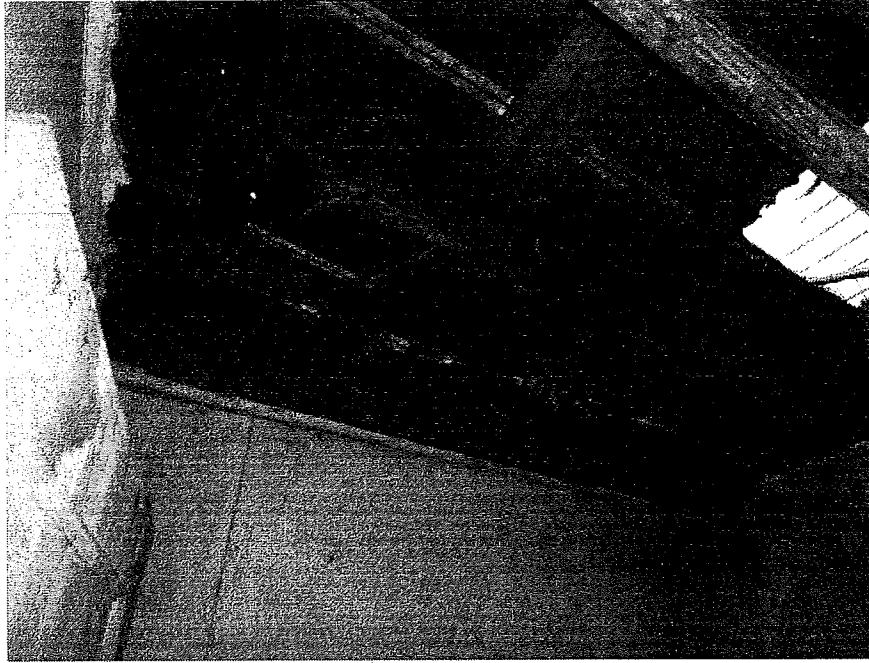
Floyd S. Simpson, P.E.
FL PE 50791

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.

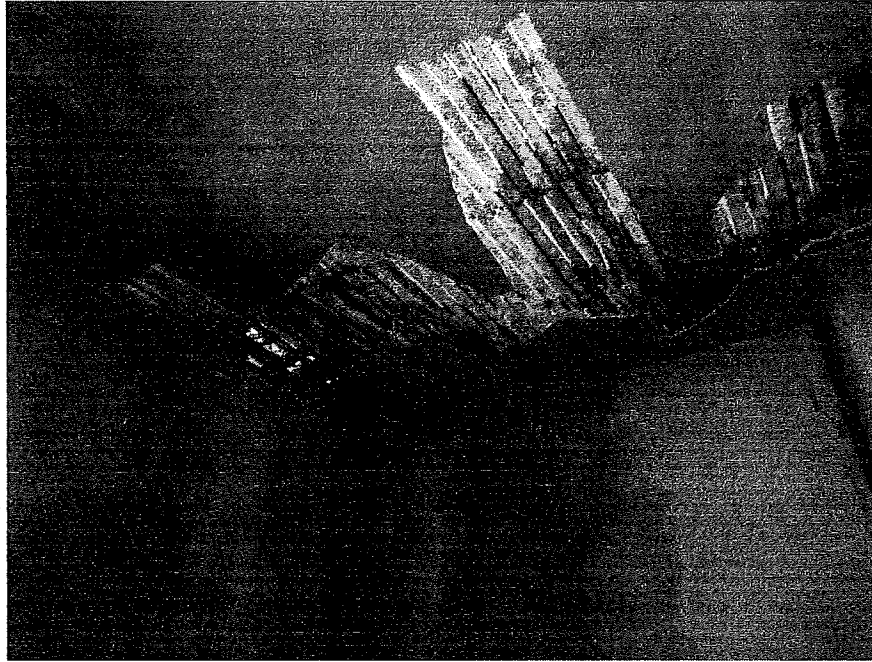
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Picture 1 – Deteriorated Metal Roof and Roof Leak



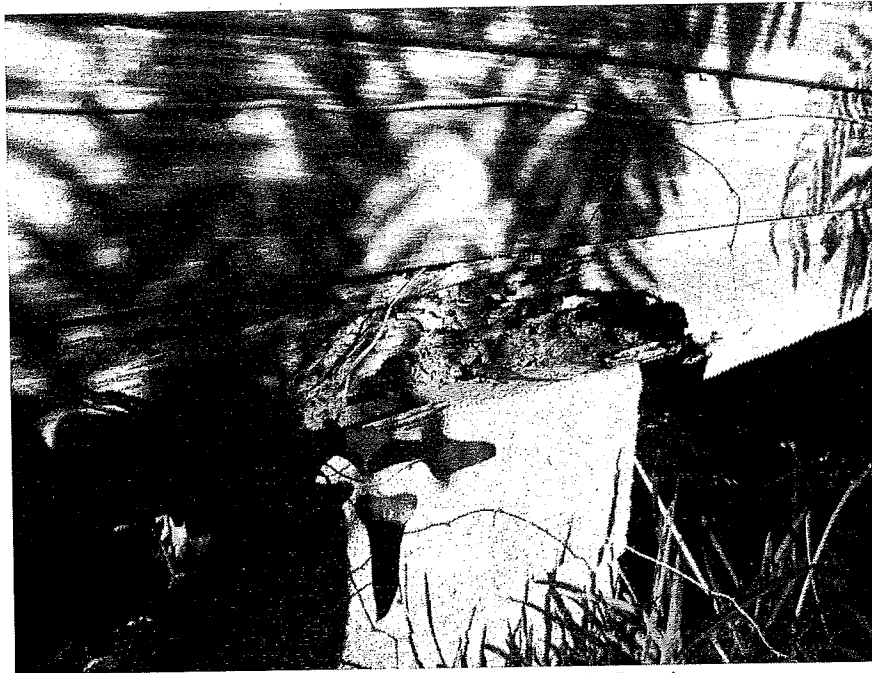
Picture 2 – Roof Leak



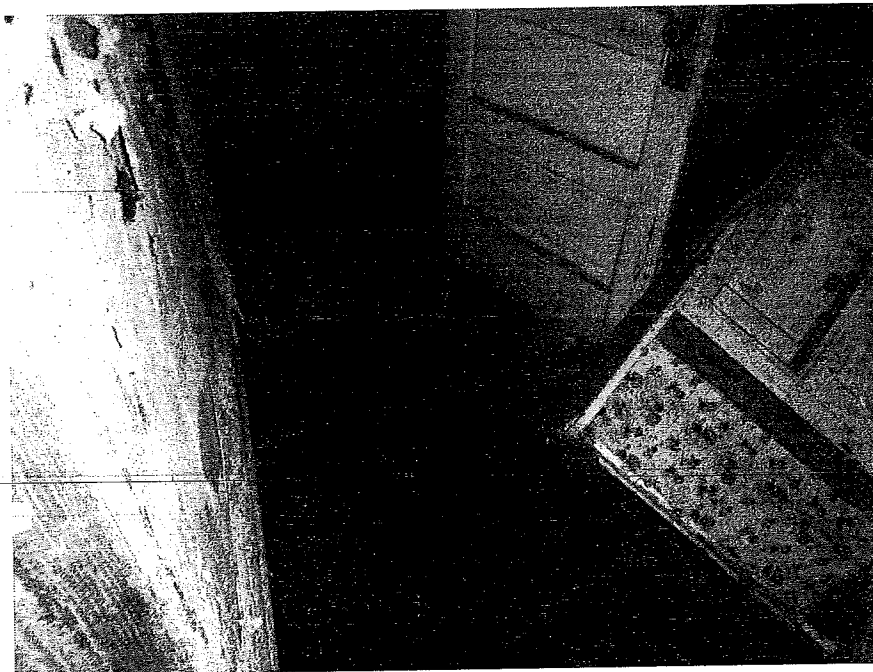
Picture 3 – Roof Leak



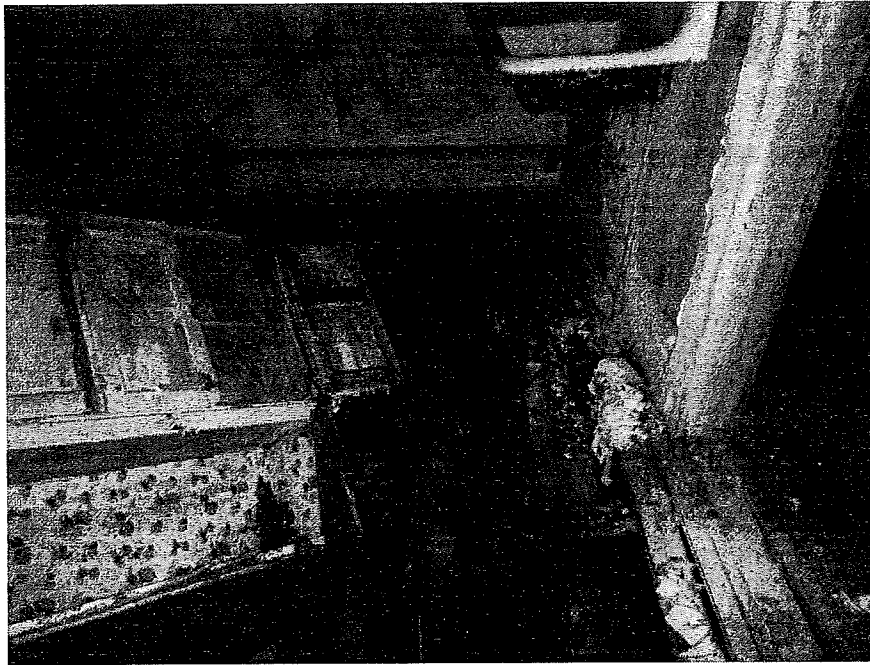
Picture 4 – Insect Damage at Beam



Picture 5 – Insect Damage at Beam Bearing Location



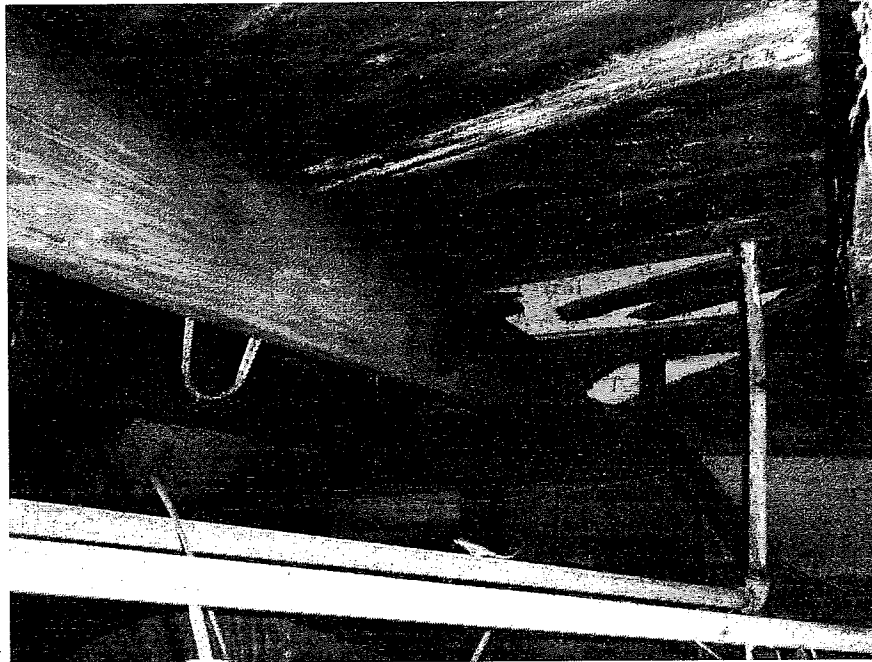
Picture 6 – Collapsed Floor System



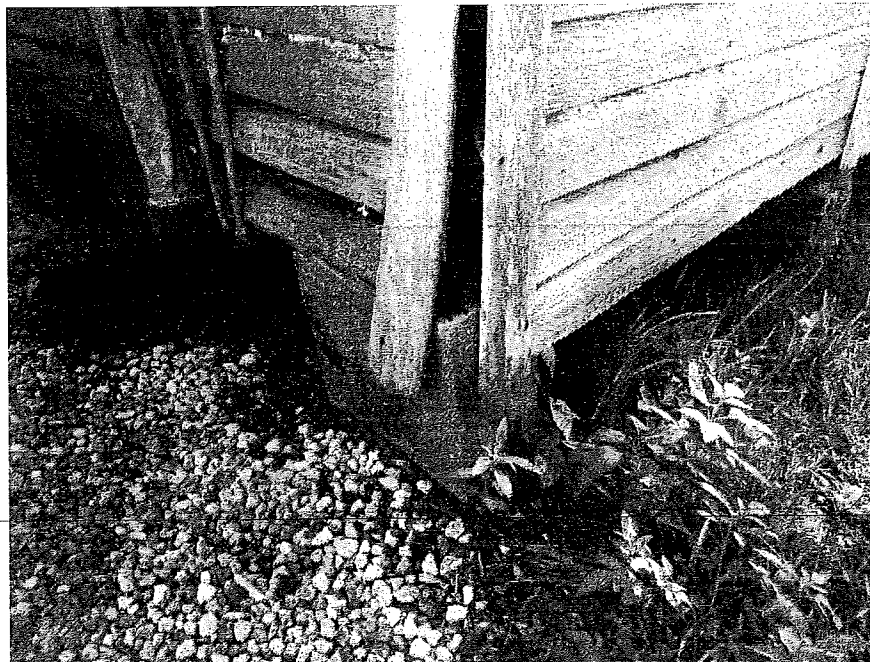
Picture 7 – Collapsed Floor System



Picture 8 – Collapsed Floor System



Picture 9 – Collapsed Floor System



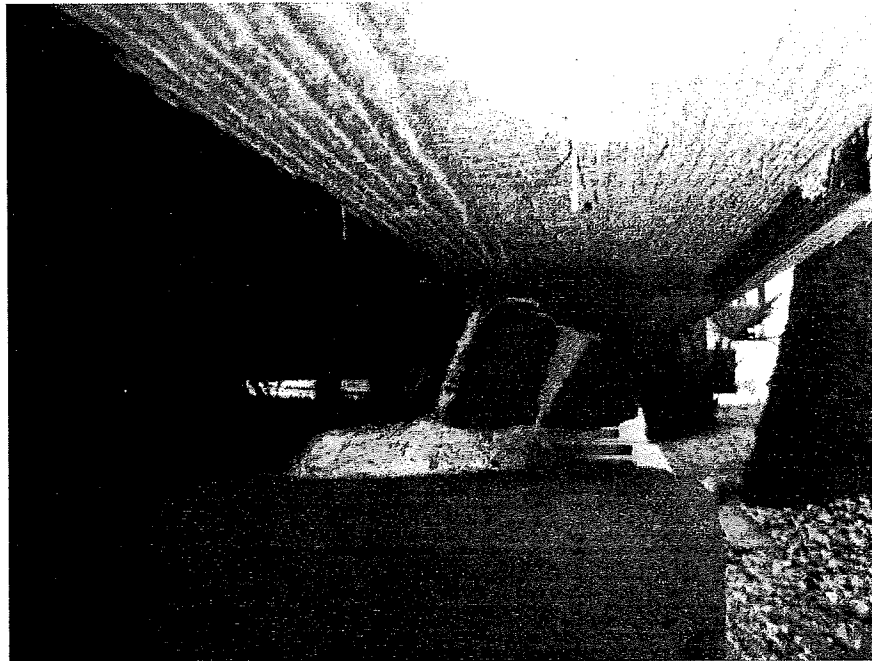
Picture 10 – Deteriorated Beam and Shifted Pier



Picture 11 – Damaged Siding



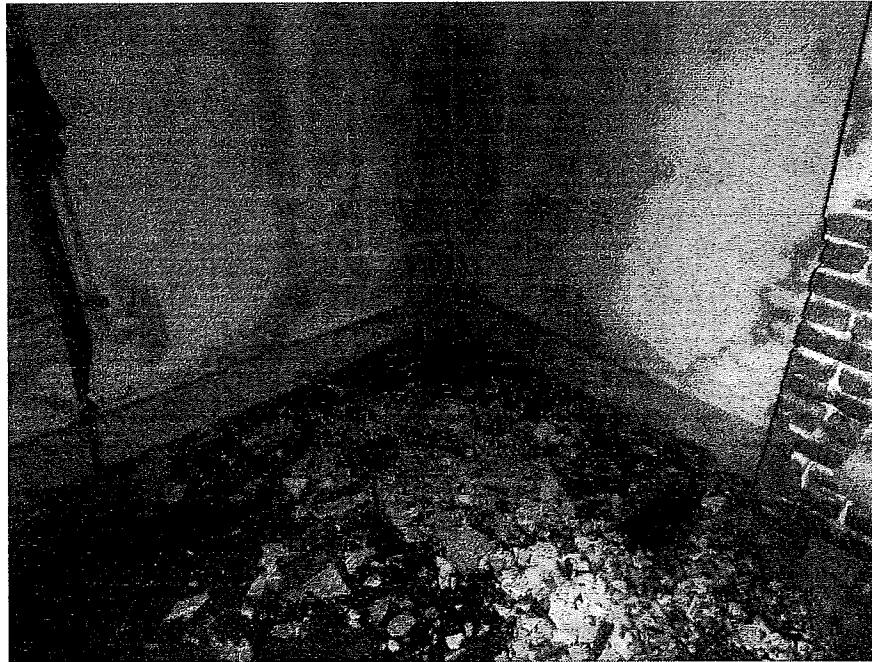
Picture 12 – Deteriorated Brick Pier



Picture 13 – Minimal Bearing Area at Pier



Picture 14 – Damaged Plaster



Picture 15 – Damaged Interior Finishes/ Water Damage



Picture 16 – Damaged Interior Finishes

Florida Master Site File

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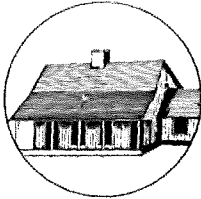
Site Number Assignment

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 Direction Street Name Street Type Suffix Direction
 Address: 103 South Street
 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	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date	Init.		
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)				

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) <u>Internet search</u> | | | |

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 informationAppears 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)

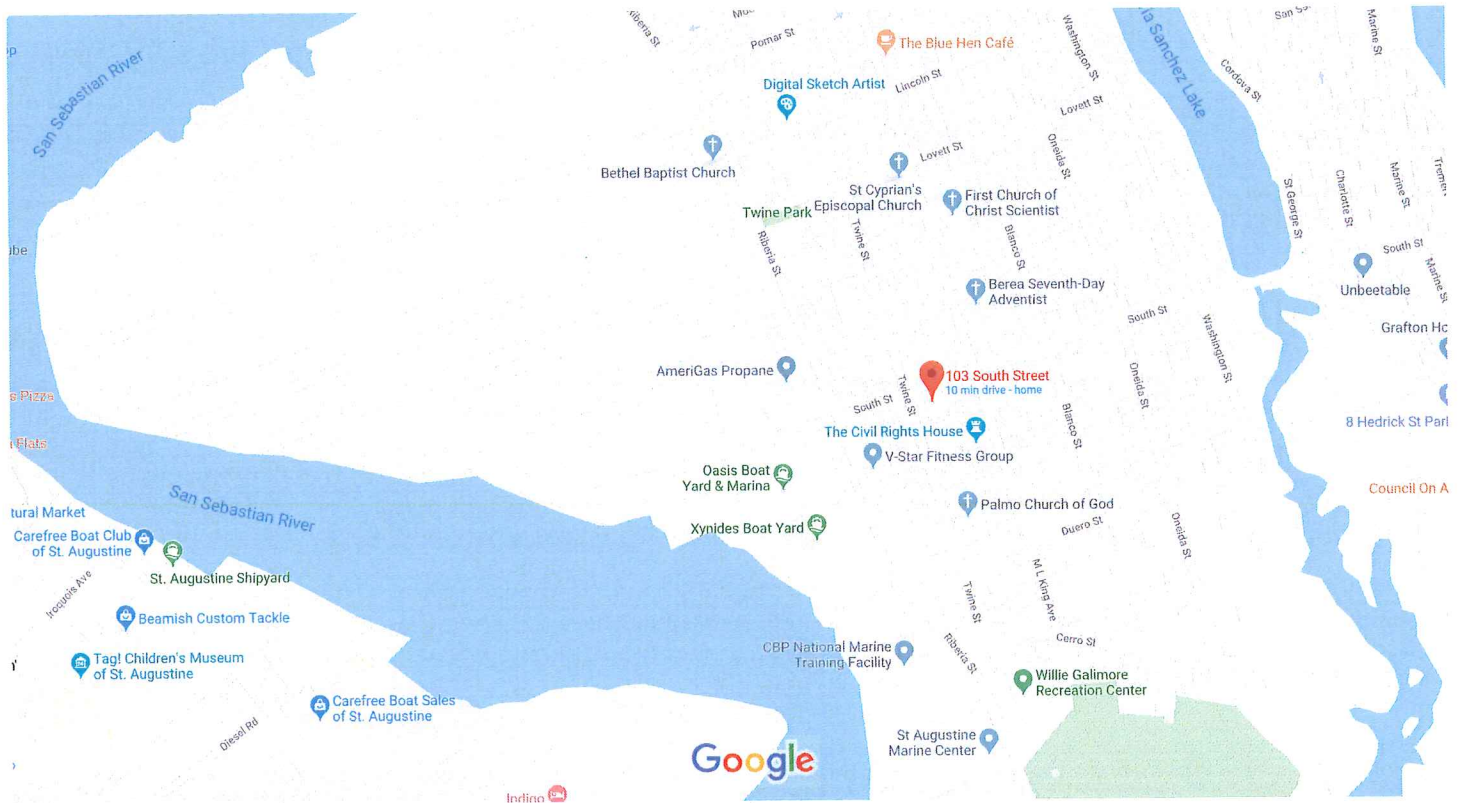
Required Attachments

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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OCT 18 2019
Planning/Building Dept.

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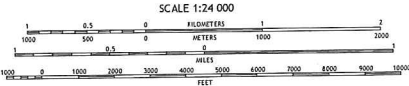
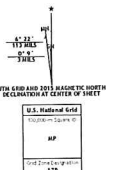
SAINT AUGUSTINE QUADRANGLE
FLORIDA-ST. JOHNS CO.
7.5-MINUTE SERIES

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)
1:000-meter grid: Universal Transverse Mercator, Zone 18N
16,000-foot UTM: Florida Coordinate System of 1983 (FLCS-83)
This map is not a legal document. Boundaries may be generalized for this map scale. Private land within government reservations may not be shown. Obtain permission before entering private lands.
Imagery: NADP, October 2013
Roads: HERE, ©2013 - 2014
Names: HERE, ©2013 - 2014
Hydrography: National Hydrography Dataset, 2013
Contours: National Elevation Dataset, 2013
Boundaries: Multiple sources; see metadata file 1972-2015
Public Land Survey System: BLM, 2015



COASTAL INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced in conformance with the
National Geospatial Program US Topo Product Standard, 2015.
A metadata file associated with this product is draft version 0.1.0



1	2	3	1 Durbin
4	5	2 South Ponte Vedra Beach	
6	7	4 Bakersville	
8	9	5 Elikton	
10	11	6 Saint Augustine Beach	
12	13	7 Saint Augustine Beach DE E	

ADJOINING SQUARES

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

SAINT AUGUSTINE, FL
2015

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.

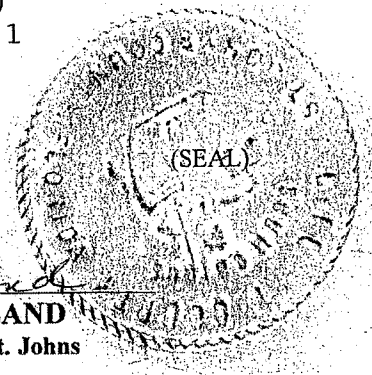
NOW, this 7th day of MARCH, 2002, the County of St. Johns, State of Florida, in consideration of the sum of (\$ 67,000.00) Sixty-seven thousand and no/100's - - - - - Dollars, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands situated in the County and State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



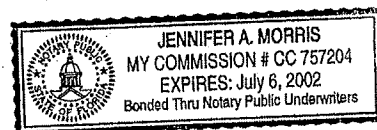
STATE OF FLORIDA COUNTY OF ST. JOHNS

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

CASE NO.: CA06-534
DIVISION: 55

and
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.

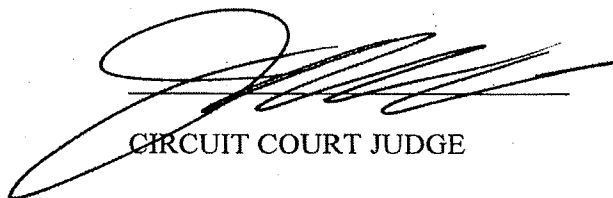
More Particularly described as:

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 17 1/2 feet of the
north 86 feet of lot 1 and west 16 1/2 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 KIR

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



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	2120400000
Location Address	103 SOUTH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY E17.5 OF N86FT OF LOT 1 & N86FT OF LOT 2 BLK 5 - 69FT FRONTAGE OR1727/1594(T/D) & OR2933/1186 (FJ/QT) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Meiring Kenneth P, Patricia M 100%
	Meiring Patricia M 100%
Mailing Address	2501 S PONTE VEDRA BLVD PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2019
Building Value	\$6,348
Extra Features Value	\$737
Total Land Value	\$147,108
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$154,193
Total Deferred	\$52,465
Assessed Value	\$101,728
Total Exemptions	\$0
Taxable Value	\$101,728

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	\$6,220	\$737	\$135,792	\$0	\$0	\$142,749	\$92,480	\$50,269	\$92,480
2017	\$6,220	\$737	\$122,213	\$0	\$0	\$129,170	\$84,073	\$45,097	\$84,073
2016	\$6,220	\$737	\$106,088	\$0	\$0	\$113,045	\$76,430	\$36,615	\$76,430
2015	\$6,220	\$737	\$84,870	\$0	\$0	\$91,827	\$69,482	\$22,345	\$69,482
2014	\$4,899	\$737	\$67,896	\$0	\$0	\$73,532	\$63,165	\$10,367	\$63,165
2013	\$4,899	\$737	\$52,619	\$0	\$0	\$58,255	\$57,423	\$832	\$57,423
2012	\$4,899	\$1,474	\$45,830	\$0	\$0	\$52,203	\$52,203	\$0	\$52,203
2011	\$4,899	\$1,474	\$50,922	\$0	\$0	\$57,295	\$57,295	\$0	\$57,295
2010	\$4,899	\$1,474	\$56,580	\$0	\$0	\$62,953	\$62,953	\$0	\$62,953

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1157	Roof Cover	Metal
Conditioned Area	1117	Interior Flooring	Minimum Plywood
Actual Year Built	1910	Interior Wall	Plaster
Use	Single Family Residence	Heating Type	None
Style	01	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Wood, Concrete Stucco	Baths	
Category	Type	Pct	
Exterior Wall	Wood	80%	
Exterior Wall	Concrete Stucco	20%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Metal	100%	
Interior Walls	Plaster	100%	
Interior Flooring	Minimum Plywood	100%	
Heating Type	None	100%	
Air Conditioning	None	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	None	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	

Description	Conditioned Area	Actual Area
BASE AREA	935	935
FINISHED OPEN PORCH	0	40
MASONRY ADDITION	182	182
Total SqFt	1117	1157

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	432

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	80	69	EF	\$147,108

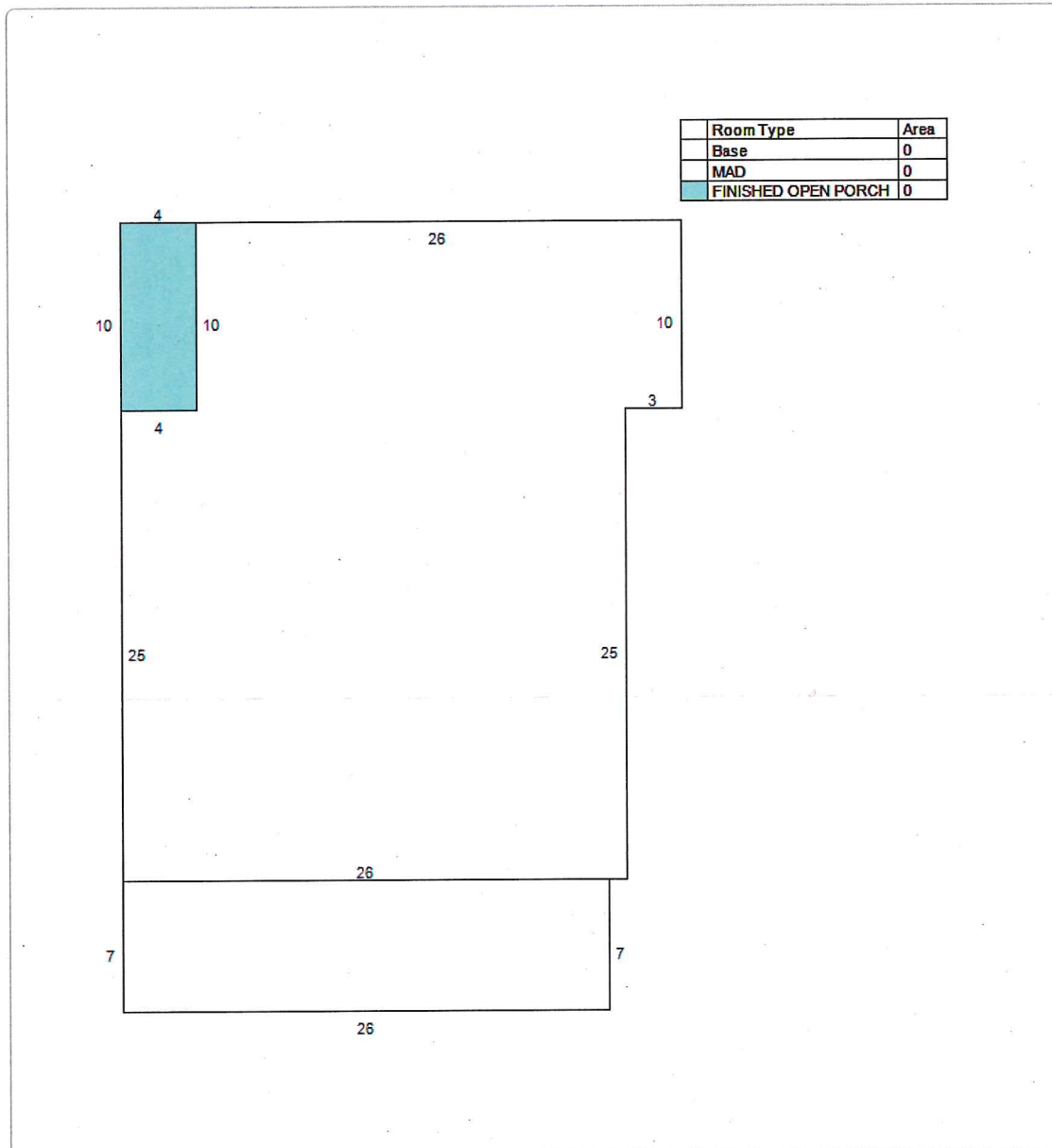
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/11/2007	\$0.00	QT	2933	1186	U	I	MEIRING KENNETH P,PATRICIA M VS ESTATE OF HENRY JO	MEIRING KENNETH P,PATRICIA M
	3/7/2002	\$67,000.00	TD	1727	1594	U	I	JONES HENRY P SR ESTATE	MEIRING KENNETH P & PATRICIA M

Area Sales Report

Recent Sales in Area

Sketch Information



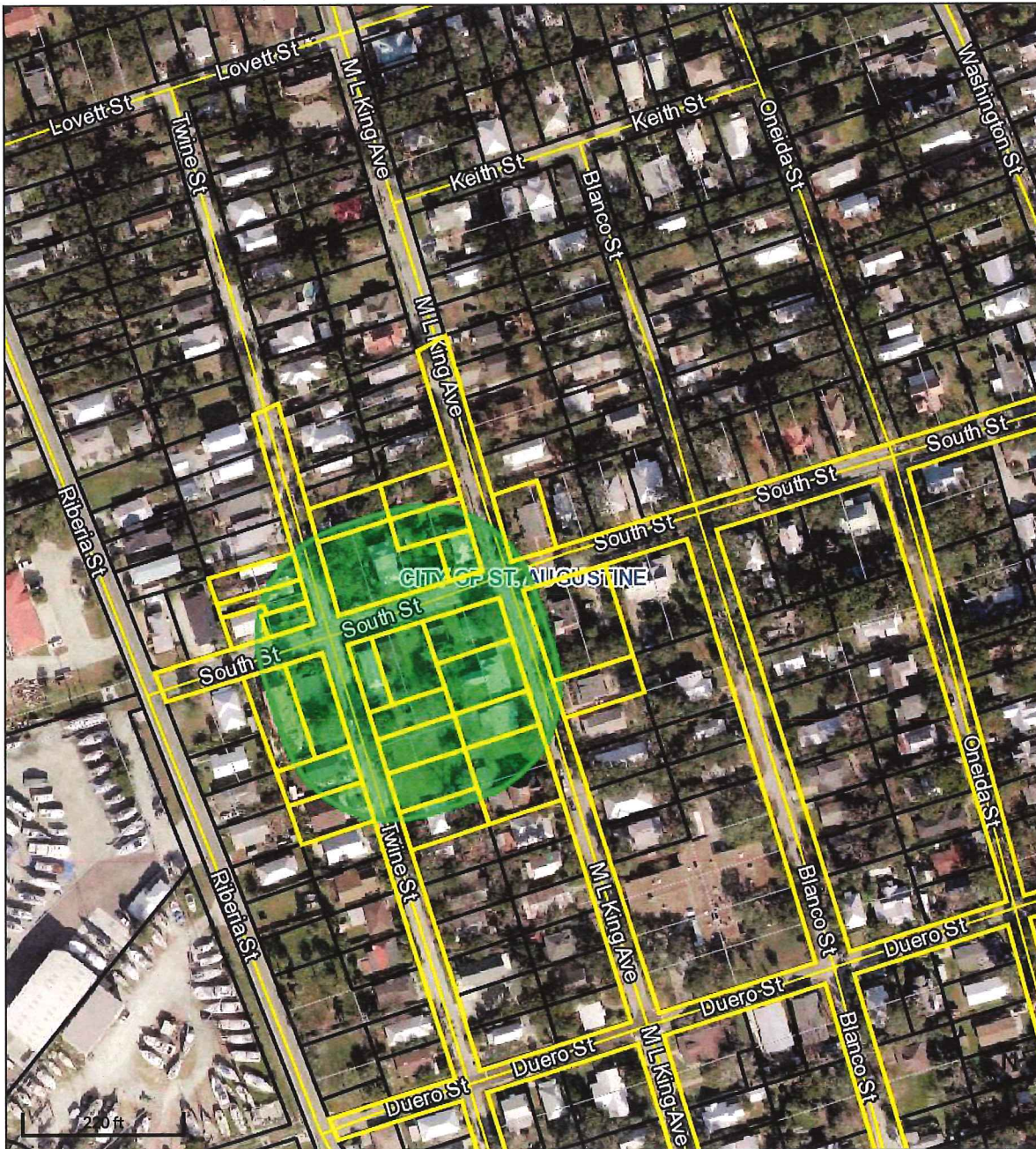
No data available for the following modules: Exemption Information.

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



Overview



Legend

-  Parcels
-  Roads
-  Cities

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Date created: 10/21/2019

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

Developed by  **Schneider**
GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application F2019-0127 Address: 56 St. George Street

Applicant: Robert Crabtree

Property Owner: 56 St. George, LLC

Project description: To approve installation of lattice on flat roof.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File: SJ1893
National Register:	Contributing: St. Augustine Town Plan NR District	Construction date: c 1930
Archaeology Zone:	1A	Zoning District: HP-3
Parcel number:	1974500000	
Agenda Item:	7(b)	Previous Action(s): COA2018-0078, COA2015-0060

STAFF SUMMARY AND ANALYSIS:

- Screening is recommended to help visually shield mechanical equipment; however, this lattice screening in size and layout has been used in balcony rails, foundation screening and trellis features. The building code requires railing around the rooftop equipment.
- While the screening is not visible from the St. George streetscape along the front façade, it is clearly visible from Cuna Street to the south and the Cuna Street courtyard area to the south and west of the building.
- During a previous HARB review of Certificate of Appropriateness 2018-0078 for this building, the applicant mentioned screening would be placed around the mechanical equipment being moved to the roof, but no details were provided.
- The Architectural Guidelines for Historic Preservation (AGHP) does not clearly define the design and area of appropriate roof screening. The AGHP states that equipment can be on the roof only when it is fully screened with lattice or a parapet wall; however, in modern practice this has not been achieved and this example may not be the size of screening the AGHP intended.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **consider the following interpretations of the Secretary of the Interior's Standards for Rehabilitation** for the installation of the lattice on a flat roof at **56 St. George Street**:

1. That the lattice is compatible in size, scale, and material and meets Standards #9 and 10 because it is distinguishable as non-historic and removable without impacts to the structure.
2. That the lattice is not compatible and does not meet Standard #3 because it is not typically used on a roof-top location on buildings of this character and the applicant should consider the alternative of a recessed parapet in a material that may be the same or compatible alternative.
3. That the lattice is not compatible in size, scale, and/or material to achieve Standard #9 and a simpler and/or smaller railing system may be more appropriate. Although some mechanical equipment may be more visible, a conjectural design may be avoided and/or the size may be closer to what the AGHP intended.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Vertical lattice screening with wood posts was installed on the west end of structure along parts of the south elevation and the extent of the west elevation around the hood system, air conditioning units and remote refrigeration units. The lattice is pressure treated wood, with 90-degree squares built to a 42" height and extends 26'10" across the rear (west end) of structure and 16'-4" along the roofline of the south elevation.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: air conditioning compressors; electric meters, panels and risers; light fixtures; vents and stacks; pumps and filters; and similar electrical and mechanical devices.

Do...

- 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 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...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Pre-1821

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

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

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.

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

The Secretary of the Interior's Standards for Rehabilitation 3, 9, and 10 apply.

3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

COA F2019-0127
56 St. George Street
December 19, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Email dated 12.9.2019 from Building Official, Richard Schauland, Jr. regarding code for roof railing

STAFF PHOTOGRAPHS

56 St. George Street



Front Façade / East Elevation and Southeast elevations



South Elevation: looking northwest

STAFF PHOTOGRAPHS
56 St. George Street



Rear / West and South Elevations: looking northeast

FLORIDA MASTER SITE FILE **SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)**
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J1893 1009==
 Site Name: The Monks Vineyard 830== Survey Date: 7902 820==
 Address: 56 St. George Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 12 pt 19 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Williams, Morton & Morton & Fern Williams ;
 Address: 56 St. George Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: The Monk's Vineyard (restaurant) 904==
 Type of Ownership: Private 848== Zoning: HP-3
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469720 3307100 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
Date: +1930 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: St. Augustine Colonial Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Cornerboards (rusticated) brick, stucco (shell dash) wood
weatherboard, BEC ceiling board. 854==
Structural Systems: Masonry concrete block. 856==
Features of Structure: (942)
Window Type: DHS 2/2, fixed sheet 942==
Foundation: Concrete block wall 942==
Roof Type: Flat 942==
Secondary Roof Structures: Porch, shed 942==
Porches & Balconies: Balcony on front
_____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Built-up; composition shingles 882==
Ornament Exterior: Corbeled balcony, brick quoins, chamfered posts decorative front doors. 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Commercial/Residential. 864==
Relationship to Surroundings: on restored St. George Street.

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story St. Augustine Colonial Revival structure was constructed between 1924 and 1930. Recent remodeling of the masonry structure has brought it to the St. Augustine Colonial Revival appearance. Spanish elements include the corbelled balcony with chamfered posts and a stucco shell dash finish. Original elements include the coquina concrete block walls with decorative brick quoins. Decorative front doors accent the facade of this structure which conforms to the St. Augustine Colonial Revival look.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

This structure at 56 St. George Street functioned as Key's Chile Parlor in 1930.(4) Operations over the years include a fish market, gift shop, and accounting office. The structure now functions as a restaurant and lounge.(5) Sanborn Fire Insurance Maps indicate that a previous one-story structure located on the site served a variety of functions to include: "grocery", "candy shop", "bike shop", "fruit stand", and "tin shop". After 1930 this two-story structure appears on the lot. The building, divided into two sections, contained a cleaning and pressing establishment.(6)

ARCHAEOLOGY

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

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

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

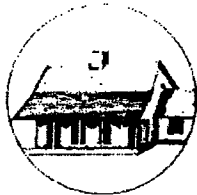
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. City Directory, 1930.

5. Ibid., 1934 through 1978.

6. Sanborn Fire Insurance Map, 1888, 1893, 1899, 1917, 1924.

☐ 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 # **SJ01893**
 Field Date 4-21-2016
 Form Date 4-21-2016
 Recorder # _____

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

LOCATION & MAPPING

Street Number 56 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1974500000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use wine shop From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. Stucco 3. Wood/Plywood
 Roof Type(s) 1. Flat 2. Shed 3. _____
 Roof Material(s) 1. Unspecified 2. Asphalt shingles 3. _____
 Roof secondary strucs. (dormers, etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Multi light fixed storefront windows and single 1/1 wood windows
 Distinguishing Architectural Features (exterior or interior ornaments) double store front with second floor wood porch with chamfered posts
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) front courtyard walled

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. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ01893

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Unknown 2. _____
 Foundation Material(s): 1. _____ 2. _____
 Main Entrance (stylistic details) single wood doors with transom light

Porch Descriptions (types, locations, roof types, etc.) second floor porch supported by trusses with chamfered posts supporting shed roof

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains integrity as part of contiguous district

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

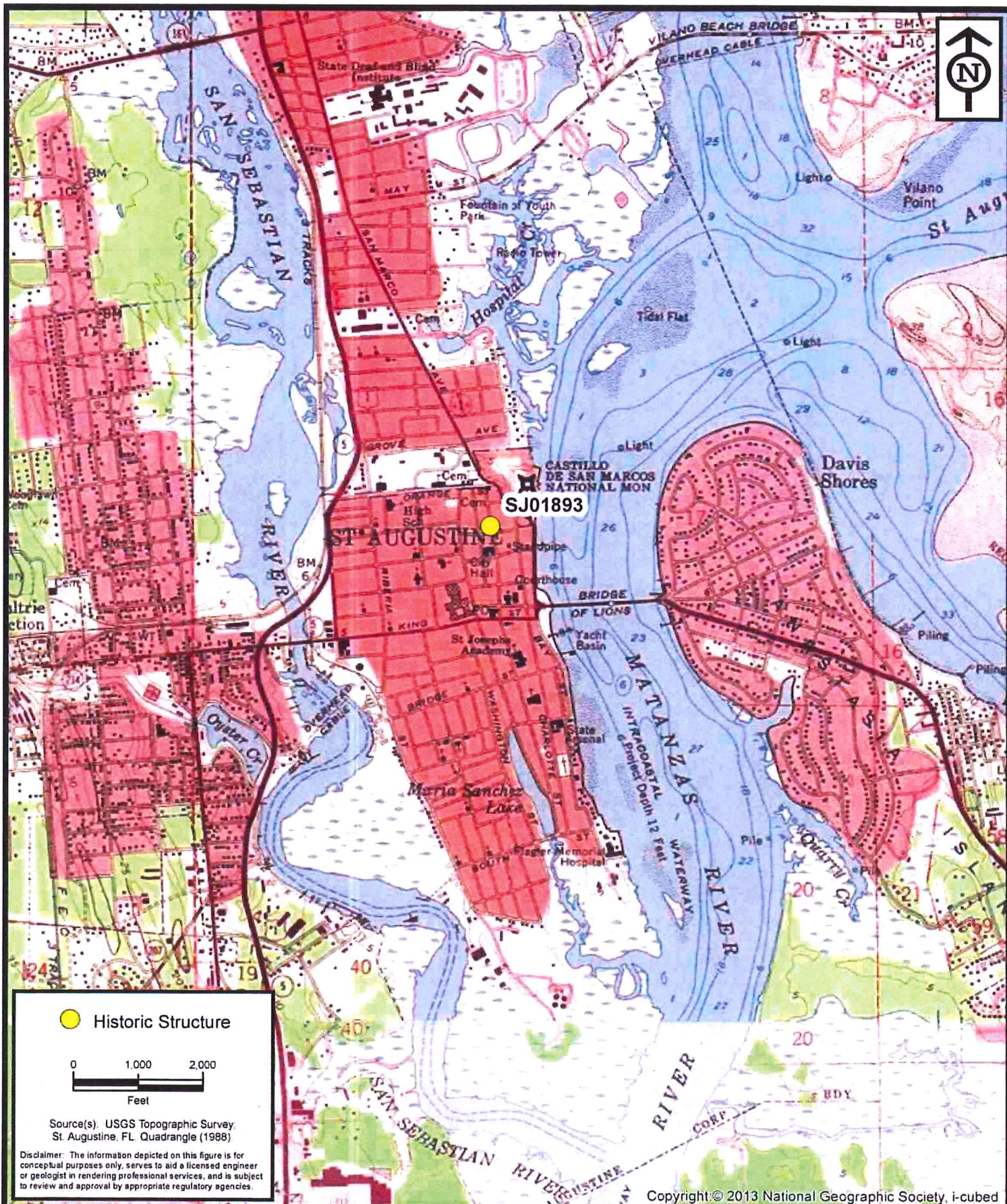
Affiliation Environmental Services, Inc.

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

Required Attachments

- 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.



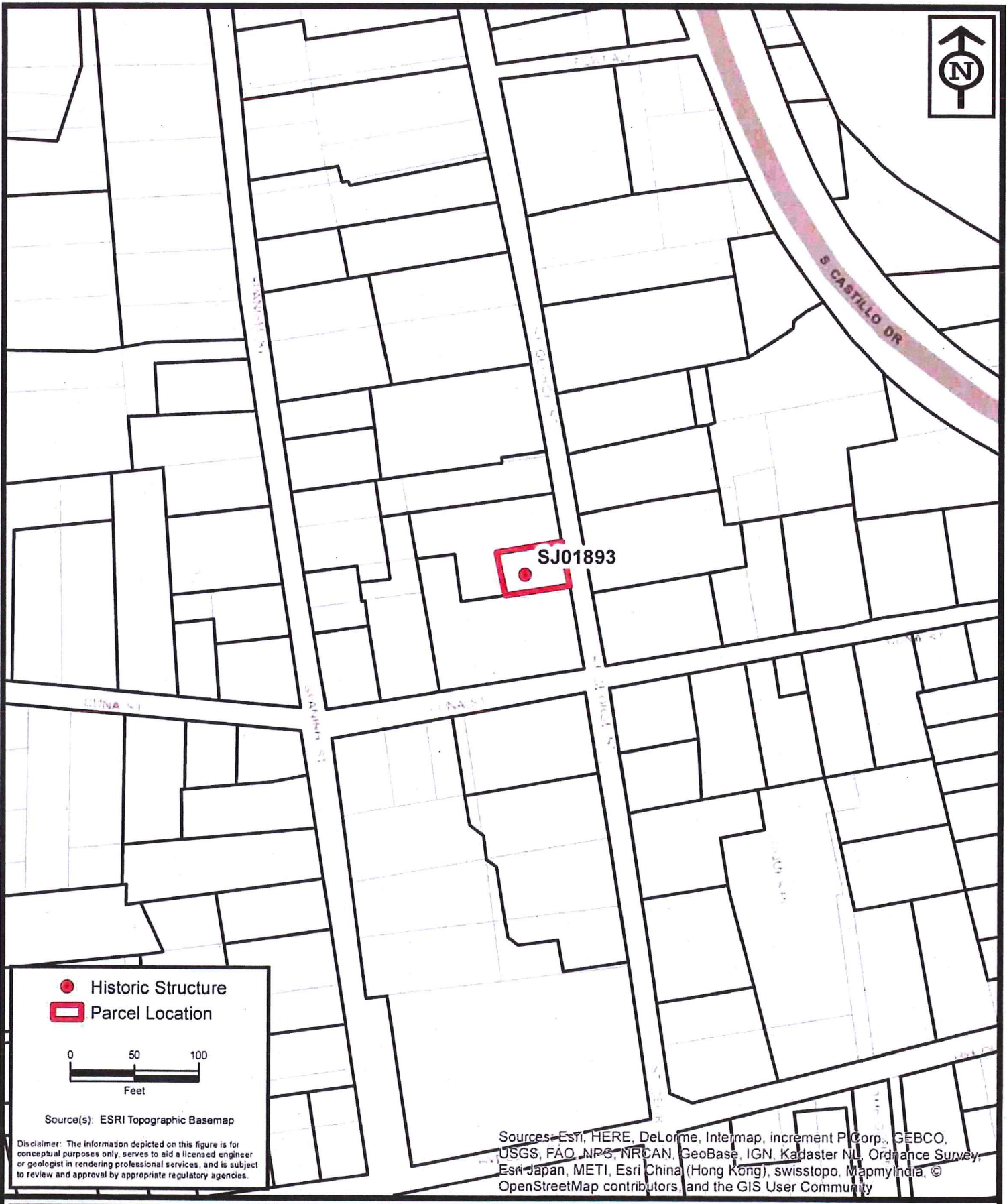
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01893
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

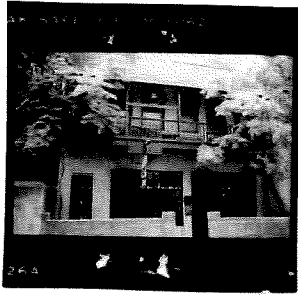


ENVIRONMENTAL SERVICES, INC.
 7220 Financial Way, Suite 100
 Jacksonville, Florida 32256
 (904) 470-2200
 (904) 470-2112 Fax
www.environmentalservicesinc.com

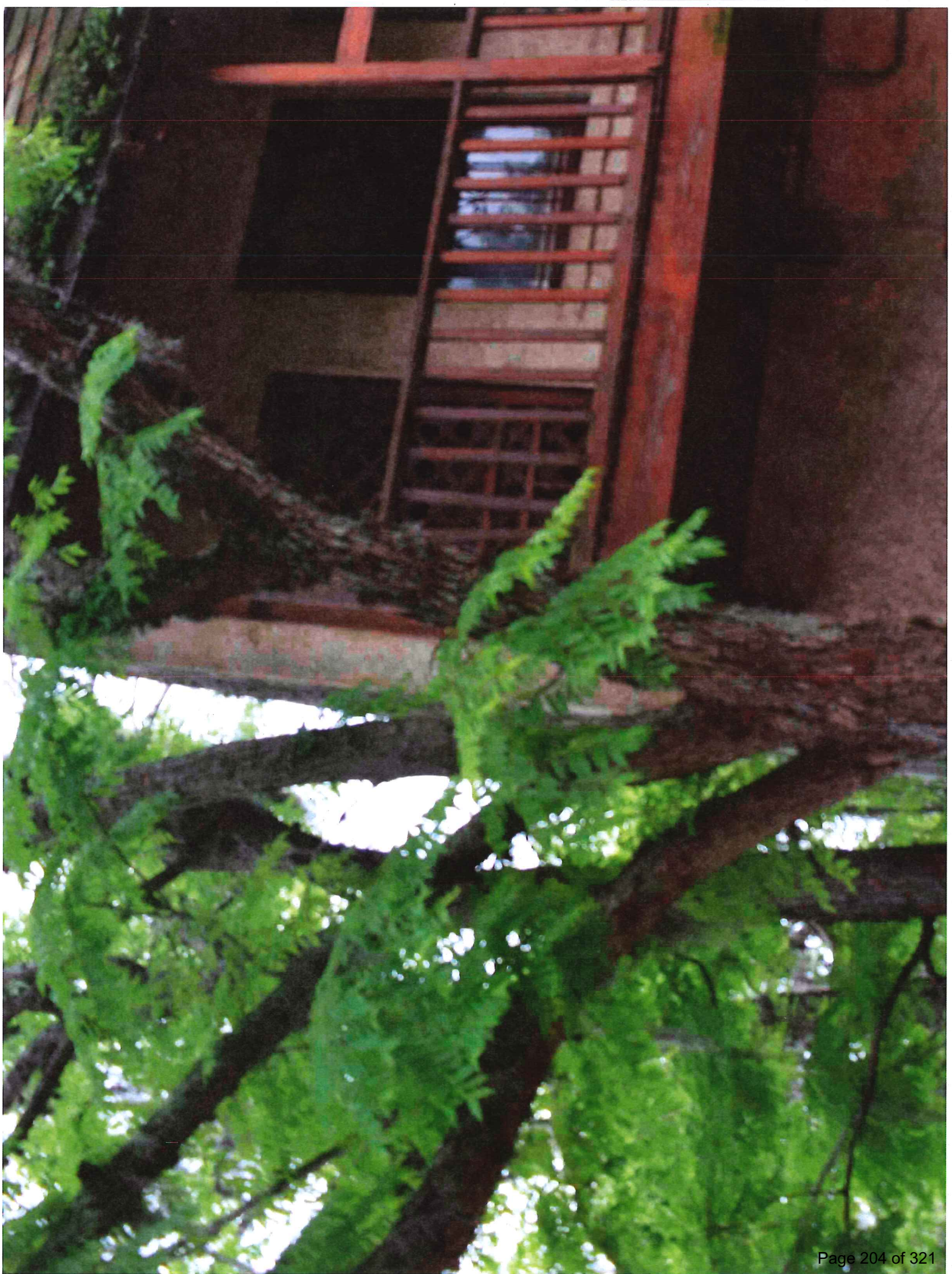
Parcel Location - SJ01893
City of St. Augustine
Historic Structure Survey
 St. Johns County, Florida

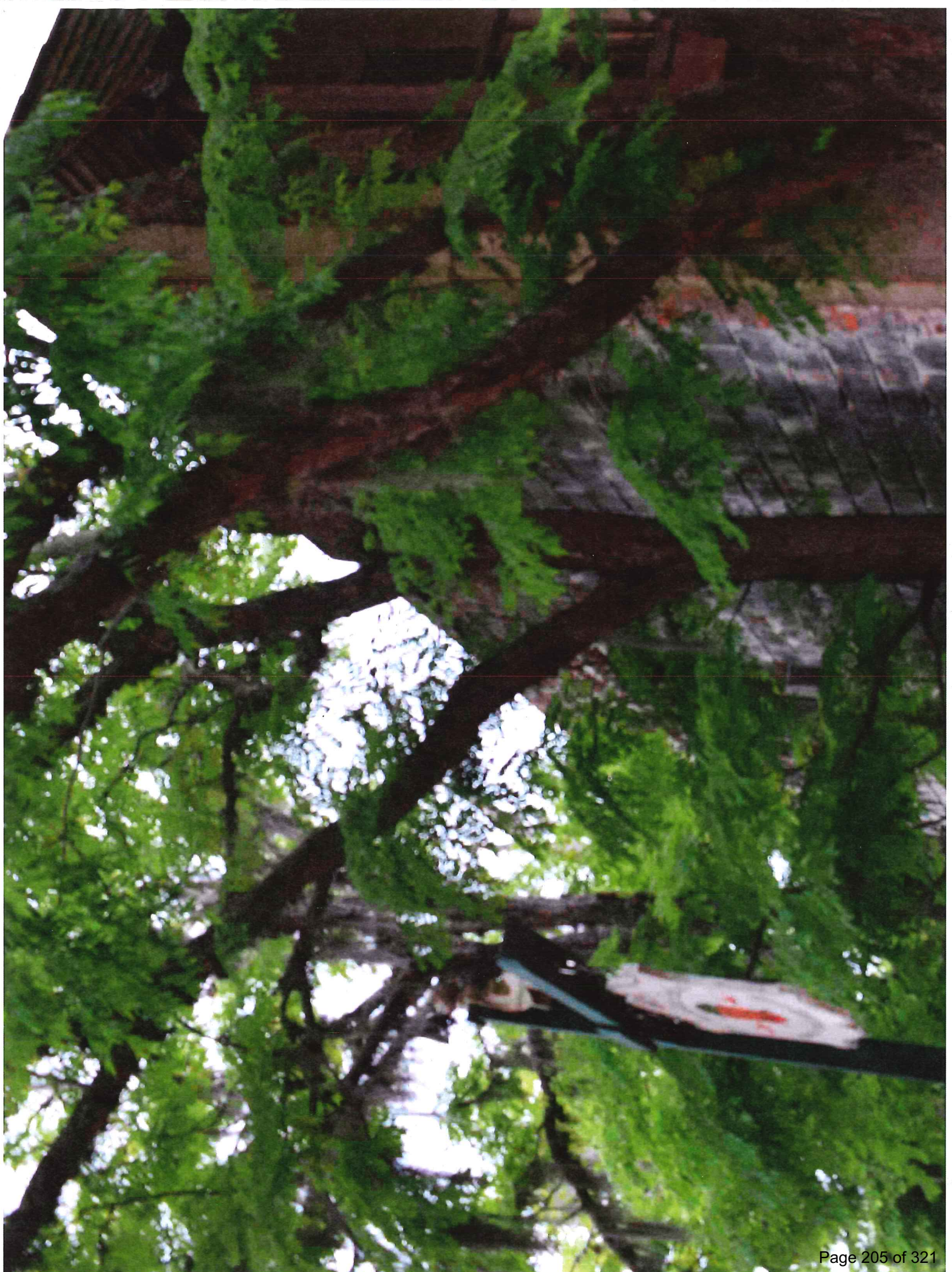
Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

SJ1893









Jennifer Wolfe

From: Richard Schauland
Sent: Monday, December 09, 2019 3:58 PM
To: Jennifer Wolfe
Cc: Julie Courtney
Subject: RE: 56 St. George roof railing

Jenny,

The code requires a guard when a unit to be serviced is within 10 feet of the roof edge. The guard is to extend a minimum of 30 inches beyond each end of the unit. The top of the guard must be not less than 42 inches above the surface. The guard cannot allow a 21-inch sphere to pass through it.

Richard "Buddy" Schauland, Jr., CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com



From: Jennifer Wolfe <jwolfe@citystaug.com>
Sent: Monday, December 09, 2019 3:15 PM
To: Richard Schauland <rschauland@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: 56 St. George roof railing

Buddy,

We are reviewing a project for the HARB and am wondering what the minimum requirements would be for a railing around the mechanical equipment on this roof...I understand some type of railing is required by code but the HARB may want to know what the minimum requirement is when they are considering this application.

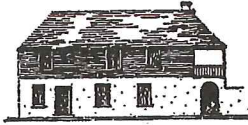
Thanks!

Jenny

Jenny Wolfe

Historic Preservation Officer

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. 1741769 Visa 6100 w/45 Cofec BDAC Project No. 2019-0127
 Advertising Costs \$ _____ Postage \$ _____ Paid on _____ Meeting Date: 12.19.2019
 Receipt No. _____

1. NAME OF APPLICANT Robert Crabtree
 Business (if applicable) Boat Drinks Boat Drinks
 Address 56 St George St
 City St Augustine State FL Zip Code 32084
 Daytime telephone (305) 491 0834 Other phone/email robcrab@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER ~~As above~~
 Business (if applicable) _____
 Address _____
 City _____ State _____ Zip Code _____
 Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 56 St George St, CoSA

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

5. 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 _____
☐	☐	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 _____

RECEIVED

DEC 02 2019

Planning/Building Dept.

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 Screen/guardrail
- ☐ 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)

Vertical lattice Screening on West end of Structure
to Screen Hood System, A/c units & remote refrigeration
units from view. Also acts as a guardrail as required
by code for safe working conditions & maintenance

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 ROBERT CRABTREE

SIGNATURE OF APPLICANT _____

DATE 11/27/19

PRINT OWNER'S NAME ROBERT CRABTREE

SIGNATURE OF OWNER _____

DATE 11/27/19

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

RECEIVED

DEC 02 2019

Planning/Building Dept.



Owner's Authorization For Agent

ROBERT CRABTREE 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 50 ST. GEORGE ST.

BY: _____

Signature of Owner

WHITNEY HOBBS
Print Name of Owner

(719) 351-9494
Telephone

RECEIVED

DEC 02 2019

Planning/Building Dept.

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

Notary Public: _____

My Commission expires on _____

I checked FL DL

George 12/20/19 Page 209 of 321

56 St George St
Smith elev



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DEC 02 2019

Planning/Building Dept

56 St George St

56 St George St
Cura / St George

RECEIVED

DEC 02 2019

Planning/Building Dept.



56 St George St

Parking lot to West

RECEIVED

DEC 02 2019

Planning/Building Dept



Instr #2019011121 BK: 4681 PG: 1547, Filed & Recorded: 2/18/2019 2:20 PM #Pgs:3

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$7,175.00

Prepared by and return to:
Amy Marie Vo, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 18-0305
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of February, 2019 between Henry De Sola Williams, as to his non-homestead property whose post office address is 28 Saragossa Street, Saint Augustine, FL 32084, grantor, and 56 St. George, LLC, a Florida limited liability company whose post office address is 220 N. Serenata Drive, Unit 631, Ponte Vedra Beach, FL 32082, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 28 Saragossa Street, St. Augustine, Florida 32084.

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.

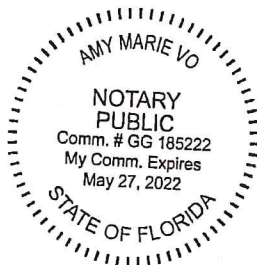
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

BK: 4681 PG: 1548

Signed, sealed and delivered in our presence:

Witness Name: Alyson B. LumeWitness Name: Amy Marie VoHenry De Sola Williams (Seal)State of Florida
County of Saint JohnsThe foregoing instrument was acknowledged before me this 15th day of February, 2019 by Henry De Sola Williams, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

COPY

BK: 4681 PG: 1549

Exhibit A

THE SOUTH 28 FEET 3 INCHES FRONTING ON ST. GEORGE STREET, OF LOT 19, BLOCK 12, ACCORDING TO THE OFFICIAL MAP OF ST AUGUSTINE, ADOPTED BY CITY COMMISSION JUNE 12, 1923, BY ORDINANCE NO. 164, REPLACING OFFICIAL CITY MAP OF JANUARY 1ST, 1905 AND FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, OCTOBER 4, 1923, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER OF ST. GEORGE AND CUNA STREETS RUN NORTH ALONG THE WEST SIDE OF ST. GEORGE STREET, 60 FEET 6 INCHES TO THE POINT OF BEGINNING; THENCE IN A WESTERLY DIRECTION 57 FEET 9 INCHES; THENCE IN A NORTHERLY DIRECTION 27 FEET AND 6 INCHES; THENCE IN AN EASTERLY DIRECTION 58 FEET 6 INCHES TO THE WEST LINE OF ST. GEORGE STREET, THENCE IN A SOUTHERLY DIRECTION ALONG ST. GEORGE STREET, 28 FEET 3 INCHES TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, AS RECORDED IN OFFICIAL RECORDS BOOK 3106, PAGE 1200, BEING A PORTION OF LOT 18, BLOCK 12 OF SAID OFFICIAL MAP OF ST. AUGUSTINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. GEORGE STREET, A VARIABLE WIDTH RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY LINE OF CUNA STREET, A VARIABLE WIDTH RIGHT OF WAY; THENCE NORTH 03°02'37" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ST. GEORGE STREET, A DISTANCE OF 42.80 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 86°49'34" WEST, DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID ST. GEORGE STREET, A DISTANCE OF 5.00 FEET; THENCE NORTH 03°02'37" WEST, A DISTANCE OF 9.92 FEET; THENCE SOUTH 88°48'26" WEST, A DISTANCE OF 54.63 FEET; THENCE NORTH 02°39'34" WEST, A DISTANCE OF 5.67 FEET TO THE SOUTHERLY LINE OF LOT 19, BLOCK 12 OF SAID OFFICIAL MAP OF ST. AUGUSTINE; THENCE NORTH 88°48'26" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 19, A DISTANCE OF 59.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ST. GEORGE STREET; THENCE SOUTH 03°02'37" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 197450-0000



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

Detail by Entity Name

Florida Limited Liability Company
56 ST. GEORGE, LLC

Filing Information

Document Number	L18000056728
FEI/EIN Number	46-4265381
Date Filed	03/05/2018
Effective Date	03/05/2018
State	FL
Status	ACTIVE

Principal Address

220 NORTH SERENATA DR.
UNIT 631
PONTE VEDRA BEACH, FL 32082

Mailing Address

220 NORTH SERENATA DR.
UNIT 631
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

HOBBS, CHARLES S
220 NORTH SERENATA DR.
UNIT 631
PONTE VEDRA BEACH, FL 32082

Authorized Person(s) Detail

Name & Address

Title MGR

HOBBS, CHARLES S
220 NORTH SERENATA DR., UNIT 631
PONTE VEDRA BEACH, FL 32082

Title MGR

HOBBS, WHITNEY L
415 N. OCEAN GRAND DRIVE, UNIT PH1
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2019	02/09/2019

Document Images

02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- Florida Limited Liability	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	1974500000
Location Address	56 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG S28.3FT OF E 57.9FT OF LOT 19 BLK 12 OR4681/1547 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.040
Homestead	N

Owner Information

Owner Name	56 St George LLC 100%
Mailing Address	220 N SERENATA DR UNIT 631 PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2020
Building Value	\$297,062
Extra Features Value	\$665
Total Land Value	\$309,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$607,127
Total Deferred	\$0
Assessed Value	\$607,127
Total Exemptions	\$0
Taxable Value	\$607,127

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	\$304,778	\$665	\$309,400	\$0	\$0	\$614,843	\$328,260	\$286,583	\$328,260
2018	\$251,753	\$665	\$141,440	\$0	\$0	\$393,858	\$298,418	\$95,440	\$298,418
2017	\$259,050	\$665	\$141,440	\$0	\$0	\$401,155	\$271,289	\$129,866	\$271,289
2016	\$191,552	\$665	\$78,676	\$0	\$0	\$270,893	\$246,626	\$24,267	\$246,626
2015	\$200,673	\$665	\$78,676	\$0	\$0	\$280,014	\$224,205	\$55,809	\$224,205
2014	\$124,482	\$665	\$78,676	\$0	\$0	\$203,823	\$203,823	\$0	\$203,823
2013	\$128,774	\$665	\$78,676	\$0	\$0	\$208,115	\$208,115	\$0	\$208,115
2012	\$154,746	\$665	\$72,268	\$0	\$0	\$227,679	\$227,679	\$0	\$227,679
2011	\$170,218	\$665	\$80,388	\$0	\$0	\$251,271	\$251,271	\$0	\$251,271
2010	\$175,298	\$665	\$89,320	\$0	\$0	\$265,283	\$265,283	\$0	\$265,283

Building Information

Building 1
 Actual Area 2916
 Conditioned Area 2688
 Actual Year Built 1800
 Use Restaurants & Cafeterias
 Style 04
 Class N
 Exterior Wall Concrete Block, Concrete Stucco

Roof Structure Rigid Frame
 Roof Cover Built Up
 Interior Flooring Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Block	80%
Exterior Wall	Concrete Stucco	20%
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	14 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	2688	2688
CANOPY (COMMERCIAL)	0	104
CANOPY (COMMERCIAL)	0	60
OUTSIDE STAIRS - FORCED	0	64
Total SqFt	2688	2916

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	34	52	1768	SF	\$309,400

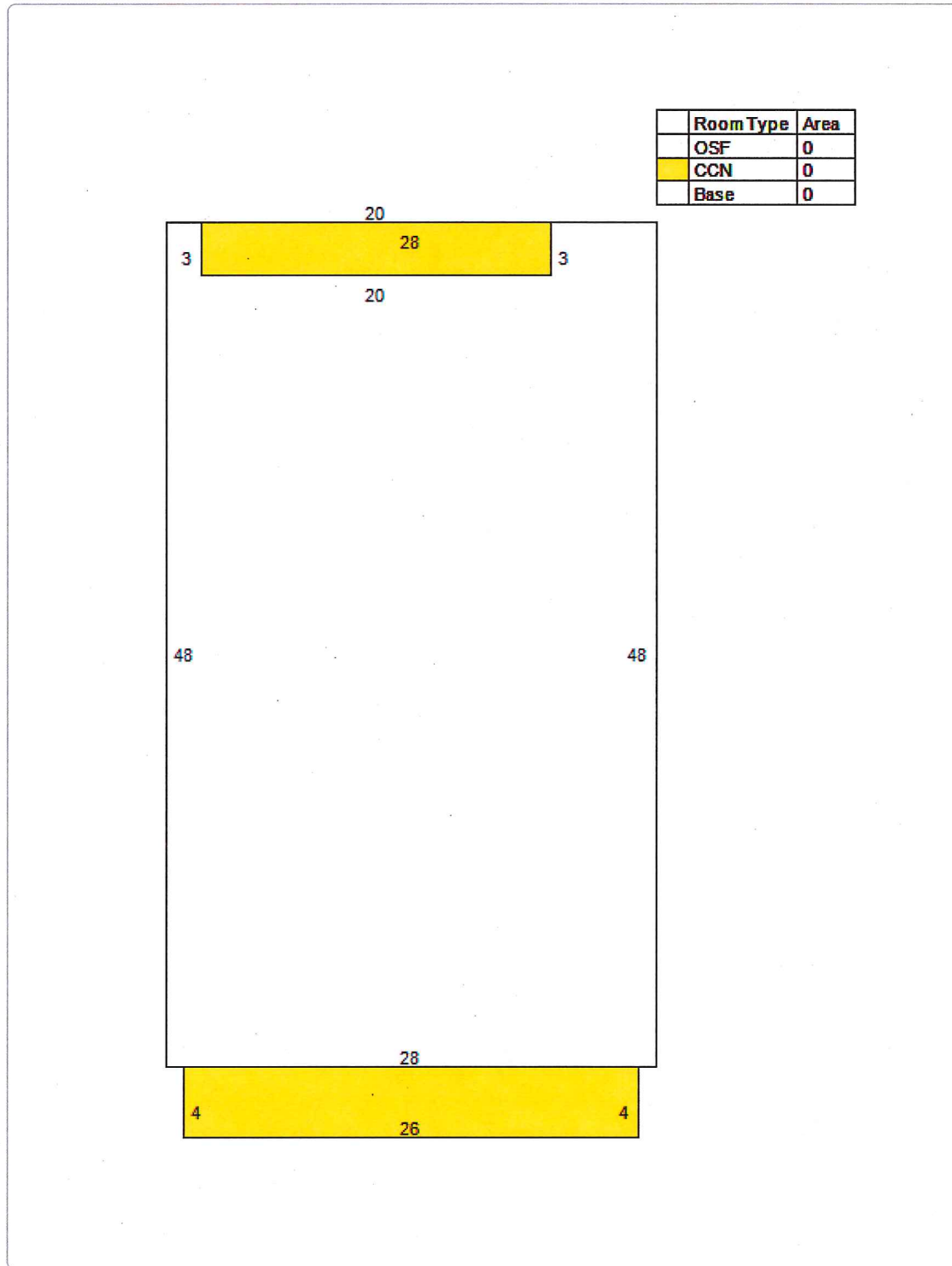
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/18/2019	2/15/2019	\$1,025,000.00	WD	4681	1547	Q	I	WILLIAMS HENRY DE SOLA	56 ST GEORGE LLC
	11/1/1985	\$0.00		691	1236	U	I		WILLIAMS HENRY DE SOLA
	1/1/1979	\$0.00		454	673	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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Version 2.3.23

Developed by
 **Schneider**
GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application F2019-0121

Address: 119 Palmer Street

Applicant: Devon Drozd

Property Owner: Devon Drozd Design LLC – Owner

Project description: To demolish a building constructed in 1961 that is not recorded in the Florida Master Site File and is not located in a district.

Architectural Style: Minimal Traditional	Florida Master Site File: N/A
National Register: N/A	Construction date: 1961
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 1094700000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story residential wood frame building with L-plan, and side gabled roof located in the Ravenswood subdivision of West Augustine. 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.
- A Polk City Directory search did not reveal any long-term residents or occupants/owners of historical note.
- The building has had a fire.
- The applicant did not provide a proposed replacement or 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.

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 **119 Palmer Street** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building 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 has a similar mass and scale to the surrounding buildings and fits in with the streetscape, although it is not a significant impact to the streetscape.
3. **The impact of the loss of the structure on the streetscape.** Not a significant building typology, 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.** No plans were submitted for a replacement structure, so impact can not be determined. Design review is not required. Vacant lots in neighborhoods with regular development pattern are not desirable.
5. **The historical or cultural merit of the structure.** No evidence was discovered that the building is the work of a master or that the residence has historical significance. A Polk City Directory search did not reveal any long-term residents or occupants/owners of historical note.
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 style wood-frame home with evidence of existing wood drop siding that has been covered with vinyl siding. 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.
10. **The justification for the proposed demolition.** There is evidence that the building has had a fire. The applicant did not provide details of why they want to demolish the building and not rehab.

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 F2019-0121
119 Palmer Street
December 19, 2019

LIST OF ATTACHMENTS:

1. Staff photographs
2. Polk City Directory Research

STAFF PHOTOGRAPHS
119 Palmer Street



Front Façade / West Elevation: looking east



Northwest Elevations: looking south / southeast

STAFF PHOTOGRAPHS
119 Palmer Street



Northwest, North, and Remains of East Elevations: looking southeast / south

STAFF PHOTOGRAPHS
119 Palmer Street



Southwest Elevations: looking northeast



Interior

STAFF PHOTOGRAPHS
119 Palmer Street Palmer Street
Context Area



**Looking south
of the property**

119 Palmer Street (1961)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1964	Vacant		
1965	Randy Braddock		driver, Green Top Cab
1966	Thomas C Martin wife Shirley		painter & bodyman, Banta Bros.
1968	vacant		
1969	Charles R Anderson wife Jackie		Installer SBT&T
1970	Charles R Anderson wife Jackie		cable repairer
1971	Charles R Anderson wife Jackie		cable repairer
1974	Kay Dampier		none listed / blank
1975	Kay Dampier		none listed / blank

NOV 21 2019



Building Dept.



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. 2019-0121

Receipt No. _____

Meeting Date 12-17-19

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

1. NAME OF APPLICANT Devan Dwyer
 Business (if applicable) Devan Dwyer Design
 Address 1 Beach Street
 City St Augustine State FL Zip 32080
 Daytime telephone 904 501 0048 Other phone/email N/A

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

2. NAME OF PROPERTY OWNER Devan Dwyer Design
 Business (if applicable) Devan Dwyer Design
 Address 1 Beach Street
 City St Augustine State FL Zip 32080
 Daytime telephone (required) 904 501 0048 Other phone _____

3. PROJECT STREET ADDRESS 119 Palmer Street, St Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
 Lot 3 Block 40-C Subdivision Ravenswood Subdivision Parcel Number 109470-0000

5. DATE OF CONSTRUCTION 1901 Source: Property Appraiser

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

7. PROPOSED PROJECT WORK

- ☐ PARTIAL DEMOLITION - Partial demolition of building including porches, dormers, chimneys
☒ FULL DEMOLITION - The complete demolition of the building
☐ RELOCATION - The moving of the building to a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

St. Johns County Property
 Appraiser's website has
 owner address incorrect.
 Correct Address is
 1 Beach St

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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.

NOV 21 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 Devon Draz DATE 11/21/19

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME Devon Draz DATE 11/21/19

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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.

NOV 21 2019

Planning/Building Dept.

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.

RECEIVED

NOV 21 2019

Planning/Building Dept.

IN & RET Rec 418.50 Doc: \$280.00
(\$40,000.00)

After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

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

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

109470-0000

File No.: 62395

WARRANTY DEED

This Warranty Deed, Made the 24th day of May, 2019, by

LESLIE A. COLEMAN, A SINGLE WOMAN whose post office address is:

548 Cedar Creek Rd Palatka FL 32177

hereinafter called the "Grantor", to

DEVON DROZD DESIGN, LLC, a Florida Limited Liability Company, whose post office address
is: Beach St.

1 Beacon St ST Augustine FL 32080
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 350, 351 AND 352, BLOCK 40-C, RAVENSWOOD, AS INDICATED IN MAP OF NEW
AUGUSTINE, DATED JUNE 1918 AND FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT,
ST. JOHNS COUNTY, FLORIDA.

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.

10/15/2019 11:32



RECEIVED

NOV 21 2019

Planning/Building Dept.



10/15/2019 11:33

RECEIVED

NOV 21 2019

Planning/Building Dept.

10/30/2019 10:21



RECEIVED

NOV 21 2019

Planning/Building Dept.

City of St. Augustine, FL
Planning & Building Department

DANGER

DO NOT ENTER

OFFICIAL THIS BUILDING HAS
BY ORDER OF THE BUILDING
BEEN DECLARED UNSAFE FOR HUMAN OCCUPANCY.
SECTION 8-301 OF THE CITY OF
PURSUANT TO CHAPTER 136, IT IS UNLAWFUL FOR ANY
PERSON TO ENTER, OCCUPY OR RESIDE IN THIS BUILDING.
ST. AUGUSTINE MUNICIPAL CODE, IT IS UNLAWFUL FOR ANY
PERSON TO ENTER, OCCUPY OR RESIDE IN THIS BUILDING.
PLANNING AND BUILDING DEPARTMENT:

Building Official

Enforcement Officer

Posting Date:

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted.

10/15/2019 11:33

City of Augustin, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS.

BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Oct. 31, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 119 Palmer Street PARCEL No. 109470 0000

by Curtis Baker
Code Enforcement Inspector

Richard Schauband
Building Official

Posting Date: Oct. 15, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)

RECEIVED

NOV 21 2019

Planning/Building Dept.

10/15/2019 11:33

Instr #2019036168 BK: 4729 PG: 1375, Filed & Recorded: 5/24/2019 3:10 PM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$280.00

IN & RET Recd \$18.50 Doc: \$280.00
(\$40,000.00)

After Recording Return to:

This Instrument Prepared by:

Marlene Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

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

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

109470-0000

File No.: 62395

WARRANTY DEED**This Warranty Deed**, Made the 24th day of May, 2019, by**LESLIE A. COLEMAN, A SINGLE WOMAN** whose post office address is:548 Cedar Creek Rd Palatka FL 32177

hereinafter called the "Grantor", to

DEVON DROZD DESIGN, LLC, a Florida Limited Liability Company, whose post office address is:1 Beacon ST ST Augustine FL 32080
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 350, 351 AND 352, BLOCK 40-C, RAVENSWOOD, AS INDICATED IN MAP OF NEW AUGUSTINE, DATED JUNE 1918 AND FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

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: 4729 PG: 1376

(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 Leslie A. Coleman
Printed Name: Carol A. Lagasse LESLIE A. COLEMAN

Witness Signature: [Signature]
Printed Name: Centron W. Henry

State of Florida

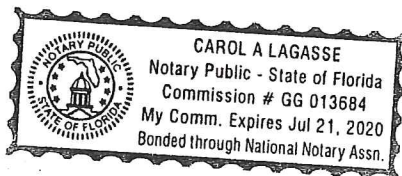
County of St Johns

The foregoing instrument was acknowledged before me this 24th day of May, 2019 by

LESLIE A. COLEMAN, 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)





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

Detail by Entity Name

Florida Limited Liability Company
DEVON DROZD DESIGN, LLC

Filing Information

Document Number L17000132332
FEI/EIN Number 82-1887960
Date Filed 06/16/2017
Effective Date 06/16/2017
State FL
Status ACTIVE

Principal Address

ONE BEACH STREET
SAINT AUGUSTINE, FL 32080

Mailing Address

ONE BEACH STREET
SAINT AUGUSTINE, FL 32080

Registered Agent Name & Address

DROZD, DEVON A
ONE BEACH STREET
SAINT AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

DROZD, DEVON A
ONE BEACH STREET
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	05/13/2019

Document Images

05/13/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
06/16/2017 -- 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	1094700000
Location Address	119 PALMER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUB LOT 350 351 & 352 BLK 40-C OR4729/1375 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.430
Homestead	N

Owner Information

Owner Name	Devon Drozd Design LLC 100%
Mailing Address	1 BEACON ST SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$5,029
Extra Features Value	\$1,944
Total Land Value	\$56,844
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$63,817
Total Deferred	\$0
Assessed Value	\$63,817
Total Exemptions	\$0
Taxable Value	\$63,817

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	\$5,029	\$1,944	\$56,844	\$0	\$0	\$63,817	\$63,817	\$38,817	\$25,000
2018	\$76,125	\$1,944	\$51,494	\$0	\$0	\$129,563	\$75,803	\$103,760	\$25,803
2017	\$23,117	\$1,521	\$48,819	\$0	\$0	\$73,457	\$56,472	\$48,457	\$25,000
2016	\$43,296	\$2,129	\$38,788	\$0	\$0	\$84,213	\$74,449	\$59,213	\$25,000
2015	\$36,998	\$2,129	\$35,444	\$0	\$0	\$74,571	\$73,931	\$49,571	\$25,000
2014	\$36,088	\$2,129	\$35,444	\$0	\$0	\$73,661	\$73,344	\$48,661	\$25,000
2013	\$34,687	\$2,129	\$35,444	\$0	\$0	\$72,260	\$72,260	\$47,260	\$25,000
2012	\$35,274	\$2,129	\$35,210	\$0	\$0	\$72,613	\$72,613	\$47,613	\$25,000
2011	\$36,450	\$2,129	\$39,122	\$0	\$0	\$77,701	\$75,333	\$52,368	\$25,333
2010	\$47,009	\$2,129	\$66,875	\$0	\$0	\$116,013	\$74,220	\$91,013	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1440	Roof Cover	Metal
Conditioned Area	1216	Interior Flooring	Pine Wood
Actual Year Built	1961	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Aluminum Vinyl	Baths	

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

Description	Conditioned Area	Actual Area
BASE AREA	1216	1216
HALF SCREEN PORCH	0	224
Total SqFt	1216	1440

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	18	12	0	216

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	125	150	125	EF	\$56,844

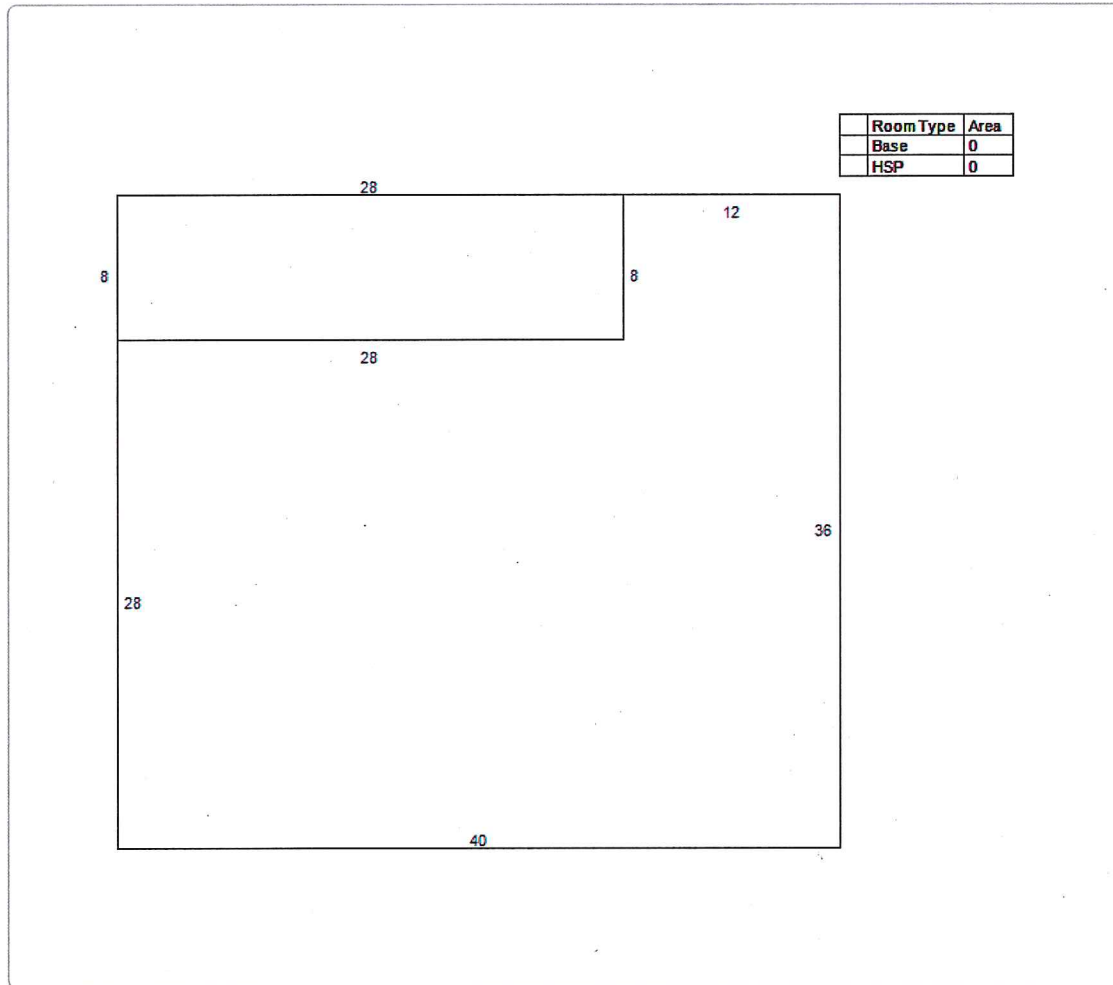
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/24/2019	5/24/2019	\$40,000.00	WD	4729	1375	U	I	POWER JENNIFER DAWN	DEVON DROZD DESIGN LLC
	5/9/2003	\$0.00	CD	1964	362	U	I	GOTT PAUL J & LANNI SHIRLEY	POWER JENNIFER DAWN
	6/19/2000	\$70,000.00	WD	1505	194	Q	I	POWER JENNIFER DAWN	COLEMAN LESLIE A
	5/26/1999	\$59,000.00	WD	1413	1171	Q	I	SMITH CHARMINA J EST BY PERS REP ETAL	POWER JENNIFER DAWN
	1/1/1977	\$16,000.00		328	444	U	I		SMITH CHARMINA J

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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Schneider
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HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application F2019-0124

Address: 44 Ewing Street

Applicant: Cassidie Corwin and Scott Clarkson

Property Owner: Cassidie Corwin

Project description: To demolish a building constructed c 1930 that is recorded in the Florida Master Site File and is not located in a district.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ0812
National Register: N/A	Construction date: c 1930
Archaeology Zone: N/A	Zoning District: RG-1
Parcel number: 1043900000	
Agenda Item: 8(b)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story wood frame residential building with L-plan, currently a front-gabled roof and an enclosed front porch with hip roof located in the Greeno Tract neighborhood of West Augustine. 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 1930 St. Augustine Sanborn map is the first to show the house at 44 Ewing Street. 1927 was the first year that 44 Ewing Street was listed in the Polk City Directories.
- A Polk City Directory search revealed the house had a long-term occupant from 1927-1968, a woman named Anna Pringle, who was later listed starting in 1951 as Mrs. Anna W. Williams or Mrs. Anna P. Williams. Starting in 1940, she was listed as the owner of 44 Ewing Street.
- The building's integrity has been altered with the hip roof converted to a gable, the original wood drop siding obscured with multiple siding materials, and replacement aluminum windows.
- The applicant submitted a forty-five page Inspection Report for 44 Ewing Street by Eagle Eye Home Inspections, which was not included in the HARB packet due to its size, but is available to review upon request.
- Because of the age of the structure, staff requested interior photographs to determine if there were any salvageable historic building materials or architectural details. No interior photographs or site inspections were received.
- The applicant did not provide a proposed replacement or 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 and may require additional zoning review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **44 Ewing Street** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building 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.

Staff requested interior photographs to determine if there were any salvageable historic building materials or architectural details. No interior photographs or site inspections were received.

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. The building is at a dead-end of the street and the surrounding context has open lots with the San Sebastian River further east.
3. **The impact of the loss of the structure on the streetscape.** Not a significant building typology, so will not have a significant individual impact to 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 a replacement structure, so impact can not be determined. Design review is not required. Vacant lots in neighborhoods with regular development pattern are not desirable.
5. **The historical or cultural merit of the structure.** The building is listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance. A Polk City Directory search revealed the house had a long-term occupant from 1927-1968, a woman named Anna Pringle, who was later listed starting in 1951 as Mrs. Anna W. Williams or Mrs. Anna P. Williams. Starting in 1940, she was listed as the owner of 44 Ewing Street
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 wood-frame home that has had its integrity altered with the hip roof replaced by a gable, different wood siding materials obscure the wood drop siding that is visible on parts of the front façade, and replacement aluminum windows. The building is not unusual or particularly unique.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** 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. A home inspection report was submitted and indicated there were maintenance issues.
10. **The justification for the proposed demolition.** No justification was given.

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 F2019-0124
44 Ewing Street
December 19, 2019

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
44 Ewing Street



**Front Façade /
South Elevation:
looking north**



**Southwest Elevations:
looking northeast**



**Southeast Elevations:
looking northwest
and north**

STAFF PHOTOGRAPHS
44 Ewing Street: Context Area



Looking west of the property



Across Ewing Street, looking south



**Looking northeast
of the property**

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 812 1009==
Site Name: 44 Ewing Street 830== Survey Date: 7908 820==
Address: 44 Ewing Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Greeno Tract 10 E 100' of 1 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Floyd, Eula ;
Address: 44 Ewing Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 468343 3306840 890== Location: T07S R29E S41 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1930 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, dropside, with cornerboards; plywood paneling
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 1/1 942==
Foundation: Concrete block piers 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip porch, gable on L 942==
Porches & Balconies: 1 story screened front porch
_____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Metal, 3-v crimp 882==
Ornament Exterior: Battered wood posts
_____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
Other: Has early concrete block piers with City Gates design 956==
Surroundings: Residential 864==
Relationship to Surroundings: Last house on street before undeveloped
land
_____ 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 was constructed between 1924 and 1930. Significant details include concrete block piers with the City Gates design and battered wood posts.

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

HISTORY

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

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid.; Biographical File, SAHS.
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

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

44
Curing St



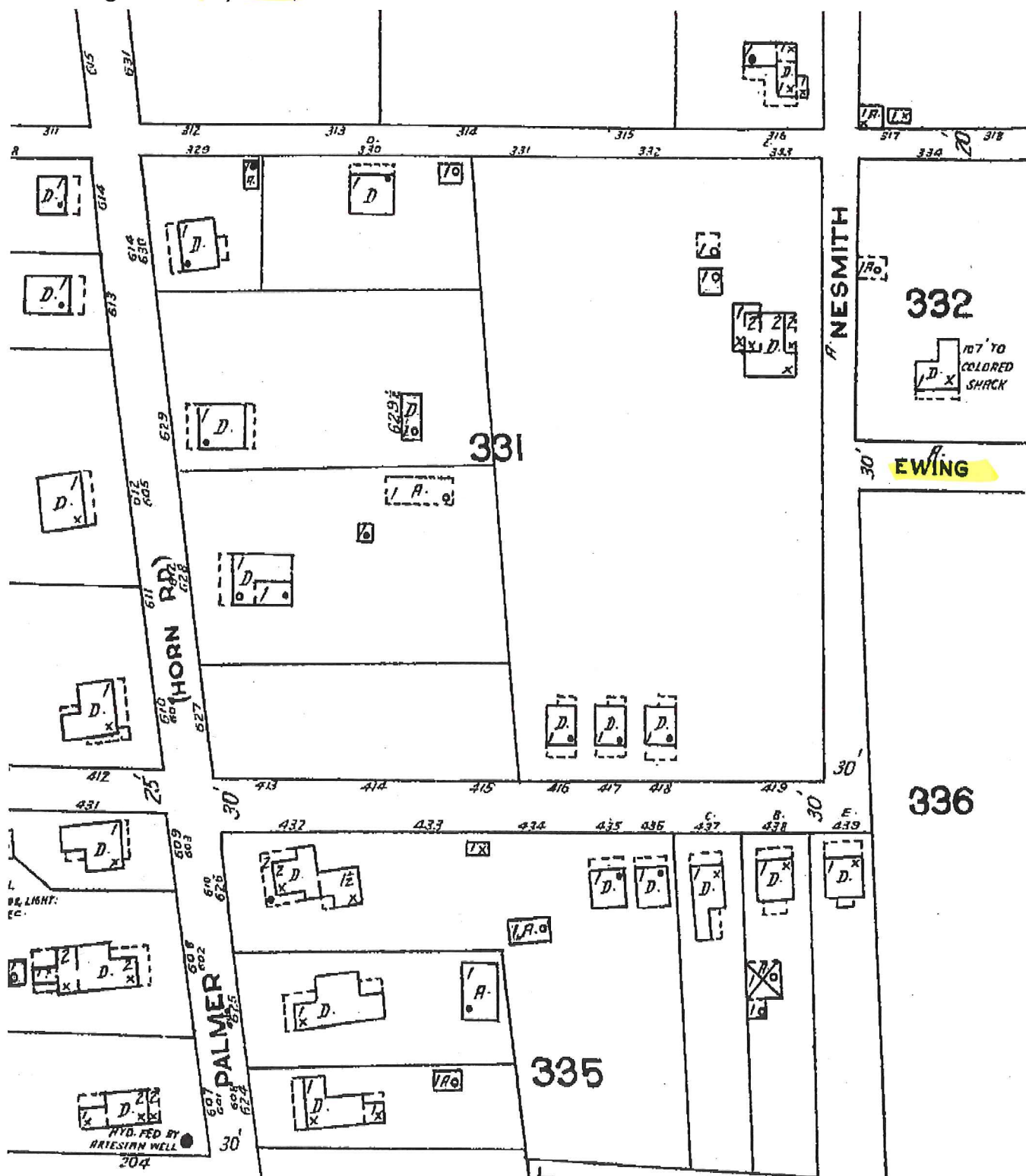


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Saint Augustine July 1924, Sheet 22



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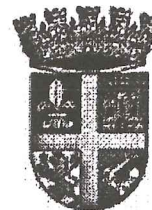
44 Ewing Street (c 1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1927	Anna Pringle	(c)	laundress
1930	Anna Pringle	(c)	maid
1934	Anna Pringle	(c)	cook
1935	Anna Pringle	(c)	cook
	Wright Woods	(c)	laborer
1937	Anna Pringle	(c)	laundress
	Benj. Pringle	(c)	laborer
	Elma Pringle	(c)	cook
1940	Anna Pringle	(c) O	maid
1945	Anna Pringle	(c) O	maid
1949	Anna Pringle	(c) O	
1951	Mrs Anna W Williams	(c) O	
1955	Mrs Anna P Williams	(c) O	widow John
1959	Mrs Anna P Williams	O	widow John P
1965	Mrs Anna P Williams	O	widow Mitchell L
1968	Mrs Anna P Williams (Annie P Williams under listing by name)		widow Mitchell L
1969	Mrs Lela Crooms		maid
	Mary Crooms		maid
1972	Mrs Lela Crooms		maid
	Mary Crooms		maid
1973	Mrs Lela Crooms		maid
	Mary Crooms		maid

*Starting in the 1974 Polk City Directory on, 44 Ewing Street is not listed



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. 2019-0124

Receipt No. 1737431

Meeting Date 12/19/19

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

1. NAME OF APPLICANT CASSIDIE CORWIN / CLARKSON'S 904-669-1632

Business (if applicable) _____

Address 44 EWING STREET

City Saint Augustine State FL Zip 32084

Daytime telephone 904.547.1411 Other phone/email cassidiecorwin@gmail.com

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

2. NAME OF PROPERTY OWNER CASSIDIE CORWIN

Business (if applicable) _____

Address P.O. Box 681

City Saint Augustine State FL Zip 32085

Daytime telephone (required) 904.547.1411 Other phone _____

3. PROJECT STREET ADDRESS 44 EWING STREET 32084

4. LEGAL DESCRIPTION OF PROPERTY OR 4637/918

Lot 1 Block 10 Subdivision Greeno Tract, St Parcel Number _____

5. DATE OF CONSTRUCTION December 2019 Source: Scott Clarkson

6. HISTORIC STATUS Clarkson land clearing + Fill Dirt Inc

☐ Designated Loc Mail staff report

☐ Property individ to SCOTT CLARKSON

☐ Contributing bu 2429 Kacie Lane

☐ Listed on Florid St. Aug FL, 32084

☒ 50 years of age 904-669-1632

7. PROPOSED PROJ

☐ PARTIAL DEMOL porches, dormers

☒ FULL DEMOLIT

☐ RELOCATION - different property.
property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE.

Unknown at this time

RECEIVED

NOV 22 2019

Planning/Building Dept.

atural features including

permanent removal.
ty and placing it on a
ding on the same

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC NOT
HISTORIC HISTORIC NOT
 SURE

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Building addition |
| ☐ | ☐ | ☐ | Outbuilding/Accessory building |
| ☐ | ☐ | ☐ | Roof structures (dormers, chimneys, etc.) Specify: <u>House</u> |
| ☐ | ☐ | ☐ | 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:
 - 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.

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: DEMO - LANDFILL

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 CASSIDIE CORWIN DATE 11.21.19

SIGNATURE OF APPLICANT Cassie Corwin

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.



CITY OF

ST. AUGUSTINE

EST. 1565

Owner's Authorization For Agent

Scott Clarkson is/are hereby authorized TO ACT ON BEHALF
OF CASSIDIE CORWIN, the owner(s) of those lands described within ☒

the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or

other such proof of ownership as may be required, in applying to the City

of St. Augustine's Historic Architectural Review Board, for an application

related to a Certificate of Demolition for the structure located at:

44 Ewing Street Saint Augustine, FL 32084

BY: [Signature]
Signature of Owner

CASSIDIE CORWIN
Print Name of Owner

904-547-1411
Telephone Number

State of NEW HAMPSHIRE

County of MERRIMACK

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

By RACHEL C. BAKER

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature:

[Signature: Rachel C. Baker]

My Commission expires:

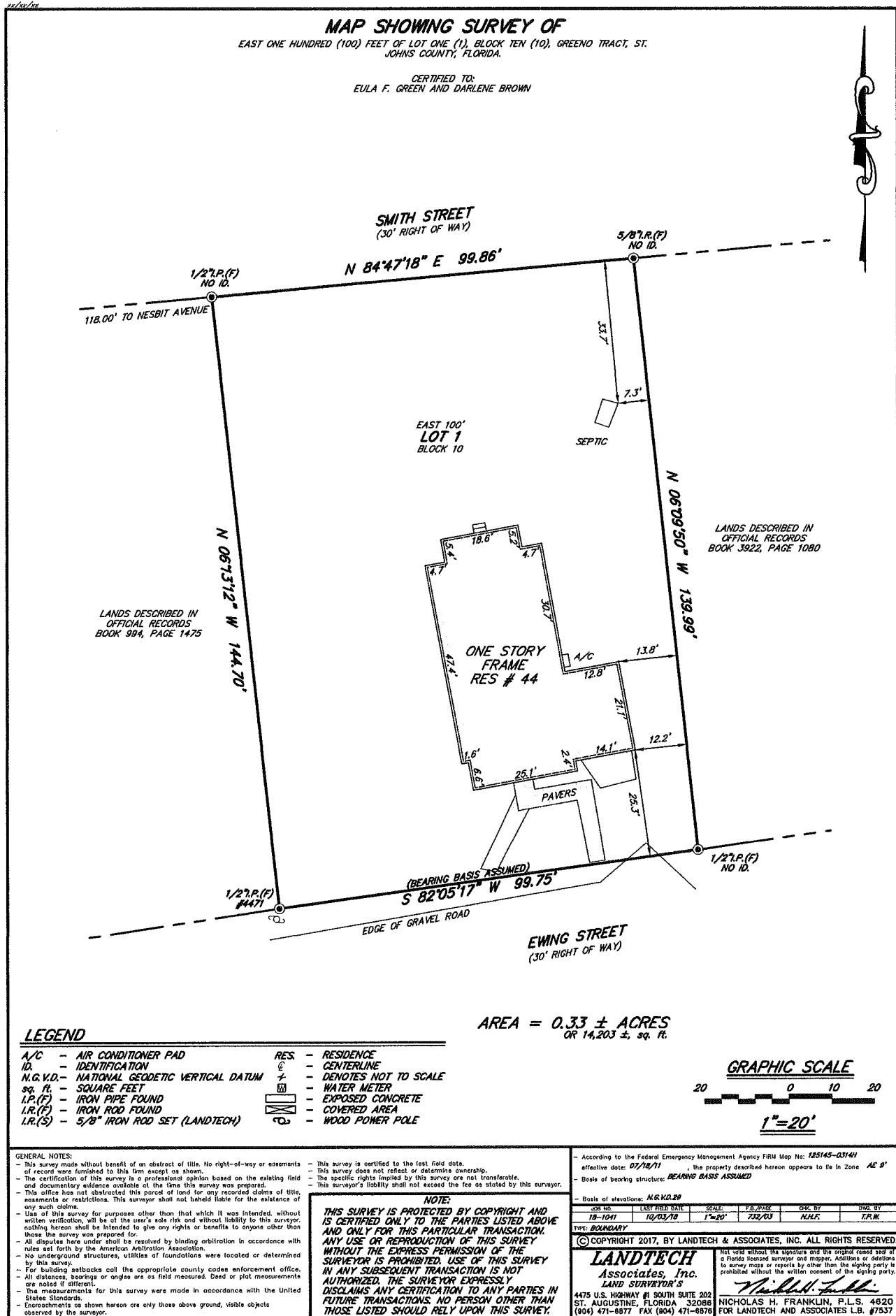
JUNE 5, 2024



MAP SHOWING SURVEY OF

EAST ONE HUNDRED (100) FEET OF LOT ONE (1), BLOCK TEN (10), GREENO TRACT, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
EULA F. GREEN AND DARLENE BROWN



Prepared by and return to:

Seth D. Corneal
First Shore Title LLC
509 Anastasia Boulevard
St. Augustine, FL 32080
(904) 687-2247
File No FS18-023

Parcel Identification No 104390-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of November, 2018 between Eula Green, an unmarried woman, formerly Eula Floyd, surviving spouse of Willie Green whose post office address is 44 Ewing Street, St. Augustine, FL 32084, of the County of St. Johns, State of Florida and Darlene Brown, a single woman, as Joint Tenants with Rights of Survivorship, whose post office address is 154 Webb Street, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, Grantors, to Cassidie Corwin, a single woman, whose post office address is 425 Del Monte Drive, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

The East 100 feet of Lot 1, Block 10, Greeno Tract, St. Johns County, Florida.

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

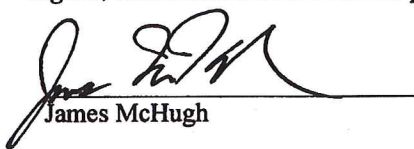
Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

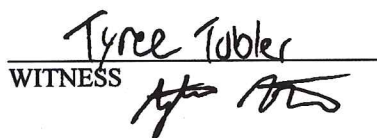

James McHugh


Eula Floyd Green


WITNESS Tyree Tabler

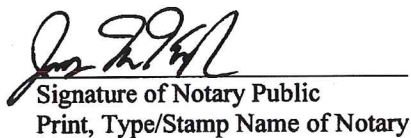

James McHugh


Darlene Brown


WITNESS Tyree Tabler

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4 day of November, 2018, by Eula Green and Darlene Brown ☐ who is personally known to me or ☒ who produced a Driver's License as identification.


Signature of Notary Public
Print, Type/Stamp Name of Notary





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	1043900000
Location Address	44 EWING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(2) GREENO TRACT E100FT OF LOT 1 BLK 10 OR4637/918 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.330
Homestead	Y

Owner Information

Owner Name	Corwin Cassidie 100%
Mailing Address	44 EWING ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$54,128
Extra Features Value	\$0
Total Land Value	\$45,475
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$99,603
Total Deferred	\$0
Assessed Value	\$99,603
Total Exemptions	\$50,000
Taxable Value	\$49,603

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	\$54,128	\$0	\$45,475	\$0	\$0	\$99,603	\$99,603	\$50,000	\$49,603
2018	\$67,712	\$0	\$35,845	\$0	\$0	\$103,557	\$41,413	\$103,557	\$0
2017	\$56,485	\$0	\$34,240	\$0	\$0	\$90,725	\$40,561	\$90,725	\$0
2016	\$50,074	\$0	\$27,285	\$0	\$0	\$77,359	\$39,727	\$77,359	\$0
2015	\$42,616	\$0	\$24,610	\$0	\$0	\$67,226	\$39,451	\$67,226	\$0
2014	\$40,757	\$0	\$24,610	\$0	\$0	\$65,367	\$39,138	\$51,229	\$14,138
2013	\$39,043	\$0	\$28,355	\$0	\$0	\$67,398	\$38,560	\$53,838	\$13,560
2012	\$26,178	\$0	\$28,168	\$0	\$0	\$54,346	\$37,915	\$41,431	\$12,915
2011	\$27,014	\$0	\$31,298	\$0	\$0	\$58,312	\$36,811	\$46,501	\$11,811
2010	\$36,111	\$0	\$53,500	\$0	\$0	\$89,611	\$36,267	\$78,344	\$11,267

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1918	Roof Cover	Composite Shingle, Metal
Conditioned Area	1363	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1910	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Forced Air
Style	01	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Hard Board	Baths	1

Category	Type	Pct
Exterior Wall	Hard Board	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	10%
Roofing Cover	Composite Shingle	90%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1363	1363
FRAME UTILITY	0	100
UNFINISHED GARAGE	0	273
HALF SCREEN PORCH	0	182
Total SqFt	1363	1918

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	146	100	EF	\$45,475

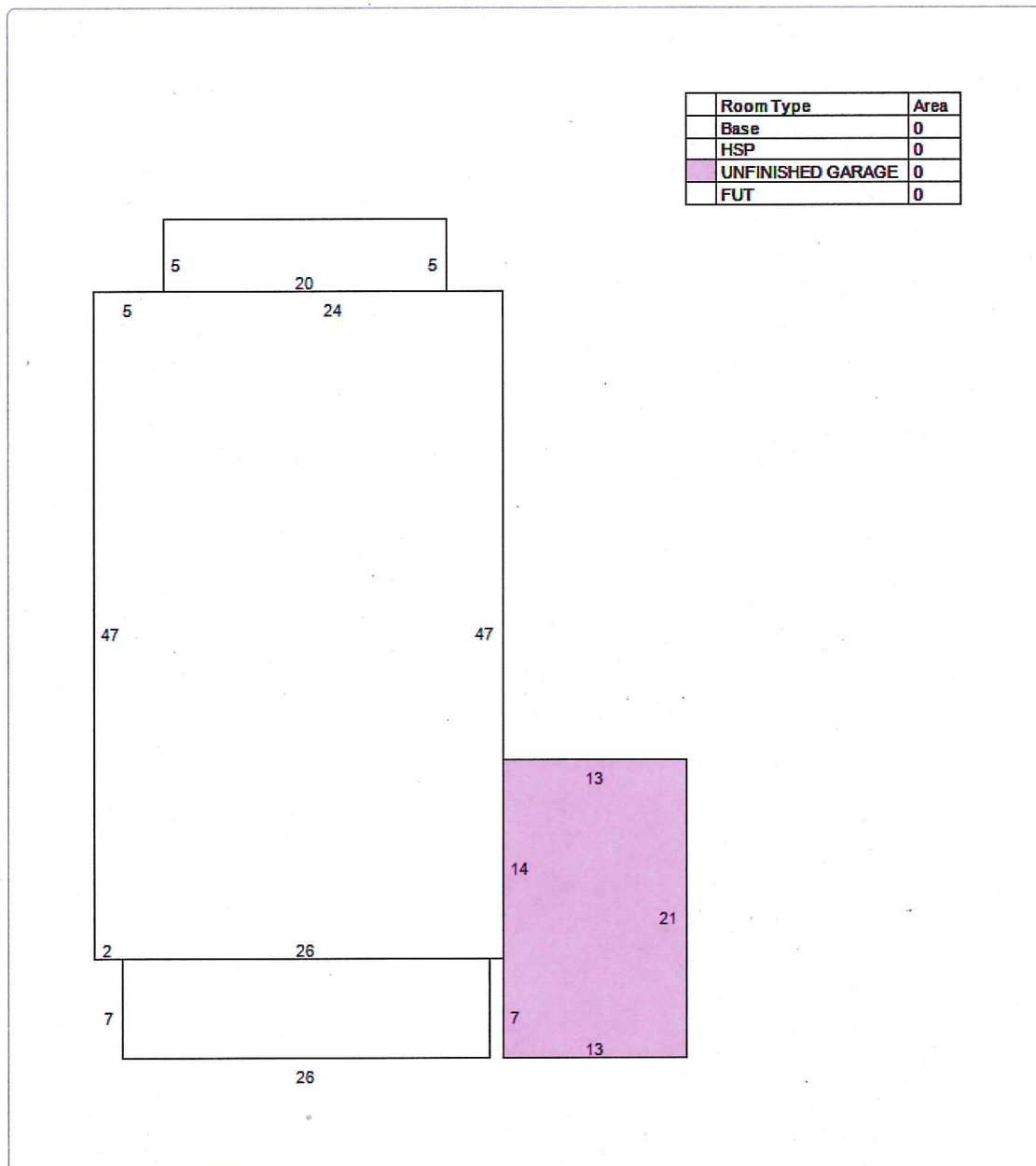
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/6/2018	11/5/2018	\$45,000.00	WD	4637	918	U	I	GREEN EULA FLOYD & BROWN DARLENE	CORWIN CASSIDIE
9/9/2014	9/5/2014	\$0.00	QC	3928	344	U	I	GREEN EULA FLOYD, WILLIE (DECD 12/6/13)	GREEN EULA FLOYD & BROWN DARLENE
11/6/2018	12/6/2013	\$0.00	DC	4637	915	U	I	GREEN WILLIE (DECD)	GREEN EULA
	3/1/1983	\$0.00		579	1	U	I		GREEN EULA FLOYD, WILLIE

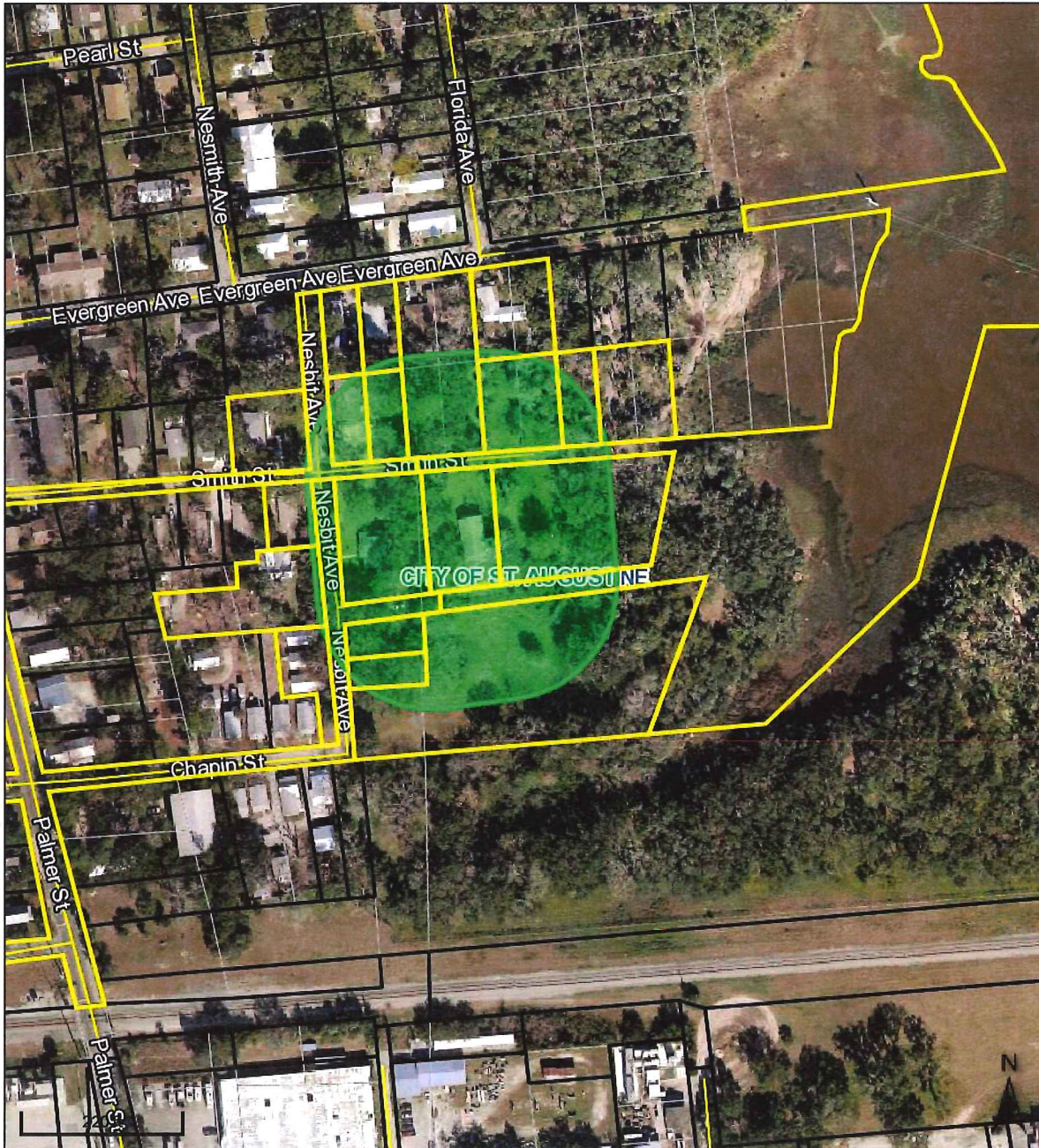
Area Sales Report

Recent Sales in Area

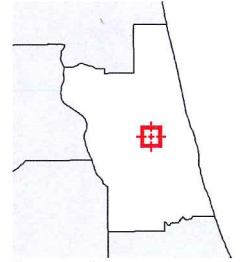
Sketch Information



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



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.

Date created: 11/25/2019

Last Data Uploaded: 11/22/2019 11:17:28 PM

Developed by Schneider
GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 19, 2019 Meeting



Application F2019-0122 Address: 88 San Marco Avenue

Desai Somabhai – Owner Dixon Design Studio LLC– Applicant

Project description: To build a new parking structure on the northwest corner of the property that is one story and stucco-finished with metal roof.

Architectural Style:	N/A new construction	Florida Master Site File:	N/A
National Register:	Property located in North City NRHD	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	19213 0000	Typology:	Commercial South?
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Preliminary Design review for the San Marco Avenue Design Standards which requires the CRC/HARB review of applications for parking structures. (The 2018 San Marco Design Standards for Entry Corridors are being applied to this property, which were not in place when a similarly designed garage was constructed across the street by the same owner.)

- When submitted, there were no scaled elevation drawings to indicate measurable building and setback dimensions and a landscape plan so the application was deemed incomplete.
- The typology could be Commercial South or Residential South based on the existing buildings within the context area, however the Residential typology is recommended.
- A residential setback would require minimum of 5' street side-yard setback and in all cases a 15' setback from adjacent single family zoning is required – the adjacent property is a single family residence but it has a CL-2 zoning designation (residential uses are allowed in CL-2).
- Since the property has multiple frontages the DSEC indicates the minimum frontage requirement will be applied to San Marco and based on the current development the staff interpretation is that there is no building frontage requirement on Hope Street.
- Landscaping is required on all street frontages and no landscaping is shown for the portion of the site being developed. A landscape buffer is also required when the rear yard setback is adjacent to a residential site (note the word zoning district is not used).
- There are not examples of “commercial” garages except for auto repair garages and based on the context a traditional residential/vernacular type of garage is recommended.

STAFF RECOMMENDATION:

Based on a review of the San Marco Avenue Design Standards for Entry Corridors and without the support of evidence to the contrary the CRC/HARB may **CONTINUE** the application because the submittal requirements were not met. Additionally, staff recommends that the applicant considers site and design alterations to clearly demonstrate that the project meets the purpose and intent of the standards which may include adhering to the residential setback and landscape buffer, modifying the architectural materials and/or form to meet a vernacular type of style, and adding a knee-wall along portions of the Hope Street frontage. *If modifications to the design are requested, they need to be included in the application package detailed by the applicant because they may also require CRC/HARB approval.*


Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- Construct a one-story garage finished with stucco and a red metal gable roof on the northwest corner of the parcel
- (No dimensions or material specifications were provided)

CITY CODES/DESIGN GUIDELINES:

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

San Marco Avenue Design Standards for Entry Corridors

Section 1. Purpose and Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the San Marco Avenue overlay area that distinguish it from "Anywhere, USA";
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal mixed-use environment;
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

4.3. Corridor Review Committee

4.3.1. Activities Requiring Review.

- d. New construction that includes parking structures
(note: under a previous appeal, the City Commission interpreted parking structures to be more than just parking garages)

4.3.2. Review Criteria.

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the San Marco Avenue Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent; (note that no review decision creates assumption of precedent)
- c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

Section 6. Site and Building Design

The rhythm and pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The location of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional and shall be determined by selecting one of the development typologies described in the previous section and meeting the following site and building design standards.

6.1. Building Placement

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met.

Table 1. Building Setbacks

	Residential Type	Commercial Type	Institutional Type
Front Yard Setback	15 ft. min., 30' max.	0 ft. min., 10 ft. max.	10 ft. min. (no max.)
Street Side Yard Setback	5 ft. min.	0 ft. min., 10 ft. max.	10 ft. min.
Interior Side Yard Setback	5 ft. min.	0 ft. min.	10 ft. min.
Rear Yard Setback	5 ft. min.	5 ft. min.	10 ft. min.
Setback adjacent to single family zoning	15 ft.	15 ft.	15 ft.

h. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 7 of this document.

i. Existing buildings on a site subject to redevelopment will not be required to meet the setback standards listed above. However, if technically feasible and not detrimental to the architecture of the existing building, any additions to the building shall serve to bring the building closer into compliance

6.3. Building Height

b. There shall be a minimum height of fifteen (15) feet for the Commercial Typology buildings. This height will allow the provision of adequate size windows, awnings or canopies, signage and a decorative parapet to hide roof-top mechanical equipment.

e. Commercial Type buildings shall have an interior first floor vertical clearance of at least twelve (12) feet to allow adequate exterior street level scale and adequate room for overhead retail utilities in ground floor spaces.

6.4.1. Architecture

a. Residential Typology:

1. New buildings using the Residential Typology should utilize the Frame (Florida) Vernacular architectural style (see Appendix B).
2. All structures on a site shall be of the same architectural character (Florida vernacular architecture found throughout St. Augustine).
3. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.

b. Commercial Typology:

Buildings using the Commercial Typology shall adopt the Traditional Commercial architectural style, described in Appendix B, if located south of Picolata Road.

3. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

c. Existing Buildings/Renovations and Additions

Existing buildings that are being renovated or expanded shall meet the following standards:

2. Additions shall be designed so that there is the least possible loss or obstruction of character-defining features. The dominant features and facades of the existing building shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing building.

6.4.3. Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix B). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

6.4.8. Parking Structure Design

- a. Stand-alone parking garages, which are allowed in the CL-2 zoning district, shall require approval by the CRC.
- b. Parking structures accessory to a principal use are required to be placed behind a liner building that houses active uses (e.g. commercial, office, residential). The liner building, which may be attached or detached from the parking structure, may be one story but shall extend for a minimum of seventy-five (75) percent of the length of the parking structure, and shall have a minimum depth of thirty (30) feet.
- c. Any portion of the parking structure that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited.
- d. The portion of the parking garage not concealed behind the liner building shall provide a landscaping strip along the façade. The landscaping strip shall have a minimum depth of 5 feet.
- e. The exterior facades of the parking garage shall be designed to achieve architectural unity with the principal structure.
- f. Parking structures shall meet setback, height, façade articulation, fenestration and glazing standards contained in this section.
- g. Ventilation openings shall resemble typical fenestration found within a particular area.

Section 7. Landscaping and Screening

7.1. Landscaping Typologies

The landscape character of San Marco Avenue is largely dependent on the built typology of the structure (converted residential and traditional commercial).

This section contains the detailed landscaping standards for properties along San Marco Avenue. The quality, installation, mitigation, and maintenance requirements of the City Code shall apply (see Section 25-53 of the Code).

7.3. Landscape Requirements: Commercial Typology: 7.3.1. Introduction

The commercial typologies are characterized by limited landscape in the front. Landscape is often in raised planters and narrow strips when provided.

7.3.3. Side Yard Landscape: Landscape Bufferyard Classification

b. When side yard setback is adjacent to a residential site:

Side yard shall have bufferyard classification 'E' according to City code.

When side yard setback is adjacent to a roadway: the side yard shall have bufferyard classification 'F' according to City code

7.4. Rear Landscape and Alleyway Bufferyard: 7.4.1. Landscape Bufferyard Classification

a. Rear yard shall have bufferyard classification 'E' according to City code for both traditional commercial and converted residential typologies.

i. When the rear yard setback is adjacent to a residential site: in addition to the 15 foot setback required in Section 6 and the landscaping required in Section 7, a 6-foot minimum (8-foot maximum) finished masonry wall (stucco, decorative segmental wall, brick) shall be constructed within the rear buffer yard of the site. The adjacent residential property owner(s) may request directly from the applicant a wooden fence or landscape-only buffer and such agreement shall be filed with the building permit application with a notarized letter(s).

ii. If the site use changes, the adjacent residents shall be contacted by the property owner to inquire if a wall is desired by the residents (if a wall was not already constructed).

DSEC F2019-0122
88 San Marco Avenue
December 19, 2019

LIST OF ATTACHMENTS:

1. Staff photographs



88 San Marco Aerial

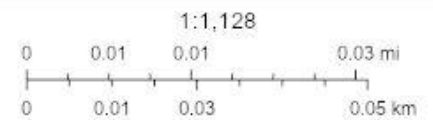


12/5/2019, 4:17:21 PM

National Register Listed Resources  Parcels

 Historic Districts

 Road Network



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

STAFF PHOTOGRAPHS: 88 SAN MARCO AVENUE









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NOV 22 2019

Planning/Build Dept.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

Receipt No.

1737309

Advertising Costs \$

Paid on

BDAC Project No.

2019-0122

Meeting Date:

12/19/19

Receipt No.

1. NAME OF APPLICANT Robert Finnerty

Business (if applicable) Dixon Design Studio LLC

Address 88 Riberia Street Suite 430

City St Augustine

State FL

Zip Code 32084

Daytime telephone 904-829-9277

Other phone/email rfinnerty@dixondg.com

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

2. NAME OF PROPERTY OWNER Desai Somabhai

Business (if applicable) Borrillos Pizzeria

Address 88 San Marco Ave.

City St Augustine

State FL

Zip Code 32084

Daytime telephone (required) 904-657-1811

Other phone

3. PROJECT STREET ADDRESS 88 San Marco Ave.

4. LEGAL DESCRIPTION: Lot A Block A Subdivision City of St Augustine Parcel 1921300000

5. EXISTING USE Parking Lot PROPOSED USE Storage Building

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 |

NOV 22 2019

Planning/Building Dept.

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

- ☐ New building _____
- ☒ New addition Storage _____
- ☐ 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)

Provide a additional storage space.

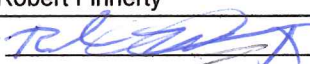
8. AGREEMENT

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.

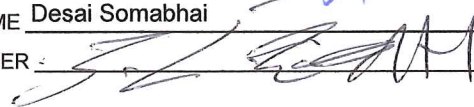
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals,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

SIGNATURE OF APPLICANT 

DATE 11-21-19

PRINT OWNER'S NAME Desai Somabhai

SIGNATURE OF OWNER 

DATE 11-21-19

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.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



- ☒ **PRELIMINARY DESIGN APPROVAL FOR THE
DESIGN STANDARDS FOR ENTRY CORRIDORS**
☐ **AMENDMENT TO ASSIGNED TYPOLOGY**



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NOV 25 2019

Planning/Building Dept

Application Fee: \$200.00 PDA (\$250.00 with amendment)

BDAC Project No. _____

Receipt No. See COA form

Meeting Date: 12/19/19

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Robert Finnerty
Business (if applicable) Dixon Design Studio LLC
Address 88 Riberia Street Suite 430
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-657-1811 Other phone/email rfinnerty@dixondg.com
2. NAME OF PROPERTY OWNER Desai Somabhai
Business (if applicable) Borrillos Pizzeria
Address 88 San Marco Ave.
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) 904-829-9277 Other phone _____
3. PROJECT STREET ADDRESS 88 San Marco Ave.
4. LEGAL DESCRIPTION: Lot A Block A Subdivision City of St. Augustine Parcel 1921300000
5. EXISTING USE Parking Lot PROPOSED USE Storage Building
6. ENTRY CORRIDOR: ☐ ANASTASIA ☐ KING ☒ SAN MARCO
7. TYPOLOGY: ☐ RESIDENTIAL ☐ INSTITUTIONAL ☐ TRADITIONAL COMMERCIAL ☒ MIXED
8. PROPOSED PROJECT WORK:

A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require a Certificate of Demolition application to be filed separately.

☐ Yes ☒ No

- B. ☐ New construction on a vacant or redeveloped site exceeding 500 square feet
☐ New construction on an existing site which meets or exceeds the size of the existing lot coverage
☐ New construction that includes parking structures or parking canopies
☐ Construction on Anastasia Boulevard meeting one or more criteria in Section 4.3.1

C. PROJECT DESCRIPTION:

Provide an additional dry storage space.

Complete #9 only if seeking an amendment to the assigned typology

9. AMENDMENTS TO THE ASSIGNED TYPOLOGY MAY BE MADE IN UNIQUE AND LIMITED CASES ONLY:

- A. PROPOSED: ☐ RESIDENTIAL ☐ INSTITUTIONAL ☐ TRADITIONAL COMMERCIAL ☒ MIXED
- B. DESCRIBE HOW THE ARCHITECTURAL OR HISTORIC CHARACTER OF THE EXISTING BUILDING AND LOT CONFIGURATION, THE ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC BUILDING(S) ON THE SAME SITE, OR THE HISTORIC AND ARCHITECTURAL CHARACTER OF THE CORRIDOR WILL BE ENHANCED WITH THE PROPOSED TYPOLOGY:

Even though the address is San Marco Ave. the new storage building will be on the back of the property facing Hope St.

In addition to proposed a new storage, there is an existing storage building directly across that was approved couple years ago. This new storage building will have same likeness.

- C. DESCRIBE HOW THE PROJECT PRESERVES EXISTING HISTORIC RESOURCES AND IS COMPATIBLE WITH THESE RESOURCES, IF APPLICABLE:

Note that any approved change in typology will be associated with the approved development plan (PDA) and if the development plan fails to be constructed the typology will revert to the previously assigned typology.

10. AGREEMENT

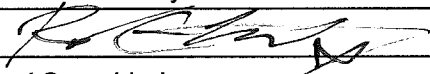
If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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

I further understand that if this application is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work 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.

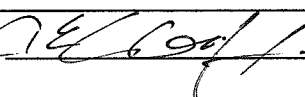
Once the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to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

PRINT APPLICANT'S NAME Robert Finnerty

SIGNATURE OF APPLICANT 

DATE 11/25/19

PRINT OWNER'S NAME Desai Somabhai

SIGNATURE OF OWNER 

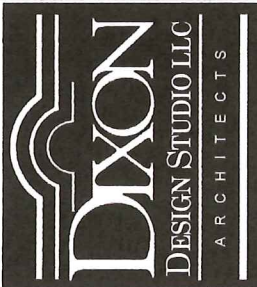
DATE 11/25/19

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

RECEIVED

NOV 25 2019

Planning/Building Dept.



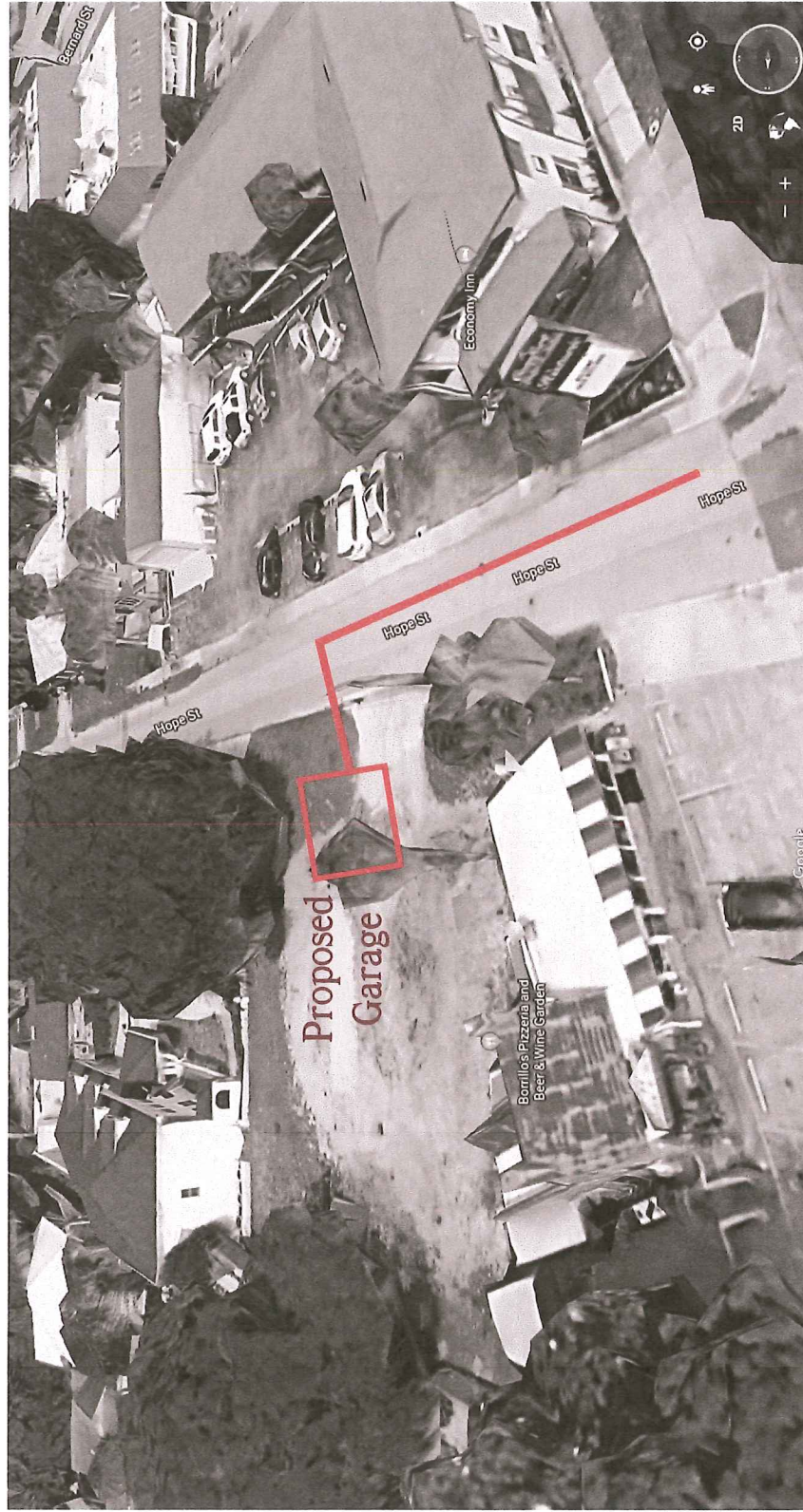
Hope Street Garage

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

Location

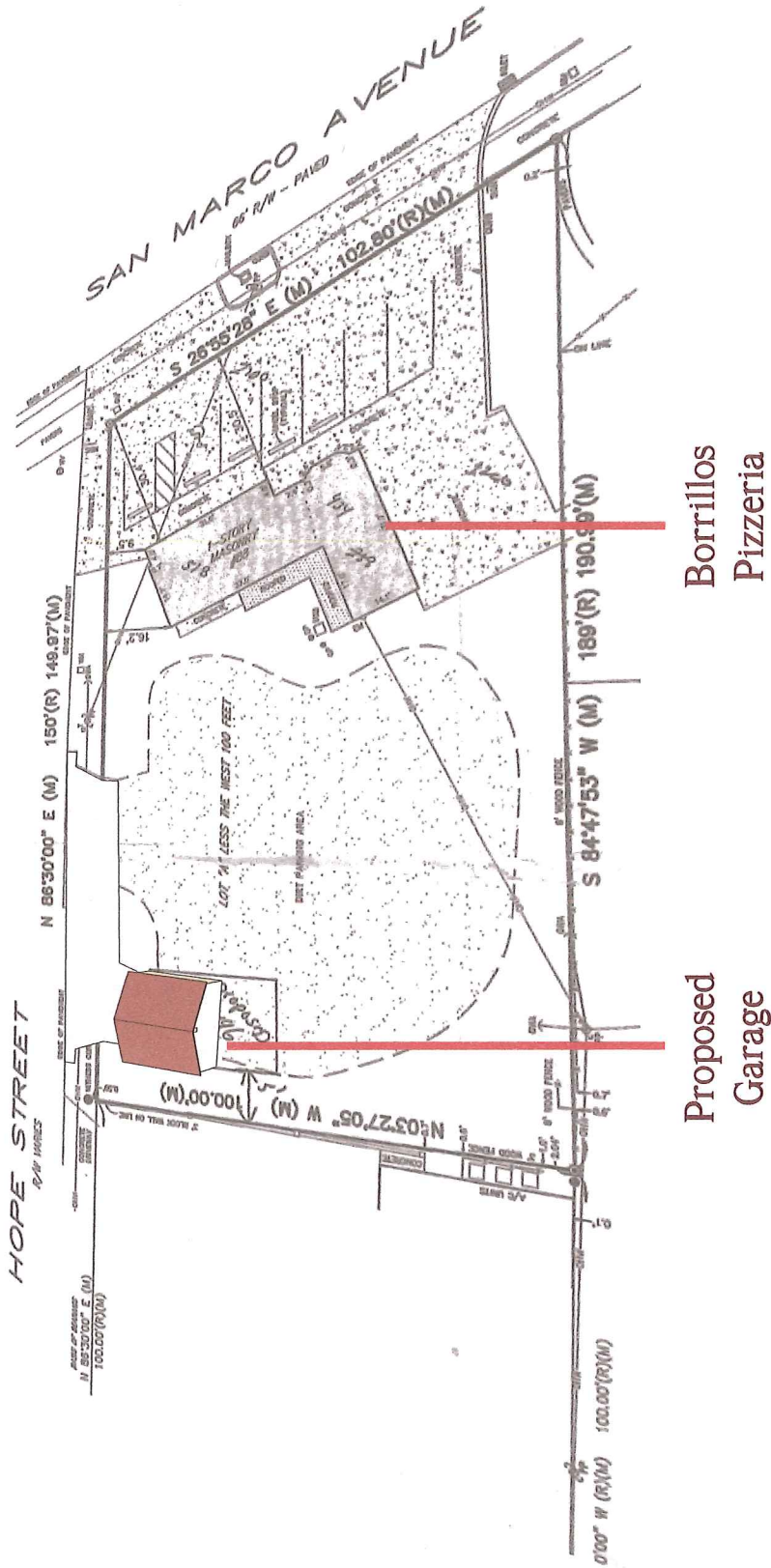
The proposed location is west of Borrillos Pizzeria at 88 San Marco Avenue. The new garage structure will be accessed via Hope Street to the north.

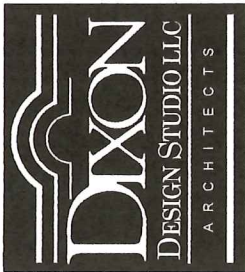
Hope Street Garage



Location Site Plan

Hope Street Garage



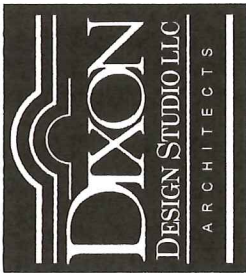


Hope Street Garage

Proposed

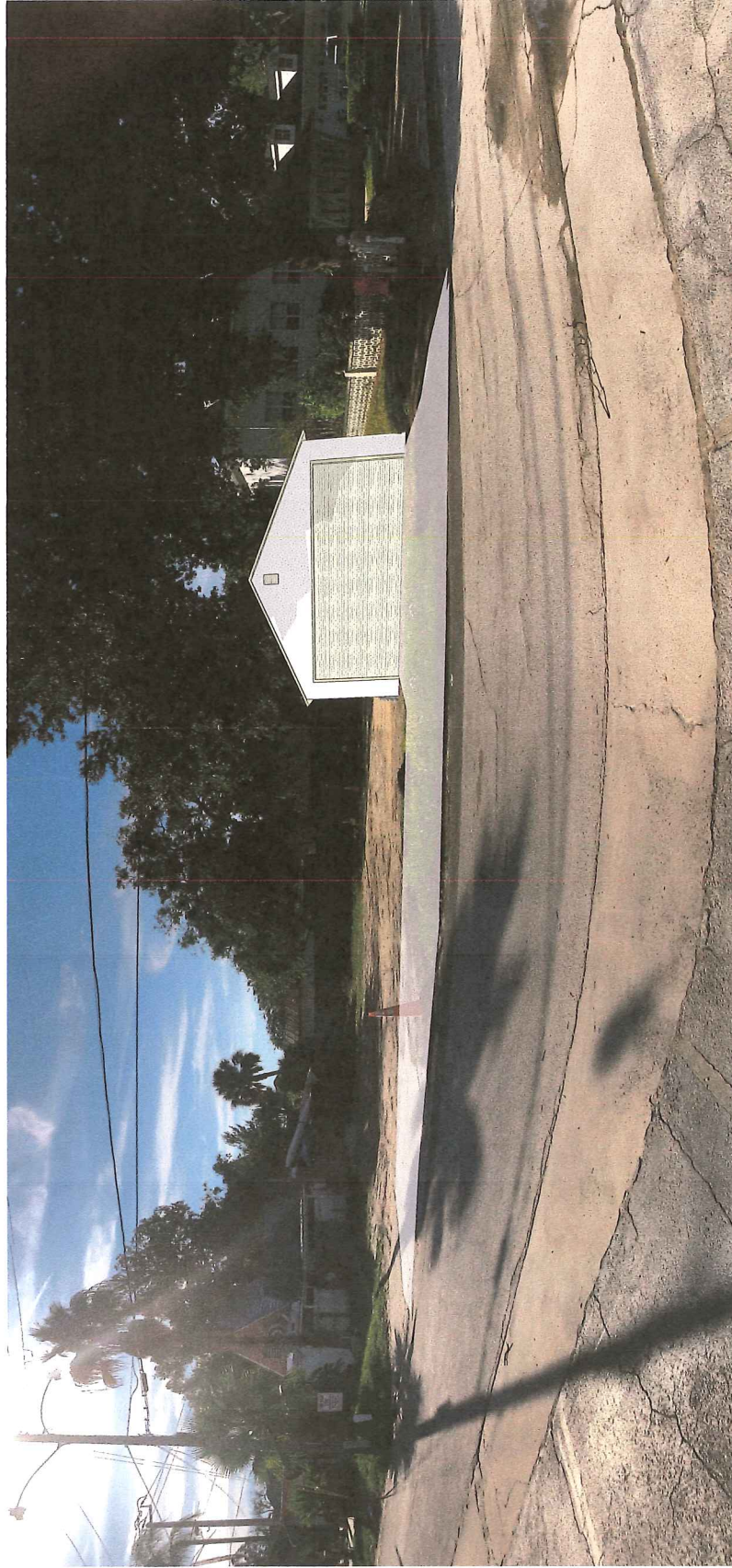
The single story garage will have a stucco finish and a metal roof to complement the existing restaurant's single height masonry construction across the parking lot to the east.





Proposed Elevation at Hope Street

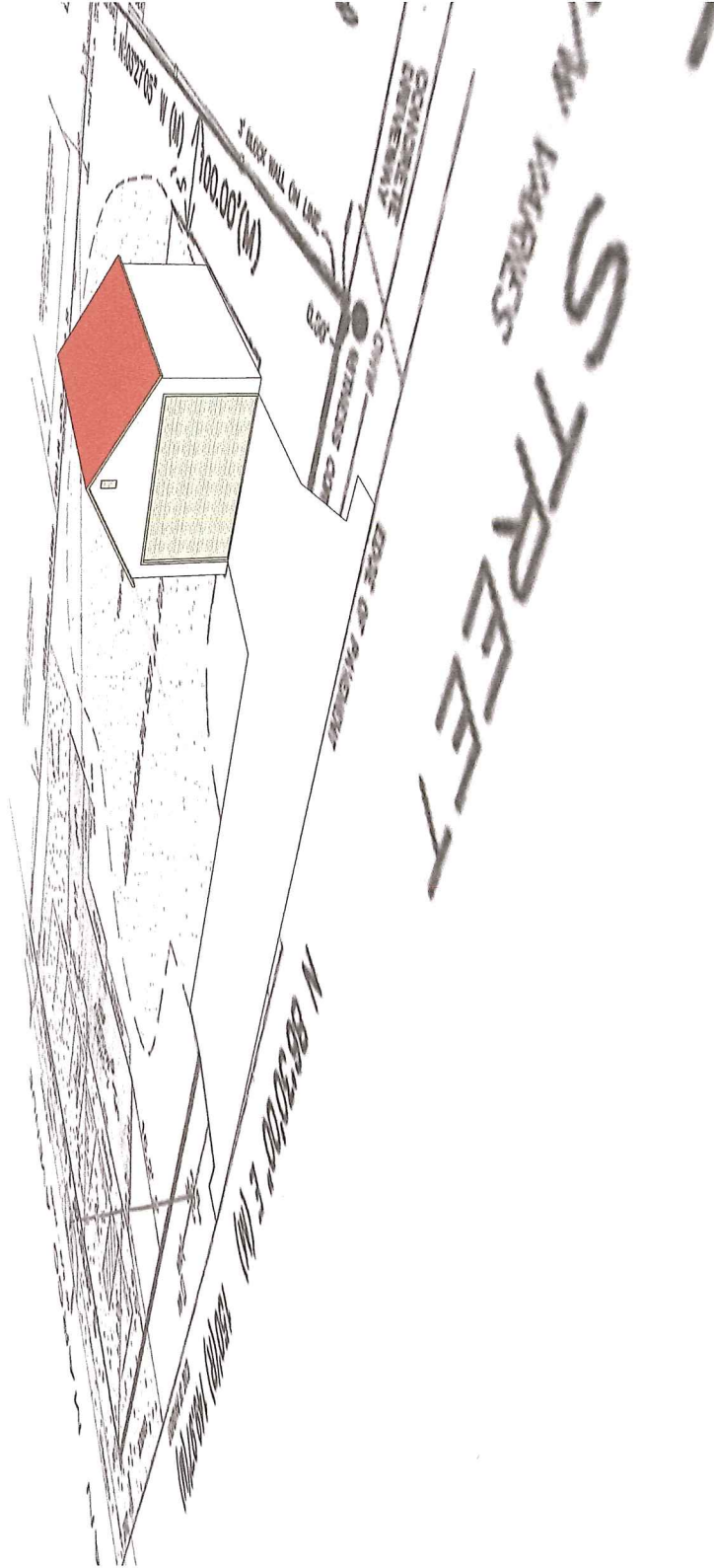
Hope Street Garage

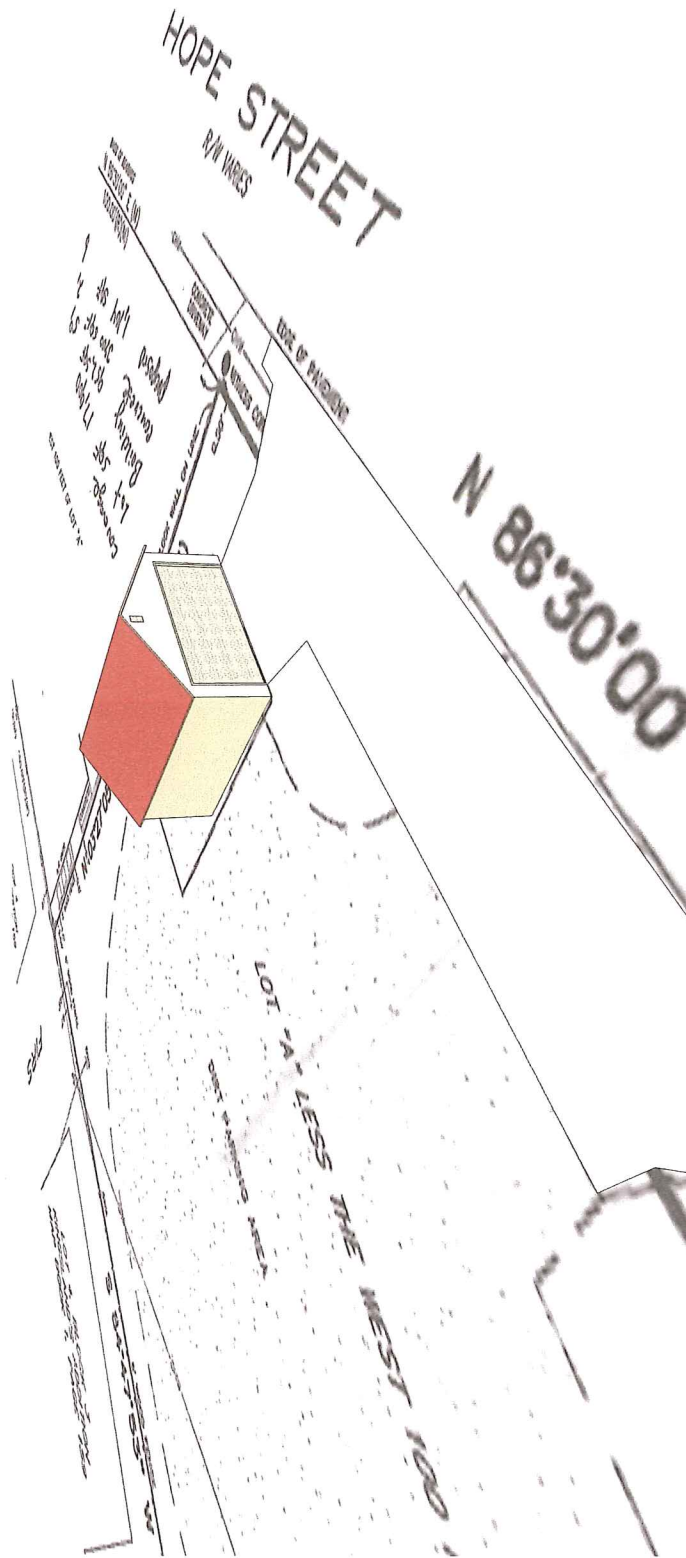


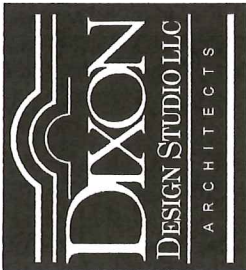
Proposed

Perspective view of south elevation

Hope Street Garage



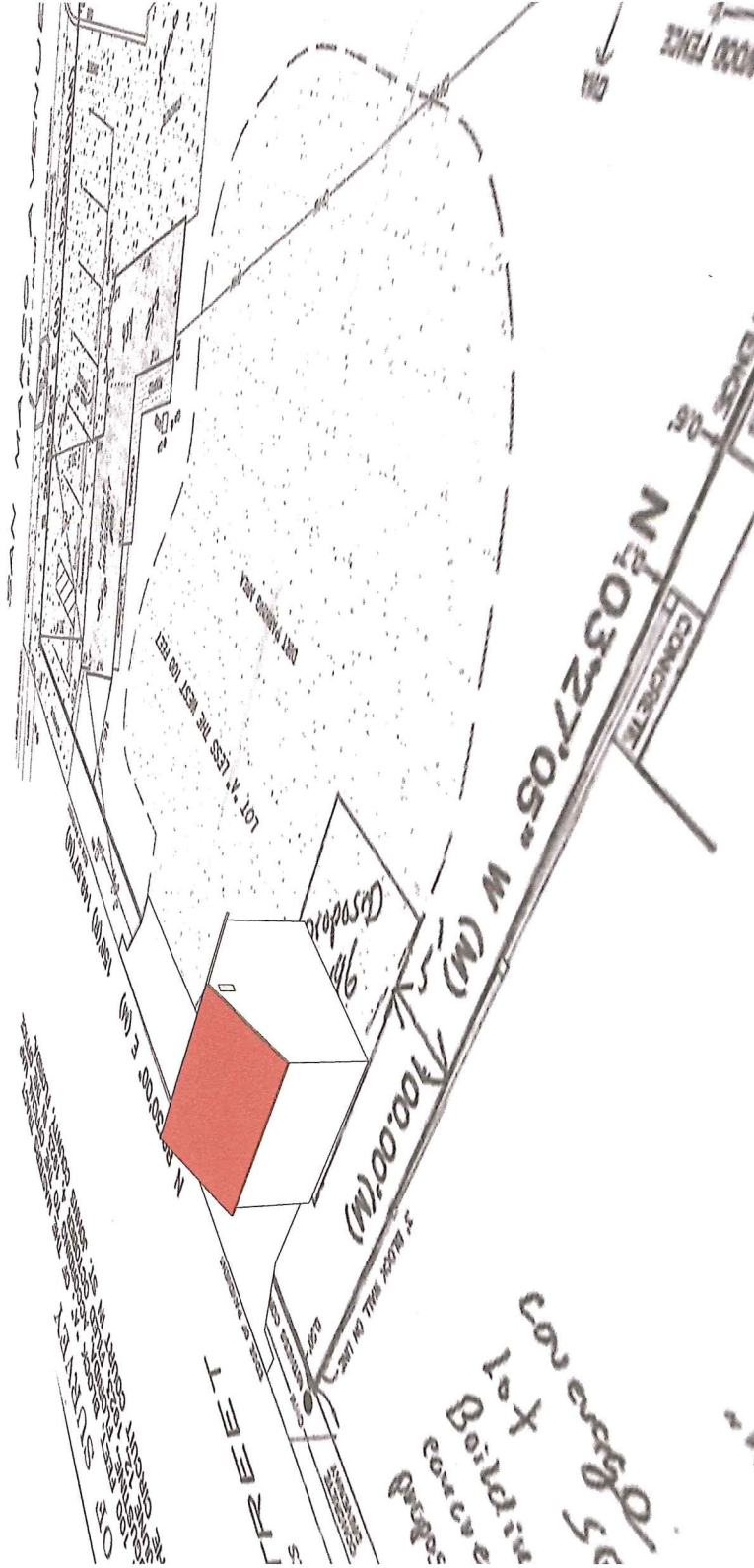


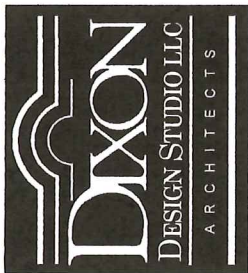


Proposed

Perspective view of north elevation

Hope Street Garage

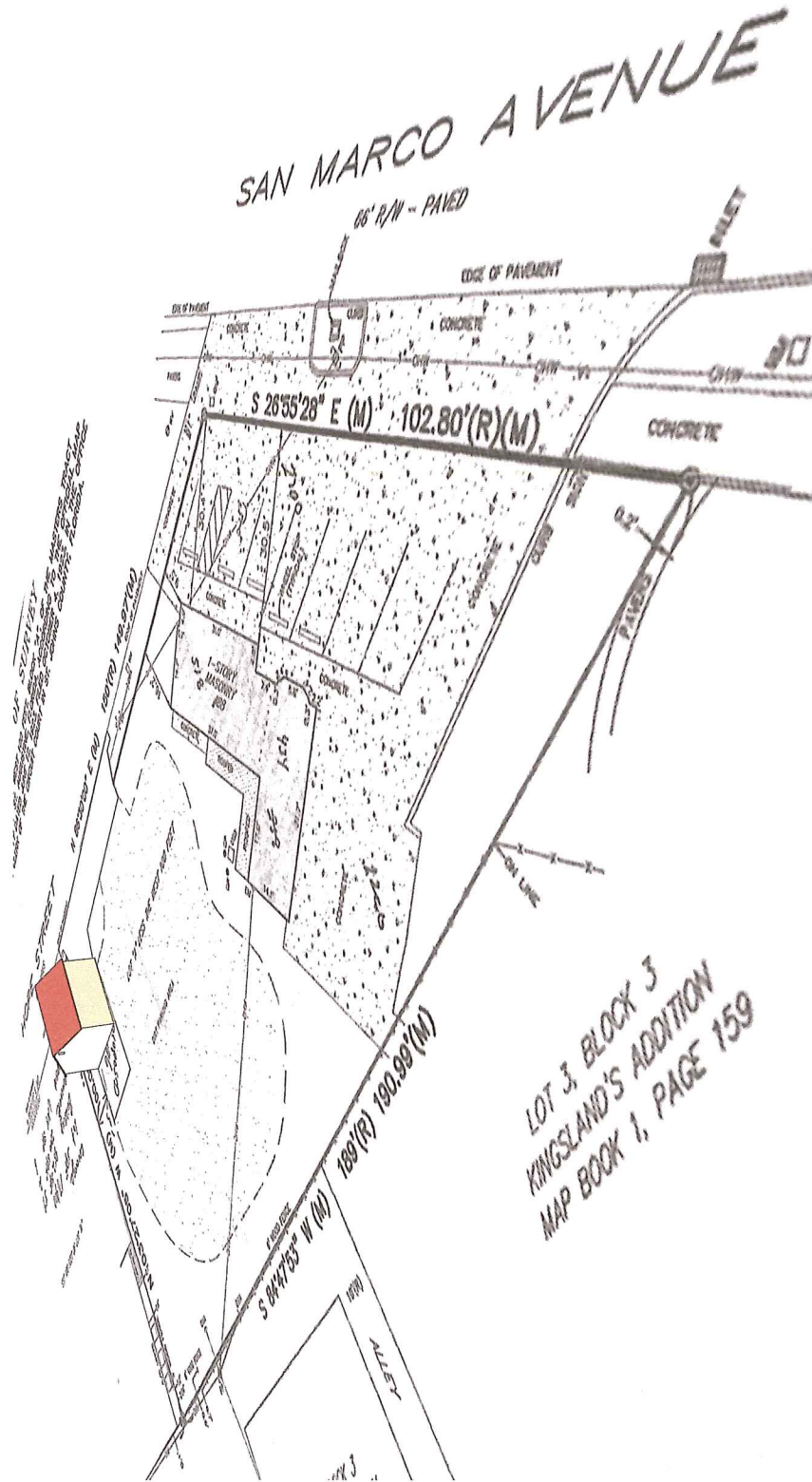


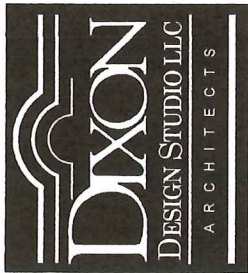


Proposed

Perspective view of north elevation

Hope Street Garage





Thank You

Contact:
Robert Finnerty

Phone:
904.829.9277

Email:
rfinnerty@dixondg.com

Website:
<https://dixondg.com>

Address:
88 Riberia Street Suite-430
St. Augustine, FL 32084

Hope Street Garage

Instr #2018067790 BK: 4613 PG: 1759, Filed & Recorded: 9/18/2018 3:50 PM #Pgs:1
 Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$10.00 Doc. D \$0.70

Prepared by: J. Russell Collins - 8058
 2493 US Highway 1 South
 Saint Augustine, Florida 32086-6077

**PREPARED WITHOUT REQUEST
 FOR EXAMINATION OF TITLE**

Return to:

Somabhai Lallubhai Desai
 94 San Marco Avenue
 Saint Augustine, Florida 32084-3260
 Parcel Account Number: 192130-0000

(Space above reserved for recording data)

WARRANTY DEED

This Indenture made this September 11th, 2018, Between Somabhai Lallubhai Desai and Shardaben Somabhai Desai, a married couple (the "Grantor"), whose post office address is 94 San Marco Avenue, Saint Augustine, Florida 32084-3260, and Somabhai Lallubhai Desai and Shardaben Somabhai Desai, a married couple and Vaishali S. Desai and Ritaben Patel, as Joint Tenant with Rights of Survivorship and not at Tenants in Common, (the "Grantee"), whose post office address is 94 San Marco Avenue, Saint Augustine, Florida 32084-3260.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

Lot "A," less the Westerly 100 feet thereof of Block "A" of the Masters Tract in the City of Saint Augustine, Florida according to the Official Map of said City, dated June 12th, 1923, filed October 4th, 1923, in the Office of the Clerk of the Circuit Court, Saint Johns County, Florida.

SUBJECT TO Covenants, Restrictions, and Easements of Record, if any; SUBJECT TO the General Lien of Taxes for 2018 and thereafter.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

WITNESSES

Witness: Tadzia Alexander

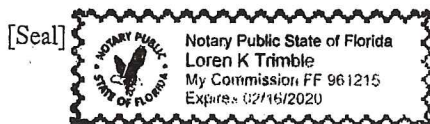
Witness: Mahaly Grant

Somabhai Lallubhai Desai

S.S. Desai
 Shardaben Somabhai Desai

**COUNTY OF FLORIDA
 STATE OF SAINT JOHNS**

THE FOREGOING INSTRUMENT was acknowledged before me on September 11th, 2018 by Somabhai Lallubhai Desai and Shardaben Somabhai Desai who have produced Driver's Licenses as identification.



Loren Trimble
 Notary Public: Loren Trimble
 My commission expires: 02/16/2020

WARRANTY DEED
LONG FORM

RAMCO FORM 1

REC 665 PAGE 1899

①

85 2387

This Warranty Deed Made the 1st day of February A. D. 19 85 byROYCE R. SHAFTER and JOAN H. SHAFTER, his wife,
conveying separate, non-homestead property,

hereinafter called the grantor, to

SOMABHAI LALLUBHAI DESAI and SHARDABEN SOMABHAI DESAI,
his wifewhose postoffice address is 12 Anastasia Blvd., St. Augustine, Florida
32084

hereinafter called the grantee:

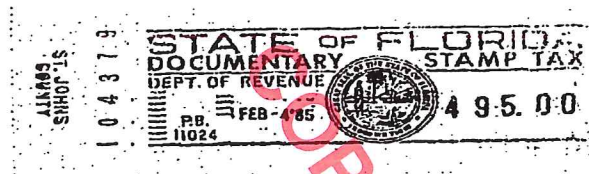
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00----- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lot "A", less the Westerly 100 feet thereof of Block "A" of the MASTERS TRACT in the City of St. Augustine, Florida, according to the Official Map of said City, dated June 12, 1923, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

SUBJECT TO that certain mortgage from Royce R. Shafter and Joan H. Shafter, his wife, to Barnett Bank of St. Johns County, dated and filed November 3, 1982, and recorded in Official Records Book 559, page 265, of the public records of St. Johns County, Florida, which the Grantees herein do not agree to assume and pay.

The Grantors herein have never resided on the above-described property.

This instrument was prepared by
DAVID B. BOWEN, P.A.
Attorney at Law
46 Spanish St.
St. Augustine, Fla. 32034

REF 665 PAGE 1900

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 84.

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

Signed, sealed and delivered in our presence:

Royce R. Shafter
Joan H. Shafter

Royce R. Shafter

Joan H. Shafter

Royce R. Shafter
Joan H. Shafter
 as To Grantors

STATE OF Florida
 COUNTY OF St. Johns

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

ROYCE R. SHAFTER and JOAN H. SHAFTER, his wife, conveying separate, non-homestead property to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st February A. D. 19 85.

FILED AND RECORDED
 PUBLIC RECORDS OF
 ST. JOHN'S COUNTY, FLA.

1985 FEB -4 PM 4:14

Carl "Buck" Munkel
 CLERK OF CIRCUIT COURT

Royce R. Shafter
 Notary Public

My commission expires 09/09/1988

This Instrument prepared by:

Address



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	1921300000
Location Address	88 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Restaraunt San Marco (COM) (602.54)
Tax Description*	MASTERS TRACT CITY E150FT OF BLK A OR665/1899 & 4613/1759 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	Masters Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.410
Homestead	N

Owner Information

Owner Name	Desai Somabhai L Etal 100% Desai Shardaben S 100% Desai Vaishali S 100% Patel Ritaben 100%
Mailing Address	94 SAN MARCO AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$42,090
Extra Features Value	\$6,502
Total Land Value	\$360,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$408,672
Total Deferred	\$11,528
Assessed Value	\$397,144
Total Exemptions	\$0
Taxable Value	\$397,144

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	\$44,194	\$6,502	\$360,080	\$0	\$0	\$410,776	\$361,040	\$49,736	\$361,040
2018	\$46,299	\$6,502	\$360,080	\$0	\$0	\$412,881	\$328,218	\$84,663	\$328,218
2017	\$48,824	\$6,502	\$243,054	\$0	\$0	\$298,380	\$298,380	\$0	\$298,380
2016	\$50,508	\$6,502	\$243,054	\$0	\$0	\$300,064	\$300,064	\$0	\$300,064
2015	\$45,197	\$5,415	\$243,054	\$0	\$0	\$293,666	\$287,109	\$6,557	\$287,109
2014	\$43,326	\$5,415	\$212,267	\$0	\$0	\$261,008	\$261,008	\$0	\$261,008
2013	\$45,690	\$5,415	\$212,267	\$0	\$0	\$263,372	\$263,372	\$0	\$263,372
2012	\$46,670	\$5,415	\$221,652	\$0	\$0	\$273,737	\$273,737	\$0	\$273,737
2011	\$48,280	\$5,415	\$245,340	\$0	\$0	\$299,035	\$299,035	\$0	\$299,035
2010	\$50,694	\$5,415	\$288,000	\$0	\$0	\$344,109	\$344,109	\$0	\$344,109

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	2221	Roof Cover	Modular Metal, Built Up
Conditioned Area	1103	Interior Flooring	Concrete Finish
Actual Year Built	1930	Interior Wall	Drywall
Use	Restaurants & Cafeterias	Heating Type	Forced Air
Style	04	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Jumbo Brick, Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	60%
Roofing Cover	Built Up	40%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1103	1103
FINISHED OPEN PORCH	0	64
CANOPY (COMMERCIAL)	0	165
PATIO	0	619
CANOPY (COMMERCIAL)	0	194
SLAB	0	52
CANOPY (COMMERCIAL)	0	24
Total SqFt	1103	2221

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	4376
Handicap Ramp	0	13	5	0	65

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	100	180	18004	SF	\$360,080

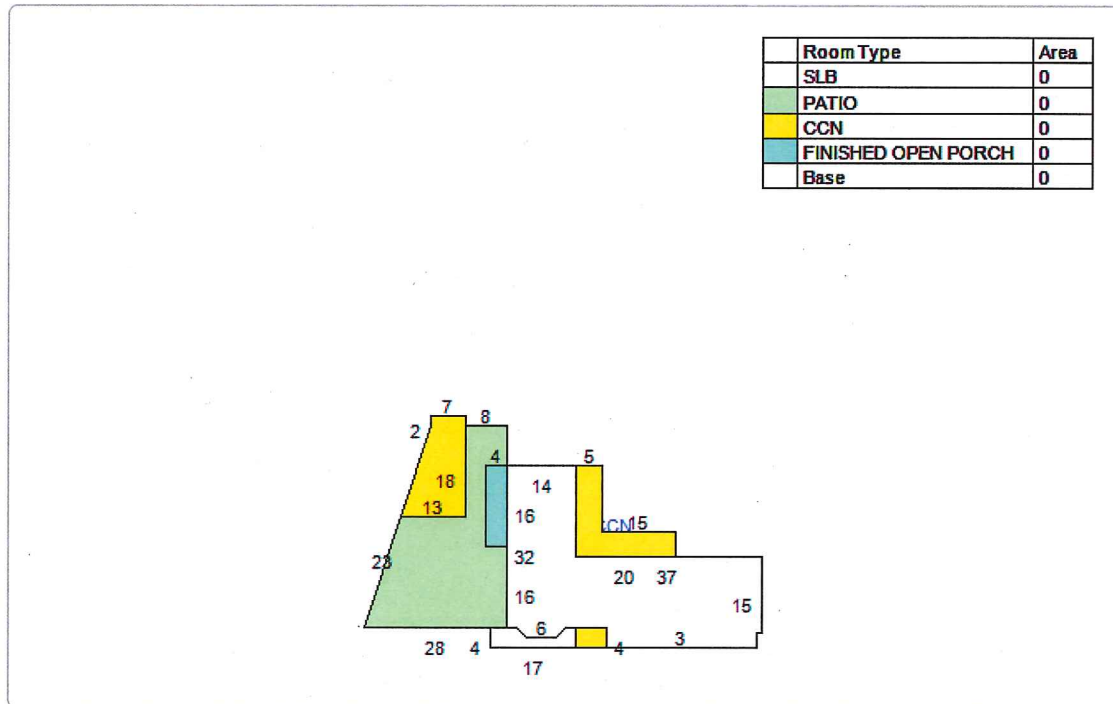
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2018	9/11/2018	\$100.00	WD	4613	1759	U	I	DESAI SOMABHAI L,SHARDABEN S	DESAI SOMABHAI L ETAL
	2/1/1985	\$110,000.00		665	1899	Q	I		DESAI SOMABHAI L,SHARDABEN S
	11/1/1982	\$65,000.00		559	264	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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Detail by Street Address

Florida Profit Corporation

SOUTHLAND INVESTMENT/BORRILLO'S PIZZA & SUBS, INC.

Filing Information

Document Number	P98000048703
FEI/EIN Number	59-3523765
Date Filed	05/21/1998
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Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/14/2007
Event Effective Date	NONE

Principal Address

88 SAN MARCO AVENUE
ST. AUGUSTINE, FL 32084

Mailing Address

88 SAN MARCO AVENUE
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

TILLEY, C.P.A., STEPHEN E
4465 BAYMEADOWS RD STE 3
JACKSONVILLE, FL 32217

Name Changed: 01/21/2003

Address Changed: 01/26/2006

Officer/Director Detail

Name & Address

Title D

BORRILLO, SCOTT A
113 FIFTH ST
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
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2004	02/12/2004
2005	02/14/2005
2006	01/26/2006

Document Images

01/26/2006 -- ANNUAL REPORT	View image in PDF format
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02/14/2000 -- ANNUAL REPORT	View image in PDF format
02/18/1999 -- ANNUAL REPORT	View image in PDF format
05/21/1998 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 19, 2019

Re: Planning and Building Permits - Historic Preservation Districts and Entry Corridors

During the month of November 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

48 San Marco Avenue (Two new signs for “Art & Soul” Art Gallery)

67 San Marco Avenue (Signs for “Bodies Human Exhibit, window and free standing added to Subway sign)

12 Cathedral Place (new sign for “Delish Kebabs” bracket sign 5 sq ft.)

950 Anastasia Avenue (signs for “Locals Only” Artisan’s market, one wall 64 sq. ft. and temporary banner)

20 Hypolita Street (Sign for “20 Hypolita Luxury Vacation Rental” hanging bracket 6 sq. ft.)

137 King Street (hanging bracket sign for “Art Box” art gallery 4’ x 4’)

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

28 Cordova Street (replace 4 windows size for size

101 Marine Street (interior framing)

31 St Francis Street (shutters with Under the Sea #693)

311 Anastasia Boulevard (Convert retail store into bar)

Aviles Street Arch (remove & replace deteriorated wood – add new wood & Epoxy, sand & finish with wood stain)

52 St. George Street (replace rotted lap cedar siding & paint to match existing color, replace side entry gate, replace back gate to match existing and paint to match)

409 Anastasia Boulevard (remove wood shake siding on 2nd floor to evaluate)

1 Anderson Circle (interior demo)

34 Aviles Street (install sole path communicator on existing fire alarm system)

164 Avenida Menendez (misc. rewiring of house)

101 San Marco Avenue (move existing aluminum fence onto property line)

54 Cuna Street (new fire suppression system)

119 St. George Street (new fire suppression system)

75 King Street (replace chiller on first floor)

119 St. George Street (New hood system)

161 Marine Street (add 3 fire sprinkler heads in hallway)

54 Cuna Street (new 4' exhaust hood & fan for fryers)

140 San Marco Avenue (install 120 gall LP gas tanks above ground & run gas line to kitchen)

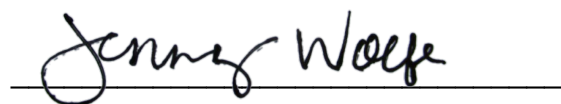
9 Aviles Street (new commercial structure)

27 San Marco Avenue (replace existing shingle roof with a corrugated metal roof to match existing lower roof repairs to siding & doors)

5 St. George Street (re-roof flat FL 2533.1 R21)

HARB APPROVED DEMOLITION

18 St. George Street (demolish structure approved by HARB)

A handwritten signature in black ink, reading "Jenny Wolfe", is written over a horizontal line.

Jenny Wolfe Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Isabelle Lopez, City Attorney

DATE: November 18, 2019

RE: MEMO FOR HARB RE: UF

You have asked me to address to what extent the Historic Architectural Review Board (HARB) has authority over buildings operated by the University of Florida (UF) for the long-term preservation and interpretation of state-owned buildings in St. Augustine.¹

I. Background

1. University of Florida Role

The Legislature has given UF the responsibility of managing state-owned historic properties in St. Augustine, which I will refer to as UFHSA for the purpose of clarity in this memo.² “The goal for contracting with the University of Florida is to ensure long-term preservation and interpretation of state-owned historic properties in St. Augustine while facilitating an educational program at the University of Florida that will be responsive to the state’s needs for professionals in historic preservation, archaeology, cultural resource management, cultural tourism, and museum administration and will help meet needs of St. Augustine and the state through educational internships and practicums.”³ The university has the power to “engage in any lawful business or activity to establish, maintain, and operate the state-owned facilities and properties.” There are approximately 33 state-owned parcels with 34 separate buildings.⁴

2. Campus Growth Management

The University of Florida, like all state universities, is subject to its own growth management plan, which supersedes the requirements of the city’s comprehensive plan, except where the law specifically provides otherwise.⁵ “These special growth management provisions are adopted in recognition of the unique relationship between university campuses and the local governments in which they are located.”⁶ The campus master plan is similar to a local government comprehensive plan, and must identify specific land uses, general location of structures, densities and intensities of use, and contain standards for onsite development, site design, environmental management, and the preservation of historic and archaeological resources, and it must

¹ Section 267.1735, F.S.

² Section 267.1735(1), F.S.

³ *Id.*

⁴ See the St. Augustine Historic Area Strategic Plan, p. 2, at

http://www.staugustine.ufl.edu/docs/StAugustine_Historic_Area_Strategic_Plan_FINAL.pdf.

⁵ Section 1013.30(1), F.S.

⁶ *Id.*

be updated every five years.⁷ Importantly, the campus master plan “must not be in conflict with the comprehensive plan of the host local government”.⁸

3. HARB Jurisdiction

The Historic Architectural Review Board (HARB) is tasked with the following:

- Review petitions for certificates of appropriateness;
- Participate in the adoption of codes, ordinances, etc.;
- Review applications for demolition permits;
- Cooperate with the agencies of city, county, regional, state and federal governments;
- Advise property owners and government agencies concerning the property protection, maintenance, enhancement and preservation of resources; and
- Designate historical landmarks, among other things.⁹

II. Analysis

The question of whether a local government's land use regulations apply to the activities of the state is determined by the application of four legal principles:

- (a) The state may expressly exempt itself from the regulations of a host local government.
- (b) An ordinance of a local government will not be enforceable if it conflicts with state law.
- (c) Certain areas of regulation may be preempted by the state so that a local government may not regulate in that area.
- (d) A host government's land use regulations will not apply if the interests of the intruding government override those of the host government.¹⁰

The legislature may provide that one government is immune from the strictures of another government's regulations. *Hillsborough Association for Retarded Citizens, Inc. v. City of Temple Terrace*, 322 So. 2d 571 (Fla. 2d DCA 1975), *aff'd* 332 So.2d 610. The authority of local governments to regulate is always subject to limitation by state law. See F.S. 125.01(1), 166.021(1).¹¹

A limited exemption from local regulation has been provided to campuses of the State University System. Section 1013.30, F.S., provides that each campus must develop a campus master plan which, among other things, must address the preservation of historic and archaeological resources on the campus. Although campus plans must not be in conflict with local plans, the actual protection of the historic

⁷ Section 1013.30(3), F.S.

⁸ Section 1013.30(5), F.S.

⁹ Section 28-87, Code of Ordinances.

¹⁰ John K. McPherson, *Preserving Historic Resources Through Local Land Use Controls*, Florida Environmental and Land Use Law 1994.

¹¹ *Id.*

resources on campuses is left to the university and taken out of the regulatory authority of the local government.¹²

As noted in the background information, UF has a campus master plan, but according to UF planning director Linda Dixon, the master plan does not cover UFHSA properties. It does have a strategic plan, published in January 2009, which acknowledges that "the City's Historic Architectural Review Board (HARB) will have a review role in physical plan changes within the historic district."¹³ It is unclear exactly how far that "review role" extends or if UFHSA is bound to honor HARB decisions.

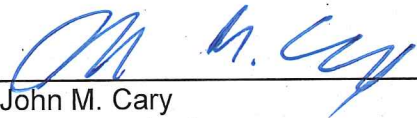
Applying HARB review of UFHSA property to the four-part test discussed above:

- (a) The state has not expressly exempt itself from the regulations of a host local government.
- (b) An ordinance of a local government, including a HARB decision, will not be enforceable if it conflicts with state law.
- (c) Certain areas of regulation may be preempted by the state so that a local government may not regulate in that area, however this does not appear to be at issue with respect to UFHSA properties, as the statute has not expressly preempted local regulation in this area and the overall statutory scheme appears to indicate a desire by the legislature that state universities work with local governments, generally.
- (d) A host government's land use regulations will not apply if the interests of the intruding government override those of the host government. In most cases, HARB and UFHSA likely have the same interests since both are tasked with preservation of historic properties. However, if there is an individual case where the state's interests override the city's interests, a HARB decision would likely not be enforceable.

III. Conclusion

While HARB does not have absolute authority to regulate UFHSA properties, UFHSA does generally need to bring applications to the Board and honor the Board's decisions, except to the extent that HARB decisions conflict with state law or the state's interests override the city's interests.

Thank you,



John M. Cary
Assistant City Attorney

¹² *Id.*

¹³ Page 49 of the Strategic Plan, which can be found at http://www.staugustine.ufl.edu/docs/StAugustine_Historic_Area_Strategic_Plan_FINAL.pdf. (Last checked on November 18, 2019, at 4:25 p.m.)