

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A *AMENDED

THURSDAY, FEBRUARY 20, 2020 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft Minutes from January 16, 2020 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
 - a) F2020-0012 St. Johns Law Group – Applicant
Bishop of the Diocese St. Augustine – Owner*
259 St. George Street
To add a canopy covering a portion of the school playground.
6. Continued Items from the previous HARB meetings
 - a) F2019-0122 Dixon Design Studio LLC – Applicant
Preliminary Design Approval Desai Somabhai – Owner
for the Design Standards for 88 San Marco Avenue
Entry Corridors To build a new parking structure on the northwest corner of the
property that is one story and stucco-finished with metal roof.
*(Continuance requested to the May 21, 2020 meeting.)**

7. Certificate of Appropriateness

- | | | |
|----|------------|---|
| a) | F2020-0013 | <p>UF Historic St. Augustine, Inc.— Applicant</p> <p>TIITF Department of State – Owner</p> <p>48 King Street</p> <p>To erect a monument in the area behind Governor's House commonly known as the West Garden.</p> |
| b) | F2020-0014 | <p>Dailey Builders LLC – Applicant</p> <p>Baker Family Revocable Trust – Owner</p> <p>123 St. George Street</p> <p>To replace glass windows and framing in a manner that changes the design elements of the storefront.</p> |

8. Certificate of Demolition and Partial Demolition

- | | | |
|----|------------|--|
| a) | F2020-0004 | James and Jasmine Scott – Applicant and Owner
79 Cerro Street
To demolish a building constructed c 1954 that is not recorded on the FMSF and is not located in a district. |
| b) | F2020-0007 | Duval Home Reno 1, LLC – Applicant and Owner
106 N. Whitney Street
To demolish a building constructed c 1910-1915 that is recorded on the FMSF and is not located in a district. |
| c) | F2020-0009 | Kolsen and Associates LLC – Applicant
J. Russell Collins, Trustee of the 10 Beacon St Land Trust – Owner
10 Beacon Street
To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and is not located in a district. |
| d) | F2020-0010 | Carriage House of St. Augustine, LLC – Applicant and Owner
119 Riberia Street
To demolish a building that was built c 1940s and is noncontributing to the Lincolnville National Register Historic District. |

9. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

10. Other Business

- a) Continue discussion regarding partial demolition standards with proposed revisions.

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 16, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 16, 2020, 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
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the December 19, 2019 minutes as presented Motion SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and Approval of Agenda

Ms. Duncan advised that applicants for item 5(a) requested a continuance to the February 20, 2020 meeting.

MOTION

Mr. Weaver MOVED to CONTINUE application 2019-0122 to the February 20, 2020 meeting. The motion was SECONDED by Mr. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

5. Continued Items from Previous Meetings

5. (a) 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.

Applicant requested a continuance prior to the meeting. See Modification and Approval of Agenda for motion to continue.

6. Certificates of Demolition and Partial Demolition

6. (a) 2019-0134 – Don Crichlow & Associates – Applicant John and Joanne Rosenberg – Owner 39 Water Street

For partial demolition to include the historic front porch.

Mr. Benoit recused himself from the item.¹

¹ Form attached to original minutes

Ms. Wolfe read the staff report and said The HARB should use this case as an opportunity to direct staff in the interpretation of the AGHP and City Ordinances related to partial demolition review. The applicant had completed the design and obtained Planning and Zoning Board approval and submitted a building permit application before he was notified of the demolition requirements. The original fabric of the porch had now been demolished following the options presented by staff and issuance of a building permit. The HARB may find that reconstructing the porch does not constitute partial demolition and make a determination whether the permanent removal has a detrimental impact on the character of this contributing resource to the Abbott Tract National Register Historic District. The HARB may find that staff erred, and that the removal constituted permanent removal of a feature in which case the application may be approved if its demolition does not represent a loss of quality or character of the historic integrity of the city.

John Rosenberg and Don Crichlow reviewed the application.

The Board provided their ex parte communications.

26 certified notices were sent, 1 was returned in favor.

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

Public hearing was closed.

The Board discussed:

- Clarification that the front porch was detailed on the Sandborne map
- Porch was in good condition when it was demolished
- Hurricane damage to structure was limited to underneath the structure
- Proposed replacements did not necessarily constitute a reconstruction

- Board consensus that the applicant had proceeded with demolition in good faith
- Removal and reconstruction of the porch was necessary to lift the structure for flood protection
- HARB's authority over replacement design was limited to recommendations that the applicant was not required to act upon
- Applicant did a good job bringing the intent of the original porch back into the design, and it could not have been reconstructed exactly with the raising of the structure

MOTION

Mr. MacDonald MOVED to APPROVE application 2019-0134 with a recommendation that the transition come eight feet off the building; however, there was no obligation to do so. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Crichlow, to preface the upcoming discussion, advised the importance of clarifying the language so that the construction and design communities clearly understood what was expected.

7. Staff Communications

7. (a) Planning and Building Staff Approved Permits Report

Mr. MacDonald asked whether staff had received a survey from 58 St. George Street for pavers to which Ms. Wolfe responded that she had not, but would look into what has been done with the paving on the property

8. Other Business

8. (a) Discussion regarding implementation of partial demolition standards

Ms. Wolfe reviewed the subject with a presentation. She reviewed sample photographs of applications that could use further clarification and facilitated Board discussion utilizing a worksheet of questions.²

The Board discussed:

- Possible twenty-five percent threshold for demolitions
- HARB would only have authority over exterior chimney features
- Defining the elements that trigger partial demolition review including:
 - Porches
 - Steps
 - Roof structure:
 - Eaves
 - Decking
 - Truss-work
 - Roof Supports
 - Exclusive of the sheathing
 - Foundations
 - Structural walls
 - Chimneys
 - Balconies and balustrades with exception of raising a railing to meet code
 - Historic Additions
 - Front entries, stairs/stoops
 - Original windows
 - Unique fretwork, trim details, and siding
- Financial tools/incentives available to encourage to seek HARB input and restore historic houses
- Limiting HARB review jurisdiction to National Register Historic Districts may inhibit other areas from becoming National Register Districts
- Characteristic defining features such as siding or architectural details may

be less important to maintain on more-common structures or architectural features

- Historic Preservation Trust Funds
- Definitions of Partial Demolition to exclude reconstruction of a historic feature
- Adding definitions:
 - Significant Architectural Feature
 - Significant Portion
- Flood mitigation changes may not require HARB review
- Consensus to use inventory of contributing buildings and National Register designated structures as the list of structures requiring HARB review
- Former residents of historical significance could make a structure eligible for the National Register or Local Landmark designation
- Review of any demolition over a certain percentage of an entire structure
- Consideration of necessary alterations/partial demolitions due to other changes in the building, such as raising a structure for flood mitigation and being forced to remove a porch or addition
- Significance of specific building components shall be reviewed within the context of the significance of the building
- Subjectivity of the process
- Window size and placement on the building with exception of muntin pattern which may be too much detail
- Replacing in-kind (shape and basic design) should not constitute partial demolition
- Dictating original windows outside the HP district may be too intrusive
- Removal of a roof may not be constituted a demolition since roof replacement was common
- Possibility of allowing partial demolition on condition of HARB

² All items attached to original minutes

architectural review to promote more compatible replacement designs

- Concern that allowing architectural review for demolitions would promote more demolitions
- Consider adding the term “vernacular” to the code with a definition
- Recommendation of adding a definition for “ordinary maintenance”
- Intent of partial demolition regulations was to prevent removal of a sound significant feature of a building and would not cover features that were substantially altered or in poor condition
- Expectations of reconstruction-in-kind with compatible materials or designs
- Removal of unique physical characteristics outside of HP districts
- Caveats for flood mitigation or potential review for elevating structures
- Roof sheathing, if metal, clay tile, or cedar shakes, limited to buildings determined to be significant or unique, could be considered partial demolition if removed³

Public Comment was opened, and the Board heard from the following:

- Charles Pappas

The Board continued discussion regarding the following:

- Case-by case basis renovations
- Projects that staff would be more comfortable with HARB reviewing
- Possibility of stricter preservation for houses that have maintained more historic architectural integrity over time

- Board consensus to maintain fifty-year-or-older standard for review
- Request to see a district matrix or map with overlays of the different districts and relation to flooding concerns

Ms. Wolfe asked for Board feedback regarding the administrative approval of the historic porch from item 6(a) with Board consensus that it likely would have been approved; however, it should have gone through HARB review.

There was further discussion regarding crafting code language that would allow for HARB review of replacement designs outside of the historic districts.

9. Adjournment

There being no further business, the meeting was adjourned at 4:55 P.M.⁴

Catherine Duncan, Chairperson

³ Brief recess from 4:12p.m. to 4:17p.m.

⁴ Transcribed by Candice Seymour



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0012 Address: 259 St. George Street

St. Johns Law Group – Applicant
Bishop of the Diocese St. Augustine – Owner

Project description: To add a canopy covering a portion of the school playground.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Noncontributing to St. Augustine Town Plan NR District	Construction date:	1960
Archaeology Zone:	1B	Zoning District:	HP-1
Parcel number:	1991000000 1991100000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- The location for the proposed awning/canopy structure is set back from both St. George Street and Bridge Street that the property fronts, and is behind trees and metal fencing fronting both streets and enclosing the parking lot immediately at the corner of St. George and Bridge Streets, as well as behind a secondary smaller wooden fence.
- Applicant stated in application that the canopy is required to provide necessary shaded area for the VPK students per state guidelines for health and safety reasons.
- The proposed canopy is a stand-alone shade structure and will not be attached to any building.
- The Architectural Guidelines for Historic Preservation (AGHP) states that canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure and site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces. However, a green color canopy will blend in with the landscaped space that has a thick tree canopy adjacent to the proposed location. Additionally, the space where the shade structure is proposed is not a public space and will be over a young children's play area that already has plastic playground pieces.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The project is within archeological zone IIIA. All site work and 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 add a canopy covering a portion of the school playground at **259 St. George Street** because it meets the applicable **Secretary of the Interior's Standards for Rehabilitation 9 and 10.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To add a 20' x 24' stand-alone canopy structure covering a portion of the school play area. Applicant indicated the color choice would be blue or green out of the 4 colors available (red, yellow, blue, or green), as approved. No additional information was provided on the height or structural supports

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

Don't...

- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.

Post-1821

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

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

The Secretary of the Interior's Standards for Rehabilitation 9 and 10 apply:

9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

COA F2020-0012
259 St. George Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS

259 St. George Street



**Proposed Project Area
(VPK play area behind wood fence):
Looking Northeast and East**

STAFF PHOTOGRAPHS
259 St. George Street



**Looking Southeast toward Proposed Project Area from Bridge Street
(VPK play area behind secondary wood fence)**

JAN 21 2020

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Planning/Building Dept.



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



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

BDAC Project No. PL 2020-0012Receipt No. 1776066Meeting Date: 2.20.2020

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

1. NAME OF APPLICANT James G. Whitehouse, Esq.Business (if applicable) St. Johns Law GroupAddress 104 Sea Grove Main StreetCity St. Augustine State FL Zip Code 32080Daytime telephone 904-495-0400 Other phone/email jameswhitehouse@sjlawgroup*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Cathedral Parish School

Business (if applicable) _____

Address 259 St. George StreetCity St. Augustine State FL Zip Code 32084

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 259 St. George Street

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

5. EXISTING USE Elementary School PROPOSED USE Same

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

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

Owner:
Bishop of the
Diocese
St. Augustine

JAN 21 2020

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 canopy placement in playground for VPK children
☐ 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)

Cathedral Parish School requests approval for placement of a canopy in a limited area in their
 playground behind the trees for the VPK small children. This canopy is required to provide
 necessary shaded area for the VPK students per state guidelines for health and safety reasons.
 The proposed canopy will be similar to that approved for Trinity Episcopal School. (See attached)

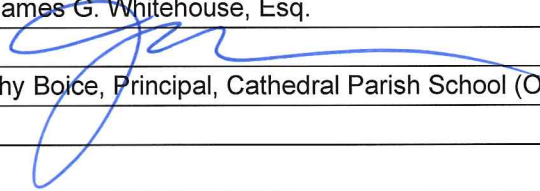
8. AGREEMENT

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 1/21/2020

PRINT OWNER'S NAME Kathy Boice, Principal, Cathedral Parish School (Owner Authorization)

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.



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ. is hereby authorized TO ACT ON BEHALF OF **Cathedral Parish School / Diocese of St. Augustine**, 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 REZONING, and any other matter related to properties located at **259 ST. George Street, St. Augustine, FL**, and including the following Parcel No.: 199110 0000.

BY: 
Signature of Owner

THOMAS S. WILLIS
Print Name of Owner

904-824-2806
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 28 day of JANUARY, 2020

By THOMAS S. WILLIS

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: 

My Commission expires: _____



259 St. George Street

Application Sufficiency Review

Planning/Building Dept.

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.

JAN 21 2020

CONTINUED

Planning/Building Dept.

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: 2020-0012 Project Address: 259 St. George Street
 Reviewed by: Julie Courtney Date: 2.5.2020

RECEIVED

JAN 21 2020

Planning/Building Dept.

SHADE STRUCTURES

56



STAND ALONE SHADE STRUCTURES

SPC-901091DS \$2,620.00

WEIGHT: 364 lbs. SIZE: 12' x 20'

SPC-901092DS \$2,842.00

WEIGHT: 435 lbs. SIZE: 18' x 20'

SPC-901093DS \$3,698.00

WEIGHT: 470 lbs. SIZE: 20' x 24'

• Available in red, blue, green, or yellow. Please specify.

Tommy ??
VAK play

Blue/Green (AS APPROVED)



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JAN 21 2020

Planning/Building Dept.

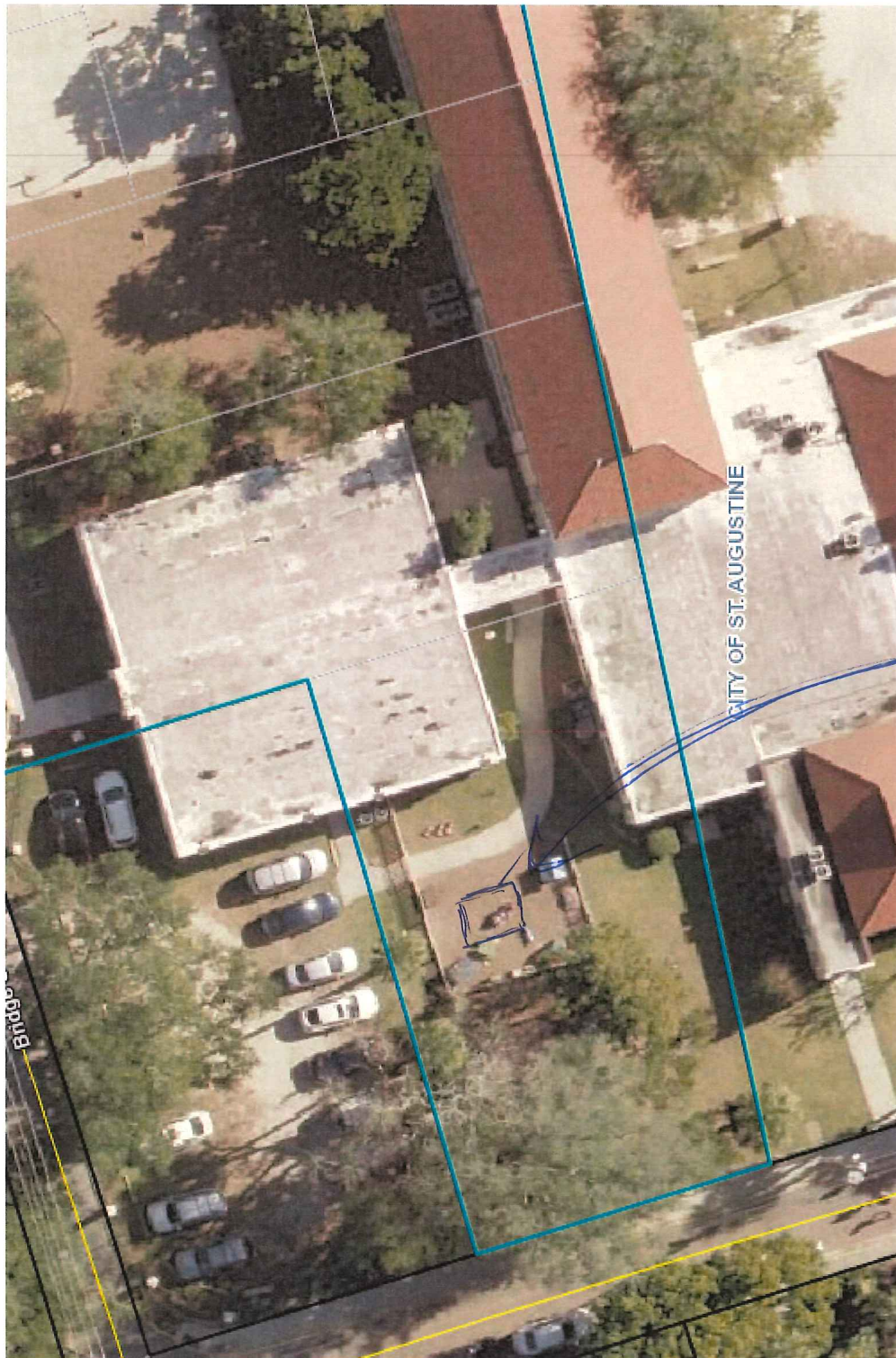
APPROVED
PLAYGROUND
AREA



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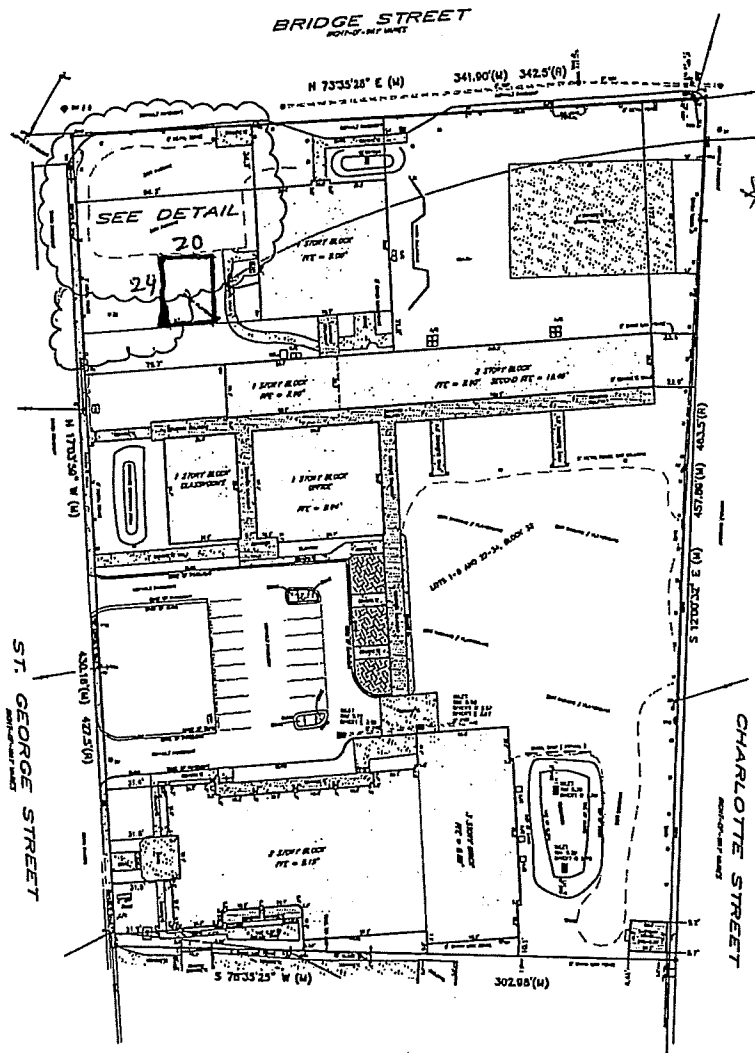
JAN 21 2020

Planning/Building Dept.



CANOPY
PLACEMENT

LOTS 1 THROUGH 8 AND LOTS 22 THROUGH 34 OF BLOCK 32
ACCORDING TO THE 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE
WITH THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.

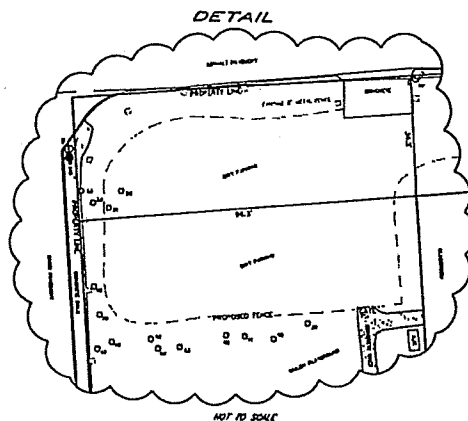


* Located in VPK playground area behind trees.

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TYPE IDENTIFICATION TABLE

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[illegible]



St. Johns County, FL

Parcel Results

2 Results

Parcel ID	Owner	Property Address	Legal Description	Map
1991000000	BISHOP OF THE DIOCESE ST AUG	259 ST GEORGE ST 259 ST GEORGE ST	CITY OF ST AUGUSTINE LOTS 2 &	Map
1991100000	ROMAN CATHOLIC CHURCH SCHOOL	259 ST GEORGE ST 259 ST GEORGE ST 267 ST GEORGE ST 267 ST GEORGE ST	CITY OF ST AUGUSTINE LOTS 3 4	Map

Field Export

2 Results

Download Format:

Excel (.xlsx) ▼

Download

Mailing Labels

2 Results

Download format:

Address labels (5160) ▼

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

Additional owner options:



All Owners

Additional mailing label options:



Show parcel id on label

Skip labels:

0

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

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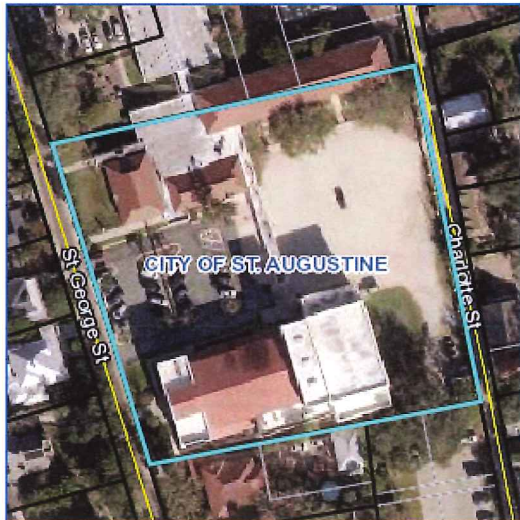
Summary

Parcel ID	1991100000
Location Address	259 ST GEORGE ST 267 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 4 5 6 7 8 22 23 24 25 26 & 27 BLK 32 *The Description above is not to be used on legal documents.
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	2.130
Homestead	N

Owner Information

Owner Name	Roman Catholic Church School 100%
Mailing Address	C/OCATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Map



Valuation Information

	2020
Building Value	\$4,098,315
Extra Features Value	\$24,169
Total Land Value	\$835,479
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,957,963
Total Deferred	\$725,565
Assessed Value	\$4,232,398
Total Exemptions	\$4,232,398
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$4,209,039	\$24,169	\$835,479	\$0	\$0	\$5,068,687	\$3,847,635	\$5,068,687	\$0
2018	\$2,522,965	\$24,169	\$696,232	\$0	\$0	\$3,243,366	\$3,243,366	\$3,243,366	\$0
2017	\$2,376,666	\$19,663	\$696,232	\$0	\$0	\$3,092,561	\$3,092,561	\$3,092,561	\$0
2016	\$2,443,944	\$19,663	\$696,232	\$0	\$0	\$3,159,839	\$3,159,839	\$3,159,839	\$0
2015	\$2,511,223	\$19,663	\$696,232	\$0	\$0	\$3,227,118	\$3,227,118	\$3,227,118	\$0
2014	\$2,426,826	\$16,692	\$696,232	\$0	\$0	\$3,139,750	\$3,139,750	\$3,139,750	\$0
2013	\$2,490,236	\$16,692	\$696,232	\$0	\$0	\$3,203,160	\$3,203,160	\$3,203,160	\$0
2012	\$2,864,131	\$11,701	\$360,000	\$0	\$0	\$3,235,832	\$3,235,832	\$3,235,832	\$0
2011	\$3,945,443	\$11,786	\$408,000	\$0	\$0	\$4,365,229	\$4,365,229	\$4,365,229	\$0
2010	\$4,039,383	\$11,871	\$456,000	\$0	\$0	\$4,507,254	\$4,507,254	\$4,507,254	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$4,232,398

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	6053	Roof Cover	Clay Tile
Conditioned Area	4050	Interior Flooring	Carpet
Actual Year Built	1960	Interior Wall	Drywall
Use	Public Schools	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	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 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
CANOPY (COMMERCIAL)	0	1224
BASE AREA	4050	4050
CANOPY (COMMERCIAL)	0	779
Total SqFt	4050	6053

Building	2	Roof Structure	Rigid Frame
Actual Area	12750	Roof Cover	Built Up
Conditioned Area	12750	Interior Flooring	Carpet, Hardwood

Actual Year Built 1930
 Use Church Gymnasiums
 Style 04
 Class N
 Exterior Wall Concrete Stucco

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	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	60%
Interior Flooring	Carpet	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	25 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	833	833
FINISHED UPPER STORY	833	833
BASE AREA	1666	1666
BASE AREA	7752	7752
BASE AREA	1666	1666
POINTER	0	0
POINTER	0	0
Total SqFt	12750	12750

Building 3
 Actual Area 13001
 Conditioned Area 11862
 Actual Year Built 1991
 Use Auditorium
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Roof Structure Wood Truss
 Roof Cover Modular Metal
 Interior Flooring Carpet, Vinyl Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	20%
Interior Flooring	Vinyl Tile	80%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	8140	8140
CANOPY (COMMERCIAL)	0	344
BASE AREA	3722	3722
CANOPY (COMMERCIAL)	0	680
CANOPY (COMMERCIAL)	0	115
Total SqFt	11862	13001

Building 4

Roof Structure Wood Truss

Actual Area 2544
 Conditioned Area 2184
 Actual Year Built 2008
 Use Public Schools
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Roof Cover Clay Tile
 Interior Flooring Vinyl Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Flooring	Vinyl Tile	100%
Interior Walls	Drywall	100%
Insulation	1" Fiberglass	100%
Electrical	Good	100%
Plumbing	4 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2184	2184
CANOPY (COMMERCIAL)	0	360
Total SqFt	2184	2544

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Shop	0	0	0	0	320
Concrete Paving	0	0	0	0	6390
Metal Fence 4'	0	0	0	0	36
Asphalt Paving	0	0	0	0	10411

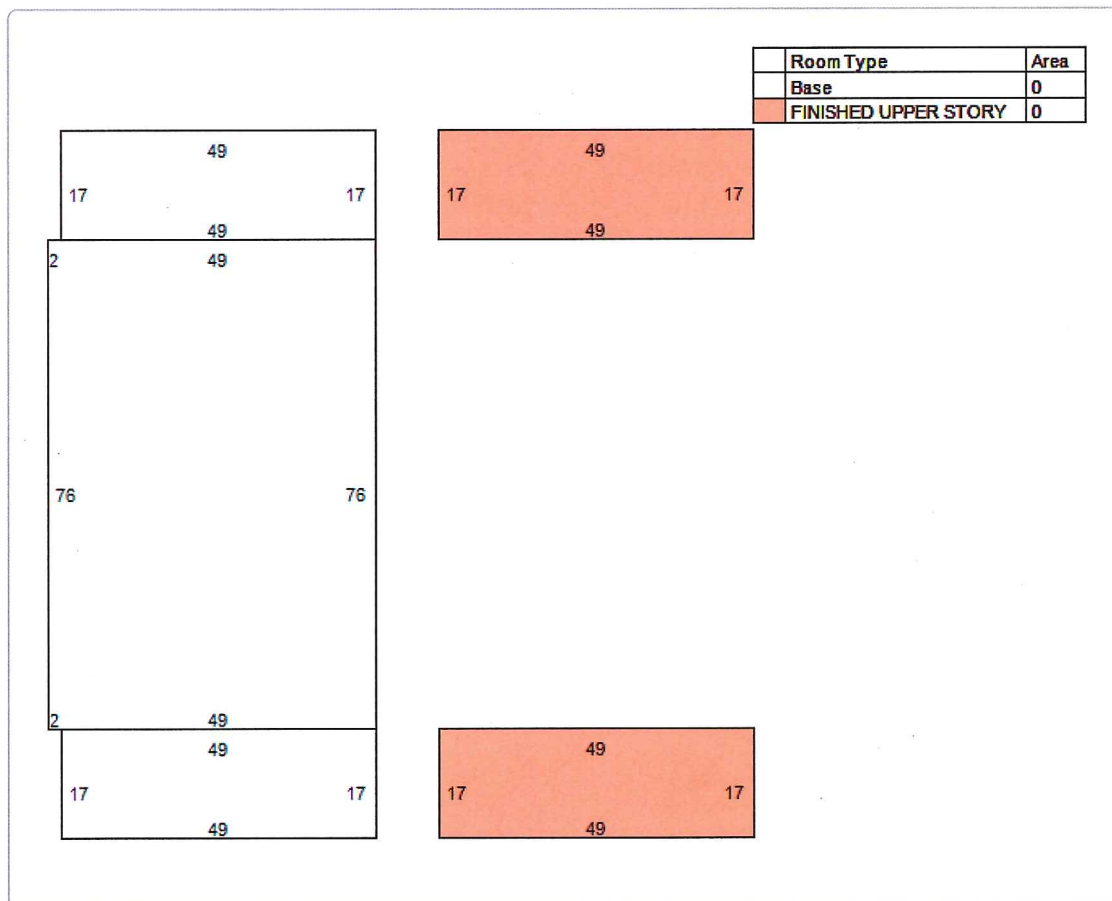
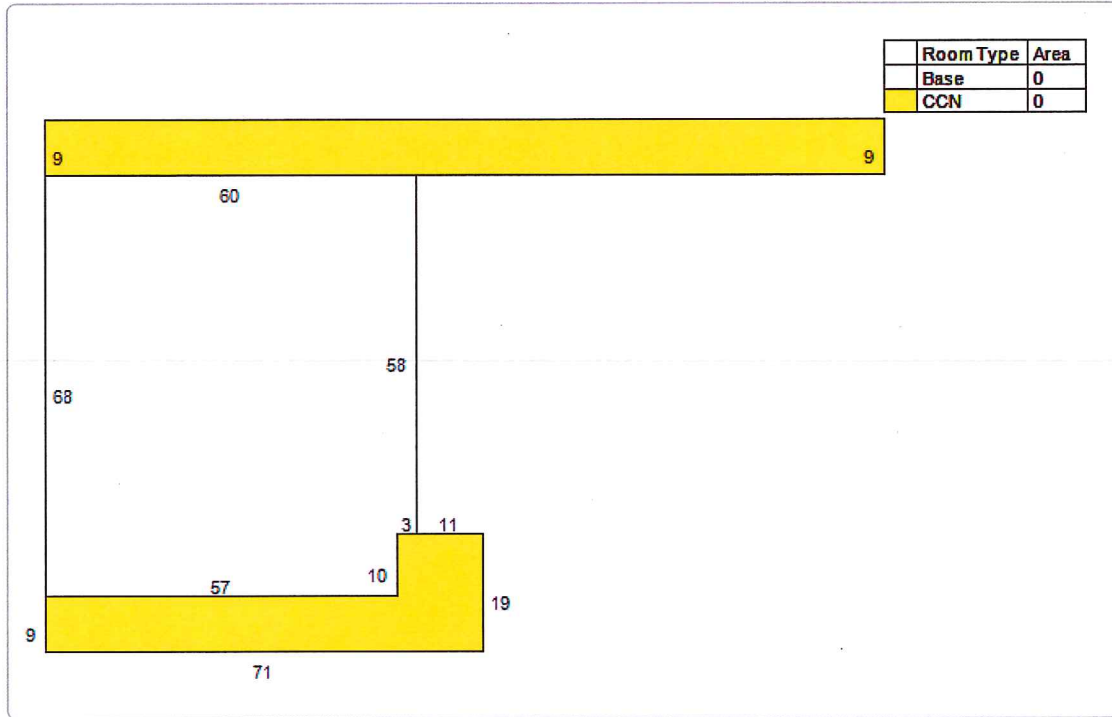
Land Information

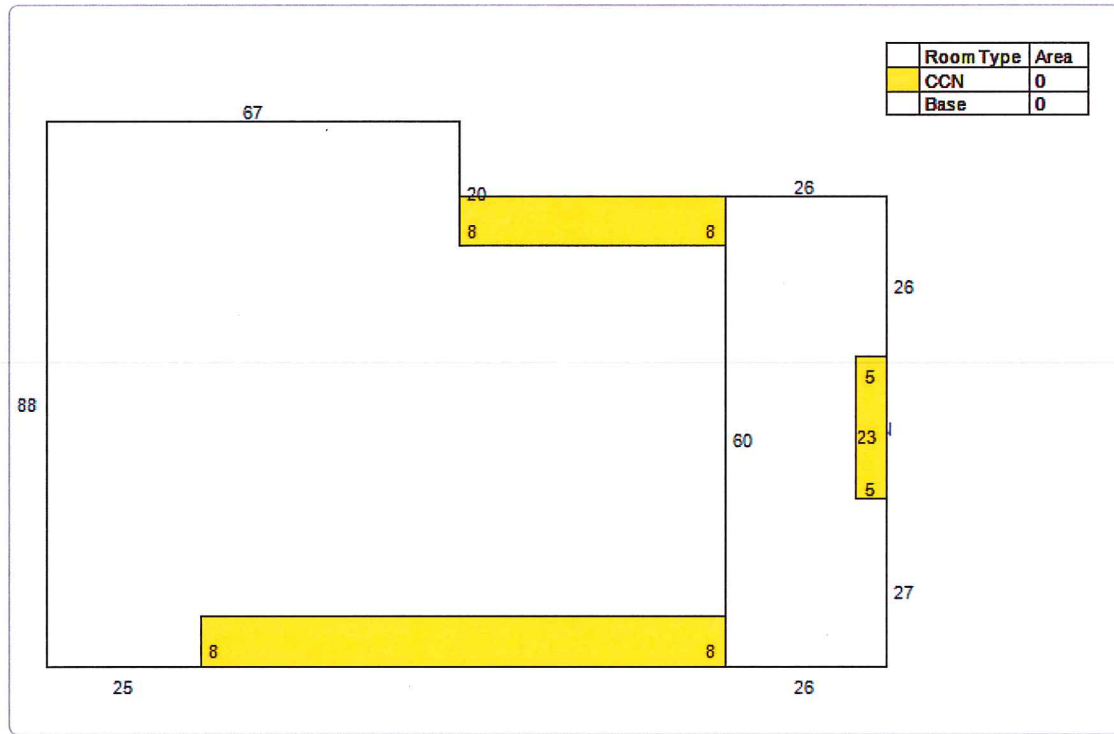
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	300	308	92831	SF	\$835,479

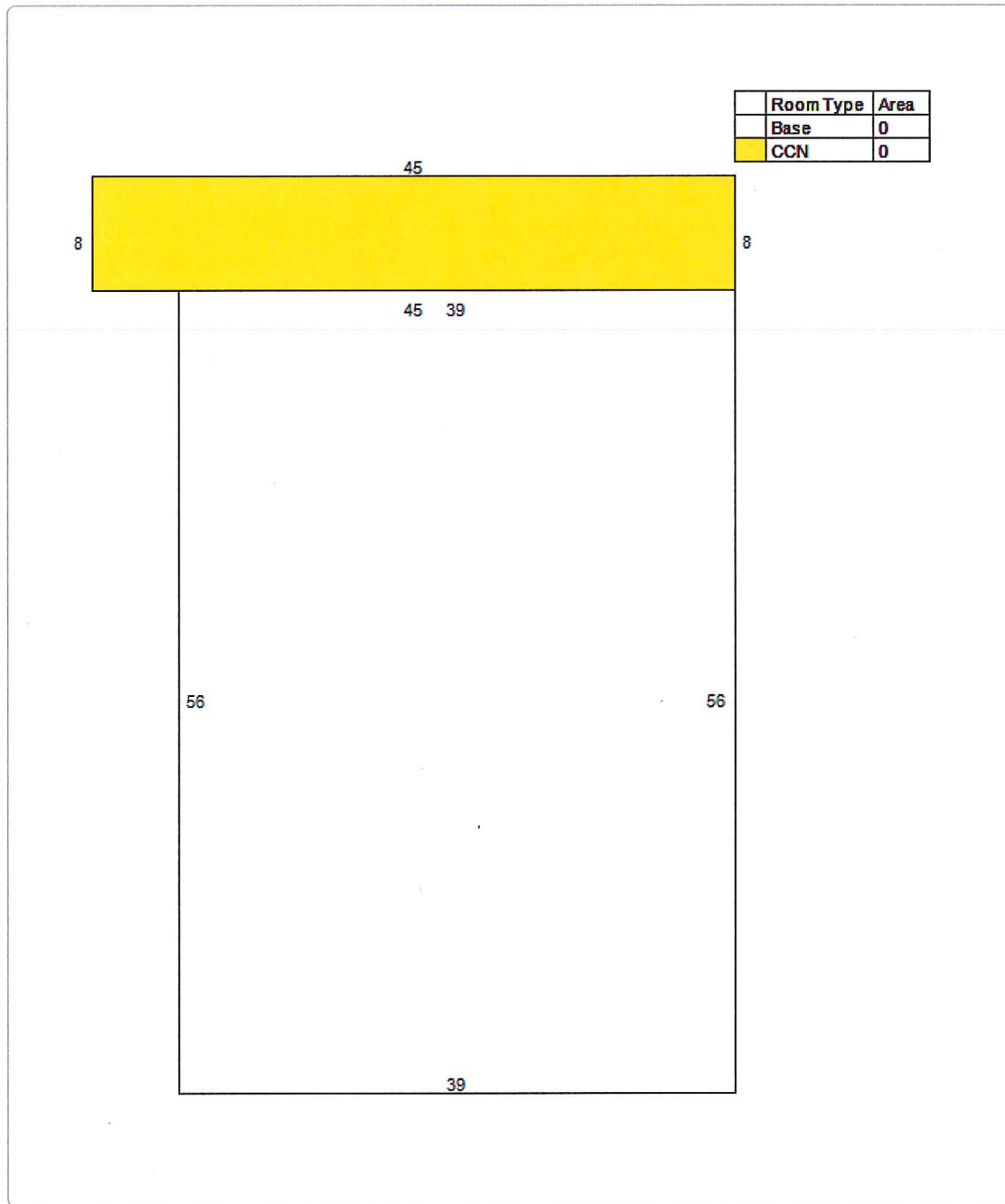
Area Sales Report

Recent Sales in Area

Sketch Information







No data available for the following modules: Sale Information.

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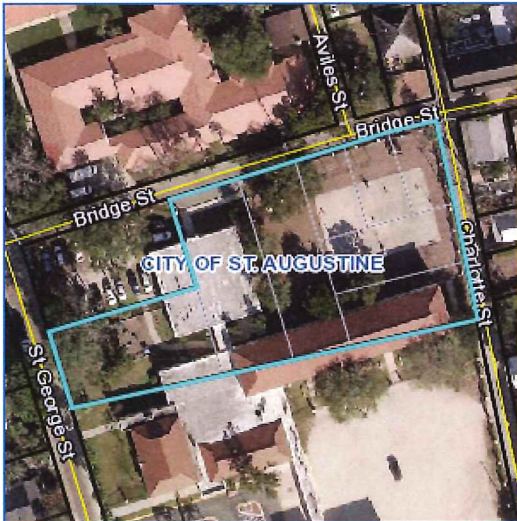
Summary

Parcel ID	1991000000
Location Address	259 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 2 & 28 29 30 31 32 33 & 34 BLK 32 DB241/173 DB249/643 687 571 572 573 & 577 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.930
Homestead	N

Owner Information

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

Map



Valuation Information

	2020
Building Value	\$2,173,546
Extra Features Value	\$46,281
Total Land Value	\$364,536
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,584,363
Total Deferred	\$426,063
Assessed Value	\$2,158,300
Total Exemptions	\$2,158,300
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$2,234,076	\$46,683	\$364,536	\$0	\$0	\$2,645,295	\$1,962,091	\$2,645,295	\$0
2018	\$1,611,008	\$40,904	\$303,780	\$0	\$0	\$1,955,692	\$1,955,692	\$1,955,692	\$0
2017	\$1,650,761	\$38,447	\$303,780	\$0	\$0	\$1,992,988	\$1,992,988	\$1,992,988	\$0
2016	\$1,690,514	\$38,447	\$303,780	\$0	\$0	\$2,032,741	\$2,032,741	\$2,032,741	\$0
2015	\$1,766,561	\$40,958	\$303,780	\$0	\$0	\$2,111,299	\$2,111,299	\$2,111,299	\$0
2014	\$1,701,200	\$42,733	\$303,780	\$0	\$0	\$2,047,713	\$2,047,713	\$2,047,713	\$0
2013	\$1,732,681	\$44,509	\$303,780	\$0	\$0	\$2,080,970	\$2,080,970	\$2,080,970	\$0
2012	\$1,504,793	\$46,284	\$634,453	\$0	\$0	\$2,185,530	\$2,185,530	\$2,185,530	\$0
2011	\$1,538,561	\$7,657	\$704,948	\$0	\$0	\$2,251,166	\$2,251,166	\$2,251,166	\$0
2010	\$1,556,233	\$7,657	\$783,275	\$0	\$0	\$2,347,165	\$2,347,165	\$2,347,165	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$2,158,300

Building Information

Building	3	Roof Structure	Wood Truss
Actual Area	13078	Roof Cover	Clay Tile
Conditioned Area	10864	Interior Flooring	Carpet
Actual Year Built	1960	Interior Wall	Drywall
Use	Public Schools	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	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	43 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1344	1344
CANOPY (COMMERCIAL)	0	432
CANOPY (COMMERCIAL)	0	252
CANOPY (COMMERCIAL)	0	1530
BASE AREA	9520	9520
Total SqFt	10864	13078

Building 6
Actual Area 5130
Conditioned Area 4402
Actual Year Built 1996
Use Public Schools
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Carpet
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	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2201	2201
CANOPY (COMMERCIAL)	0	728
BASE AREA	2201	2201
Total SqFt	4402	5130

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	1130
Asphalt Paving	0	0	0	0	4500
Metal Fence 6'	0	0	0	0	287

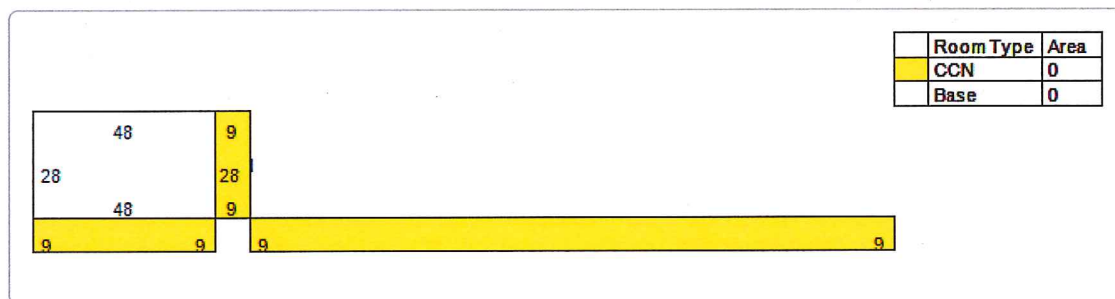
Land Information

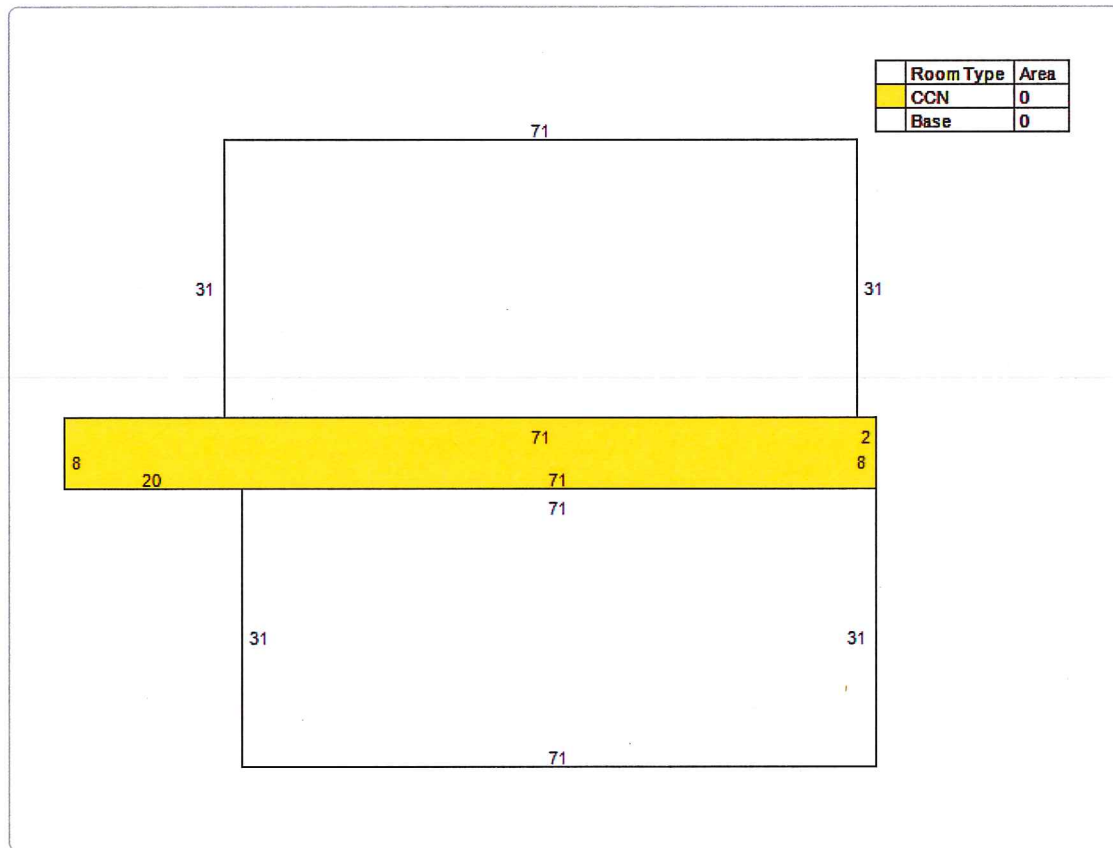
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	218	148	40504	SF	\$364,536

Area Sales Report

Recent Sales in Area

Sketch Information





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From: [Jennifer Wolfe](#)
To: [Julie Courtney](#)
Subject: FW: 88 San Marco HARB application
Date: Wednesday, February 05, 2020 2:59:41 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Please note this in the file and print this for the packets. Thanks!

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: Robert Finnerty <RFinnerty@dixondg.com>
Sent: Wednesday, February 05, 2020 2:57 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: RE: 88 San Marco HARB application

Jenni,

I been informed that the owner (Desai Somabhai) is out of the country and will not be back until March 24, 2020.

We would like to ask for continued until May 2020.

Regards,

Robert Finnerty

Senior Project Architect

DIXON DESIGN STUDIO LLC

88 Riberia Street Suite 430

St. Augustine, FL 32084

904.829.9277 - office



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0013 Address: 48 King Street

UF Historic St. Augustine, Inc. – Applicant
TIITF Department of State – Owner

Project description: To erect a monument in the area behind Governor's House commonly known as the West Garden.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Located in St. Augustine Town Plan NR District	Construction date:	
Archaeology Zone:	1B	Zoning District:	HP-2
Parcel number:	19161950000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- University of Florida Historic St. Augustine (UFHSA) is proposing to erect a black granite monument in the area behind Governor's House commonly known as the West Garden, which is a state-owned property. The setting is a public park that is located behind or to the west of Governor's House and full of mature trees and other plantings, grassy areas, sidewalks, benches, a fountain with four urns to the east and an obelisk memorial, the Loring Monument. The green space is bounded by King Street and the Casa Monica Resort hotel to the south, Cordova Street or the historic Hotel Ponce de Leon, now Flagler College, to the west, and Cathedral Place and a bank building to the north.
- The proposed monument is to commemorate the United States Colored Troops of St. Augustine, FL that participated in the Civil War.
- The applicant needs to clarify the orientation that is being planned for the proposed monument.
- Although the proposed monument will be about a total of eight feet high, the impact from the streetscape will be lessened as it is being proposed in an area with many tall trees. The monument's proposed location will be symmetrically placed with the other existing monument that is located to the south and also tall in height, with each of the two man-made features on either side of the fountain, creating balance.
- If any new plantings are associated with this project, please refer to the pre-approved Historic Plant Materials in the Architectural Guidelines for Historic Preservation (AGHP) to ensure historically appropriate plant materials are used.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The property is subject to state archaeology requirements.

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 erect a monument in the area behind Governor's House commonly known as the West Garden at **48 King Street because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 8, 9, and 10.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. University of Florida Historic St. Augustine (UFHSA) is proposing to erect a monument in the area behind Governor's House commonly known as the West Garden. The proposed monument will consist of three panels each 78" high x 40" wide x 6" thick and be made of black granite with polished finish, miter cut edges and laser etched graphics. Proposed bases for the monument will include one 122" wide x 28" deep x 10" high PG Certified grey granite base with a polished finish and one 112" wide x 22" deep x 10" high PG Certified black granite base with polished finish.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.

The Secretary of the Interior's Standards for Rehabilitation 2, 8, 9, and 10 apply:

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

COA F2020-0013
48 King Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Views from streetscape

STAFF PHOTOGRAPHS 48 King Street



Project Area: looking North



Looking Southwest

STAFF PHOTOGRAPHS

48 King Street



Looking West toward Project Area



Looking Northwest

STAFF PHOTOGRAPHS

48 King Street



Looking North towards Cathedral Place



Looking East towards Governor's House

STAFF PHOTOGRAPHS

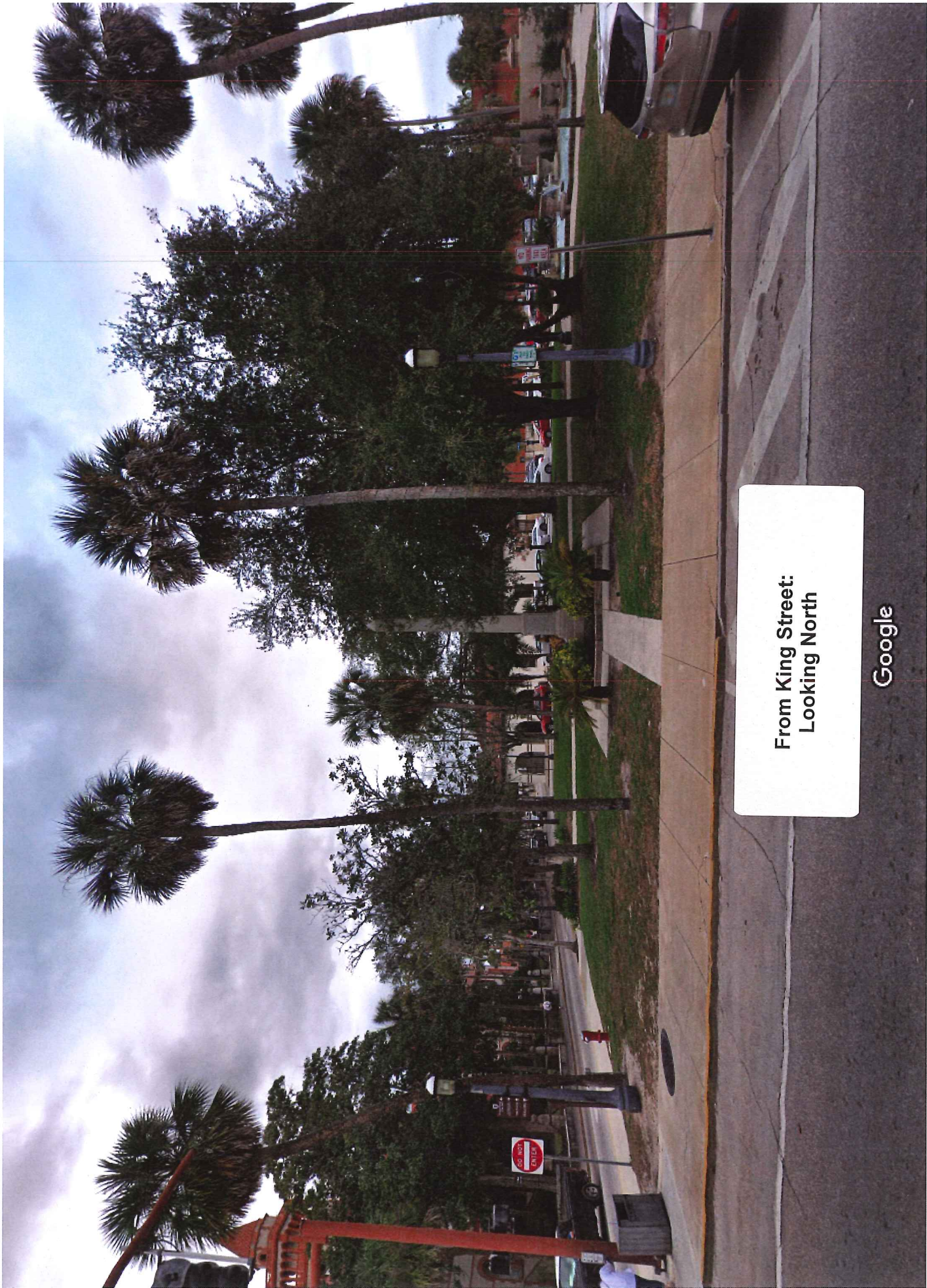
48 King Street



Fountain on eastern end: Looking South



Looking Southwest towards obelisk



From King Street:
Looking North

Google

Image capture: Jan 2019 © 2020 Google



From Cordova Street:
Looking East

Google

Image capture: Jan 2019 © 2020 Google



From Cathedral Place:
Looking South

Image capture: Nov 2018 © 2020 Google



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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SEP 22 2020



☐ **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

Planning/Building Dept.

BDAC Project No. 2020-0013

Receipt No. 1777722

Meeting Date: 2.20.2020

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

1. NAME OF APPLICANT UF Historic St. Augustine, Inc.

Business (if applicable) _____

Address 48 King Street

City St. Augustine

State FL

Zip Code 32084

Daytime telephone 904 770 3248

Other phone/email 904 814 6552 / btriay@ufl.edu

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

2. NAME OF PROPERTY OWNER TIITF Department of State

Business (if applicable) _____

Address _____

City _____

State _____

Zip Code _____

Daytime telephone (required) _____

Other phone _____

3. PROJECT STREET ADDRESS 48 King Street

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 1961950000

5. EXISTING USE Park PROPOSED USE Park

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

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D. PAINT COLORS (check one)

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

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

UFHSA wishes to erect a monument in the area behind Governor's House a/k/a West garden. The monument would be made of balck granite wiht three panels. Each panel would be 7' high X 3" wide.

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 Wm. A. Triay

SIGNATURE OF APPLICANT William A. Triay DATE 1/22/20

PRINT OWNER'S NAME _____

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.

COMPLETENESS REVIEW CHECKLIST

JAN 22 2020

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. |

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

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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. |

Planning/Building Dept.

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

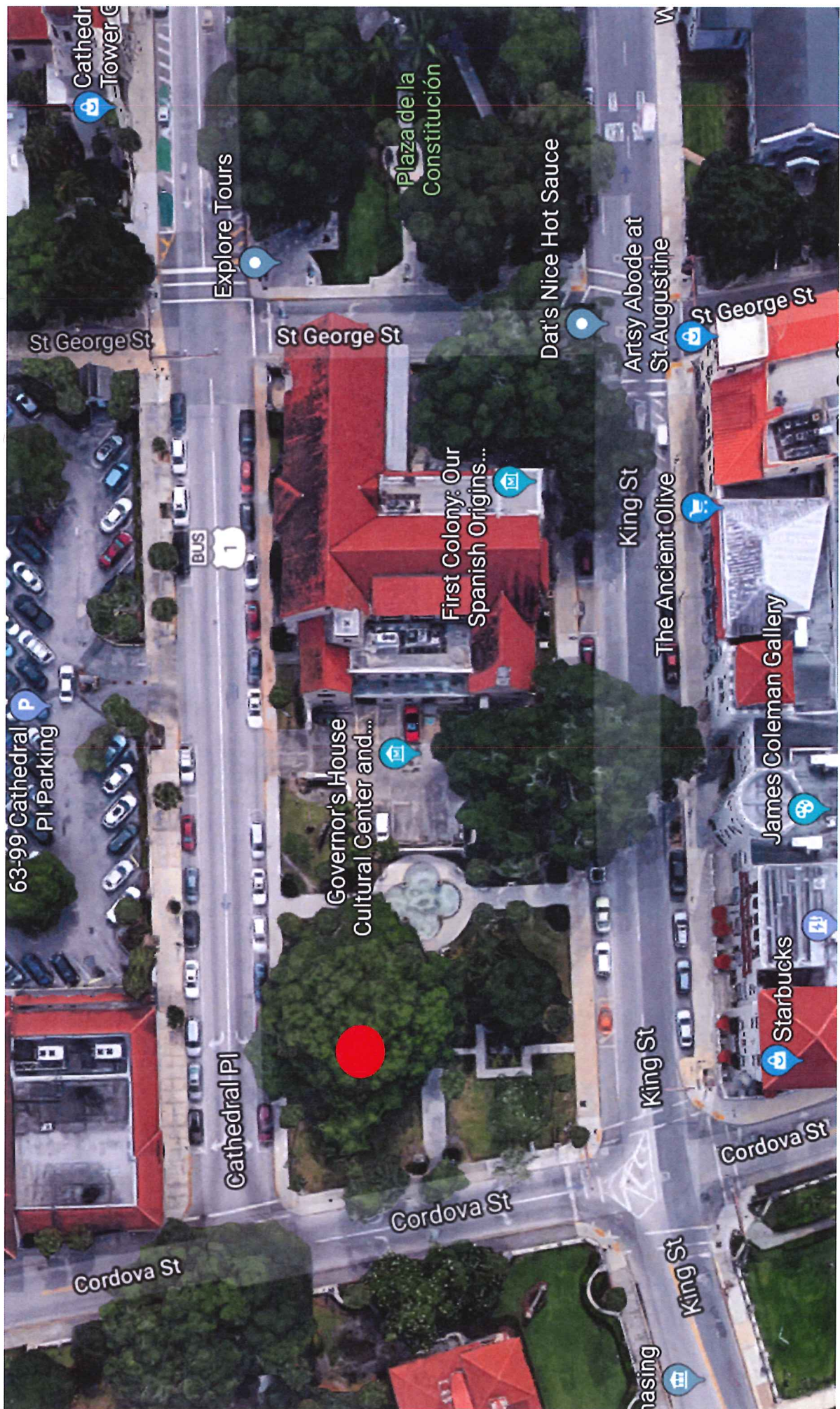
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:

Project number: 2020-0013 Project Address: 48 King Street

Reviewed by: Jake Courtney Date: 2.5.2020









University of Florida Historic St. Augustine

Monument Proposal Request for Quote

St. Augustine, FL

January, 2020

UFHSA is requesting quotes from selected and qualified vendors to fabricate and install a black granite monument that will commemorate the United States Colored Troops of St. Augustine, FL that participated in the Civil War. A concept design picture is provided with specifications, dimensions and installation requirements.

Scope of Work

- Produce custom cut and finished granite tablets and bases as specified
- Establish a time frame for all work performed that meets the client's needs
- Produce (3) 40"x 6"x 78" certified black granite tablets, polished finish, MITRE cut edges. Face to have PGHD laser etched graphics/text per clients satisfaction with some color(red) as specified
- One (1) 122"x 28" x 10" PG Certified grey granite base, polished finish

- One (1) 112"x 22"x 10" PG Certified black granite base, polished finish

Installation

UFHSA will prepare the base foundation per the vendors specification with the appropriate "wind load" engineering provided by the vendor with recessed up lighting designed within the base

UFHSA will also provide a crane or front end loader for unloading and installation

Vendor will provide all installation, setup, security, and final completion of project. This may include a visit by the vendor to the site for inspection prior to contract signing

Graphic

UFHSA shall provide guidelines for the desired images and text. This information will be formatted for layout and a complete rendering will be supplied for UFHSA approval prior to the start of fabrication and production.

Delivery

Delivery is inclusive of all granite components delivered via ground freight to site location.

Final delivery date will be determined upon UFHSA approval and contract signing

UFHSA will be allowed final inspection and acceptance upon delivery and before the shipper leaves the premises.

Material Specifications

All granite must be of the highest quality and inspected as PG certified

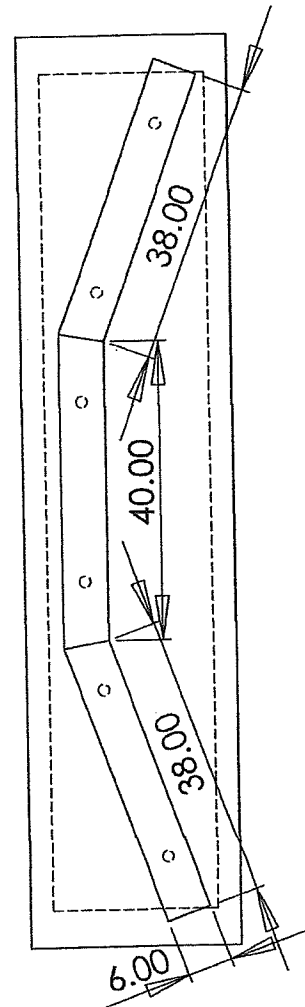
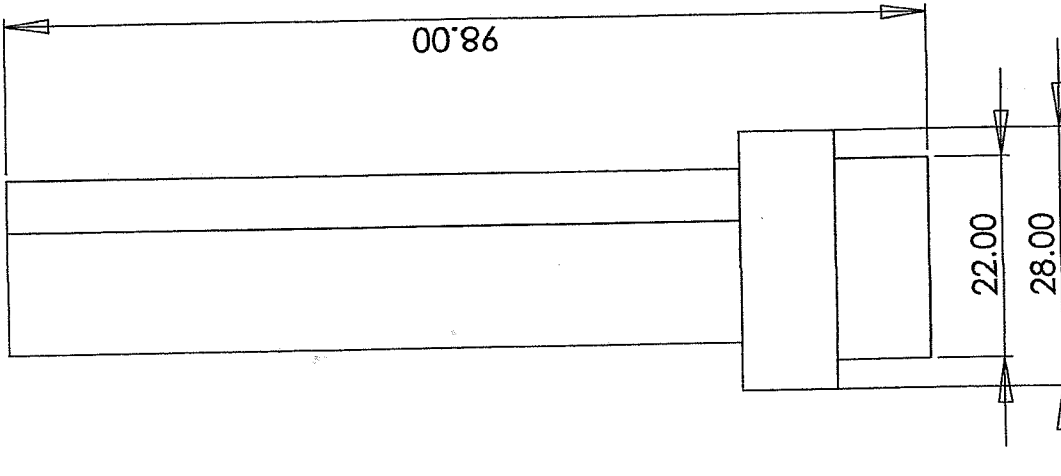
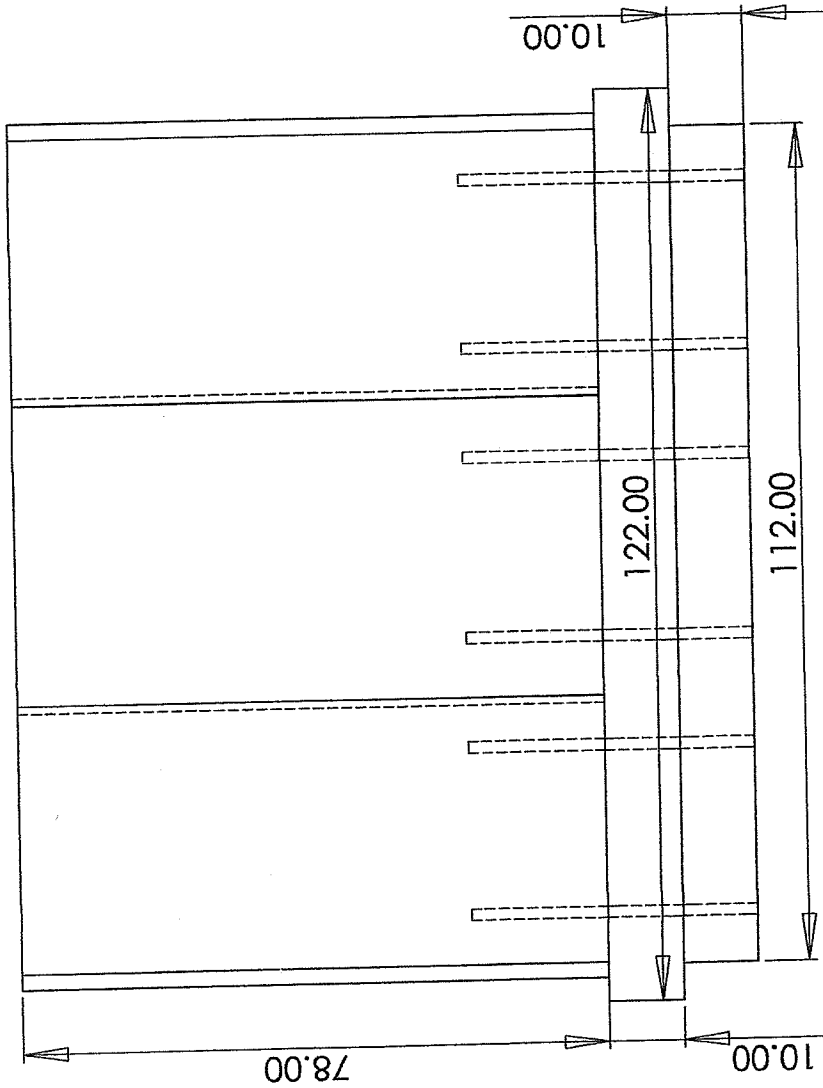
The vendor's proposal shall identify any terms and conditions. The quote should include all components and services as identified.

Respond to:

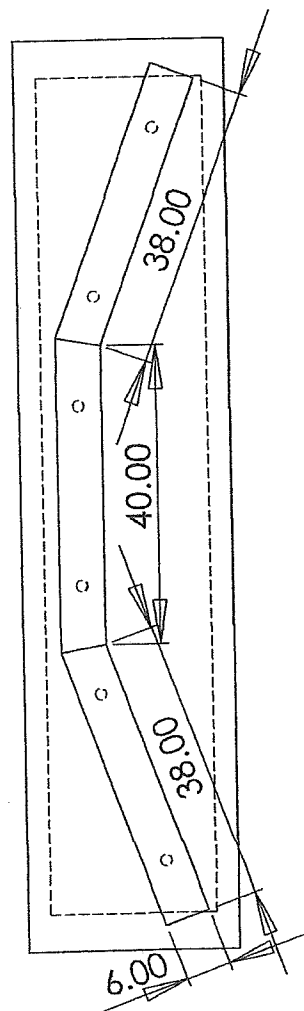
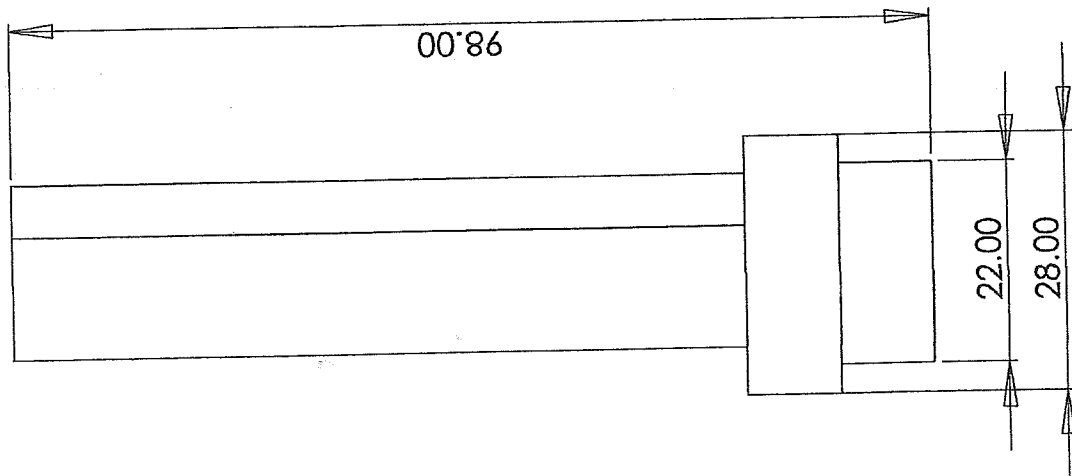
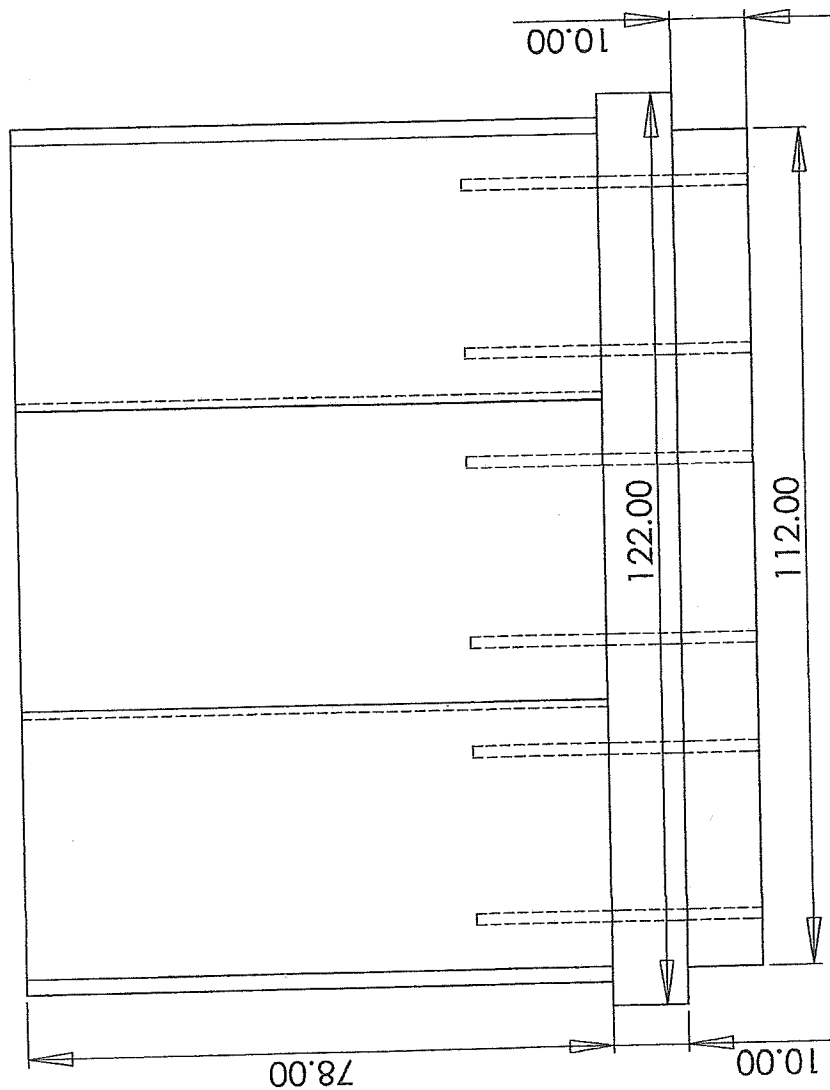
Ed Poppell

poppell@ufl.edu

352-538-4578



Ed-Poppell - US Colored Troops Memorial



Ed-Poppell - US Colored Troops Memorial

33RD U S COLORED INFANTRY (formerly 1st South Carolina Volunteers)

PHILIP ADAMS
ANDREW ANDERSON
JAMES ASH
CATO BAILEY
GRANTVILLE BARBER
HARRISON CARRION
PHILIP CLEMENT
JOSEPH CRYER
CHARLES CYRUS
HENRY DAVENPORT
BARRITT DELANCY
STEPHEN FELLINS
ADAM FLOYD
CHARLES FOWLER
AUGUST GATHERS
HENRY GROVES
HANDY GROWLES
DAVID HALL
JOSEPH HAMMON
GEORGE HARRIS
JOHN HARRISON
EDWARD HAYWOOD
THOMAS HERNANDEZ
CHARLES HERRON
WILLIAM HEWLIN
JAMES HILLS
ARCHIE HUNTER
NATHANIEL JACKSON
WILLIAM JAMES
ISAAC JOHNSON
MOSES JOHNSON
GEORGE KING
REDMANDE LAMKINS
ABRAHAM LANCASTER
JAMES LANG
JOHN LEE
ALBERT MANUEL
JACK MANUEL
BENJAMIN MARTIN
MARIAN MARTIN

RICHARD MCKINNEY
WILLIAM MCKENNA
JOHN MILLS
JOSEPH MITCHELL
SAMUEL MORANT
ALEXANDER MORRAN
WILLIAM MORRIS
MOSES MUNGEN
ANDREW MURRAY
JEFFREY NERHAM
MARTIN NATEEL
SABE NATEEL
SAMUEL OSBURN, SR.
SAMUEL OSBURN, JR.
CHARLES PANARY
BENJAMIN PAPINA
WILLIAM PAPINA
BEN PARKER
ROBERT POLITE
THOMAS PONSOT
JAMES SANCHES
EMANUEL SANCHES
SIMON SANCHES
JULIUS SIEMMETTELLA
FORTUNE SIMMONS
JOSIAH STRIPLING
DAVID TWINE
WILLIAM VANDYKE
CHARLES VANNESS
GEORGE VANNESS, SR.
GEORGE VANNESS, JR.
THOMAS WALLACE
JOHN WILLIAMS WELTERS
HENRY WHITE
JAMES WHITE
JOSEPH WILLIAMS
BRAM WILSON
PAUL WILSON
WILLIAM WILSON
WILLIAM WOODS

UNITED STATES COLORED TROOPS

FREEDMEN FROM ST. AUGUSTINE SERVED IN THE FIRST SUCCESSFUL BLACK FIGHTING REGIMENTS IN THE UNITED STATES ARMY DURING THE CIVIL WAR. THEY OPENED WAY FOR OTHER BLACK FIGHTING UNITS.



"A HUNDRED OF OUR RECRUITS CAME UP THE RIVER ON THE STEAMER 'NORTON' FROM ST. AUGUSTINE, FLA., 5TH REG'T, 3RD DIVISION 1ST SOUTH CAROLINA VOLUNTEERS, BEAUFORT, SC, JANUARY 14, 1862."

ST. AUGUSTINIANS SERVED IN THE 33RD, 34TH, AND 21ST REGIMENTS UNITED STATES COLORED TROOPS (USCT), FIRST ORGANIZED AS THE 1ST, 2ND, AND 3RD SOUTH CAROLINA VOLUNTEERS. THE FIRST MAN FROM FEDERALLY OCCUPIED ST. AUGUSTINE ENLISTED IN OCTOBER, 1862.

34TH U S COLORED INFANTRY (formerly 2nd South Carolina Volunteers)

GEORGE ADDISON
MASSELINE ALBRIUS
MARTIN BLAKE
JOHN BULMER
ANDREW CRYER
THOMAS DARLING
MARSHALL EDWARDS
ADAM FAIRSHAW
SAMUEL GABRIEL
RUBEN GARNET
GEORGE GARVIN
JOSHUA HAGANS
MILES HANCOCK
WILLIAM HANCOCK

GEORGE JOHNSON
WILLIAM JOHNSON
BENJAMIN LEE
WILLIAM R. LUCAS
WILLIAM ROBERTS
WILLIAM SANDERS
FRANK SOLANA
JOSEPH STEVENS
GEORGE WASHINGTON
SAMUEL WELTERS
CHARLES WILLIAMS
JAMES WILLIAMS
WILLIAM WILLIAMS
CHARLES WILLIAMS

21ST U S COLORED INFANTRY (formerly 3rd and 4th South Carolina Volunteers)

ALEXANDER CLARK
PABLO GRAY
BENJAMIN HATCHIE
THOMAS JACKSON
PLATO KING
EDWARD LANGLEY
RICHARD NATEEL
WILLIAM NATEEL
ANTONIO PAPPY

FRANK A. PAPPY
WILLIAM PAPPY
PABLO ROGERS
RICHARD SIMMONS
GEORGE WATSON
JOSEPH WILLIAMS
SIMON WILLIAMS
THOMAS WILLIAMS

UNITED STATES NAVY

WILLIAM A. GLOVER
JULIUS HAMILTON

WILLIAM REYNOLDS
LEWIS RICHARDS

67-238

REC 96 PAGE 158

QUITCLAIM DEED

STATE OF GEORGIA)
)
 COUNTY OF FULTON)

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATE OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the authority contained in the provisions of Public Law 616, 80th Congress, approved June 10, 1948, to be now and hereinafter known as the party of the first part, for and in consideration of the perpetual use and maintenance of the property hereinafter described, by STATE OF FLORIDA, acting by and through Saint Augustine Historical Restoration and Preservation Commission, to be now and hereinafter known as the party of the second part, as and for an historic monument, and for no other purpose, all in accordance with a Program of Utilization, filed February 14, 1966, approved June 30, 1966, a copy of which said Program of Utilization is on file in the Department of Interior, Bureau of Outdoor Recreation, Washington, D. C., and in the office of General Services Administration, Region 4, Atlanta, Georgia, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the party of the second part, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all right, title, interest, claim and demand which the party of the first part has in and to that certain tract or parcel of land, containing 48,495 sq. ft., more or less, situate in the City of Saint Augustine, lying and being in the County of Saint John, in the State of Florida, and more particularly described as follows, to-wit:

BEGINNING at a concrete monument at the northwest intersection of Saint George Street and King Street and located N 84° 21'30" W, 31.45 feet from the center of cannon buried on end in northeast corner of King Street and Saint George Street; running thence S 87°16'00" W, 342.33 feet to a concrete monument; running thence N 11°11'15" W, 141.52 feet to a concrete monument; running thence N 88° 22' 45" E, 367.72 feet to a concrete monument, located N 82° 54' 30" W, 29.04 feet from the center of cannon buried on end in southeast corner of Cathedral Street and Saint George Street, running thence S 0°47'30" E, 132.91 feet to the point of beginning.

SUBJECT, HOWEVER, to all easements and rights-of-way for streets, roads, highways, railroads, pipelines and public utilities.

TO HAVE AND TO HOLD the said property, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest or

REC 96 PAGE 159

claim whatsoever of the said party of the first part, either in law or in equity, subject to the exceptions, reservations, restrictions, conditions and covenants herein expressed and set out, to the only proper use, benefit and behoof of the said party of the second part, forever.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referred to laws, regulations and orders.

IT IS AGREED AND UNDERSTOOD by and between the party of the first part and the party of the second part and the party of the second part by its acceptance of this Deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. The premises above described shall be forever and continuously used and maintained as and for an historic monument, as set forth in the above referred to Program of Utilization submitted to the party of the second part, which Program of Utilization may be amended from time to time at the request of either the party of the first part or the party of the second part, with the written concurrence of the other party, and that such amendments shall be added to and become a part of the original Program of Utilization;

2. From the date of this conveyance, the party of the second part, its successors and assigns, shall file biennial reports with the Secretary of the Interior, setting forth the use of the property during the preceding two-year period, and other pertinent data establishing its continuous use of the premises for the purposes set forth above;

3. The party of the second part will not sell, lease, assign, or otherwise dispose of, any of the premises above described, except to another local governmental agency that the Secretary of the Interior is satisfied can assure the continued use and maintenance of the property as and for an historic monument;

4. The party of the first part shall have the right during the existence of any national emergency declared by the president of the UNITED STATES OF AMERICA, or the Congress thereof, to the full, unrestricted possession, control and use of the premises, or any part thereof, without charge; EXCEPT that the party of the first part shall be responsible during the period of such use, if occurring within a period of twenty (20) years from the date of this conveyance, for the entire cost of maintaining the premises, or any portion thereof, so used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal aid; PROVIDED, HOWEVER, that if such use is required after the expiration of a period of twenty (20) years from the date of this conveyance, the

OFF
REC

96 PAGE 160

party of the first part shall pay a fair rental for the entire portion of the premises so used;

5. That, as part of the consideration for this Deed, the party of the second part covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the party of the second part, its successors and assigns will comply with, all requirements imposed by or pursuant to the regulations of the General Services Administration as in effect on the date of this Deed (41 CFR Subpart 101-6.2) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the party of the second part, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the party of the second part, its successors and assigns will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the party of the second part, its successors or assigns is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the party of the second part, its successors and assigns, by this covenant, and (b) furnish the original of such agreement to the Secretary of the Interior, or his successor, upon his request therefor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the party of the first part and enforceable by the party of the first part against the party of the second part, its successors and assigns;

6. In the event there is a breach of any of the conditions and covenants herein contained by the party of the second part, its successors and assigns, whether caused by the legal inability of the said party of the second part, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the UNITED STATES OF AMERICA at its option, and it shall have the immediate right of entry upon said premises, and the party of the second part, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging;

REC 96 PAGE 161

7. In the event of a breach of any condition or covenant herein imposed, the Secretary of the Interior may immediately enter and possess himself of title to the herein-conveyed premises for and on behalf of the UNITED STATES OF AMERICA;

8. In the event of a breach of any condition or covenant herein imposed, the party of the second part will, upon demand by the Secretary of the Interior, take such action, including the prosecution of suit, or execute such instruments as may be necessary or required to evidence transfer of title to the herein-conveyed premises to the UNITED STATES OF AMERICA;

9. PROVIDED, HOWEVER, that the failure of the Secretary of the Interior to require in any one or more instances complete performance of any of the conditions or covenants herein contained shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the party of the second part, its successors and assigns, with respect to such future performance shall continue in full force and effect;

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its name and on its behalf this the 16th day of January, 1967.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

Hugh K. Mahon Jr.

Montene H. Hudson

By Warren G. Moody
WARREN G. MOODY
Chief, Real Property Division
Property Management and Disposal
Service
General Services Administration
Region 4, Atlanta, Georgia

OFF
REC

96 PAGE 162

STATE OF GEORGIA)
)
 COUNTY OF FULTON)

This day, before the undersigned, personally appeared WARREN G. MOODY, to me well known and known to be the person described in and who executed the foregoing instrument of conveyance on behalf of the UNITED STATES OF AMERICA, and acknowledged that he, being thereunto duly authorized as Chief, Real Property Division, Property Management and Disposal Service, General Services Administration, Region 4, Atlanta, Georgia, executed the same for the uses and purposes therein expressed as the free act and deed of the UNITED STATES OF AMERICA, the Administrator of General Services, the General Services Administration, and himself.

IN WITNESS WHEREOF, I have hereunto affixed my official seal of office in Atlanta, Georgia, this the 16th day of January, 1967.

Montene W. Hudson
 MONTENE W. HUDSON, Notary Public
 Georgia, State at Large
 My Commission expires 6/23/69



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

JAN 19 4 24 PM '67

Philip J. Smith
 CLERK CIRCUIT COURT
 BY SEP. CLK



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	1961950000
Location Address	41 CATHEDRAL PL 48 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	(5) CITY OF ST AUG (OLD) POST OFFICE (AKA GOVT HOUSE) & PARK OR96/158(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Cultural Organizations & Facilities (7900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.870
Homestead	N

Owner Information

Owner Name	Titff/Archives Dept Of State 100%
Mailing Address	C/O UNIVERSITY OF FLORIDA PO BOX 115050 ATTN: PLANNING DEPT GAINESVILLE, FL 32611-5050

Map



Valuation Information

	2020
Building Value	\$2,089,805
Extra Features Value	\$44,214
Total Land Value	\$2,278,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,412,099
Total Deferred	\$539,517
Assessed Value	\$3,872,582
Total Exemptions	\$3,872,582
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$2,573,367	\$44,214	\$2,278,080	\$0	\$0	\$4,895,661	\$3,520,529	\$4,895,661	\$0
2018	\$2,355,900	\$47,253	\$797,328	\$0	\$0	\$3,200,481	\$3,200,481	\$3,200,481	\$0
2017	\$2,428,389	\$47,819	\$797,328	\$0	\$0	\$3,273,536	\$3,072,828	\$3,273,536	\$0
2016	\$2,500,878	\$48,385	\$797,328	\$0	\$0	\$3,346,591	\$2,793,480	\$3,346,591	\$0
2015	\$2,573,367	\$48,951	\$797,328	\$0	\$0	\$3,419,646	\$2,539,527	\$3,419,646	\$0
2014	\$1,556,352	\$43,826	\$708,483	\$0	\$0	\$2,308,661	\$2,308,661	\$2,308,661	\$0
2013	\$1,598,992	\$44,392	\$708,483	\$0	\$0	\$2,351,867	\$2,351,867	\$2,351,867	\$0
2012	\$1,641,631	\$44,958	\$708,483	\$0	\$0	\$2,395,072	\$2,395,072	\$2,395,072	\$0
2011	\$1,684,271	\$45,524	\$785,938	\$0	\$0	\$2,515,733	\$2,515,733	\$2,515,733	\$0
2010	\$1,726,911	\$46,090	\$877,061	\$0	\$0	\$2,650,062	\$2,616,646	\$2,650,062	\$0

Exemption Information

Exemption Type	Amount
State	\$3,872,582

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	24649	Roof Cover	Clay Tile
Conditioned Area	22913	Interior Flooring	Hardwood, Terrazzo
Actual Year Built	1875	Interior Wall	Drywall
Use	Cultural Organizations & Facilities	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	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Terrazzo	60%
Interior Flooring	Hardwood	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Excellent	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Excellent	100%

Description	Conditioned Area	Actual Area
BASE AREA	21066	21066
CANOPY (COMMERCIAL)	0	36
CANOPY (COMMERCIAL)	0	75
CANOPY (COMMERCIAL)	0	330
CANOPY (COMMERCIAL)	0	330
BASE AREA	400	400
FINISHED BASEMENT - FORCED	1447	2412

Total SqFt	22913	24649
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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	212
Masonry Wall	0	0	0	0	1280
Concrete Paving	0	0	0	0	7200
Fountain (Good)	0	0	0	0	1

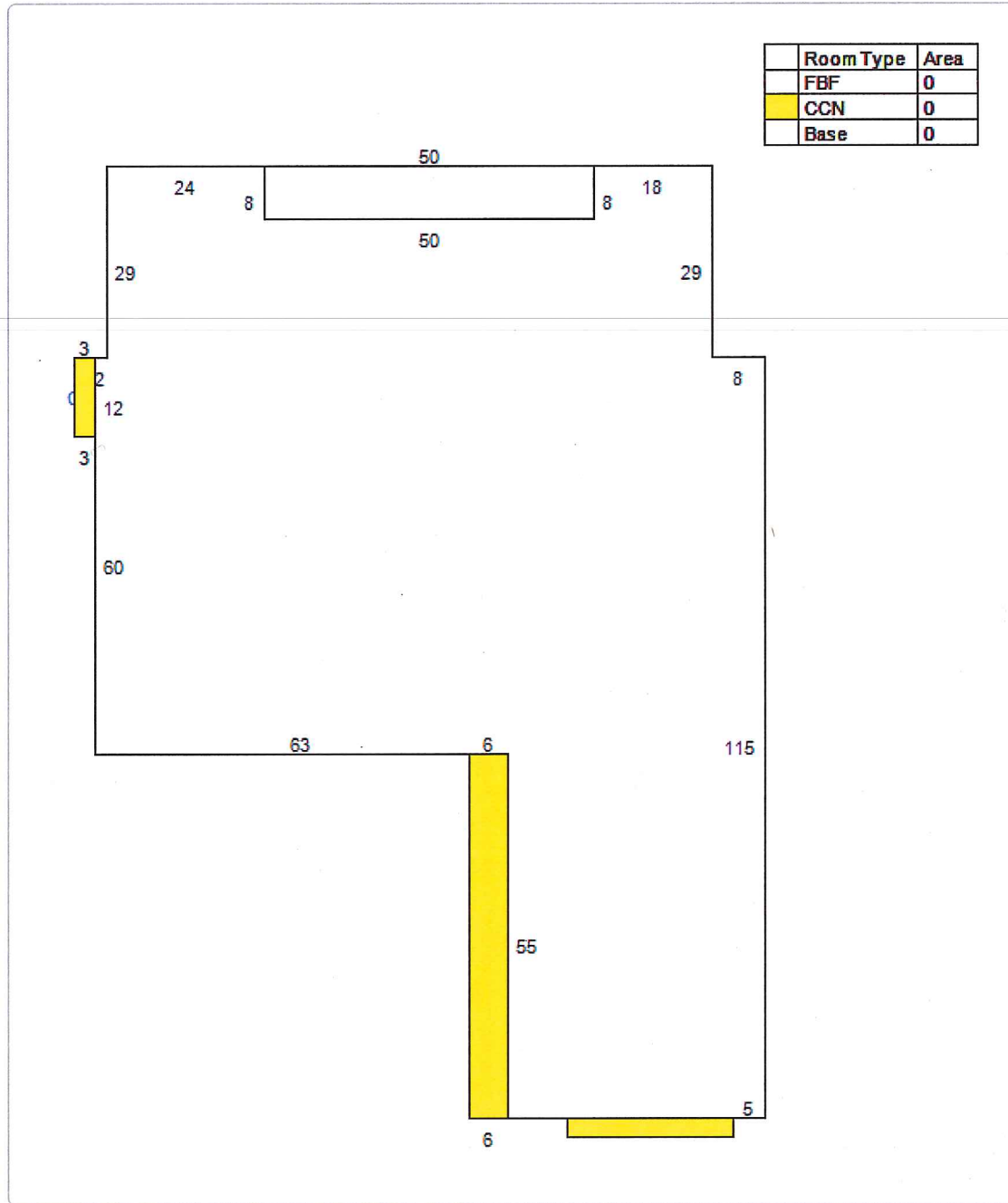
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cultural Organizations & Facilities	336	113	37968	SF	\$2,278,080

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/16/1967	\$0.00	QC	96	158	U	I	UNITED STATES OF AMERICA	STATE OF FLORIDA

Sketch Information



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

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HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0014 Address: 123 St. George Street

Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner

Project description: To replace glass windows and framing in a manner that changes the design elements of the storefront.

Architectural Style:	Mediterranean Revival / Mid-Century Commercial	Florida Master Site File:	N/A
National Register:	Noncontributing to St. Augustine Town Plan NR District	Construction date:	1947
Archaeology Zone:	1A	Zoning District:	HP-2
Parcel number:	1969200000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Applicant stated in application and in previous email that the replacement of the storefront glass windows and window frames was for pedestrian safety and liability issues. Further, that there were no options for beveled frames instead of the proposed frames with squared profiles.
- The current design elements feature mid-century character beveled aluminum storefront frames with an entire frame surrounding the glass. The new design does not entirely surround the glass and has a different framing system which will affect the overall appearance outside of administrative review authority.
- Applicant should confirm no changes will be made to the door and there will be no tinting to the glass storefront windows.

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 replace glass windows and framing in a manner that changes the design elements of the storefront at **123 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9 with the following finding by HARB:**

1. The storefront elements have been proven to require replacement and there is no exact match available. As proposed, the new structural system is compatible and preserves the overall character of the storefront.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To remove existing storefront glass windows and metal frames with trim surrounding openings and replace storefront openings with 134" wide x 109" High, mill finish metal frames (1-3/4" thick x 4-1/2" wide) with 3/8" clear glass panels. Bottom frame under upper storefront glass will be 12" tall x 109" wide mill finished frames with 3/8" clear glass. An info sheet (provided with a permit application submitted on 1.2.20) indicates the framing is by CRL-U.S. Aluminum and is a clear anodized 4" open back vertical mullion /door jamb. A new sill pan, caulking and screws to be provided and installed per manufacturer specifications.
2. A horizontal divider aluminum frame will be extended across the storefront windows about 12" off the ground. The lower section of glass below that will be painted on the back side of the glass to match the surrounding exterior body color of the building.
3. New windows to be set at the same angle and location as the original glass removed.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Use materials which detract from the historic or architectural character of the building.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821

Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 6 and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**

COA F2020-0014
123 St. George Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS 123 St. George Street



Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street



Storefront windows on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street



Storefront window framing on Front Façade / West Elevation

STAFF PHOTOGRAPHS

123 St. George Street



Storefront Entrance



**Mid-century Storefront
of 125 St. George Street**

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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

Receipt No. 1788109
Advertising Costs \$ _____ Postage \$ _____ Paid on _____

BDAC Project No. 2020-0014
Meeting Date: 2.20.2020
Receipt No. _____

1. NAME OF APPLICANT Duncan Dailey
Business (if applicable) Dailey Builders LLC
Address 205 W. Davis Industrial Dr. Ste 5
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-669-9499 Other phone/email dailey@dbdlm.com.co

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

2. NAME OF PROPERTY OWNER Baker Trust
Business (if applicable) _____
Address ~~123 St. George St.~~ 36 Treasury St.
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) 904-669-9499 Other phone _____

*Baker Family
Revocable Trust*

3. PROJECT STREET ADDRESS 123 St. George St.

4. LEGAL DESCRIPTION: Lot 4 Block 9 Subdivision City of St. Aug. Parcel 1969200000

5. EXISTING USE ☒ Retail PROPOSED USE Retail

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 <u>Stone front glass windows & frames</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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FEB 04 2020

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)

Replacement of storefront glass windows and windowframes for
pedestrian safety and visibility issues

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 Duncan Daily
SIGNATURE OF APPLICANT [Signature] DATE 2-4-2020
PRINT OWNER'S NAME Melissa Richardson
SIGNATURE OF OWNER [Signature] DATE 2-4-2020

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

FEB 04 2020

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.

MR

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, molar 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/coronnades, 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 facade 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 facade and existing or proposed awning/canopy. A typical elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
 - ☒ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
 - ☒ Documentation of justification for changing the existing awning/canopy and the extent of the affected area

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

- | OK | Need | N/A |
|-------------------------------------|--------------------------|--------------------------|
| ☒ | ☐ | ☐ |
| ☒ | ☐ | ☐ |
| ☒ | ☐ | ☐ |
| ☒ | ☐ | ☐ |
- ☒ Photographs of existing door(s) or location of proposed new door opening(s)
 - ☒ Scaled elevation(s) showing the building facade 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

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October 2017

FEB 04 2020

Planning/Building Dept

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: 2020-0014 Project Address: 123 St. George Street
 Reviewed by: Julie Courtney Date: 2-5-2020

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JAN 02 2020

Planning / Building Dept.

To: City of St. Augustine Building Dept.

For: Dailey Builders LLC

205 W. Davis Industrial Dr. Ste 4&5

St. Augustine, FL 32084

CBC-1259094

Job: Baker Trust (Melissa Richardson)

123 St. George St.

St. Augustine, FL 32084

REVISION

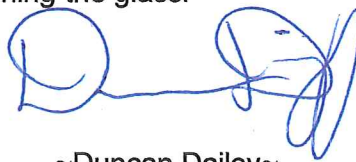
Detail Scope of Work for the replacement of exterior store front windows:

Install Replacement Exterior Retail Windows

Install Replacement Exterior Retail Windows

To Include: Removal of existing storefront glass openings and metal frames with trim surrounding opening and Replace Commercial Storefront Glass Openings with 134" Wide X 109" Tall using 1-3/4" thick X 4-1/2" wide mill finish metal frames with 3/8" clear glass panels. Bottom frame under upper storefront glass will be 12" tall X 109" Wide mill finish metal frames with 3/8" clear glass. This lower section of glass will be painted on the back side of the glass to match surrounding color of outside body color of the building. A New Sill pan, caulking and screws will be provided and installed per manufacturer specifications. New windows to be set at same angle and location as original glass to be removed.

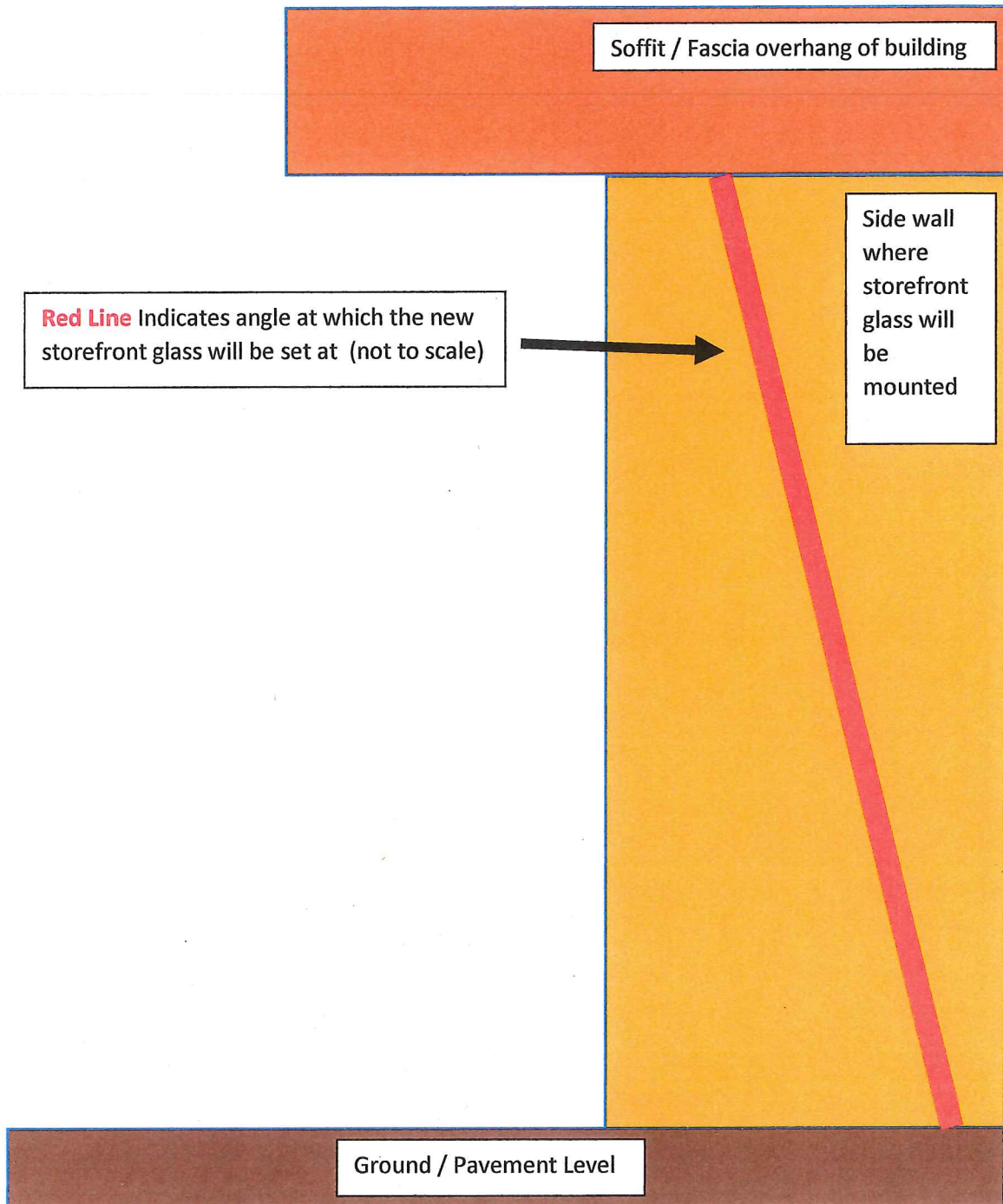
This will match surrounding properties with storefront glass showing metal frames retaining the glass.



~Duncan Dailey~

Side View of 123 St. George St. Storefront

Facing North Standing at Entry Door Location



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JAN 02 2020

Planning / Building Dept.

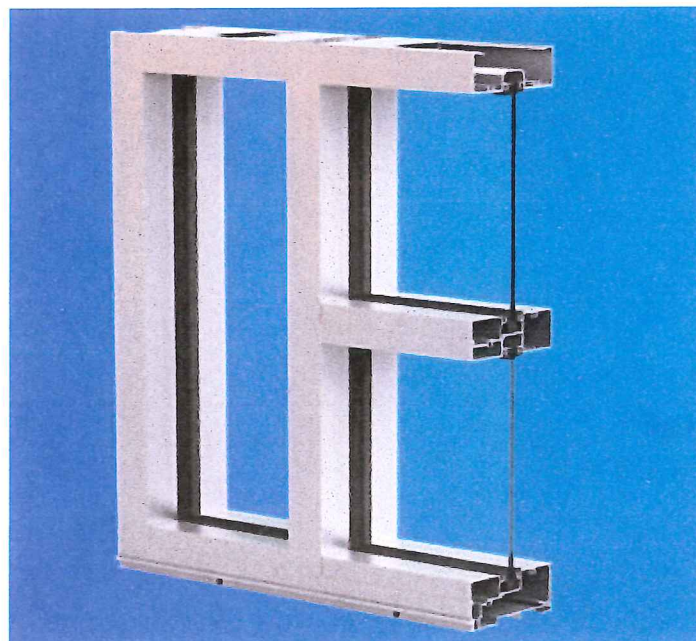
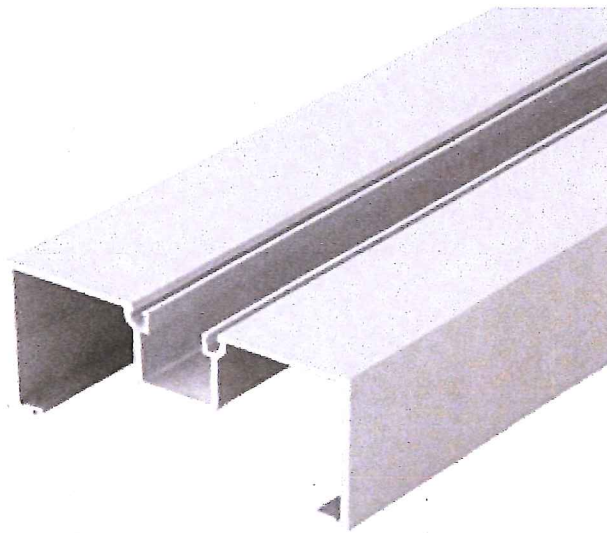
RECEIVED

JAN 02 2020

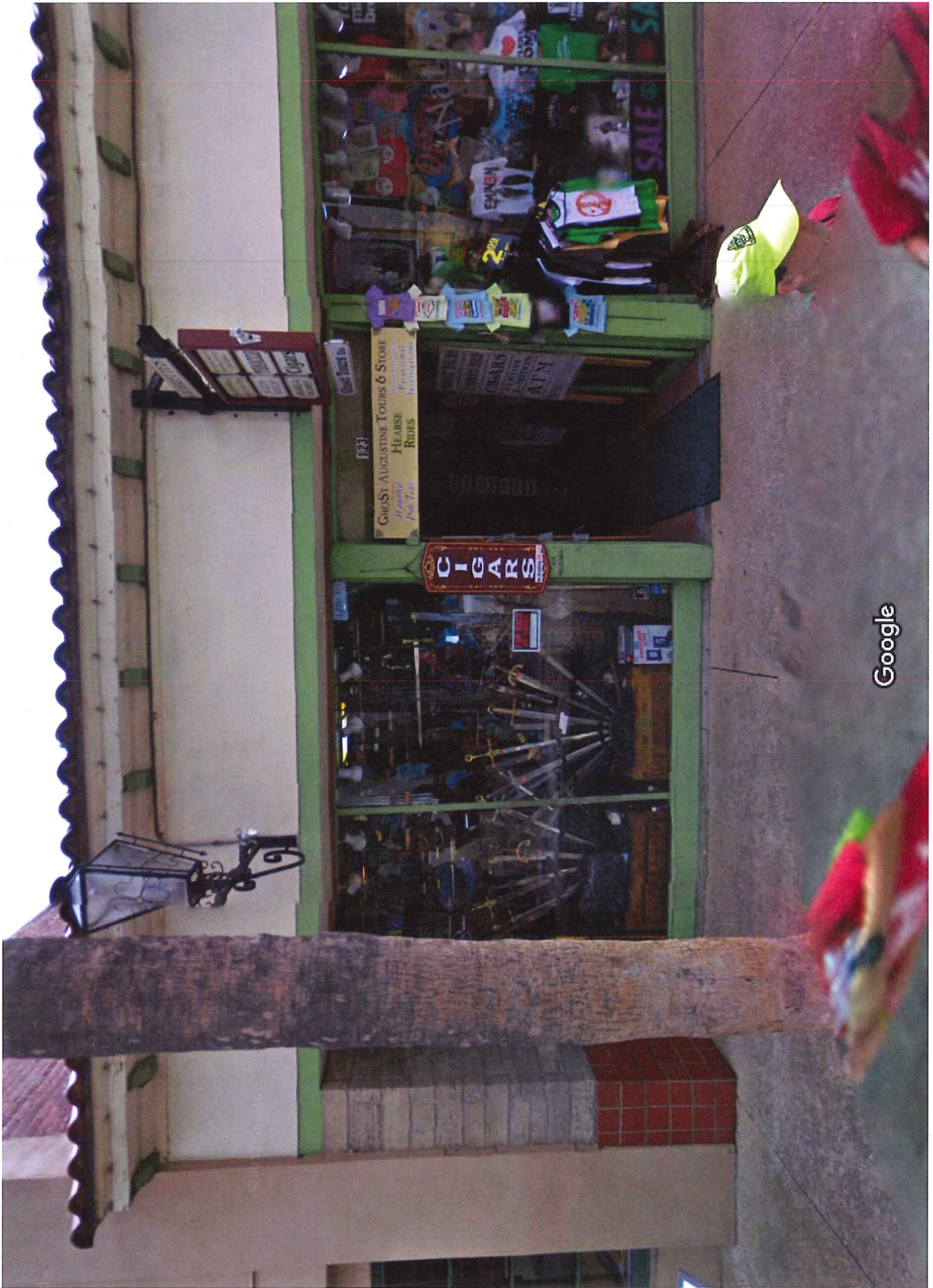
Planning / Building Dept.

CRL-U.S. Aluminum J402110022 4" Open Back Vertical Mullion/Door
Jamb, Clear Anodized

REVISION







Google

Julie Courtney

From: Duncan and Jenifer dailey <Dailey@dbdml.com.co>
Sent: Monday, January 27, 2020 4:25 PM
To: Julie Courtney
Subject: Re: 123 St. George St

Hi Julie,

That is incorrect, The back side of the lower piece of glass will be painted to reflect the color of the outside of the building color to look as though it is part of the building itself and not clear glass. If I painted the back side of an aluminum panel you wouldn't be able to see it from St. George St. but rather from the retail side only. If you look at the photos submitted of the front of the building you will see about a 12" section that is painted and instead of this area being painted aluminum frame it will be about 12" lower glass section to mimic that lower panel and will be painted the same as the body color of the building on the back side of the glass.

There will be a horizontal divider but it will only be about 12" off the ground.

Thanks,
Duncan



Sender notified by
[Mailtrack](#)



On Mon, Jan 27, 2020 at 2:44 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Duncan,

Thank you for your reply. Just wanted to also make sure that when you said in your emailed answer to Jenny Wolfe's question below "**We are planning on having the same layout with glass (Large upper panels and smaller lower panels with the back side of the lower panels painted to match the building color)**" – that the smaller lower panels you are referring to are aluminum and that you will not be dividing the glass horizontally with an aluminum frame. In other words, the windows will follow the same angle as the original and go fully from top to the bottom aluminum panel below without division horizontally.

Thanks again,

Julie Courtney
Historic Preservation Planner

E jcourtney@citystaug.com



City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085
www.CityStAug.com



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

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Monday, January 27, 2020 2:11 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George St

Good Afternoon,

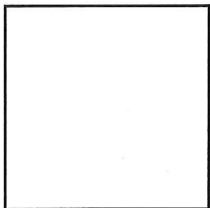
After speaking to the supplier directly there are no options for any beveled frames and none from any other suppliers that they have heard of.

Thanks,

Duncan



Sender notified by
[Mailtrack](#)



On Wed, Jan 22, 2020 at 4:50 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,

Jenny Wolfe asked me to follow up with you on your application for 123 St. George Street as she is out of town on business related meetings for the rest of this week. As Jenny mentioned in her email below, retaining the historic character of the original framing that had a tapered profile is preferable.

In reviewing your application, accompanying documents and your email reply to her questions, I had one main question:

- Did you research if there was any tapered profiles available for the glass-front frame system, other than the squared profile pictured on the CRL-U.S. Aluminum open back vertical mullion/door jamb printout you submitted?

Thank you,

Julie Courtney
Historic Preservation Planner

E jcourtney@citystaug.com



City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085
www.CityStAug.com

ST AUGUSTINE
EST. 1565



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From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>

Sent: Tuesday, January 21, 2020 9:54 AM

To: Jennifer Wolfe <jwolfe@citystaug.com>

Subject: Re: 123 St. George St

Hello Jenny:

We just wanted to make sure you received our email?

Thanks,

Duncan

On Thu, Jan 16, 2020 at 12:32 PM Duncan and Jenifer dailey <Dailey@dbdln.com.co> wrote:

Hi Jenny,

This is Duncan Dailey, All my responses to your questions will be below in **RED**.

Good afternoon Jennifer and Duncan,

I am reaching out to you directly for the storefront project you have submitted for permit 2019-1441. I very much appreciate the additional information you submitted and I went over to the building to take a closer look. What was throwing me off was that the window framing has a profile that makes it look like wood but I see it is in fact metal. I looked closely at the metal framing right next door as well which is unpainted. I still have a couple questions and appreciate your patience to help me review this project.

Will the currently painted metal trim pieces be removed and replaced with square modern trim pieces or do those pieces stay and you only remove the actual glass and internal channel system? **We plan on removing and replacing glass and frame system and using the modern frame system to hold the new glass in place.** Does the glass extend to the ground without any metal trim (looks like a 4" square board and 2" planed trim board)? If so is it possible to replace the glass and supporting channels and reinstall those original metal pieces which gives it that 50's look? **On this project we can not reuse any of the original trim pieces because we are going for pedestrian safety and liability concerns. We are planning on having the same layout with glass (Large upper panels and smaller lower panels with the back side of the lower panels painted to match the building color) but the new glass will be set into a more secure frame than the original.** How close will the resulting project be to that building next door? I realize the permit says like for like but it is these types of details that I need to confirm to be sure it is in fact exactly as it currently appears. In fact it would be great if the metal pieces remained exposed as metal if they will in fact match the traditional profiles. **Unfortunately, like I said above. We are airing on the side of pedestrian safety and liability to the owners and to install a smaller frame size would jeopardize both. As it sits right now the glass is barely held in and with a slight breeze the glass panel actually flexes in and out which is what prompted the replacement.**

Please let me know if you need more information.

On Mon, Jan 6, 2020 at 4:19 PM Jennifer Wolfe <jwolfe@citystaug.com> wrote:

Good afternoon Jennifer and Duncan,

I am reaching out to you directly for the storefront project you have submitted for permit 2019-1441. I very much appreciate the additional information you submitted and I went over to the building to take a closer look. What was throwing me off was that the window framing has a profile that makes it look like wood but I see it is in fact metal. I looked closely at the metal framing right next door as well which is unpainted. I still have a couple questions and appreciate your patience to help me review this project.

Will the currently painted metal trim pieces be removed and replaced with square modern trim pieces or do those pieces stay and you only remove the actual glass and internal channel system? Does the glass extend to the ground without any metal trim (looks like a 4" square board and 2" planed trim board)? If so is it possible to replace the glass and supporting channels and reinstall those original metal pieces which gives it that 50's look? How close will the resulting project be to that building next door? I realize the permit says like for like but it is these types of details that I need to confirm to be sure it is in fact exactly as it currently appears. In fact it would be great if the metal pieces remained exposed as metal if they will in fact match the traditional profiles.

Thank you for your time,

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

CITY OF
ST. AUGUSTINE
EST. 1565



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--

Sincerely,

Duncan and Jenifer Dailey

Dailey Builders LLC

205 W. Davis Industrial Dr. Ste. 4&5

St. Augustine, FL 32084

Office: 904-669-9499

Text: 904-669-9499

Matthew 6:33

<https://www.facebook.com/daileybuildersllc>

--

Sincerely,

Duncan and Jenifer Dailey

Dailey Builders LLC

205 W. Davis Industrial Dr. Ste. 4&5

St. Augustine, FL 32084

Office: 904-669-9499

Text: 904-669-9499

Matthew 6:33

<https://www.facebook.com/daileybuildersllc>

③
6488

WARRANTY DEED

Public Records of
St. Johns County, FL
Clerk# 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC \$13.00 SUR \$14.00
Doc Stamps \$0.70

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

For Clerk's Use Only

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

Forlet

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

OR2240PG 930

Signed, sealed and delivered
in our presence:

B.W. Fletcher Jr.
Mary Genovar Baker

Signature of Witness

Witness Name-Typed or Printed

B.W. Fletcher Jr.
Philip D. Genovar

Signature of Witness

Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

B.W. Fletcher Jr.
Signature of Notary Public
B.W. Fletcher Jr.
Printed Name of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)



B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"**PARCEL ONE**

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as: The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE

Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, Florida.

O.R. 786 PG 0624

88 15158

WARRANTY DEED

This Warranty Deed made the 27th day of April A.D. 1988, by EUGENIA Y. GENOVAR, a single woman, hereinafter called the grantor, to MARY GENOVAR BAKER and EUGENIA Y. GENOVAR, as joint tenants with right to survivorship, and not as tenants in common, whose address is 271 St. George Street, St. Augustine, St. Johns County, Florida hereinafter called the grantee:

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

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

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PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

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 grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
in our presence:

David G. Conn
Witness
[Signature]
Witness

Eugenia Y. Genovar L.S.
EUGENIA Y. GENOVAR

Documentary Tax Pd. \$ 55
\$ 0 Intangible Tax Pd.
Clerk "Bud" Markel, Clerk St. Johns
County By: adm D.C.

This instrument prepared by:
David G. Conn
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without request for examination or opinion of title

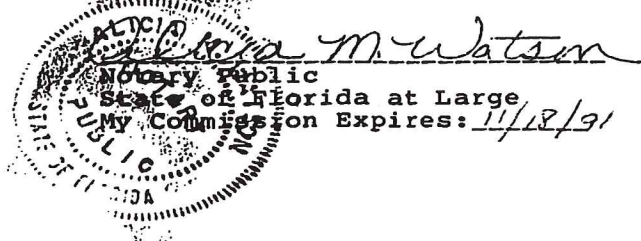
O.R. 786 PG 0625

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 EUGENIA Y. GENOVAR, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, A.D. 1988.



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

1988 JUN 20 PM 4:19

Paul "Paul" Munkel
CLERK OF CIRCUIT COURT

COPY



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	1969200000
Location Address	119 ST GEORGE ST 121 ST GEORGE ST 123 ST GEORGE ST 125 ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOTS 4 & N25FT OF GENOVAR REPLAT OF W160FT OF LOT 5 BLK 9 (LOT C) OR 786/624 & 2240/929 <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	0.500
Homestead	N

Owner Information

Owner Name	Baker Family Revocable Trust 100% Baker William T Jr 0% Baker Mary E 0%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Map



Valuation Information

	2020
Building Value	\$978,289
Extra Features Value	\$21,807
Total Land Value	\$1,275,360
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,275,456
Total Deferred	\$925,654
Assessed Value	\$1,349,802
Total Exemptions	\$0
Taxable Value	\$1,349,802

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	\$929,140	\$21,807	\$1,275,360	\$0	\$0	\$2,226,307	\$1,227,093	\$999,214	\$1,227,093
2018	\$912,570	\$21,807	\$1,169,080	\$0	\$0	\$2,103,457	\$1,115,539	\$987,918	\$1,115,539
2017	\$546,116	\$6,192	\$1,381,640	\$0	\$0	\$1,933,948	\$981,246	\$952,702	\$981,246
2016	\$371,015	\$6,234	\$425,120	\$0	\$0	\$802,369	\$737,358	\$65,011	\$737,358
2015	\$744,690	\$20,975	\$684,648	\$0	\$0	\$1,450,313	\$1,287,652	\$162,661	\$1,287,652
2014	\$464,660	\$21,285	\$684,648	\$0	\$0	\$1,170,593	\$1,170,593	\$0	\$1,170,593
2013	\$467,024	\$21,596	\$684,648	\$0	\$0	\$1,173,268	\$1,173,268	\$0	\$1,173,268
2012	\$469,387	\$21,905	\$684,648	\$0	\$0	\$1,175,940	\$1,175,940	\$0	\$1,175,940
2011	\$469,387	\$22,216	\$760,720	\$0	\$0	\$1,252,323	\$1,252,323	\$0	\$1,252,323
2010	\$471,751	\$22,526	\$1,045,990	\$0	\$0	\$1,540,267	\$1,540,267	\$0	\$1,540,267

Building Information

Building	1
Actual Area	10064
Conditioned Area	9447
Actual Year Built	1947
Use	Mixed Use (Store/Office/Residential Combo)
Style	04
Class	N
Exterior Wall	Concrete Stucco, Jumbo Brick

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

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	16 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%
Interior Walls	Custom Panel	60%
Interior Walls	Drywall	40%

Description	Conditioned Area	Actual Area
FINISHED MEZZANINE	535	972
BASE AREA	2640	2640
BASE AREA	6272	6272
CANOPY (COMMERCIAL)	0	144
CANOPY (COMMERCIAL)	0	36
Total SqFt	9447	10064

Building	1
Actual Area	10064
Conditioned Area	9447
Actual Year Built	1947
Use	Mixed Use (Store/Office/Residential Combo)

Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Ceramic Tile
Interior Wall	Custom Panel, Drywall
Heating Type	Air Duct

Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Jumbo Brick	Baths	

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	16 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%
Interior Walls	Custom Panel	60%
Interior Walls	Drywall	40%

Description	Conditioned Area	Actual Area
FINISHED MEZZANINE	535	972
BASE AREA	2640	2640
BASE AREA	6272	6272
CANOPY (COMMERCIAL)	0	144
CANOPY (COMMERCIAL)	0	36
Total SqFt	9447	10064

Building	2	Roof Structure	Rigid Frame
Actual Area	6174	Roof Cover	Built Up, Clay Tile
Conditioned Area	6174	Interior Flooring	Carpet
Actual Year Built	1955	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	Rigid Frame	100%
Roofing Cover	Built Up	80%
Roofing Cover	Clay Tile	20%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	6174	6174
Total SqFt	6174	6174

Building	2	Roof Structure	Rigid Frame
Actual Area	6174	Roof Cover	Built Up, Clay Tile
Conditioned Area	6174	Interior Flooring	Carpet
Actual Year Built	1955	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	Rigid Frame	100%
Roofing Cover	Built Up	80%
Roofing Cover	Clay Tile	20%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	6174	6174
Total SqFt	6174	6174

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	938
Asphalt Paving	0	0	0	0	8908
Sprinkler Wet	0	0	0	0	6174

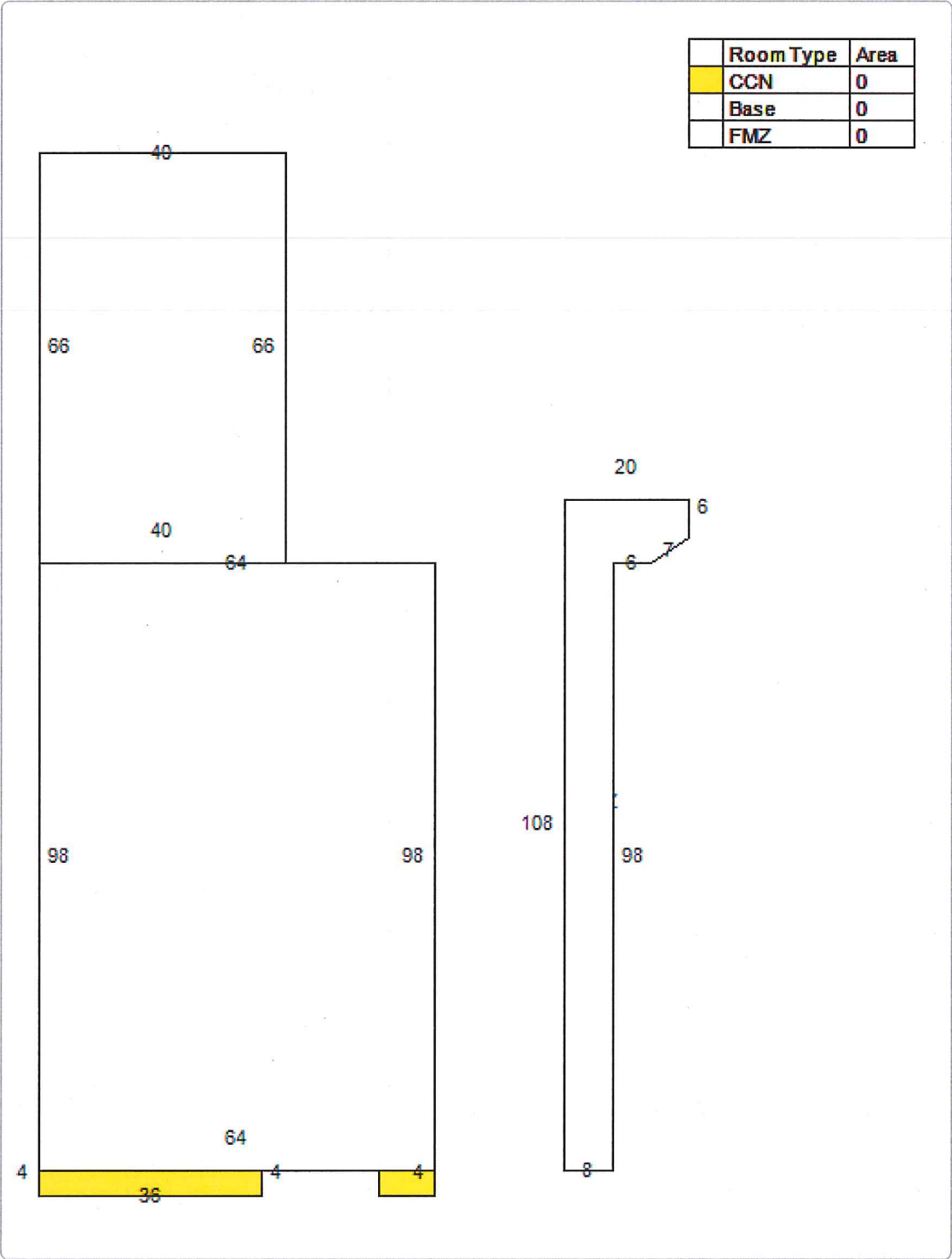
Land Information

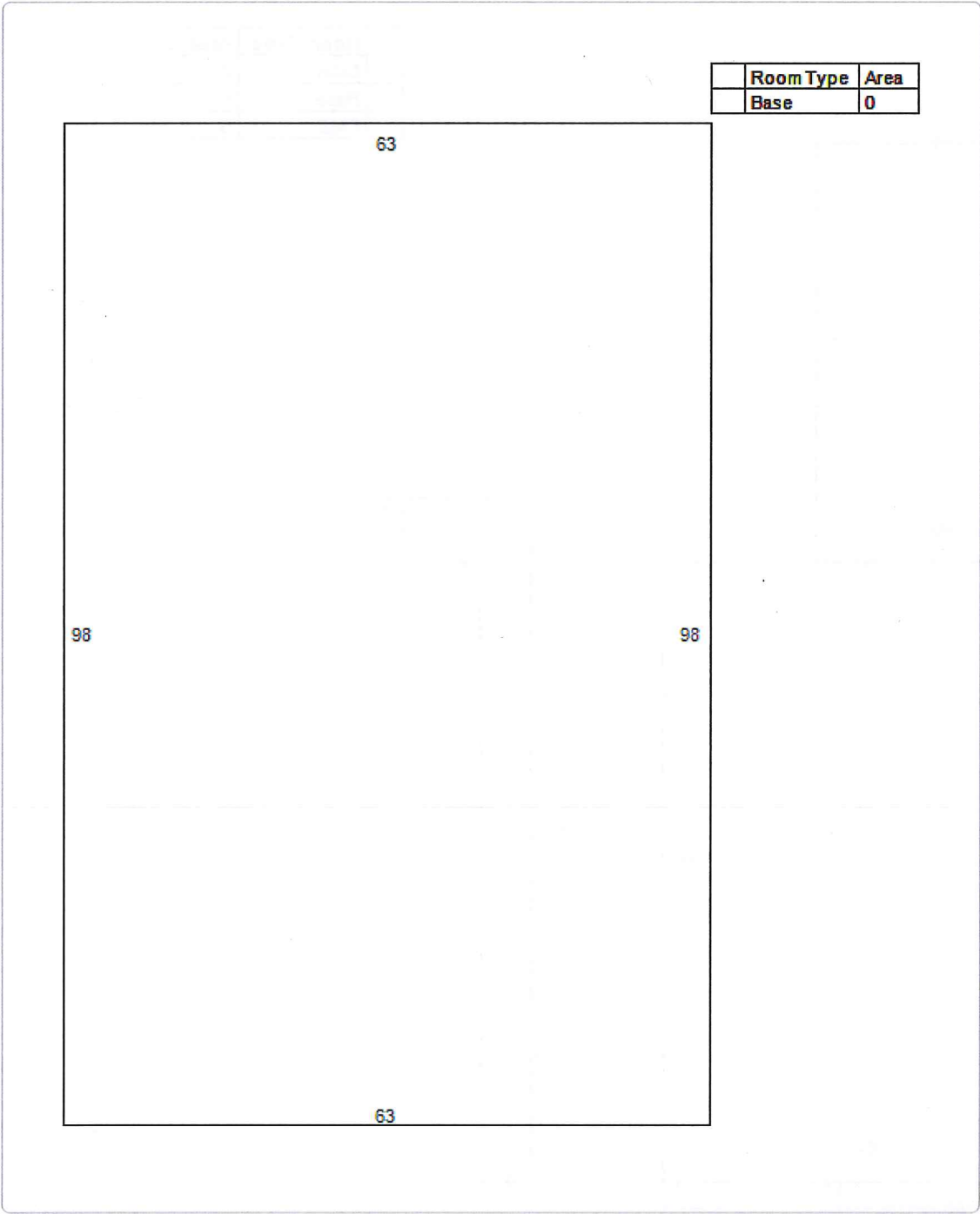
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	21256	SF	\$1,275,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/29/2004	\$100.00	WD	2240	929	U	I	BAKER MARY G AKA MARY E JOINED BY WILLIAM JR	BAKER MARY E & WILLIAM T JR TRUSTEES
	4/1/1988	\$0.00		786	624	U	I		BAKER MARY G

Sketch Information





Room Type	Area
Base	0

No data available for the following modules: Exemption Information.

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

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 Schneider
GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0004 Address: 79 Cerro Street

James and Jasmine Scott – Applicant and Property Owner

Project description: To demolish a building constructed c 1954 that is not recorded on the FMSF and is not located in a district.

Architectural Style: Minimal Traditional	Florida Master Site File: N/A
National Register: N/A	Construction date: c 1954
Archaeology Zone: IIIA	Zoning District: RS-2
Parcel number: 21298000000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a concrete block residential building with L-plan comprised of a one-story main block with gable roof, a front porch with front-gable roof, and a two-story wing to the rear with a flat roof and vertical siding on the second story. A carport extends from the attached garage on the east side of the home. The building is located in the Buena Esperanza neighborhood, right outside the southern boundary of the Lincolnville Historic District, 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 1930 Sanborn map revised to 1965 did not show 79 Cerro Street and a Polk City Directory search from 1955 to 1995 did not list 79 Cerro Street.
- According to the City of St. Augustine Building Official, the building is listed as substantially damaged from the Hurricane Irma flooding event in September 2017, as stated in the attached March 23, 2018 letter.
- 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.
- The project is within archeological zone IIIA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist. Demolition could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Future rebuilding activities may require archaeological review and testing as outlined in the archaeological preservation ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **79 Cerro 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.

Interior photographs were submitted by the applicant.

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 near a dead-end of the street and the surrounding context east and southward has open space with the Matanzas 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 not 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.
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 residential building is an example of the Minimal Traditional style with concrete block construction. 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.
10. **The justification for the proposed demolition.** The applicant/property owner indicated there were black mold issues. Interior photographs were submitted by the applicant/property owner, who indicated there were water damage and maintenance issues. According to the City of St. Augustine Building Official, the building is listed as substantially damaged.

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 F2020-0004
79 Cerro Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
79 Cerro Street



Front Façade / North Elevation

STAFF PHOTOGRAPHS
79 Cerro Street

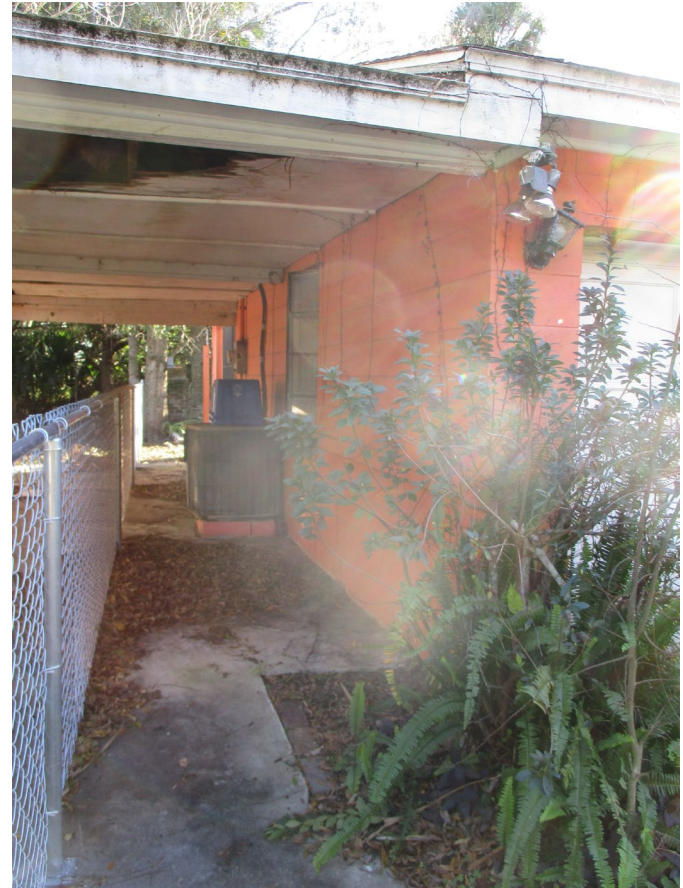


**Attached Garage and carport to the East on
Front Façade / North Elevation**

STAFF PHOTOGRAPHS
79 Cerro Street



**Carport and Garage on Front Façade /
North Elevation**



Carport and East Elevation

STAFF PHOTOGRAPHS
79 Cerro Street



Carport on east end of house and South Elevations



South Elevation / rear of house

STAFF PHOTOGRAPHS
79 Cerro Street



Rear addition: looking West



Back yard: looking South

STAFF PHOTOGRAPHS
79 Cerro Street



Northwest Elevation



Cerro Street View: looking North

STAFF PHOTOGRAPHS
79 Cerro Street



Cerro Street View: looking East



Cerro Street View: looking West

STAFF PHOTOGRAPHS
79 Cerro Street



Cerro Street View: looking West



Cerro Street View: looking Northeast



CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 23085
PHONE: 904-825-1065

March 23, 2018

Ella Washington
79 Cerro Street
St. Augustine, FL 32084

Dear Property Owner:

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

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

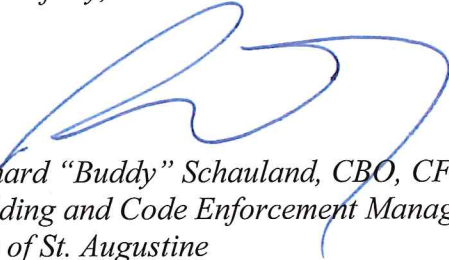
There are several funding sources that may be available to help pay for the cost of bringing your structure into compliance. If you have a flood insurance policy and your structure is located in a SFHA, your structure may be eligible for Increased Cost of Compliance (ICC) funds. ICC provides up to \$30,000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

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

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

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

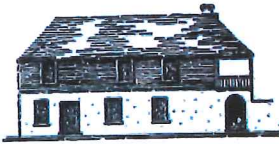
Respectfully,



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

RECEIVED

JAN 07 2020



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

Planning / Building Dept.



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2020-0004

Receipt No. 1765978 Meeting Date 2.20.2020

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

1. NAME OF APPLICANT James & Jasmine Scott
Business (if applicable) _____ Email: scott_jasmine@bellsouth.net
Address 206 16th Street, Unit K
City St Augustine State Florida Zip 32080
Daytime telephone 904 322-0631 Other phone/email _____

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

2. NAME OF PROPERTY OWNER James & Jasmine Scott
Business (if applicable) _____
Address 206 16th Street, Unit K
City St Augustine State Florida Zip 32080
Daytime telephone (required) 904 322-0631 Other phone _____

3. PROJECT STREET ADDRESS 79 Cerro Street, St Augustine, Florida 32084

4. LEGAL DESCRIPTION OF PROPERTY
Lot 4 Block 14 Subdivision Buena Esperanza Parcel Number 212980-0000

5. DATE OF CONSTRUCTION To be determined Source: _____

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Single family home

JAN 07 2020

Planning / Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

JAN 07 2020

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 James Scott DATE 12-30-19

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME James Scott DATE 12-30-19

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME Jasmine Scott DATE 12-30-19

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 unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Instr #2019097690 BK: 4857 PG: 1997, Filed & Recorded: 12/30/2019 3:31 PM #Pgs:2

Brandon Patty, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$1,050.00

RECORD AND RETURN TO:

Easy Closings, LLC

400 Fellowship Road, Suite 250

Mount Laurel, NJ 08054

FL 388 3461

After Recording, Please Mail to Grantee(s) at:

Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068

Parcel ID Number: 212980-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by and between Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, whose address is 8950 Cypress Waters Boulevard, Coppell, TX 75019, ("Grantor"), and James Scott and Jasmine Scott, whose address is 206 16TH ST. UNIT K, ST. AUGUSTINE, FL 32084 ("Grantee(s)").

Grantor, in consideration of the sum of \$150,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in St. Johns County, Florida:

LOT NUMBER FOUR (4) OF BLOCK NUMBER FOURTEEN (14) OF BUENA ESPERANZA SUBDIVISION OF CITY OF ST. AUGUSTINE AS PER PLAT OF SAID CITY, DATED JANUARY 1, 1905, AND RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 7/3/2019 at BK: 4753 PG: 732 in the records of St. Johns County, Florida.

Commonly known as: 79 Cerro Street, Saint Augustine, FL 32084. This address is provided for informational purposes only.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee(s) that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

The foregoing is not the homestead property of the Grantor.

Dated: 19 day of December, 2019

[Signature Page Follows]

FILE 1586473

BK: 4857 PG: 1998

GRANTOR:

Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

By: Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Attorney in Fact

By: SONIA CAPI

Its: ASSISTANT SECRETARY

Witness

BRANDEN BEARD

Printed Name

Witness

JOSEPH WALLACE

Printed Name

ACKNOWLEDGMENT

STATE OF CALIFORNIA

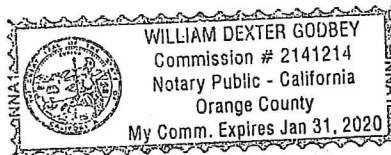
COUNTY OF ORANGE

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared SONIA CAPI, the ASSISTANT SECRETARY of Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 19 day of DECEMBER, 2019.

Notary Public

My Commission Expires: JAN 31, 2020



After recording, please return to:

Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068

The preparer has not had any contact with the parties, and did not provide legal advice to either party. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2129800000
Location Address	79 CERRO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 4 BLK 14 OR4753/732(C/T) *The Description above is not to be used on legal documents.
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	20.0503
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Nationstar Hecm Acquisition Trust 2018-2 100% Wilmington Savings Fun Society Fsb Trustee 0%
Mailing Address	8950 CYPRESS WATERS BLVD COPPELL, TX 75019-0000

Map



Valuation Information

	2020
Building Value	\$63,115
Extra Features Value	\$0
Total Land Value	\$118,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,415
Total Deferred	\$0
Assessed Value	\$181,415
Total Exemptions	\$0
Taxable Value	\$181,415

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	\$63,115	\$0	\$118,300	\$0	\$0	\$181,415	\$50,269	\$156,915	\$24,500
2018	\$63,966	\$0	\$109,200	\$0	\$0	\$173,166	\$49,332	\$149,334	\$23,832
2017	\$65,566	\$232	\$98,280	\$0	\$0	\$164,078	\$48,317	\$141,261	\$22,817
2016	\$68,763	\$232	\$85,312	\$0	\$0	\$154,307	\$47,323	\$132,484	\$21,823
2015	\$71,962	\$232	\$68,250	\$0	\$0	\$140,444	\$46,994	\$118,950	\$21,494
2014	\$57,927	\$232	\$54,600	\$0	\$0	\$112,759	\$46,621	\$91,638	\$21,121
2013	\$60,446	\$232	\$42,315	\$0	\$0	\$102,993	\$45,932	\$82,561	\$20,432
2012	\$61,705	\$232	\$36,855	\$0	\$0	\$98,792	\$45,164	\$79,128	\$19,664
2011	\$64,223	\$232	\$40,950	\$0	\$0	\$105,405	\$43,849	\$87,056	\$18,349
2010	\$66,742	\$232	\$45,500	\$0	\$0	\$112,474	\$43,201	\$94,773	\$17,701

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2138	Roof Cover	Composite Shingle
Conditioned Area	1730	Interior Flooring	Carpet, Sheet Vinyl
Actual Year Built	1954	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	882	882
2 STORY	848	424
FINISHED OPEN PORCH	0	88
FINISHED CARPORT	0	360
UNFINISHED GARAGE	0	336
FINISHED OPEN PORCH	0	48
Total SqFt	1730	2138

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	175

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	\$118,300

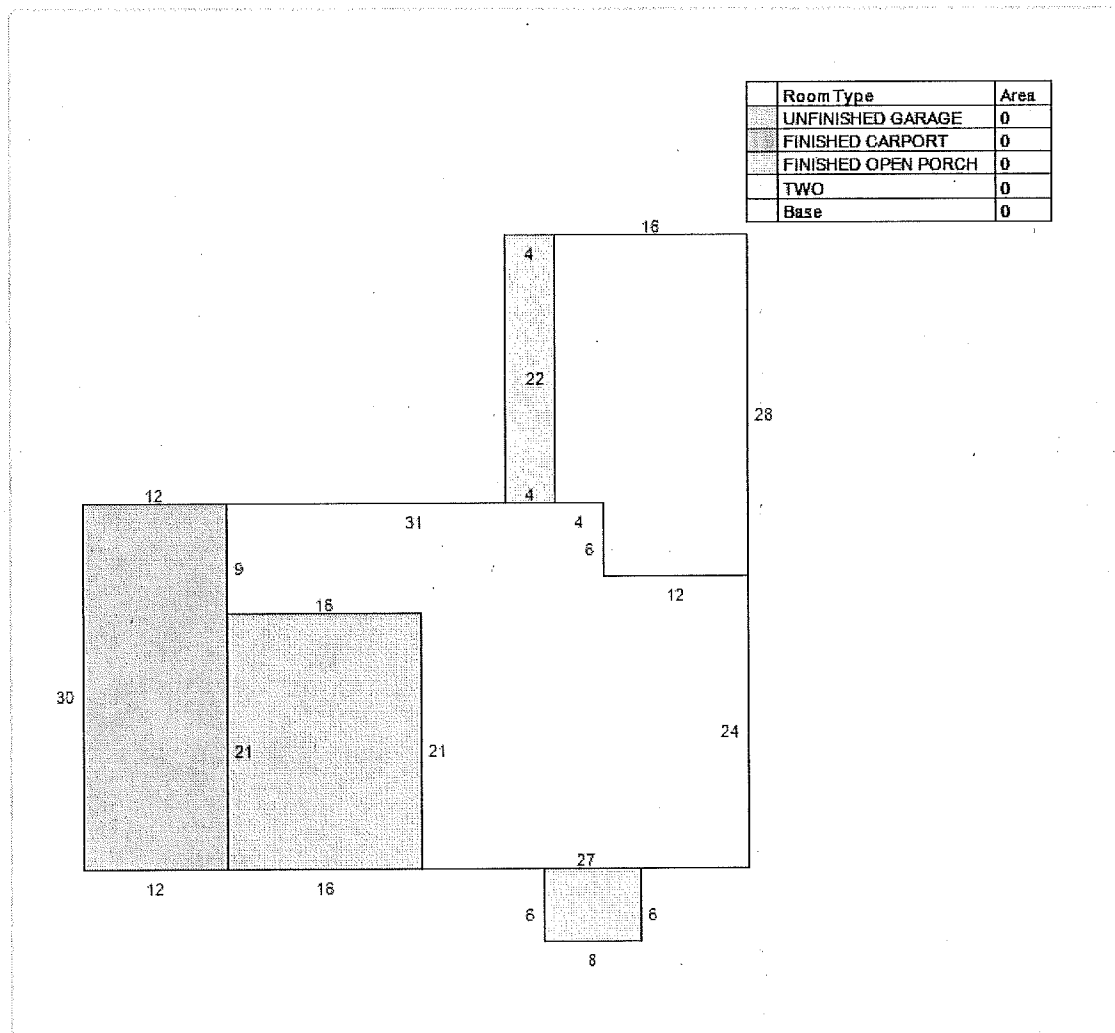
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/3/2019	7/3/2019	\$155,300.00	CT	4753	732	U	I	WASHINGTON ELLA J ET AL	NATIONSTAR HECM ACQUISITION TRUST 2018-2
9/24/2018	9/17/2018	\$0.00	LP	4615	1744	U	I	NATIONSTAR MORTGAGE LLC	WASHINGTON ELLA J ET AL
1/17/2017	1/12/2017	\$0.00	OI	4317	1660	U	I	NATIONSTAR MORTGAGE LLC	WASHINGTON ELLA J
1/25/2016	1/21/2016	\$0.00	LP	4140	1815	U	I	NATIONSTAR MORTGAGE LLC	WASHINGTON ELLA J
11/16/2012	11/12/2012	\$0.00	OI	3644	1481	U	I	GENERATION MORTGAGE COMPANY	WASHINGTON ELLA J
7/26/2012	7/10/2012	\$0.00	LP	3592	494	U	I	GENERATION MORTGAGE CO	WASHINGTON ELLA J
5/25/2012	5/25/2012	\$100.00	OI	3566	237	U	I	ELMORE BENJAMIN E	WASHINGTON ELLA J
	10/29/2009	\$100.00	EM	3258	508	U	V	WASHINGTON ELLA J	WASHINGTON ELLA J

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

RECEIVED

JAN 07 2020

Planning / Building Dept.

FIELD WORK DATE: 12/19/2019

REVISION DATES: REV 0 12/29/2019

1912.1033
BOUNDARY SURVEY
ST. JOHNS COUNTY

EXACTA
LAND SURVEYORS, LLC
www.exacta-land.com | office 866.735.1916 | fax 866.744.2882

PROPERTY ADDRESS: 79 CERRO STREET, SAINT AUGUSTINE, FLORIDA 32084

SURVEY NUMBER: 1912.1033



CLIENT ORDER NUMBER: DATE: 12/20/19

BUYER: JAMES SCOTT AND JASMINE SCOTT

SELLER:

CERTIFIED TO:

JAMES SCOTT AND JASMINE SCOTT

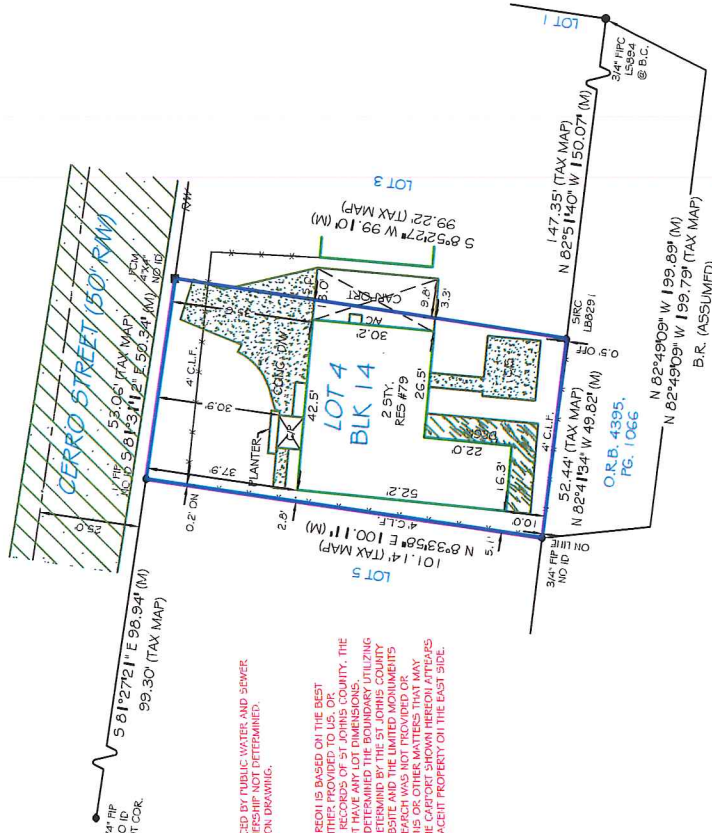
LOT 4, BLOCK 14, BUENA ESPERANZA SUBDIVISION OF CITY OF ST. JOHNS COUNTY, FLORIDA, IS SHOWN AS BEING LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9.0). THIS PROPERTY WAS FOUND IN CITY OF ST. AUGUSTINE, FLORIDA, RECORDS ON APRIL 26, 1997.

NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING AUTHORITY, THE SURVEYOR HAS DETERMINED THAT THE PROPERTY IS LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9.0). THIS PROPERTY WAS FOUND IN CITY OF ST. AUGUSTINE, FLORIDA, RECORDS ON APRIL 26, 1997.

THE ASSUMED BEARING REFERENCE OF N82°49'09"W IS BASED ON THE SOUTHERLY PROPERTY LINE OF BLOCK 14 AS MONUMENTED, BUENA ESPERANZA SUBDIVISION OF ST. JOHNS COUNTY, FLORIDA, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Florida Land Title Association
FLTA
AFFILIATE MEMBERS



GRAPHIC SCALE (in Feet)
1 inch = 30' ft.

SURVEYOR'S NOTES:
LOT ATTENDS TO BE SERVICED BY PUBLIC WATER AND SEWER. PLEASE REVIEW LOCATION ON DRAWING.

NOTE:
THE BOUNDARY SHOWN HEREON IS BASED ON THE BEST AVAILABLE INFORMATION EITHER PROVIDED TO US, OR ACCESSIBLE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY. THE PLAT OF RECORD DOES NOT HAVE ANY LOT DIMENSIONS. THE LOT DIMENSIONS AS DETERMINED BY THE ST. JOHNS COUNTY PROPERTY APPRAISER'S WEBSITE AND THE LIMITED MONUMENTS FOUND IN PLACE. A TITLE SEARCH WAS NOT PROVIDED OR FOUND IN PLACE. THE CAPPORT SHOWN HEREON ATTENDS TO BE SHARED BY THE ADJACENT PROPERTY ON THE EAST SIDE.

I hereby certify that the boundary survey of the herein described property has been made under my direct supervision to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 34-17 of the Florida Administrative Code.
DATE SIGNED: 12/20/2019

Use of this survey other than intended, without written verification, will be at the users' sole risk and without liability to the surveyor.

GENERAL SURVEYOR NOTES:
1. The survey was conducted in accordance with the Florida Board of Professional Surveyors & Mappers, Chapter 34-17 of the Florida Administrative Code.
2. The survey was conducted in accordance with the Florida Board of Professional Surveyors & Mappers, Chapter 34-17 of the Florida Administrative Code.
3. The survey was conducted in accordance with the Florida Board of Professional Surveyors & Mappers, Chapter 34-17 of the Florida Administrative Code.
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9. The survey was conducted in accordance with the Florida Board of Professional Surveyors & Mappers, Chapter 34-17 of the Florida Administrative Code.
10. The survey was conducted in accordance with the Florida Board of Professional Surveyors & Mappers, Chapter 34-17 of the Florida Administrative Code.

EXACTA
LAND SURVEYORS, LLC.

LS# 8231 | 11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882

JAN 07 2020

Planning / Building Dept.

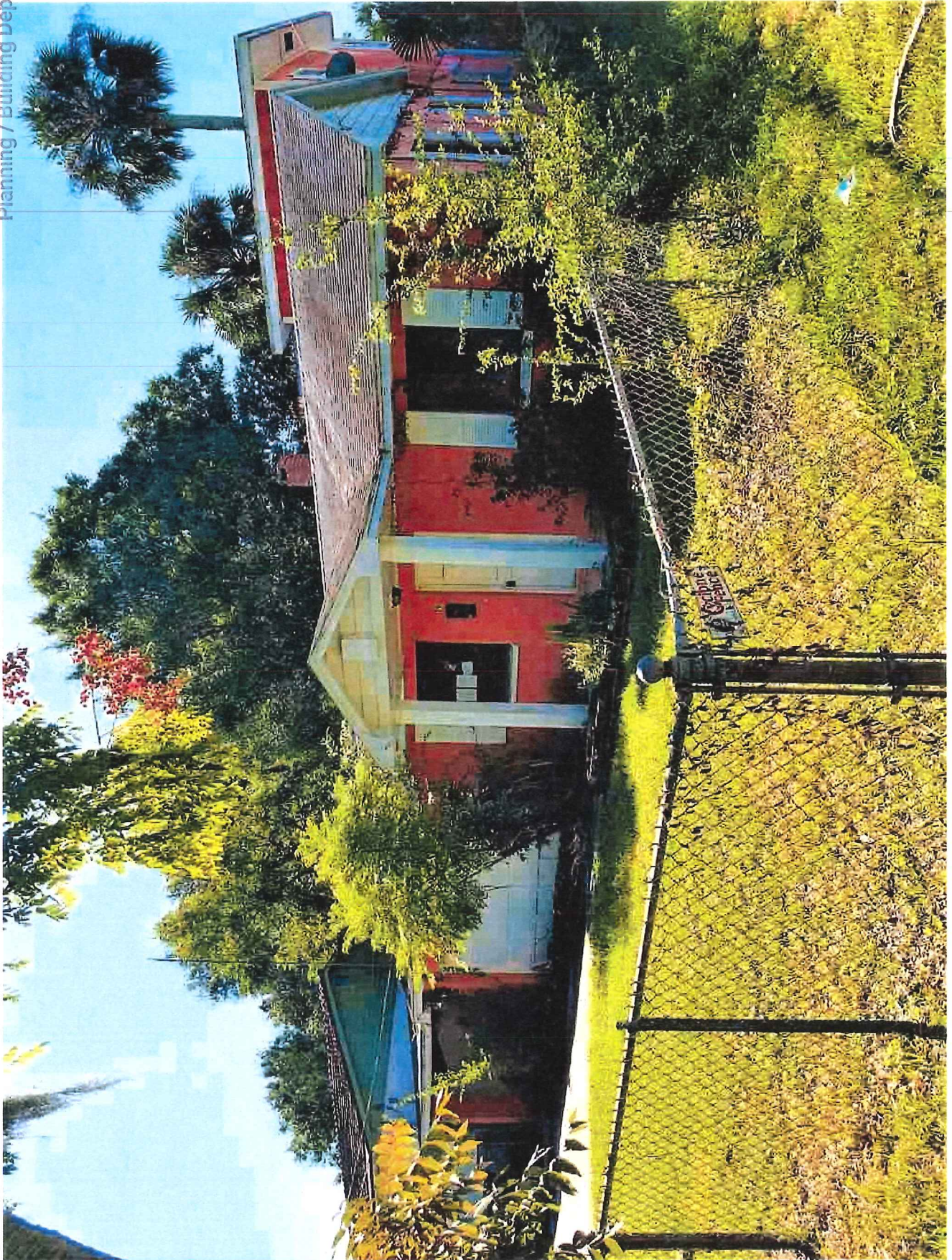


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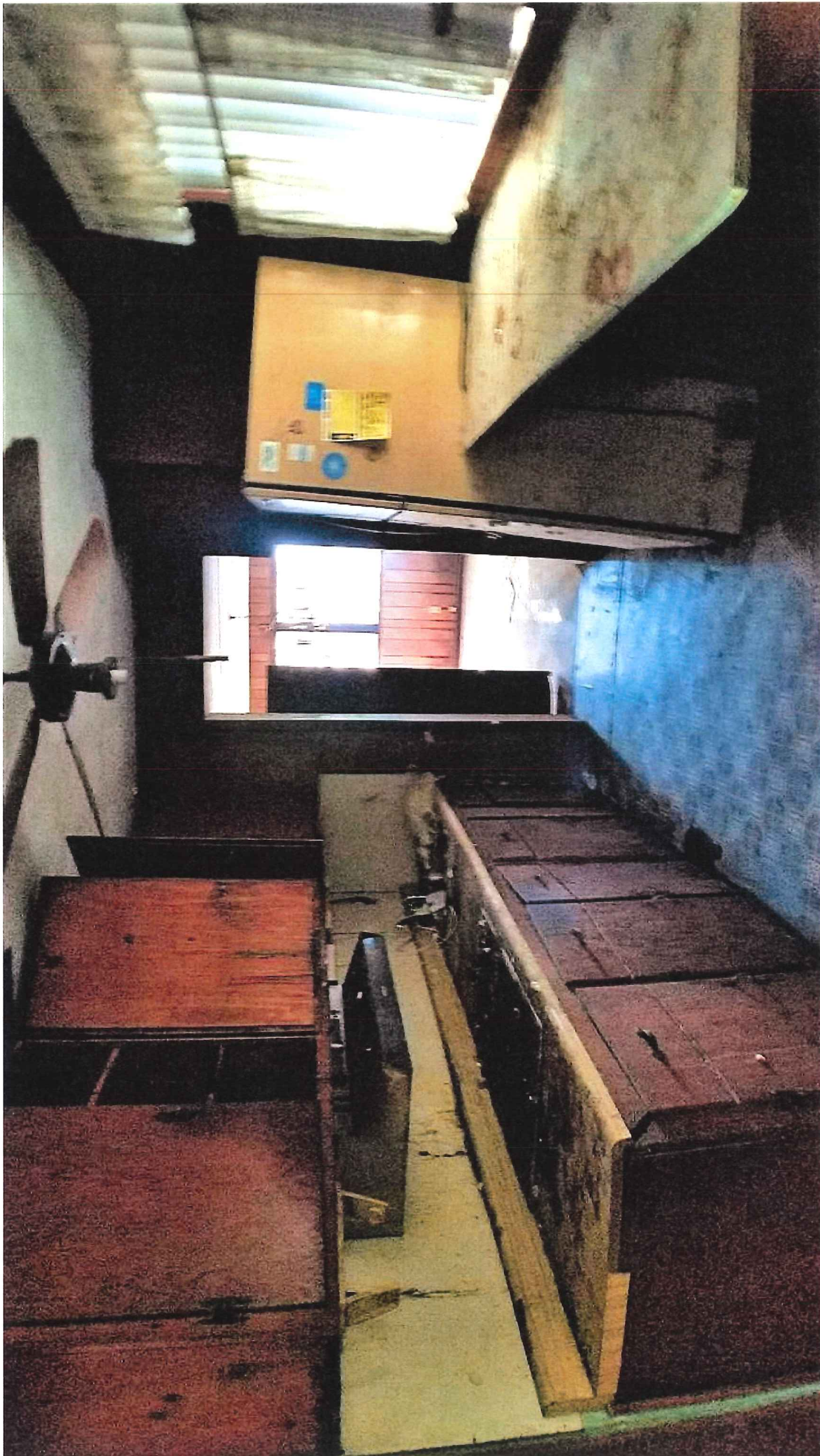
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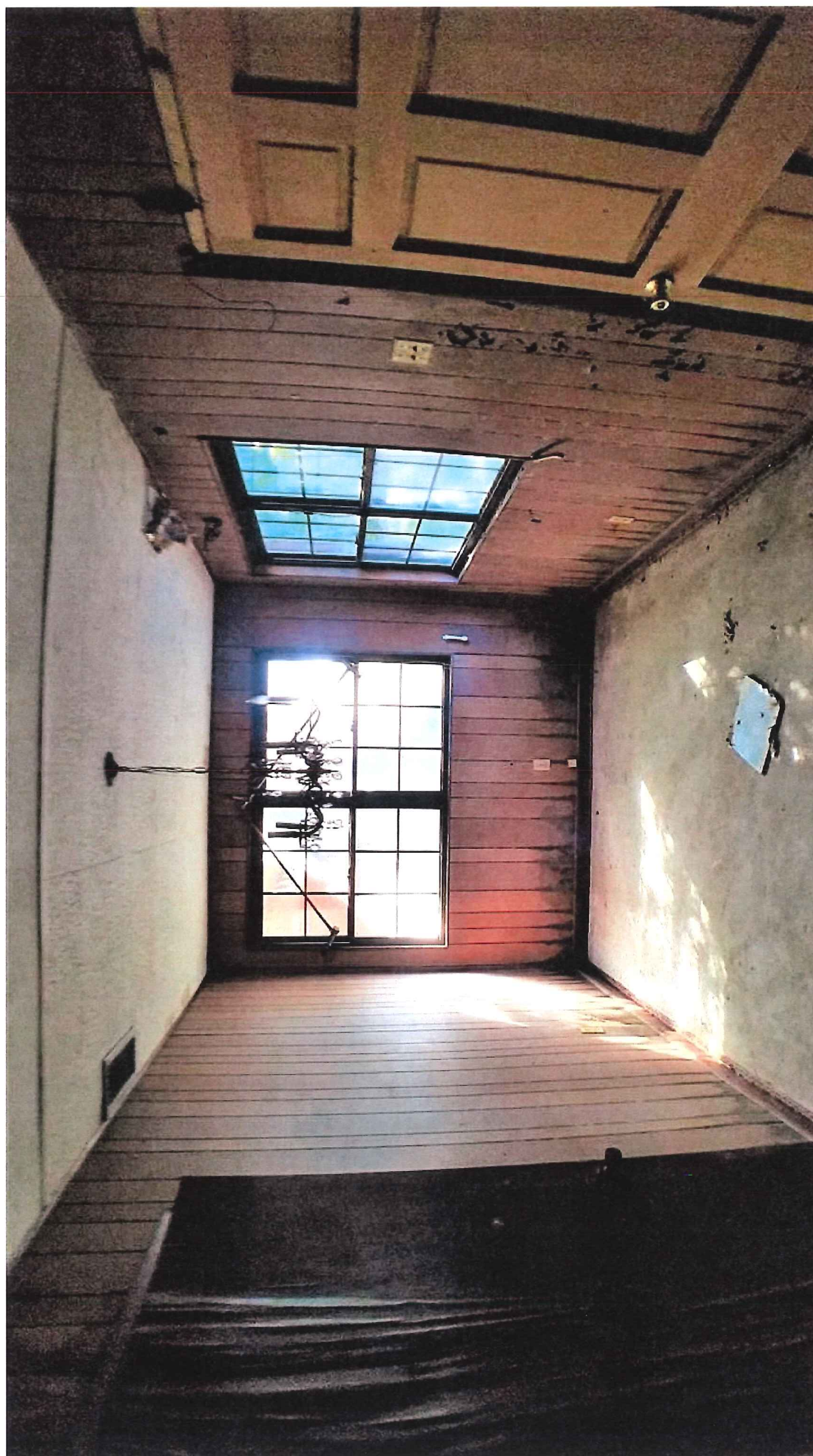
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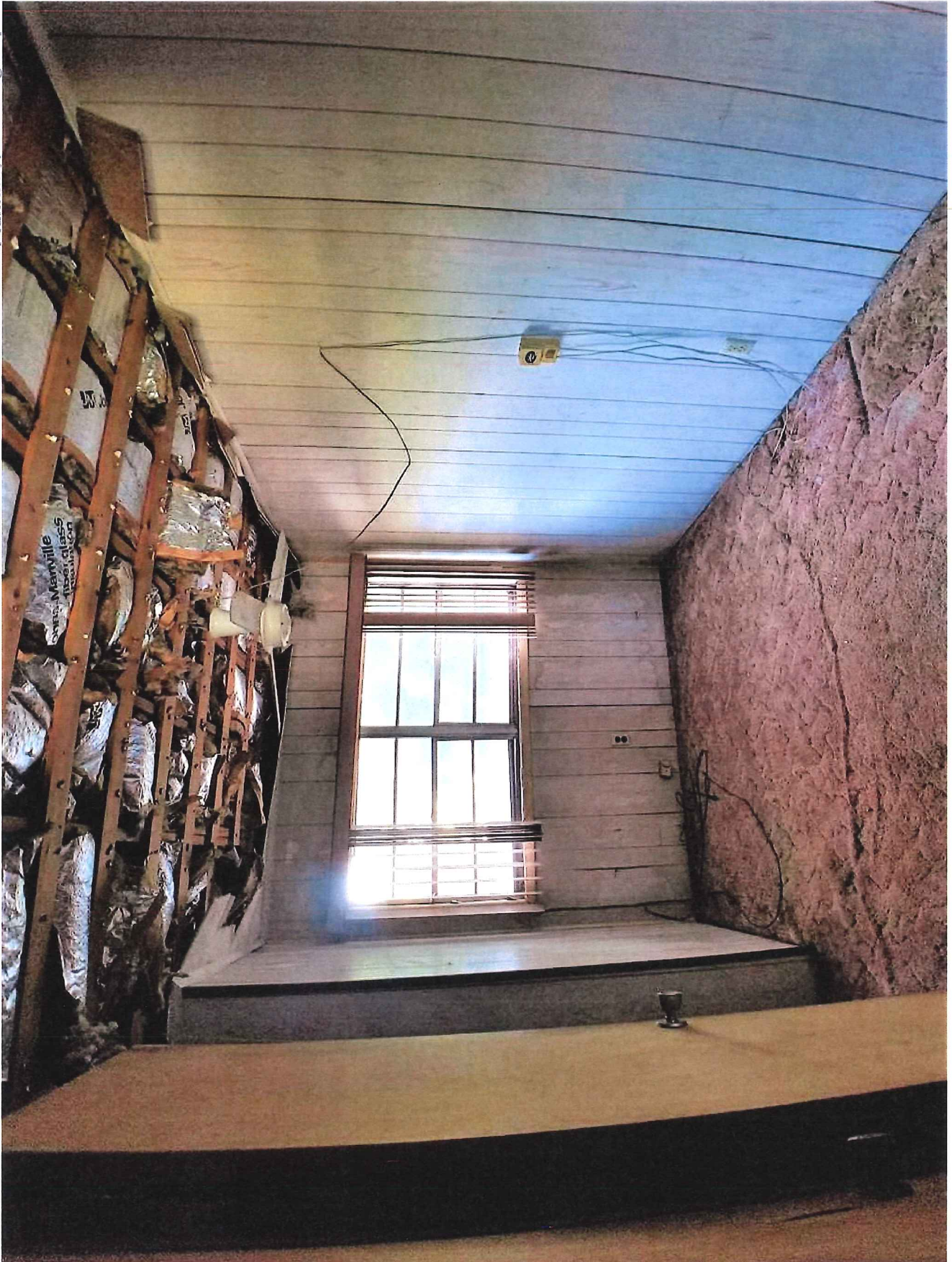
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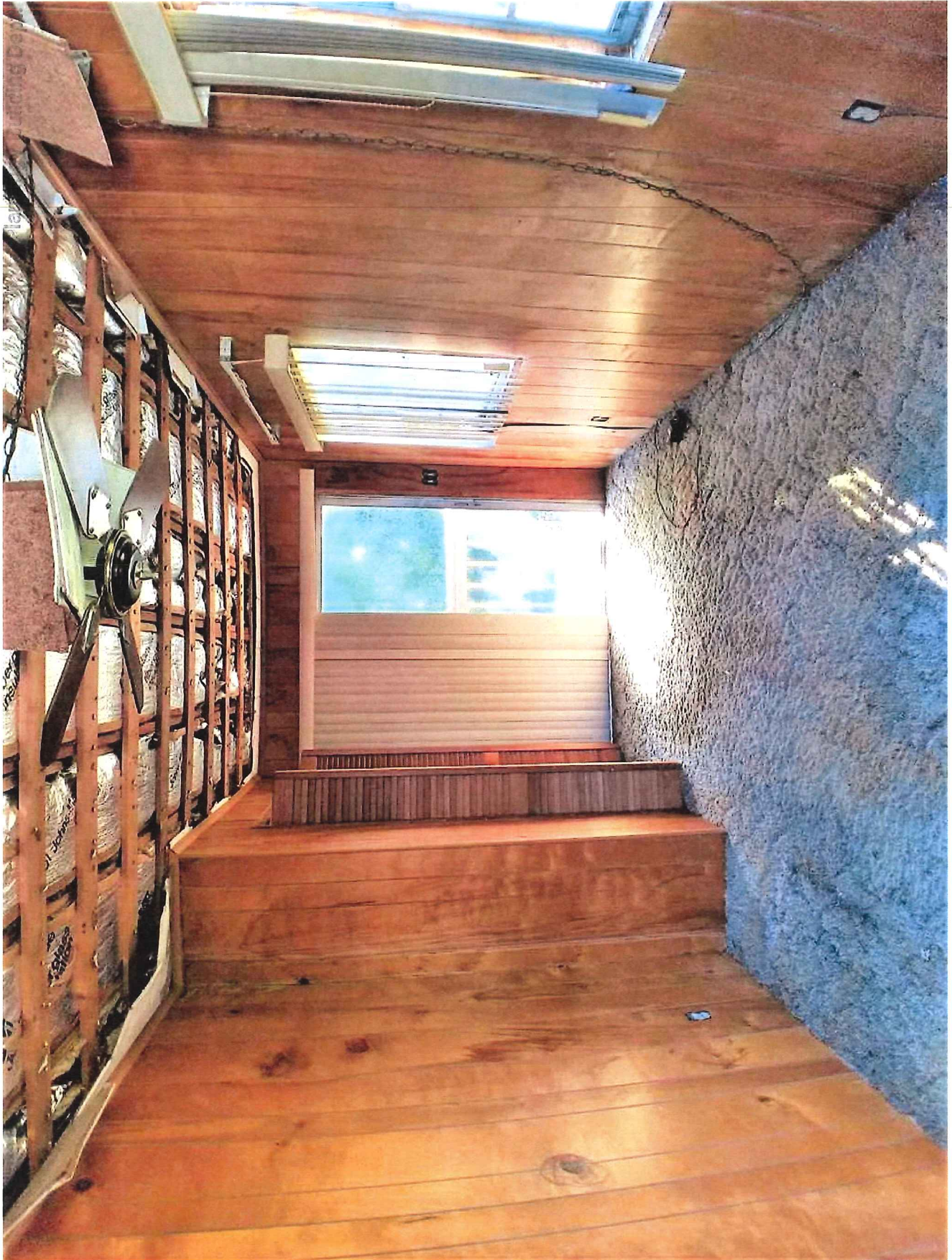


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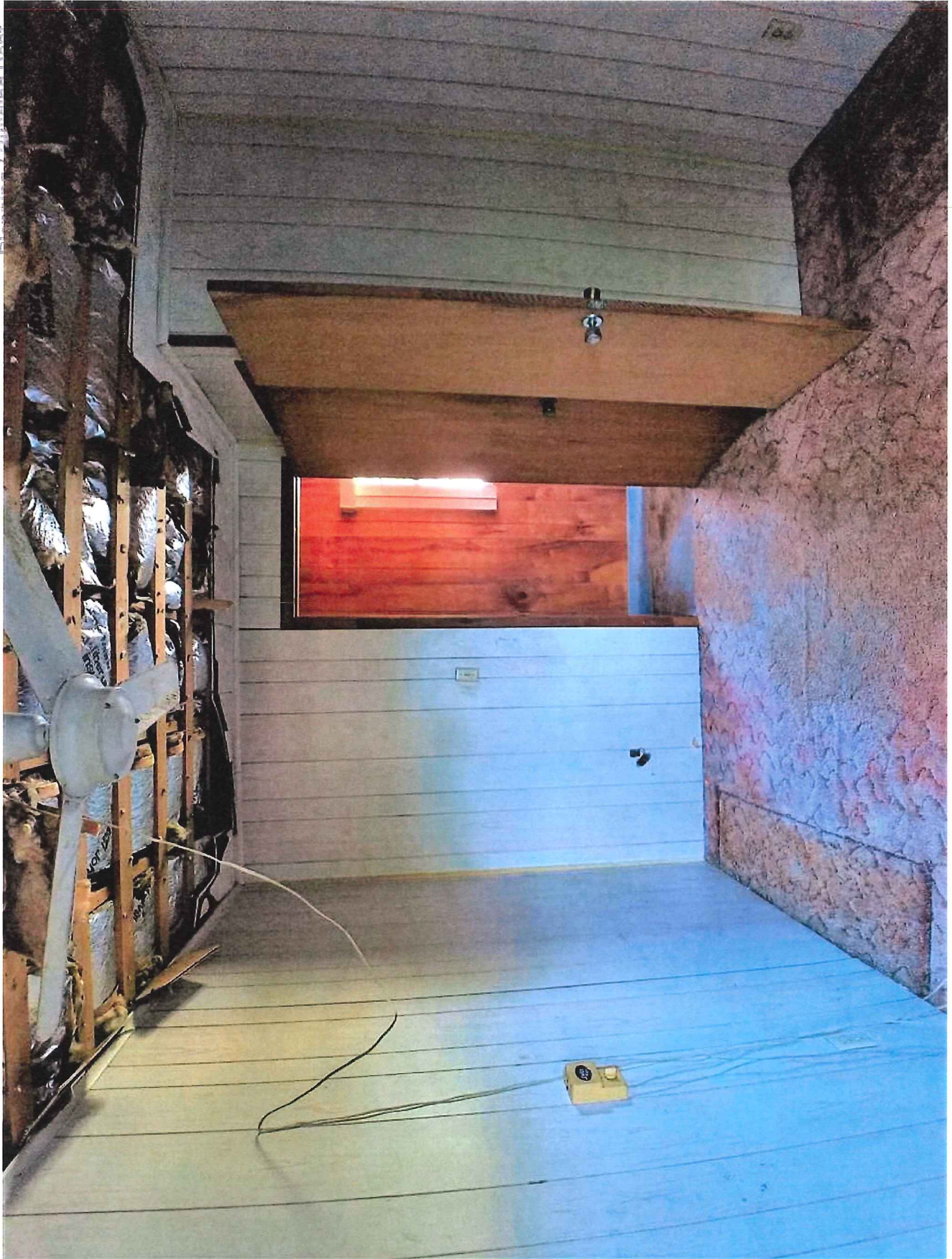


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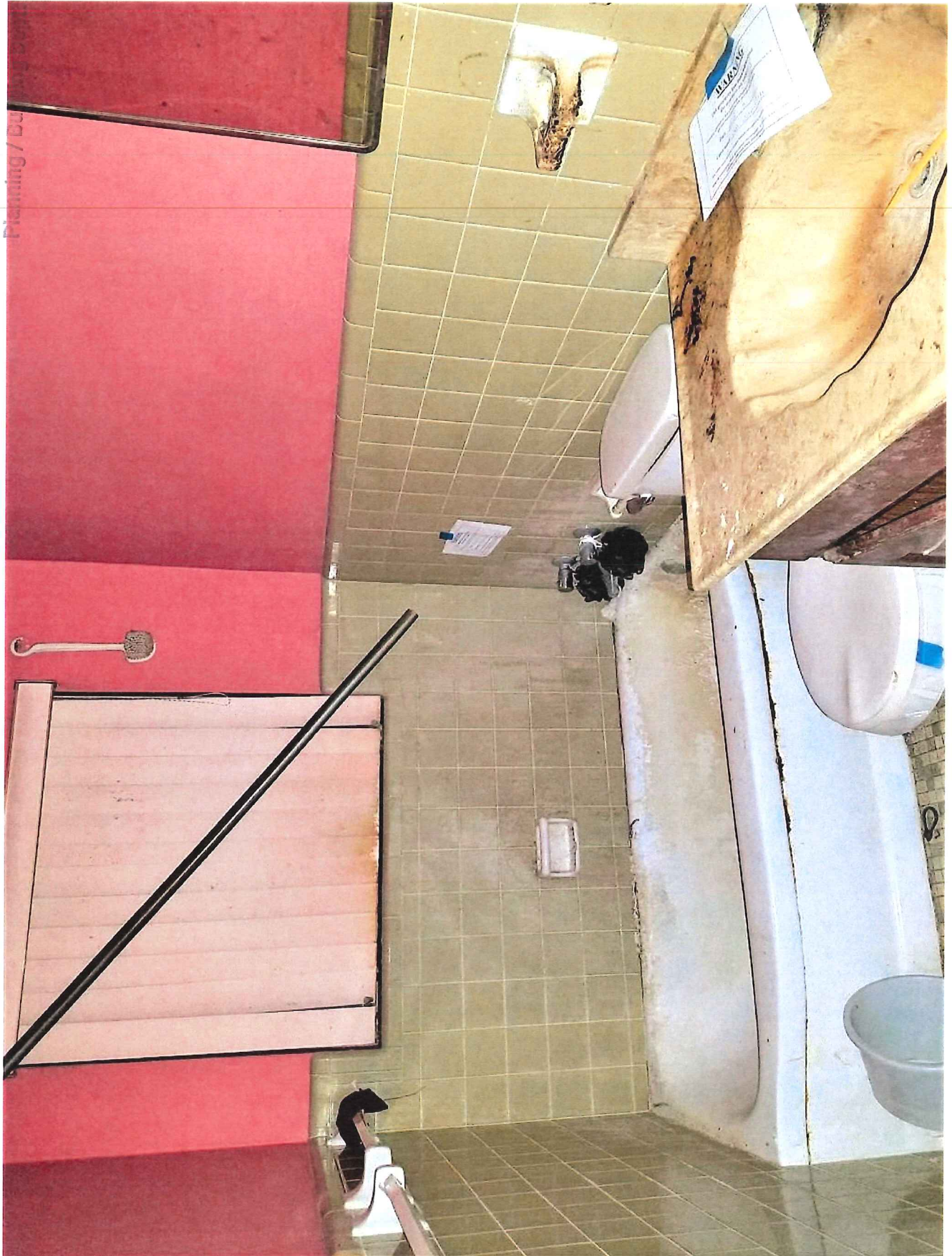




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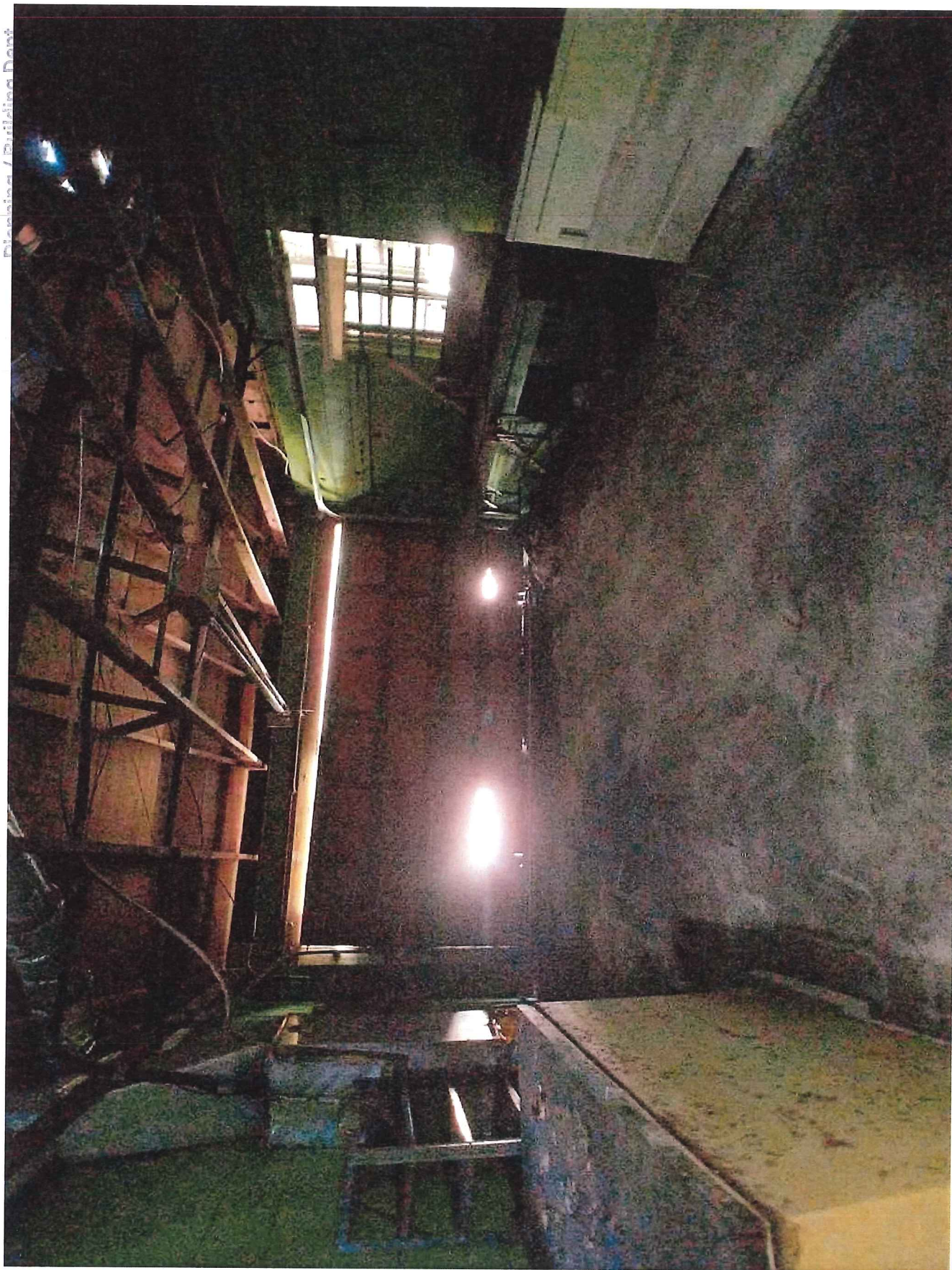
JAN 07 2020

Planning / Building Dept



JAN 07 2020

Planning / Building Dept





HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0007 Address: 106 N. Whitney Street

Duval Home Reno 1, LLC – Applicant and Owner

Project description: To demolish a building constructed c 1910-1915 that is recorded on the FMSF and is not located in a district.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ2445
National Register: N/A	Construction date: c 1910-1915
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 1054100030	
Agenda Item: 8(b)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story wood frame residential building with a L-plan consisting of the main block and a historic addition with non-historic additions. The building has a side gable roof over the main structure, with a cross gable over the historic addition and shed roofs on side/rear wings, an open front porch with hip roof and battered columns, and according to the Florida Master Site File, a coquina concrete block foundation.
- Located in the Osceola Acres neighborhood of West Augustine, the building is not in a Historic Preservation Zoning or National Register of Historic Places district, but is recorded in the Florida Master Site File.
- The 1910, 1917, and the 1924 St. Augustine Sanborn map did not include North Whitney Street. The 1930 St. Augustine Sanborn map is the first to show the house at 106 N. Whitney Street. 1930 was also the first year that 106 N. Whitney Street was listed in the Polk City Directories.
- A Polk City Directory search revealed the house had a long-term resident/owner, Alex Salano (wife Nona), from around 1945 to 1985, who was listed in early directories as a farmer or grocer.
- The historic architectural integrity of the building has been altered with the original wood siding covered or replaced with vinyl siding, with replacement vinyl windows, and the more recent additions.
- 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 **106 N. Whitney Street** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 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. 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.

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

Interior photographs were submitted by the applicant.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale to the surrounding buildings and fits in with the streetscape.
- 3. The impact of the loss of the structure on the streetscape.** Not a significant building typology, so will not have a significant individual impact to the streetscape except for the negative impact on the on the visual continuity of the streetscape if the lot remains vacant.
- 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 not 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 warranting local landmark designation. However, it is an older folk vernacular typology once more prevalent in St. Augustine. A Polk City Directory search revealed one of the earliest residents was James Q. Knight and wife Beneta from 1930-1937 and Alex Salano and wife Nona from around 1945 to 1985, who was listed as the owner.
- 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 vinyl siding covering or replacing the original wood siding and replacement vinyl windows. The building is not an unusual or particularly unique style although it is representative of a folk vernacular type of architecture typical of rural culture that is not as predominant in the immediate area.
- 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 not uncommon however there are less and less examples of this type of folk vernacular housing throughout St. Augustine as in-fill development occurred during the post-WWII 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 could be reproduced and possibly relocated/rehabilitated if it is structurally sound.
- 10. The justification for the proposed demolition.** The applicant/property owner indicated there was water damage and maintenance issues.

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 F2020-0007
106 N. Whitney Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Maps
3. Polk City Directory Research

STAFF PHOTOGRAPHS
106 N Whitney Street



Front Façade (East Elevation)

STAFF PHOTOGRAPHS
106 N Whitney Street



Front Porch on East Elevation

STAFF PHOTOGRAPHS
106 N Whitney Street



South Elevation



Rear of house: West Elevation

STAFF PHOTOGRAPHS
106 N Whitney Street



Rear of house: West Elevation



Northwest Elevations

STAFF PHOTOGRAPHS
106 N Whitney Street



North Elevation of main block



Northwest Elevations of additions

STAFF PHOTOGRAPHS
106 N Whitney Street



North elevation of rear addition: facing southwest



Backyard: facing west

STAFF PHOTOGRAPHS
106 N Whitney Street



Looking Northwest and Northeast down North Whitney Street

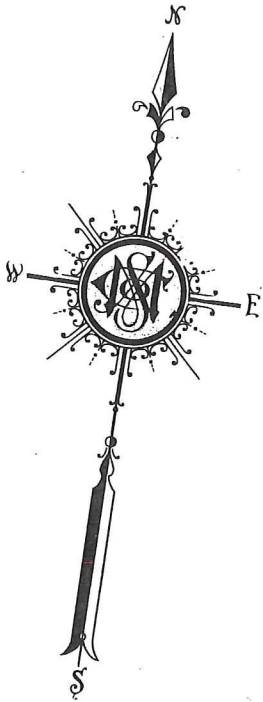
STAFF PHOTOGRAPHS
106 N Whitney Street



Looking Southeast and South down North Whitney Street

29

Sanborn
Map
1930
(Revised to
1957)



STGE

(60) D

NOT
OPEN.

UNPAVED.
FRANCIS
100

JOSIAH

UNPAVED

WHITNEY
120

D 1/4

WHITNEY

120

614

D.

A.

D.

FRANCIS
23

1/1 VAC &
OPEN

106

102

210
45' 209

C.B. D.
A
D
C.B.

7 A
D
C.B.

151
151

1 A
D
C.B.

102
102

1 A
D
C.B.

199
199

1 A
D
C.B.

C.B. D.
D
C.B.

87

117
117

1 A
D
C.B.

115
115

1 A
D
C.B.

113
113

1 A
D
C.B.

111
111

1 A
D
C.B.

109
109

1 A
D
C.B.

107
107

1 A
D
C.B.

105
105

1 A
D
C.B.

101
101

C.B. D.
D
C.B.

106 N. Whitney Street (c 1910-1915, according to Florida Master Site File)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1930*	James Q. Knight (Beneta W.)	-	-
1937	James Q. Knight (Beneta W.)	-	-
1940	Alvah Barnhill (Lizzie)		
1945	Alex J. Salano		Farmer
1949	Alex J. Salano (Nona)**	O	Grocer: Dancy
1951	Alex J. Salano		
1955	No listing for this address		
1959	No listing for this address		
1960	Alex J. Salano		
1965	No listing for this address		
1970	Alex A. Salano (Nona)**		
1975	Alex A. Salano		
1979-80	Alex A. Salano		
1984-85	Alex A. Salano		
1988	"Vacant"		

**Started search at 1911-1912: N. Whitney Street did not appear until the 1927 city directory.*

***Alex J. Salano started being listed as Alex A. Salano in 1970, but since the wife's name remained constant, one could assume that this was the same Alex Salano*

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8ST 2445 1009==
 Site Name: 106 North Whitney 830== Survey Date: 7907 820==
 Address: 106 North Whitney, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Ravenswood 31 1, 2, 3 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Soland, Alex and Nona ;
 Address: 106 North Whitney
 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 467763 3307295 890== Location: T07S R29E N41 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:	
() Excellent	863==	() Zoning	878==
() Good	863==	() Development	878==
(x) Fair	863==	(x) Deterioration	878==
() Deteriorated	863==	() Borrowing	878==
		() Transportation	878==
Integrity of Site:		() Fill	878==
(x) Altered	858==	() Dredge	878==
() Unaltered	858==	() Other	878==
(x) Original Site	858==		
() Restored - Date:	858==		
() Moved - Date:	858==		

**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: +1915 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 2/2 942==
Foundation: Concrete block piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Shed and gable on L; shed and hip porches 942==
Porches & Balconies: 1 story open front porch, screened porch on _____ 942==
south side _____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Composition roll 882==
Ornament Exterior: Battered wood posts _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
Other: Foundation of locally produced coquina concrete block 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1910 and 1915. Significant details include battered wood posts and a foundation of locally produced coquina concrete block.

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

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]

Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.





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. _____

Receipt No. 1769034 Meeting Date 2.20.2020 - 1pm

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

1. NAME OF APPLICANT Jason Stancil
Business (if applicable) Duval Home Reno 1, LLC
Address 14032 Mandarin Oaks Ln.
City Jax State FL Zip 32223
Daytime telephone 904-704-3354 Other phone/email colorrestimaks@gmail.com

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

2. NAME OF PROPERTY OWNER Duval Home Reno 1, LLC / Jason Stancil
Business (if applicable) _____
Address 14032 Mandarin Oaks Ln
City Jax State FL Zip 32223
Daytime telephone (required) 904-704-3354 Other phone 0

3. PROJECT STREET ADDRESS 106 North Whitney Street

4. LEGAL DESCRIPTION OF PROPERTY
Lot 3 Block 31 Subdivision OSCEOLA ACRES Parcel Number 1054/00030

5. DATE OF CONSTRUCTION _____ Source: _____

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older

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JAN 09 2020

Planning/Building Dept.

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: New 1,335 sqft home

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - 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

JAN 09 2020

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 Jason Stancil DATE 1-9-20

SIGNATURE OF APPLICANT JS

PRINT 1st OWNER'S NAME Jason Stancil/Drval Home Reno ^{2,666} DATE 1-9-20

SIGNATURE OF 1st PROPERTY OWNER JS

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

RECEIVED

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.

JAN 09 2020
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 ~~staked~~ ^{added} 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 feet~~ ^{5 feet} high.

Instr #2017058337 BK: 4425 PG: 130, Filed & Recorded: 8/23/2017 8:12 AM #Pgs:1
 Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$10.00 Doc. D \$525.00

Prepared by and Return to:
 Sunshine Title Corporation

8613 Old Kings Road South, Suite 100
 Jacksonville, Florida 32217
 Our File Number: STC #111263
 105410-0030

For official use by Clerk's office only

STATE OF Florida)
 COUNTY OF St. Johns)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this August 18, 2017, between H&H Real Estate Investing, LLC, a Florida Limited Liability Company, whose mailing address is: 9310 Old Kings Road South, Suite #1702, Jacksonville, Florida 32257, party of the first part, and Duval Home Reno 1, LLC, a Florida Limited Liability Company, whose mailing address is: 11250 Old Saint Augustine Road, #15-183, Jacksonville, Florida 32257, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 3, Block 31, Osceola Acres, as per plat thereof, recorded in Map Book 4, Page(s) 30,
 of the Public Records of St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 18, 2017.

Signed, sealed and delivered
 in the presence of:

Gabriel Guraei
 Witness signature
Gabriel Guraei
 Print witness name
[Signature]
 Witness signature
CHRISTOPHER HILL
 Print witness name

H&H Real Estate Investing, LLC, a Florida Limited Liability Company

By [Signature]
 Print Name: Carl Hawk
 Title: Managing Member

State of Florida
 County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this August 18, 2017 by Carl Hawk, Managing Member of H&H Real Estate Investing, LLC, a Florida Limited Liability Company who is personally known to me or who has produced a Drivers License as identification.

Brittany Hyers
 Notary Public
Brittany Hyers
 Print Notary Name

My Commission Expires: 5/17/21

Notary Seal



DEED - Special Warranty Deed - Corporate
 Closers' Choice

























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](#)

2020 - 0007

Summary

Parcel ID	1054100030
Location Address	106 N WHITNEY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Osceola Acres (477)
Tax Description*	4-30 OSCEOLA ACRES LOT 3 BLK 31 OR4425/130 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Osceola Acres
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Duval Home Reno 1, LLC 100%
Mailing Address	11250 OLD SAINT AUGUSTINE RD #15-183 JACKSONVILLE, FL 32257-0000

Map



Valuation Information

	2020
Building Value	\$47,693
Extra Features Value	\$0
Total Land Value	\$23,205
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$70,898
Total Deferred	\$0
Assessed Value	\$70,898
Total Exemptions	\$0
Taxable Value	\$70,898

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	\$48,686	\$0	\$23,205	\$0	\$0	\$71,891	\$71,891	\$0	\$71,891
2018	\$50,674	\$0	\$18,291	\$0	\$0	\$68,965	\$68,965	\$0	\$68,965
2017	\$54,900	\$0	\$9,091	\$0	\$0	\$63,991	\$49,143	\$39,848	\$24,143
2016	\$48,603	\$0	\$9,091	\$0	\$0	\$57,694	\$48,132	\$34,562	\$23,132
2015	\$41,237	\$0	\$9,091	\$0	\$0	\$50,328	\$47,797	\$27,531	\$22,797
2014	\$39,382	\$0	\$9,091	\$0	\$0	\$48,473	\$47,418	\$26,055	\$22,418
2013	\$37,626	\$0	\$9,091	\$0	\$0	\$46,717	\$46,717	\$25,000	\$21,717
2012	\$38,157	\$0	\$9,091	\$0	\$0	\$47,248	\$47,248	\$25,000	\$22,248
2011	\$39,217	\$0	\$10,101	\$0	\$0	\$49,318	\$49,318	\$25,000	\$24,318
2010	\$51,982	\$0	\$15,015	\$0	\$0	\$66,997	\$66,997	\$41,997	\$25,000

Building Information

Building 1
 Actual Area 1506
 Conditioned Area 1142
 Actual Year Built 1920
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl

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

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Sheet Vinyl	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	200	200
BASE AREA	942	942
HALF SCREEN PORCH	0	104
FINISHED DECK	0	50
FINISHED OPEN PORCH	0	210
Total SqFt	1142	1506

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	52	137	52	EF	\$23,205

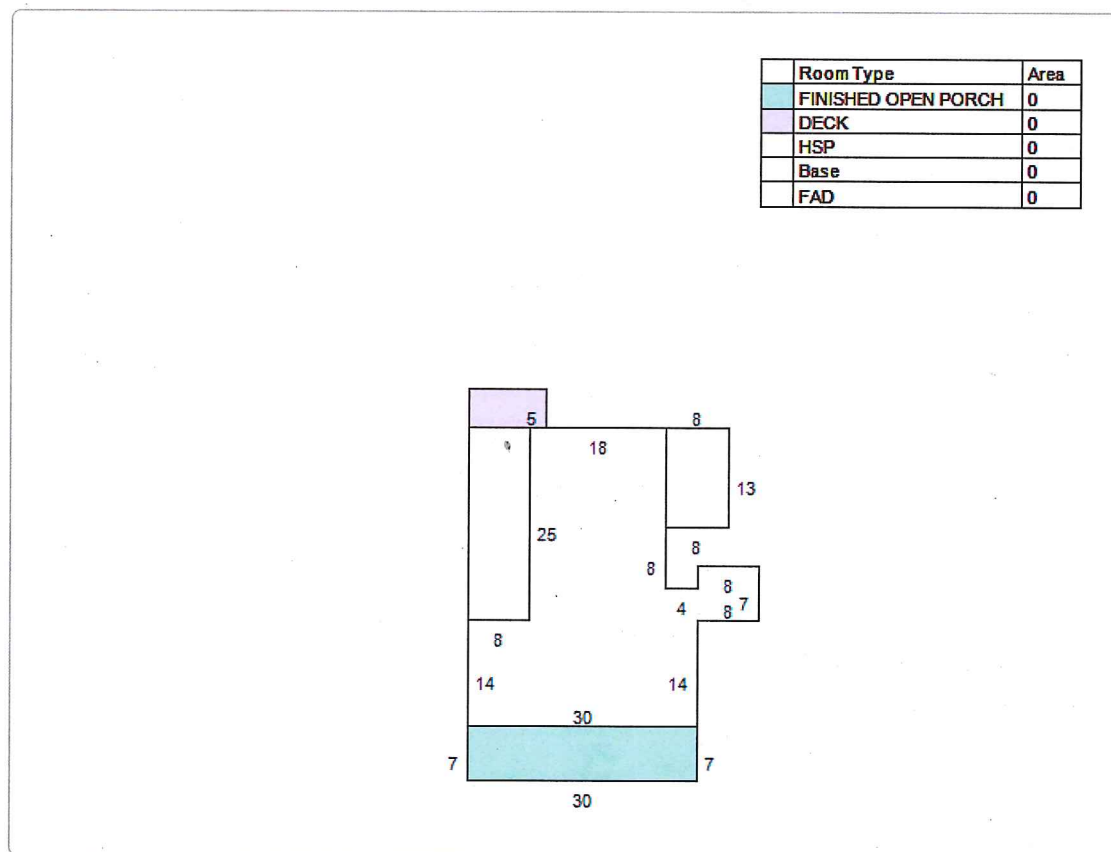
Sale Information

Recording Date	Sale Date	Sale Price	Instrument		Page	Qualification	Vacant/Improved	Grantor	Grantee
			Type	Book					
8/23/2017	8/18/2017	\$75,000.00	WD	4425	130	U	I	H&H REAL ESTATE INVESTING LLC	DUVAL HOME RENO 1, LLC
8/22/2017	8/18/2017	\$65,000.00	WD	4424	1197	U	I	PROCTOR RANDY L	H&H REAL ESTATE INVESTING LLC
8/22/2017	7/19/2017	\$100.00	QC	4424	1193	U	I	WALKER TONI I	PROCTOR RANDY L
	5/24/2004	\$75,300.00	WD	2211	1152	Q	I	ARGITIS LOUIS T SR & KATHRYN A TRUSTEES	PROCTOR RANDY L & WALKER TONI I (T/C)
	1/13/2004	\$100.00	WD	2123	519	U	I	ARGITIS LOU & KATHRYN	ARGITIS LOUIS T SR & KATHRYN A TRUSTEES
	6/18/2002	\$34,000.00	WD	1779	1231	U	I	WASHINGTON MUTUAL BANK FA	ARGITIS LOU & KATHRYN
	2/20/2002	\$100.00	CT	1720	1750	U	I	LANG RICHARD S,LAURIE A (BY SJC CLERK)	WASHINGTON MUTUAL BANK FA
	2/10/1997	\$45,000.00	WD	1222	1300	Q	I	KLINGENSMITH LORETTA & ETHERIDGE LOREEN S	LANG RICHARD S,LAURIE A
	8/1/1991	\$32,000.00	WD	905	628	Q	I	WALLS MARTIN O	KLINGENSMITH LORETTA

Area Sales Report

Recent Sales in Area

Sketch Information



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

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

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Last Data Upload: 1/9/2020, 1:15:52 AM

Developed by



Version 2.3.32



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

Detail by Entity Name

Florida Limited Liability Company

DUVAL HOME RENO 1, LLC

Filing Information

Document Number L16000168170
FEI/EIN Number N/A
Date Filed 09/08/2016
Effective Date 09/05/2016
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 05/14/2019

Principal Address

11250 OLD ST. AUGUSTINE ROAD
 15-183
 Jacksonville, FL 32257

Changed: 07/05/2019

Mailing Address

11250 OLD ST. AUGUSTINE ROAD
 15-183
 Jacksonville, FL 32257

Changed: 07/05/2019

Registered Agent Name & Address

stancil, jason

11250 OLD ST. AUGUSTINE ROAD
 15-183
 Jacksonville, FL 32257

Name Changed: 07/05/2019

Address Changed: 07/05/2019

Authorized Person(s) Detail

Name & Address

Title Manager

stancil, jason
11250 OLD ST. AUGUSTINE ROAD
15-183
Jacksonville, FL 32257

Annual Reports

Report Year	Filed Date
2018	05/14/2019
2019	05/14/2019
2019	07/05/2019

Document Images

<u>07/05/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>05/14/2019 -- REINSTATEMENT</u>	View image in PDF format
<u>10/01/2017 -- REINSTATEMENT</u>	View image in PDF format
<u>09/08/2016 -- Florida Limited Liability</u>	View image in PDF format



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0009 Address: 10 Beacon Street

Kolsen and Associates LLC – Applicant

J. Russell Collins, Trustee of the 10 Beacon St Land Trust – Owner

Project description: To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and is not located in a district. (COD 2018-0060 was approved at the May 24, 2018 HARB meeting, but is expired.)

Architectural Style: Masonry Vernacular	Florida Master Site File: SJ05115
National Register: N/A	Construction date: 1956
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 1509200000	
Agenda Item: 8(c)	Previous Action(s): COD2018-0060 (approved 5.24.18, but has expired)

STAFF SUMMARY AND ANALYSIS:

- This is a 2-story residential masonry framed building with a stucco and wood weatherboard material exterior finish, a gable roof, and an enclosed full-width front porch with a shed roof with pedimented gable. To the northeast, a detached garage with a front-facing gable roof and vertical wood weatherboard was constructed in the 1980s.
- Located in the Hildreth Back Bay Subdivision, the building is not in a Historic Preservation Zoning or National Register of Historic Places district but is recorded in the Florida Master Site File.
- For the earlier COD application (2018-0060), the applicant provided a condition assessment which states that the building was flooded during both Hurricane Matthew and Irma, that it would be costly to raise the building to meet FEMA and city flood plain, and that it would not be feasible to raise the floor inside the building.
- The front porch and the small one-story side room was added to the building at a later date. According to a letter provided by the applicant in the earlier COD application (2018-0060), the home was originally a garage with a second story living space and converted to a living space in the 1960s. The letter also states that the windows, doors, and moldings have been replaced over time.
- According to the Florida Master Site File, the building is not individually eligible to be listed on the National Register of Historic Places.
- City Directories do not indicate a historical connection.
- 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 **10 Beacon 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, but 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.** Not Applicable
- 2. The contribution of the structure to the mass and scale of the streetscape.** The two-story residential building is set back further than many of the surrounding one-story buildings; however, the building is not out of scale for the area.
- 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 except for the negative impact on the visual continuity of the streetscape if the lot remains vacant.
- 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 with this application, 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 address first appears in City Directories in 1951, and it appears to have changed hands only once. Edwin L. Gatehell is listed at the address in the 1951, 1955, 1960, 1965, and 1970 City Directories while Robert F. Carberry is listed at the address in the 1975, 1979/1980, 1984/1985, 1990, 1995, and (Dec.) 2006 Directories. Barbara Carberry is also listed at the address in 1995 and 2006. Based on Sanborn Maps and a letter provided by the applicant, the building has changed overtime, and additions have been added to the structure. Elements such as windows and doors have been replaced.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.**
There is no historic designation for this building and no known historic or cultural significance for the building individually.
- 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 masonry vernacular home. 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 and style of construction 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.
- 10. The justification for the proposed demolition.** The home was flooded during both Hurricane Irma and Matthew.

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 F2020-0009
10 Beacon Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Polk City Directory Research
2. Staff photographs

SAHS POLK CITY DIRECTORY RESEARCH

10 Beacon

DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Edwin L. Gatehell		
1955	Edwin L. Gatehell		
1960	Edwin L. Gatehell		
1965	Edwin L. Gatehell		
1970	Edwin L. Gatehell		
1975	Robert F. Carberry		
1979-80	Robert F. Carberry		
1984-85	Robert F. Carberry		
1990	Robert F. Carberry		
1995	Robert and Barbara Carberry		
2000	Not Verified		
Dec. 2006	Robert and Barbara Carberry		

STAFF PHOTOGRAPHS
10 Beacon Street



**Front Façade / South Elevation
(Facing Northeast)**



Front Façade (Facing Northwest)

STAFF PHOTOGRAPHS
10 Beacon Street

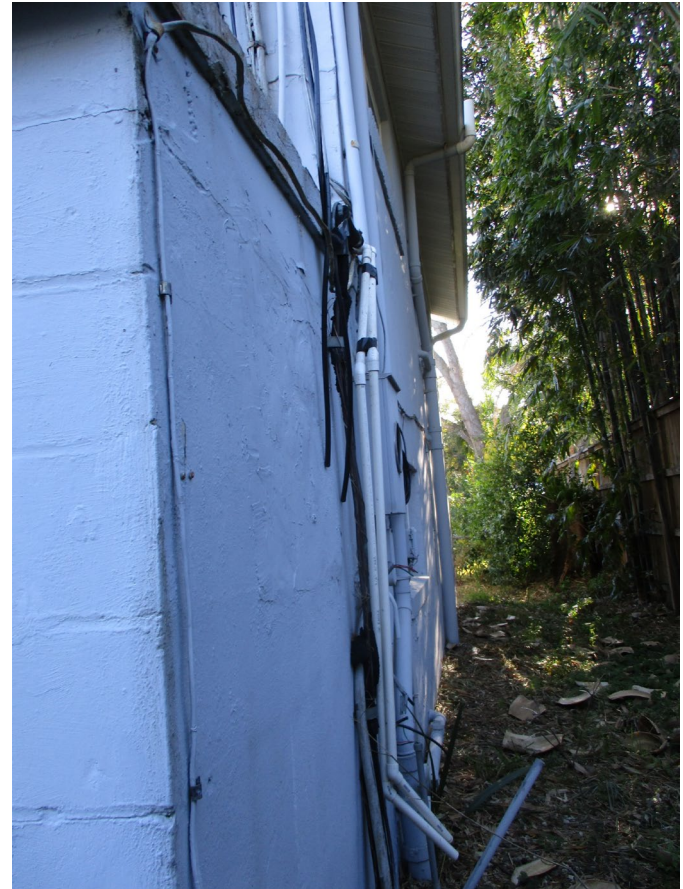


Southeast Elevations

STAFF PHOTOGRAPHS
10 Beacon Street



East Elevation



North Elevation

STAFF PHOTOGRAPHS
10 Beacon Street



West Elevation



Looking Northwest

STAFF PHOTOGRAPHS
10 Beacon Street



Garage: South Façade



Garage: West Elevation

STAFF PHOTOGRAPHS
10 Beacon Street



Garage: South and East Elevations



Garage: North Elevation

STAFF PHOTOGRAPHS 10 Beacon Street



Looking Northeast and Southeast down Beacon Street

STAFF PHOTOGRAPHS

10 Beacon Street



Looking Southwest down Beacon Street



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05115
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 10 Beacon Street Multiple Listing (DHR only) >>
Other Names >> Survey#
Survey or Project Name North City 2006 Suvey
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address	Street No.	Direction	Street Name	Street Type	Direction Suffix
	<u>10</u>		<u>Beacon Street</u>	<u>Street</u>	

Cross Streets (nearest/ between) E. Park Avenue In Current City Limits? YES
City / Town (within 3 miles)
County St. Johns Tax Parcel #(s)
Subdivision Name Hildreth Back Bay Block 5 Lot 24-25
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name Publication Date >> ST. AUGUSTINE, 1988
Township: Range: Section: 1/4 section: >> 7S ; 30E ; 6 ; UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone Easting Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Masonry Vernacular Other Style N/A
Exterior Plan Irregular Other Exterior Plan N/A
Number of Stories 2
Structural System(s) >> Concrete
Other Structural System(s) N/A
Foundation Type(s) >> Slab
Other Foundation Types N/A
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s) >> Concrete block
Exterior Fabric(s) >> Gable
Other Exterior Fabric(s) N/A
Roof Type(s) >> Composition roll
Other Roof Type(s) N/A
Roof Material(s) >> Not applicable
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s) N/A

HISTORICAL STRUCTURE FORM

8SJ05115

DESCRIPTION (continued)

Window Descriptions Aluminum Sash, 6/6-Light

Main Entrance Description (stylistic details) Central, Solid Core

Porches: #open 1 #closed #incised Location(s) Front (South)

Porch Roof Types(s) Shed with Pedimented Gable

Exterior Ornament None

Interior Plan Unknown

Other Interior Plan N/A

Condition Fair

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) 2-bay Garage

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1956

Architect (last name first): Unknown

Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use Year Use Started Year Use Ended >> Residence--private;c1954;

Other Structure Uses Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.) Continuation Sheet

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance

>> Community planning & development

Other Historical Associations See continuation sheet

Explanation of Evaluation (required) See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05115

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Weaver, Paul

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: _____

Electronic Form Used: _____

Form Type Code: _____

Form Quality Ranking: _____

Form Status Code: _____

Supplement Information Status: _____

Supplement File Status: _____

Form Comments: _____

FMSF Staffer: _____

Computer Entry Date: _____

SHPO's Evaluation of Resource

Date

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SJ05115-200608

Supplementary Printout

- > **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988
- > **Township/Range/Section/Qtr:**
7S ;30E ;6;UNSP
- > **Structural system(s):**
Concrete
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Concrete block
- > **Roof types:**
Gable
- > **Roof materials:**
Composition roll
- > **Roof secondary structures (dormers etc):**
Not applicable
- > **Change status/year changed/date noted/nature:**
Unspecified;;;
- > **Original, intermediate, present uses/year started/year ended:**
Residence--private;c1954;
- > **Research methods:**
Examine local property records
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

RN: 16 SJ5115/10 Beacon St.: Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

The northernmost subdivisions in the City of St. Augustine include, Hildreth Back Bay, San Marco Court, McMillan, Superior Dairies, Saratoga Lakes and Ft. Moosa Gardens. Hildreth Back Bay and San Marco Court were part of the Douglas Plantation purchased by Charlotte Hildreth in 1869. In 1914 Ida C. Russell from Massachusetts purchased a portion of the Hildreth tract and platted Hildreth Back Bay Subdivision in 1914. In 1926 Roy W. Spencer acquired another portion of the Hildreth tract and platted San Marco Courts Subdivision. Development in both subdivisions dates from the 1920s.

Development of Hildreth Bay Bay was completed in the post-World War II years. Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

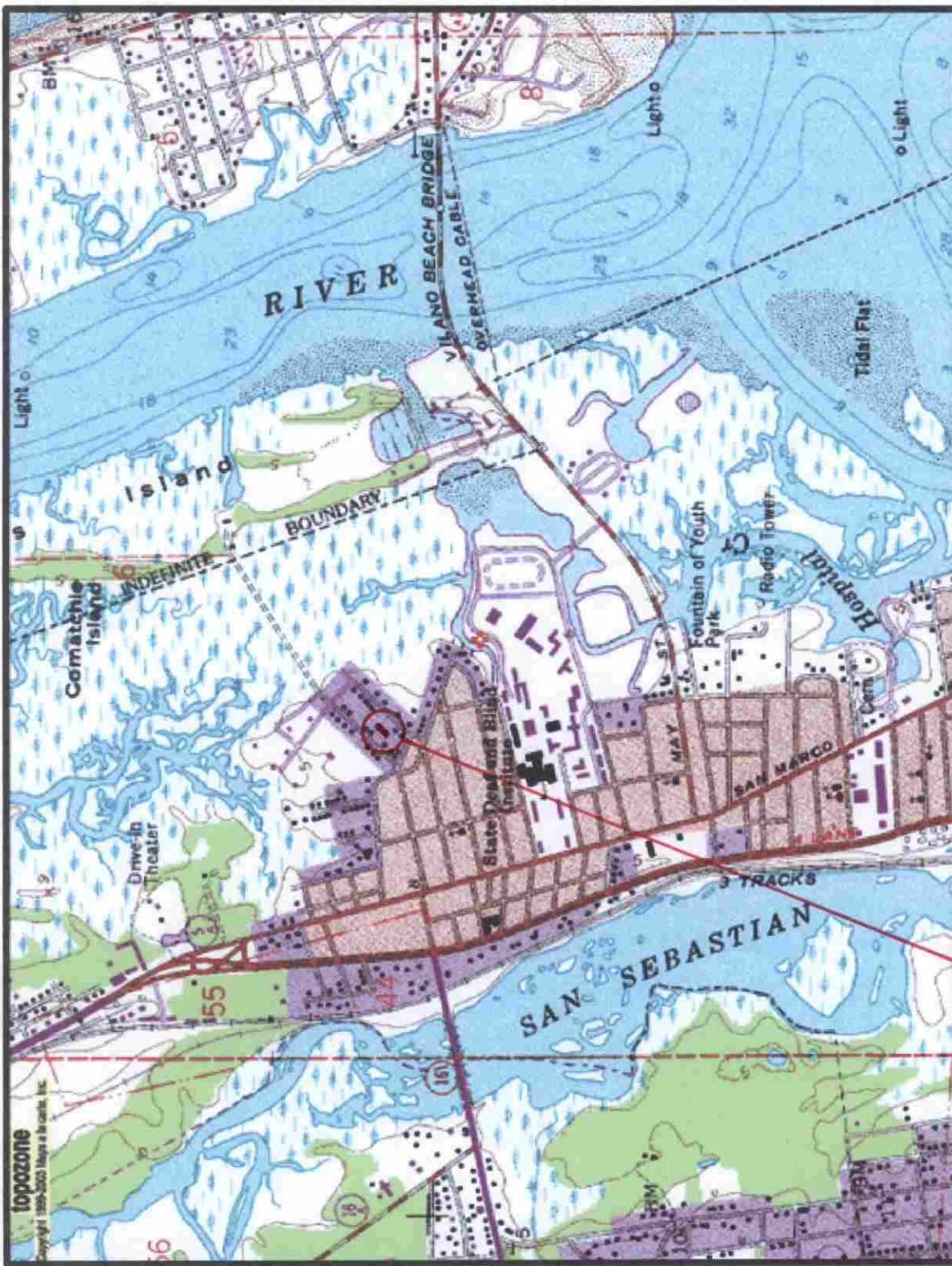
This two-story residential building is located within the Hildreth Back Bay Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of masonry vernacular construction. In Florida, most masonry vernacular buildings constructed before 1920 were brick. Since World War II concrete block has been the leading material used in Florida. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. The mainly residential Masonry Vernacular buildings found in St. Augustine's post-World War II neighborhoods are usually one story in height and generally constructed of concrete block and less often of brick. They generally have a low pitched hip, gable or flat roof and a narrow porch or stoop.

The architectural features include continuous concrete foundation, a masonry structural system with a stucco exterior finish, a side-facing gable roof, and full-width entrance porch. The building shows an influence of the Colonial Revival style, through its massing, fenestration pattern and detailing.

The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the first owner was likely Edward L. Gatchell.

The building is not individually eligible for National Register designation and is not located in an area which appears eligible for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5115
ADDRESS: 10 BEACON STREET



North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 100 200 400 Feet



Hildreth Back Bay Subdivision

10 Beacon Street

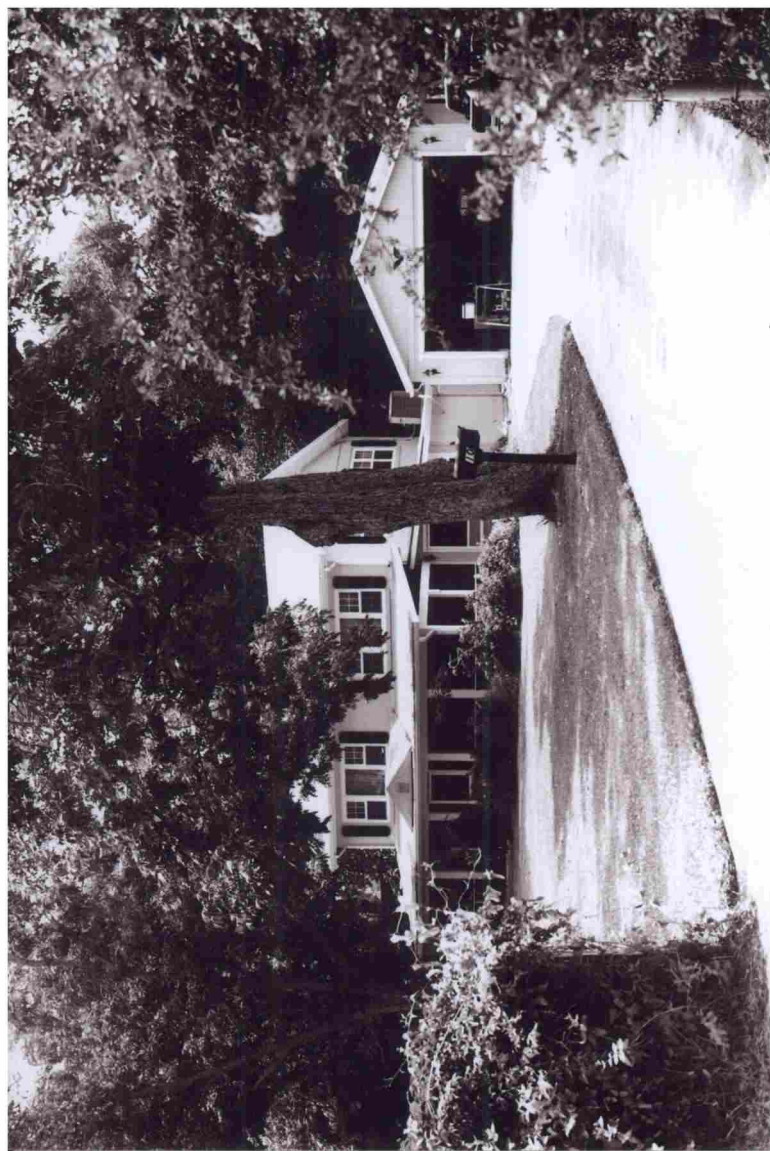
Lots 24 and 25, Block 5

 = Subdivision Boundary

 = Subject Property

 = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.



M A R S H



JAN 21 2020

Planning/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. 2020-0009

Receipt No. 1775290

Meeting Date Feb. 20, 2020

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

1. NAME OF APPLICANT William Kolsen
 Business (if applicable) Kolsen and Associates LLC
 Address 4540 5th Ave
 City St Augustine State FL Zip 32095
 Daytime telephone 904-315-3845 Other phone/email bkolsen@comcast.net

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

2. NAME OF PROPERTY OWNER 10 Beacon St Land Trust
 Business (if applicable) Rusty Law (J. Russel Collins Trustee)
 Address 2493 USI South
 City St Augustine State FL Zip 32086
 Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 10 Beacon St St Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
 Lot 24&25 Block 5 Subdivision Hildreth Back Bay Parcel Number 1509200000

5. DATE OF CONSTRUCTION 1974 Source: SJC Property App

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

JAN 21 2020

Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

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

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

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

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *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.

JAN 21 2020

Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME William Kolsen DATE 01/02/2020

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME 10 Beacon St land Trust DATE 01/02/2020

SIGNATURE OF 1st PROPERTY OWNER 
J. Russell Collins, Trustee

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.

*Applicant Information Sheet***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

JAN 21 2020

Planning/Building Dept.



Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF
OF 10 Beacon St Land Tr, the owner(s) of those lands described within ☐

the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to a Certificate of Demolition for the structure located at:

BY: _____

Signature of Owner

J. Russell Collins, Trustee

Print Name of Owner

904 829-6600

Telephone Number

State of FloridaCounty of St. JohnsSigned and sworn before me on this 3rd day of January, 2020By J. Russell Collins, Trustee

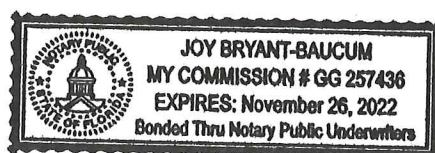
Identification verified:

Oath sworn: _____ Yes ☒ No

Notary Signature: _____

JOY BRYANT BAUCUM

My Commission expires: _____

11/26/2022

Instr #2019015434 BK: 4690 PG: 861, Filed & Recorded: 3/6/2019 9:37 AM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$1,400.00

Rec: \$18.50 Doc: \$1400.00 (\$200,000.00)

In, Return and Prepared by:

Carol 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):

150920-0000

File No.: 62291

WARRANTY DEED

This Warranty Deed, Made the 5th day of March, 2019, by **ROBERT F. CARBERRY AND BARBARA A. CARBERRY, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE CARBERRY FAMILY TRUST**, whose post office address is:

209 CANTABRIA WAY UNIT 202, ST. AUGUSTINE, FL 32086, hereinafter called the "Grantor", to

J. RUSSELL COLLINS, TRUSTEE OF THE 10 BEACON ST LAND TRUST, whose post office address is:

2493 U.S. HIGHWAY 1 SOUTH, ST. AUGUSTINE, FL 32086, 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 24 AND 25, BLOCK 5, HILDRETH BACK BAY ADDITION TO THE CITY OF ST. AUGUSTINE, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 29, TOGETHER WITH THE SOUTH 1/2 OF THE UNNAMED ALLEY LYING NORTHWEST AND ADJOINING SAID LOTS, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

****THE TRUSTEE NAMED HEREUNDER, AND HIS SUCCESSORS AND ASSIGNS, ARE HEREBY VESTED WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, CONVEY, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF CAPTIONED PROPERTY****

The property is the homestead of the Grantor(s).

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 12/31/2018, reservations, restrictions and easements of record, if any.

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

BK: 4690 PG: 862

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: <u><i>Carol A Lagasse</i></u>	THE CARBERRY FAMILY TRUST
Printed Name: <u>Carol A Lagasse</u>	<u><i>Robert F Carberry</i></u>
	Robert F. Carberry
	Individually and as Trustee
Witness Signature: <u><i>[Signature]</i></u>	<u><i>Barbara A. Carberry</i></u>
Printed Name: <u>BARBARA A. CARBERRY</u>	Barbara A. Carberry
	Individually and as Trustee

State of Florida

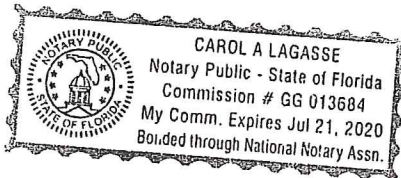
County of St Johns

The foregoing instrument was acknowledged before me this 5 day of March, 2019 by

Robert F. Carberry and Barbara A. Carberry, as Individuals and as Trustees of

THE CARBERRY FAMILY TRUST, who is/are personally known to me or has/have produced driver license(s) as identification.

<u><i>Carol A Lagasse</i></u>	My Commission Expires: _____
Notary Public Signature	(SEAL)
Printed Name: _____	





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	1509200000
Location Address	10 BEACON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Hildreth Back Bay & Bird View Subs (581)
Tax Description*	2-29 HILDRETH BACK BAY LOTS 24 & 25 BLK 5 & S1/2 OF VAC ALLEY LY NW OR4690/861 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Hildreth Back Bay Addition To St Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.310
Homestead	N

Owner Information

Owner Name	10 Beacon St Land Trust 100% Collins J Russell Trustee 0%
Mailing Address	2493 US HWY 1 S SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2020
Building Value	\$146,163
Extra Features Value	\$7,392
Total Land Value	\$169,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$323,155
Total Deferred	\$0
Assessed Value	\$323,155
Total Exemptions	\$0
Taxable Value	\$323,155

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	\$148,112	\$7,656	\$169,600	\$0	\$0	\$325,368	\$110,697	\$264,671	\$60,697
2018	\$150,062	\$7,920	\$127,200	\$0	\$0	\$285,182	\$108,633	\$226,549	\$58,633
2017	\$69,849	\$5,778	\$127,200	\$0	\$0	\$202,827	\$79,144	\$173,683	\$29,144
2016	\$132,282	\$6,007	\$127,200	\$0	\$0	\$265,489	\$103,235	\$212,254	\$53,235
2015	\$112,074	\$6,236	\$104,940	\$0	\$0	\$223,250	\$102,517	\$170,733	\$52,517
2014	\$85,948	\$4,069	\$104,940	\$0	\$0	\$194,957	\$101,703	\$143,254	\$51,703
2013	\$73,427	\$4,298	\$104,940	\$0	\$0	\$182,665	\$100,200	\$132,465	\$50,200
2012	\$74,507	\$4,527	\$104,940	\$0	\$0	\$183,974	\$98,525	\$135,449	\$48,525
2011	\$75,127	\$4,756	\$104,940	\$0	\$0	\$184,823	\$95,655	\$139,168	\$45,655
2010	\$76,186	\$4,985	\$116,600	\$0	\$0	\$197,771	\$94,241	\$153,530	\$44,241

Building Information

Building	1
Actual Area	2329
Conditioned Area	1848
Actual Year Built	1974
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	2

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	978	978
ENCLOSED GLASS PORCH	0	360
FRAME UTILITY	0	121
FINISHED UPPER STORY	870	870
Total SqFt	1848	2329

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	480
Garage Finished (Low)	0	20	24	0	480

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	145	100	EF	\$169,600

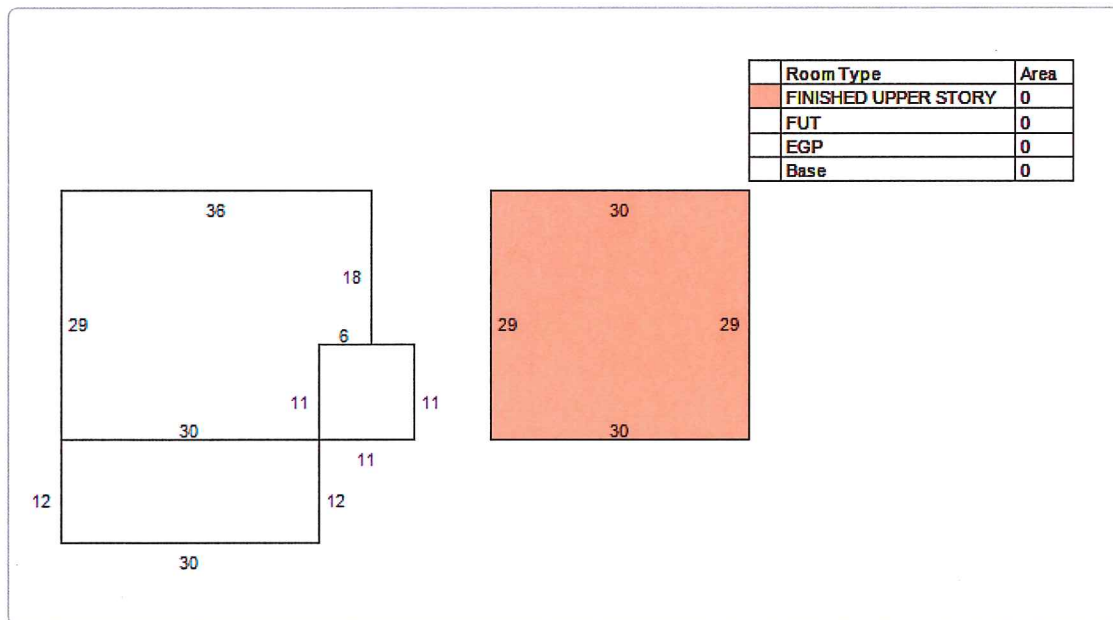
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/6/2019	3/5/2019	\$200,000.00	WD	4690	861	U	I	CARBERRY ROBERT F,BARBARA ***	10 BEACON ST LAND TRUST
	1/28/2010	\$100.00	LE	3282	1732	U	I	CARBERRY ROBERT F,BARBARA A ***	CARBERRY ROBERT F,BARBARA ***
	9/14/2009	\$0.00	OI	3241	49	U	I	CITY COMM/CITY OF ST AUGUSTINE	ORD # 2009-03

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 1/21/2020, 11:45:44 PM

Version 2.3.35

Developed by
Schneider
GEOSPATIAL



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

Detail by Entity Name

Florida Limited Liability Company
RUSTY LAW, LLC

Filing Information

Document Number	L08000088742
FEI/EIN Number	26-3446849
Date Filed	09/18/2008
Effective Date	09/16/2008
State	FL
Status	ACTIVE

Principal Address

2493 US Highway 1 South
SAINT AUGUSTINE, FL 32086-6077

Changed: 03/22/2013

Mailing Address

2493 US HIGHWAY 1 SOUTH
SAINT AUGUSTINE, FL 32086-6077

Changed: 04/02/2012

Registered Agent Name & Address

COLLINS, J. RUSSELL
2493 US HIGHWAY 1 SOUTH
SAINT AUGUSTINE, FL 32086-6077

Address Changed: 04/02/2012

Authorized Person(s) Detail

Name & Address

Title Authorized Member

COLLINS, J. RUSSELL
4947 VOGEL ROAD
SAINT AUGUSTINE, FL 32092-0445

Annual Reports

Report Year	Filed Date
2017	03/31/2017

2018 01/25/2018
2019 04/17/2019

Document Images

04/17/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
03/31/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
04/02/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
09/18/2008 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

May 24, 2018

Robert and Barbara Carberry
Century 21 Property Group and Les Thomas
81 King Street, Suite B
St. Augustine, FL 32084

Re: Certificate of Demolition – 10 Beacon Street – F2018-0060

To Whom It May Concern:

On Thursday, May 24, 2018, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a building constructed in 1956 that is recorded on the Florida Master Site File and is not located in a historic district at 10 Beacon 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 | ☐ 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.: 2018-0060
Applicant: Century 21 Property Group and Les Thomas Architect Inc
Owner: Robert F. and Barbara Carberry
Address: 10 Beacon Street
Parcel Number: 150920-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed in 1956 that is recorded on the Florida Master Site File and is not located in a historic district.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 24, 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 May 24, 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 1956 that is recorded on the Florida Master Site File and is not located in a historic district.

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.
- not existing or eligible as landmark or district
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 24th day of MAY, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018-0060

REQUEST APPROVED / DENIED/CONTINUES

Toni Wallace
Sign Name

Toni Wallace
Print Name

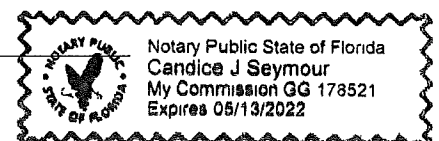
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

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, Toni Wallace 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 24th day of May, A.D., 2018.

Candice J. Seymour
Notary Public, State of Florida







RECEIVED

APR 13 2018

Planning/Building Dept.

13 April 2018

Jenny Wolfe
Historic Preservation Office
City of St Augustine
PO Box 210
St Augustine FL 32085

Re: HARB Application for demolition of 10 Beacon Street

Dear Ms Wolfe,

The residence at 10 Beacon Street started out as a large garage with a small residence above it back in the mid 1950s. According to the present owners who have lived there for over 40 years and bought it from the original owner, the garage conversion to living space occurred in the 1960s prior to their acquisition in 1973 (SJCPA has incorrect date of construction). Over the years the lot has flooded regularly during heavy rainstorms, nor 'easters and hurricane related events. Over time and to mitigate the flooding there was a small berm constructed and a swale was installed. Neither offered protection during Hurricane Matthew with over 30' of water intrusion throughout the structure and again with 18" during Irma. The detached garage was built in 1977 and it suffered water intrusion in both recent storms.

After Matthew the owners filed an insurance claim, remediated and restored their first floor but after Irma they decided that at their age it was not healthy or wise to tempt fate again.

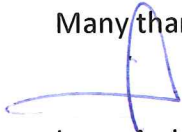
The house sits at 6.55' and as the soil has built up over the years, the slab is actually below grade now. The ceiling height downstairs is 7' so pouring a new floor to bring up to a safe FFE would render the first floor useless as ceiling height would be 4'.

There are no features representative of the 60s era as the windows, floors and any moldings have been replaced with periodic renovations. The house has served its purpose and would have continued to do so for the owners had the storms not changed everything.

We request approval for demolition so they can sell the conforming lots so new homes can be built that meet all the current building codes and the freeboard FFE required by the City of St Augustine.

I have secured a buyer and include a photo of the proposed construction. Because the lots are very deep by our RS-2 standards, the builder will leave room for detached garages and the homes will be built with pier construction in order to retain stormwater on the property.

Many thanks for your consideration –



Irene Arriola
Broker/Associate, GRI
904.669.0691
arriola.irene@gmail.com

RECEIVED

APR 13 2018

Planning/Building Dept.

April 12, 2018

RECEIVED

APR 13 2018

Planning/Building Dept.

Jenny Wolfe
Historic Preservation Officer
City of St. Augustine
P.O. Drawer 210
St. Augustine, FL 32085

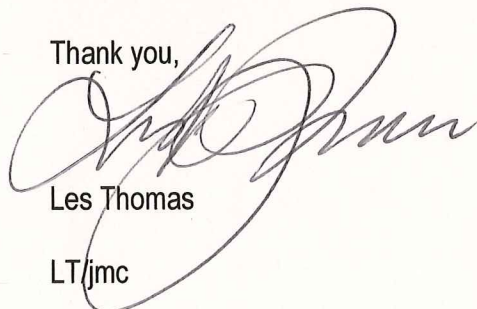
Re: 10 Beacon Street

The two story house at 10 Beacon Street in the Fullerwood area was constructed in 1963. During a walk-through and visual inspection of the property on April 9, 2018 at 3:30 p.m., I noted that the height of the flood damage to be about 18" above the first floor slab from Irma and another mark showed the flood line from Matthew at 30" above the slab. The house is constructed of concrete block with a concrete slab on grade. The first floor ceiling heights is only 7'. The kitchen, bath and living areas are on the first level with bedrooms upstairs. The second floor has wood frame walls and a wood floor system.

The surrounding property in this part of the Fullerwood neighborhood is low and has been flooded many times including during the most recent hurricanes. The first floor slab elevation is at 6.55 NGVD and sustained flooding of 18" during Irma and 30" during Matthew. Since the house has a concrete slab and concrete block walls on the first floor raising the house to the 10' FEMA and city flood plane, although not impossible it would be very costly. All utilities including water and sewer, electrical service, mechanical equipment, kitchen and bath would have to be rebuilt completely. Since this work would be much more than 50% of the value of the current residence it does not seem feasible.

As a registered Architect in the State of Florida I would recommend that the house and garage at 10 Beacon be razed.

Thank you,



Les Thomas

LT/jmc



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 20, 2020 Meeting



Application F2020-0010 Address: 119 Riberia Street

Carriage House of St. Augustine, LLC – Applicant and Owner

Project description: To demolish a building that was built c 1940s and is non-contributing to the Lincolnville National Register Historic District.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	Noncontributing to the Lincolnville National Register Historic District	Construction date:	c 1940s
Archaeology Zone:	IIIA	Zoning District:	CL-1
Parcel number:	2021100000		
Agenda Item:	8(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a 1-story concrete block building with wood siding under the gabled metal roof. It is not in a Historic Preservation Zoning district or recorded in the Florida Master Site File, and is a non-contributing building in the Lincolnville National Register of Historic Places district. It is located on the corner of Riberia and Cedar Streets on a parcel with apartment buildings built around 2004 and being used as a storage building.
- The applicant went before a Planning Department Development Review Committee with a proposed 8-room rooming house concept and referred to that as the proposed replacement of the building when submitting the COD application.
- 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.
- The project is within archeological zone IIIA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist. Demolition could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Future rebuilding activities may require archaeological review and testing as outlined in the archaeological preservation ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **119 Riberia 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 storage type 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 a noncontributing building to the Lincolnville National Register Historic District, not recorded in the Florida Master Site File, not in a Historic Preservation Zoning District or listed on the National Register of Historic Places. It is more than 50 years old.

Interior photographs were requested by staff and not 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 streetscape surrounding this building has vacant lots to the south and northeast with the surrounding buildings of varying mass and scales.
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.** The applicant went before a December 2019 Planning Department Development Review Committee with a proposed two-story 8-room rooming house concept for the replacement of the building and referred to that proposal when submitting the COD application. The proposed building design would front Riberia Street. 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 not 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.
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 concrete block storage type building. 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 building is found throughout St. Augustine and scattered throughout the city.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The building does not have a unique style or characteristics that would be difficult to reproduce.
10. **The justification for the proposed demolition.** The applicant/property owner indicated demolition was desired to proceed with the redevelopment of the property with the proposed replacement building.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

COD F2020-0010
119 Riberia Street
February 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
119 Riberia Street



Southwest Elevations



Southeast Elevations

STAFF PHOTOGRAPHS
119 Riberia Street



Front Façade / West Elevation



South Elevation

STAFF PHOTOGRAPHS
119 Riberia Street



East Elevation



North Elevation

STAFF PHOTOGRAPHS
119 Riberia Street



Looking West



Looking Southwest

STAFF PHOTOGRAPHS
119 Riberia Street



Looking North down Riberia Street



Behind the building, looking North

STAFF PHOTOGRAPHS
119 Riberia Street



Apartments on property to the East



Looking East down Cedar Street



**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. 2020-0010

Receipt No. 1775691 Meeting Date 2.20.2020 - 1pm

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

1. NAME OF APPLICANT Cameron Jacobs
Business (if applicable) Carriage House of St. Augustine, LLC
Address 5420 Atlantic View
City St. Augustine State FL Zip 32080
Daytime telephone below Other phone/email _____

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

2. NAME OF PROPERTY OWNER Carriage House of St. Augustine, LLC
Business (if applicable) _____
Address 119 Iberia Street
City St. Augustine State FL Zip 32084
Daytime telephone (required) 904-377-0539 Other phone _____

3. PROJECT STREET ADDRESS 119 Iberia Street

4. LEGAL DESCRIPTION OF PROPERTY
Lot _____ Block 46B Subdivision city of st augustine Parcel Number 2021100000

5. DATE OF CONSTRUCTION Unknown Source: Unknown

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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JAN 21 2020

Planning/Building Dept.
Rev: 092717

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

Garrison House of St. Aug DATE 1/1/2020

SIGNATURE OF APPLICANT

T. Cameron Jacobs

PRINT 1st OWNER'S NAME

SAME

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.

RECEIVED

JAN 21 2020

Planning/Building Dept.

Rev: 092717

Public Records of
St. Johns County, FL
Clerk# 02-041646
O.R. 1786 PG 167
10:19AM 07/18/2002
REC \$9.00 SUR \$1.50
Doc Stamps \$1,487.50

WARRANTY DEED
INDIVID. TO INDIVID.
IN: ESTATE REC: 10.50 DOC: 1487.50 (11916)
Return to: GRANTEE ✓

This Instrument Prepared by: M. HEPLER ESTATE TITLE & GUARANTY,
INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):

202110-0000

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 16th day of July A.D. 2002 by **BEATRICE BROUDY, AS TRUSTEE, UNDER REVOCABLE INTER VIVOS TRUST OF BEATRICE BROUDY DATED JUNE 21, 1991 AND BEATRICE BROUDY, INDIVIDUALLY CONVEYING SEPARATE NON-HOMESTEAD PROPERTY** hereinafter called the grantor, to **CARRIAGE HOUSE OF ST. AUGUSTINE, LLC.** whose post office address is 5420 ATLANTIC VIEW, ST. AUGUSTINE, FL. 32080 hereinafter called the grantee:

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

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

THE WEST 297.5 FEET OF THE SOUTH HALF (S 1/2) OF BLOCK 46-B OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA, DATED JUNE 23, 1923.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

OR 1786 PG 168

Signed, sealed and delivered in the presence of:

Mary Hepler
Witness

MARY HEPLER
Print Witness Signature

Robert M. Carr
Witness

ROBERT M. CARR
Print Witness Signature

Signature

P.O. Address:

Beatrice Broudy
Signature BEATRICE BROUDY, TRUSTEE

Address: 1001 Durbin Park Dr.
Jacksonville, FL 32259

x Beatrice Broudy
Signature BEATRICE BROUDY

Address:

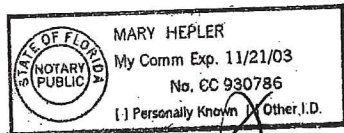
Signature

P.O. Address:

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16th day of July, 2002 by **BEATRICE BROUDY, AS TRUSTEE, UNDER REVOCABLE INTER VIVOS TRUST OF BEATRICE BROUDY DATED JUNE 21, 1991 AND BEATRICE BROUDY, INDIVIDUALLY** who produced **DRIVERS LICENSE** as identification and who **DID** take an oath.



Notary Public, State and County Aforesaid

Mary Hepler
Notary Signature

Printed Notary Signature
My Commission Expires:



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	2021100000
Location Address	114 CEDAR ST 119 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment (Class B) COSA (COM) (206.05)
Tax Description*	CITY OF ST AUG W297.5FT OF S 1/2 OF BLK 46-B OR1786/167 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi Family Rental (0830)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.830
Homestead	N

Owner Information

Owner Name	Carriage House Of St Augustine 100%
Mailing Address	5420 ATLANTIC VW SAINT AUGUSTINE, FL 32080-7148

Map



Valuation Information

	2020
Building Value	\$373,038
Extra Features Value	\$0
Total Land Value	\$432,540
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$805,578
Total Deferred	\$71,600
Assessed Value	\$733,978
Total Exemptions	\$0
Taxable Value	\$733,978

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	\$377,613	\$0	\$432,540	\$0	\$0	\$810,153	\$667,253	\$142,900	\$667,253
2018	\$382,191	\$0	\$360,450	\$0	\$0	\$742,641	\$606,594	\$136,047	\$606,594
2017	\$386,769	\$0	\$360,450	\$0	\$0	\$747,219	\$551,449	\$195,770	\$551,449
2016	\$357,137	\$0	\$144,180	\$0	\$0	\$501,317	\$501,317	\$0	\$501,317
2015	\$387,123	\$0	\$144,180	\$0	\$0	\$531,303	\$527,079	\$4,224	\$527,079
2014	\$334,983	\$0	\$144,180	\$0	\$0	\$479,163	\$479,163	\$0	\$479,163
2013	\$338,811	\$0	\$144,180	\$0	\$0	\$482,991	\$482,991	\$0	\$482,991
2012	\$369,698	\$0	\$144,180	\$0	\$0	\$513,878	\$513,878	\$0	\$513,878
2011	\$413,433	\$0	\$165,650	\$0	\$0	\$579,083	\$579,083	\$0	\$579,083
2010	\$413,433	\$0	\$184,055	\$0	\$0	\$597,488	\$597,488	\$0	\$597,488

Building Information

Building 2
 Actual Area 4796
 Conditioned Area 4484
 Actual Year Built 2004
 Use Multi-Family less than 10 units
 Style 03
 Class N
 Exterior Wall Concrete Siding

Roof Structure Wood Truss
 Roof Cover Composite Shingle
 Interior Flooring Carpet, Sheet Vinyl
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Sheet Vinyl	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	15 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BASE AREA	2204	2204
FINISHED UPPER STORY	2280	2280
OUTSIDE STAIRS - FORCED	0	312
Total SqFt	4484	4796

Building 3
 Actual Area 4796
 Conditioned Area 4484
 Actual Year Built 2004
 Use Multi-Family less than 10 units
 Style 03
 Class N
 Exterior Wall Concrete Siding

Roof Structure Wood Truss
 Roof Cover Composite Shingle
 Interior Flooring Carpet, Sheet Vinyl
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Sheet Vinyl	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	15 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	2280	2280
BASE AREA	2204	2204
OUTSIDE STAIRS - FORCED	0	312
Total SqFt	4484	4796

Building 4
 Actual Area 4796
 Conditioned Area 4484
 Actual Year Built 2004
 Use Multi-Family less than 10 units
 Style 03
 Class N
 Exterior Wall Concrete Siding

Roof Structure Wood Truss
 Roof Cover Composite Shingle
 Interior Flooring Carpet, Sheet Vinyl
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Sheet Vinyl	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	15 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BASE AREA	2204	2204
FINISHED UPPER STORY	2280	2280
OUTSIDE STAIRS - FORCED	0	312
Total SqFt	4484	4796

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	131	281	36045	SF	\$432,540

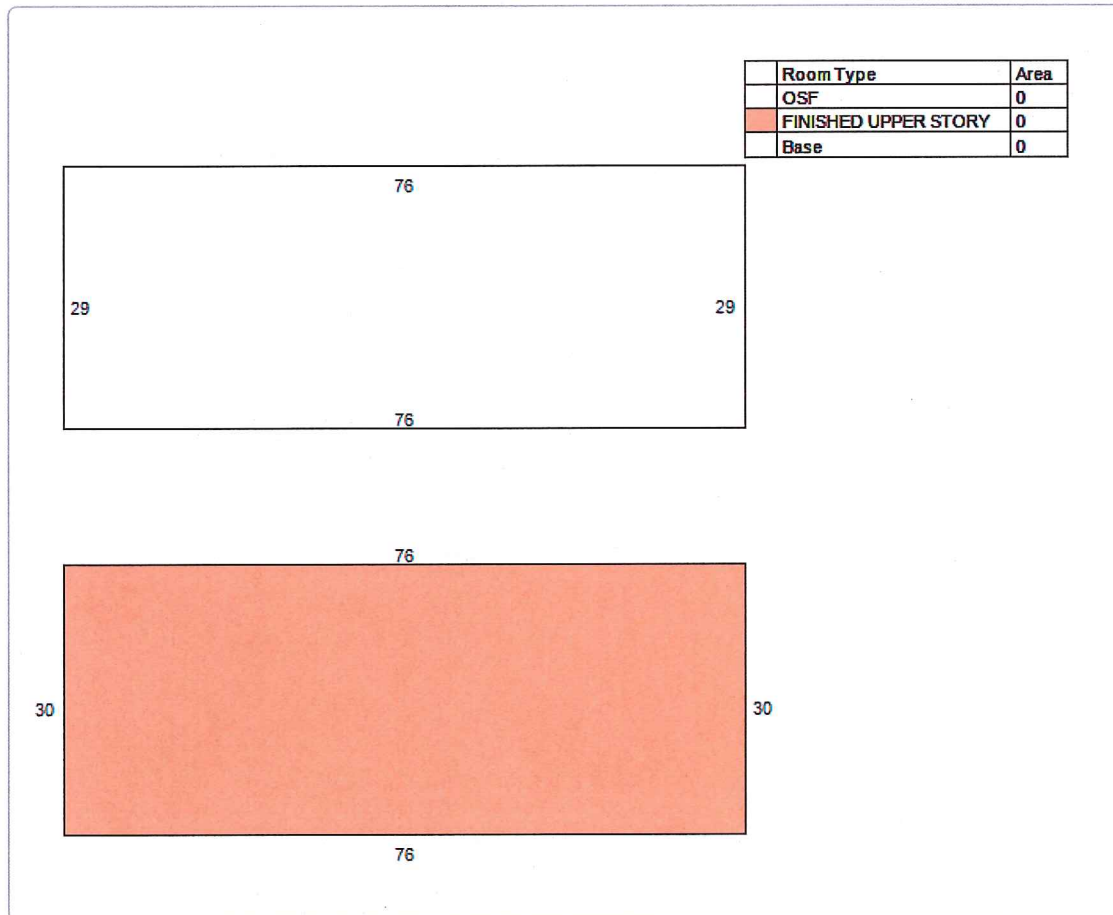
Sale Information

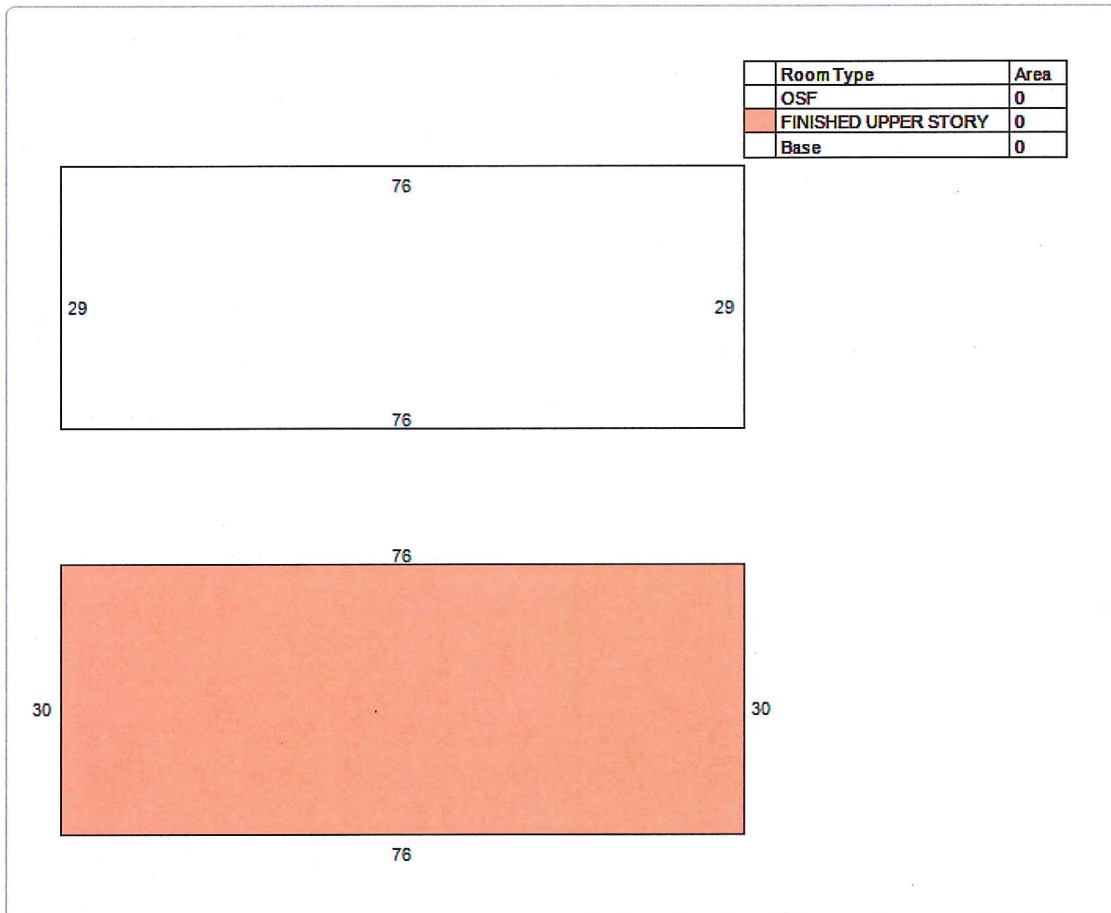
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/29/2013	1/28/2013	\$0.00	LP	3678	1358	U	I	DORSEY MARILYN VS:	CARRIAGE HOUSE OF ST AUGUSTINE
	7/16/2002	\$212,500.00	WD	1786	167	Q	I	BROUDY BEATRICE TRUSTEE	CARRIAGE HOUSE OF ST AUGUSTINE LLC
	7/16/2002	\$100.00	WD	1786	165	U	I	BROUDY IDELLE	BROUDY BEATRICE TRUSTEE
	7/16/2002	\$100.00	WD	1786	164	U	I	BROUDY STEPHEN H	BROUDY BEATRICE TRUSTEE
	4/23/1998	\$100.00	QC	1314	444	U	I	BROUDY BEATRICE TRUSTEE	BROUDY IDELLE
	6/1/1991	\$0.00		899	38	U	I		BROUDY BEATRICE TRUSTEE
	6/1/1991	\$0.00		899	26	U	I		
	4/1/1990	\$0.00		854	80	U	I		
	3/1/1981	\$0.00		484	426	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information





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

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

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Last Data Upload: 1/20/2020, 11:01:09 PM

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Version 2.3.35



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

Detail by Entity Name

Florida Limited Liability Company
CARRIAGE HOUSE OF ST. AUGUSTINE, LLC

Filing Information

Document Number L02000017251
FEI/EIN Number 33-1014846
Date Filed 07/09/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/02/2017

Principal Address

114 CEDAR STREET
SAINT AUGUSTINE, FL 32084

Changed: 05/31/2005

Mailing Address

5420 ATLANTIC VIEW
SAINT AUGUSTINE, FL 32080

Changed: 04/30/2008

Registered Agent Name & Address

Zakrocki, Stephen L, Esq.
3000 N. Ponce de Leon Boulevard, Suite B
SAINT AUGUSTINE, FL 32084

Name Changed: 04/30/2014

Address Changed: 04/30/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

Dunn, Gary, Mr.
243 Navajo Street
Tavernier, FL 33070

Jacobs, Thomas Cameron
5420 ATLANTIC VIEW
SAINT AUGUSTINE, FL 32080



Annual Reports

Report Year	Filed Date
2017	10/02/2017
2018	04/23/2018
2019	04/25/2019

Document Images

04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
10/02/2017 -- REINSTATEMENT	View image in PDF format
10/20/2016 -- REINSTATEMENT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
09/19/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
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04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
05/31/2005 -- ANNUAL REPORT	View image in PDF format
06/04/2004 -- ANNUAL REPORT	View image in PDF format
05/02/2003 -- ANNUAL REPORT	View image in PDF format
07/09/2002 -- Florida Limited Liabilities	View image in PDF format



CITY OF
ST. AUGUSTINE
EST. 1565

Replacement building
proposal went
before Friday Review
12-20-19

Planning & Zoning Comments

12/20/2019

To Whom It May Concern:

In consideration for:

- a) 8 Room Roominghouse

STAFF COMMENTS:

1. Rooming Houses area permitted use in CL-1.
2. Please be aware there is a minimum 7 night stay requirements. If these are intended to be nightly, you would need to seek a use by exception for hotel/motel use.
3. Any tree removal will approved by the Planning & Zoning Board.
4. The lot appears to be proposed to be replatted out of the larger process, this requires Plat Approval from the city. Please find the attached guide for platting. Staff is happy to discuss this in greater detail if that is the applicants desire.
5. Maximum lot coverage by all buildings. Fifty (50) percent. (approx. 4,687 sq. ft.)

Minimum yard requirements. All uses, except single-family dwellings:

Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

Side. Ten (10) feet.

Rear. Ten (10) feet.

Maximum height of structures. Thirty-five (35) feet.

6. Parking is required at a rate of 1 space per bed and 2 spaces per resident manager. It would appear at least 8 spaces are required. Please indicate the parking requirements for the existing apartments and show that there is sufficient parking for the apartments with this parcel removed.

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JAN 21 2020

Planning/Building Dept.

Survey of entire
Parcel

Parking STAIRS
IN Set BACK

7. This property is located within Archaeological Zone IIIA. Please contact Andrea White to address this at 823-2263.

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department
904-209-4331
pdoty@citystaug.com

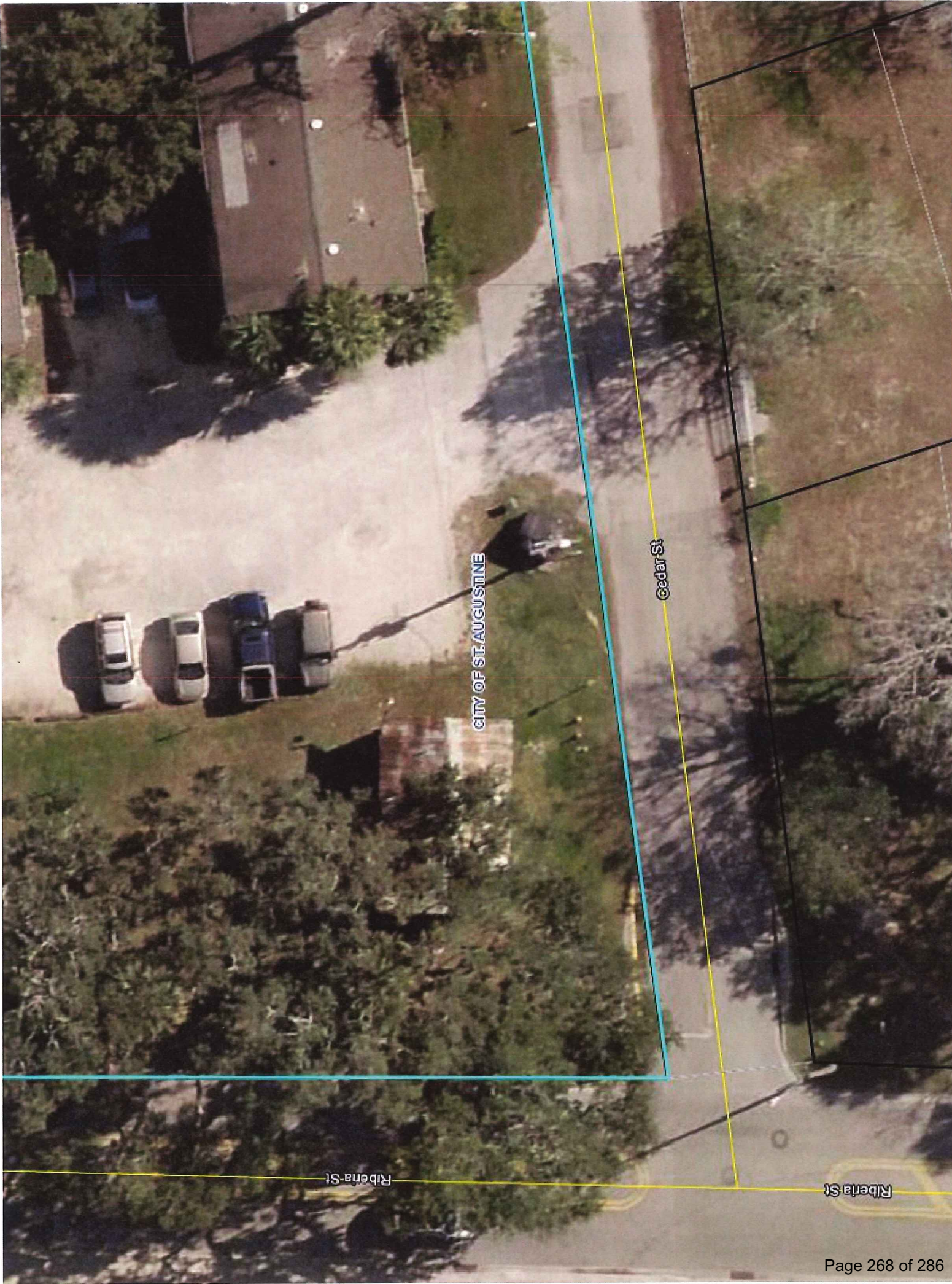
Referenced Code Sections

28-2 - *Roominghouse* means a building other than small and large group homes, dormitory, hostel, hotel, motel, inn or motor lodge, or tourist home, and bed and breakfast, containing sleeping rooms where lodging or lodging and meals are provided for four or more unrelated persons but not more than twenty (20) unrelated persons, and containing less than ten (10) sleeping rooms, and which typically have a resident family or manager. The sleeping rooms generally do not have private bathrooms or kitchens attached thereto. The minimum length of stay in a roominghouse, boardinghouse or lodginghouse shall be a week or longer.

RECEIVED

JAN 21 2020

Planning/Building Dept.



Cedar St

Ribena St

Ribena St

Ribena St

Google Maps 119 Riberia St



Image capture: Jan 2019 © 2020 Google

St. Augustine, Florida



Street View



Google Maps 133 Cedar St

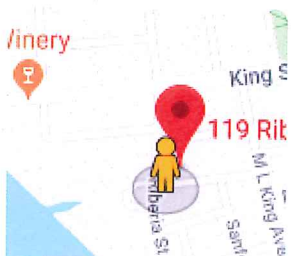


Image capture: Jan 2019 © 2020 Google

St. Augustine, Florida



Street View



Google Maps 133 Cedar St



Image capture: Jan 2019 © 2020 Google

St. Augustine, Florida



Street View



Google Maps 199 Cedar St

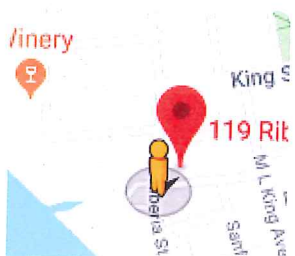


Image capture: Jan 2019 © 2020 Google

St. Augustine, Florida



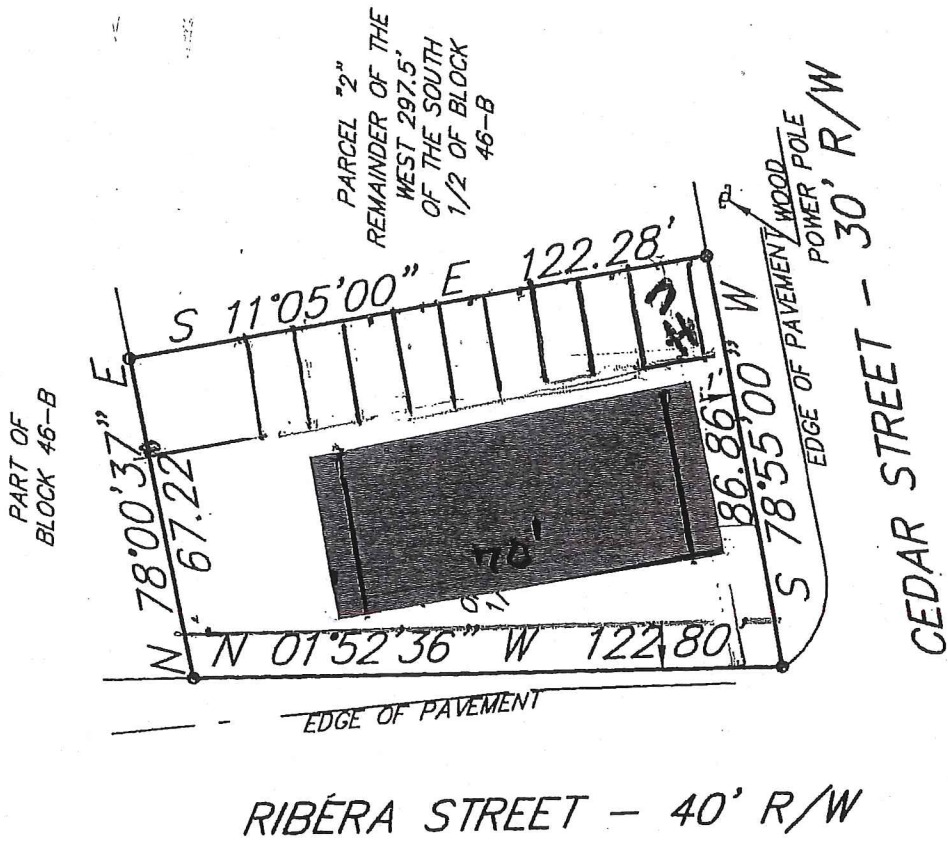
Street View



Planning/Building Dept.

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DEC 13 2019

MAP SHOWING SURVEY OF See Exh. B.1 "A"



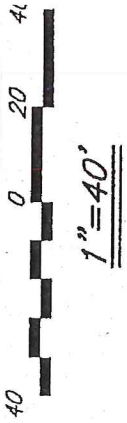
LEGEND

N/A	NON APPLICABLE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
sq. ft.	SQUARE FEET
N	NORTH
S	SOUTH
E	EAST
W	WEST

REVISED 08/17/04 JOB#04-1129 DIVIDE LOTS

PARCEL "1"
AREA = 0.22± ACRES
OR 9,374 sq. ft.

GRAPHIC SCALE



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DEC 13 2019

Planning/Building Dept.



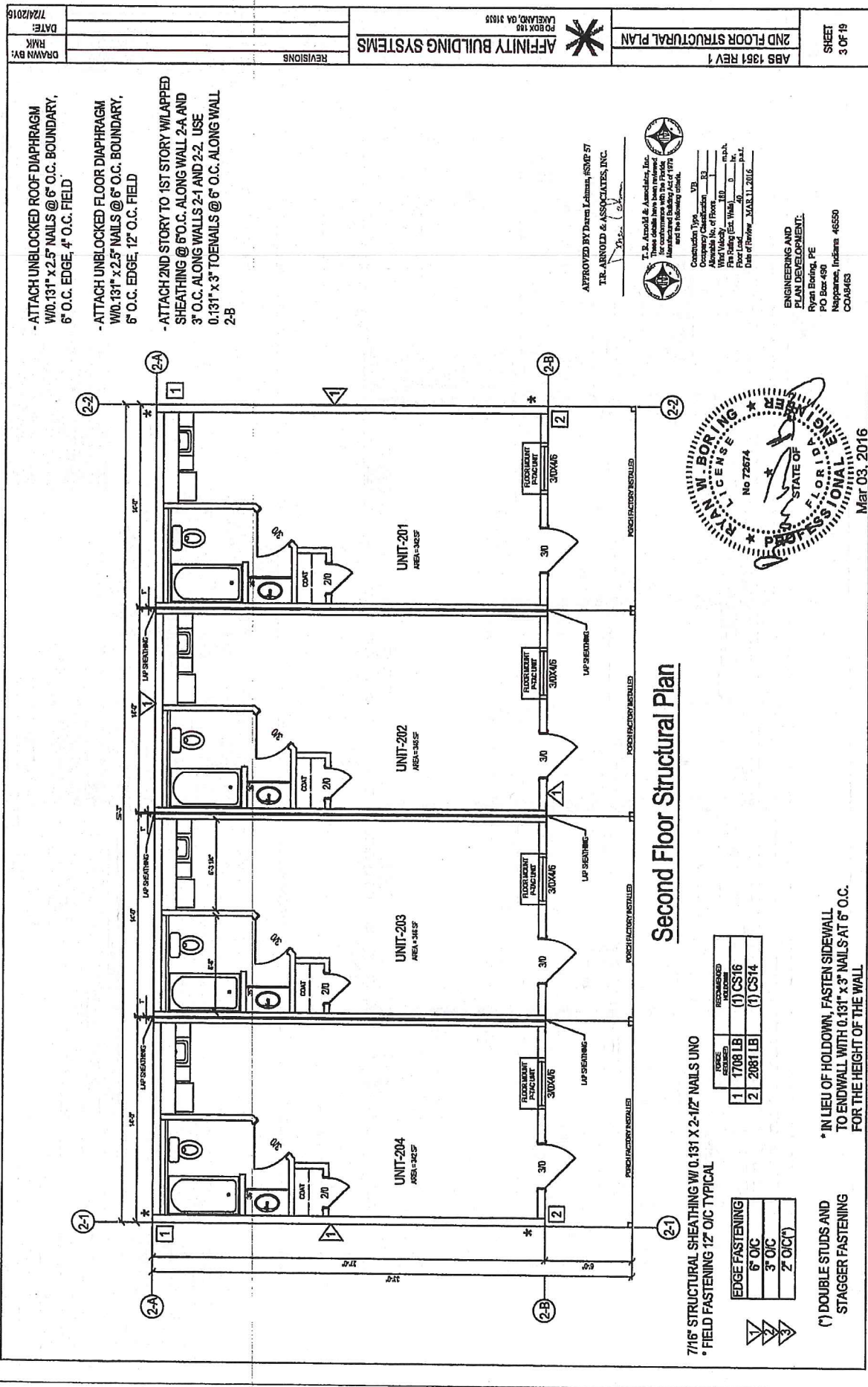
Planning/Building Dept.

Page 275 of 286

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DEC 13 2019

Planning/Building Dept.



CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 20, 2020

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

During the month of January 2020, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

24 Avenida Menendez (Two new signs for Nero's Waterfront Café, 24" X 36" bracket signs)

29 King Street (New 6 sq. ft. bracket sign for Reubel's Diamonds on the Plaza)

790 N Ponce De Leon Boulevard (New sign for Ameris Bank, one wall sign replacing existing 20 sq. ft. and 2 directional signs for drive thru)

17 King Street (New 6 sq. ft. sign for Reubel's Diamonds on the Plaza)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

60 Cathedral Place (Modify existing parking lot, repair Coquina façade along existing wall, and install conduits for parking lot lights)

101 Marine Street (Interior renovation, demo existing doors & windows/Replace with new doors & windows, replace fence)

320 Charlotte Street (New block wall 16 ft long, to be poured with driveway)

32 St Francis Street (Repair/replace rotted wood on deck structure, but not changing design, like for like)

259 St George Street (Install 106 LF of 6' high black aluminum fence to match existing, install 1 5' gate, 1 lock and 1 lockbox)

119 St George Street (Tie into existing fire sprinkler system and add 33 fire sprinklers)

14 St George Street (New construction)

701 Anastasia Boulevard (Install lift station and grinder pump)

7 Pellicer Lane (Remove existing roof [asbestos and metal], install new metal roof and underlayment, AKA 233 W. King Street)

2 St George Street (Remove existing flat roof covering, install new)

HARB APPROVED DEMOLITION

111 Masters Drive (Demo house as per HARB order)

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: HARB Members

DATE: February 20, 2020

RE: **Agenda item for Other Business**

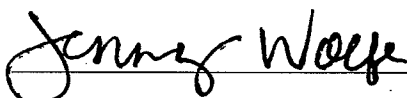
Last month the HARB discussed standards for implementation of the partial demolition review outlined in the AGHP and Chapter 28 of the Zoning Code. The discussion was raised by staff based on several recommendations from the 2018 Historic Preservation Master Plan (HPMP) that has also been translated into the City's drafted 2019 Historic Preservation Element of the Comprehensive Plan.

In summary, the definition of partial demolition needs to be clarified to direct staff how to interpret the Architectural Guidelines for Historic Preservation (AGHP) as it relates to this issue. Partial demolition, like demolition, currently is applied across the city for any building 50 years old or older, recorded on the Florida Master Site File, or designated as a historic landmark. As a result of increased coordination with the building permit and inspections process there are more permits being reviewed by the historic preservation staff and there are cases that have raised questions about the extent of building alterations that constitute partial or eventual full demolition by removal of historic fabric or features. The threshold of these alterations needs to be specified to provide clarity to staff and property owners of the community's preservation expectations for properties outside of a local historic preservation zoning district where there is no design review authority.

In support of the HARB discussion, the following attachments are included for additional discussion and recommendations:

- Proposed additional definitions based on other CLG ordinances and the HARB
- Proposed revisions to Section 28-89 and Section 28-90 to allow for voluntary design review and selective demolition
- Proposed policy statement providing additional clarity for staff and property owners regarding the implementation of the partial demolition review process

Please review these for discussion and prepare any feedback for additional edits as needed. The HARB may make a recommendation to the Planning and Zoning Board for consideration of these items and the Planning and Zoning Board is responsible for recommending changes to the zoning ordinance to the City Commission. As such, additional public hearings will be required to allow additional public comment.



Jenny Wolfe
Historic Preservation Officer

Sec. 28-2. – Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word "shall" is mandatory; the word "may" is permissive. The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied." The word "lot" includes the word "plot" or "parcel." The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word "land" includes the word "marsh," "water" or "swamp." The word "map" shall mean the "Zoning Maps of the City of St. Augustine, Florida" and the "city" shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

(...)

Architectural feature includes but is not limited to the following: architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure; type and texture of exterior materials; size, type, placement, and patterns of roof(s), windows, doors and all attached appurtenances including porches, stairs and stoop features, dormers, additions, trim details, balconies and railings, or other decorative attachments.

Architecturally similar means having substantially the same façade design or exterior appearance using like characteristics in terms of height, mass, scale, footprint, arrangement of openings, pattern, and materials.

(...)

Demolition, Partial means the act or process of demolishing; to tear down, destroy, raze or remove a significant architectural feature or a significant portion of architectural features measured as 25% or more of the exterior architectural features when there is more than one similar feature on the building. For the purposes of this article, partial demolition review applies to buildings or structures of exceptional significance, identified as a contributing resource in the National Register, or full removal of detached accessory structures identified on the Florida Master Site File or detached occupiable structures. Furthermore, partial demolition review shall not be construed to include routine maintenance or repairs to the building otherwise permitted by law that results in an architecturally similar appearance nor will it include exterior facades on rear or side elevations with no visibility to a publicly accessible road, alley, or waterway.

(...)

Historic character means the combination of the architectural features that have established the appearance of the building as it has evolved over time and may include alterations within the past fifty years because of an association with an event, person, or place of significance or alterations recognized as having a community or cultural value determined by the Historic Architectural Review Board or National Register documentation.

(...)

In-kind features or materials means using architecturally similar materials and design to convey the visual appearance of the remaining parts of the feature and finish.

(...)

Routine maintenance and repair means preventing deterioration and correcting damage using in-kind materials in a way that is architecturally similar to the existing building and does not decrease

the historic character of the building with the staff discretion to include building code compliance and flood mitigation strategies.

(...)

Significant architectural feature is an architectural feature(s) that comprises the historic character of the structure and built near the same time as the building or added features and alterations that maintain the historic character of the building.

(...)

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

The criteria for opinion of appropriateness, certificate of appropriateness, relocation or demolition 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. When reviewing a certificate of relocation of a structure, consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.
- (2) Before approving the plans for any proposed structure or signs located or to be located in a district, the board shall find:
 - a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.
 - b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.
 - c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.
 - d. In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property, approval of the plans for demolition in the latter event the board may issue an order to postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve (12) month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence he may desire to present concerning the proposed order. Within the period of

postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section. If the building or structure is of exceptional significance, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship. The destruction of colonial buildings listed on the Florida Master Site File, designated Local Landmarks, or buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

Additional application requirements:

1. The owner shall permit access to the subject property for the purpose of inspections and/or appraisals required by the board or preservation officer.
2. Signs required. The planning and building department shall cause a sign or signs to be posted on any land upon which an application with respect to relocation or demolition has been made not less than seven (7) days in advance of the date of the public hearing at which such application is to be considered. Such sign shall show the date of construction of the existing building and be erected in full view of the public on each street side of such land. Where such land does not have frontage on a public street, such signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land concerning which a public hearing is scheduled. Such sign shall be posted in full view of the public and shall be maintained by the applicant until final determination has been made by the board or city commission.
3. Mailed notices. Not less than ten (10) days in advance of the date of the required public hearing(s) at which an application for a certificate of demolition is to be considered, the time and place of the public hearing shall be posted by United States mail by the applicant to all owners of real property within one hundred fifty (150) feet of the boundaries of the land upon which the application is made. For the purpose of notice requirements to adjoining owners within one hundred fifty (150) feet, the names and addresses shall include information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the application date. Such list prepared for any required public hearing with the historic architectural review board, if appealed, shall also be used for a required public hearing with the city commission. A record of the date on which the list was compiled shall be provided to and maintained by the planning and building department.
4. Applications for a certificate of demolition including partial demolition shall be presented to the historic architectural review board by the property owner or representative with full authority to bind the property owner.
5. Applications for partial demolition of buildings listed in the National Register of Historic Places, contributing to a historic district in the National Register of Historic Places, listed as a local landmark pursuant to this code, listed as a potential landmark identified in the Historic Preservation Element of the City of St. Augustine's 1986 Comprehensive Plan, or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more

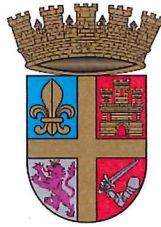
comprehensive rehabilitation plan. During the course of a rehabilitation project, applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation of a building identified under the criteria of this section. Applications for this cooperative partial demolition/rehabilitation option will be prioritized for review and will benefit from preservation planning staff and board flexibility in assessing the complete circumstances of the partial demolition in light of the applicant's rehabilitation efforts and replacement design elements. As a condition of In issuing a certificate of partial demolition/rehabilitation, the board may include approval of both the partial demolition and its require the rehabilitated replacement design under one application and one public hearing. This comprehensive certificate will facilitate the applicant's ability to file be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit for the new construction of a new building necessary prior to obtaining a permit for the partial demolition have been submitted for the new construction.

6. As a condition of issuing a certificate of demolition or including partial 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. 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.
7. If an owner/applicant fails to appear for three historic architectural review board meetings, the application may be considered as withdrawn.

Sec. 28-90. - Administration and records.

- (a) Any necessary building or demolition permit and/or certificate of occupancy shall not be issued unless the building official and/or the planning director and/or the historic architectural review board approves the application for a certificate of appropriateness. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.
- (b) Applications for certificates of appropriateness shall be submitted through the office of the building official and/or planning director and shall include, in duplicate, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.
- (c) Prior to issuance or denial of a certificate of appropriateness required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.
- (d) Every decision of the board and/or building official and/or planning director in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order stating the finding of the board, its decisions and reasons therefor.
- (e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.

- (f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying a certificate of appropriateness or demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.
- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the board of adjustments and appeals; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or board of adjustments and appeals as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD PARTIAL DEMOLITION REVIEW POLICY

adopted: _____

Refer to definitions and criteria set forth in Sections 28-2 and 28-89, respectively, of the City of St. Augustine Code of Ordinances and the Architectural Guidelines for Historic Preservation (AGHP). The intent of this policy is to provide clear instructions for implementation of the demolition (partial) review requirements. Demolition review requirements include HARB approval for “structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historic landmark. Demolition means the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition.”

1. The partial demolition review process is intended to prevent removal of a sound, significant architectural feature of a building in order to preserve the overall historic character of the building which can significantly be diminished with incremental or wholesale removal of significant architectural features. Alterations that are not within the historic character of the building are not significant and warrant flexibility for alterations to be reviewed and approved by the city’s historic preservation staff based on the overall appearance and design versus a strict application of materials and patterns. Vernacular buildings as defined by the AGHP which do not have unique features or features that cannot be replicated warrant flexibility that maintains the overall historic character. (How will staff interpret?)
2. Buildings and structures subject to partial demolition review include buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings, buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks as determined by HARB, are identified as a contributing resource in the National Register, identified in the Historic Preservation Element of the City of St. Augustine’s 1986 Comprehensive Plan, or identified by HARB as culturally significant within the recent past. It also includes full removal of detached accessory structures identified on the Florida Master Site File or detached occupiable structures. (Too inclusive/exclusive?)

