



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, APRIL 30, 2020 - 10:00 AM

COMMUNICATIONS MEDIA TECHNOLOGY (CMT) MEETING

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft Minutes from February 20, 2020 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items
 - a) F2020-0029 Spanish Quarter Neighborhood Council – Applicant
Ronald Mickler – Owner
30 Spanish Street
To install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe.
6. Certificate of Appropriateness
 - a) F2020-0025 Historic Fraser Properties, LLC – Applicant and Owner
5 Spanish Street
To replace existing cedar shakes on roof with a 5V metal roof in natural metal color.
 - b) F2020-0030 19 St. George Street, LLC – Applicant and Owner
19 St. George Street
To enclose existing second story rear porch with casement windows and wood siding.

7. Certificate of 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 in the Florida Master Site File and is not located in a district.

- b) F2020-0026 GP Salt Run, LLC – Applicant and Owner
435 Flagler Boulevard
To demolish a building constructed in 1948 that is recorded on the Florida Master Site File and is not located in a district.

8. 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 February 20, 2020

The Historic Architectural Review Board met in formal session at 1:03 P.M., Thursday, February 20, 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 – Arrived 1:06p.m.

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Meredith Randolph, Planning and Building Clerk
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

Ms. Wolfe introduced Meredith Randolph, a new member of Planning and Building Department staff.

2. General Public Comments for Items not on the Agenda

The Board heard from the following member of the public:

- Ed Slavin

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the January 16, 2020 minutes as presented. Motion **SECONDED** by Mr. Weaver and **APPROVED BY UNANIMOUS VOICE VOTE**.

4. Modification and approval of Agenda

Ms. Duncan announced that applicant for item 6(a) had requested a continuance to the May HARB meeting.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2019-0122, 88 San Marco Avenue, to the May 22, 2020 meeting. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (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.

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

Certificate of Appropriateness 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 with the condition that the shade structure's height, post finishes, and shade colors are provided to staff for approval before a permit is issued.

James Whitehouse agreed with staff recommendations and waived a presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0012 with the condition provided by staff that the applicant submit the color selection, post detailing and overall height to staff. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) F2019-0122 – 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 to the May 21, 2020 meeting. See motion to continue under Modifications to the Agenda.

7. Certificates of Appropriateness

7. (a) F2020-0013 – UF Historic St. Augustine, Inc. – Applicant
TIITF Department of State – Owner
48 King Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness to erect a monument in the area behind the 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.

Billy Triay reviewed the application and was available for questions.

The Board provided their ex parte communications.

(None)

Public hearing was opened.

Ed Slavin recommended that the monument include a statue of an African American soldier of the time period to increase interest in the monument. He felt the University of Florida had ample funding for such an addition. He commended researchers for the project and spoke in favor of the intent. He asked that the Board continue the application so that the applicant could provide more detailed information.

Tom Graham spoke in favor of the proposal.

Public hearing was closed.

The Board discussed:

- Desire to see the design and planning process and who was involved in developing the project
- Demonstrating any efforts to include the African American community, and Desire to see inclusion of the African American community in the design process
- Desire to see the monument within the context of the surrounding area, including orientation, scale, and sightlines

Mr. Triay responded to Board member questions noting:

- No intent to put anything on the rear of the monument
- Approximately 130 feet from the wall of the government house in the northwest quadrant of the property
- Design and planning process included a series of public meeting of the UF Board hosted at the Government House
- All names listed on the monument served the Union Army, but were from St. Augustine
- No architects or landscape architects were included in the design process

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0013, 48 King Street, to the April 16, 2020 meeting to allow the applicant to provide conceptual drawings of the monument within the space and to give additional opportunity for members of the community to participate in the development process. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

**AYES: MacDonald, Weaver, Benoit
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (b) F2020-0014 – Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner
123 St. George Street**

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness 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:

- 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

Duncan Dailey reviewed the application with a sample of the aluminum frame to be used. He noted that the main reason for the change was safety concerns with the existing storefront frame.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to powder coat the mill-finished aluminum
- Clarification of the proposed changes including removal of the beveled-edge framing, proposal of modern aluminum framing twelve inches off-grade to replicate existing aluminum panel with painted glass and aluminum cross-member
- Building was a non-contributing structure
- Desire to see an elevation and section of the proposed changes to clarify the application.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0014 to the March 19, 2020 HARB meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (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 FLORIDA MASTER SITE FILE and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **79 Cerro Street** because it is not a local landmark or otherwise designated as a historic building.

James and Jasmine Scott reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Benjamin and Juanita Elmore voiced concerns regarding the replacement structure and how close it would be to their neighboring home.

There was discussion in response to the Elmore's comments, including clarification that part of the car port attached to the subject structure actually crosses over onto the Elmore's property, setback requirements, and variance procedures, if necessary, for construction of the replacement structure.

Diane Stoltman felt that the property owners could come to some agreement.

Public hearing was closed.

Mr. and Ms. Scott noted the deteriorated state of the shared carport and that it was not allowed to be rebuilt once taken down.

The Board discussed:

- Concern for demolishing the shared car-port portion on the neighbor's property
- Flooding impacts from Hurricane Irma
- Applicant was not intending to build on original footprint of the house, and if carport was demolished, it was not allowed to be replaced
- Building official provided letter verifying substantially damaged status

- Building lacked historic and architectural integrity
- Suggestion to continue the application until ownership discrepancies were clarified

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0004 to the March 19, 2020 HARB meeting based on the conflict of ownership and with the request that the applicant bring any plans for the replacement structure for Board review. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (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 FLORIDA MASTER SITE FILE and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **106 N. Whitney Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

- 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 which may include, but shall not be limited to, photographs and measured drawings

Jason Stancil reviewed the application.

Ex Parte Communication:

(None)

19 certified notices were sent, 4 were returned in favor, and two had comments.

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

The Board discussed including condition recommended in the staff report for documentation of the existing structure and salvage of any useable historic materials.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0007, 106 N. Whitney Street, with the conditions of including photographic documentation, elevation drawings, and salvage of any materials, particular the coquina foundations. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. (c) F2020-0009 – Kolsen and Associates LLC – Applicant J. Russell Collins, Trustee of the 10 Beacon St Land Trust – Owner 10 Beacon Street

¹ Brief recess from 2:50p.m. to 2:56p.m.

To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and is not location in a district (COS 2018-00960 was approved at the May 24, 2018 HARB meeting but is expired).

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary staff finds that the Board can **APPROVE** a Certificate of Demolition at **10 Beacon Street** because it is not a local landmark or otherwise designated as a historic building.

Mr. Weaver noted he had written the Florida Master Site File on this property, however, he felt that he could be objective regarding review of the application.

William Kolsen reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, 2 were returned opposed, and 4 had comments.

Public hearing was opened however, there was no response.

The Board discussed:

- Applicant had run out of time to act on previous demolition approval
- Previous approval and determination that the structure was not historic

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0009, 10 Beacon Street, based on the fact that it is not in a historic district and does not appear to have any significance for listing in the National Register of Historic Places or as a Local Landmark. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) F2020-0010 – Carriage House of St. Augustine, LLC – Applicant and Owner 119 Iberia Street

To demolish a building that was built c 1940s and is noncontributing to the Lincolnville National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **119 Iberia Street** because it is not a local landmark or otherwise designated as a historic building.

Cameron Jacobs was available for questions.

Ex Parte Communication:

(None)

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

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

The Board discussed the lack of historical significance and waiving any requirement to do a Florida Master Site File for the structure.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0010 for the demolition of the structure at 119 Iberia Street with no conditions. The motion was SECONDED by MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Provided for informational purposes only)

10. Other Business

10. (a) Continued discussion regarding partial demolition standards with proposed revisions

Ms. Wolfe gave an overview of the purpose for the discussion.

The Board discussed the standards, offering recommendations to clarify language within the document, including the following:

- Replacing the word “façade” with “architectural details, design, or exterior appearance” under the definition of “architecturally similar”.
- Adding “design elements of a building, including but not limited to...” under the definition for “architectural features”
- Clarifying how the 25% threshold was measured
- Whether standards would apply to rear, non-visible architectural features
- Making the document clear for the general public

- Definition of “historic character”
- How materials factor into replacement with in-kind features
- Staff discretion for partial demolitions associated with building code compliance and flood mitigation strategies
- Architectural review for partial demolition related to raising a structure above FEMA recommended height
- Significant architectural feature to mean part of the historic character
- Clearly listing what structures will fall under the policy
- Defining “comprehensive rehabilitation plan”
- Lack of design criteria outside of the HP Districts
- Thirty Day waiting period waived for partial demolitions
- Defining “qualifying buildings”
- Implementation of the standards
- Architectural features that qualified for review if removal of 25% or more occurred
- Aspects of a roof would be covered under the standards
- Defining routine maintenance
- Recommendation to include a Frequently Asked Questions section and illustrations to help clarify the document for the general public
- Windows, roofs, balconies, porches, among most altered features of a structure
- Additions fifty years or older should come before the Board for review
- Historic windows outside of the HP districts could be replaced with modern materials as long as the architectural detail of those windows was compatible with the structure consensus for simulated true divided light windows

There was Board consensus to move the document forward, with changes as discussed, to the Planning and Zoning Board for review.

11. Adjournment

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

Catherine Duncan, Chairperson

DRAFT

² Transcribed by Candice Seymour



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 19, 2020 Meeting



Application F2020-0029 Address: 30 Spanish Street

Applicant: Spanish Quarter Neighborhood Council

Property Owner: Ronald Mickler

Project description: To install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	Located in St. Augustine Town Plan NR District	Construction date:	1987
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1979600000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- The proposed location for the historical marker is on a stucco property wall that runs along Spanish Street and north of the residential building at 30 Spanish Street.
- A historical marker, similar to being what is proposed, is located a block south in a pocket park on a wall of the Columbia Restaurant, which highlights the Minorcan heritage and how they settled in this area.
- An informational sign featuring the urban archaeology of downtown St. Augustine is also on display on the same block, on the northwest corner of Spanish and Cuna Streets.
- The proposed historical marker will be fabricated in the same manner as other St. Augustine markers and is not incompatible with the character of the property or the surrounding neighborhood.

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 install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe 30 Spanish Street **because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 8 and 9.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To install a historical marker on the stucco wall that runs along Spanish Street, to the north of 30 Spanish Street, which highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe.
2. The proposed sign design and fabrication will match the St. Augustine historical marker signs and be approximately 31" x 25" in size.
3. Please see the attachments behind the Certificate of Appropriateness application for the proposed narrative and a conceptual graphic of the sign, which also includes the proposed hand-drawn illustrations and The Rocque map of 1788.

CITY CODES/DESIGN GUIDELINES:

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.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.

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.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Pre-1821 and Post-1821:

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 Standard's for Rehabilitation 2, 8 and 9 apply.

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

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS 30 Spanish Street



Proposed sign's location on wall to the north of the house

STAFF PHOTOGRAPHS

30 Spanish Street



Proposed sign's location on wall on the north of 30 Spanish Street

STAFF PHOTOGRAPHS 30 Spanish Street



Context area for proposed sign's location

STAFF PHOTOGRAPHS

30 Spanish Street



**Historical marker in pocket park a block south
and urban archaeology informational sign on same block as 30 Spanish 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
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0029

Receipt No. _____

Meeting Date: March 19, 2020

Advertising Costs \$ _____

Postage \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Ronald Mickler, President
 Business (if applicable) Spanish Quarter Neighborhood Council
 Address 30 Spanish St.
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 904-824-4153 Other phone/email 904-687-9207 (cell)
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Ronald Mickler
 Business (if applicable) _____
 Address 30 Spanish Street
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) 904-824-4153 Other phone 904-687-9207 (cell)

3. PROJECT STREET ADDRESS 30 Spanish Street,

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

5. EXISTING USE NA PROPOSED USE _____

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ 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 _____ |

*See Project Description
ITEM 7.*

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FEB 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 _____
- ☐ 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)

Erect an historical sign that describes the historical past of the Cuna / Spanish Street neighborhood of Little San Felipe. This is the area where Minorcan descendants of the San Felipe area of Minorca settled in the late 1700s. The sign design and narrative accompany this application. 31" x 20 31" x 25"

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 Bernad Mickle
SIGNATURE OF APPLICANT [Signature] DATE 2/20/2020
PRINT OWNER'S NAME Same
SIGNATURE OF OWNER Same DATE _____

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

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FEB 21 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:

❖ Please bring full-size graphic depicting actual sign to show at HARB meeting on March 19, 2020.

Project number: 2020-0029 Project Address: 30 Spanish Street
 Reviewed by: Julie Courtney Date: 2.25.2020

Welcome to Little San Felipe

On Spanish Street, in the block just south of here, is a small “pocket park”, dedicated to the memory of the Minorcan families who immigrated to Florida as indentured servants, on an indigo plantation located in what is today, New Smyrna. Due to the harsh living conditions, and broken or ignored contracts, they revolted against the British owners and relocated to St. Augustine in 1777. Most of the Minorcan families who lived on Spanish and Cuna Streets originated from the Province of San Felipe near the seaport of Mahon in Minorca off the eastern coast of Spain. Thus, this area came to be known as Little San Felipe and was the only area of the Minorcan Quarter that was almost entirely Minorcan by 1788.

Little San Felipe was one of the poorest sections of the Minorcan Quarter. Residents were mostly farmers, with some venturing across the river to North Beach and becoming fishermen. The attached map shows many of the homes where they lived in 1788, and possible relationships.

The northern portion of Spanish Street continues to contain residential homes among commercial life in downtown St. Augustine. As of 2019, some descendants of the early Minorcan families still reside on Spanish Street, in what was known as Little San Felipe.

(The Rocque map of 1788, page 163, *Mullet on the Beach*, as adapted)

RECEIVED

FEB 21 2020

Planning/Building Dept.



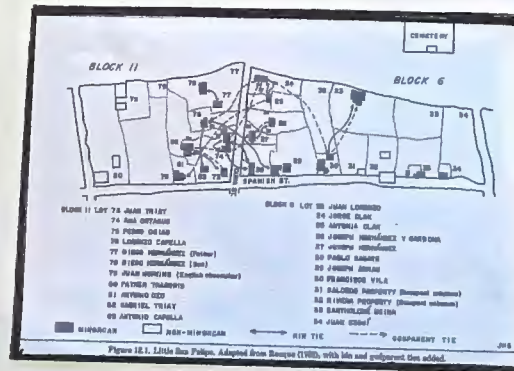
Welcome To Little San Felipe



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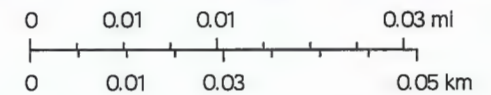
Little San Felipe



2/21/2020, 11:32:54 AM

 Parcels

1:1,128



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

Web AppBuilder for ArcGIS

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology
Public Records of St. Johns County, FL Clerk # 2010022523, O.R. 3314 PG 241,
05/13/2010 at 11:31 AM REC. \$9.00 SUR. \$9.50 Doc. D \$.70

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for let
(ENV)

This Document Prepared by and Return to:

Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084
(904)824-4278

WARRANTY DEED

MADE THIS 28 day of APRIL, 2010 by RONALD D. MICKLER and MARTHA W. MICKLER, husband and wife, conveying homestead property, reserving a life estate to the Grantor, whose post office address is 30 Spanish Street, St. Augustine, FL 32084, hereinafter called the Grantor, to RONALD D. MICKLER and MARTHA W. MICKLER, TRUSTEES OF THE MICKLER FAMILY TRUST, whose post office address is the same, hereinafter called the Grantee:

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

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:

CITY OF ST AUG BLK 16 LOT 19 & PT OF S 47.9 FT OF LOT 20, OR 728/1386, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL NO. 197960-0000

SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING GRANTOR TO POSSESSION OF THE PROPERTY DURING GRANTOR'S NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS GRANTOR'S RESIDENCE.

GRANTOR SHALL BE ENTITLED TO FULL USE AND POSSESSION OF ANY NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST, SPECIFICALLY INCLUDING GRANTOR'S RESIDENCE (HOMESTEAD). THIS SPECIFIC RESERVATION OF A LIFE ESTATE IN THE HOMESTEAD IS EXPRESSLY FOR THE PURPOSE OF MAINTAINING AND/OR OBTAINING ANNUALLY THE HOMESTEAD EXCEPTION AND THE STATUTORY CAP ON PROPERTY TAX FOR THE PRIMARY RESIDENCE.

THE TRUSTEES SHALL HAVE NO INDIVIDUAL LIABILITY OR OBLIGATION WHATSOEVER ARISING FROM TRUSTEES' OWNERSHIP AS TRUSTEES OF THE LEGAL TITLE TO THE PROPERTY, OR WITH RESPECT TO ANY ACT DONE OR CONTRACT ENTERED INTO OR INDEBTEDNESS INCURRED BY SAID TRUSTEES IN DEALING WITH SAID PROPERTY, OR IN OTHERWISE ACTING AS TRUSTEES, EXCEPT ONLY SO FAR AS SAID PROPERTY AND ANY TRUST FUNDS IN THE ACTUAL POSSESSION OF THE TRUSTEES SHALL BE APPLICABLE TO THE PAYMENT AND DISCHARGE THEREOF.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

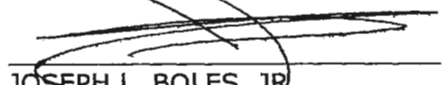
THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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

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

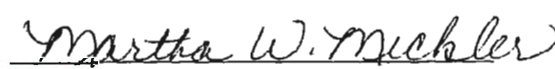
AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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


JOSEPH L. BOLES, JR.


RONALD D. MICKLER

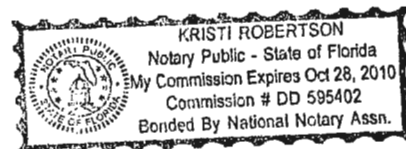

KRISTI ROBERTSON


MARTHA W. MICKLER

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of APRIL, 2010 by RONALD D. MICKLER and MARTHA W. MICKLER, who [4] are personally known or [] produced _____ identification.


KRISTI ROBERTSON
Notary State of Florida
Commission expires:
Micklerdeed1.16.10



To be presented at April 30, 2020 HARB Meeting via Communication Media Technology



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	1979600000
Location Address	30 SPANISH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUG BLK 16 LOT 19 & PT OF S47.9FT OF LOT 20 OR3314/241(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.180
Homestead	Y

Owner Information

Owner Name	Mickler Ronald W,Martha W *** 100% Mickler Martha W *** 100% Mickler Family Trust 0%
Mailing Address	30 SPANISH ST SAINT AUGUSTINE, FL 32084-3612

Map



To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Valuation Information

	2020
Building Value	\$191,344
Extra Features Value	\$12,334
Total Land Value	\$392,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$595,678
Total Deferred	\$227,860
Assessed Value	\$367,818
Total Exemptions	\$50,000
Taxable Value	\$317,818

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	\$166,699	\$12,805	\$392,000	\$0	\$0	\$571,504	\$359,548	\$261,956	\$309,548
2018	\$171,750	\$7,079	\$274,400	\$0	\$0	\$453,229	\$352,844	\$150,385	\$302,844
2017	\$136,009	\$7,698	\$201,880	\$0	\$0	\$345,587	\$345,587	\$50,000	\$295,587
2016	\$139,952	\$7,926	\$201,880	\$0	\$0	\$349,758	\$349,758	\$50,000	\$299,758
2015	\$141,923	\$8,234	\$201,880	\$0	\$0	\$352,037	\$348,329	\$53,708	\$298,329
2014	\$137,285	\$8,502	\$201,880	\$0	\$0	\$347,667	\$345,564	\$52,103	\$295,564
2013	\$139,140	\$8,809	\$201,880	\$0	\$0	\$349,829	\$340,457	\$59,372	\$290,457
2012	\$140,995	\$9,304	\$201,880	\$0	\$0	\$352,179	\$334,766	\$67,413	\$284,766
2011	\$142,850	\$9,612	\$225,400	\$0	\$0	\$377,862	\$325,016	\$102,846	\$275,016
2010	\$146,561	\$9,919	\$250,880	\$0	\$0	\$407,360	\$320,213	\$137,147	\$270,213

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	3884	Roof Cover	Composite Shingle
Conditioned Area	2960	Interior Flooring	Carpet
Actual Year Built	1987	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

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	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	64
BASE AREA	1496	1496
FINISHED UPPER STORY	1464	1464
FINISHED OPEN PORCH	0	136
FINISHED OPEN PORCH	0	140
PATIO	0	260
FINISHED OPEN PORCH	0	136
FINISHED OPEN PORCH	0	140
FINISHED DECK	0	48

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Total SqFt

2960

3884

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Garage	0	0	0	0	616
Residential Fence	0	0	0	0	158
Masonry Wall	0	0	0	0	483
Fireplace Exterior	0	0	0	0	1

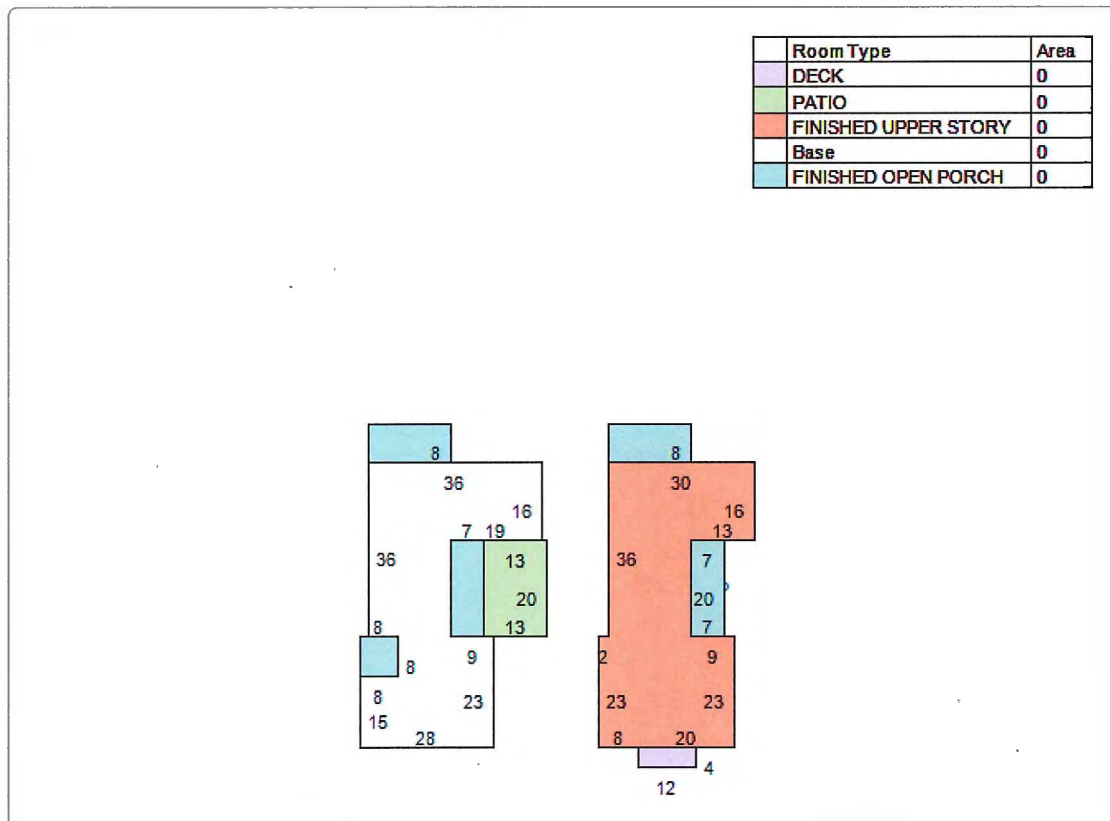
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	38	80	3040	SF	\$152,000
Single Family	48	100	4800	SF	\$240,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/28/2010	\$100.00	LE	3314	241	U	I	MICKLER RONALD W,MARTHA W	MICKLER RONALD W,MARTHA W ***
	12/1/1986	\$0.00		728	1386	U	V		MICKLER RONALD W,MARTHA W

Sketch Information



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

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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 19, 2020 Meeting



Application F2020-0025 Address: 5 Spanish Street

Applicant and Property Owner: Historic Fraser Properties, LLC

Project description: To replace existing cedar shakes on roof with a 5V metal roof in natural metal color.

F2020-0025
COA 5 Spanish Street
March 19, 2020

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	Noncontributing to St. Augustine Town Plan NR District	Construction date:	c 1976
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1972900000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a building constructed in the 1970s as a "Spanish Colonial" Interpretation and is located at the corner of Spanish Street and Tolomato Lane.
- Currently the building has a wood shingle roof, which was the typical roofing material used on buildings in the Spanish Colonial style according to historical evidence.
- Metal roofs are not an appropriate compatible replacement for wood shingle roofs, as they do not follow the Architectural Guidelines for Historic Preservation (AGHP) by matching the original roof in composition, size, shape, color and texture.
- Application did not indicate reason for replacement. If the condition of the existing roofing materials is the reasoning for full replacement with a different material, there was no information given about the current roof condition, the extent of the deterioration, if any treatments or repairs were attempted prior to this application, or reasoning why areas of deteriorated shingles can not be replaced in-kind.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **DENY** a Certificate of Appropriateness to replace existing cedar shakes on roof with a 5V metal roof in natural metal color **at 5 Spanish Street because it does not meet the Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6 and 9.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

F2020-0025

COA 5 Spanish Street

March 19, 2020

SUMMARY SCOPE OF WORK:

1. To replace existing cedar shakes on roof with a 5V metal roof in natural metal color.

F2020-0025
COA 5 Spanish Street
March 19, 2020

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Roofs and Roofing

Do...

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

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Pre-1821

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6 and 9 apply:

2. **Retention of Distinguishing Architectural Character**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
9. **Compatible Contemporary Design for New Alterations and Additions**

F2020-0025

COA 5 Spanish Street

March 19, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS

5 Spanish Street



Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS

5 Spanish Street: North and West Elevations



STAFF PHOTOGRAPHS 5 Spanish Street



Northwest Elevations

STAFF PHOTOGRAPHS

5 Spanish Street



**East Elevation and
closeup view of east roof**



CITY OF ST. AUGUSTINE

FEB 11 2020

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. 2020-0025Receipt No. 1791981Meeting Date: March 19, 2020

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

Receipt No. _____

1. NAME OF APPLICANT Steven BinningsBusiness (if applicable) HISTORIC FRASER PROPERTIES LLCAddress 114 Herons Nest LaneCity St. AugState FLZip Code 32080Daytime telephone 377-9999 Other phone/email _____*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Historic Fraser Properties LLC

Business (if applicable) _____

Address 17 Cordova St.City St. AugState FLZip Code 32084Daytime telephone (required) 904 377-9999 Other phone _____3. PROJECT STREET ADDRESS 5 Spanish St

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

5. EXISTING USE Retail/Apt 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 Replace cedar shakes with 5 v metal☐☐

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)

Planning/Building Dept.

- ☐ 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)

Replace existing cedar shakes with a 5 v metal roof. Natural metal color.

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 Steven Binnings
 SIGNATURE OF APPLICANT [Signature] DATE 2-11-20
 PRINT OWNER'S NAME Historic Fraser Properties LLC
 SIGNATURE OF OWNER _____ DATE 2-11-20

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.

2020-0025: 5 SPANISH JTRFT

Application Sufficiency Review

FEB 11 2020

COMPLETENESS REVIEW CHECKLIST

Planning/Building Dept.

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.

SB

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

RECEIVED

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

FEB 11 2020

Planning/Building Dept.

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: 2020-0025 Project Address: 5 SPANISH STREET

Reviewed by: Julie Courtney Date: 2.25.2020









Planning/Building Dept

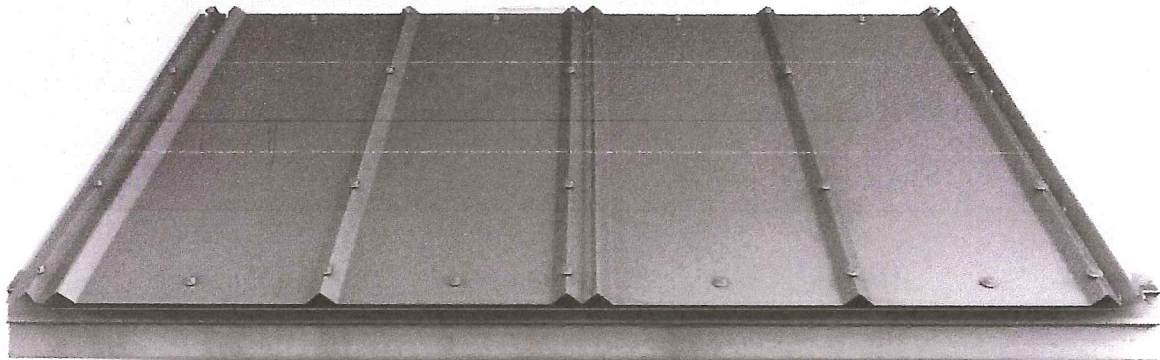
MAR 07 2020

RECEIVED

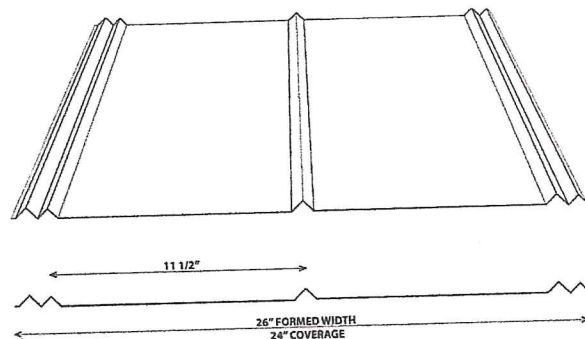
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MAR 07 2020

Planning/Building Dept.



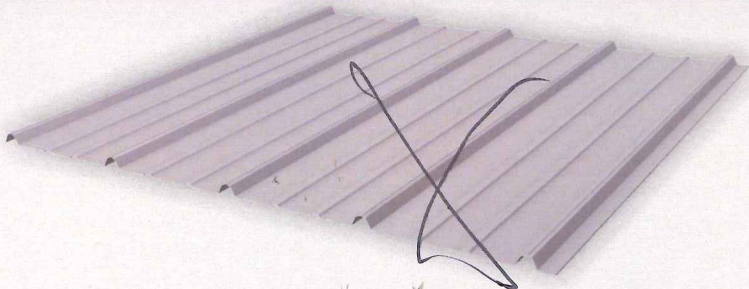
5V Crimp Metal Roofing Panels



EMAIL US

CALL US

EXPOSED FASTENER PANELS

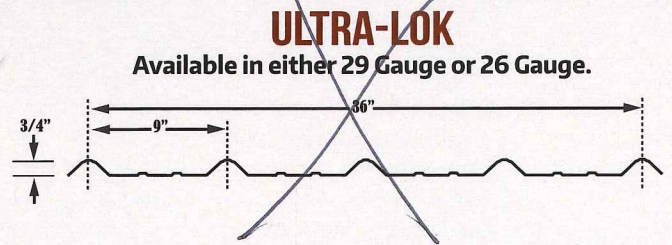


Minimum 26 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.16

Minimum 29 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.17

Minimum 29 Ga. Roof Panel over 1x4 Wood Purlins over 15/32 Plywood
Florida Product Approval #4595.18

Minimum 29 Ga. Roof Panel over 1x4 Wood Purlins over 15/32 Plywood/Shingles
Florida Product Approval #4595.19



ULTRA-LOK

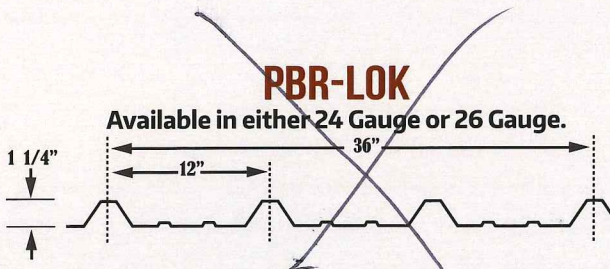
Available in either 29 Gauge or 26 Gauge.

Minimum 29 Ga. Roof Panel over 7/16 OSB
Florida Product Approval #4595.20

Minimum 29 Ga. Roof Panel over 15/32 Plywood/Shingles
Florida Product Approval #4595.21

THROUGH RIB screw pattern
Minimum 29 Ga. Roof Panel over 1x4 Wood Purlins over 15/32 Plywood / Shingles
Florida Product Approval #4595.22

Minimum 29 Ga. Roof Panel over 5' OC Open Framing Steel Purlin
Florida Product Approval #9903.3

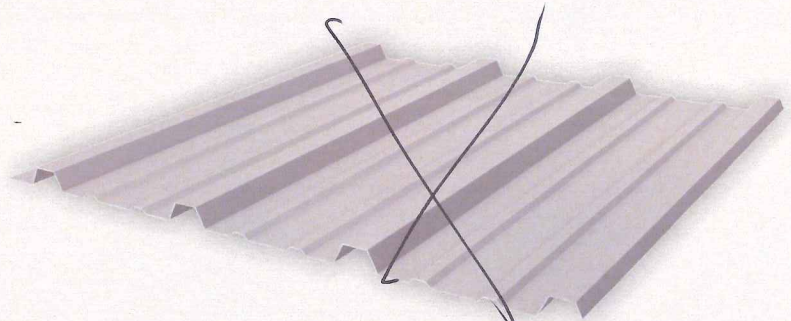


PBR-LOK

Available in either 24 Gauge or 26 Gauge.

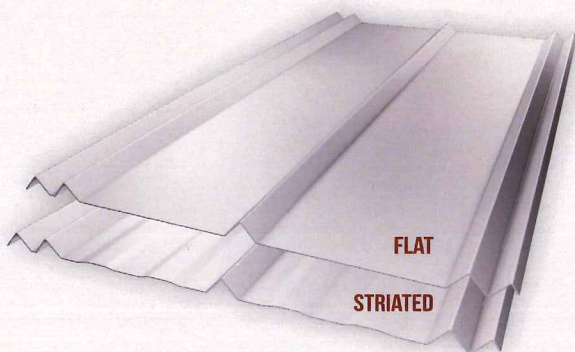
Minimum 26 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.10

Minimum 26 Ga. Roof Panel over 1x4 Wood Purlins over 15/32 Plywood
Florida Product Approval #4595.11

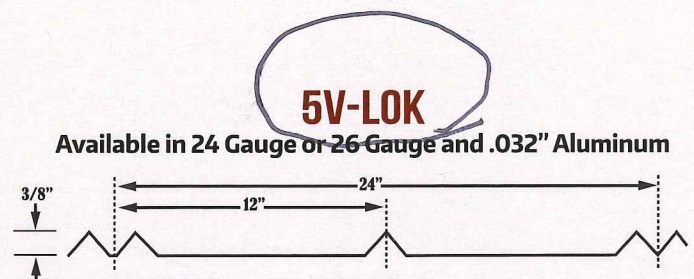


Minimum 26 Ga. Wall Panel over 5' OC Steel Purlin
Florida Product Approval #9901.1

Minimum 26 Ga. Roof Panel over 5' OC Open Framing Steel Purlin
Florida Product Approval #9903.2



Min. 26Ga. 5V-Lok Roof Panel, through fastened, over 15/32" thick Plywood
Florida Product Approval #4595.23



Available in 24 Gauge or 26 Gauge and .032" Aluminum

Min. 26Ga. 5V-Lok Roof Panel over 15/32" Plywood
Florida Product Approval # 4595.1

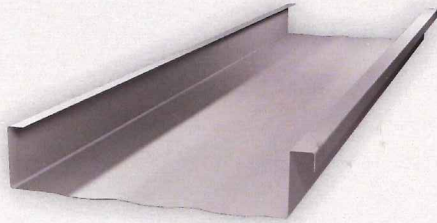
Min. 26Ga. 5V-Lok Roof Panel over 1x4 Wood Purlins Screwed or
Nailed over 15/32" Plywood
Florida Product Approval # 4595.2

RECEIVED

MAR 07 2020

Site-specific approvals possible. Contact your salesperson for details. Planning/Building Dept.

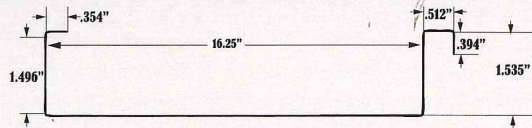
STANDING SEAM PANELS



Offered in Flat, Ribbed and Striated
Requires Clips

MS-LOK 1 1/2"

Available in 24 Gauge and .032" Aluminum

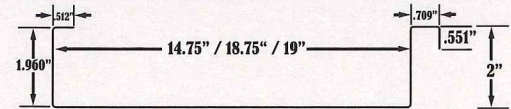


Minimum 24 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.6

Coastal Series .032" Aluminum Roof Panel over 15/32 Plywood
Florida Product Approval #4595.3
MS-Lok 1.5"

MS-LOK 2"

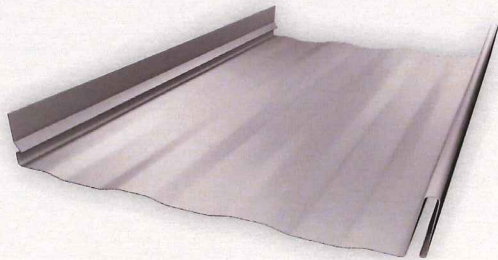
Available in 24 Gauge and .032" Aluminum



Minimum 24 Ga. Roof Panel over 22 Ga. Steel Deck
Florida Product Approval #4595.7

Minimum 24 Ga. Roof Panel over 2'/5' OC Open
Framing Steel Purlin
Florida Product Approval #9903.1

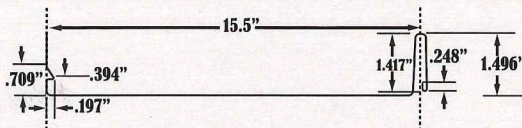
Coastal Series .032" Aluminum Roof Panel over
22 Ga. Steel Deck
Florida Product Approval #4595.4



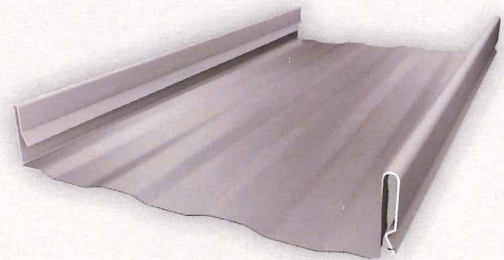
Offered in Flat, Ribbed and Striated
Requires Clips

SL-LOK 1 1/2"

Available in 24 Gauge and .032" Aluminum



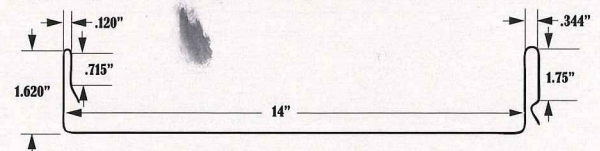
Minimum 24 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.12



Offered in Flat, Ribbed and Striated
Requires Clips

SS-LOK 1 3/4"

Available in 24 Gauge and .032" Aluminum



Minimum 24 Ga. Roof Panel over 22 Ga. Steel Deck
Florida Product Approval #4595.13



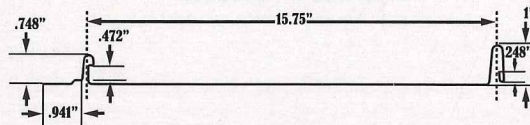
Offered in Flat, Ribbed and Striated
Direct to Deck

Minimum 24 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.8

Minimum 26 Ga. Roof Panel over 7/16 OSB or 15/32 Plywood
Florida Product Approval #23302.1

TCM-LOK 1"

Available in 24 Gauge or 26 Gauge
and .032" Aluminum



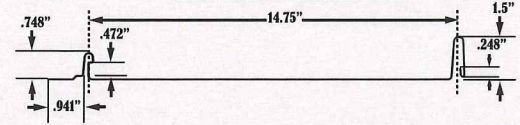
Minimum 26 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.14

Minimum 24 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.15

Coastal Series .032" Aluminum Roof Panel
over 7/16 OSB or 15/32 Plywood
Florida Product Approval #4595.5

TCM-LOK 1 1/2"

Available in 24 Gauge or 26 Gauge
and .032" Aluminum



Minimum 24 Ga. Roof Panel over 15/32 Plywood
Florida Product Approval #4595.9

Other panel widths available upon request. Site-specific approvals possible. Contact your salesperson for details.

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Public Records of St. Johns County, FL Clerk # 2013032420, O.R. 3731 PG 1089,
05/16/2013 at 10:27 AM REC. \$25.00 SUR. \$27.50 Doc. D \$.70

2

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-12-373

\$433,438.52 – Purchase Price

CORRECTIVE
WARRANTY DEED

THIS INDENTURE, made this 13th day of May, 2013, by JOHN WALTER FRASER, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, JOAN ELIZABETH BINNINGER, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, ELAINE FRASER, a single woman conveying her undivided one-quarter (1/4) interest and VIRGIL BRYAN FRASER, a single man conveying his undivided one-quarter (1/4) interest (collectively, "Grantor") to HISTORIC FRASER PROPERTIES, LLC, Florida limited liability company, whose post office address is 11 Magnolia Avenue, St. Augustine, Florida 32084 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

PART OF PARCEL IDENTIFICATION NUMBER: 196370-0000 & 197290-0000

SUBJECT TO: Those matters described on Exhibit "B" attached hereto.

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

THIS CORRECTIVE WARRANTY DEED HAS BEEN EXECUTED AND RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION OF PARCEL 1 OF THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THAT CERTAIN GENERAL WARRANTY DEED DATED AUGUST 10, 2012 AND RECORDED IN OFFICIAL RECORDS 3600, PAGE 181, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON WHICH DOCUMENTARY STAMP TAX WAS PAID.

NO DOCUMENTARY STAMP TAX IS DUE ON THIS CORRECTIVE WARRANTY DEED BECAUSE IT IS CORRECTIVE IN NATURE AND NO CONSIDERATION WAS PAID TO GRANTOR AS PER RULE 12B-4.014(3), FLORIDA ADMINISTRATIVE CODE.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Francis T. Duff
Witness: FRANCIS T. DUFF
(type name of witness)

Victoria Davis
Witness: Victoria Davis
(type name of witness)

Francis T. Duff
Witness: FRANCIS T. DUFF
(type name of witness)

Bonnie C. Faussey
Witness: BONNIE C. FAUSSEY
(type name of witness)

Francis T. Duff
Witness: FRANCIS T. DUFF
(type name of witness)

Bonnie C. Faussey
Witness: BONNIE C. FAUSSEY
(type name of witness)

Francis T. Duff
Witness: FRANCIS T. DUFF
(type name of witness)

Bonnie C. Faussey
Witness: BONNIE C. FAUSSEY
(type name of witness)

John Walter Fraser
John Walter Fraser
11 Magnolia Avenue
St. Augustine, Florida 32084

Joan Elizabeth Binniger
Joan Elizabeth Binniger
114 Heron's Nest Lane
St. Augustine, Florida 32080

Elaine Fraser
Elaine Fraser
c/o Old Wooden School House
14 St. George Street
St. Augustine, Florida 32084

Virgil Bryan Fraser
Virgil Bryan Fraser
77 Valencia Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 13 day of MAY, 2013, by John Walter Fraser, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or () has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of May, 2013, by Joan Elizabeth Binninger, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or () has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of MAY, 2013, by Elaine Fraser, a single woman conveying her undivided one-quarter (1/4) interest, who (X) is personally known to me or () has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of MAY, 2013,
by Virgil Bryan Fraser, a single man conveying his undivided one-quarter (1/4) interest, who (X) is
personally known to me or () has produced a valid driver's license as identification.



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

COPY

EXHIBIT "A"**PARCEL 1 (HISTORIC FRASER PROPERTIES, LLC):**

PART OF BLOCK 6, OF THE CITY OF ST. AUGUSTINE, FLORIDA. ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, FILED OCTOBER 4TH, 1923, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE NORTH 07 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 26.51 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 07 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 210.93 FEET TO THE SOUTH LINE OF ORANGE STREET, AS IT CURRENTLY EXISTS; THENCE SOUTH 82 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH LINE OF ORANGE STREET, A DISTANCE OF 81.00 FEET TO THE WESTERLY LINE OF CASTILLO DRIVE; THENCE SOUTH 17 DEGREES 48 MINUTES 12 SECONDS EAST, ALONG SAID WESTERLY LINE OF CASTILLO DRIVE, A DISTANCE OF 65.89 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 192.57 FEET, A CENTRAL ANGLE OF 15 DEGREES 00 SECONDS 00 MINUTES, AN ARC LENGTH OF 50.41 FEET AND A CHORD BEARING AND CHORD LENGTH OF SOUTH 10 DEGREES 18 MINUTES 12 SECONDS EAST, 50.27 FEET; THENCE SOUTHERLY ALONG SAID ARC AND SAID WESTERLY RIGHT-OF-WAY LINE OF CASTILLO DRIVE, AN ARC DISTANCE OF 50.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 48 MINUTES 12 SECONDS EAST, ALONG SAID WESTERLY LINE OF CASTILLO DRIVE, A DISTANCE OF 143.89 FEET TO THE NORTH LINE OF FORT ALLEY, AS IT CURRENTLY EXISTS; THENCE NORTH 78 DEGREES 17 MINUTES 56 SECONDS WEST, ALONG SAID NORTH LINE OF FORT ALLEY, A DISTANCE OF 46.70 FEET; THENCE NORTH 11 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 32.32 FEET; THENCE NORTH 81 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 104.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (HISTORIC FRASER PROPERTIES, LLC):

LOTS 1, 2, 29 AND 30 OF BLOCK 12, IN THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 AND FILE OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN A FOR ST. JOHNS COUNTY, FLORIDA ON THE 4TH DAY OF OCTOBER, 1923. LESS AND EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 3483, PAGE 604, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO OSH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED OCTOBER 1, 2011 AND RECORDED IN OFFICIAL RECORDS 3483, PAGE 604, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "B"

1. Taxes for the year 2012 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Final Judgment of Dissolution of Marriage recorded in Official Records Book 1095, page 1086, public records of St. Johns County, Florida.
4. Florida Power & Light Company easement recorded in Official Records Book 3293, page 628, public records of St. Johns County, Florida.
5. License Agreement recorded in Official Records Book 3422, page 906, public records of St. Johns County, Florida.
6. Notice of Prohibition Against Liens recorded in Official Records Book 3535, page 1286, public records of St. Johns County, Florida.
7. Unrecorded Lease in favor of Al's Pizza.
8. Notice of Commencement recorded in Official Records Book 3577, page 81, public records of St. Johns County, Florida.
9. Real Estate Mortgage in favor of Bank of St. Augustine recorded in Official Records 2018, Page 1239, public records of St. Johns County, Florida.
10. Assignment of Leases and Rents in favor of Bank of St. Augustine recorded in Official Records 2018, Page 1248, public records of St. Johns County, Florida.
11. Florida Power and Light Company easement recorded in Official Records 852, Page 1726, public records of St. Johns County, Florida.
12. Notice of Commencement recorded in Official Records Book 3593, page 940, public records of St. Johns County, Florida.



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	1972900000
Location	5 SPANISH ST
Address	9 SPANISH ST 14 D ST GEORGE ST 14 F ST GEORGE ST 14 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 2 & PTS OF 29 & 30 BLK 12 (EX PT IN OR3483/604) OR2873/6 & 3342/1365(L/A) & 3600/173(TR/D) & 3600/181 & 3731/1081(C/TRD) & 3731/1089(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.290
Homestead	N

Owner Information

Owner Name	Historic Fraser Properties LLC 100%
Mailing Address	11 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$845,653
Extra Features Value	\$13,368
Total Land Value	\$942,150
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,801,171
Total Deferred	\$548,409
Assessed Value	\$1,252,762
Total Exemptions	\$0
Taxable Value	\$1,252,762

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	\$513,316	\$11,778	\$942,150	\$0	\$0	\$1,467,244	\$1,187,581	\$279,663	\$1,187,581
2018	\$522,760	\$11,956	\$816,530	\$0	\$0	\$1,351,246	\$1,079,619	\$271,627	\$1,079,619
2017	\$503,406	\$13,508	\$1,004,960	\$0	\$0	\$1,521,874	\$981,472	\$540,402	\$981,472
2016	\$512,856	\$14,012	\$452,232	\$0	\$0	\$979,100	\$892,247	\$86,853	\$892,247
2015	\$522,400	\$14,665	\$408,265	\$0	\$0	\$945,330	\$811,134	\$134,196	\$811,134
2014	\$313,836	\$15,294	\$408,265	\$0	\$0	\$737,395	\$737,395	\$0	\$737,395
2013	\$319,906	\$15,797	\$408,265	\$0	\$0	\$743,968	\$743,968	\$0	\$743,968
2012	\$325,972	\$16,298	\$408,265	\$0	\$0	\$750,535	\$750,535	\$0	\$750,535
2011	\$365,285	\$26,087	\$636,480	\$0	\$0	\$1,027,852	\$1,027,852	\$0	\$1,027,852
2010	\$370,509	\$26,590	\$707,200	\$0	\$0	\$1,104,299	\$1,104,299	\$0	\$1,104,299

Building Information

Building	2
Actual Area	384
Conditioned Area	384
Actual Year Built	1976
Use	Stores (City/Historical)
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
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	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	384	384
Total SqFt	384	384

Building	3
Actual Area	384
Conditioned Area	384
Actual Year Built	1976
Use	Stores (City/Historical)
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Structure	Wood Truss
Roof Cover	Asbestos
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	

Category	Type	Pct
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To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	384	384
Total SqFt	384	384

Building	6	Roof Structure	Wood Truss
Actual Area	192	Roof Cover	Wood Shingle
Conditioned Area	192	Interior Flooring	Carpet
Actual Year Built	1976	Interior Wall	Wall Board
Use	Stores (City/Historical)	Heating Type	Forced Air
Style	04	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Wall Board	100%
Interior Flooring	Carpet	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	192	192
Total SqFt	192	192

Building	7	Roof Structure	Wood Truss
Actual Area	3346	Roof Cover	Wood Shingle
Conditioned Area	2663	Interior Flooring	Carpet
Actual Year Built	1990	Interior Wall	Drywall
Use	Mixed Use (City/Historical)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%

Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1300	1300
CANOPY (COMMERCIAL)	0	246
FINISHED UPPER STORY	1300	1300
CANOPY (COMMERCIAL)	0	373
BASE AREA	63	63
OUTSIDE STAIRS	0	64
Total SqFt	2663	3346

Building 8
 Actual Area 6933
 Conditioned Area 4494
 Actual Year Built 2005
 Use Mixed Use (City/Historical)
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Roof Structure Wood Truss
 Roof Cover Wood Shingle
 Interior Flooring Carpet, Hardwood
 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	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	30%
Interior Flooring	Hardwood	70%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	64
FINISHED UPPER STORY	1812	1812
FINISHED UPPER STORY	1020	1020
BASE AREA	990	990
BASE AREA	672	672
CANOPY (COMMERCIAL)	0	231
CANOPY (COMMERCIAL)	0	614
CANOPY (COMMERCIAL)	0	450
PATIO	0	644
CANOPY (COMMERCIAL)	0	360
OUTSIDE STAIRS - FORCED	0	76
Total SqFt	4494	6933

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	171
Brick Pavers (0-500)	0	0	0	0	393
Wood Fence	0	0	0	0	39
Sprinkler Wet	0	0	0	0	4482

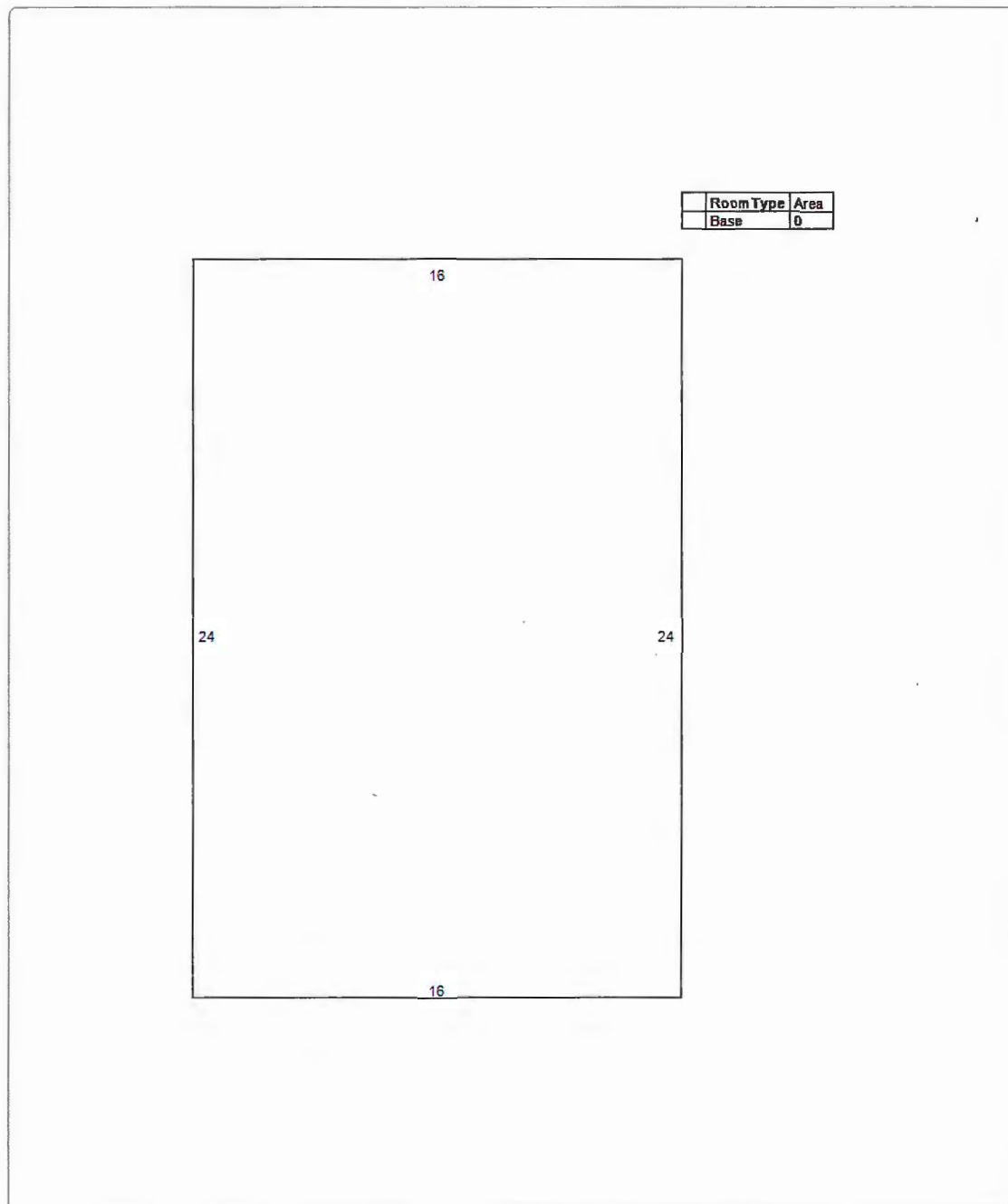
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	12562	SF	\$942,150

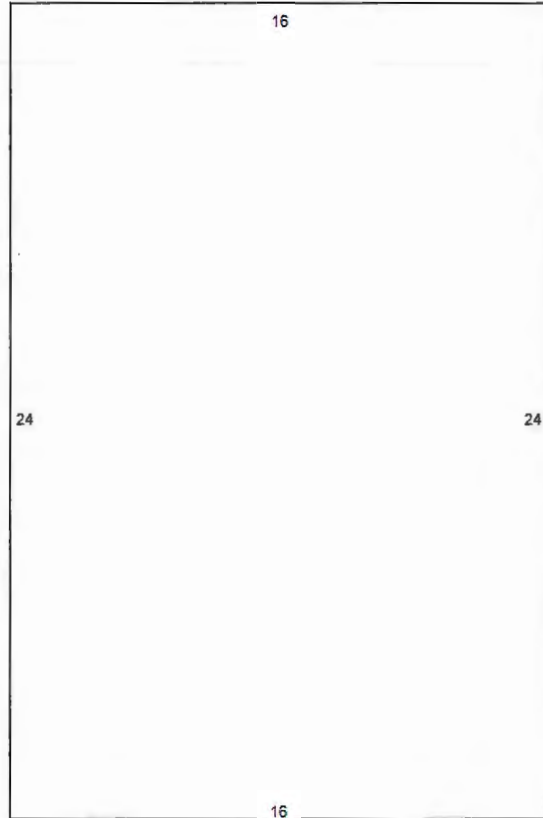
Sale Information

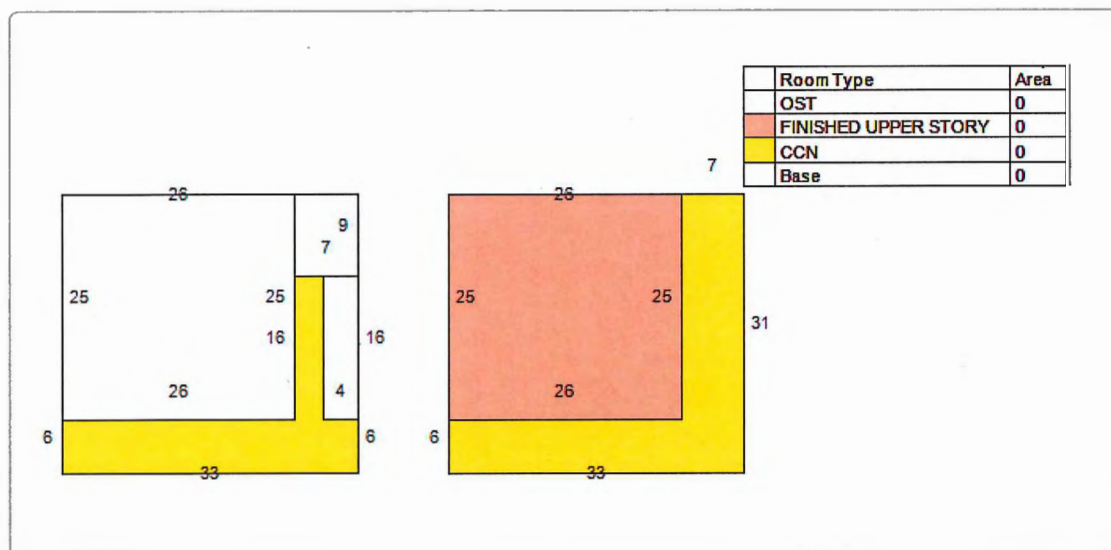
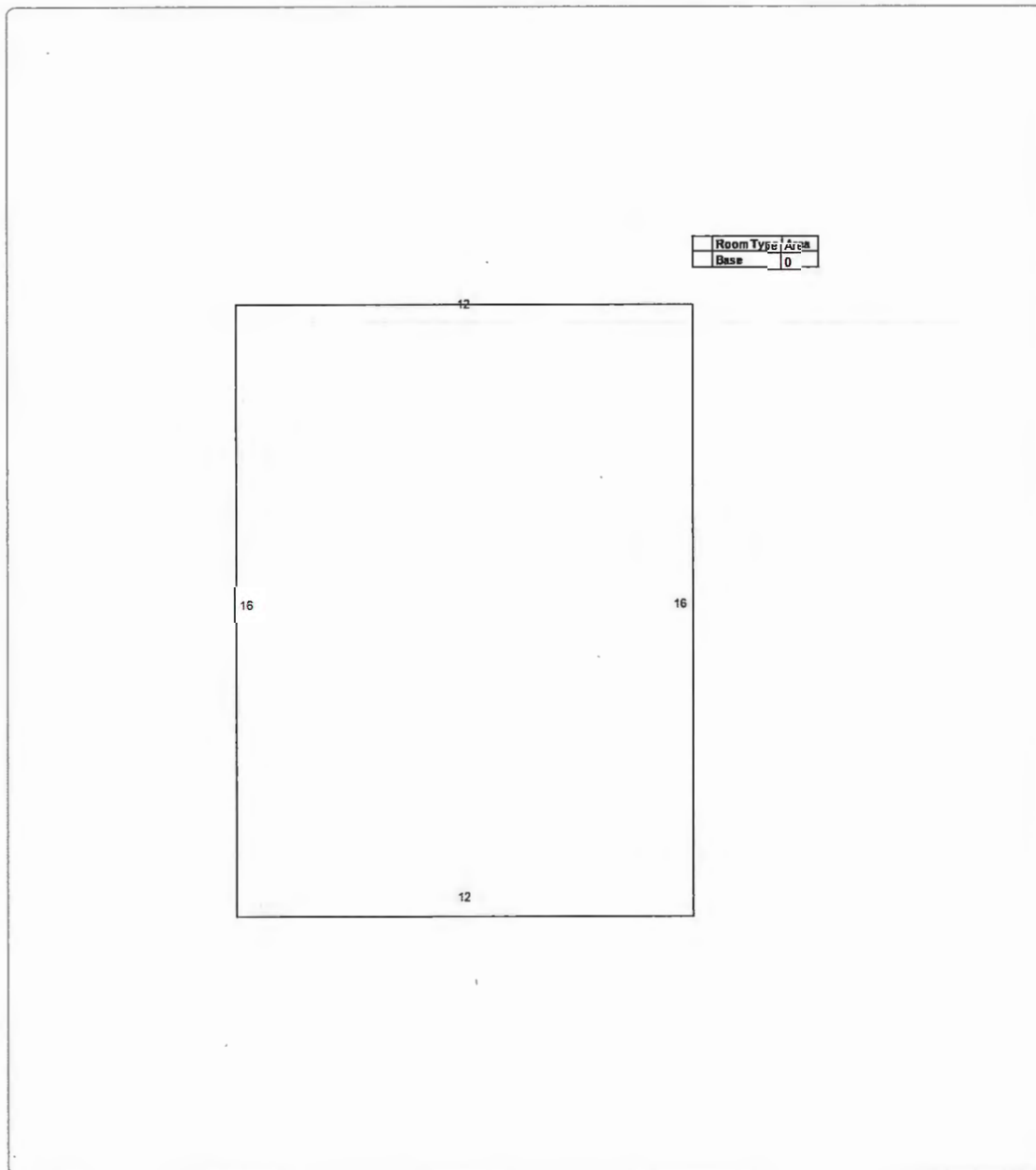
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/16/2013	5/13/2013	\$100.00	CD	3731	1089	U	I	FRASER JOHN WALTER ETAL	HISTORIC FRASER PROPERTIES LLC
5/16/2013	5/13/2013	\$100.00	CD	3731	1081	U	I	EDMISTON MARGARET GREER ETAL	FRASER JOHN WALTER ETAL
8/10/2012	8/10/2012	\$433,500.00	WD	3600	181	U	I	FRASER JOHN WALTER ETAL	HISTORIC FRASER PROPERTIES LLC
8/10/2012	8/10/2012	\$100.00	TR	3600	173	U	I	FRASER JOHN R REVOCABLE TRUST	FRASER JOHN WALTER ETAL
	8/6/2010	\$0.00	LA	3342	1365	U	I	FRASER JOHN R (DECD 6/8/10)	FRASER JOHN R REVOCABLE TRUST
	2/8/2007	\$100.00	WD	2873	6	U	I	FRASER JOHN R	FRASER JOHN R REVOCABLE TRUST
	2/7/1995	\$0.00	FJ	1095	1086	U	I	FRASER JOHN R &	FRASER JOHN R
	1/7/1995	\$697,000.00	WD	1358	263	U	I	FRASER JOAN S	FRASER JOHN R
	12/1/1988	\$0.00		805	429	U	I		FRASER JOHN R &

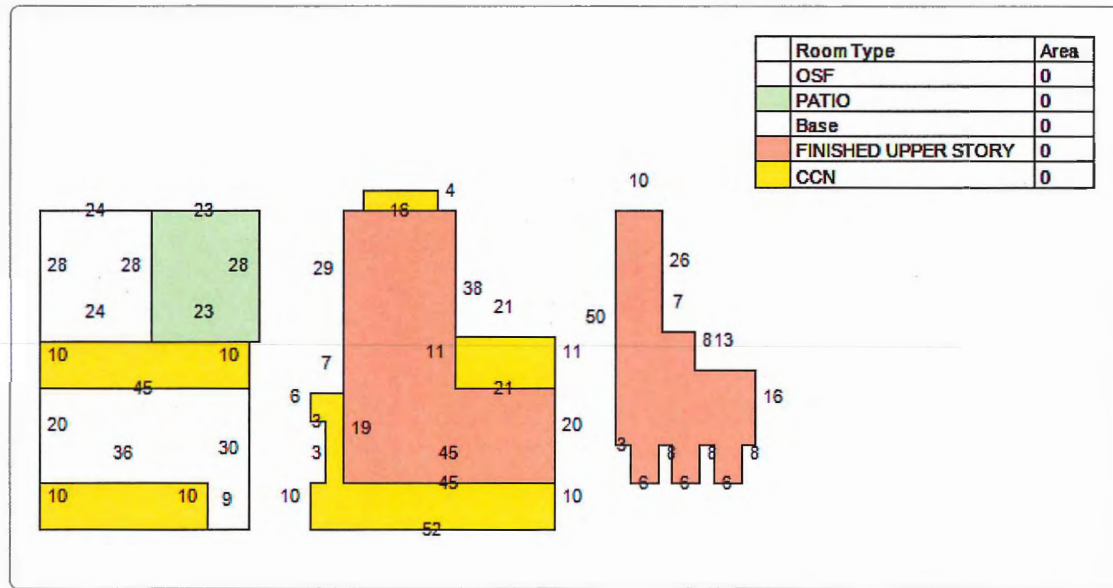
Sketch Information



Room Type	Area
Base	0







No data available for the following modules: Exemption Information.

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CORPORATIONS
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Detail by Entity Name

Florida Limited Liability Company
HISTORIC FRASER PROPERTIES, LLC

Filing Information

Document Number L12000028164
FEI/EIN Number 45-4668008
Date Filed 02/27/2012
State FL
Status ACTIVE

Principal Address

11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Mailing Address

11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

BAILEY, JOHN DJR.
780 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

FRASER, JOHN W
11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Title MGR

FRASER, V. BRYAN
117 2ND STREET
ST. AUGUSTINE BEACH, FL 32080

Title MGR

BINNINGER, JOAN E
114 HERONS NEST LANE
ST. AUGUSTINE, FL 32080

Title MGR

FRASER, ELAINE
C/O OLDEST WOODEN SCHOOL HOUSE
14 ST GEORGE STREET
ST. AUGUSTINE, FL 32084

Title MGR

BINNINGER, STEVEN P
114 HERONS NEST LANE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2017	01/27/2017
2018	01/30/2018
2019	02/14/2019

Document Images

02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
02/13/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
02/27/2012 -- Florida Limited Liability	View image in PDF format



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 19, 2020 Meeting



Application F2020-0030 Address: 19 St. George Street

Applicant and Property Owner: 19 St. George Street, LLC

Project description: To enclose existing second story rear porch with casement windows and wood siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	N/A
	Located in St. Augustine Town Plan NR District		
National Register:		Construction date:	2016
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1963710000		
Agenda Item:	7(b)	Previous Action(s):	COA 2015-0189 & 2016-0051

STAFF SUMMARY AND ANALYSIS:

- This building is a 2016 reconstruction of what was known as “The Milltop (Tavern)” or “The Old Mill,” a Frame Vernacular building that was constructed c 1885-1888, a contributing structure to the St. Augustine Town Plan NR District, recorded in the Florida Master Site File as SJ1881, and demolished in 2016. The historic water wheel with coquina block base remains on the north side of the building.
- Applicant was asked to provide elevation drawings showing the existing configurations where the scope of work is proposed, documentation of justification for changing the existing porch, and specifications on proposed windows, confirming window material, range of window sizes and transparency of glass, but this information was not received at the time of this report. The applicant verbally stated that the alteration is requested to mitigate for noise at adjacent properties.
- Confirmation is needed that the wood siding proposed will match the existing wood drop siding that is currently on main block and rear wing of building and also that the same paint colors will be used on new siding, windows, and any trim.
- The proposed windows will enclose the current open space in a manner that maintains the three bays on the rear porch’s north, south, and east elevations and will maintain a degree of the existing openness with its use of glass. However, the proposed enclosure of the current opening on the rear wing with casement windows extending completely across the width of the entire north elevation’s rear wing will alter the current configuration and create a secondary wing that is visually more massive. Additionally, the proposed siding in place of the existing wood balustrade on the north, south, and east elevations will permanently block the openings of the railing and further contributes to the more massive appearance of the secondary wing. The rear wing and rear porch will be essentially combined visually on the north elevation, measuring forty-five feet (45’) across compared to the thirty and one-half feet (30.5’) width of the main block. Therefore, although the proposed alterations are on non-character-defining areas of the building, the effect of the overall enclosures create a more massive looking rear wing that is incompatible to the scale of the main block.
- For Windows under the Frame Vernacular style, the Architectural Guidelines for Historic Preservation (AGHP) states that casement windows with various numbers of panes are common in all time periods. However, this use of casement windows prior to the turn of the century (late 1800s) was not a common practice for this style.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a Certificate of Appropriateness** to enclose existing second story rear porch with casement windows and wood siding at 19 St. George Street to allow the applicant to present additional options for enclosing the space that maintains the character and scale of the building and what was approved by HARB as a porch.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Casement windows and horizontal wood siding are proposed for the currently unenclosed rear porch, enclosing the rear porch's north and south elevations, which are each approximately thirty-two feet (32') wide.
2. On the north elevation, thirteen feet (13') of casement windows are also proposed to extend under the roofline along the entire rear wing of the main block of the building, immediately west of the rear porch, which will enclose the area where there is currently an upper opening cut-out with inset railing and will replace an area of horizontal wood drop siding below as well as the siding that extends to the west towards the main block.
3. The east elevation will be fully enclosed by approximately ten feet (10') of proposed casement windows with wood siding below at the north end and two feet of casement windows and wood siding south of the proposed new door.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Accessory Buildings Including Porches

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 9 and 10 apply.

- 2. Retention of Distinguishing Architectural Character**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

CITY CODES/DESIGN GUIDELINES (continued):

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS 19 St. George Street



Front Façade / West Elevation and Southeast corner of rear porch

STAFF PHOTOGRAPHS 19 St. George Street



South Elevation of rear porch

STAFF PHOTOGRAPHS 19 St. George Street



South and East Elevations

STAFF PHOTOGRAPHS 19 St. George Street



North Elevation

STAFF PHOTOGRAPHS 19 St. George Street



North Elevation of rear porch and rear wing

STAFF PHOTOGRAPHS 19 St. George Street



North Elevation of rear porch

STAFF PHOTOGRAPHS 19 St. George Street



**North Elevation of rear porch
and rear wing**

STAFF PHOTOGRAPHS 19 St. George Street



North and East Elevations of rear porch and rear wing

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

RECEIVED

FEB 21 2020

Receipt No. 1798636BDAC Project No. 2020-0030

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

Meeting Date: 3/19/20 Planning/Building Dept.
Receipt No. _____

1. NAME OF APPLICANT Steven Binninger
 Business (if applicable) 19 St. George St. LLC
 Address 17 Cordova St.
 City St. Aug State FL Zip Code 32084
 Daytime telephone 904 377-9999 Other phone/email binningers@bellsouth.net
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER 19 St. George St. LLC
 Business (if applicable) _____
 Address 19 St. George St
 City St. Aug State FL Zip Code 32084
 Daytime telephone (required) 904 377-9999 Other phone _____
3. PROJECT STREET ADDRESS 19 St. George St
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
5. EXISTING USE Loose PROPOSED USE Loose
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>New enclosed porch</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes Casement Windows
- ☐ 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)

Enclose porch with casement windows &
Siding

RECEIVED

FEB 21 2020

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 Dept. 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

Stacey Binninger

SIGNATURE OF APPLICANT

[Signature]

DATE 2-21-20

PRINT OWNER'S NAME

19 St George St

SIGNATURE OF OWNER

[Signature]

DATE 2-21-20

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.

2020-0030: 19 Pt. George Street

Application Sufficiency Review

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.

52

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 (Proposed Provided) |
| ☒ | ☒ | ☐ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☐ | ☒ | ☐ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☒ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☒ | ☒ | ☐ | For new openings, a scaled wall section with proposed window |
| ☒ | ☒ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☒ | ☒ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location <i>Proposed provided</i> |
| ☐ | ☐ | ☒ | 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 |

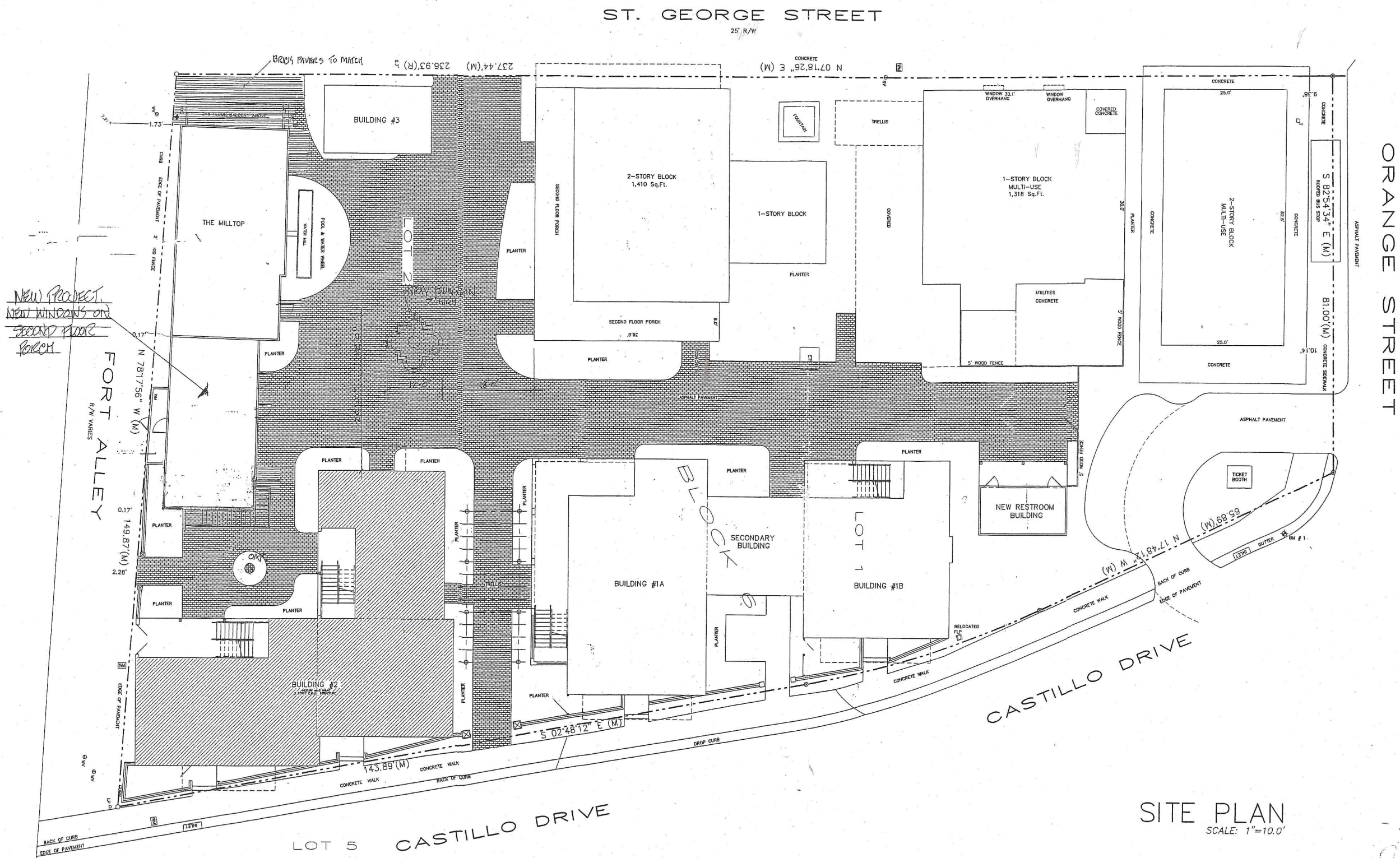
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | 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:

* *Confirm window material and range of window sizes*

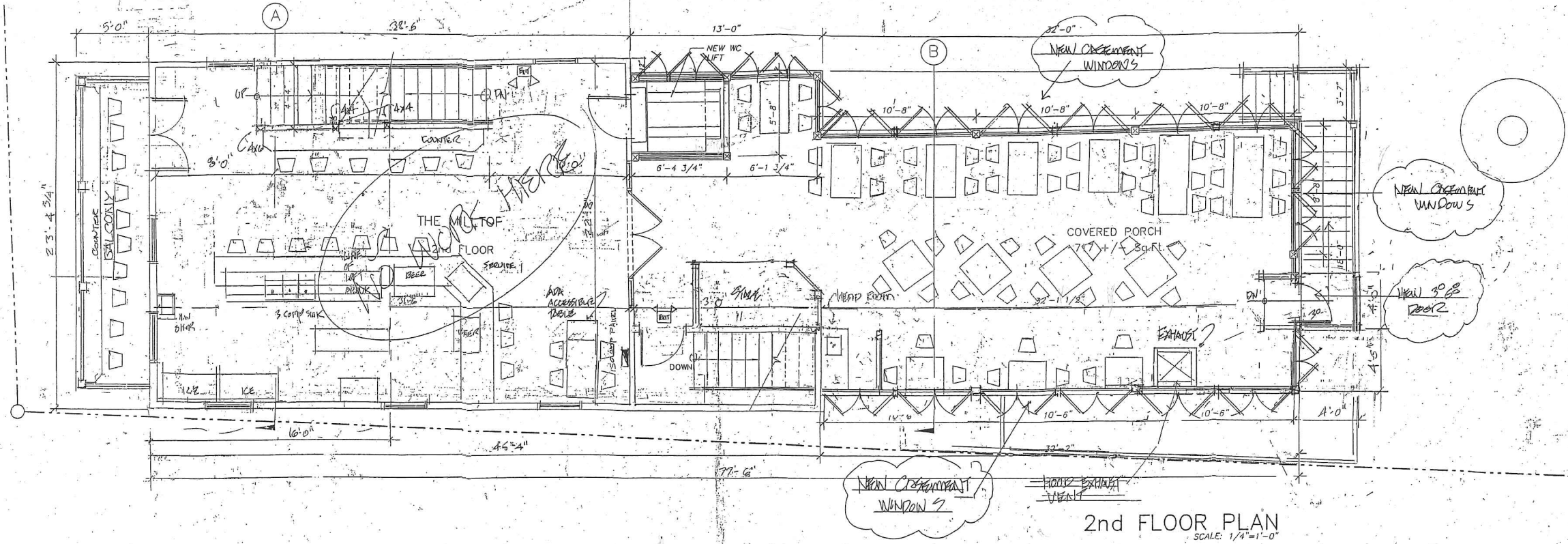
Project number: 2020-0030 Project Address: 19 St. George Street
 Reviewed by: Julie Courtney Date: 2.26.2020



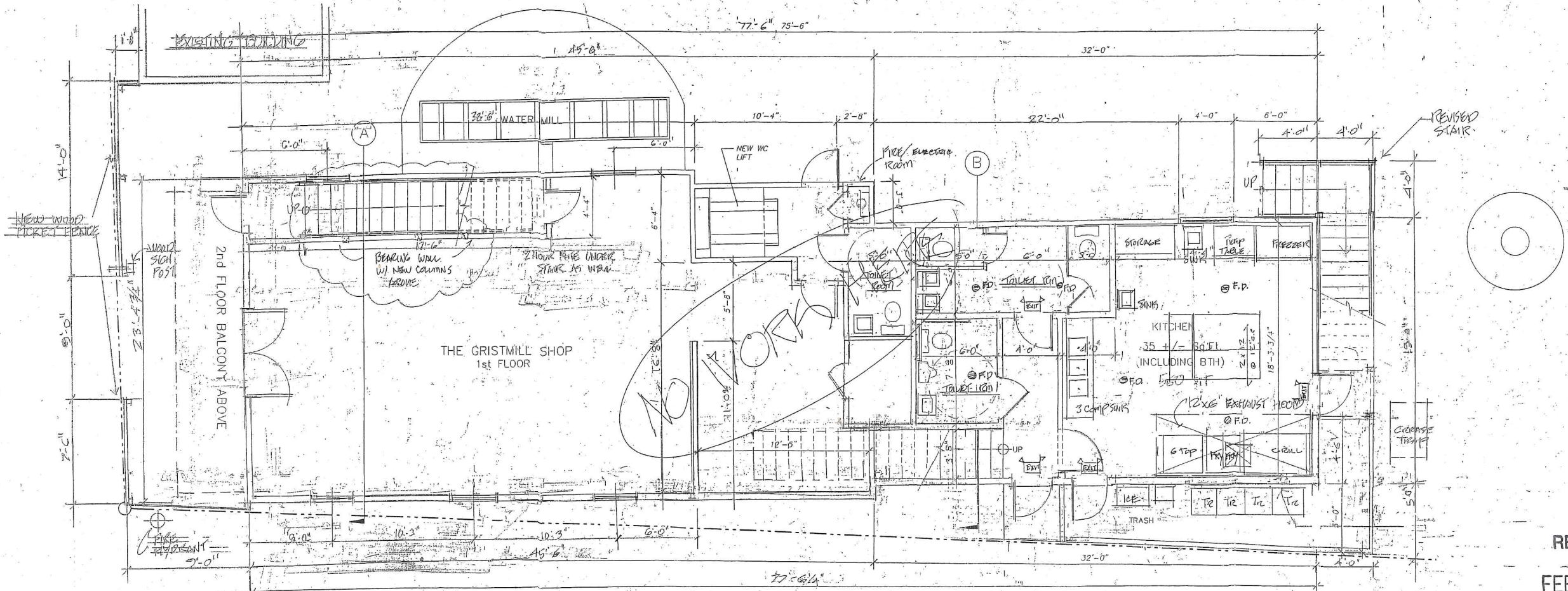
SITE PLAN
SCALE: 1"=10.0'

RECEIVED
FEB 21 2020
Planning/Building Dept.

LES THOMAS ARCHITECT 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508	
THE MILLTOP 19 ST. GEORGE ST., ST. AUGUSTINE, FL. 32084	
ENCLOSE EXISTING SECOND FLOOR PORCH	
Date:	2-20-20
Scale:	AS NOTED
Drawn:	LTA
File:	DWG/MILLTOP
SHEET A-1	



2nd FLOOR PLAN
SCALE: 1/4"=1'-0"



1st FLOOR PLAN
SCALE: 1/4"=1'-0"

RECEIVED

FEB 21 2020

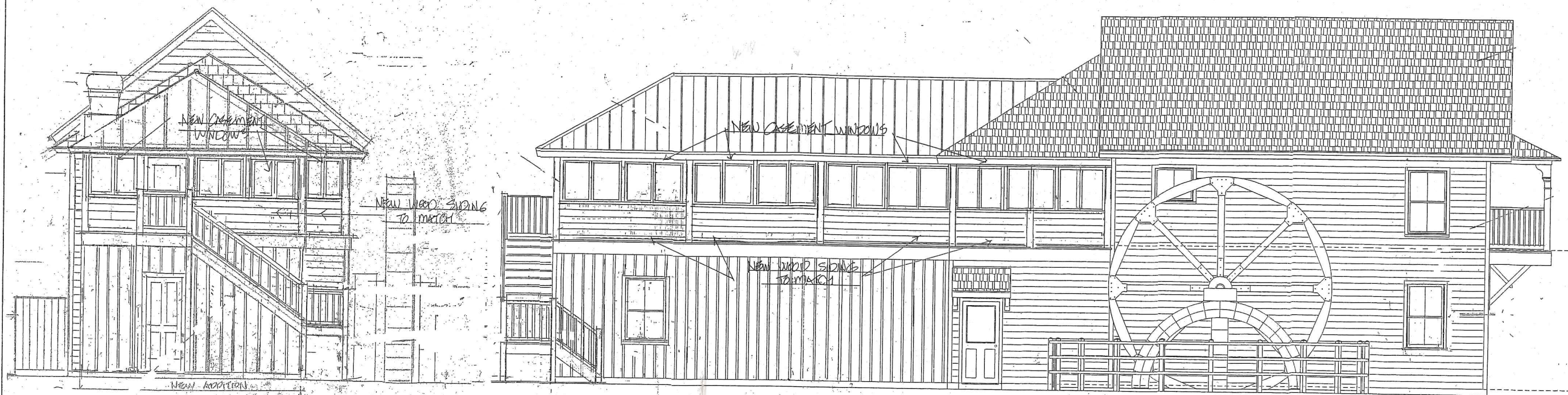
Planning/Building Dept.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ENCLOSE EXISTING SECOND FLOOR PLAN
THE MILLTOP
19 ST. GEORGE ST., ST. AUGUSTINE, FL. 32084

Date: 2-20-20
Scale: AS NOTED
Drawn: AWK
File: DWG/MILLTOP

SHEET
A-2



EAST ELEVATION

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



SOUTH ELEVATION

RECEIVED
FEB 21 2020
Planning/Building Dept.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

EXISTING SECOND FLOOR PLAN
THE MILLTOP
19 ST. GEORGE ST., ST. AUGUSTINE, FL. 32084

2-20-20
AS NOTED
LTA
DWG/MILLTOP

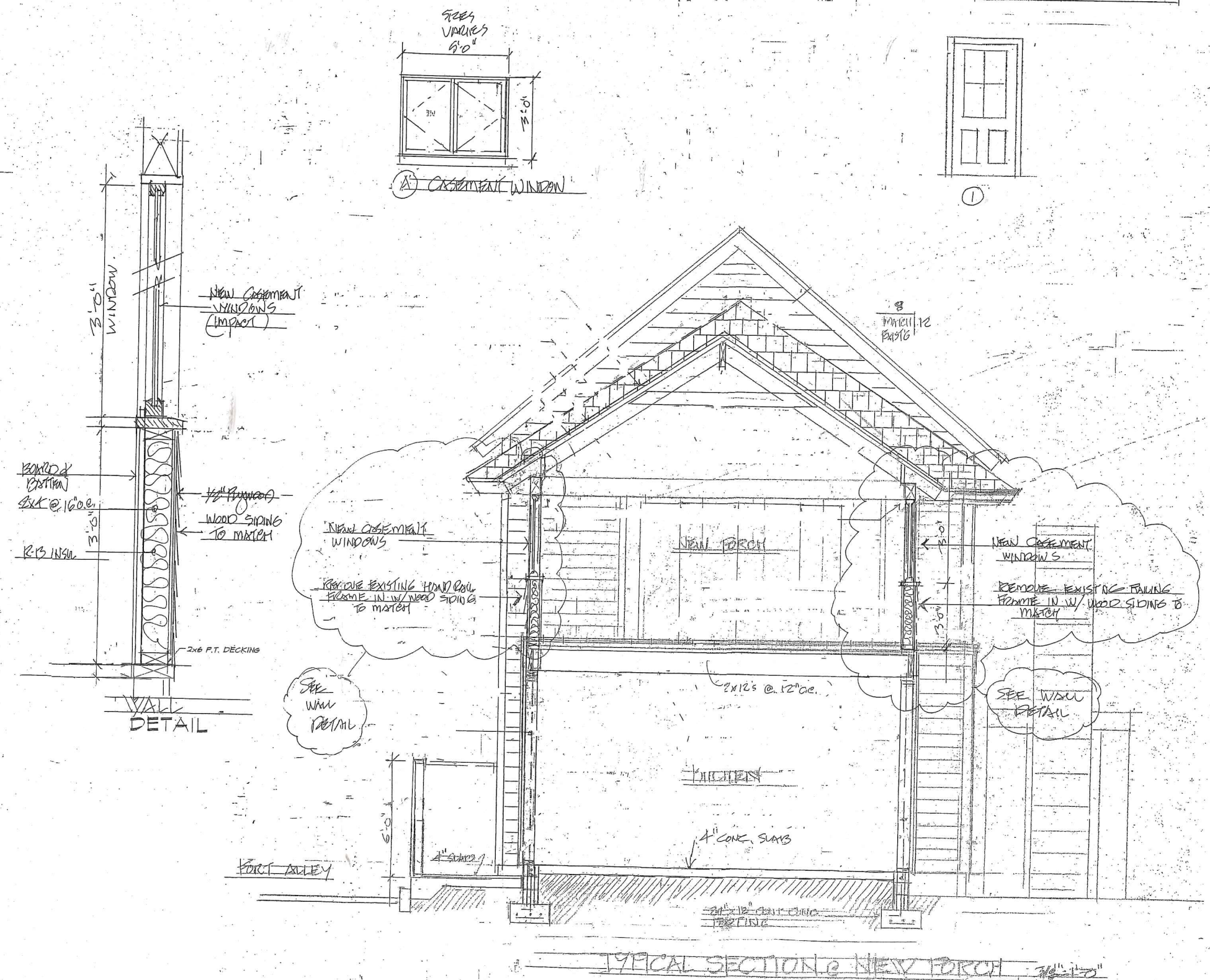
SHEET
A-3

WINDOW SCHEDULE

MARK	NOMINAL SIZE	MFG.	SERIES	REMARKS
A	3050	AMXISON		CASEMENT - SEE VALUES

DOOR SCHEDULE

MARK	NOMINAL SIZE	TYPE	INTERIOR/ EXTERIOR	THICKNESS	MATERIAL	FINISH	REMARKS
1	3068	FRENCH	EXTERIOR	1 3/4"	WOOD	PAINT	KOLBE HERITAGE SERIES



RECEIVED

FEB 21 2020

Planning/Building Dept.

LES THOMAS

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

THE MILLTOP

19 ST. GEORGE ST., ST. AUGUSTINE, FL. 32084

Date: 2-20-20

Scale: AS NOTED

Drawn: LTA

File: DWG/MILLTOP

SHEET:

A4

(3)

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-12-373

\$10.00 – Purchase Price

CORRECTIVE
WARRANTY DEED

THIS INDENTURE, made this 13th day of May, 2013, by JOHN WALTER FRASER, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, JOAN ELIZABETH BINNINGER, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, ELAINE FRASER, a single woman conveying her undivided one-quarter (1/4) interest and VIRGIL BRYAN FRASER, a single man conveying his undivided one-quarter (1/4) interest (collectively, "Grantor") to 19 ST. GEORGE STREET, LLC, a Florida limited liability company, whose post office address is 11 Magnolia Avenue, St. Augustine, Florida 32084 ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

PART OF PARCEL IDENTIFICATION NUMBER: 196370-0000

SUBJECT TO: Those matters described on Exhibit "B" attached hereto.

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

THIS CORRECTIVE WARRANTY DEED HAS BEEN EXECUTED AND RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION OF PARCEL 1 OF THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THAT CERTAIN GENERAL WARRANTY DEED DATED AUGUST 10, 2012 AND RECORDED IN OFFICIAL RECORDS 3600, PAGE 192, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH DEED WAS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO SECTION 201.0201, FLORIDA STATUTES (2011).

NO DOCUMENTARY STAMP TAX IS DUE ON THIS CORRECTIVE WARRANTY DEED BECAUSE IT IS CORRECTIVE IN NATURE AND NO CONSIDERATION WAS PAID TO GRANTOR AS PER RULE 12B-4.014(3), FLORIDA ADMINISTRATIVE CODE.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Francis Y Duff
Witness: FRANCIS T DUFF
(type name of witness)

Victoria Davis
Witness: Victoria Davis
(type name of witness)

Francis Y Duff
Witness: FRANCIS DUFF
(type name of witness)

Bonnie C. Laussey
Witness: BONNIE C. LAUSSEY
(type name of witness)

Francis Y Duff
Witness: FRANCIS T DUFF
(type name of witness)

Bonnie C. Laussey
Witness: BONNIE C. LAUSSEY
(type name of witness)

Francis Y Duff
Witness: FRANCIS T DUFF
(type name of witness)

Bonnie C. Laussey
Witness: BONNIE C. LAUSSEY
(type name of witness)

John Walter Fraser
John Walter Fraser
11 Magnolia Avenue
St. Augustine, Florida 32084

Joan Elizabeth Binninger
Joan Elizabeth Binninger
114 Heron's Nest Lane
St. Augustine, Florida 32080

Elaine Fraser
Elaine Fraser
c/o Old Wooden School House
14 St. George Street
St. Augustine, Florida 32084

Virgil Bryan Fraser
Virgil Bryan Fraser
77 Valencia Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 13 day of MAY, 2013, by John Walter Fraser, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or () has produced a valid driver's license as identification.



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of MAY, 2013, by Joan Elizabeth Binninger, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or () has produced a valid driver's license as identification.



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of MAY, 2013, by Elaine Fraser, a single woman conveying her undivided one-quarter (1/4) interest, who (X) is personally known to me or () has produced a valid driver's license as identification.



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14 day of MAY, 2013, by Virgil Bryan Fraser, a single man conveying his undivided one-quarter (1/4) interest, who (☒) is personally known to me or (☐) has produced a valid driver's license as identification.



SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

COPY

EXHIBIT "A"**PARCEL 1 (19 ST. GEORGE STEET, LLC):**

PART OF BLOCK 6, OF THE CITY OF ST. AUGUSTINE, FLORIDA. ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, FILED OCTOBER 4TH, 1923, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE NORTH 07 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 26.51 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 104.98 FEET; THENCE SOUTH 11 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 32.32 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 6, A DISTANCE OF 103.17 FEET TO THE POINT OF BEGINNING.

COPY

EXHIBIT "B"

1. Taxes for the year 2012 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Final Judgment of Dissolution of Marriage recorded in Official Records Book 1095, page 1086, public records of St. Johns County, Florida.
4. Florida Power & Light Company easement recorded in Official Records Book 3293, page 628, public records of St. Johns County, Florida.

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	1963710000
Location Address	19 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE BLK 6 LOTS 3 & 4 OR 3600/173 & CORR 3731/1081(TR/D) & 3600/192 & 3731/1095(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.070
Homestead	N

Owner Information

Owner Name	19 St George Street LLC 100%
Mailing Address	11 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Valuation Information

	2020
Building Value	\$419,608
Extra Features Value	\$14,532
Total Land Value	\$351,670
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$785,810
Total Deferred	\$326,953
Assessed Value	\$458,857
Total Exemptions	\$0
Taxable Value	\$458,857

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	\$269,295	\$14,700	\$351,670	\$0	\$0	\$635,665	\$417,143	\$218,522	\$417,143
2018	\$0	\$0	\$244,640	\$0	\$0	\$244,640	\$121,086	\$123,554	\$121,086
2017	\$0	\$0	\$244,640	\$0	\$0	\$244,640	\$110,078	\$134,562	\$110,078
2016	\$164,555	\$0	\$110,088	\$0	\$0	\$274,643	\$249,652	\$24,991	\$249,652
2015	\$172,391	\$0	\$99,385	\$0	\$0	\$271,776	\$226,956	\$44,820	\$226,956
2014	\$106,939	\$0	\$99,385	\$0	\$0	\$206,324	\$206,324	\$0	\$206,324
2013	\$33,843	\$0	\$99,385	\$0	\$0	\$133,228	\$133,228	\$0	\$133,228

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	3703	Roof Cover	Cedar Shanks, Metal
Conditioned Area	2459	Interior Flooring	Hardwood
Actual Year Built	2018	Interior Wall	Custom Panel, Drywall
Use	Mixed Use (City/Historical)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Cedar Shanks	50%
Roofing Cover	Metal	50%
Interior Flooring	Hardwood	100%
Interior Walls	Drywall	60%
Interior Walls	Custom Panel	40%
Insulation	4" Fiberglass	100%
Electrical	Very Good	100%
Plumbing	14 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
8ASE AREA	1667	1667
FINISHED UPPER STORY	792	792
CANOPY (COMMERCIAL)	0	839
FINISHED DECK	0	144
OUTSIDE STAIRS	0	125
CANOPY (COMMERCIAL)	0	100
UNFINISHED LOADING	0	36
Total SqFt	2459	3703

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	2460
Elevator - Residential (36"x36" - 2 Passenger)	0	0	0	0	1

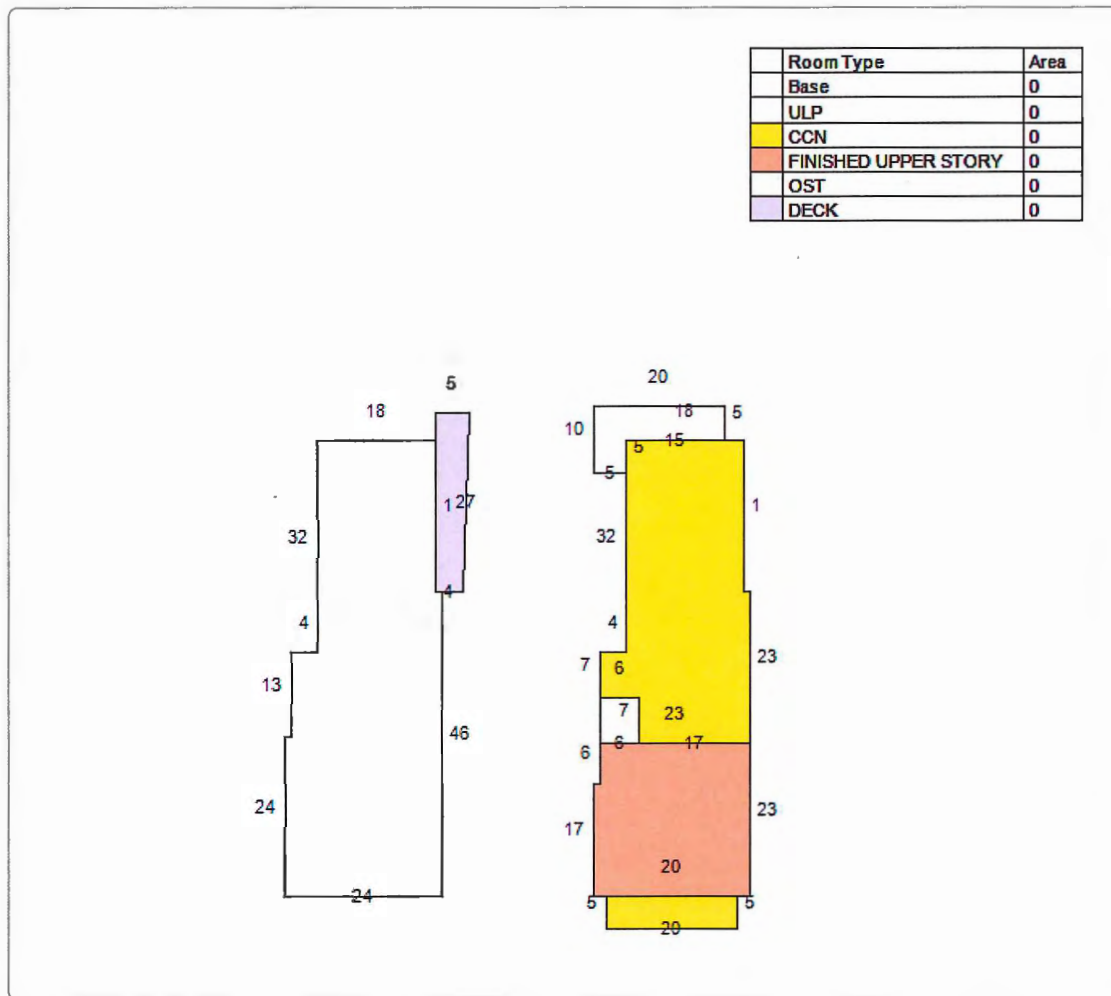
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	3058	SF	\$351,670

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/16/2013	5/13/2013	\$100.00	CD	3731	1095	U	I	FRASER JOHN WALTER ETAL	19 ST GEORGE STREET LLC
5/16/2013	5/13/2013	\$100.00	CD	3731	1081	U	I	EDMISTON MARGARET GREER ETAL	FRASER JOHN WALTER ETAL
8/10/2012	8/10/2012	\$100.00	WD	3600	192	U	I	FRASER JOHN WALTER & BINNINGER JOAN ELIZ & FRASER ELAINE & FRASER VIRGIL BRYAN	19 ST GEORGE STREET LLC
8/10/2012	8/10/2012	\$100.00	TR	3600	173	U	I	FRASER JORN R REV TRUST ETAL	FRASER JOHN WALTER & BINNINGER JOAN ELIZ & FRASER ELAINE & FRASER VIRGIL BRYAN

Sketch Information



No data available for the following modules: Exemption Information.

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

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Last Data Upload: 2/21/2020, 12:05:39 AM

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 GEOSPATIAL

Version 2.3.41



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

Detail by Entity Name

Florida Limited Liability Company
19 ST. GEORGE STREET, LLC

Filing Information

Document Number L12000027732
FEI/EIN Number 45-4667902
Date Filed 02/27/2012
State FL
Status ACTIVE

Principal Address

11 MAGNOLIA AVE
ST AUGUSTINE, FL 32084

Mailing Address

11 MAGNOLIA AVE
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

BAILEY, JOHN DJR
780 N PONCE DE LEON BLVD
ST AUGUSTINE, FL 32084

Address Changed: 02/05/2013

Authorized Person(s) Detail

Name & Address

Title MGR

FRASER, JOHN W
11 MAGNOLIA AVE
ST AUGUSTINE, FL 32084

Title MGR

FRASER, V. BRYAN
117 2ND STREET
ST AUGUSTINE BEACH, FL 32080

Title MGR

BINNINGER. JOAN E

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

114 HERONS NEST LANE
ST AUGUSTINE, FL 32080

Title MGR

FRASER, ELAINE
C/O OLD WOODEN SCHOOL HOUSE
14 ST. GEORGE ST
ST AUGUSTINE, FL 32084

Title MGR

BINNINGER, STEVEN P
114 HERONS NEST LANE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	01/30/2018
2019	02/14/2019
2020	02/05/2020

Document Images

02/05/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/24/2017 -- ANNUAL REPORT	View image in PDF format
02/13/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
02/27/2012 -- Florida Limited Liability	View image in PDF format



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 19, 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.

CONTINUED FROM THE FEBRUARY 20, 2020 HARB MEETING

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: 6(b)	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; however, the building may have been at one time numbered 4 Cerro Street. The 1930 Sanborn Map revised to 1965 shows 4 Cerro Street as a concrete block residential building with the same basic footprint of the main block of the home that is on the St. Johns County Property Appraiser report for 79 Cerro and in the same location, one house southwest of the intersection of Oneida and Cerro Streets. It is evident on the referenced Sanborn Map that other houses on Cerro Street were also numbered differently than today.
- 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.
- On the east end of the house, the carport that is attached to the garage extends over the property line and onto the neighboring property of 75 Cerro Street. However, the building which is a single-family home and garage, minus the portion of the carport that was allowed to later be built on the 75 Cerro Street property, is on the 79 Cerro Street property, with the deed reflecting the current owners and applicants of this Certificate of Demolition Application.
- During discussions at the previous HARB meeting of February 20, 2020, concerns were voiced about the ownership of the carport. Staff finds that the carport structure is not historic and does not need the HARB's approval for demolition.
- The applicant did not provide a proposed replacement or replacement designs, which is not required, although they were requested by the HARB at the February 20, 2020 meeting.
- 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 SUMMARY AND ANALYSIS (continued):

- 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:

1. **APPROVE a Certificate of Demolition of the structure at 79 Cerro Street for the single-family home elements only on same property of 79 Cerro Street**, because it is not a local landmark or otherwise designated as a historic building.

(Note: This does not include the carport)

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:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS 79 Cerro Street



Front Façade / North Elevation

STAFF PHOTOGRAPHS

79 Cerro Street

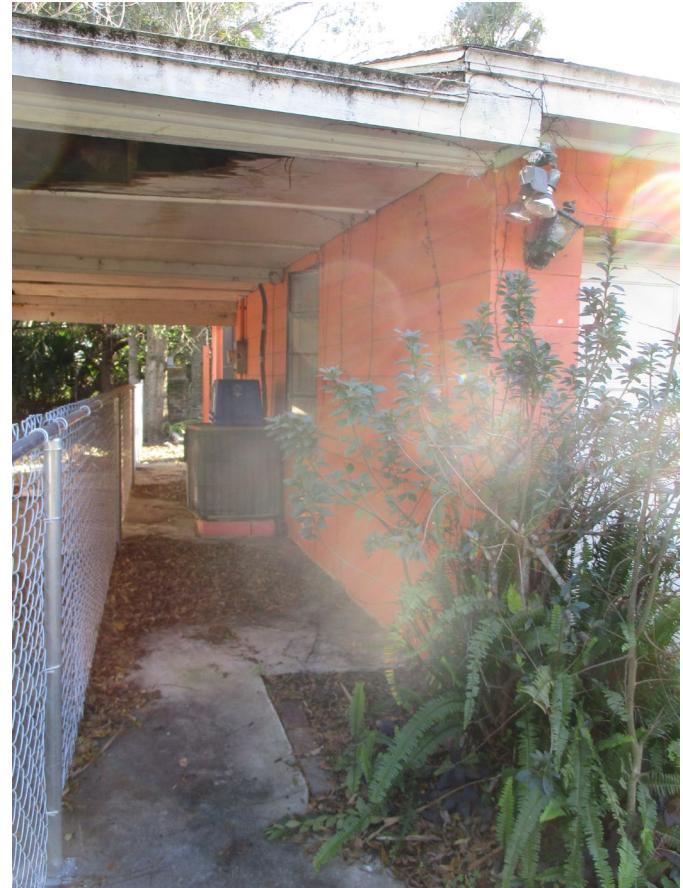


**Attached Garage and carport to the East on
Front Façade / North Elevation**

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





79 Cerro Street*
(Constructed c 1954)

SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1955: 4 Cerro Street*	Brown, Irene Mrs. (widow of Harold)	O	Brown's Cafe
1957	Brown, Irene Mrs. (widow of Harold)	O	Brown's Cafe
1959	Vacant		
1965	Washington, Samuel Jr (Janice E)	O	Busboy at Marty's Restaurant
1968**: 83 Cerro Street (4 or 79 Cerro Street not listed)	Washington, Samuel Jr (Ella J)	O	-Samuel: Salesman -Ella: Teacher at D&S School
1970**: 83 Cerro Street (4 or 79 Cerro Street not listed)	Washington, Samuel Jr (Ella J)	O	-Samuel: employee National Guard -Ella: Teacher at D&B School

** ** 79 Cerro was possibly originally numbered as 4 Cerro Street and maybe later as 83 Cerro Street before being renumbered as 79 Cerro Street: The 1930 Sanborn Map revised to 1965 shows 4 Cerro Street in the same location as 79 Cerro and as a concrete block residential building with the same basic footprint of the main block of the home that is on the St. Johns County Property Appraiser report for 79 Cerro Street.*

Started search in 1954 Polk City Directories and #4 nor 79 was not listed



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.

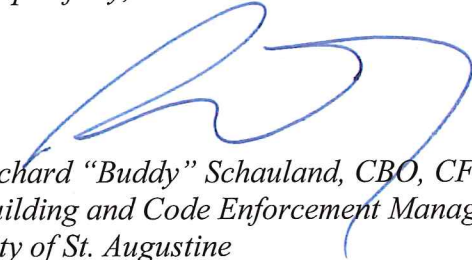
There are several funding sources that may be available to help pay for the cost of bringing your structure into compliance. If you have a flood insurance policy and your structure is located in a SFHA, your structure may be eligible for Increased Cost of Compliance (ICC) funds. ICC provides up to \$30,000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

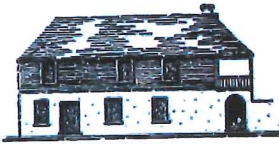
Respectfully,



*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*

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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

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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.

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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.

RECEIVED

Applicant Information Sheet

JAN 07 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 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

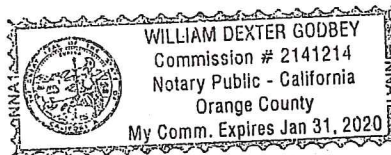
COUNTY OF ORANGE

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.



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	2129800000
Location Address	79 CERRO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 4 BLK 14 OR4857/1997) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Scott James,Jasmine 100% Scott Jasmine 100%
Mailing Address	206 16TH ST UNIT K SAINT AUGUSTINE, FL 32080-0000

Map



To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Valuation Information

	2020
Building Value	\$71,308
Extra Features Value	\$0
Total Land Value	\$118,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$189,608
Total Deferred	\$0
Assessed Value	\$189,608
Total Exemptions	\$0
Taxable Value	\$189,608

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
Actual Area 2138
Conditioned Area 1730
Actual Year Built 1954
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Block

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	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

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

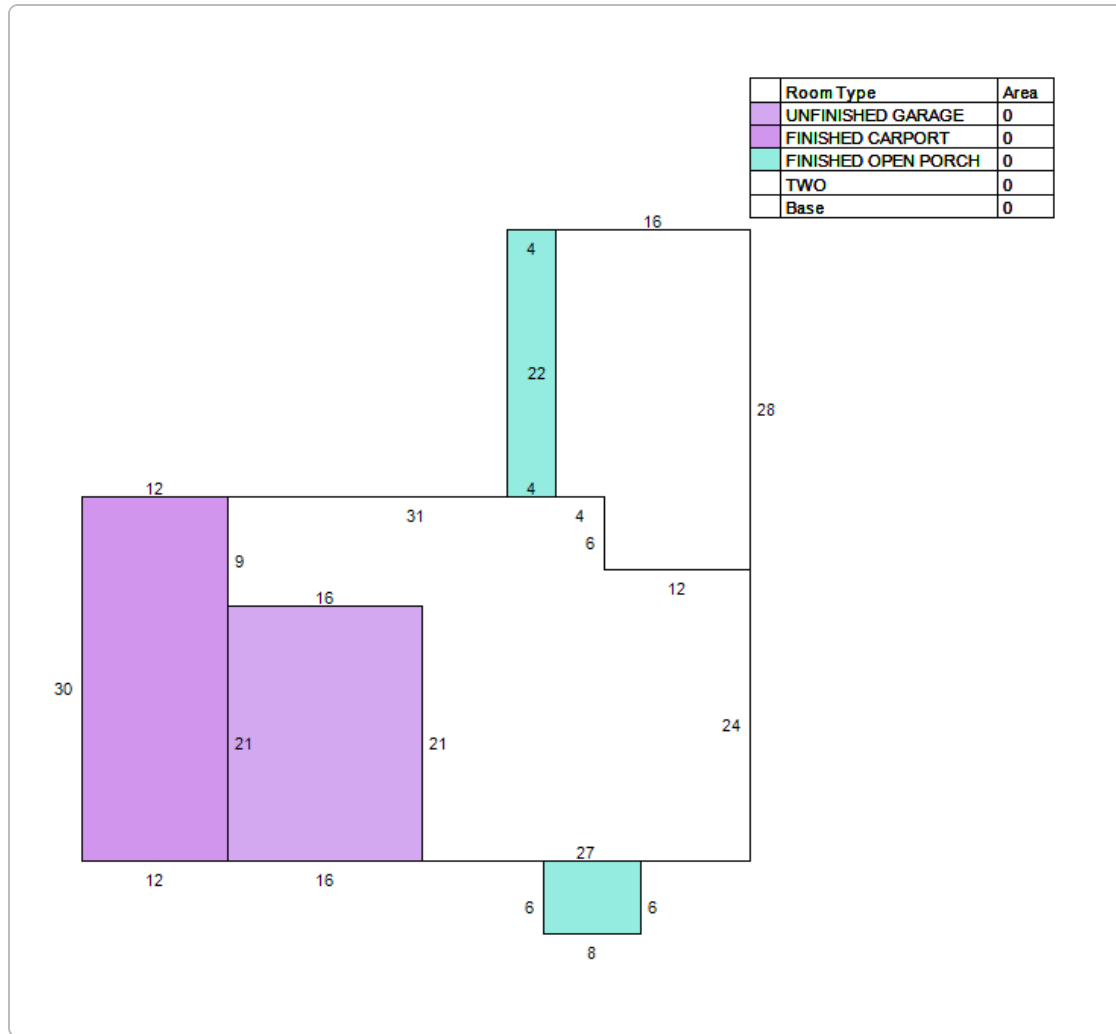
Land Information

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
12/30/2019	12/19/2019	\$150,000.00	WD	4857	1997	U	I	NATIONSTAR HECM ACQUISITION TRUST 2018-2	SCOTT JAMES,JASMINE
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

Sketch Information



No data available for the following modules: Exemption Information.

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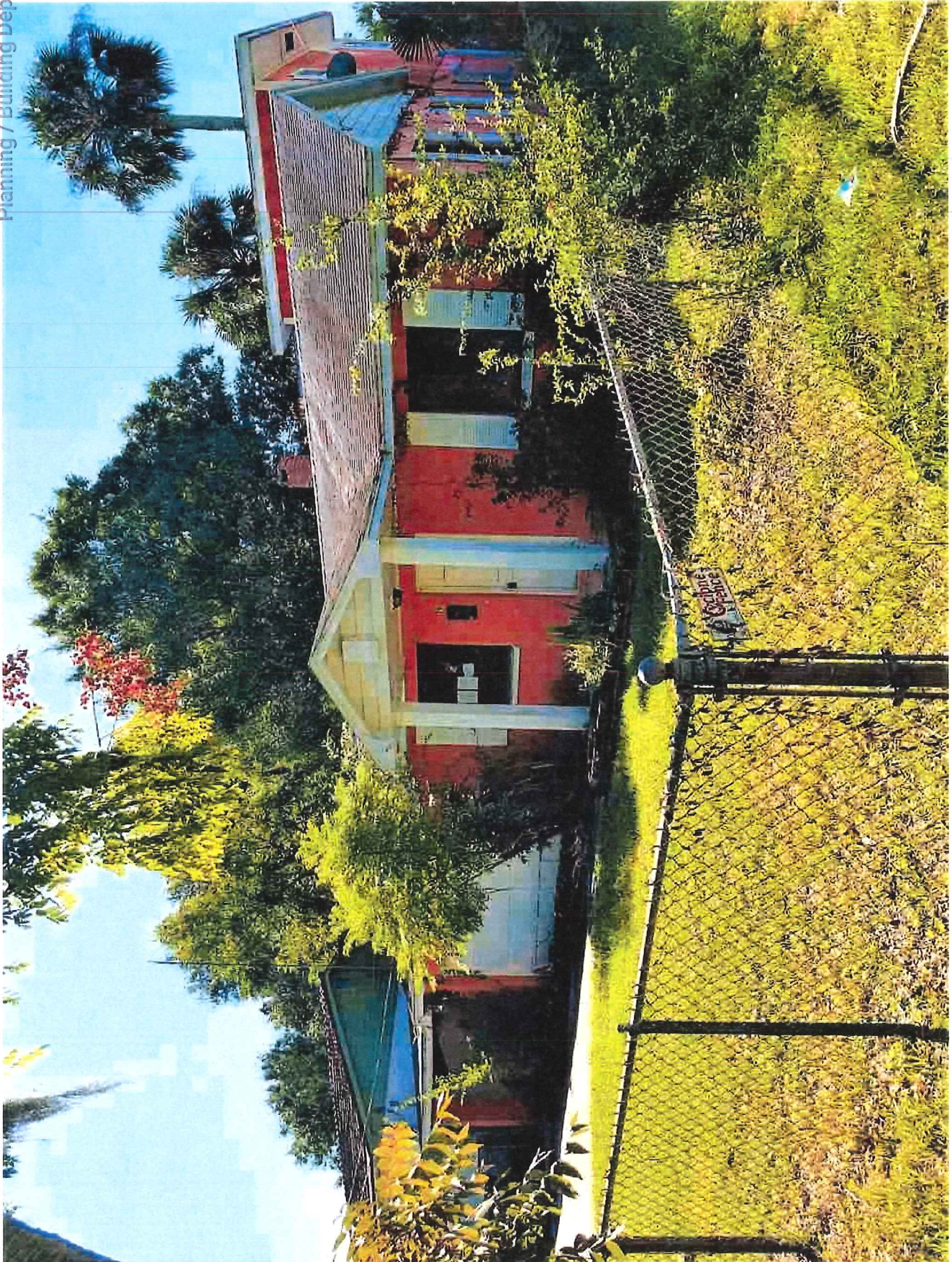
JAN 07 2020



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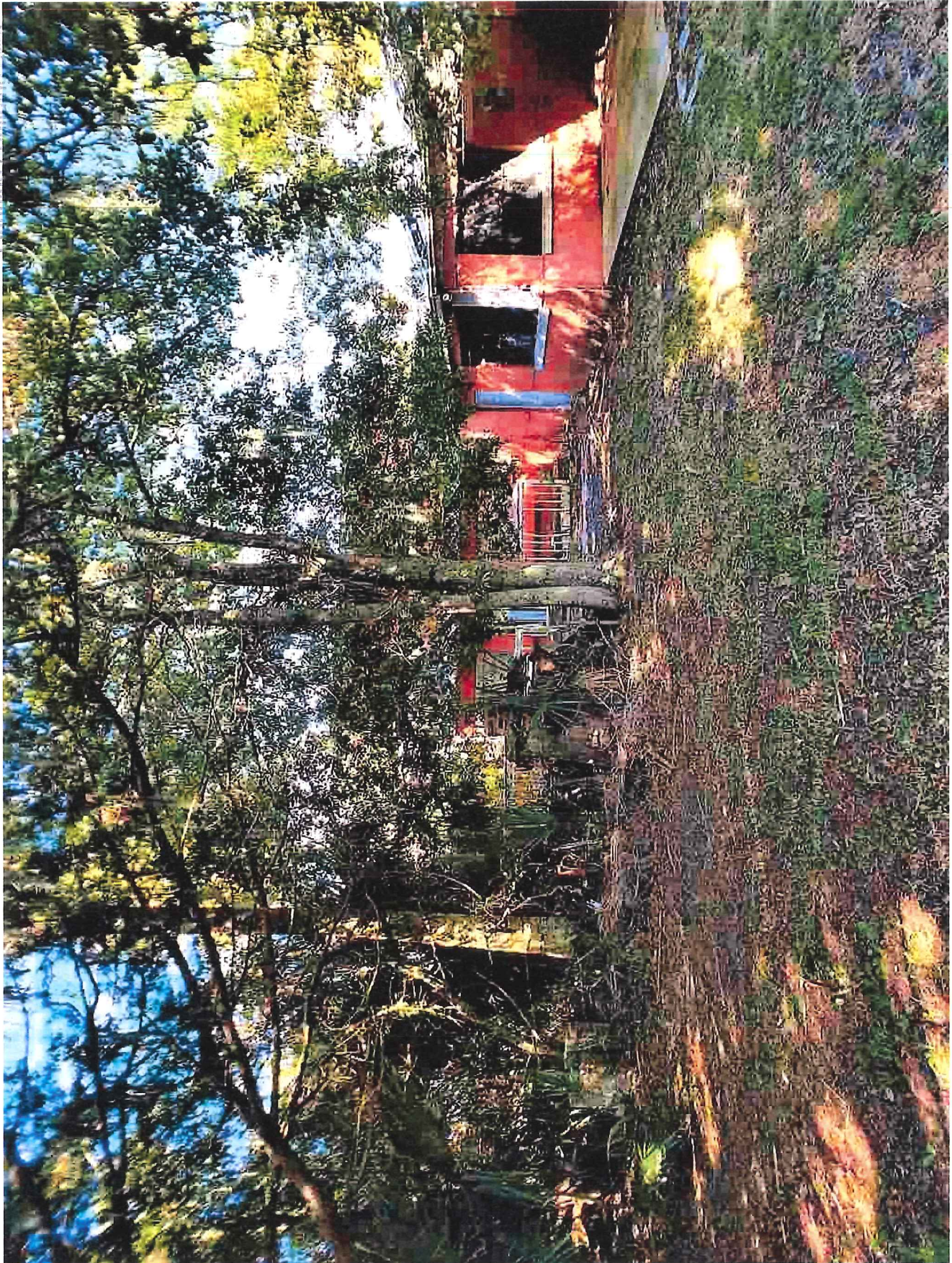
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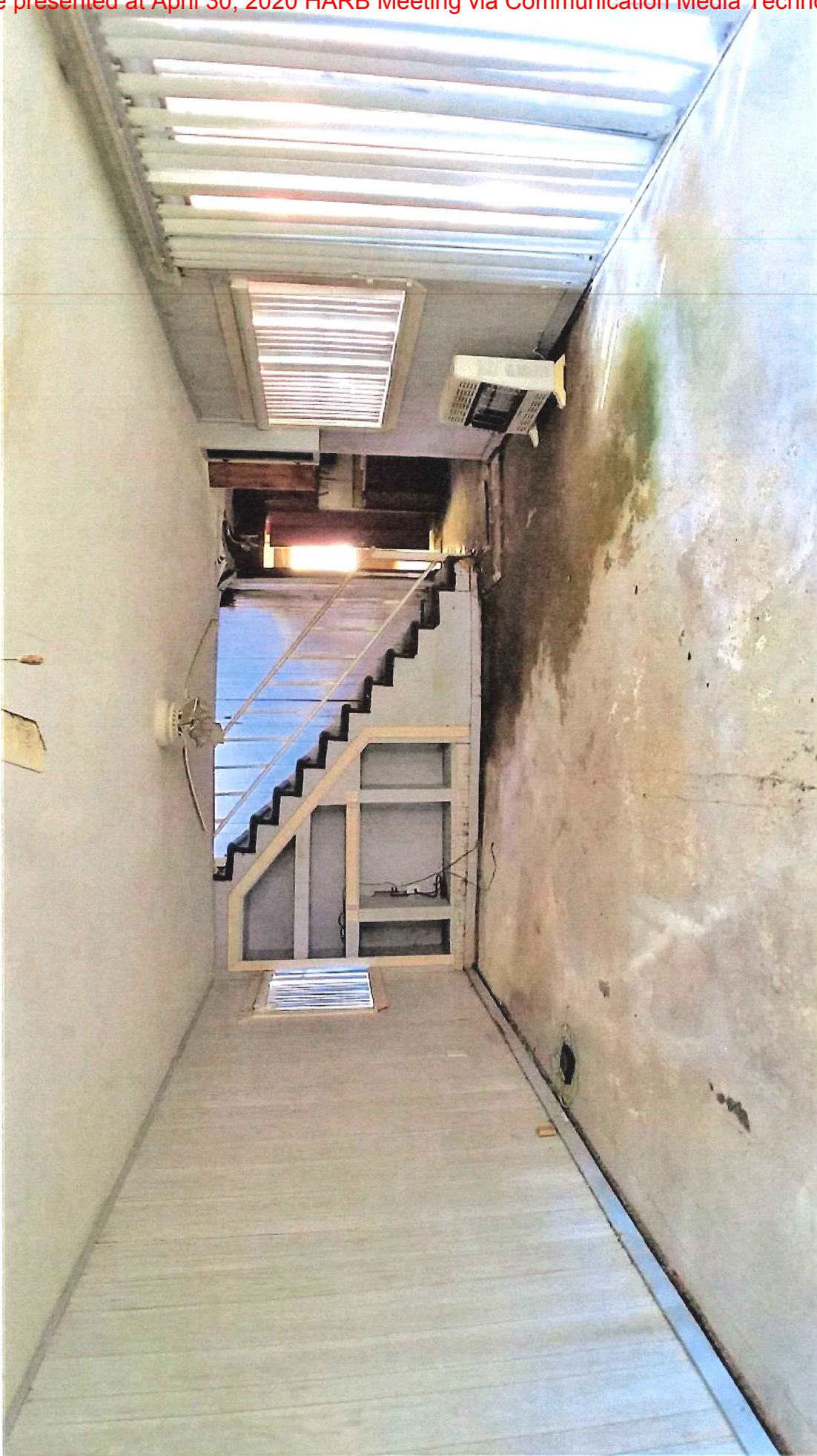
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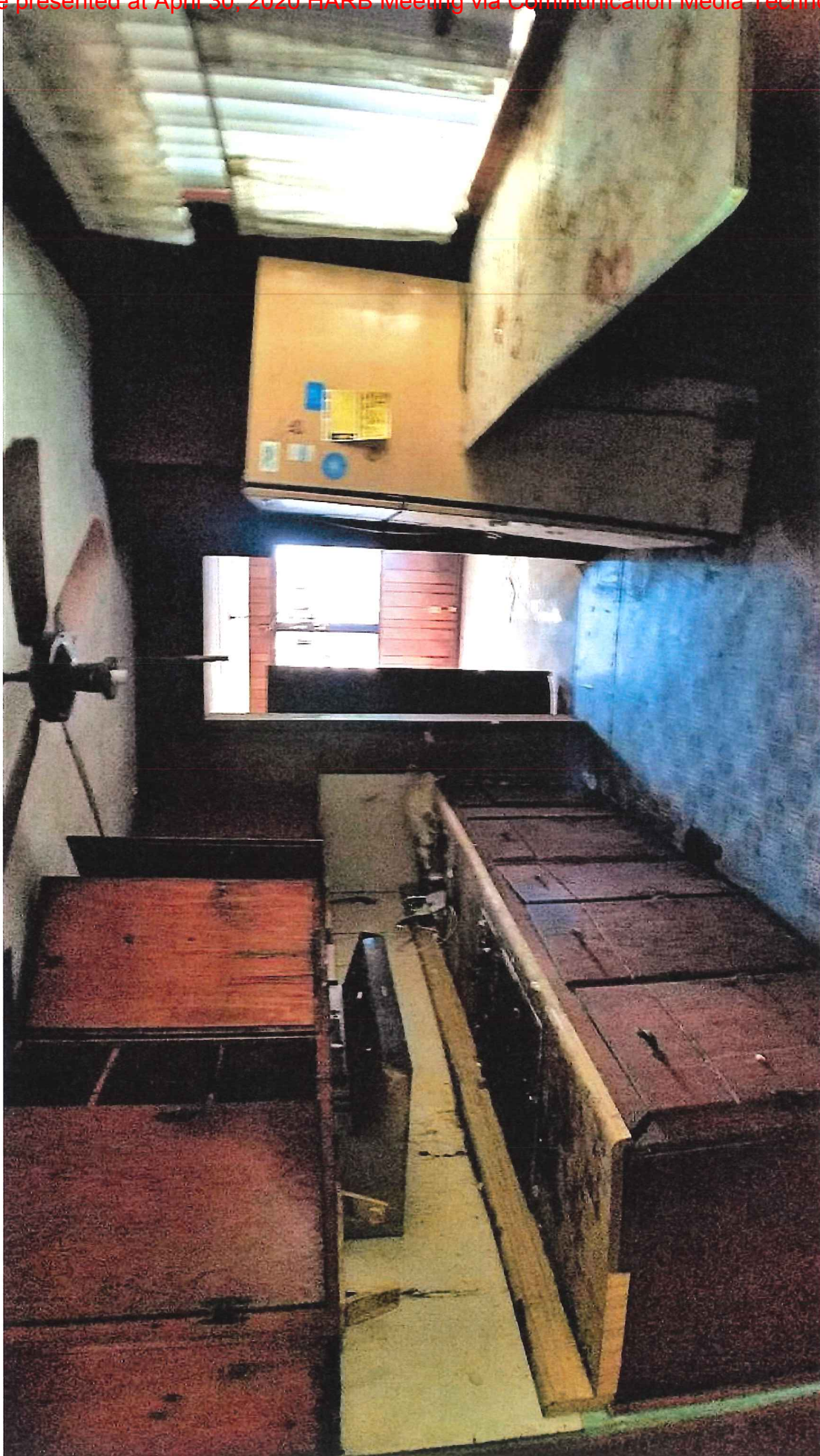
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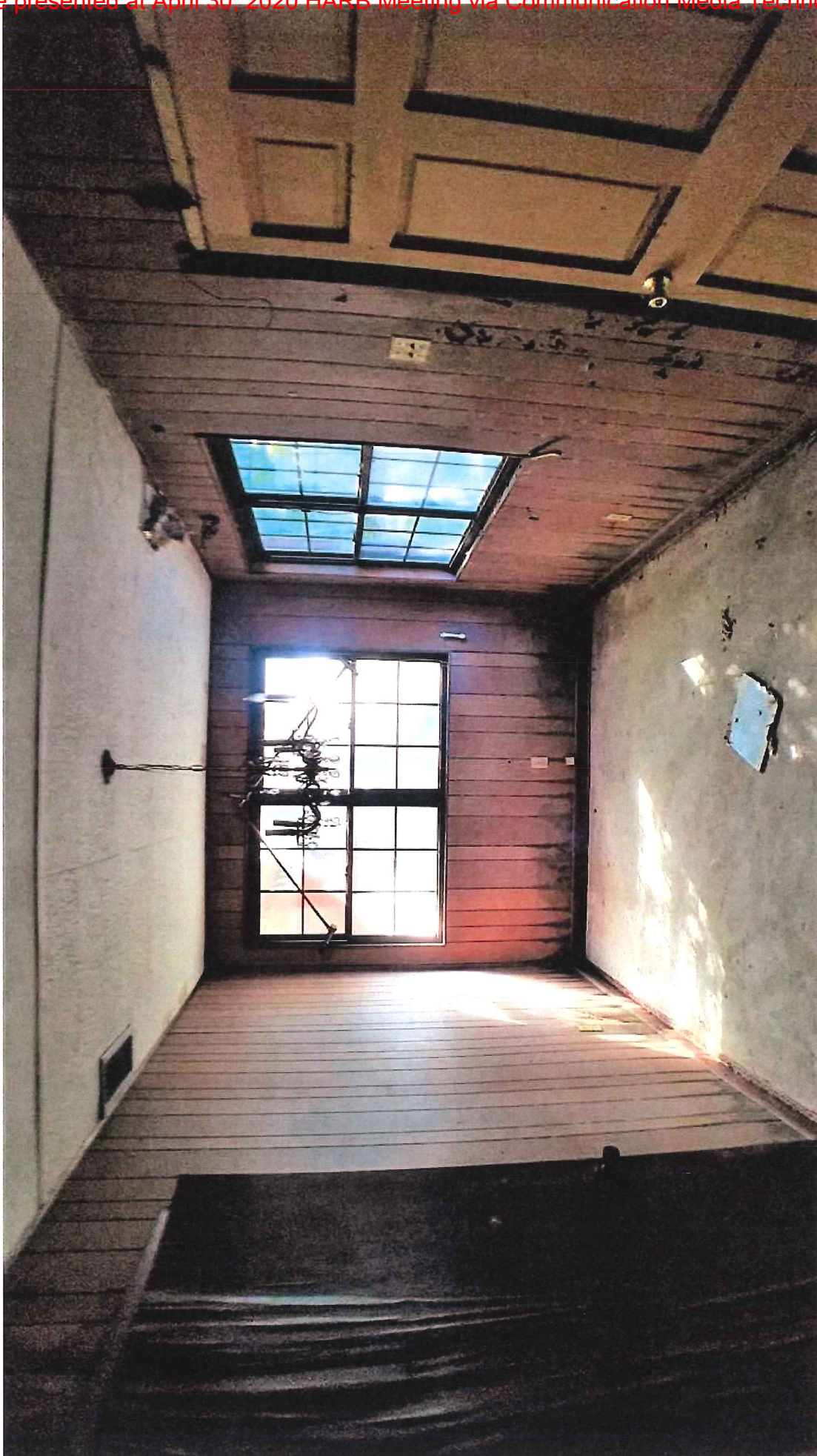
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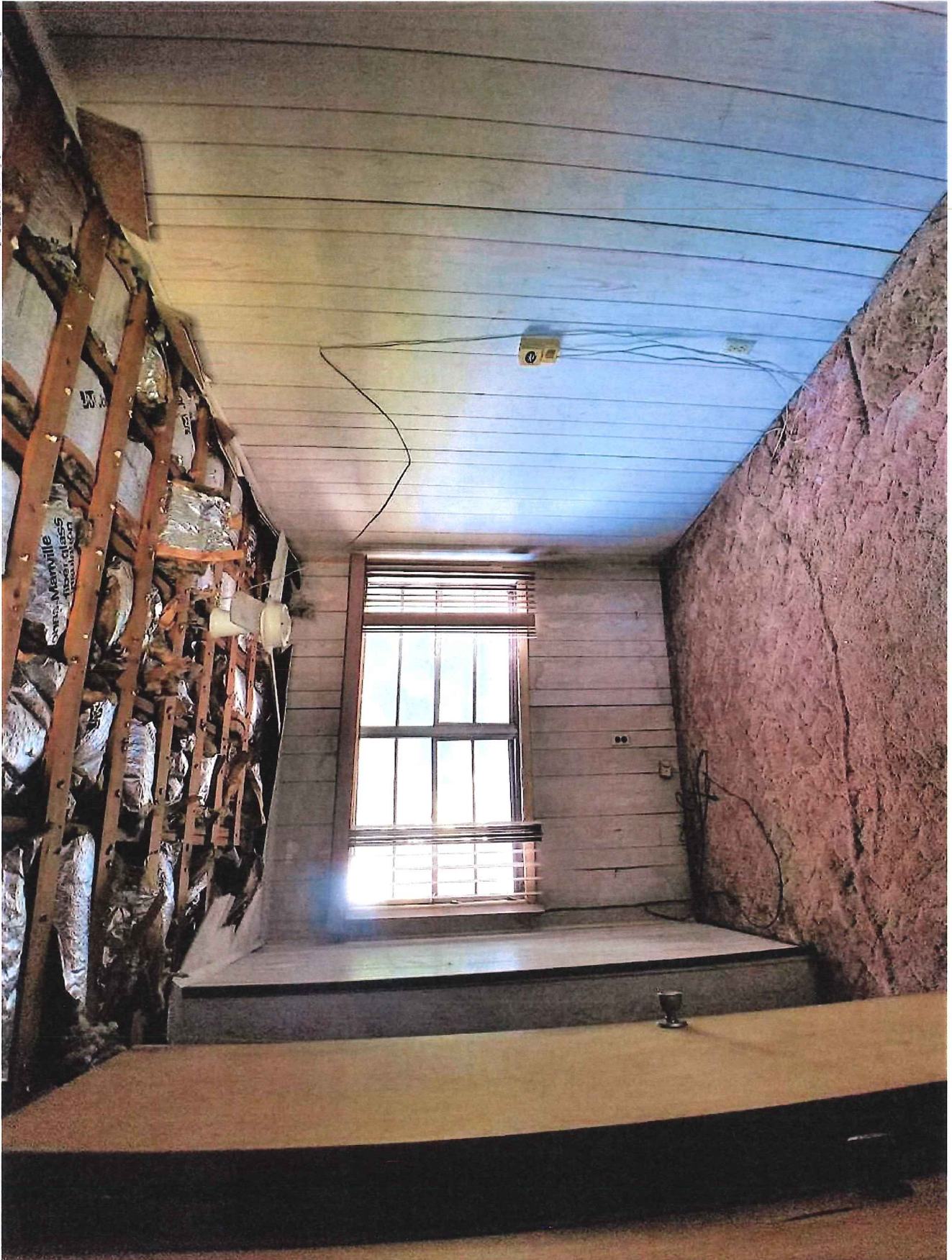
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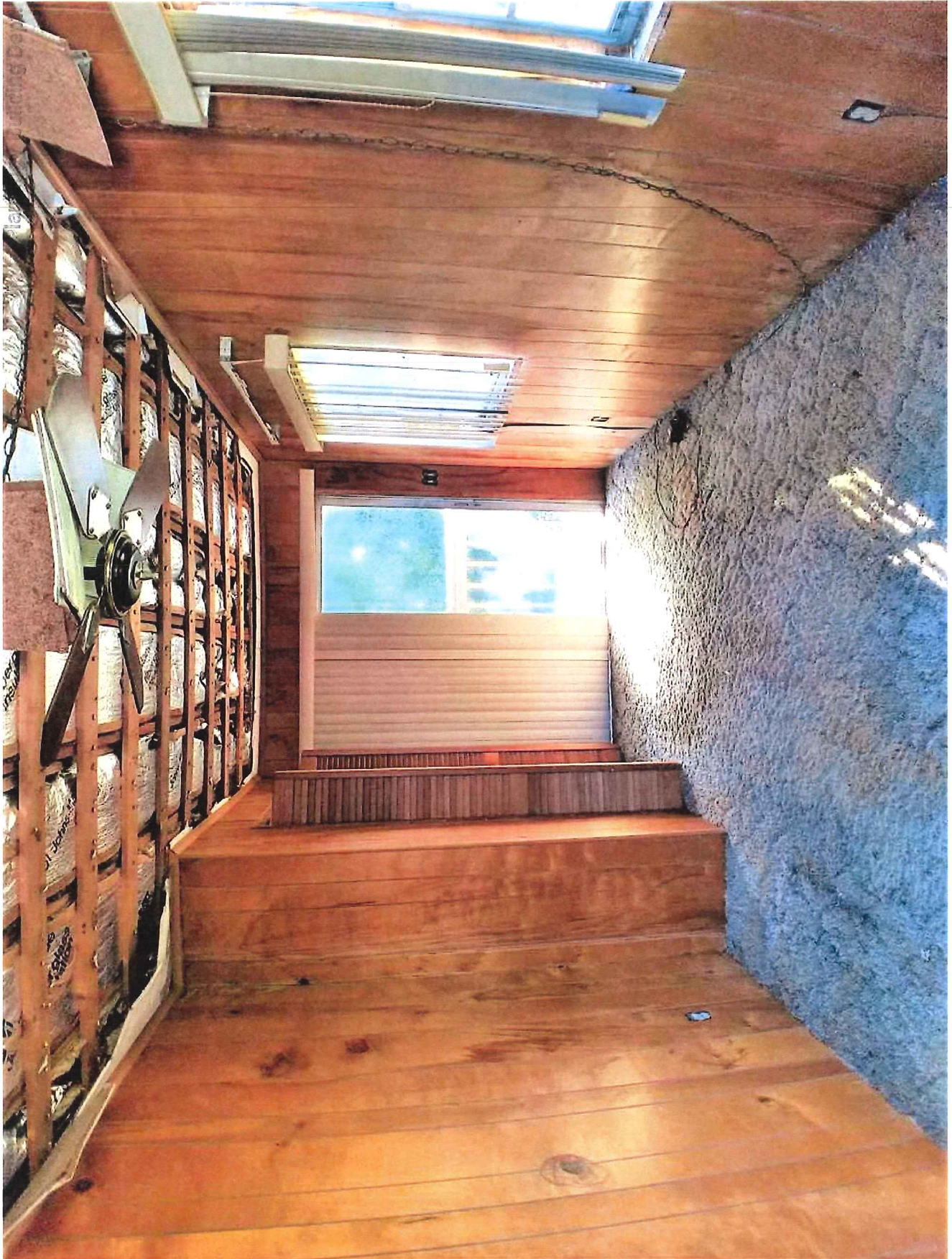
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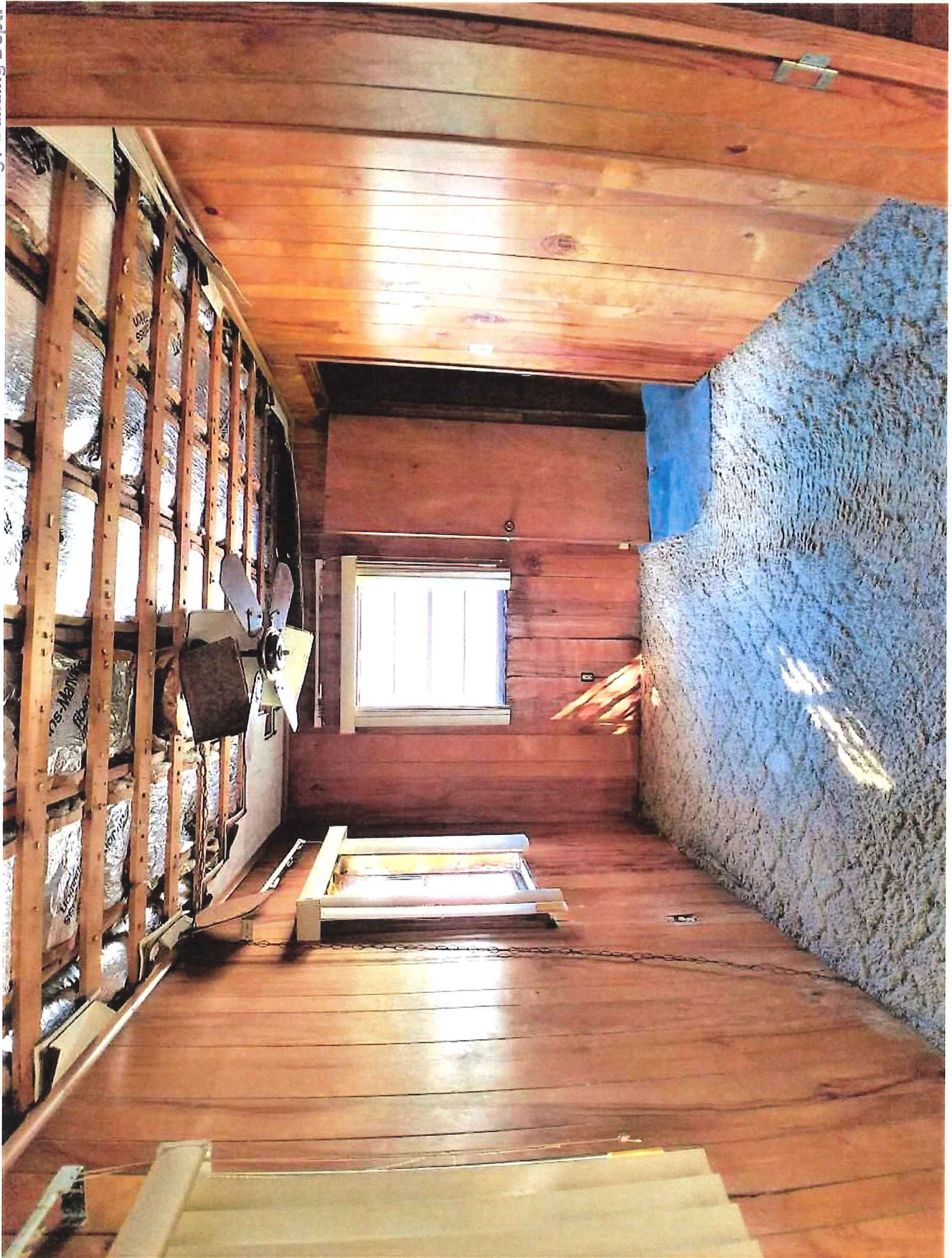


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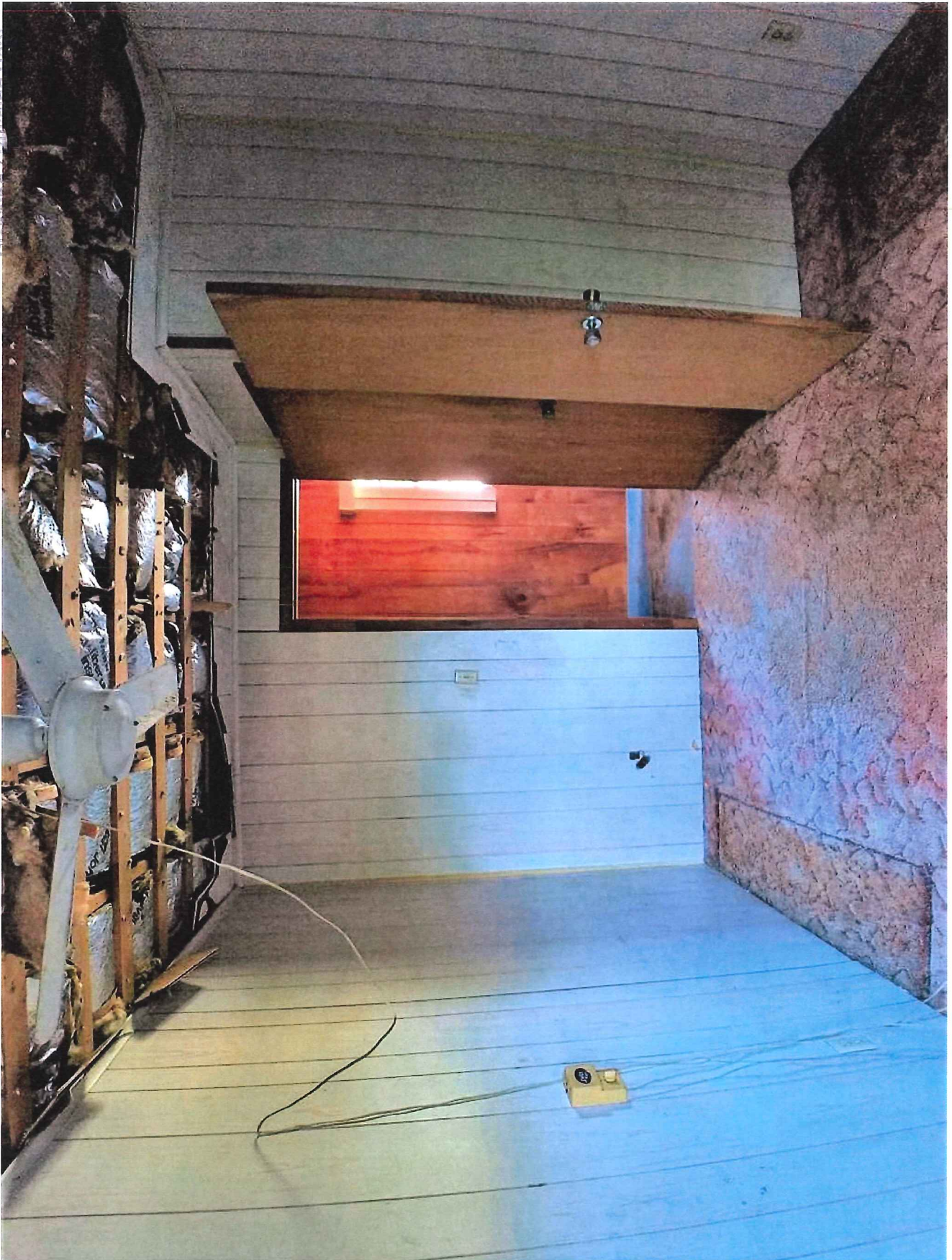


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JAN 07 2020
Planning / Building Dept.



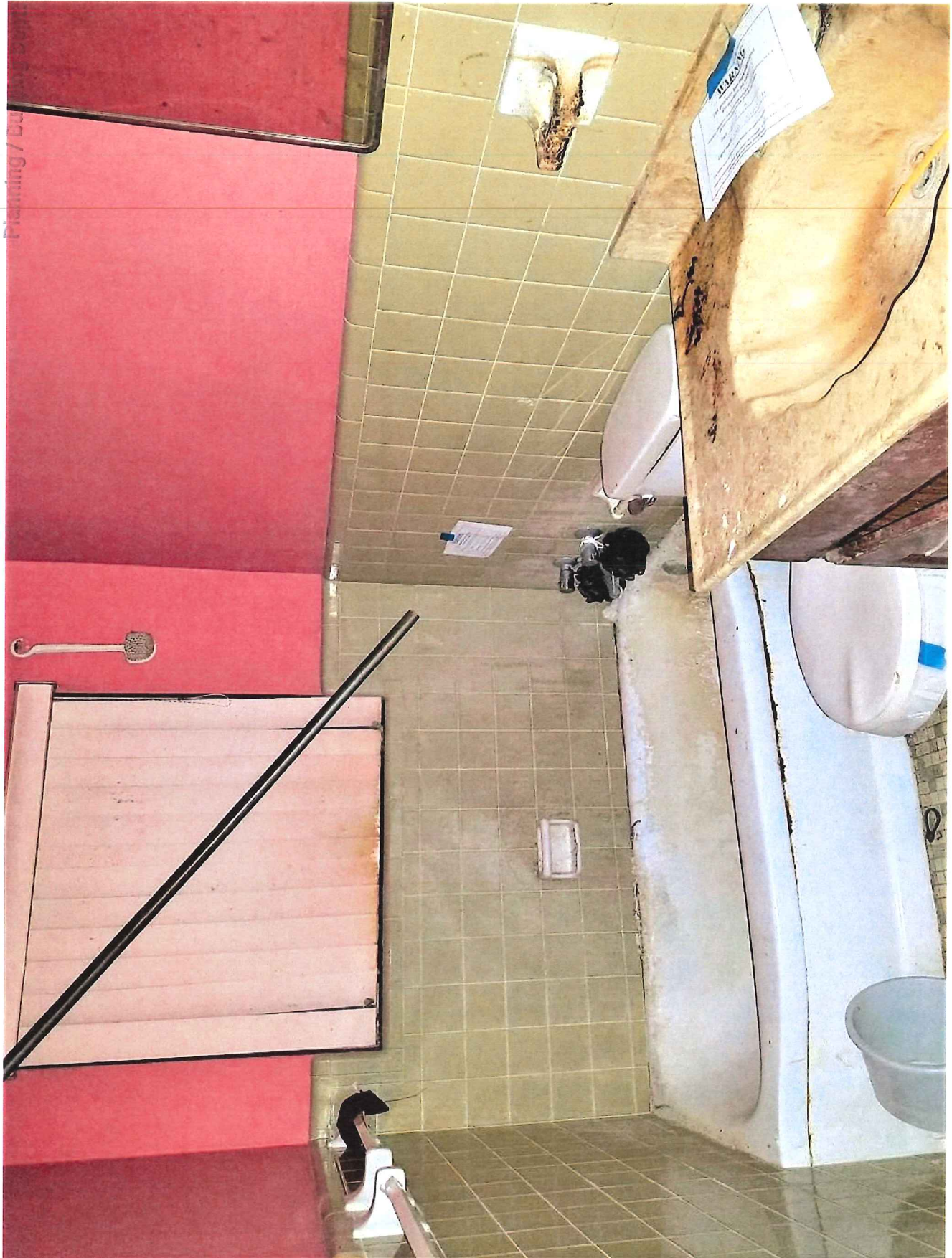
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JAN 07 2020



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JAN 07 2020



UNRECORDED

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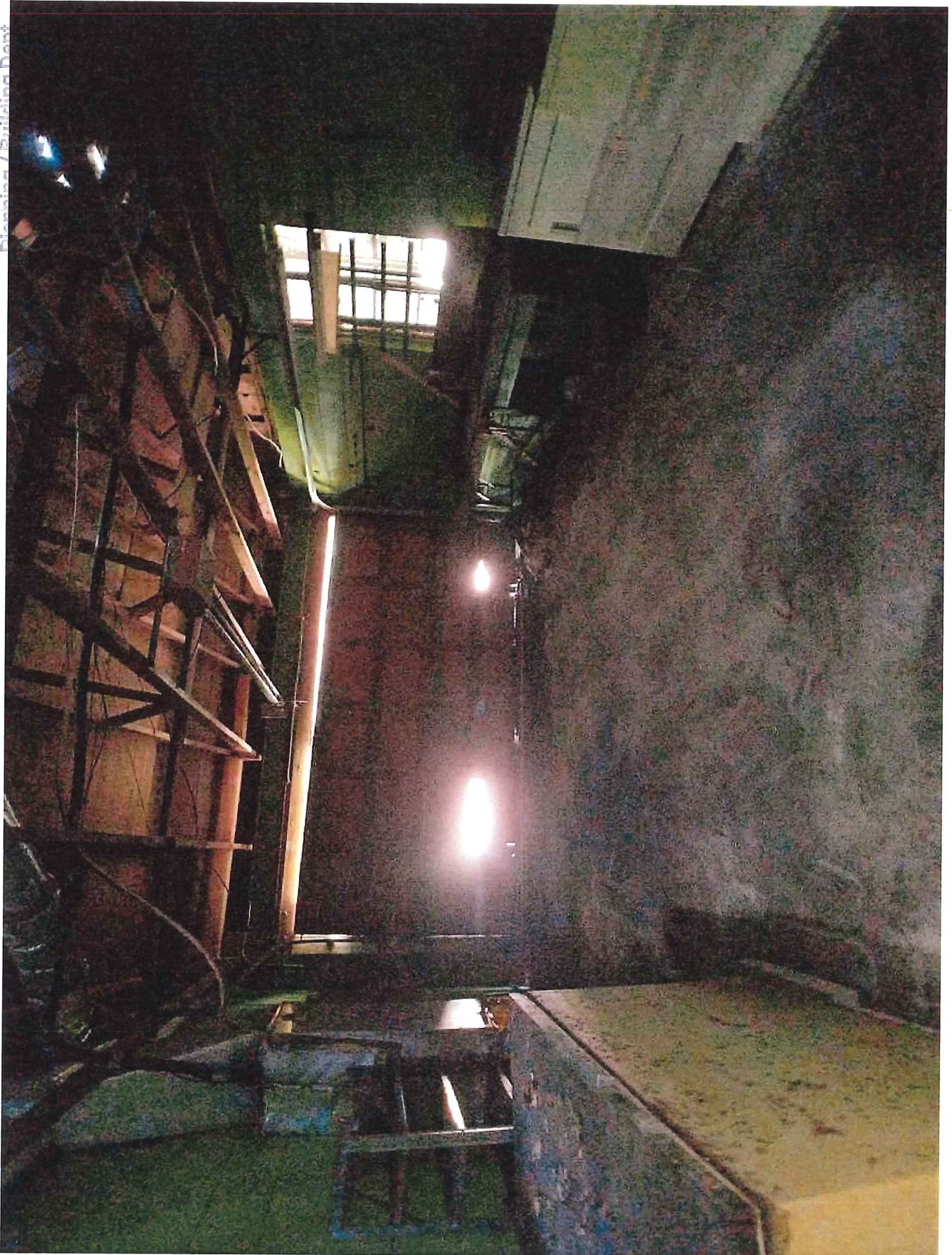
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City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 19, 2020 Meeting



Application F2020-0026 Address: 435 Flagler Boulevard

GP Salt Run LLC – Applicant and Property Owner

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

Architectural Style: Frame Vernacular	Florida Master Site File: SJ05928
National Register: N/A	Construction date: 1948
Archaeology Zone: N/A	Zoning District: RG-1
Parcel number: 2184800000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a wood frame residential building divided as a duplex, comprised of a one-story main block with modified L-plan, a standing seam metal hip roof with deep overhangs, vertical and horizontal exterior wood weatherboard siding, and some remaining wood windows with six over six sashes. A small stoop/ entrance porch extends from the main roof on both the northeast and southwest corners and an attached single car garage is located towards the center of the house, separating the main block from the wing to the west. Behind or to the west of the house is a wood frame detached garage. Located in the Davis Shores neighborhood, 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.
- A 1930 Sanborn map revised to 1965, with pages added in 1960 for Davis Shores, shows the house labeled as 433 and 435 Flagler Boulevard, indicating it was already divided as a duplex at that time. Additionally, the Sanborn map shows a dashed line indicating an L-shaped porch wrapping around the east and south sides of the house, which is not found on the house today. Although the detached garage looks to have been built possibly around the same time as the house, it is not indicated on the Sanborn map.
- Polk City Directories did not include 435 or 433 Flagler Boulevard until 1951. From 1951 to around 1965, Alex C. Cuthill and Florence P. Cuthill (wife listed as F. Gertrude Cuthill starting 1953-54) are listed as owners residing at 435 Flagler Boulevard. From around 1953-65, William and Veda Lowe were listed as owners of 433 Flagler Boulevard, where Veda continued to reside through 1970.
- A three-story, three unit multi-family building is proposed for the property. The applicant did not provide proposed 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 435 Flagler Boulevard** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. For any salvagable historic materials, including possibly the wood windows, to be salvaged, 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.

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 more than 50 years old and recorded in the Florida Master Site File. The building is not listed in a Historic Preservation Zoning District or on the National Register of Historic Places.

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 is at the dead-end of Flagler Boulevard with Salt Run to the east, a body of water which runs between Anastasia Island and Conch Island. The building has a smaller mass and scale than the surrounding buildings and is an area with a varied streetscape, with taller residential buildings on each side except for the water to the northeast, including the large condominium development, Corona Del Mar, to the northwest.

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. A three-story, three unit multi-family building is proposed for the property. The applicant did not provide proposed replacement designs, which is not required. Design review is not required. Vacant lots in neighborhoods with regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.

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 Frame Vernacular style. 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, especially Davis Shores, and scattered throughout the city as in-fill development occurred during this time period.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The building does not have a unique style or characteristics that would be difficult to reproduce.

10. The justification for the proposed demolition. The applicant 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:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

435 Flagler Boulevard



Front Façade / East Elevation and entrance on northeast corner

STAFF PHOTOGRAPHS 435 Flagler Boulevard



**Northwest and North Elevations
and entrance to first unit on northeast corner**

STAFF PHOTOGRAPHS 435 Flagler Boulevard



North Elevation

STAFF PHOTOGRAPHS
435 Flagler Boulevard



South Elevation

STAFF PHOTOGRAPHS

435 Flagler Boulevard



Northwest and West Elevations

STAFF PHOTOGRAPHS

435 Flagler Boulevard



West Elevation and back door to first unit and entrance to second unit on southwest corner



STAFF PHOTOGRAPHS

435 Flagler Boulevard



Northwest Elevation and detached garage to the west side of property

STAFF PHOTOGRAPHS

435 Flagler Boulevard



Detached garage to the west side of property

STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Interior of 2nd Unit



STAFF PHOTOGRAPHS

435 Flagler Boulevard: Context Area



Facing Southwest and West, with building to the west or behind 435 Flagler Boulevard

STAFF PHOTOGRAPHS

435 Flagler Boulevard: Context Area



**Facing West toward Comares Avenue
and North, with the
Corona Del Mar Condominiums
to the north of 435 Flagler Boulevard**

STAFF PHOTOGRAPHS 435 Flagler Boulevard: Context Area



Facing East toward Salt Run

STAFF PHOTOGRAPHS

435 Flagler Boulevard: Context Area



Facing Southeast and South, with building to the south of 435 Flagler Boulevard

Page 1

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ05928**
 Field Date 4-15-2015
 Form Date 4-15-2015
 Recorder # _____

Site Name(s) (address if none) 435 Flagler Boulevard Multiple Listing (DHR only) _____
 Survey Project Name Architectural Survey of Anastasia Is. Structure Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 435 Direction _____ Street Name Flagler Street Type Boulevard Suffix Direction _____
 Address: 435 Flagler Boulevard
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1988 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 16 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2184800000 Landgrant _____
 Subdivision Name Davis Shores Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1948 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Duplex From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Duplex, built in garage
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Wood/Plywood 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Single wood 6/6

Distinguishing Architectural Features (exterior or interior ornaments) 3 light sliding picture window

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) on water- retaining wall in rear- detached garage

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

Page 2

HISTORICAL STRUCTURE FORM

Site #8 SJ05928

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
 Structural System(s): 1. Unknown 2. _____ 3. _____
 Foundation Type(s): 1. _____ 2. _____
 Foundation Material(s): 1. _____ 2. _____
 Main Entrance (stylistic details) single wood and panel 6 light door.

Porch Descriptions (types, locations, roof types, etc.) Small stoop with turned post and extended main roof.

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Do not know usage or appearance and depth of alterations- further research recommended

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

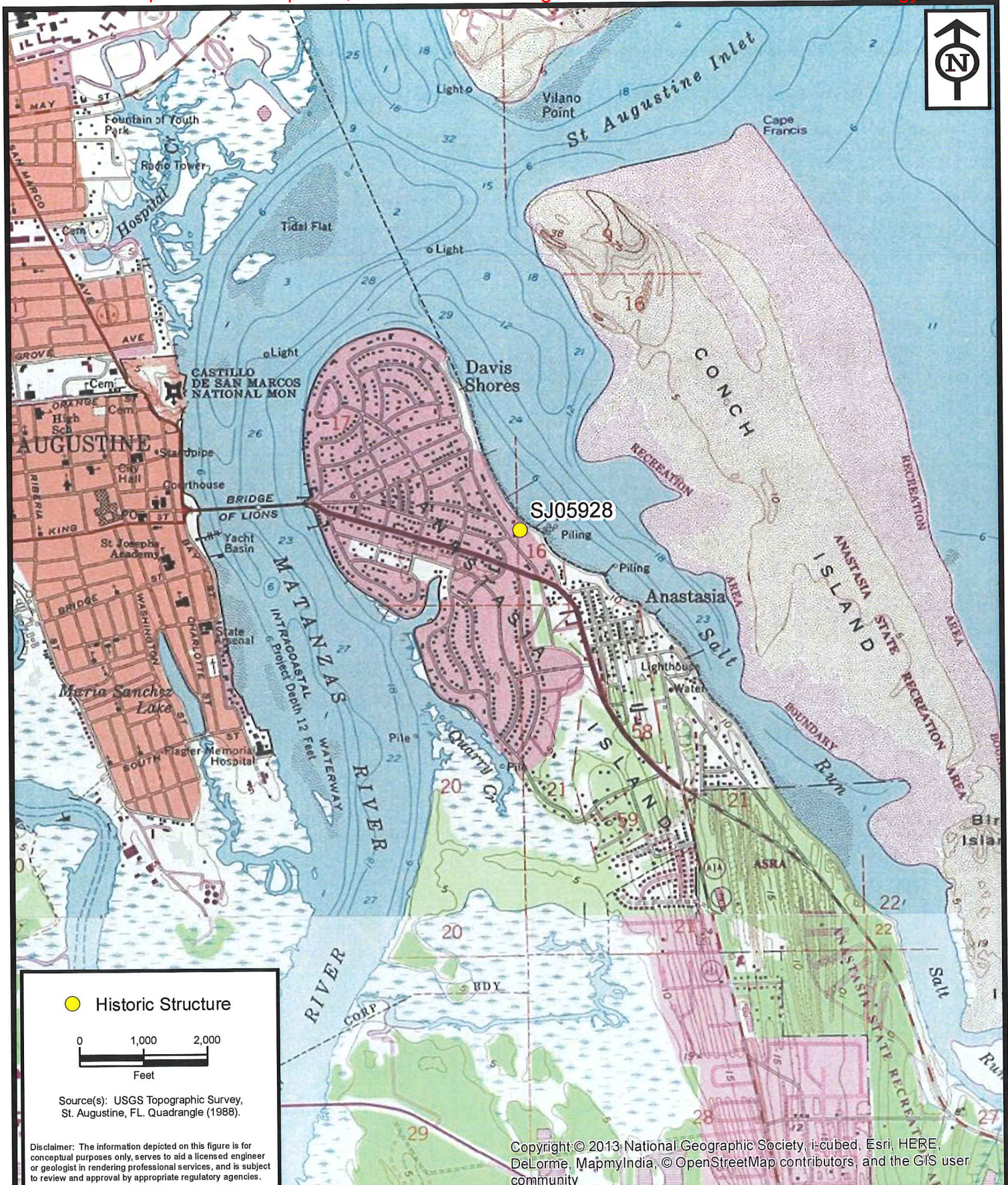
- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession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

RECORDER INFORMATION

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

Required Attachments

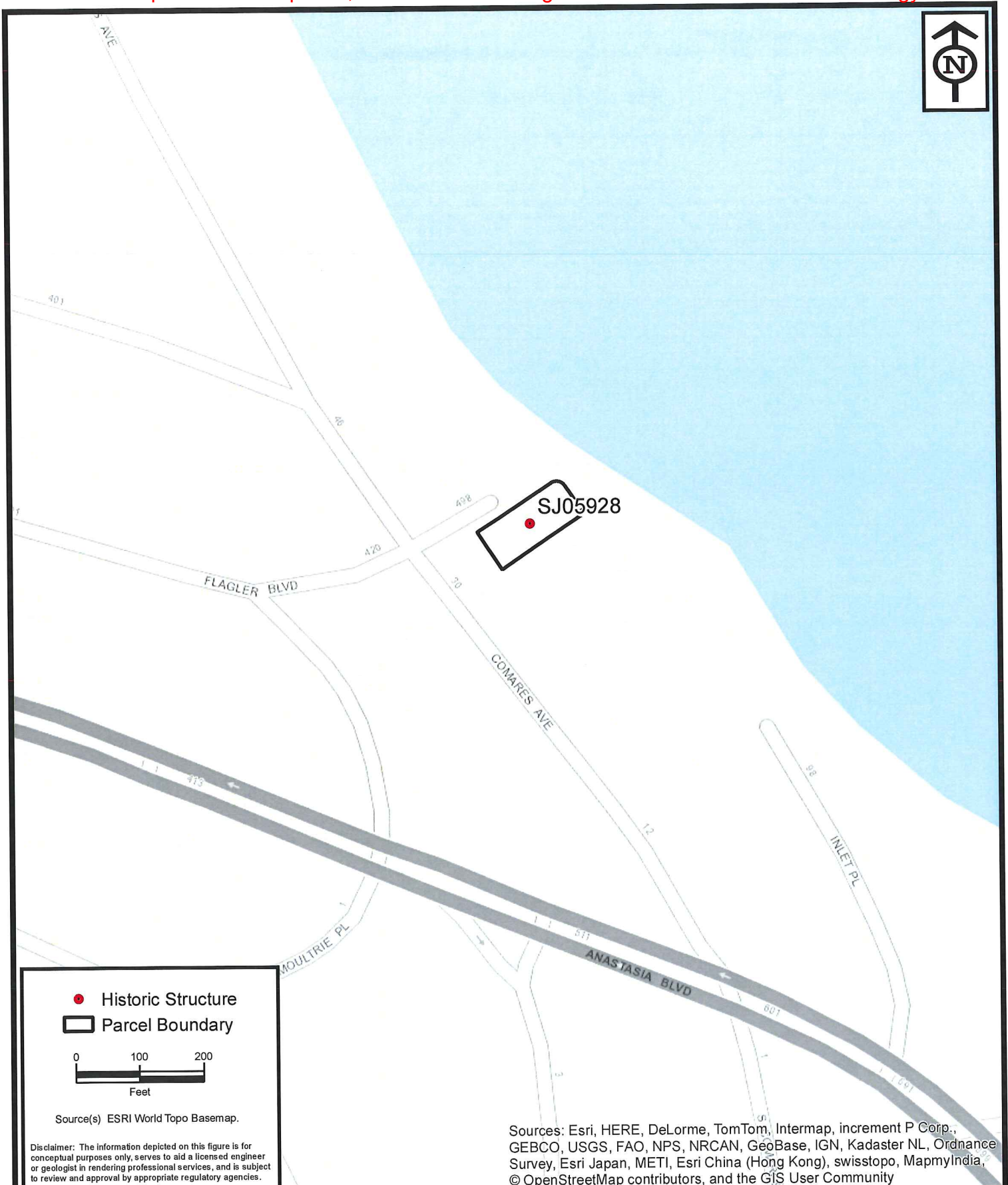
- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ05928
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project: AJ15055.00
Date: Apr. 2015
Drwn/Chkd: KWB/JRN
Figure: 1



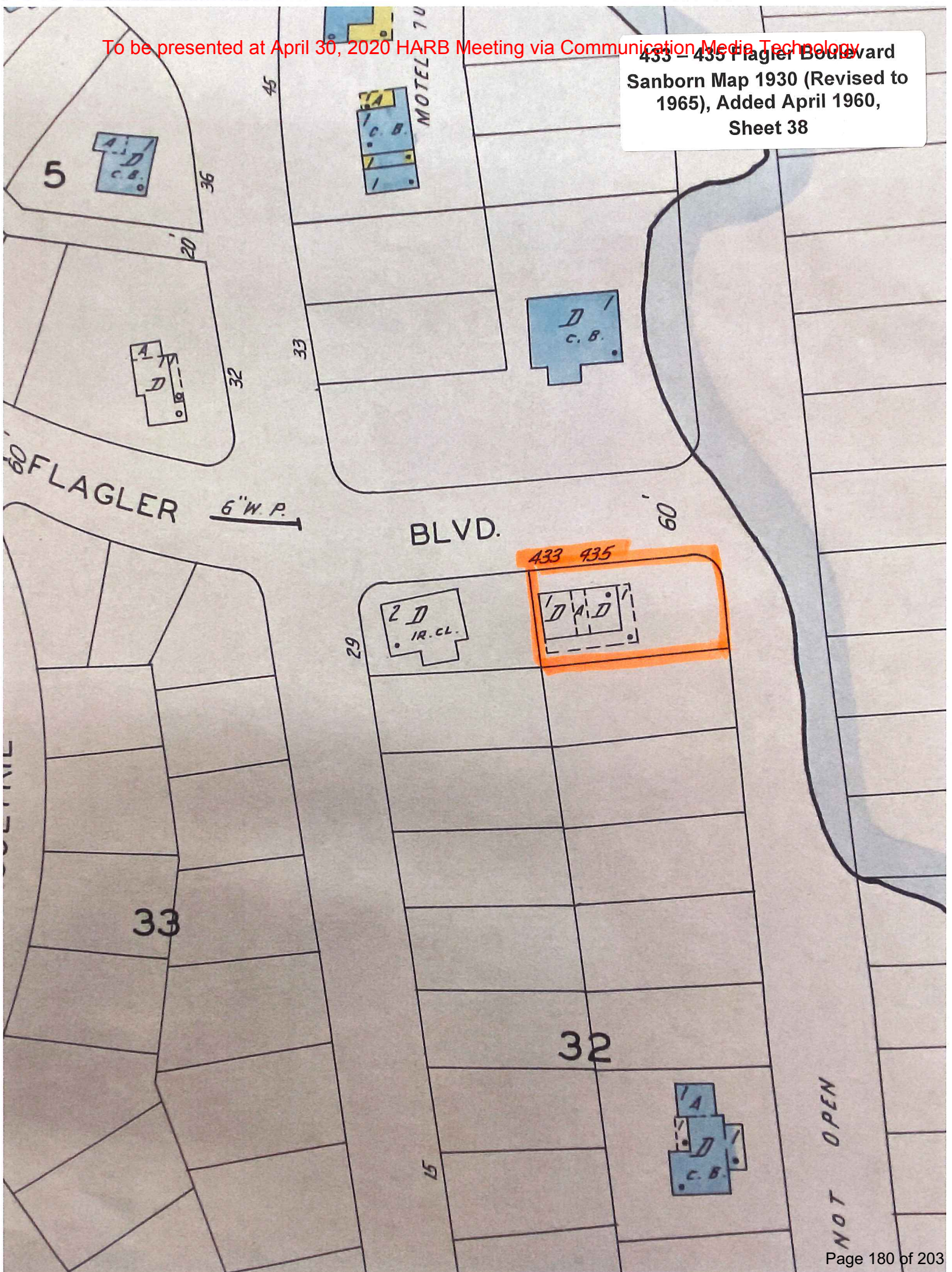
Parcel Location - SJ05928
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15055.00
Date:	Apr. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2



SS05928 IMG1

433 - 435 Flagler Boulevard
Sanborn Map 1930 (Revised to
1965), Added April 1960,
Sheet 38



435 Flagler Boulevard*
(Constructed 1948, according to Florida Master Site File)

SAHS POLK CITY DIRECTORY RESEARCH

435 Boulevard:

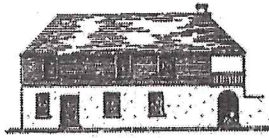
DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Cuthill, Alex C (Florence P)	O	Not listed
1953-54	Cuthill, Alex C (F Gertrude)	O	-----
1957	Cuthill, Alex C (F Gertrude)	O	-----
1959	Cuthill, Alex C (F Gertrude)	O	-----
1965	Cuthill, Alex C (F Gertrude)	O	-----
1968: No listing for #435 Flagler Boulevard	----		
1970	McDaniel, Sara C. Mrs	None	Principal, Evelyn Hamblen Elementary School

433 Boulevard:

DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Cobb, George (Gertrude A)	O	Not listed
1953-54	Lowe, William C (Mrs Veda L)	O	(Alahambra Gift Shope)
1957	Lowe, William C (Mrs Veda D)	O	Lowe's Gift Shope
1959	Lowe, William C (Mrs Veda D)	O	Lowe's Gift Shope
1965	Lowe, Veda D, Mrs (widow of William C)		Gift buyer, Plaza Hotel
1968: No listing for #435 Flagler Boulevard	Lowe, Veda D, Mrs (widow of William C)		Gift buyer, Plaza Hotel
1970	Lowe, Veda D, Mrs (widow of William C)		Gift buyer, Plaza Hotel

** A 1930 Sanborn map revised to 1965, with pages added for Davis Shores in 1960, shows the house labeled as 433 and 435 Flagler Boulevard, indicating it was already divided as a duplex at that time.*

Started search in 1948 Polk City Directories: 433 and 435 Flagler Boulevard did not appear until the 1951 city directory.



**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. 2020-0026

Receipt No. 1792577

Meeting Date March 19, 2020

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

1. NAME OF APPLICANT Scott Patrou
Business (if applicable) GP Salt Run LLC
Address 770 A1A Beach Blvd. Ste D.
City St. Augustine State FL Zip 32080
Daytime telephone 904 461-3000 Other phone/email _____

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

2. NAME OF PROPERTY OWNER GP Salt Run LLC
Business (if applicable) _____
Address 770 A1A Beach Blvd. Ste D.
City St. Augsutine State FL Zip 32080
Daytime telephone (required) (904) 461-3000 Other phone _____

3. PROJECT STREET ADDRESS 435 Flagler Blvd

4. LEGAL DESCRIPTION OF PROPERTY
Lot 15 Block 32 Subdivision Davis Shores Parcel Number 2184800000

5. DATE OF CONSTRUCTION 1948 Source: Property Appriaser

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:

3 story, 3 unit Multi Family

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FEB 12 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.

RECEIVED

FEB 12 2020

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 Scott Patroon DATE 2/10/20

SIGNATURE OF APPLICANT Scott M. Patroon

PRINT 1st OWNER'S NAME Scott Patroon DATE 2/10/20

SIGNATURE OF 1st PROPERTY OWNER Scott M. Patroon

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

FEB 12 2020

Rev: 092717

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.





















To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Instr #2019083957 BK: 4828 PG: 1103, Filed & Recorded: 11/8/2019 3:23 PM #Pgs:3

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$3,150.00

Prepared by and return to:

Scott Patrou
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 19-76

Parcel Identification No 218480-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of October, 2019 between Augustine Bluff Associates, LLC, a Florida Limited Liability Company, whose post office address is 14402 Marina San Pablo Pl., Apt. #602, Jacksonville, FL 32224, of the County of Duval, State of Florida, Grantor, to GP Salt Run LLC, a Florida Limited Liability Company, whose post office address is 770 A1A Beach Boulevard, Suite D, St. Augustine, FL 32080, of the County of St. Johns, State of Florida, Grantee:

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

Lot 15, and the East 47.81 feet of Lot 16, Block 32, DAVIS SHORES OCEAN VIEW SECTION, according to the plat thereof, recorded in Map Book 3, Pages 97 through 102, inclusive, EXCEPTING therefrom any portion of captioned property recorded in Official Records Book 830, Page 676, of the public records of St. Johns County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 14402 Marina San Pablo Pl., Apt. #602, Jacksonville, FL 32224.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Diana Gonzalez
Print Name: Diana Gonzalez

Augustine Bluff Associates, LLC, a Florida Limited Liability Company

By: *Curt Fenelon*
Curt Fenelon, as Authorized Agent for Southeastern Investment Associates, Inc., such entity being a authorized member of Augustine Bluff Associates, LLC.

Kayin Kosinski
Print Name: KAYIN KOSINSKI

STATE OF FLORIDA
COUNTY OF DUVAL

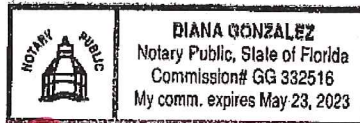
The foregoing instrument was acknowledged before me this 30 day of October, 2019 by Curt Fenelon as Director of Southeastern Investment Associates, Inc., said entity being a authorized member of Augustine Bluff Associates, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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

Personally known: _____

OR Produced Identification: ✓

Type of Identification Produced: FLDL



COPY

BK: 4828 PG: 1105

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Signed, sealed and delivered in our presence:

Jessie Wilson
 Print Name: Jessie Wilson

Augustine Bluff Associates, LLC, a Florida Limited Liability Company

By: Geoffrey N. Nolan
 Geoffrey N. Nolan, as the sole member and authorized agent of IH Jax II, LLC, such entity being a authorized member of Augustine Bluff Associates, LLC.

Elizabeth H. Cornwell
 Print Name: Elizabeth H. Cornwell

STATE OF Georgia
 COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 30th day of October, 2019 by Geoffrey N. Nolan for IH Jax II, LLC said entity being an authorized member of Augustine Bluff Associates, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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

Mary Harrell
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Commission Expires
 07/24/2023

Personally known: X
 OR Produced Identification: _____

Type of Identification Produced: _____

COPY

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology



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	2184800000
Location Address	435 FLAGLER BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-100 DAVIS SHORES LOT 15 & E 47.81FT LOT 16 BLK 32 OR4828/1103 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	16-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.240
Homestead	N

Owner Information

Owner Name	Gp Salt Run LLC 100%
Mailing Address	770 A1A BEACH BLVD STE D SAINT AUGUSTINE, FL 32080-0000

Map



To be presented at April 30, 2020 HARB Meeting via Communication Media Technology

Valuation Information

	2020
Building Value	\$98,841
Extra Features Value	\$5,416
Total Land Value	\$239,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$343,657
Total Deferred	\$0
Assessed Value	\$343,657
Total Exemptions	\$0
Taxable Value	\$343,657

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	\$95,949	\$6,814	\$239,400	\$0	\$0	\$342,163	\$342,163	\$0	\$342,163
2018	\$97,360	\$6,814	\$239,400	\$0	\$0	\$343,574	\$343,574	\$0	\$343,574
2017	\$100,182	\$3,869	\$239,400	\$0	\$0	\$343,451	\$343,451	\$0	\$343,451
2016	\$80,428	\$3,869	\$239,400	\$0	\$0	\$323,697	\$323,697	\$0	\$323,697
2015	\$67,009	\$3,869	\$239,400	\$0	\$0	\$310,278	\$310,278	\$0	\$310,278
2014	\$64,136	\$3,869	\$239,400	\$0	\$0	\$307,405	\$307,405	\$0	\$307,405
2013	\$66,274	\$3,869	\$239,400	\$0	\$0	\$309,543	\$309,543	\$0	\$309,543
2012	\$61,225	\$3,869	\$239,400	\$0	\$0	\$304,494	\$304,494	\$0	\$304,494
2011	\$63,168	\$3,869	\$233,604	\$0	\$0	\$300,641	\$300,641	\$0	\$300,641
2010	\$64,140	\$3,869	\$259,560	\$0	\$0	\$327,569	\$327,569	\$0	\$327,569

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2578	Roof Cover	Metal
Conditioned Area	2124	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	1948	Interior Wall	Drywall
Use	Duplex	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	12 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	490	490
FINISHED OPEN PORCH	0	54
BASE AREA	1074	1074
FINISHED OPEN PORCH	0	120
UNFINISHED GARAGE	0	280
FRAME ADDITION	560	560
Total SqFt	2124	2578

Extra Feature Information

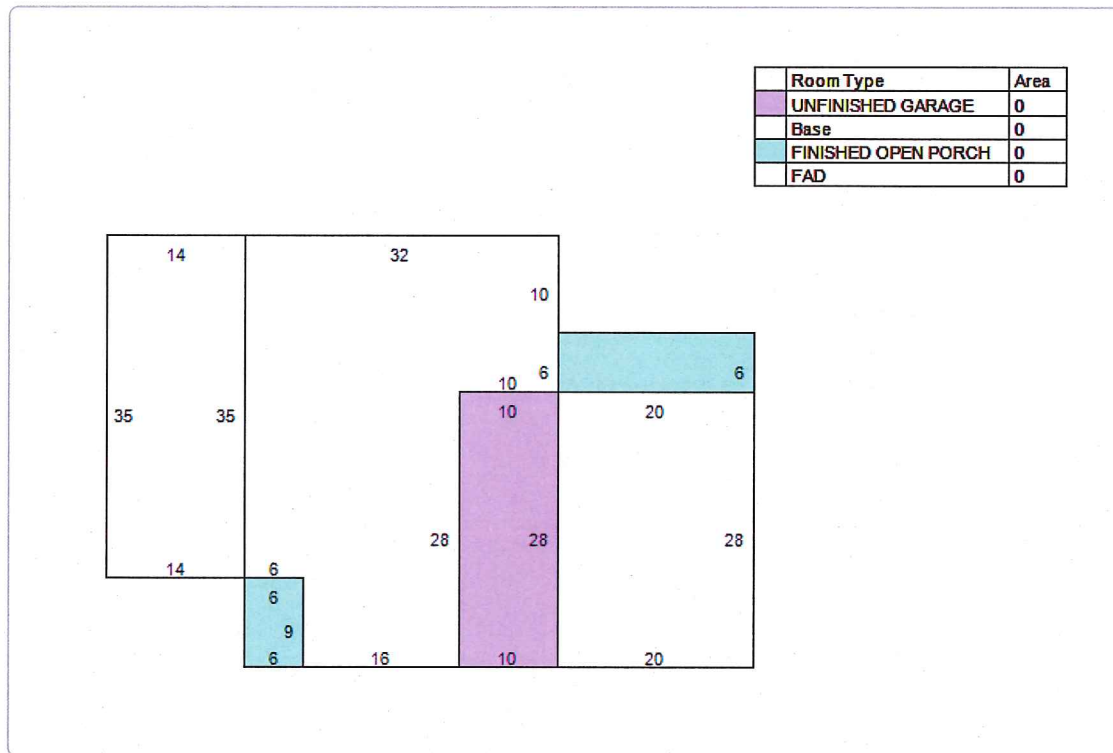
Code Description	BLD	Length	Width	Height	Units
Garage Finished (Average)	0	0	0	0	312

To be presented at April 30, 2020 HARB Meeting via Communication Media Technology**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	160	70	FF	\$239,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/8/2019	10/30/2019	\$450,000.00	WD	4828	1103	Q	I	AUGUSTINE BLUFF ASSOCIATES LLC	GP SALT RUN LLC
	7/14/2006	\$800,000.00	WD	2746	1360	Q	I	SCHREIBER TERRY & JAMES	AUGUSTINE BLUFF ASSOCIATES LLC
	6/30/2004	\$499,000.00	WD	2244	741	Q	I	DRAKE MARTHA O	SCHREIBER TERRY & SCHREIBER JAMES (T/C)
	3/6/1998	\$221,000.00	WD	1302	826	Q	I	MC DANIEL SARA C	DRAKE MARTHA O

Sketch Information

No data available for the following modules: Exemption Information.

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Detail by Entity Name

Florida Limited Liability Company
GP SALT RUN, LLC

Filing Information

Document Number	L19000268094
FEI/EIN Number	NONE
Date Filed	10/25/2019
Effective Date	10/26/2019
State	FL
Status	ACTIVE

Principal Address

770 A1A BEACH BLVD., STE D
ST. AUGUSTINE, FL 32080

Mailing Address

770 A1A BEACH BLVD
SUITE D
SAINT AUGUSTINE, FL 32080 UN

Registered Agent Name & Address

GINN AND PATROU PA
770 A1A BEACH BLVD., STE D
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

PATROU, SCOTT M
770 A1A BEACH BLVD., STE D
ST. AUGUSTINE, FL 32080

Title AMBR

PATROU, ALLISON
770 A1A BEACH BLVD., STE D
ST. AUGUSTINE, FL 32080

Title AMBR

GINN JOHN

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