

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

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

THURSDAY, MAY 21, 2020 - 1:00 PM

VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)*

**See attached Public Participation Instructions to be used for CMT meeting format*

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1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 - a) Draft Minutes from April 30, 2020 HARB CMT meeting
 4. Modification and approval of Agenda
 5. Certificate of Appropriateness
 - a) Opinion of Appropriateness Marquis Latimer + Halback, Inc. – Applicant
F2020-0040 46 Avenida Menendez, Inc. – Owner
46 Charlotte Street
Changes to include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, and property wall.
 6. Certificate of Demolition and Partial Demolition
 - a) F2020-0031 Sunrise Adventures LLC – Applicant
Chris Klein-Goss and Robert Ellsworth Goss and Chris Klein-Goss
Revocable Living Trust Agreement – Owner
100 Menendez Road
To demolish a building constructed in 1945 that is recorded in the Florida Master Site File and is not located in a district.

7. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Reports

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 three business 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.



PUBLIC PARTICIPATION INSTRUCTIONS
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA
MAY 21, 2020



Pursuant to the City of St. Augustine Resolution 2020-13 and associated exhibits, a meeting of the Historic Architectural Review Board of the City of St. Augustine will be held on THURSDAY, MAY 21, 2020 at 1:00 p.m. The Meeting will allow for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69 and subsequent City of St. Augustine Resolution 2020-13. Appointed Board members, City Staff, and advertised agents/applicants/property owners will be allowed to participate through video conferencing.

All other interested parties may participate in the meeting as follows:

IN PERSON:

The Alcazar Room at City Hall located at 75 King Street will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:

- a. Board Members
- b. City Attorney/Assistant City Attorney
- c. City Manager/Staff Presenters
- d. City Clerk/Recording Secretary
- e. Applicant and/or Applicant's Agent/Legal Counsel
- f. Witnesses for Applicant
- g. Public participants

VIEW THE MEETING REMOTELY:

Live: The meeting will be broadcast on the City's website at <http://CityStAugTV.com>

Post-recording: The meeting will be aired at a later time on Government Comcast Channel 3

PROVIDE PUBLIC COMMENT:

1. In writing: Members of the general public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com. All comments must be received by **8:00 a.m., May 21, 2020**. All public comment will be limited to three (3) minutes. The City Clerk will receive and preserve all written comment consistent with Florida Public Records law but will only read into the record the equivalent of three (3) minutes or 400 words. (Property owners noticed individually by mail should submit their written comments on the form mailed to them and submit the form electronically or via mail **to be received before or by May 20, 2020**).
2. In person during the meeting: Members of the public physically present in the Alcazar Conference room at 75 King Street may make public comment at the podium provided in accordance with the above 'In Person' procedures.
3. Via telephone during the meeting: Members of the public who wish to participate through remote audio participation may do so by dialing **904-293-4330** when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

All other Rules of Decorum shall apply to the extent they do not conflict or are not applicable. The meeting moderator will monitor adherence to the Rules of Decorum and may mute any persons determined to be in violation.

NOTICES:

In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 three (3) business days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology (CMT) Meeting
April 30, 2020

The Historic Architectural Review Board met in formal session at 10:02 A.M., Thursday, April 30, 2020, via CMT and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Laura Morse, Recording Secretary
Maria Lopes, Office Assistant
Candice Seymour, Recording Secretary

Ms. Wolfe welcomed the participants of the meeting and reviewed the meeting process including instructions on how the public could participate in person and via telephone.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the February 20, 2020 minutes as presented. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda. Motion **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (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.

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 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.

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

Mr. Mickler reviewed the application

The Board discussed vetting of the sign for historical accuracy of the content as well as the process of producing the sign through the City to maintain consistency.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0029 to install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

Items were heard after Certificates of Demolition to allow time for the applicants to join the meeting.

6. (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.

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 **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.

Steve Binniger reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Leonard Pellicer spoke against the application, citing that he had been denied a composite material as a replacement for the wooden shingles on his home. He expressed his sympathies for the applicant but was against the metal roof. He would be in favor of another appropriate alternative material should the City allow that in the future.

Ms. Courtney read e-mailed responses into the record.¹

Les Thomas agreed that a metal roof was inappropriate, but another form of shingle roof may be appropriate, and the Board should consider alternative materials for replacement of wood shingles in the future.

Public hearing was closed.

The Board discussed:

- Appropriateness of a Spanish tile roof for pre-1821 buildings

¹ Attached to original minutes

- No option for approval of alternative materials under the AGHP
- Need for a full-scale update of the AGHP, which was why no changes had yet been made to include alternative materials
- Recommendations to consider alternative building materials and concerns about how many structures would be altered in the Historic District if alternatives were allowed
- Possible cost differences between cedar wood shake shingles or machine-cut wood shingles

Mr. Binninger said he may consider other AGHP approved materials such as slate or tile.

Ms. Wolfe advised that the applicant re-apply if he wished to seek approval for another material.

MOTION

Mr. MacDonald MOVED to DENY application F2020-0025 at 5 Spanish Street, in anticipation of re-application with an alternative material. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was a brief discussion regarding best practices for stretching the life of wood-shingle roofs to make better use of property owners' investments.²

6. (b) F2020-0030 – 19 St. George Street, LLC– Applicant and Owner
19 St. George Street

² Brief recess from 11:42a.m. to 11:47a.m.

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

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 **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.

Mr. Binninger, Les Thomas, and Ron Cervelli reviewed the application.

Ms. Courtney reiterated staff concerns regarding the mass of the rear porch and enclosure.

Ex Parte Communication:

(None)

Public hearing was opened.

Ed Slavin recommended tabling the application to allow the Mill Top and Colonial Oak to work out the noise concerns that were the main cause for the request.

Public hearing was closed.

The Board discussed:

- Concern for increasing the massing and scale of the building by enclosing the space
- Recommendation from Mr. Benoit to remove the railing and false back from the plan
- Importance of differentiating the addition from the rest of the structure
- Applicant intended to keep windows open as often as possible

- Recommendation to lower the sill so that the proposed windows read as an addition meant to enclose the space
- Desire to see color specificity
- Windows would be wood with no screens

Mr. Thomas stated that either design that allowed them to enclose the proposed area would be amenable to the applicant.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0030 finding that the proposed windows are compatible with the structure with the following conditions:

- That the siding of the knee walls would be natural cypress to match the siding below,
- That the windows would be wood windows with no screens,
- That the windows would be painted the dark green color to match the existing exterior doors on the building
- The sill-height would be dropped to 36 inches as reflected in the plans submitted
- The paint finish for the three casement windows on the front part of the Mill-Top portion would be yellow trim color to match the existing windows

The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Demolition

7. (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.

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 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)

James and Jasmine Scott were available for questions.

Ex Parte Communication:

(None)

5 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Concerns regarding demolition of the car-port portion of the structure which was not included in the demolition request and the applicant was attempting to solve with the neighboring property owner
- Submitted drawings for the replacement structure and recommendations to consider mass and scale of the neighborhood in the design

MOTION

Mr. Benoit **MOVED** to **APPROVE** application **F2020-0004** at **79 Cerro Street**. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (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.

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 **435 Flagler Boulevard** because it is not a local landmark or otherwise designated as a historic building with the following condition:

- For any salvageable 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.

Scott Patrou reviewed the application.

Ex Parte Communication:

(None)

36 certified notices were sent, 3 were returned in favor, and 2 had comments.

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

The Board discussed:

- Staff-applied conditions for the demolition included salvage of useable materials
- No basis on which the Board could deny the application

MOTION

Mr. Weaver **MOVED** to **APPROVE** application **F2020-0026**, **435 Flagler Boulevard**, with the condition that any salvageable historic materials such as windows, if feasible, will be preserved. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe stated that the next meeting was scheduled for May 21, 2020 and advised that the application deadline for that meeting had already passed.

11. Adjournment

Ms. Wolfe announced that the next HARB meeting was scheduled for May 21, 2020.

There being no further business, the meeting was adjourned at 12:50 P.M.³

Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for May 21, 2020 Meeting**



Application F2020-0040 Address: 46 Charlotte Street
Marquis Latimer + Halback, Inc. – Applicant
46 Avenida Menendez, Inc. – Owner

Project description: Changes to include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, and property wall.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ0532
National Register:	Contributing to St. Augustine Town Plan NR District	Construction date:	c 1910-1917
Archaeology Zone:	1A	Zoning District:	HP-3
Parcel number:	1966800000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is an Opinion of Appropriateness application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
- The ADA lift proposed for the north end of the front porch to provide barrier-free access to the building will possibly require the foundation wall of the porch on the north side be removed and a portion of the front façade's window on the north side of the first level to be partially covered by a mechanical panel (mast) to accommodate the equipment. Details on the lift yet to be selected are needed to determine the full impact to the porch and east elevation's overall existing design.
- Some exterior site features will be impermanent installations that are unique to the proposed use of the building and many of the exact details have yet to be determined, so were not provided.
- The proposed ramp situated on the rear of the building is placed in an unobtrusive area and does not appear to permanently impact the historic building or site. Clarification is needed if this will be a pedestrian / ADA designed ramp or a loading ramp as stated in the project description narrative.
- More details are needed to assess whether the 8' wall is compatible with the historic building and site.
- For the plants labeled on the proposed plans and elevations, Cabbage Palm and certain varieties of Juniper are on the AGHP list, while Sea Grapes are a Florida native plant. Any additional plantings shall conform to the AGHP.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The project is within archeological zone IA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE an OPINION OF APPROPRIATENESS** for changes to include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, and property wall at **46 Charlotte Street because it is generally compatible with the requirements of the AGHP.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Proposed changes to building, exterior hardscape, landscape and lighting for proposed museum for underwater artifacts to include:

1. Modification of front porch for ADA access via a new lift
2. Addition of wood ramp and rear steps from rear porch to rear courtyard patio
3. Addition and updating of lighting to front and rear to address security and safety, landscape lighting and sign lighting
4. Addition and updating of landscape to front and rear
5. Increase rear wall height not to exceed 8' to provide uniformity to existing walls and to extend wall to the south
6. Addition of access gate in north wall for an emergency exit
7. Addition of buffer landscape
8. Addition of water features, displays and custom wood benches
9. Addition of wood hut for interactive water feature users

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 8, 9, and 10 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Accessibility

The Florida Accessibility Code for Building Construction contains detailed requirements implementing both the federal Americans with Disabilities Act of 1990 and the more stringent Florida Americans with Disabilities Accessibility Implementation Act of 1993.

Historic sites and buildings, replicas, reproductions and reconstructions are not exempt from these regulations. However, historic properties and new buildings can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Work with local disability groups, access specialists and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Provide barrier-free access through removable or portable, rather than permanent, ramps.
- Design new or additional means of access that are compatible with the historic property and its setting.

If providing barrier-free access threatens the integrity of an historic property, consult with the State Historic Preservation Officer (SHPO) about using alternative minimum requirements. These alternative minimum requirements have been established for qualified historic properties that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include those listed or eligible to be listed in the National Register of Historic Places, those in locally designated historic preservation zoning districts HP-1 through HP-5, or those abutting HP-1, HP-2 or HP-3. Owners of qualified historic properties must first consult with the SHPO before using the alternative minimum requirements. If the SHPO determines that compliance with the full accessibility requirements would threaten or destroy the significance of the building, then the alternative minimum requirements may be used.

The Florida Board of Building Codes and Standards of the Department of Community Affairs may grant individual modifications to, or exceptions from, the literal requirements of the Florida Accessibility Code for Building Construction. These waivers or exceptions must be based on a determination of unnecessary or extreme hardship. The waivers shall not violate federal accessibility laws or regulations, and must be reviewed by the Handicapped Accessibility Advisory Council. Criteria for reviewing applications for waivers are established by Rule 9B-7 Florida Administrative Code.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Install permanent access ramps that damage or diminish character-defining spaces.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.
- Provide barrier free access which destroys significant features of an historic property without first consulting the State Historic Preservation Officer.

Accessory Buildings including porches

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site. 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.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.

Post-1821

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures; and similar electrical and mechanical devices.

Post-1821

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

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

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

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

OOA F2020-0040
46 Charlotte Street
May 21, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
46 Charlotte Street



Front Façade / East Elevation and Northeast corner of front porch

STAFF PHOTOGRAPHS

46 Charlotte Street



**East Elevation (Front Façade) and North Elevations and
Northeast corner of front porch**

STAFF PHOTOGRAPHS 46 Charlotte Street



Northeast corner of front porch and Northwest corner of building towards rear

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 851532 1009==
 Site Name: 46 Charlotte Street 830== Survey Date: 7808 820==
 Address: 46 Charlotte Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 8 North 30.49 ft front of lot 8 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Curry, Mary R. ;
 Address: 46 Charlotte Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: HP-3
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469860 3307010 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGA St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: + 1917 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Colonial Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood weatherboard with cornerboards, composition shingles
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: Awing, DHS 1/1 942==
Foundation: _____ 942==
Roof Type: Flat, parapet 942==
Secondary Roof Structures: _____ 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: End interior 942==
Materials: (882)
Chimney: Bridge with metal cap 882==
Roof Surfacing: Built up 882==
Ornament Exterior: Round wood posts
_____ 882==
Quantitative Data: (950-954)
Chimneys: 2 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed, Residential/Commercial 864==
Relationship to Surroundings: Front of house face back of the Motel across
the street.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Commerce, Families,

Women, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Colonial Revival residence at 46 Charlotte Street was constructed between 1910 and 1917. The first floor of the front porch is open, displaying the round wood posts. The second floor has been enclosed and awning windows added. This house with a flat parapet roof, faces the rear of a motel complex. It is in a neighborhood of commercial establishments and residences and is located one block from the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp dur-

(over)

V. BIBLIOGRAPHY

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

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

This residence at 46 Charlotte Street was the residence of members of the Pacetti family for many years. Thomas A. was a clerk at Florida East Coast Railway Company, Fatio W. was the treasurer of the St. Augustine Men's Shop, and Nell was a saleslady at the Wolfe Studio and Gift Shop. Members of the Pacetti family descend from colonists who migrated to St. Augustine from New Smyrna in 1777.(4) At one time a three-story boarding house and store was located on the site.(5)

ARCHAEOLOGY

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

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

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

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

4. City Directory, 1924-25, through 1934.

5. Sanborn Fire Insurance Maps, 1888 to 1889.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00532**
 Field Date 4-26-2016
 Form Date 4-26-2016
 Recorder # _____

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

Site Name(s) (address if none) 46 Charlotte St Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 46 Direction _____ Street Name Charlotte Street Type Street Suffix Direction _____
 Address: 46
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1966800000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Art gallery/Museum/Planetarium From (year): _____ To (year): _____
 Other Use office From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature enclosed second floor porch
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. Composition shingles
 Roof Type(s) 1. Flat 2. _____ 3. Parapet
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single wood 1/1 with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) three bay facade with flat roof and parapet; central entry; robust round columns

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) sits adjacent to ROW; side drive

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. Bridge w/ metal cap
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) centrally located on first floor under enclosed porch; single wood door with single rectangular light
 Porch Descriptions (types, locations, roof types, etc.) open first floor with round columns and masonry railing support and enclosed second floor porch with 4 round columns; facade pierced by single 1/1 windows

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

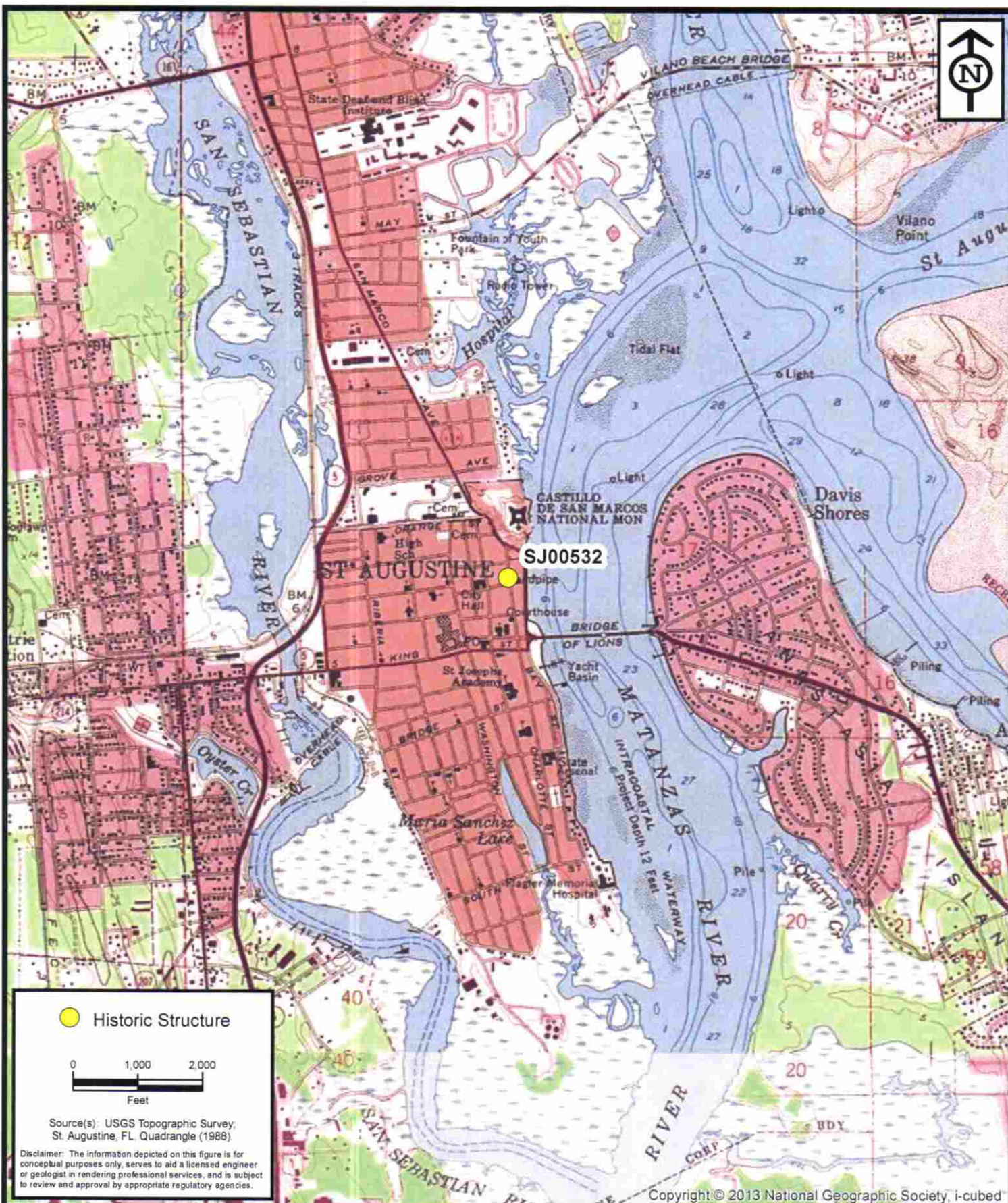
Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



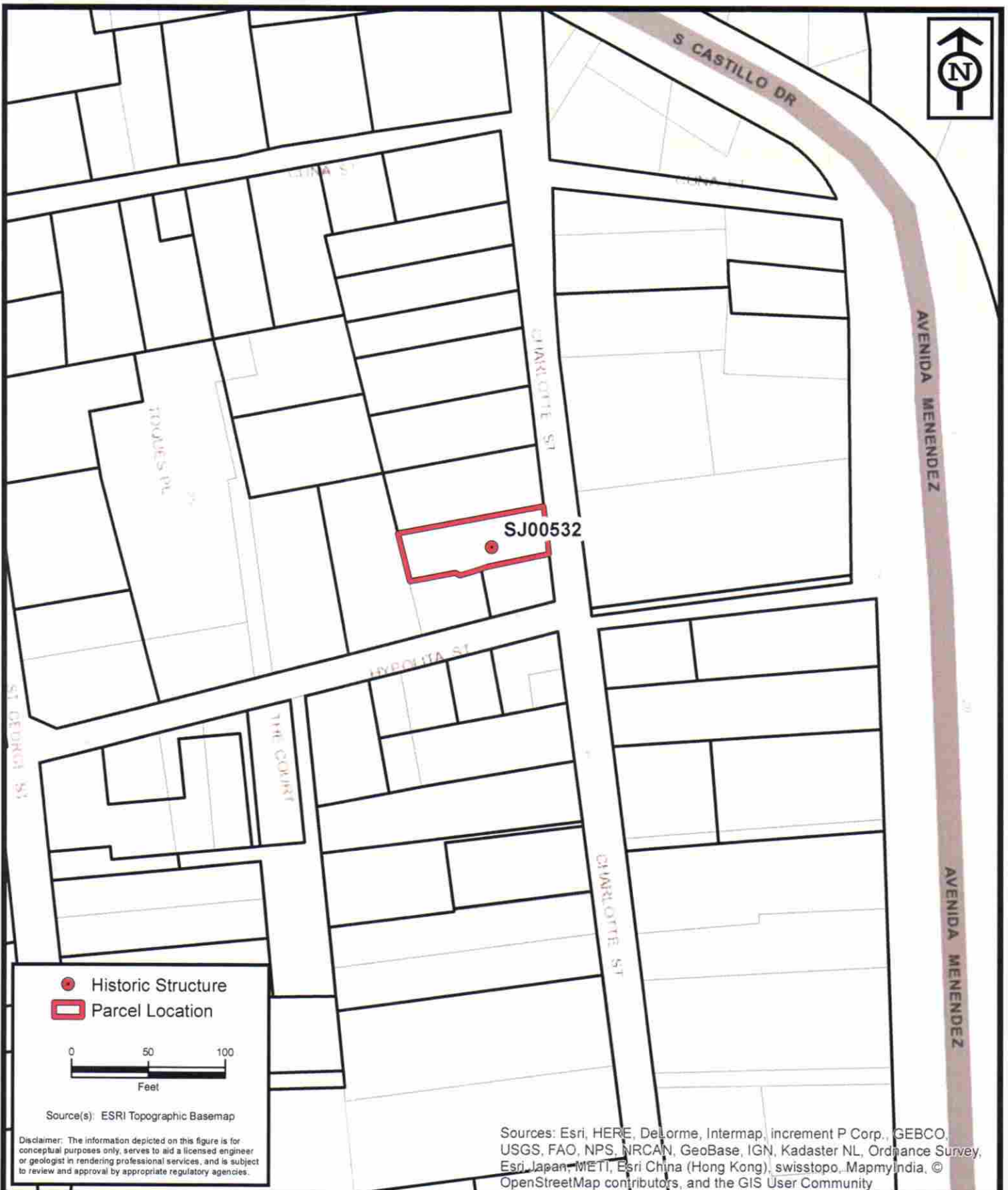
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00532
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2



Page 28 of 101



**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

BDAC Project No. 2020-0040

Receipt No. 1835242

Meeting Date: May 21, 2020

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

- NAME OF APPLICANT Jeremy Marquis, RLA
Business (if applicable) Marquis Latimer + Halback, Inc.
Address 34 Cordova Street, Ste. A
City St. Augustine State FL Zip Code 32084
Daytime telephone (904) 825-6747 Other phone/email jeremy@halback.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER 46 Avenida Menendez, Inc.
Business (if applicable) _____
Address 44 Avenida Menendez
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) (904) 829-5578 Other phone jarb44@comcast.net
- PROJECT STREET ADDRESS 46 Charlotte Street
- LEGAL DESCRIPTION: Lot 18 Block 7 Subdivision 30 Parcel 1966800000
- EXISTING USE Vacant PROPOSED USE Museum
- PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|-------------------------------------|--------------------------|---|
| ☐ | ☐ | Roof <u>N/A</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) <u>N/A</u> |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) <u>N/A</u> |
| ☒ | ☐ | Porch/Deck/Balcony <u>Modify front porch for ADA access via lift.</u> |
| ☐ | ☐ | Awning/Canopy <u>N/A</u> |
| ☐ | ☐ | Exterior Doors <u>N/A</u> |
| ☐ | ☐ | Windows <u>N/A</u> |
| ☐ | ☐ | Shutters <u>N/A</u> |
| ☐ | ☐ | Foundation (including infill) <u>N/A</u> |
| ☐ | ☐ | Exterior lighting & other appurtenances <u>N/A</u> |
| ☒ | ☐ | Existing fences, walls & gates <u>Rear wall height increase; add gate in rear for emergency exit.</u> |
| ☒ | ☐ | Existing parking, walkways & other site features <u>Curb edit for ADA lift</u> |

RECEIVED

APR 17 2020

Planning / Building Dept.

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

- ☐ New building N/A
- ☐ New addition N/A
- ☐ New roof structures (dormers, chimneys, etc.) N/A
- ☒ New porch/deck/balcony Adding ramp in rear courtyard from porch to back patio.
- ☐ New awning/canopy N/A
- ☐ New entrances N/A
- ☐ New window opening/sashes N/A
- ☒ New exterior lighting Adding exterior lighting to address security and safety; landscape lighting; sign lighting.
- ☒ New fence/wall/gate Access gate to north.
- ☒ New parking/walkways/other site features Water features; displays; benches.
- ☐ Exterior utility service/mechanical equipment N/A

D. PAINT COLORS (check one)

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

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

Renovation of the exterior hardscape, landscape, and lighting for proposed museum for underwater artifacts. FRONT: Minimal renovations to the front facade include (a) an ADA lift from the sidewalk to the front porch and (b) updating exterior lighting and landscape. REAR: Rear garden will be focused on displaying artifacts from shipwrecks. Modifications include (a) buffer landscape and wall height increase (not to exceed 8'), (b) access gate, (c) loading ramp from rear porch down to rear courtyard, (d) hardscape / landscape (coquina concrete, palms, landscape, benches, etc.), (e) display cases, and (f) landscape lighting and appropriate pathway lighting.

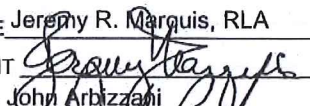
8. AGREEMENT

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.

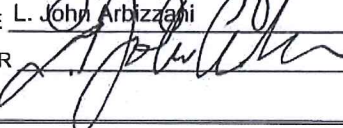
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals,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

SIGNATURE OF APPLICANT 

DATE 17 April 2020

PRINT OWNER'S NAME L. John Arbizzani

SIGNATURE OF OWNER 

DATE 17 April 2020

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

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.

Jem 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 <i>Height of 1st needed</i> |
| ☒ | ☒ | ☐ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☒ | ☒ | ☐ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. |
- Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

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 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:

More detail would be helpful to receive best feedback on ADA lift, changed to porch/wall, landscape + lighting. Scope of work somewhat unclear on site plan + drawings submitted.

Project number: 2020-0040 Project Address: 46 Charlotte Street

Reviewed by: Julie Courtney Date: 5.5.2020

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

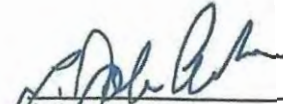
Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

PROPERTY OWNER

L. John Arbizzani

(Print Name)

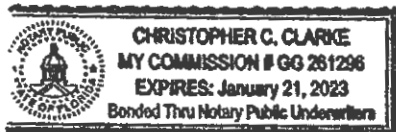

(Signature)

STATE OF FLORIDA

COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 6 day of May, 2020.

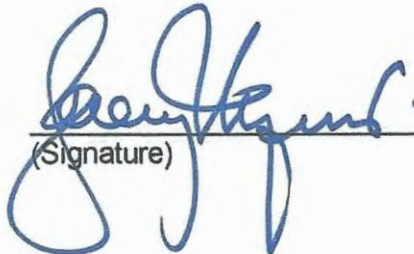



Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Jeremy Marquis, RLA

(Print Name)

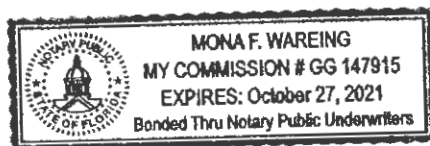

(Signature)

STATE OF FLORIDA

COUNTY OF ST. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, Jeremy Marquis, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 6th day of May, 2020.




Notary Public, State of Florida

This Warranty Deed

Made this 3rd day of May A.D. 19 99
by GEORGE R. L. GARDNER and SARAH V. Z. GARDNER, husband and wife

Public Records of
St. Johns County, FL
Clerk# 99021270
O.R. 1406 PG 1918
11:12AM 05/05/1999
REC \$9.00 SUR \$1.50
Doc Stamps \$1,703.80

hereinafter called the grantor, to
46 AVENIDA MENENDEZ, INC.

whose post office address is:
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084
Grantees' Tax Id # :

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 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:

See SCHEDULE "A" attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

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

Parcel Identification Number: 196680-0000

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, 19 98

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

Signed, sealed and delivered in our presence:

Name: Gloria A. Worley

Name & Address: GEORGE R. L. GARDNER LS

Name: Gloria A. Worley

Name & Address: SARAH V. Z. GARDNER LS

Name: Brenda E. Mazzeo

Name & Address: 46 Charlotte St. LS

BRENDA E. MAZZEO

Name & Address: ST Augustine FL 32084 LS

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 3rd day of May, 19 99, by
GEORGE R. L. GARDNER and SARAH V. Z. GARDNER, husband and wife

who is personally known to me or who has produced DRIVERS LICENSE as identification.



DEBORAH J. KELLER
Notary Public, State of Florida
My comm. expires Aug. 5, 2000
Comm. No. CC 574759

Notary Public

Print Name:

My Commission Expires:

Deborah J. Keller

PREPARED BY: DEBORAH J. KELLER
RECORD & RETURN TO:
Independent Title of St. Augustine, Inc.
2676 U S 1 South
St. Augustine, Florida 32086
File No: 99-16281

DR1406PG1919

SCHEDULE "A"

IN THE CITY OF ST. AUGUSTINE: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 8, OF SAID CITY AT THE INTERSECTION OF THE NORTH LINE OF HYPOLITA STREET WITH THE WEST LINE OF CHARLOTTE STREET, RUN THENCE NORTH SIX (6) DEGREES WEST (MAGNETIC COURSE) ALONG CHARLOTTE STREET THIRTY AND SEVENTY-ONE HUNDRETHS (30.71) FEET TO A POINT (MARKED BY A CROSS (X) CUT IN THE SIDEWALK) WHICH IS THE POINT OF BEGINNING; THENCE SOUTH SEVENTY-EIGHT (78) DEGREES FIFTY-EIGHT (58) MINUTES WEST, A DISTANCE OF FORTY-ONE AND EIGHT HUNDREDTHS (41.08) FEET; THENCE SOUTH SEVENTY-THREE (73) DEGREES SIXTEEN (16) MINUTES WEST, A DISTANCE OF EIGHTEEN AND FORTY-FIVE HUNDREDTHS (18.45) FEET; THENCE NORTH FIFTY-SEVEN (57) DEGREES FORTY-EIGHT (48) MINUTES WEST, A DISTANCE OF THREE AND TWENTY-EIGHT HUNDREDTHS (3.28) FEET; THENCE SOUTH EIGHTY (80) DEGREES THIRTEEN (13) MINUTES WEST, A DISTANCE OF THIRTY AND ELEVEN HUNDRED (30.11) FEET; THENCE NORTHERLY ALONG THE WEST LINE OF LOT EIGHT (8), BLOCK EIGHT (8) OF THE CITY OF ST. AUGUSTINE, FLORIDA, TO THE NORTH LINE OF SAID LOT EIGHT (8) BLOCK EIGHT (8); THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT EIGHT (8), BLOCK EIGHT (8), TO THE WEST LINE OF CHARLOTTE STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF CHARLOTTE STREET, TO THE POINT OF BEGINNING, BEING THE NORTHERN PORTION OF SAID LOT EIGHT (8), BLOCK EIGHT (8) OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY.

COPY

File No: 99-16281



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 1966800000
 Location Address 46 CHARLOTTE ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood City St Aug E of St George (COM) (610.08)
 Tax Description* CITY OF ST AUGUSTINE N30.49FT FRONT OF LOT 8 BLK 8 OR1406/1918
**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 0.070
 Homestead N

Owner Information

Owner Name [46 Avenida Menendez Inc](#) 100%
 Mailing Address 44 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2020
Building Value	\$119,065
Extra Features Value	\$0
Total Land Value	\$248,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$367,065
Total Deferred	\$115,835
Assessed Value	\$251,230
Total Exemptions	\$0
Taxable Value	\$251,230

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	\$68,380	\$0	\$186,000	\$0	\$0	\$254,380	\$228,391	\$25,989	\$228,391
2018	\$58,828	\$0	\$148,800	\$0	\$0	\$207,628	\$207,628	\$0	\$207,628
2017	\$67,791	\$0	\$148,800	\$0	\$0	\$216,591	\$192,007	\$24,584	\$192,007
2016	\$70,256	\$0	\$136,400	\$0	\$0	\$206,656	\$174,552	\$32,104	\$174,552
2015	\$72,721	\$0	\$100,750	\$0	\$0	\$173,471	\$158,684	\$14,787	\$158,684
2014	\$43,508	\$0	\$100,750	\$0	\$0	\$144,258	\$144,258	\$0	\$144,258
2013	\$44,958	\$0	\$100,750	\$0	\$0	\$145,708	\$145,708	\$0	\$145,708
2012	\$45,683	\$0	\$100,750	\$0	\$0	\$146,433	\$146,433	\$0	\$146,433
2011	\$47,134	\$0	\$111,600	\$0	\$0	\$158,734	\$158,734	\$0	\$158,734
2010	\$47,858	\$0	\$124,000	\$0	\$0	\$171,858	\$171,858	\$0	\$171,858

Building Information

Building 1
 Actual Area 2437
 Conditioned Area 1992
 Actual Year Built 1890
 Use Mixed Use (City/Historical)
 Style 01
 Class N
 Exterior Wall Wood

Roof Structure Flat
 Roof Cover Built Up
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Flat	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	875	875
FINISHED ENCLOSED PORCH	134	168
FRAME DECK	0	72
BASE AREA	875	875
FINISHED OPEN PORCH	0	175
FINISHED ENCLOSED PORCH	54	68
FRAME DECK	0	136
FINISHED ENCLOSED PORCH	54	68
Total SqFt	1992	2437

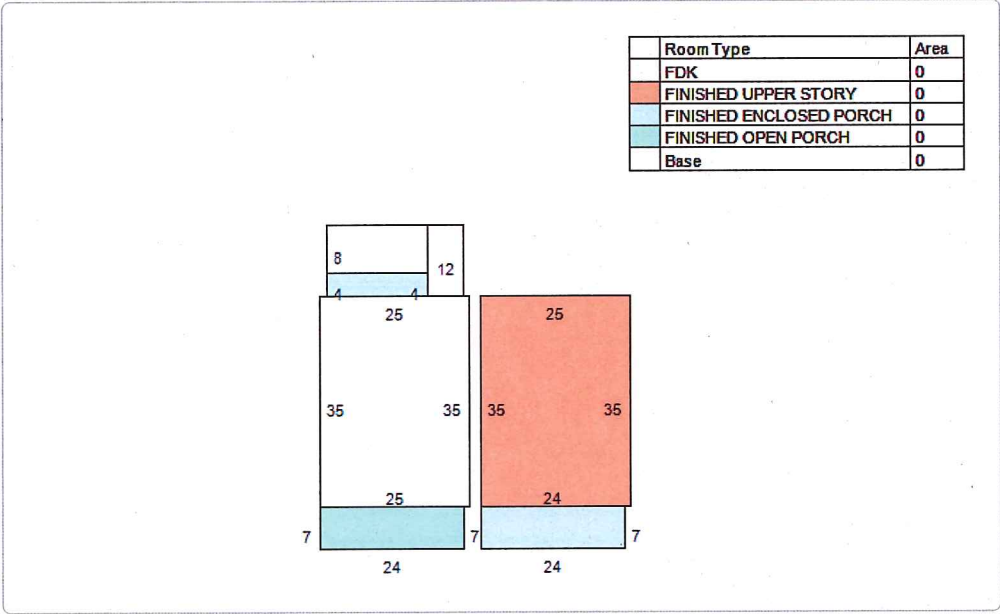
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	31	100	3100	SF	\$248,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/3/1999	\$243,400.00	WD	1406	1918	U	I	GARDNER GEORGE R L,SARAH V Z	46 AVENIDA MENENDEZ INC
	8/1/1988	\$75,000.00		792	951	Q	I		GARDNER GEORGE R L,SARAH V Z
	2/1/1984	\$66,544.00		629	885	Q	I		
	1/1/1982	\$0.00		522	270	U	V		

Sketch Information



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

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

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Last Data Upload: 5/5/2020, 11:59:26 PM



Version 2.3.58



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

Detail by Entity Name

Florida Profit Corporation
46 AVENIDA MENENDEZ, INC.

Filing Information

Document Number P13000059603
FEI/EIN Number 63-1168067
Date Filed 07/16/2013
State FL
Status ACTIVE
Last Event NAME CHANGE
AMENDMENT
Event Date Filed 10/02/2013
Event Effective Date NONE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title P

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

Annual Reports

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

Document Images

04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- Name Change	View image in PDF format
09/06/2013 -- Merger	View image in PDF format
07/16/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Design Team

Marquis Latimer + Halback, Inc.

Landscape Architecture

Project Manager: Jeremy Marquis | jeremy@halback.com

Asst. Proj. Manager: Dustin Felix | dustin@halback.com

34 Cordova Street, Suite A, St. Augustine, FL 32084

Ph: 904.825.6747

LC0000391

Property Owner

46 AVENIDA MENENDEZ, INC.

44 AVENIDA MENENDEZ

ST AUGUSTINE, FL 32084

Tax Parcel No:

ST JOHNS COUNTY #1966800000

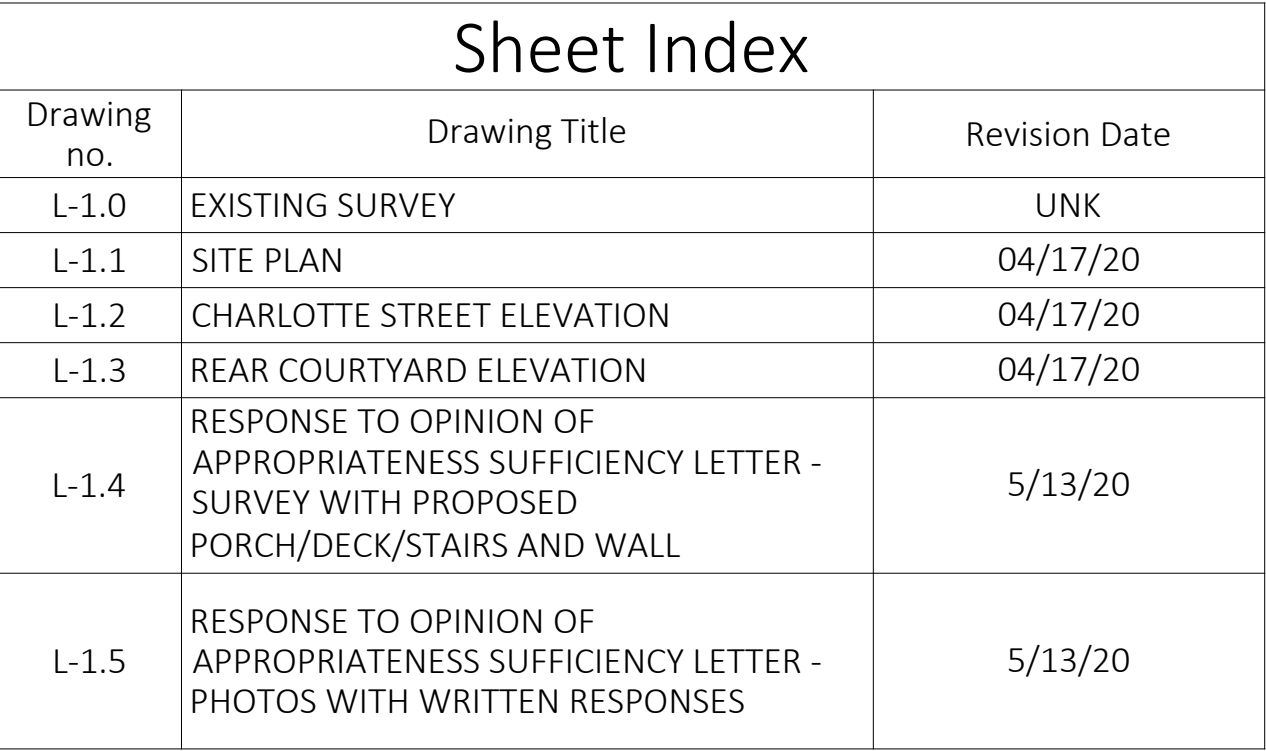
Site Location

46 CHARLOTTE STREET

SAINT AUGUSTINE, FL 32084

Jurisdictional Review

CITY OF SAINT AUGUSTINE, FLORIDA

 ML+H

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
C0000391

EREMY MARQUIS
IC. # 6667110

DRAWN BY:

SHIPWRECK MUSEUM

46 Charlotte Street, St. Augustine, Florida 32084

Cover Sheet

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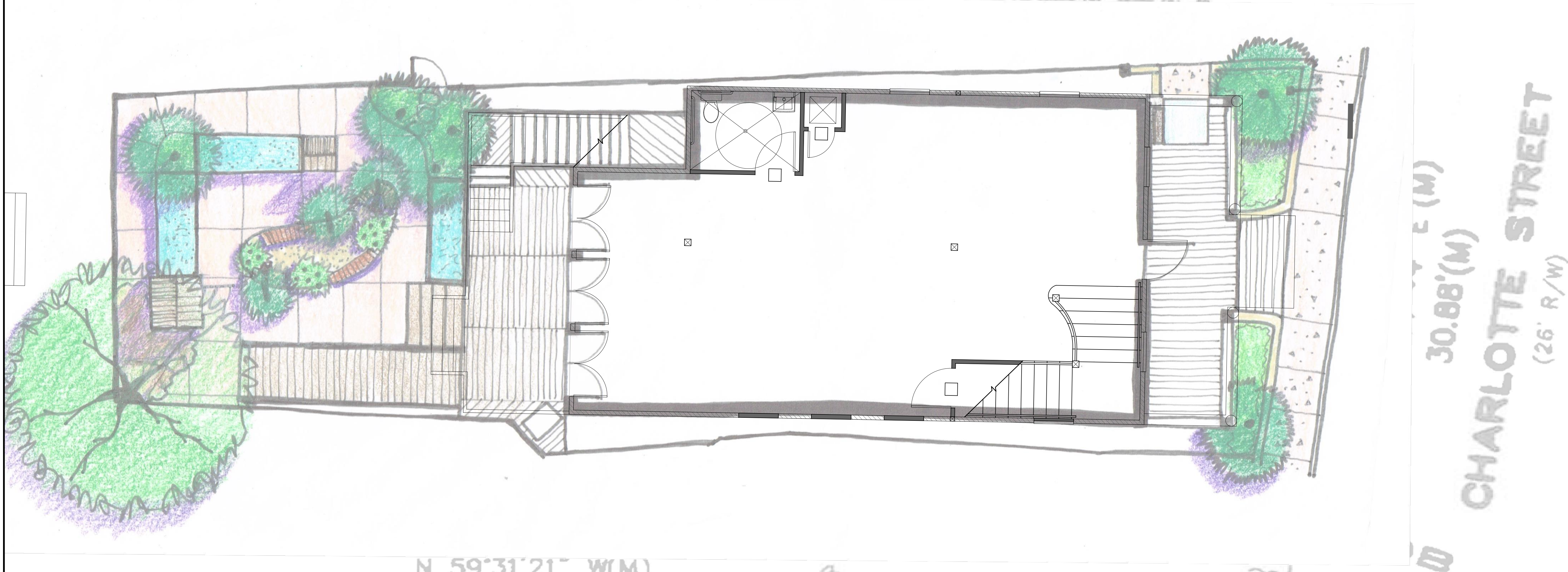
	Sufficiency Ltr. Resp.	05.13
	HARB OoA	04.17
YM	DESCRIPTION	DATE

SIZE:	ANS
PRIME PROJECT #:	
ML+H PROJECT #:	20.1

DRAWING NO.:
COVER

MAP OF SURVEY

ON THE CITY OF 77. AUGUSTINE, BEGINNING AT THE SOUTHERLY CORNER OF BLOCK 4 OF SAID CITY, TO THE INTERSECTION OF THE NORTH LINE OF STEVENSON STREET, THENCE WEST ALONG SAID NORTH LINE OF STEVENSON STREET, THENCE SOUTH ALONG THE WEST LINE OF CHLOEOTIC STREET, THENCE EAST ALONG THE WEST LINE OF LOT EIGHT (8), BLOCK EIGHT (8) OF THE CITY OF 77. AUGUSTINE, FLORIDA, TO THE NORTH LINE OF SAID LOT EIGHT (8), BLOCK EIGHT (8); THENCE SOUTHERLY ALONG THE NORTH LINE OF SAID LOT EIGHT (8), BLOCK EIGHT (8), TO THE WEST LINE OF CHLOEOTIC STREET, THENCE EASTERLY ALONG THE WEST



N 59°31'21" W(M)
3.08'(M) 3.28'(R)

REMAINDER
LOT 8

POC
SE CORNER
BLOCK "B"

N 05°00'00" W(R)
N 05°07'34" W(M)
30.71'(R) 30.11'(M)

THE PRICE OF LAND AS DETERMINED LESS 1% (EIGHTH) OF 1% ON PLANT PRODUCE RATE AND ISSUED FOR THE CITY OF ST. JOHNSBURG, FLOWING

THE BUREAU OF BLINDING AND REHABILITATION IS A DIVISION OF THE U.S. DEPARTMENT OF LABOR, WASHINGTON, D.C. 20340

OPINIONS OF POLICE ARE DETERMINED BY THE
POLICE OFFICERS. NO POLICE OFFICER HAS

SCALE: 1/4"=1' 0"

DOI: 10.1002/for

ML+H

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback
LC0000391

JEREMY MARQUIS

DRAWN BY:

SHIPWRECK MUSEUM

446 Charlotte Street, St. Augustine, Florida 32084

46 Charlotte Street Survey

	Sufficiency Ltr. Resp.	05 1
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	HARB OoA	04.1
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SYM	DESCRIPTION	DATE
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SIZE: ANSWER

PRIME PROJECT #:

DRAWING NO.:

-1.0

SHIPWRECK MUSEUM

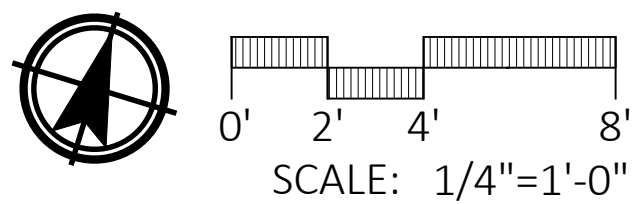
46 Charlotte Street, St. Augustine, Florida 32084

46 Charlotte Street Layout

	Sufficiency Ltr. Resp.	05.13.20
	HARB OoA	04.17.20
SYM	DESCRIPTION	DATE

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	20.7.0

DRAWING NO.:
L-1.1





Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: DF

SHIPWRECK MUSEUM

46 Charlotte Street, St. Augustine, Florida 32084

Charlotte Street Elevation

Sufficiency Ltr. Resp. 05.13.20

HARB OoA 04.17.20

SYM DESCRIPTION DATE

SIZE: ANSI D

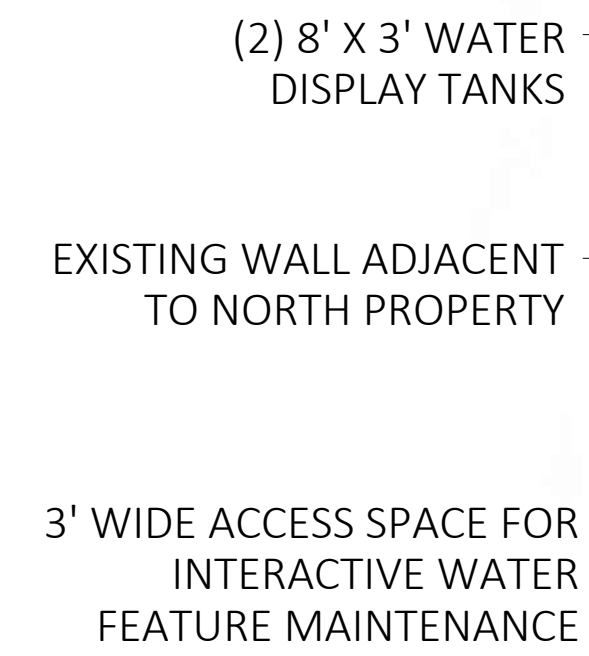
PRIME PROJECT #:

ML+H PROJECT #: 20.7.0

DRAWING NO.:

L-1.2

0' 1' 2' 4'
SCALE: 1/2"=1'-0"



— PALMS —

— EXISTING TREE

WOOD HUT FOR INTERACTIVE
WATER FEATURE (ADA) USERS



SHIPWRECK MUSEUM
46 Charlotte Street, St. Augustine, Florida 32084
Rear Courtyard Elevation

	Sufficiency Ltr. Resp.	05.13.20	
	HARB OoA	04.17.20	
SYM	DESCRIPTION	DATE	

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	20.7.0
DRAWING NO.:	
L-1.3	



Responses to questions regarding Porches, Decks, Balconies:

- See Photograph #1 on sheet L-1.5 of existing rear deck.
- See sheet L-1.4 for simplified scaled site plan showing the proposed front porch, rear deck, front/rear steps, and rear ramp.
- Please note that graphic on sheet L-1.2 is based on architect's elevation of building front. The ADA/wheelchair lift must raise user approximate 3'-8" from grade to porch elevation. Please see Photograph #2 on sheet L-1.5 for an ADA lift at local apartment complex. This image provides a basis of design, but we have not chosen a specific brand at this time. A Google search of wheelchair lift heights that includes the "mast" containing engines range between 5'-6" up to 7'-8" (see <<https://wheelchairlift.com/technical/wheelchair-lift-comparison-chart/>>).
- Proposed porch/deck material, construction detail, finish details:
 - Front: PT lumber most likely painted with HARB approved color; construction details pending decision on ADA/wheelchair lift.
 - Rear deck: PT lumber most likely with an applied tinted weather-sealant stain; construction details pending.
- The justification for changing the front porch and rear deck is to modify them to allow for ADA access.

Responses to questions regarding Exterior Electrical/Mechanical:

- Unfortunately, proprietor has not selected light fixtures at this time.
- See above.
- See above.

Responses to questions regarding Fences/Walls/Gate:

- See Photograph #3 showing the southwest corner of the rear yard. The existing western wall appears to be gray stucco.
- The south, west, and north sides of the rear yard are enclosed by the adjacent structure and two walls, respectively. The design intent is to increase the height of the two walls, not to exceed, 8'-0" as necessary and to extend the wall along the southern boundary to provide an aesthetically uniform enclosed space.

Responses to questions regarding Parking, Landscape or Other Site Features:

- See Photographs #1 and #3 for the existing rear yard conditions; see Photograph #4 for existing front yard conditions.
- Please see sheet L-1.1 for the general layout of the front and rear yards. We are currently unable to provide detailed information on proposed site features beyond general layout and shape. The proprietor intends to use the inside/outside of the property to show artifacts and the seafloor conditions through both static and interactive displays. There will likely be substantial custom design work to hide equipment or realistically display artifacts, and that work is pending the Opinion of Appropriateness.
- See above.
- Final selection, size, and quantity of plant material will depend upon final layout of static and interactive displays. Sheet L-1.1 shows some proposed tree species using common names.

	Sufficiency Ltr. Resp.	05.13.20
	HARB OoA	04.17.20
SYM	DESCRIPTION	DATE

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	20.7.0
DRAWING NO.:	L-1.5



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for May 21, 2020 Meeting**



Application F2020-0031 Address: 100 Menendez Road

Applicant: Sunrise Adventures LLC

Property Owner: Chris Klein-Goss and
Robert Ellsworth Goss and Chris Klein-Goss Revocable Living Trust Agreement

Project description: To demolish a building constructed in 1945 that is recorded on the Florida Master Site File and is not located in a district.

Architectural Style: Minimal Traditional	Florida Master Site File: SJ06232
National Register: N/A	Construction date: 1945
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 2221800000	
Agenda Item: 6(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a concrete block one-story residential building with a gable roof, decorative brackets under the gable ends, scalloped cornice trim along the front façade/west elevation, and a front porch with a flat roof with rounded corners and round tapered columns. The building is located in the Davis Shores South neighborhood on Anastasia Island, is not in a Historic Preservation Zoning or National Register of Historic Places district, but is recorded in the Florida Master Site File.
- Nearly all the original windows have been replaced with vinyl, with the exception of the casement windows on the north elevation.
- A 1930 Sanborn map revised to 1965 did not include the portion where 100 Menendez Road is located.
- Menendez Road was not listed in a Polk City Directory search through 1948-1949, with 100 Menendez Drive first listed in 1951, later listed as 100 Menendez Boulevard in 1953-54 and 100 Menendez Road by 1959.
- The applicant did provide conceptual drawings of two proposed replacement designs for the property.
- 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 **100 Menendez Road** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 ...the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built in 1945, is more than 50 years old, and is 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 not 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.** Located on the southeast corner of Menendez Road and Carver Street West, the building has a similar mass and scale to the surrounding buildings and fits in with the streetscape.
3. **The impact of the loss of the structure on the streetscape.** Not a significant building typology, so will not have a significant individual impact to the streetscape.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** Conceptual drawings of two single family homes for the property were submitted as proposed replacement designs with the COD application. 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 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, especially in the Davis Shores neighborhoods, 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 buildings.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2020-0031
100 Menendez Road
May 21, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
100 Menendez Road:



Front Façade / West Elevation

STAFF PHOTOGRAPHS
100 Menendez Road:



Front Façade / West Elevation

STAFF PHOTOGRAPHS

100 Menendez Road:



Northwest elevations

STAFF PHOTOGRAPHS
100 Menendez Road:



Northeast corner and North Elevation

STAFF PHOTOGRAPHS
100 Menendez Road:



South Elevation and Southeast Corner

STAFF PHOTOGRAPHS
100 Menendez Road:



East Elevation

STAFF PHOTOGRAPHS

100 Menendez Road: Back yard, east side of the house



STAFF PHOTOGRAPHS
100 Menendez Road: Interior



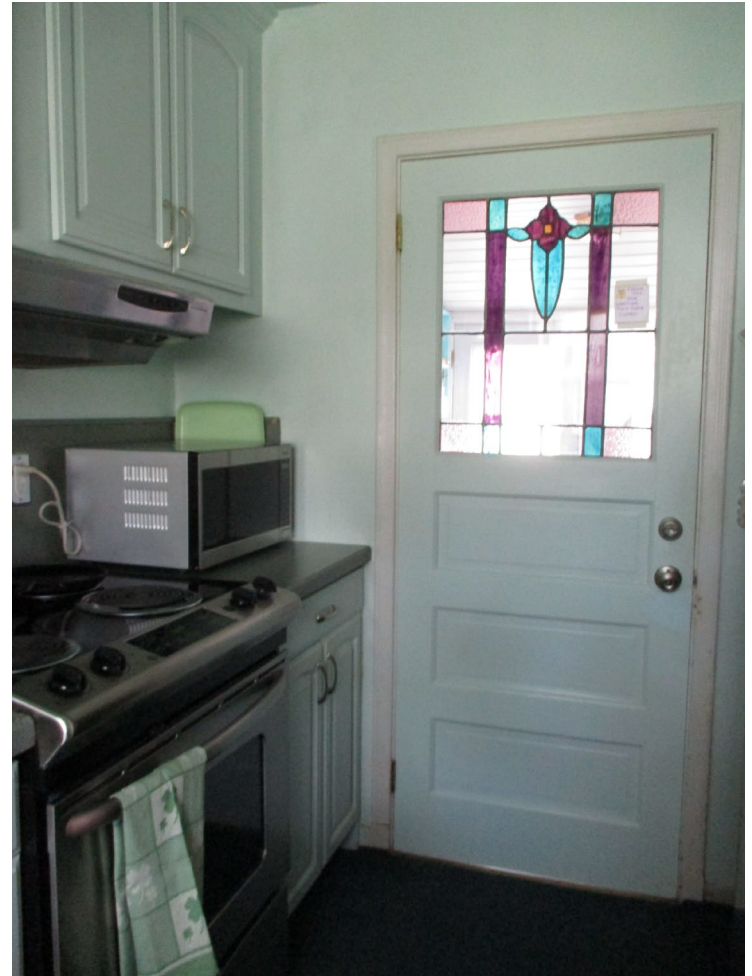
STAFF PHOTOGRAPHS
100 Menendez Road: Interior



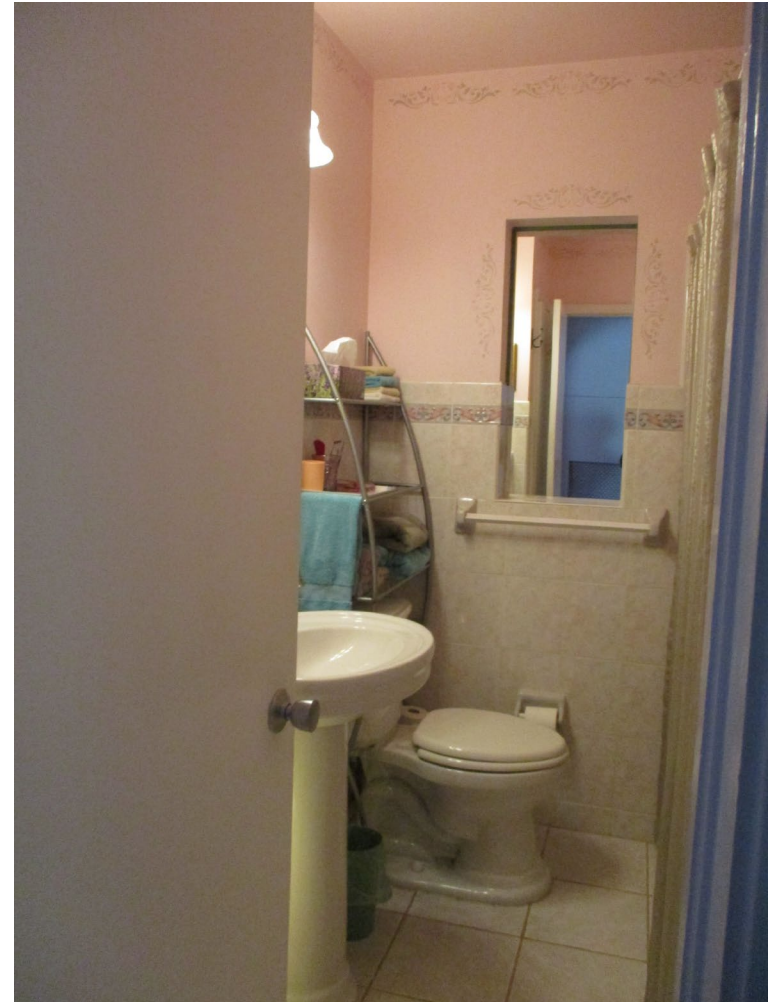
STAFF PHOTOGRAPHS
100 Menendez Road: Interior



STAFF PHOTOGRAPHS
100 Menendez Road: Interior



STAFF PHOTOGRAPHS
100 Menendez Road: Interior



STAFF PHOTOGRAPHS

100 Menendez Road: Context Area



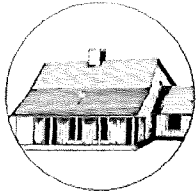
Facing North and East down Menendez Road and Carver Street W. Intersection

STAFF PHOTOGRAPHS

100 Menendez Road: Context Area



Facing Northwest and South down Menendez Road



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ06232**
 Field Date 5-6-2015
 Form Date 5-6-2015
 Recorder # _____

☒ Original
☐ Update

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

Site Name(s) (address if none) 100 Menendez Road 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 100 Direction _____ Street Name Menendez Street Type Road Suffix Direction _____
 Address: 100
 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 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2221800000 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: 1945 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Minimal Traditional Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single 6/6 and 8/8, corner 8/8 vinyl DHS with sills
 Distinguishing Architectural Features (exterior or interior ornaments) minimal detail at roof line, little to no over hang, single car garage,
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner lot with single concrete drive and walkway, detached shed, mature palms and cedar

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 Objection

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single contemporary door with 2-lower-panels and oval light above; storm door all inset into CB wall
 Porch Descriptions (types, locations, roof types, etc.) small front stoop with flat roof supported by round tapered columns, concrete block steps and raised slab porch floor

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity and would contribute to a district

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

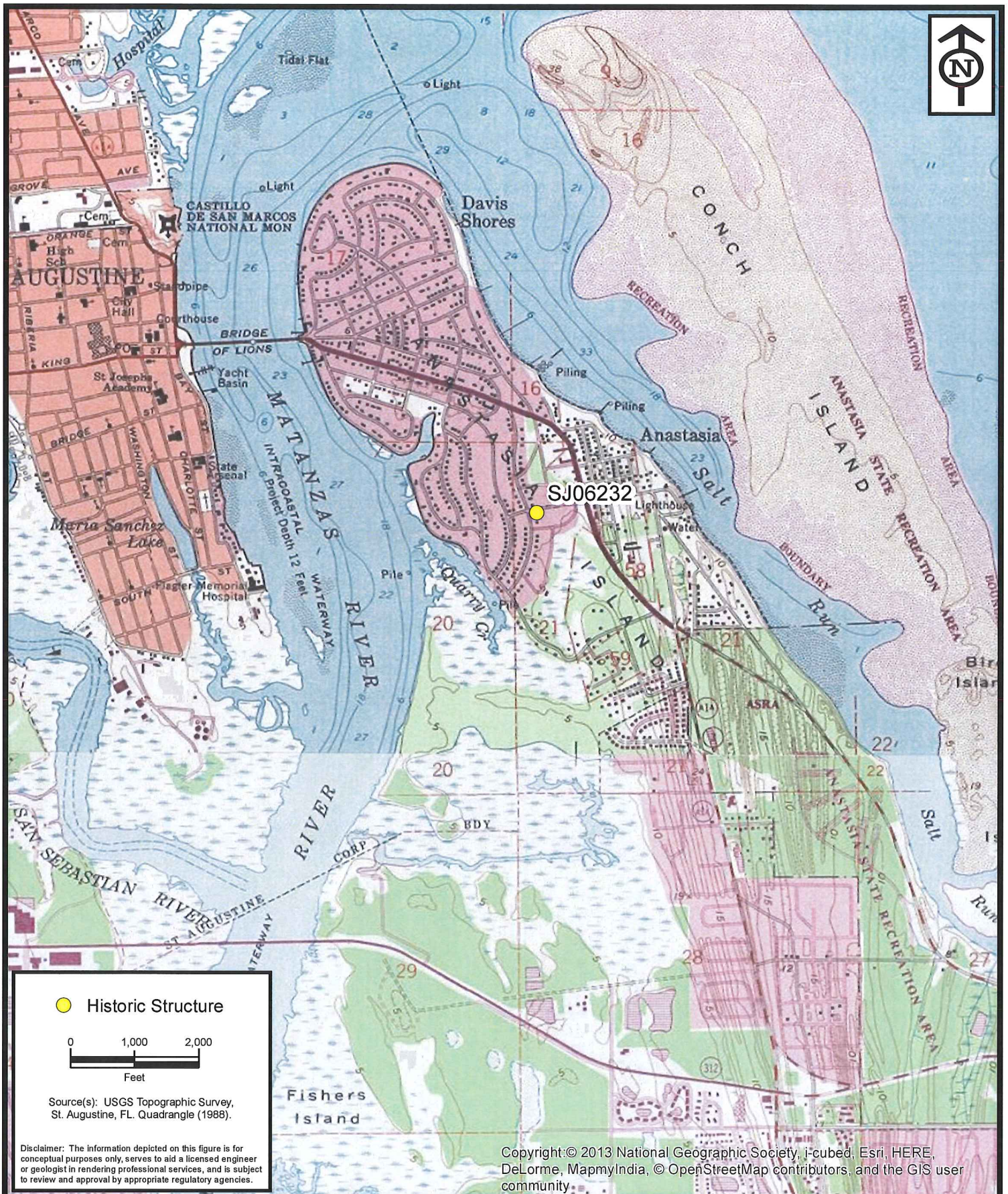
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**

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

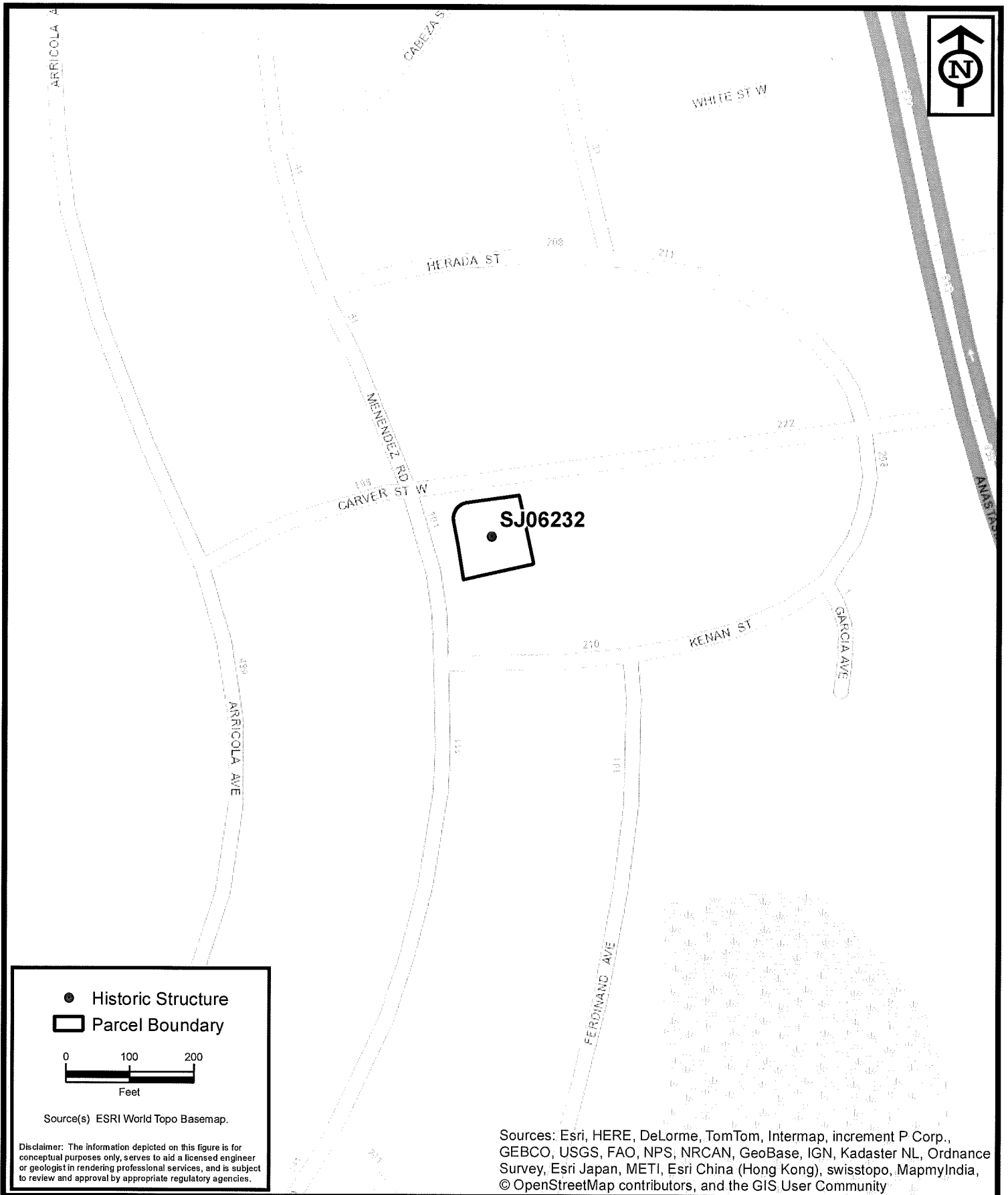
Project Location - SJ06232
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project: AJ15055.00

Date: May, 2015

Drwn/Chkd: KWB/JRN

Figure: 1



Parcel Location - SJ06232
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



SJ06232 IMG 1

100 Menendez Road
(Constructed 1945, according to Florida Master Site File)

SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1951 (Menendez Drive)	Earls, Clifford E	O	Salesman, White Star Chemical
1953-54 (Menendez Boulevard)	Earls, Clifford E (Melanie M)	O	----
1959 (Menendez Road)	Rowland Charles D (Harris Elizabeth F Mrs (widow of Walter)	O O	----
1965	Rowland Chas D	O	----
1968	Rowland Chas D	O	----
1970	Hecker Patrick R (Elvis)	----	-Patrick: teacher, Ketterlinus Junior High School -Elvis: office secretary County Juvenile Center

**Started search in 1945 Polk City Directories: Menendez Road did not appear until the 1951 city directory, but listed as Menendez Drive in 1951 and Menendez Boulevard in 1953-54*



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. 2020-0031

Receipt No. 1799530

Meeting Date March 19, 2020

Advertising Costs \$

Paid on

Receipt No.

1. NAME OF APPLICANT Sunrise Adventures, LLC Applicant: Craig Greiner
Business (if applicable) _____
Address 935 Lew Blvd.
City St. Augustine State FL Zip 32080
Daytime telephone (904) 844-6967 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Chris Klein Goss
Business (if applicable) _____
Address 100 Menendez Rd.
City St. Augustine State FL Zip 32080
Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 100 Menendez Rd.
4. LEGAL DESCRIPTION OF PROPERTY
Lot 14/15 Block 56 Subdivision Davis Shores Parcel Number 2221800000
5. DATE OF CONSTRUCTION 1945 Source: Block
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:

RECEIVED

FEB 24 2020

Planning/Building Dept.

Rev: 092717

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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FEB 24 2020

Planning/Building Dept.

FEB 24 2020

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

Planning/Building Dept.

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.

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 Craig Green DATE 2/21/20

SIGNATURE OF APPLICANT Craig R Green

PRINT 1st OWNER'S NAME CHRIS KLEIN-GOSS DATE 24 FEB 2020

SIGNATURE OF 1st PROPERTY OWNER Chris Klein-Goss

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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Planning/Building Dept.

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



Owner's Authorization For Agent

Craig Gainer is/are hereby authorized TO ACT ON BEHALF
OF Chris Klein-Goss, the owner(s) of those lands described within ☒

the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to a Certificate of Demolition for the structure located at:
100. Menendez Rd. St. Augustine FL 32070

BY: Chris Klein-Goss
Signature of Owner

CHRIS KLEIN-GOSS
Print Name of Owner

904-315-7120
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24th day of February, 2020.

By Chris Klein-Goss

Identification verified:

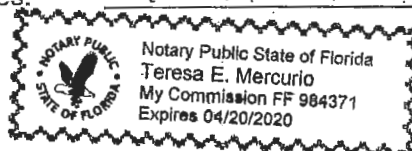
Oath sworn: ☒ Yes ☐ No

Notary Signature:

Teresa E. Mercurio

My Commission expires:

4/20/2020



RECEIVED

FEB 24 2020

Planning/Building Dept.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

PROPERTY OWNER

Chris Klein-Goss
(Print Name)

Chris Klein-Goss
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Chris Klein-Goss, who is personally known to me or who has produced ID FL Drivers License as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of May, 2020.

Notary Public, State of Florida
TERESA E. Mercurio
My Commission FF 984371
Expires 04/20/2026

Teresa E. Mercurio
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Diane Vespucci
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Diane Vespucci, who is personally known to me or who has produced personally known as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of May, 2020.

Notary Public, State of Florida
TERESA E. Mercurio
My Commission FF 984371
Expires 4/20/2026

Teresa E. Mercurio
Notary Public, State of Florida

PROPERTY OWNER

(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Craig Greener
(Print Name)

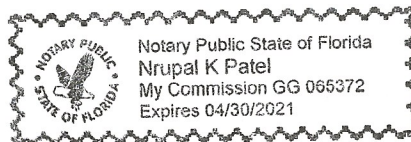
Craig L. Greener
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced FL DL # 6656-116-43-180-0 as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 5th day of MAY, 2020.

[Signature]
Notary Public, State of Florida





100 MENENDEZ RD
FRONT

RECEIVED

FEB 24 2020

Planning/Building Dept.



100 MENENDEZ RD
REAR

RECEIVED

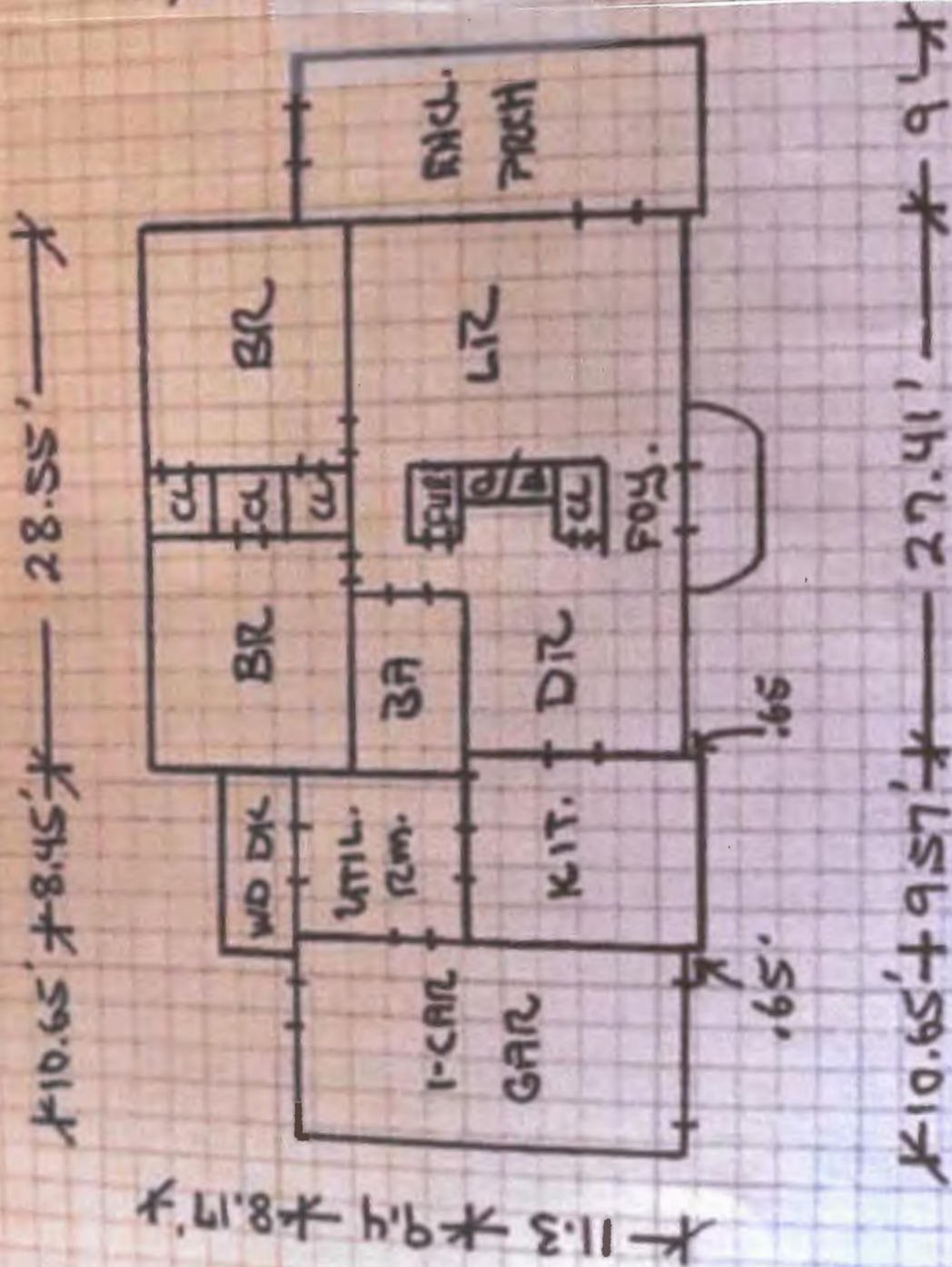
FEB 24 2020

Planning/Building Dept.

FEB 24 2020

RECEIVED

20.35' x 9.3'





Home to Be Built

RECEIVED

FEB 24 2020

Planning/Building Dept.



Home to be built

RECEIVED

FEB 24 2020

Planning/Building Dept.

This Warranty Deed

Made this 18th day of April A.D. 19 94
by Earl G. O'Nan and Sue M. O'Nan, his wife
Rt 2, Box 269A, Folmouth, Ky 41040

hereinafter called the grantor, to
Robert E. Goss and Chris Klein, husband
and wife

whose post office address is: 100 Menendez Road
St. Augustine, Florida 32084
Grantees' [REDACTED]

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 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:

Lots 14 and 15, Block 56, DAVIS SHORES, Ocean View Section, as
recorded among the public records of St. Johns County, Florida,
in Map Book 3, Page 102, Excepting the East 10 feet, thereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.

Recorded in Public Records St. Johns County, FL
Clerk # 94013931 O.R. 1049 PG 1222 04:41PM 04-20-94
Recording 5.00 Surcharge 1.00 Doc Stamp 448.00

Parcel Identification Number: 222180-0000

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, 19 93

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

Signed, sealed and delivered in our presence:

Charles Binninger
Name: Charles Binninger

Earl G. O'Nan
Name & Address: Earl G. O'Nan LS

Karen B. Brady
Name: Karen B. Brady

Sue M. O'Nan
Name & Address: Sue M. O'Nan LS

Rt 2 Box 269A
Folmouth Ky 41040 LS

Name: _____
Name: _____

Name & Address: _____ LS
Name & Address: _____ LS

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 18th day of April , 19 94
by Earl G. O'Nan and Sue M. O'Nan, his wife

who is personally known to me or who has produced drivers license as identification.

Karen B. Brady
Print Name: Karen B. Brady
Notary Public
My Commission Expires: KAREN B. BRADY

PREPARED BY: Karen B. Brady
First American Title Insurance Company
3505 U.S. 1 South, Suite 4
St. Augustine, FL 32086-4238



Notary Public, State of Florida
My comm. expires Aug. 4, 1994
Comm. No. E103750 No: SA-1076E
Bonded thru General Ins. Und.

Public Records of St. Johns County, FL Clerk # 2013012435, O.R. 3690 PG 641,
02/22/2013 at 09:19 AM REC. \$9.00 SUR. \$9.50 Doc. D \$.70

This Instrument Prepared by:
KELLEY PRESLEY
125 Nix Boat Yard Road
St. Augustine, FL 32084
(904) 826-1987
FLA. Bar No. 44798
WOTE/3877

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 20th day of February, 2013, BETWEEN:

ROBERT E. GOSS and CHRIS KLEIN-GOSS, as husband and wife
Whose address is: 100 Menendez Road
St. Augustine, FL 32080
of the County of St. Johns, State of Florida, grantors and:

ROBERT ELLSWORTH GOSS and CHRIS KLEIN-GOSS, as Trustees
Whose address is: 100 Menendez Road
St. Augustine, FL 32080
of the County of St. Johns, State of Florida, grantees,

WITNESSETH that said grantors, for and in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, do hereby convey and warrant to grantees as Trustees under the provisions of a trust agreement dated the 20th day of February, 2013, known as the "ROBERT ELLSWORTH GOSS AND CHRIS KLEIN-GOSS REVOCABLE LIVING TRUST AGREEMENT", the following described real estate in St. Johns County, Florida, to wit:

Lots 14 and 15, Block 56, DAVIS SHORES, Ocean View Section, as recorded among the public records of St. Johns County, Florida, in Map Book 3, Page 102, Excepting the East 10 feet, thereof.

Parcel Identification #222180-0000

SUBJECT to taxes for the calendar year 2013, easements, restrictions and reservations of record, if any and there is no intent that this deed reinstate any restrictions or reservations.

RESERVING HOWEVER: The Grantors herein reserve unto themselves a life estate without any liability for waste with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described in this deed in fee simple with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder shall be a part and parcel of the trust described in this instrument.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this Deed and in the trust agreement.

Authority of Trustee

There is hereby conferred on the Trustee, the power and authority, either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

Reliance by Third Parties on Authority of Trustee

Any party dealing with the Trustee in relation to this property, may rely on the authority of the Trustee, and has no obligation to look beyond the Trustee, as is more specifically spelled out in Florida Statute 689.071(2)(3).

Interests of Beneficiaries

The interest of each beneficiary shall be personal property only pursuant to the provisions of Florida Statute 689.071(4).

Successor Trustee

In the event that the original Trustees named herein die, resign or can no longer serve, then the following named entities or individuals, in the order named, shall be the Successor Trustee for the non-serving trustee and shall have all the power and authority granted in this instrument; (1) **JOSEPH DAVID STEPZINSKI**; (2) **MICHAEL JOHN STEPZINSKI**.

IN WITNESS WHEREOF, this Warranty Deed to Trustee is executed by the aforementioned Grantor, on this 20th day of February, 2013 and Grantor does hereby fully warrant the title herein.

Donna J. Monroe
DONNA J. MONROE

Deborah D. Struhar
DEBORAH D. STRUHAR

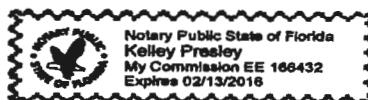
GRANTORS
Robert E. Goss
ROBERT E. GOSS
Chris Klein-Goss
CHRIS KLEIN-GOSS

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 20th day of February, 2013, by **ROBERT E. GOSS** and **CHRIS KLEIN-GOSS** who is personally known to me and who did (did not) take an oath.

Kelley Presley
NOTARY PUBLIC





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	2221800000
Location Address	100 MENENDEZ RD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES LOTS 14 & 15 (EX E10 FT) BLK 56 OR1049/1222 & 3690/641(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.290
Homestead	Y

Owner Information

Owner Name	Klein-Goss Chris *** 100%
	Goss Robert Ellsworth & Chris Klein-Goss Rev Living Trust 0%
Mailing Address	100 MENENDEZ RD SAINT AUGUSTINE, FL 32080-5328

Map



Valuation Information

	2020
Building Value	\$81,036
Extra Features Value	\$0
Total Land Value	\$188,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$269,136
Total Deferred	\$185,786
Assessed Value	\$83,350
Total Exemptions	\$83,350
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$71,235	\$0	\$188,100	\$0	\$0	\$259,335	\$81,476	\$259,335	\$0
2018	\$72,197	\$0	\$188,100	\$0	\$0	\$260,297	\$79,957	\$260,297	\$0
2017	\$73,160	\$0	\$169,812	\$0	\$0	\$242,972	\$78,312	\$242,972	\$0
2016	\$74,123	\$0	\$169,812	\$0	\$0	\$243,935	\$76,701	\$243,935	\$0
2015	\$76,048	\$0	\$130,625	\$0	\$0	\$206,673	\$76,168	\$206,673	\$0
2014	\$44,394	\$0	\$109,725	\$0	\$0	\$154,119	\$75,563	\$154,119	\$0
2013	\$46,206	\$0	\$88,825	\$0	\$0	\$135,031	\$74,446	\$110,031	\$25,000
2012	\$48,018	\$0	\$78,297	\$0	\$0	\$126,315	\$73,202	\$101,315	\$25,000
2011	\$49,830	\$0	\$86,996	\$0	\$0	\$136,826	\$71,070	\$111,826	\$25,000
2010	\$51,642	\$0	\$96,662	\$0	\$0	\$148,304	\$70,020	\$123,304	\$25,000

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000
Senior Exemption	\$32,850
Widow	\$500

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1674	Roof Cover	Composite Shingle
Conditioned Area	1208	Interior Flooring	Ceramic Tile, Hardwood
Actual Year Built	1945	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1019	1019
UNFINISHED GARAGE	0	231
FINISHED DECK	0	54
PATIO	0	136
FRAME ADDITION	189	189
FINISHED OPEN PORCH	0	45

Total SqFt

1208

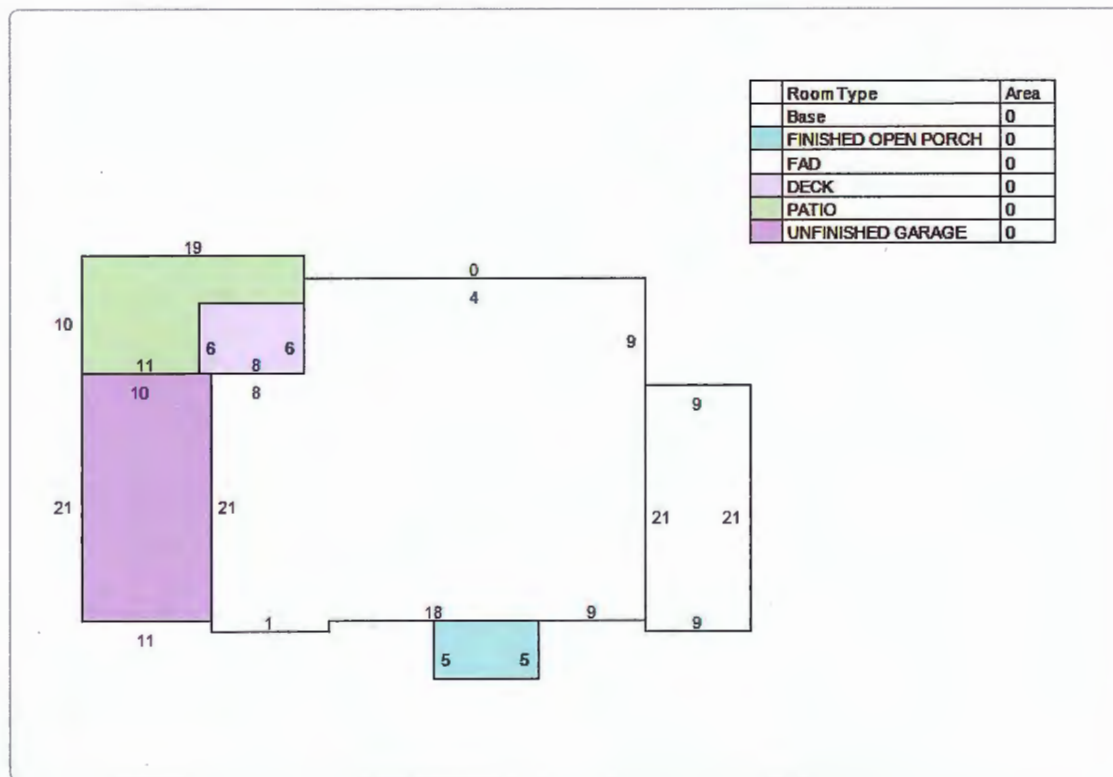
1674

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	110	110	EF	\$188,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/8/2014	7/24/2014	\$0.00	DC	3915	471	U	I	GOSS ROBERT E(DEC 7/24/14),CHRIS KLEIN ***	KLEIN-GOSS CHRIS ***
2/22/2013	2/20/2013	\$100.00	LE	3690	641	U	I	GOSS ROBERT E,CHRIS KLEIN	GOSS ROBERT E,CHRIS KLEIN ***
	4/18/1994	\$64,000.00	WD	1049	1222	Q	I	O'NAN EARL G,SUE M	GOSS ROBERT E,CHRIS KLEIN
	4/1/1990	\$53,000.00		853	603	Q	I		O'NAN EARL G,SUE M

Sketch Information

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/21/2020, 11:52:32 PM

Developed by
 Schneider
 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
SUNRISE ADVENTURES LLC

Filing Information

Document Number	L06000014096
FEI/EIN Number	20-4291822
Date Filed	02/08/2006
Effective Date	02/08/2006
State	FL
Status	ACTIVE

Principal Address

935 LEW BLVD
ST AUGUSTINE, FL 32080

Mailing Address

935 LEW BLVD
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

GREINER, CRAIG R
935 LEW BLVD
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGRM

GREINER, CRAIG R
935 LEW BLVD
ST.AUGUSTINE, FL 32080

Title Authorized Member

Greiner, Virginia Mary
935 LEW BLVD
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	01/23/2018

2019 02/20/2019
2020 01/23/2020

Document Images

01/23/2020 -- ANNUAL REPORT	View image in PDF format
02/20/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
01/30/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
01/13/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
05/29/2007 -- ANNUAL REPORT	View image in PDF format
02/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 21, 2020

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

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

SIGN PERMITS

600 Anastasia Boulevard (Existing Foundation Pole 37" X 77" illuminated with 1 circuit 19.784 area)

604 Anastasia Boulevard (Special event banner 4 x 8, 32 square)

4 White Street E (1 Pole & Bracket Sign 3 x 5, 15 sq ft, "Rabbit Hole Antiques – Collectibles" No illumination – light is on existing sign pole)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

50 Sevilla Street, Building 3 (Renovation of existing Chick-fil-A in Ringhaver Student Center)

200 Anastasia Boulevard (Paint exterior of building Sherwin Williams SW6374 Yellow Torchlight, Gray – Trim, Dark Gray – 2nd Trim)

241 St. George Street (Interior kitchen renovation)

283 San Marco Avenue (Construct new exterior stairs)

17 King Street (Rewire for new restaurant; New fire suppression system; New 6'-6" hood system; Interceptor 1076 LB 100 GPM – Schier Great Basin)

11 Aviles Street (Monitoring of buildings for fire sprinkler system; Add and relocate sprinkler heads and replace existing sprinkler heads)

135 King Street (Change out Mini Split System; New 8'-1" system)

165 Cordova Street (Replace A/C system)

128 King Street (New Swimming Pool)

260 St. George Street (Bathroom and Kitchen – All plumbing work is above ground)

45 San Marco Avenue (Replace existing sewer line)

142 King Street (Roof – Section, Owens Corning Shingles Desert Tan)

310 Charlotte Street (Roof replacement)

HARB APPROVED DEMOLITION

None

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

Jenny Wolfe, Historic Preservation Officer

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 21, 2020

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

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

SIGN PERMITS

160 King Street, Building 2 (Wall sign 3' x 10', 30 SQ FT – illuminated, pole sign 6 x 10 – 60 sf)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

135 King Street (Interior Renovation, new framing & mechanical roughed in)

279 St. George Street (Reconstruct balcony hit by vehicle)

17 King Street (Remove and replace storefront doors with new matching doors)

259 St. George Street (New canopy over playground area)

11 Aviles Street (Remove stucco, install sheathing, install novelty siding on 2nd level, install stucco over lath on 1st floor, install new trim around windows; Add a 600-amp single phase service and disconnect with 11 meters)

41 King Street (New drywall, new soffits, new drop ceiling; Relocating panel/Adding (10)-120V receptacles & (10) 2x4 LED panels)

14 St. George Street (New fire sprinkler system)

135 King Street (Installation of Ansul Fire Suppression system in hood)

22 Marine Street (Foundation repair)

1 King Street (Changeout of roof top package unit 5 ton and 1 split system 3 ton)

210 St. George Street, Building 1 Unit 23 (HVAC Change out)

HARB APPROVED DEMOLITION

10 Beacon Street (Demolish Structure – HARB APPROVED)



Jenny Wolfe, Historic Preservation Officer