CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AGENDA

THURSDAY, JUNE 18, 2020 - 10:00 AM

VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)*

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from May 21, 2020 HARB CMT meeting
4. Modification and approval of Agenda
5. Certificate of Appropriateness

a) F2020-0055

Cronk Duch Architecture - Applicant
12 Avenida Menendez LLC - Owner

12 Avenida Menendez

To modify a recently approved Certificate of Appropriateness including revisions to the second floor stair, extending a roof structure over the roof level elevator, increasing the height of the north facing tower, and altering the ground level opening on the north facade.

b) F2020-0052

Paul Thompson - Applicant
Paul Thompson and Maxie Thompson - Owner

67 Marine Street

To elevate the building following the concept design approved in the 2017 Opinion of Appropriateness including a new first floor finished with stucco, new doors and garage door, window, balcony, driveway, and removal of non-historic property walls.

6. Certificate of Demolition and Partial Demolition

a) F2020-0053

Paul J. Thompson - Applicant
Paul Thompson and Maxie Thompson - Owner

67 Marine Street

To partially demolish a structure built ca. 1840 and contributing to the St. Augustine Historic District limited to the chimney.

b) F2020-0048

Kenneth and Valerie Byrd - Applicant
Byrd Living Trust (Kenneth and Valerie Byrd) - Owner

61 Weeden Street

To partially demolish a structure constructed ca. 1920 and contributing to the Lincolnville National Register Historic District including the enclosed front porch.

c) F2020-0054

Andrea Johansson - Applicant
Andrea and Lex Johansson - Owner

58 S. Whitney Street

To partially demolish a building constructed in 1954 that is not located in a district and is not recorded on the Florida Master Site File including the rear and side portion of the building.

d) F2020-0041

Ancient City Construction, Inc. and Loise Trivette- Applicants
Federal National Mortgage Association (Fannie Mae) - Owner

274 S. Matanzas Boulevard

To demolish a building constructed in 1955 that is not located in a district but is recorded on the Florida Master Site File.

e) F2020-0049

Larry Antonatos - Applicant
Ann C. Antonatos - Owner

171 Inlet Drive

To demolish a building constructed in 1957 and not located in a district but is recorded on the Florida Master Site File.

f) F2020-0050

Todd and Brenda Wilson - Applicant
97 Masters LLC - Owner

97 Masters Drive

To demolish a building constructed ca. 1928 that is not in a district but is in the process of being recorded on the Florida Master Site File.

g) F2020-0051 Todd and Brenda Wilson - Applicant
T & B Properties LLC - Owner
99 Masters Drive
To demolish a building that was constructed ca. 1923 and not located in a district but is in the process of being recorded on the Florida Master Site File.

7. Planning and Building Staff Communications

   a) Planning and Building Staff Approved Permits Report

8. Other Business

9. 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
JUNE 18, 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, JUNE 18, 2020 at 10:00 a.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://CitySt AugTV.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., June 18, 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 June 17, 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
May 21, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 21, 2020, via Communications Media Technology (CMT) and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

Ms. Wolfe reviewed the public participation process for the meeting.

2. General Public Comments for Items not on the Agenda

The Board heard from the following members of the public:

- Gene Hand[1]

There was a brief discussion, based upon Mr. Hand's comments, regarding alternative roofing materials.[2]

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the April 30, 2020 minutes as presented. Motion SECONDED by Ms. Wingo.

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

Ms. Duncan announced the next meeting scheduled for June 18, 2020.

4. Modification and approval of Agenda

(None)

5. Opinion of Appropriateness

5. (a) F2020-0040 – Marquis Latimer + Halback, Inc. – Applicant
46 Avenida Menendez, Inc. – Owner
46 Charlotte Street

For changes to include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, and property wall.

[1] Additional information attached to original minutes

[2] Mr. Weaver left the meeting and returned after the applicant presentation for item 5(a).

DRAFT

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** 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.

Jeremy Marquis and Dustin Felix reviewed the application.

Ex Parte Communication:

(None)

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

Mr. Weaver recused himself. [3]

The Board discussed:

- Possibility of moving the lift to the north to avoid encroachment on the window on that side of the building
- Rational for lift location to minimize visual impact to the front of the structure
- Rear of the house would not be visible to the street except for the proposed gate
- Request for applicant to show precedent for the proposed wall height
- Recommendation to include a hand-railing for additional accessibility to the porch
- Request for clarification of the pathway to the lift on the site plan
- Concern with exterior renovations of the building that may not have been approved or permitted
- Concern for the lift being placed under the window
- Recommendation for a shorter lift and additional landscaping to screen the lift

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application F2020-0040 to make changes to existing building to improve ADA accessibility at the front porch and at the rear with the recommendations by staff to manage the plant material list to fit within the AGHP guidelines, to work as best they can to mitigate the effect of the lift operator on the front window, and return with further information regarding the alteration on the second floor. The motion was SECONDED by Ms. Wingo.

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

6. Certificate of Demolition

6. (a) F2020-0031 – Sunrise Adventures LLC – Applicant
Chris Klein-Goss and
Robert Ellsworth Goss, Chris Klein-Goss Revocable Living Trust Agreement – Owner
100 Menendez Road

To demolish a building constructed in 1945 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 **100 Menendez Road** because it is not a local landmark or otherwise designated as a historic building with the following condition:

[3] Form attached to original minutes

DRAFT

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.

Craig Greiner was available for questions.

Ex Parte Communication:

(None)

16 certified notices were sent in March, 2 were returned in favor, 3 were returned opposed and 4 had comments.

16 certified notices were sent in May, 1 was returned in favor, 3 were returned opposed and 4 had comments.

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

The Board discussed:

- Home had minimal flooding damage from storms
- Neighborhood concerns for proposed replacement structures
- Concern for cedar trees on the property
- No basis for requiring preservation of the building
- Recommendations for how to mitigate draining issues on the property

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0031, 100 Menendez Road, with the staff condition for archival documentation based on the staff report and additional comments which offered no basis for denying the application. The motion was SECONDED by Ms. Wingo.

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

7. Planning and Building Staff Communications

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

(Provided for informational purposes only)

Ms. Wolfe noted a June 25, 2020 special meeting of HARB at 1:00p.m. to discuss the Resilient Heritage in the Nation's Oldest City grant and Board members confirmed their availability. She added that an update to the survey findings for the West Augustine and Fort Mose historic resource survey would be presented at an upcoming meeting as well.

Ms. Wolfe announced that the National Trust for Historic Preservations would be holding a virtual conference and she encouraged the Board members to participate.

Ms. Wolfe also announced that May was Historic Preservation Month and gave a brief overview of information and virtual events related to the occasion.

8. Adjournment

There being no further business, the meeting was adjourned at 2:35 P.M.[4]

_____
Catherine Duncan, Chairperson

[4] Transcribed by Candice Seymour

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0055 Address: 12 Avenida Menendez

Applicant Name: Cronk Duch Architecture

Property Owner: 12 Avenida Menendez, LLC

Project description: To modify a recently approved Certificate of Appropriateness including revisions to the second floor stair, extending a roof structure over the roof level elevator, increasing the height of the north facing tower, and altering the ground level opening on the north facade.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ05587
National Register:	St Augustine Town Plan District	Construction date:	1953, +1980
Archaeology Zone:	1A	Zoning District:	HP-2
Parcel number:	1962300000		
Agenda Item:	5(a)	Previous Action(s):	COA2019-0111, COA2015-0015

STAFF SUMMARY AND ANALYSIS:

A Certificate of Appropriateness was approved most recently (2019-0111) in November 2019 for alterations to this building which was originally a one story building, with a two-story addition built to the rear at a later time and additional alterations and additions in 1980 and beyond. The building has been significantly altered beyond its period of historic significance with respect the rear area of the building. Changes to the overall massing and elevations which impact the streetscape are the areas of staff focus with respect to the current application.

- The written application does not itemize the changes from the previously approved plans and is inclusive of all changes from the existing conditions so the applicant should confirm if the changes identified by staff are inclusive of all the proposed changes with the current application.
- Proposed changes to the previously approved plans which occur within the walls of the building complex and are not visible to the exterior do not impact the streetscape such as the additional stair on the southwest corner of the complex.
- Changes were previously approved on the east and north elevations and there will be a significant amount of new building material associated with this project and staff maintains previous concerns about the extent of repair, removal, and new construction that is beyond routine maintenance which may not be clearly identified.
- The building elements specifically associated with the current application include further alterations to the massing, roof area, opening patterns, and changes to the north, south, and west elevations.
- There are some inconsistencies between renderings, elevations, and section images and mislabeled orientations. The applicant should provide a set of revised plans if HARB intends to approve the application.
- A landscape plan was submitted with the previous COA and staff did not identify significant changes except removal of second floor patio planters but the applicant should confirm any revisions if HARB intends to approved the application.
- The overall project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. Please coordinate a testing schedule with the City Archaeologist. Any changes to the design and scope of work should be conveyed as the project moves forward.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previously approved Certificate of Appropriateness (F2019-0111) and without the support of evidence to the contrary, staff finds that the board can take the following actions on the Certificate of Appropriateness at 12 Avenida Menendez:

1. Approve the Certificate of Appropriateness to add the southwest stair (Meets SOIS 9 and 10)
2. Deny the revised north tower and entry because it creates a significant impact to the mass, scale, integrity, and design which obscures the character of the existing building and streetscape by changing the openness of the entry, adding openings above the primary roof ridge, increasing the overall height, and increasing the austerity of the south elevation. (Does not meet SOIS 3, 4, 9, 10)
3. Deny the revised central stair because it alters the rhythm and integrity of the existing roof feature and adds additional massing visible to the streetscape. (Does not meet SOIS 2, 4, 9, 10)
4. HARB may need to take action on any additional items that the applicant itemizes more specifically than what was identified in the staff review.

Note: If HARB approves the application, conditions should be placed which requires submission of revised plans and confirmation of itemized changes to any building, site, and landscape features in accordance with the information presented to the HARB.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

As indicated by applicant:

1. Repairs to roof as necessary during construction
2. Repairs as necessary to exterior finishes during construction
3. Replace entry door.
4. Repairs to exterior doors as necessary during construction
5. Upgrade waterproofing on existing windows
6. Replace exterior lights
7. Relocate walls and gates
8. Replace parking with kitchen structures
9. Construct one story restrooms and corner pavilion
10. Construction of a one story kitchen secondary structure
11. Add entry loggia
12. Add belvedere / balconies to north and west existing façade
13. Relocate entry from north east corner to north tower
14. Add windows and doors to west façade
15. Add and replace exterior lighting
16. Relocate existing walls, fencing and gates
17. Relocate roof top mechanical equipment

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

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

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

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

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

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

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

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

Mission (1919-1940)

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

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

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

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

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

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

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

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

Architectural Features

Accessory Buildings including porches

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

Do...

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

Don't...

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

Post-1821
Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Additions

Do...

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

Don't...

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

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

Doors and Entrances

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

Don't...
- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821
- Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Roofs and Roofing

Do...

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

Don't...

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

Post-1821
Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

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

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

Previously approved plans are available upon request. Due to the file size and to avoid confusion they were not included in this packet.

STAFF PHOTOS: 12 AVENIDA MENENDEZ

East/main elevation along Avenida Menendez

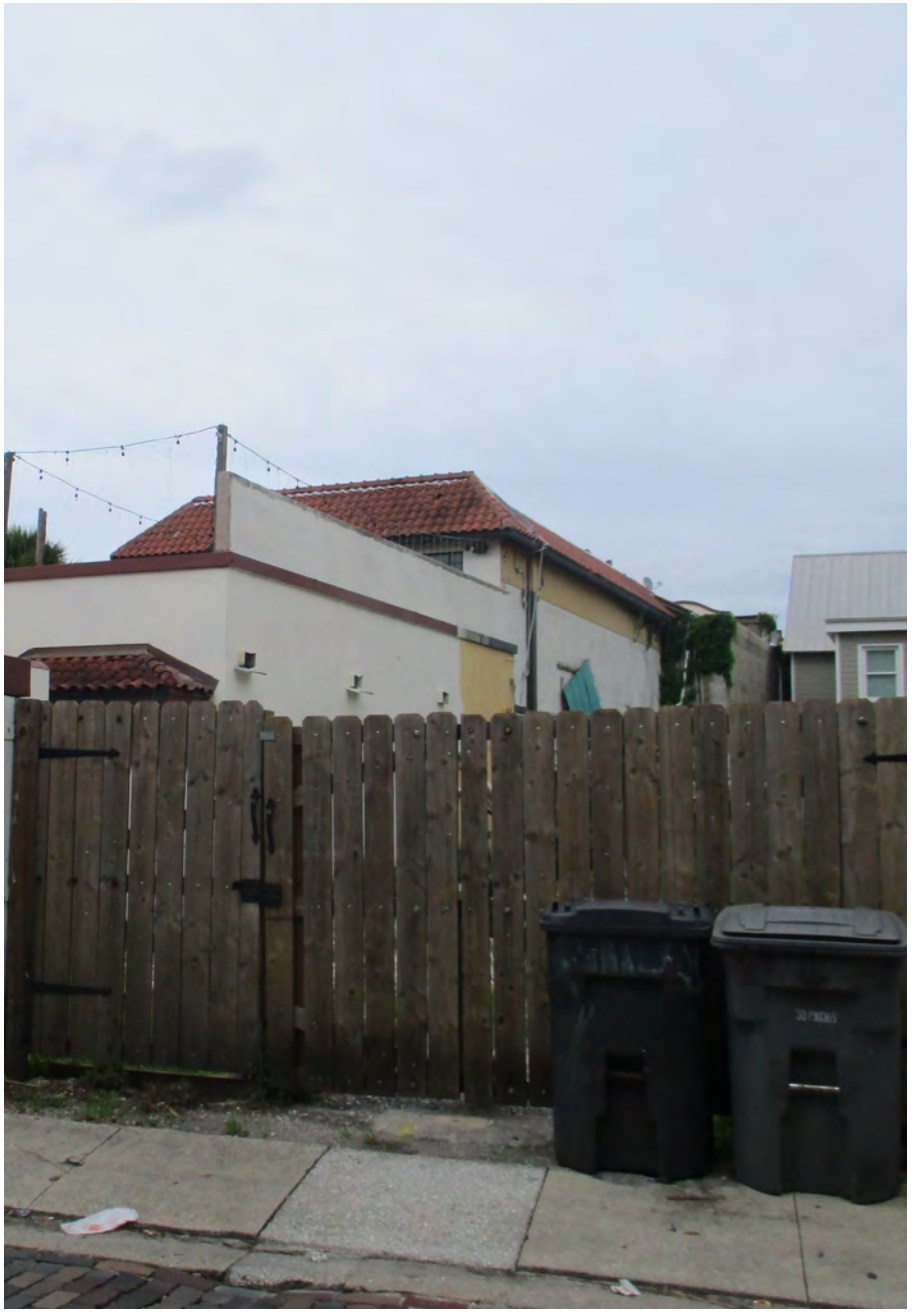
NE corner at Cuna Street

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

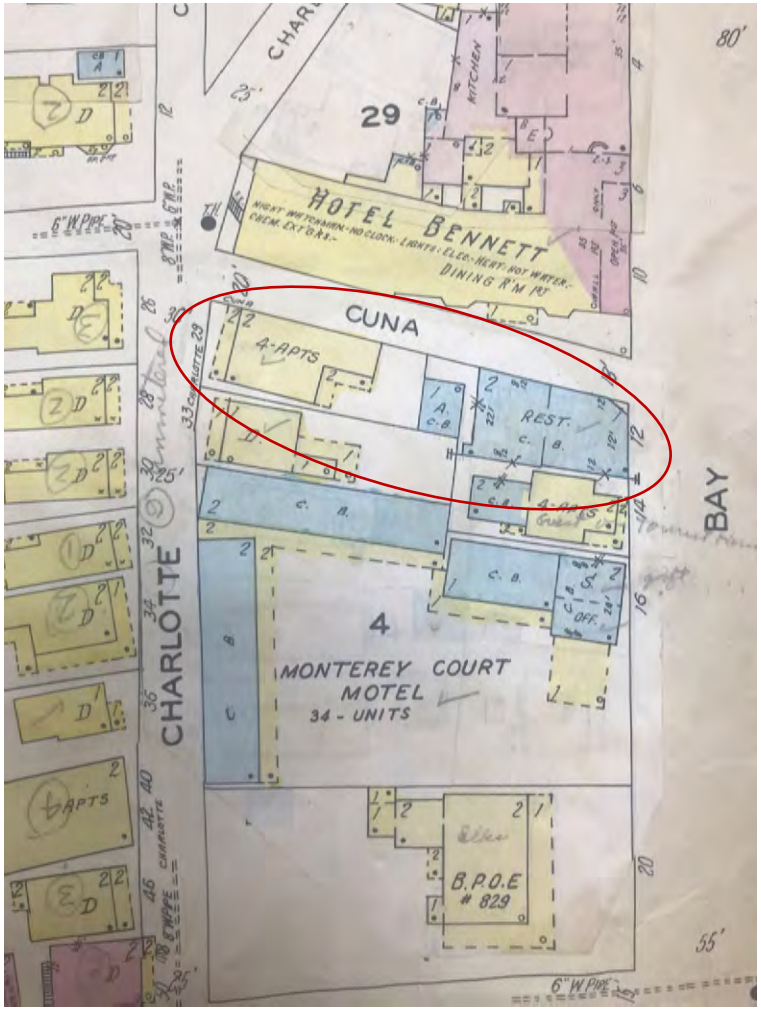
North elevation near the rear of the building, arched loggia to be opened

Rear of building, to be demolished

Rear of property toward Charlotte Street



HISTORICAL IMAGES

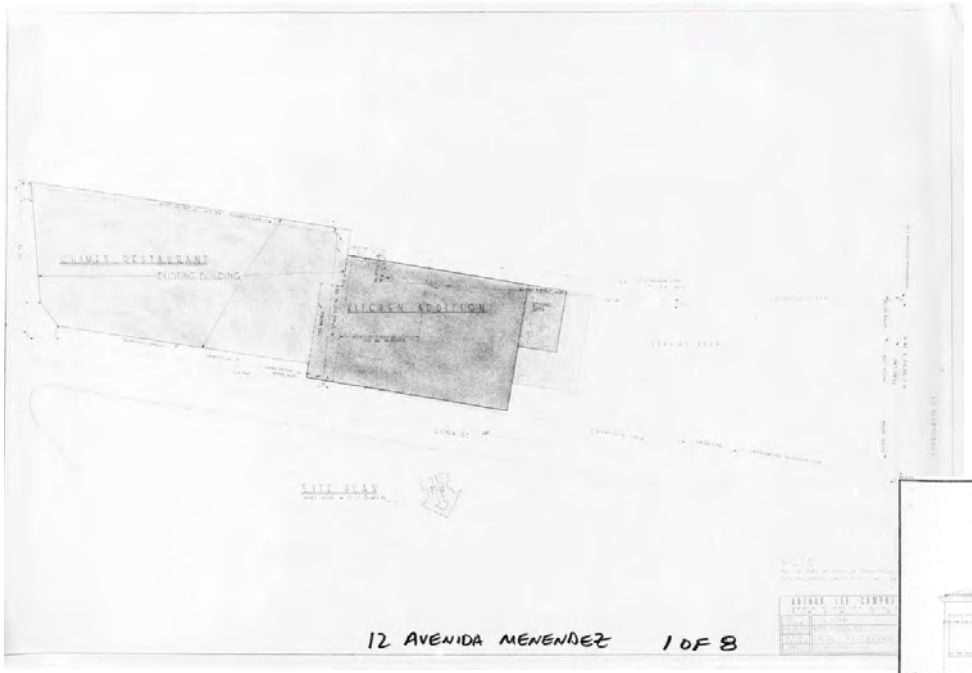


Sanborn Map, 1930 updated in 1957

1960s postcards

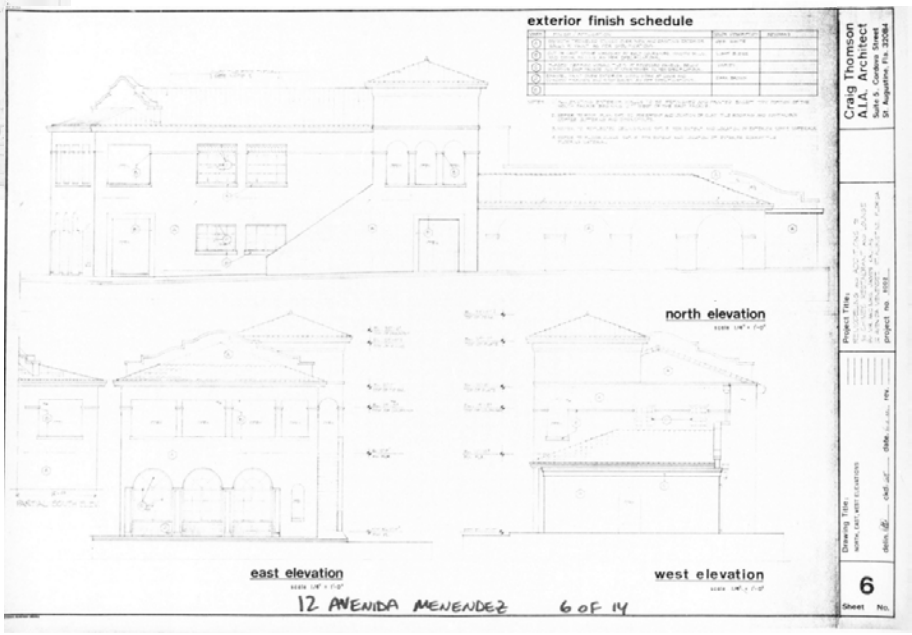
HISTORICAL IMAGES

1972



Building Plans for rear addition, 1972

1981



Building Plans conversion to two story, 1981

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ05587
Field Date 3-5-2013
Form Date 4-24-2013
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) 12 Avenida Menendez — Multiple Listing (DHR only)
Survey Project Name Paul S. Sarbanes Transit in Parks Property CRAS — Survey # (DHR only) 19976
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	12		Avenida Menendez	–	

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 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 196230 0000 — 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: 1953 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): 1953 — To (year): UNK
Current Use Commercial — From (year): UNK — To (year): 2013
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☐yes ☐no ☒unknown Date: unknown — Nature
Additions: ☒yes ☐no ☐unknown Date: unknown — Nature Addition on west side
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.) Current owners: Martinez, Julie; Kings Forge Restaurant
Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown Describe

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. Concrete 3.
Roof Type(s) 1. Hip 2. Flat 3.
Roof Material(s) 1. Spanish tile 2. Built-up 3.
Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2.
Windows (types, materials, etc.) Fenestration is multi-pane wood picture windows.

Distinguishing Architectural Features (exterior or interior ornaments) Curvilinear parapet w coping facing east; tower on north elevation; concrete columns.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑yes ☐no ☐insufficient info — Date 4 JUN 2013 — Init. DP KEEPER – Determined eligible: ☐yes ☐no — Date NR Criteria for Evaluation: ☑a ☐b ☑c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ05587

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) Entry is through two incised walkways on the north elevation

Porch Descriptions (types, locations, roof types, etc.) Incised, E/second floor outdoor eating area/E, hip.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Two-story, irregular plan Mediterranean Revival building w a 2 1/2-story tower on the north elevation. A stairwell on the north side accesses the second floor via a partially enclosed arched arcade in the tower.
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) Lacks architectural distinction & significant historical associations.

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 All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, field notes, and maps File or accession #'s 2951-13035V
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meg Frisbie Affiliation Southeastern Archaeological Research
Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
(address / phone / fax / e-mail)

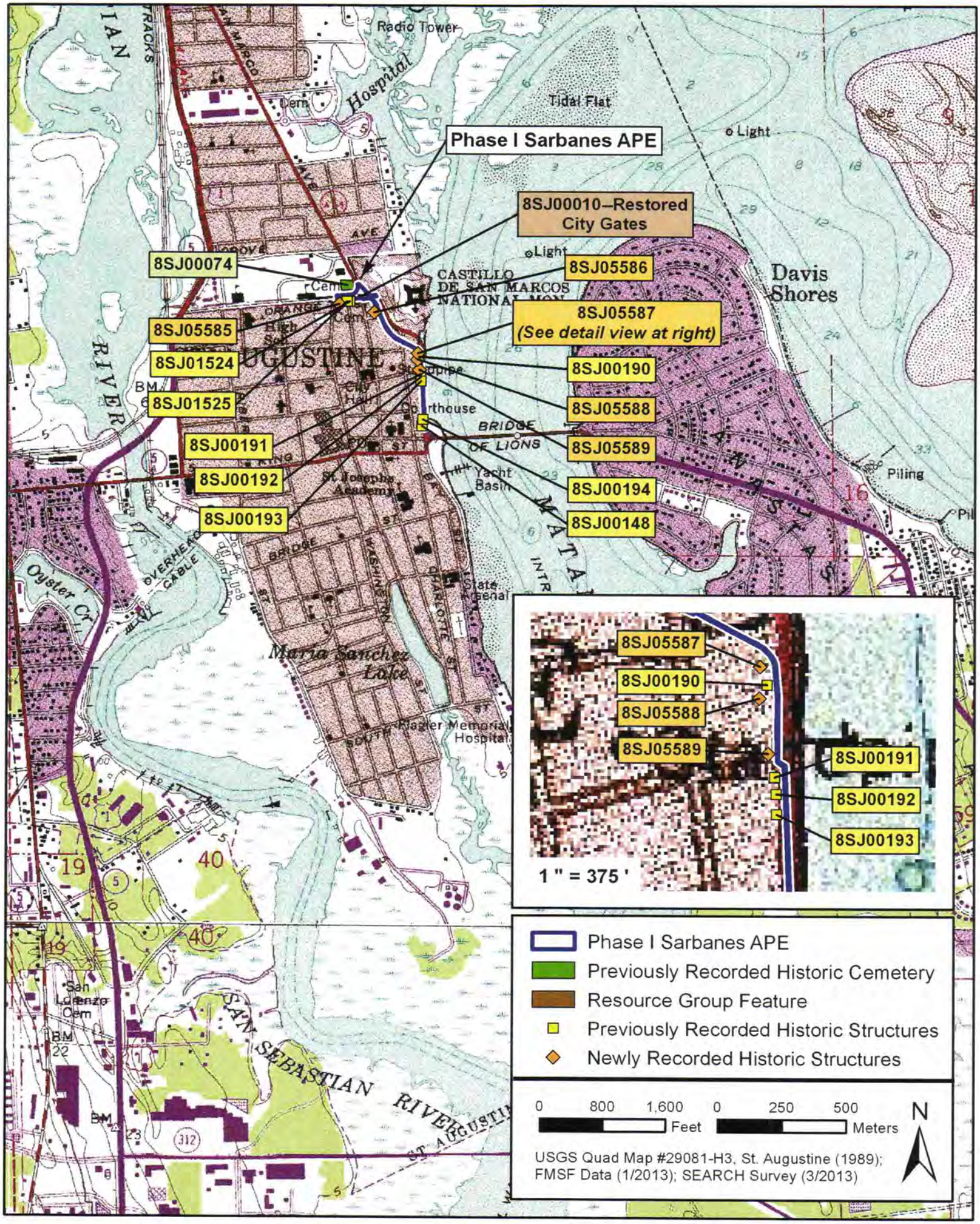
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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.

8SJ05587_a Facing West.JPG

8SJ05587_b Facing Southwest.JPG

8SJ00074
8SJ00010--Restored City Gates
ORANGE AVE
8SJ01524
8SJ01525
8SJ05585
8SJ05586
5A
Phase I Sarbanes APE
SOUTH CASTILLO ST
ST GEORGE ST
8SJ05587
8SJ00190
8SJ05588
8SJ05589
8SJ00191
8SJ00192
8SJ00193
1
5A
A1A
CUNA ST
CORDOVA ST
SPANISH ST
HYPOILTA ST
CHARLOTTE ST
AVENIDA MENENDEZ
8SJ00194
8SJ00148
CATHEDRAL PL
Phase I Sarbanes APE
Previously Recorded Historic Cemetery
Resource Group Feature
Previously Recorded Historic Structures
Newly Recorded Historic Structures
0 100 200 Feet
0 30 60 Meters
N
USDA-FSA-APFO Orthophoto County Mosaic (2010);
FMSF Data (1/2013); SEARCH Survey (3/2013)


Phase I Sarbanes APE
8SJ00010--Restored City Gates
8SJ00074
8SJ05586
8SJ05587
(See detail view at right)
8SJ05585
8SJ01524
8SJ00190
8SJ01525
8SJ05588
8SJ00191
8SJ05589
8SJ00192
8SJ00194
8SJ00193
8SJ00148
Radio Tower
Hospital
Tidal Flat
Light
CASTILLO DE SAN MARCOS NATIONAL MON
Davis Shores
ST AUGUSTINE
RIVER
BRIDGE OF LIONS
Yacht Basin
Piling
St Joseph's Academy
State Arsenal
Oyster Cr
OVERHEAD CABLE
María Sánchez Lake
Flagler Memorial Hospital
San Lorenzo Cem
SAN SEBASTIAN RIVER
ST AUGUSTINE
1 " = 375 '
Phase I Sarbanes APE
Previously Recorded Historic Cemetery
Resource Group Feature
Previously Recorded Historic Structures
Newly Recorded Historic Structures
0 800 1,600 Feet
0 250 500 Meters
N
USGS Quad Map #29081-H3, St. Augustine (1989);
FMSF Data (1/2013); SEARCH Survey (3/2013)

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ05587
Field Date 4-20-2016
Form Date 4-20-2016
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) 12 Avenida Menendez — 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	Direction	Street Name	Street Type	Suffix Direction
Address: 12		Avenida Menendez	_	

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 — ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1962300000 — 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: 1953 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ — From (year): _____ — To (year): _____
Current Use Cafeteria/Restaurant/Diner — From (year): _____ — To (year): _____
Other Use commercial — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☐no ☐unknown Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown Date: 1-1-1973 — Nature 1981 1-story rear addition/orig 1 stry
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 Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. Shed 3. _____
Roof Material(s) 1. Barrel tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single fixed 8 light wood w/ decorative stained glass transoms; paired 8 light casement; 12 light fixed storefront framed by arches & coquina columns
Distinguishing Architectural Features (exterior or interior ornaments) decorative coquina pilasters at arch bases with open sceond floor porch under main roof and parapet
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) flush with sidewalk and ROW

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ05587

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) recessed corner entrance with arched opening and single wood door with decorative square light
Porch Descriptions (types, locations, roof types, etc.) second floor covered porch supported by square stucco columns supporting hip roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____
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 SJ10

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

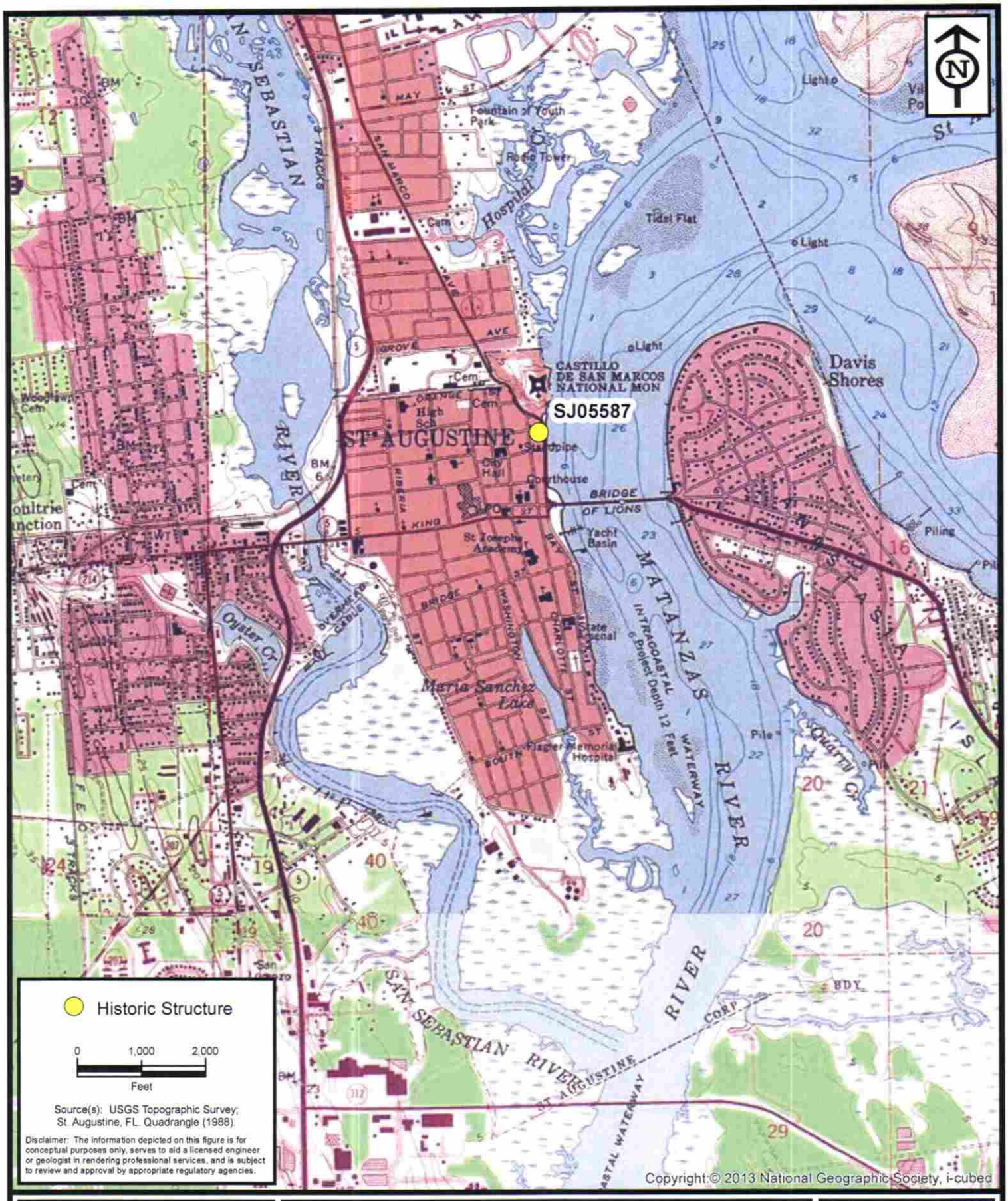
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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 - SJ05587

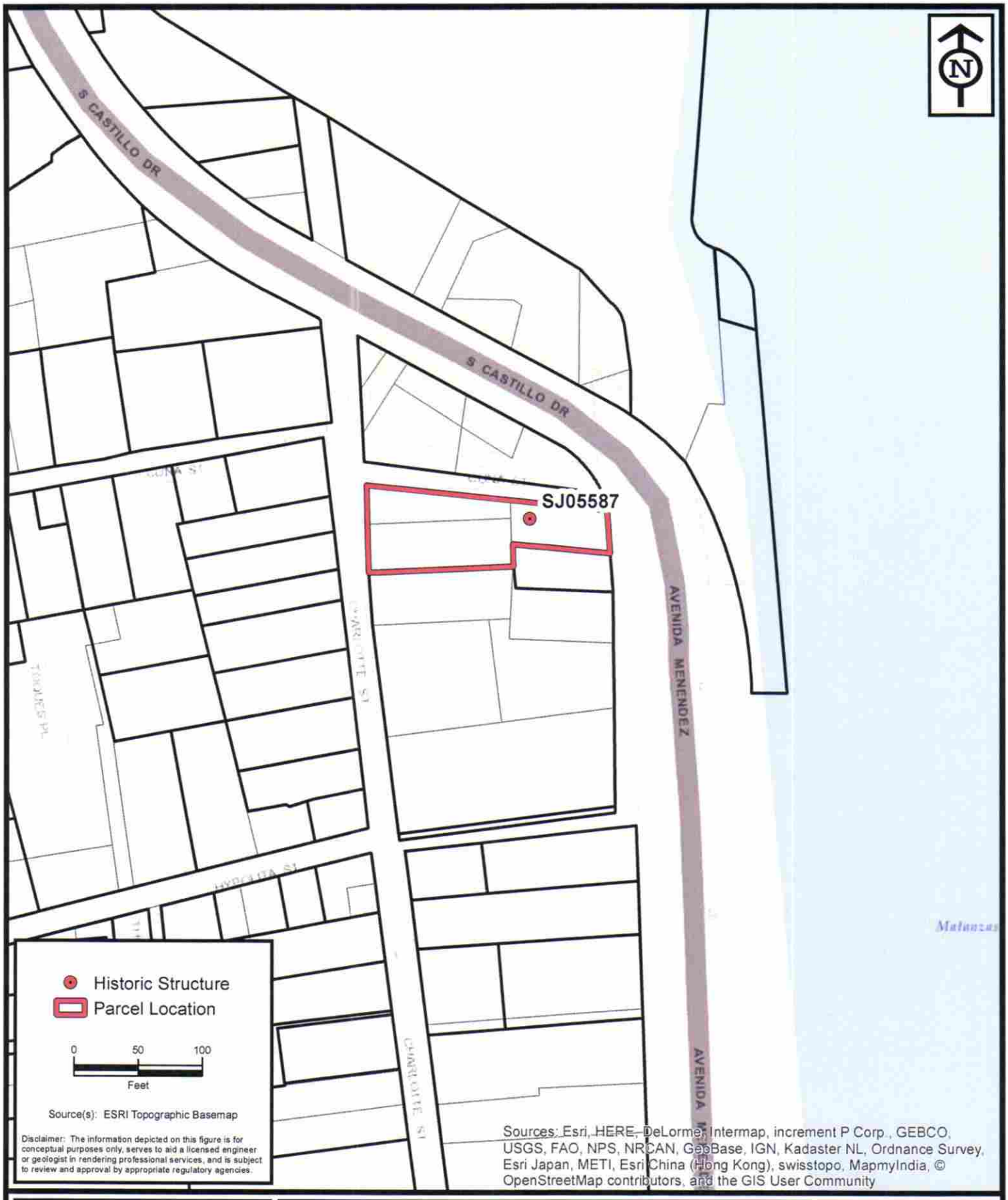
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ05587\Location.mxd Date: 1/29/2016 12:41:00 PM

SJ05587



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

Parcel Location - SJ05587

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ05587\Parcel.mxd Date: 1/29/2016 3:02:09 PM

SJ05587

12
Airbrush & Henna
FREE Tattoos
DO NOT ENTER

Authentic Mexican Cuisine
12
Calle De La Marina
Avenida Menendez
DO NOT ENTER
ONE WAY

Charlie's
Charlie's
12
DO NOT ENTER
ONE WAY

Charlie's

Charlie's
Charlie's
12

FRIDA
12
Calle De La Marina
Avenida Menendez
DO NOT ENTER
ONE WAY

RECEIVED

MAY 22 2020

Planning / Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2020-0055

Receipt No. 1870866 Meeting Date: June 18, 2020

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

1. NAME OF APPLICANT CRONK DUCH ARCHITECTURE

   Business (if applicable) _____

   Address 1936 SAN MARCO BLVD, SUITE 101

   City JACKSONVILLE State FL Zip Code 32207

   Daytime telephone 9046263454 Other phone/email 7865325830

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

2. NAME OF PROPERTY OWNER 12 Avenida Menendez LLC

   Business (if applicable) _____

   Address 44 AVENIDA MENENDEZ

   City SAINT AUGUSTINE State FL Zip Code 32084-3601

   Daytime telephone (required) 9043154253 Other phone _____

3. PROJECT STREET ADDRESS 12 Avenida Menendez St Augustine 32084

4. LEGAL DESCRIPTION: Lot 12 2a and 9 Block 2 Subdivision _____ Parcel 1962300000

5. EXISTING USE RESTAURANT PROPOSED USE RESTAURANT

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE		
[x]	☐	Roof	Repairs necessary during construction
☐	☐	Roof structures (dormers, chimneys, etc.)	
[x]	☐	Exterior finishes (stucco, masonry, siding)	Repairs necessary during construction
☐	☐	Porch/Deck/Balcony	
☐	☐	Awning/Canopy	
[x]	[x]	Exterior Doors	Replacing entry door. Repairs necessary during construction
[x]	☐	Windows	Existing to remain and upgrade waterproofing
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	[x]	Exterior lighting & other appurtenances	Replacing exterior lights
☐	[x]	Existing fences, walls & gates	Relocating walls and gates
☐	[x]	Existing parking, walkways & other site features	Replacing parking w/ kitchen structures

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

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

D. PAINT COLORS (check one)

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

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

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

8. AGREEMENT

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

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

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME CRONK DUCH ARCHITECTURE

SIGNATURE OF APPLICANT _____ DATE 05.20.2020

PRINT OWNER'S NAME JOHN ARBIZZANI

SIGNATURE OF OWNER _____ DATE 05.20.2020

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.

October 2017

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MAY 2 2 2020
Planning / Building Dept.

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:
Application appears sufficient based on previously approved COA

Project number: F2020-55 Project Address: 12 Avenida Menendez

Reviewed by: Jenny Woolfe Date: 5/27/20

October 2017

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]

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PROPERTY OWNER

C 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 [X] 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 22 day of May, 2020.

CHRISTOPHER C. CLARKE
MY COMMISSION # GG 261296
EXPIRES: January 21, 2023
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

JOSEPH S. CRONK
(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [ ] physical presence or [ ] online notarization, JOSEPH CRONK, who is personally known to me or who has produced FL DL 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 21 day of MAY, 2020.

LORAINE M IRONS
Notary Public - State of Florida
Commission # GG 243261
My Comm. Expires Sep 14, 2022

Notary Public, State of Florida

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Public Records of St. Johns County, FL Clerk # 2014028342, O.R. 3881 PG 246,
05/19/2014 at 04:34 PM REC. $9.00 SUR. $9.50 Doc. D $14350.00

PREPARED, RECORD AND RETURN TO:
Lawrence R. Patterson, Attorney, P.A.
3010 S. Third Street, Suite A
Jacksonville Beach, FL 32250
RE PARCEL ID #: **196230-0000 & 196240-0000**
CONTRACT SALES PRICE: **$2,050,000.00**

WARRANTY DEED

THIS WARRANTY DEED made this **15th day of May, 2014** by **Asdrubal Martinez and Julie A. Guintard-Martinez**, husband and wife, hereinafter referred to as Grantor, whether one or more, and whose address is **313 Valverde Lane, St. Augustine, FL 32086-8885**, to **12 Avenida Menendez, LLC, a Florida Limited Liability Company**, hereinafter referred to as Grantee, whether one or more, and whose address is **44 Avenida Menendez, St. Augustine, FL 32084**

(Wherever 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of **St. Johns**, State of **Florida** to wit:

A PARCEL OF LAND BEING ALL OF LOTS 1 AND 2 A AND PARTS OF LOT 8 AND 9 ALL IN BLOCK 2 IN THE CITY OF ST. AUGUSTINE ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST AUGUSTINE DATED JANUARY 1, 1905 ON FILE WITH THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID 1, BLOCK 2; THENCE S 80 DEGREES 45 MINUTES E ALONG THE SOUTHERLY LINE OF CUNA STREET 188.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 2; THENCE S 1 DEGREE 8 MINUTES E ALONG THE EAST LINE OF SAID BLOCK 2 A DISTANCE OF 33.39 FEET; THENCE N 81 DEGREES 33 MINUTES 16 SECONDS W ALONG THE SOUTH FACE OF AN EXISTING BUILDING ON SAID LOT 9 AND THE EASTERLY AND WESTERLY PROJECTIONS THERE OF 76.53 FEET TO THE EAST LINE OF SAID LOT 2, BLOCK 2; THENCE S 1 DEGREE 24 MINUTES 34 SECONDS W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 89 DEGREES 3 MINUTES 3 SECONDS W ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 113.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 2 DEGREES 8 MINUTES 38 SECONDS E ALONG THE WEST LINE OF SAID LOTS 1 AND 2 OF BLOCK 2 A DISTANCE OF 67.59 FEET TO THE POINT OF BEGINNING.

THIS LEGAL IS ONE AND THE SAME AS THAT DESCRIPTION IN OFFICIAL RECORDS BOOK 1534, PAGE 1516, OF ST. JOHNS COUNTY, FLORIDA.

COPY

SUBJECT TO taxes accruing subsequent to **December 31, 2014**.
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.
TO HAVE AND TO HOLD the same in fee simple forever.
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered in our presence:

LAWRENCE R. PATTERSON
Witness

JANET L. OTHMER
Witness

Asdrubal Martinez

Julie A. Guintard-Martinez

STATE OF **Florida**
COUNTY OF **Duval**

The foregoing instrument was acknowledged before me this 5th day of May, 2014 by Asdrubal Martinez and Julie A. Guintard-Martinez. They are personally known to me or have produced FLA DRIVERS LIC as identification.

Notary Public, County and State Aforesaid
LAWRENCE R. PATTERSON
Notary Printed Signature

LAWRENCE R. PATTERSON
MY COMMISSION # EE 872331
EXPIRES: February 19, 2017
Bonded Thru Notary Public Underwriters

Documentary Stamps in the amount of **$14,350.00** have been paid.

COPY

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1962300000
Location Address	12 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG LOTS 1 2 2A & 9 (EX S'WLY TRI PT OF LT 9 IN OR1534/1506) & N'ELY TRI PT OF LOT 8 BLK 2 OR3881/246 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.210
Homestead	N

Owner Information

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

Map

Valuation Information

	2020
Building Value	$576,722
Extra Features Value	$5,596
Total Land Value	$922,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,505,118
Total Deferred	$110,932
Assessed Value	$1,394,186
Total Exemptions	$0
Taxable Value	$1,394,186

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

Historical Assessment Information

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

Building Information

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

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

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

Description	Conditioned Area	Actual Area
BALCONY	0	481
FRAME ADDITION	518	518
OUTSIDE STAIRS	0	185
FINISHED UPPER STORY	240	240
CANOPY (COMMERCIAL)	0	68
FINISHED UPPER STORY	1434	1434
BASE AREA	3015	3015
CANOPY (COMMERCIAL)	0	16
FINISHED UPPER STORY	1477	1477
MASONRY UTILITY	0	120
OUTSIDE STAIRS	0	64
CANOPY	0	36
CANOPY (COMMERCIAL)	0	69
CANOPY (COMMERCIAL)	0	300
Total SqFt	6684	8023

Extra Feature Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	34	121	9228	SF	$922,800

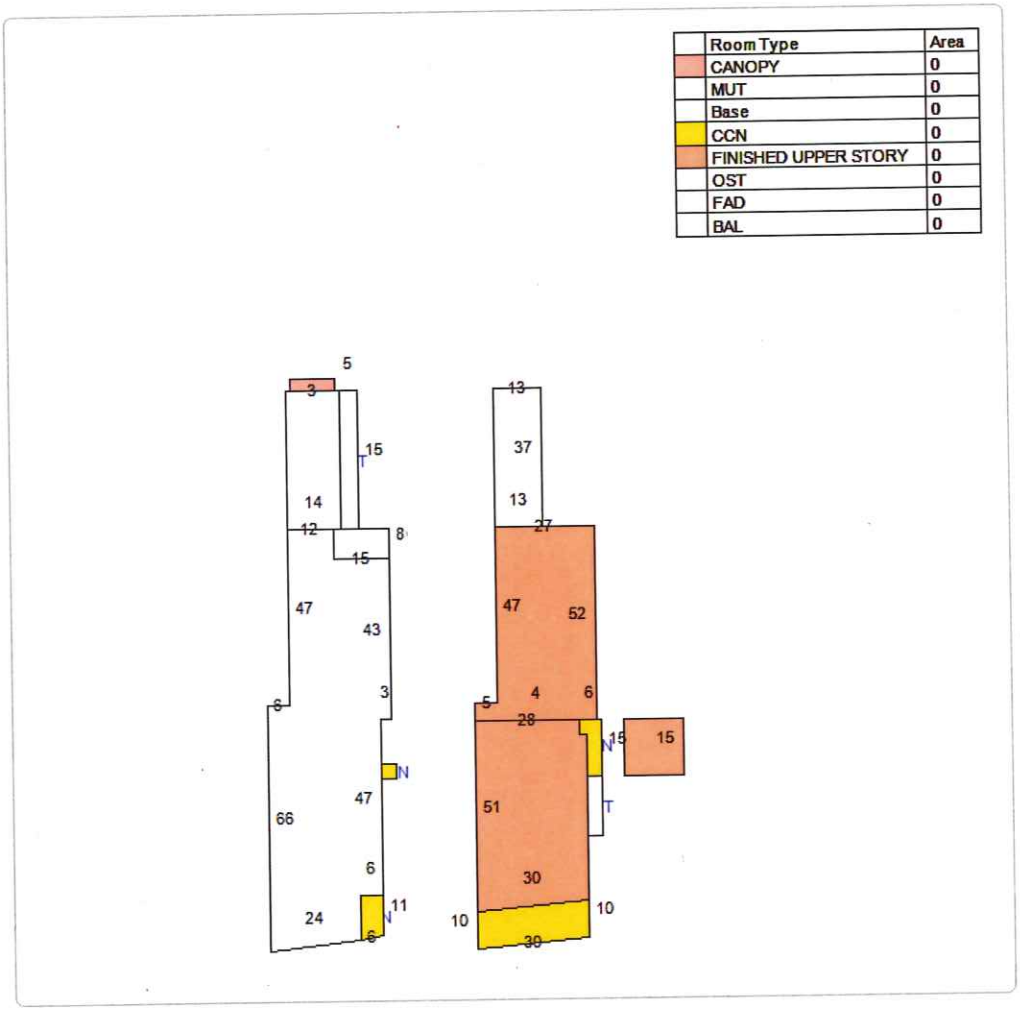
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/19/2014	5/15/2014	$2,050,000.00	WD	3881	246	U	I	MARTINEZ ASDRUBAL,JULIE A G	12 AVENIDA MENENDEZ LLC
11/8/2012	11/5/2012	$0.00	LP	3640	1557	U	I	BANK OF AMERICA NA VS:	MARTINEZ ASDRUBAL,JULIE A G
8/13/2012	8/10/2012	$0.00	LP	3600	1448	U	I	BANK OF AMERICA NA VS:	MARTINEZ ASDRUBAL,JULIE A G
	5/30/2003	$1,571,537.00	WD	1965	1635	Q	I	WHITE DAVID L,CATHERINE H	MARTINEZ ASDRUBAL & JULIE A

10/11/2000	$850,000.00	WD	1534	1516	Q	I	KALIVAS STELLA LIVING TRUST	WHITE DAVID L & CATHERINE H
10/10/2000	$1,000.00	WD	1534	1499	U	I	BRADBURY FORREST O SR/INDIV & TRUSTEE	KALIVAS STELLA TRUSTEE
5/28/1998	$100.00	WD	1332	1906	U	I	KALIVAS STELLA TRUSTEE	KALIVAS STELLA TRUSTEE
5/9/1997	$100.00	WD	1265	505	U	I	KALIVAS STELLA PERS/REP	KALIVAS STELLA TRUSTEE
3/27/1997	$0.00	OI	1232	1042	U	I	EST DEMETRIAS KALIVAS (AKA JAMES/JIMMY)	KALIVAS STELLA,PERS REP (LETT ADMN)
9/8/1994	$0.00	WL	1232	1036	U	I	LW&T DEMETRIAS KALIVAS (AKA JAMES/JIMMY)	
7/1/1985	$0.00		678	538	U	I		KALIVAS JAMES A,STELLA

Sketch Information

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



No data available for the following modules: Exemption Information.

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

Last Data Upload: 5/26/2020, 12:11:32 AM

Version 2.3.61

Developed by Schr GEOS

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
12 AVENIDA MENENDEZ, LLC

Filing Information

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

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

PLEASE NOTE FOR AGENDA ITEM (5a)
2020-0055
12 AVENIDA MENENDEZ:

The applicant submitted 3 sets of drawings, which includes a revised set. Please look at the stamp dates on each set so you are informed which sets are the originally submitted plans and which is the revised set. Please note, Jenny Wolfe's staff report was based on the two sets that were stamped 5.22.20:

- **5.22.20:**
  ORIGINALLY SUBMITTED PLANS include the rolled 24x36" plans and accompanying 11x17" set

- **6.10.20:**
  REVISED DRAWINGS in a 11x17" set

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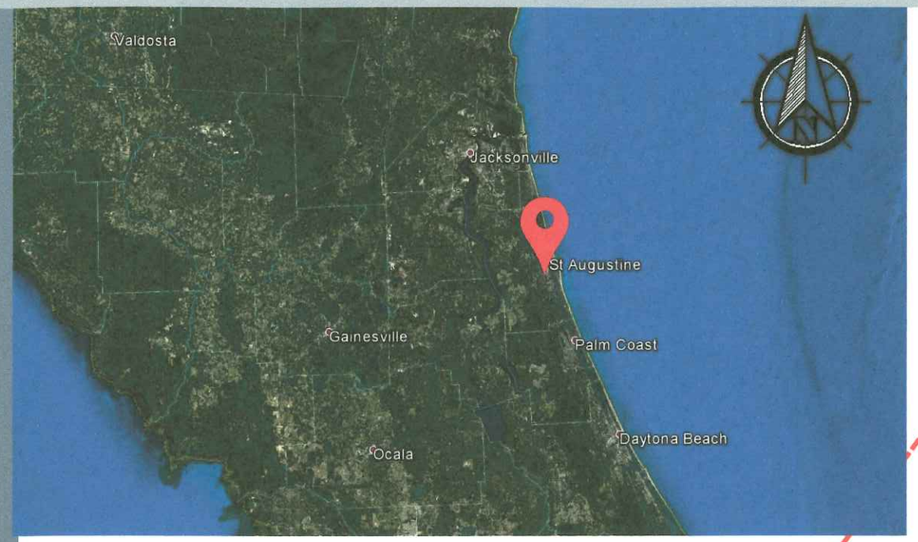
RIVER AND FORT
SAINT AUGUSTINE

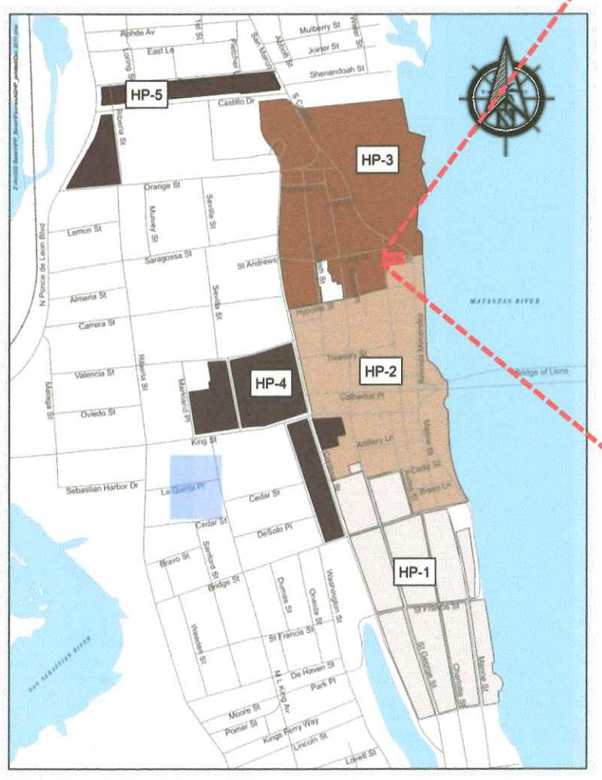
CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

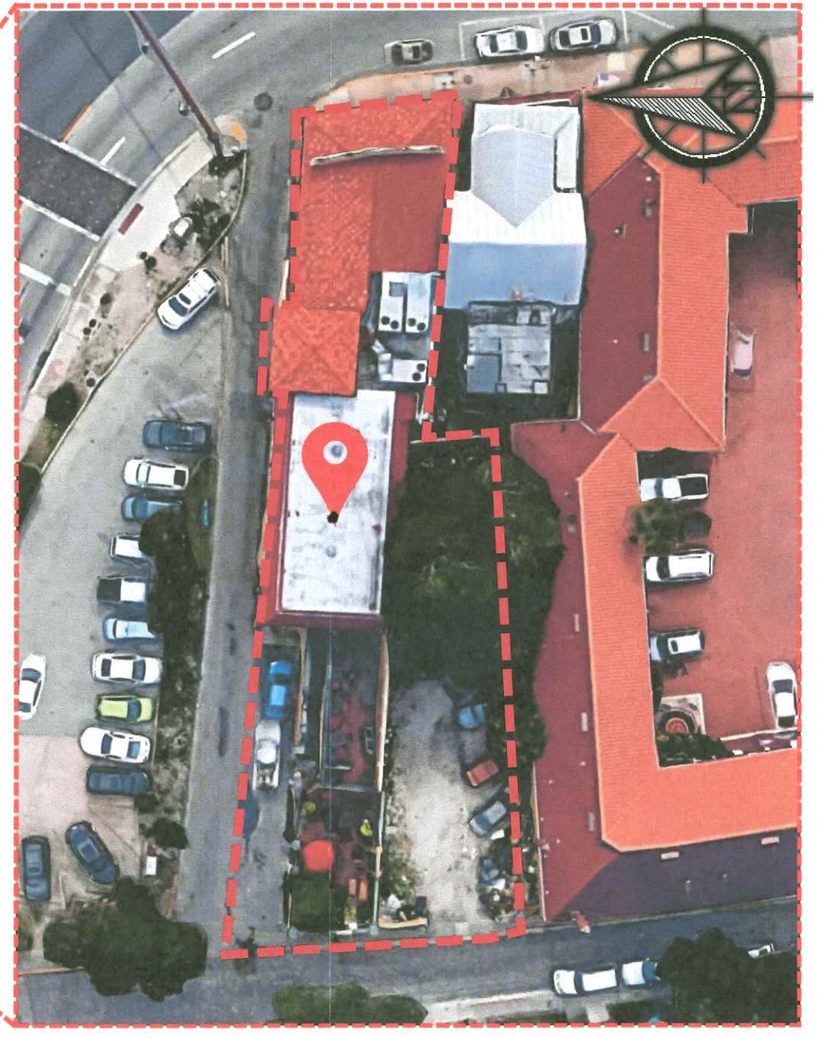
RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE



LOCATION MAP



ST. AUGUSTINE HISTORIC PRESERVATION ZONES



12 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

LOCATION

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ SAINT AUGUSTINE
& LOUNGE

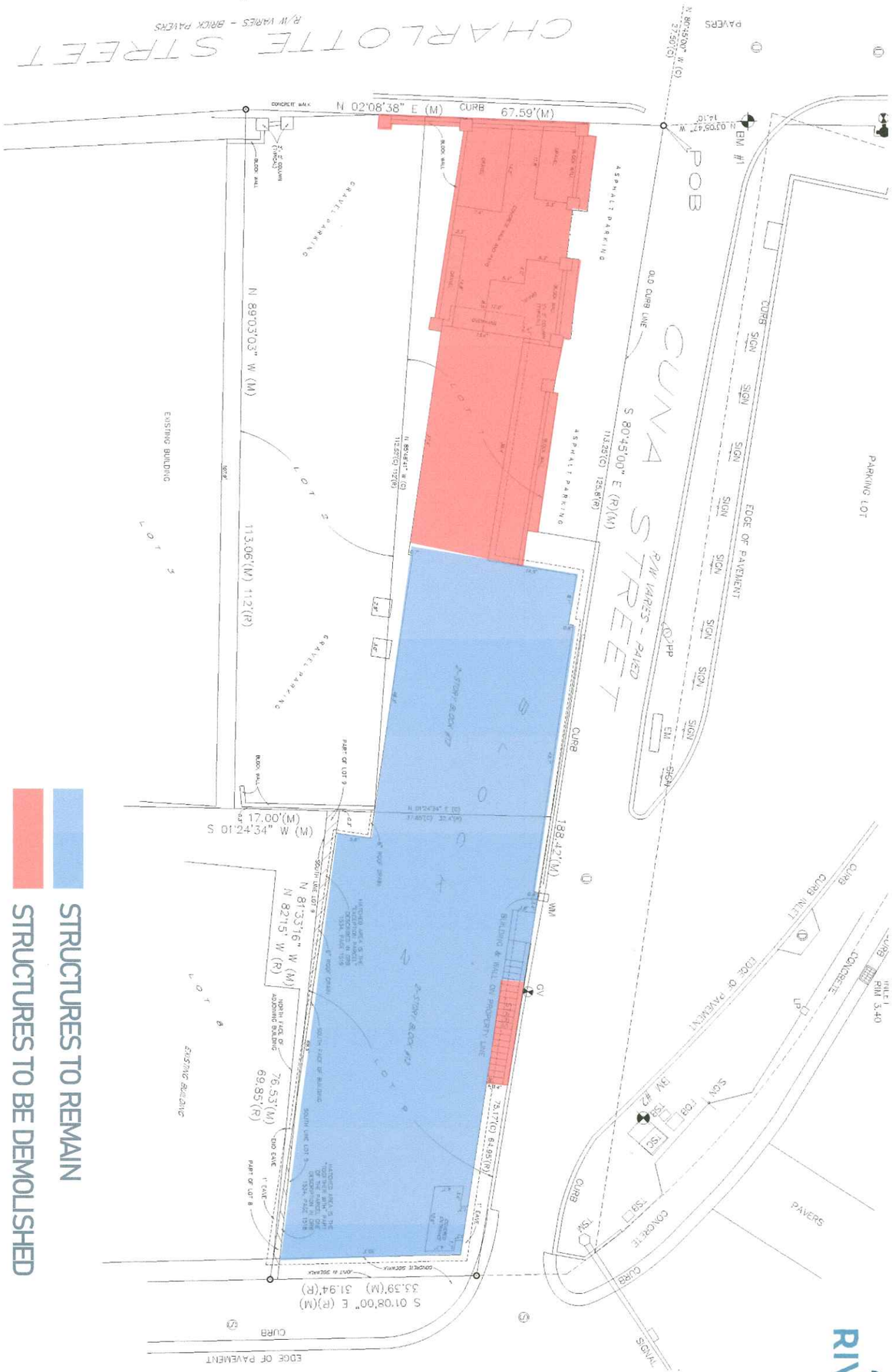
RIVER AND FORT
SAINT AUGUSTINE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

CRONK DUCH
ARCHITECTURE

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



DEMOLITION

RIVER AND FORT
SAINT AUGUSTINE

RIVER & FORT RESTAURANT + LOUNGE
15 AVENIDA MENENDEZ SAINT AUGUSTINE

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

ST. AUGUSTINE, FL, 1893.
SANBORN MAP COMPANY

ST. AUGUSTINE, FL, 1910.
SANBORN MAP COMPANY

RIVER AND FORT
SAINT AUGUSTINE

PROJECT RESEARCH

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LANDSCAPE ARCHITECTURE · PLANNING

CRONK DUCH
ARCHITECTURE

RIVER AND FORT

SAINT AUGUSTINE

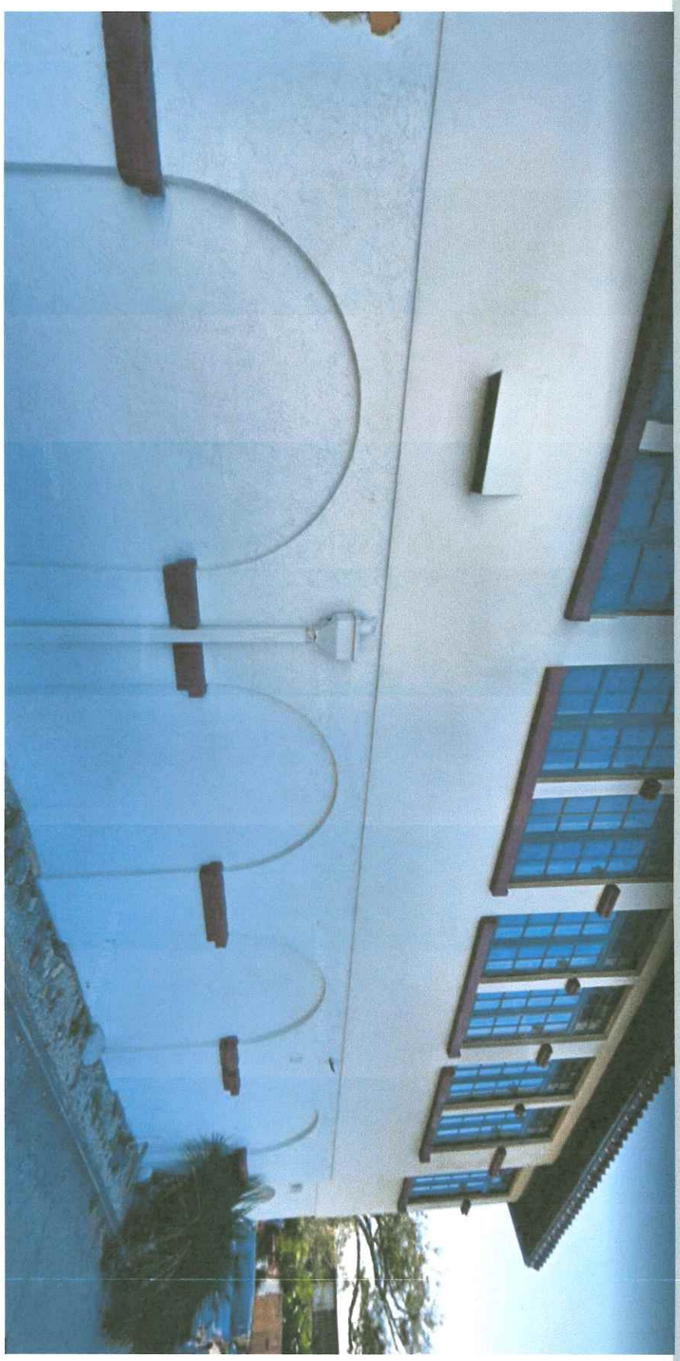
EXISTING CONDITIONS

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

CRONK DUCH
ARCHITECTURE

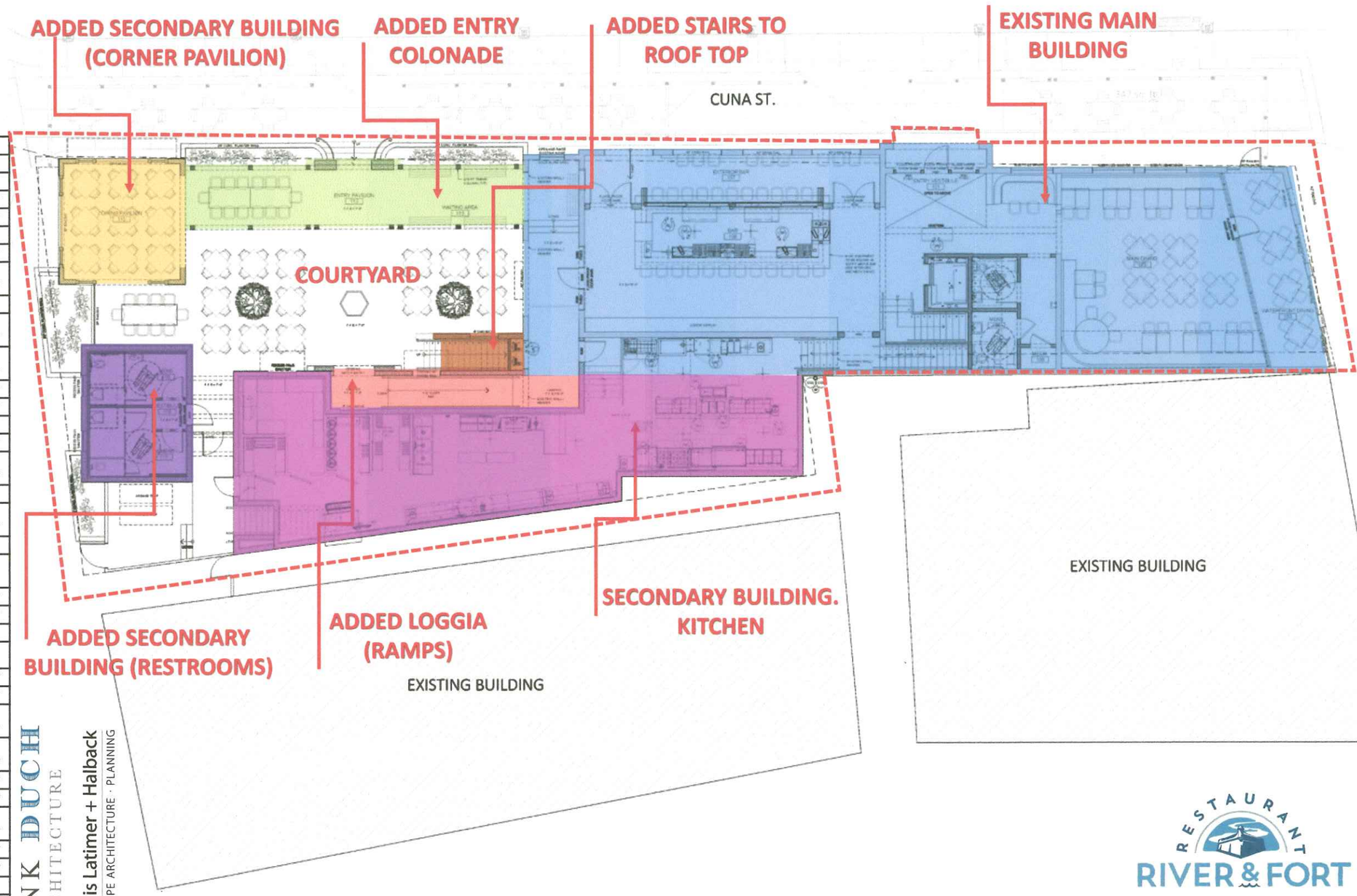
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



EXISTING CONDITIONS

RIVER AND FORT
SAINT AUGUSTINE

FOOTAGE		
COVERED AND A/C		
EXISTING MAIN BUILDING	3618	SQFT
A/C EXISTING MAIN BUILDING	3013	SQFT
SECONDARY BUILDING (KITCHEN)	1462	SQFT
A/C SECONDARY BUILDING (KITCHEN)	1462	SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION)	335	SQFT
ADDED SECONDARY BUILDING (RESTROOMS)	318	SQFT
ADDED LOGGIA (RAMPS)	190	SQFT
ADDED ENTRY COLONADE	454	SQFT
NON COVERED		
COURTYARD	1055	SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD)	63	SQFT
LOT AREA (NORTH AND SOUTH LOTS COMBINED)	9229	SQFT
HARB LOT COVERAGE RATIO ANALYSIS		
EXISTING MAIN BUILDING	3618	SQFT
LOT AREA	9229	SQFT
PERCENT OF LOT	39.2	%
EXISTING MAIN BUILDING	3618	SQFT
SECONDARY BUILDING (KITCHEN)	1462	SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION)	335	SQFT
ADDED SECONDARY BUILDING (RESTROOMS)	318	SQFT
ADDED LOGGIA (RAMPS)	190	SQFT
ADDED ENTRY COLONADE	454	SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD)	63	SQFT
TOTAL	6440	SQFT
LOT AREA	9229	SQFT
PERCENT OF LOT	69.8	%
ALL STRUCTURES <= 70% LOT AREA		



CRONK DUCH ARCHITECTURE

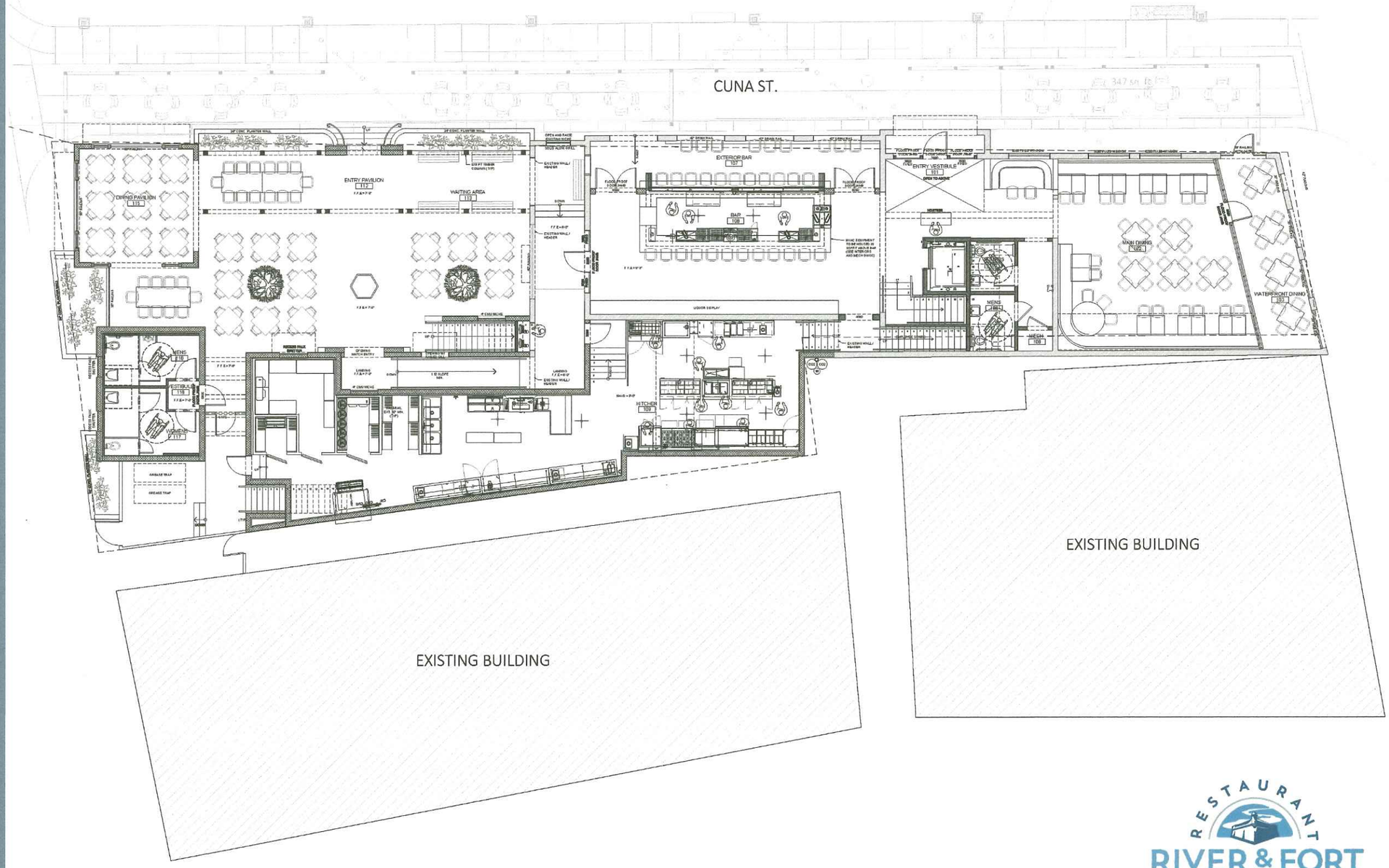
Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

UPDATED 1ST FLOOR PLAN. 5/21/2020. NO CHANGES ON FOOTAGE AND PERCENTS

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

HARB LOT COVERAGE ANALYSIS



RIVER AND FORT
SAINT AUGUSTINE

PROPOSED 1ST FLOOR PLAN

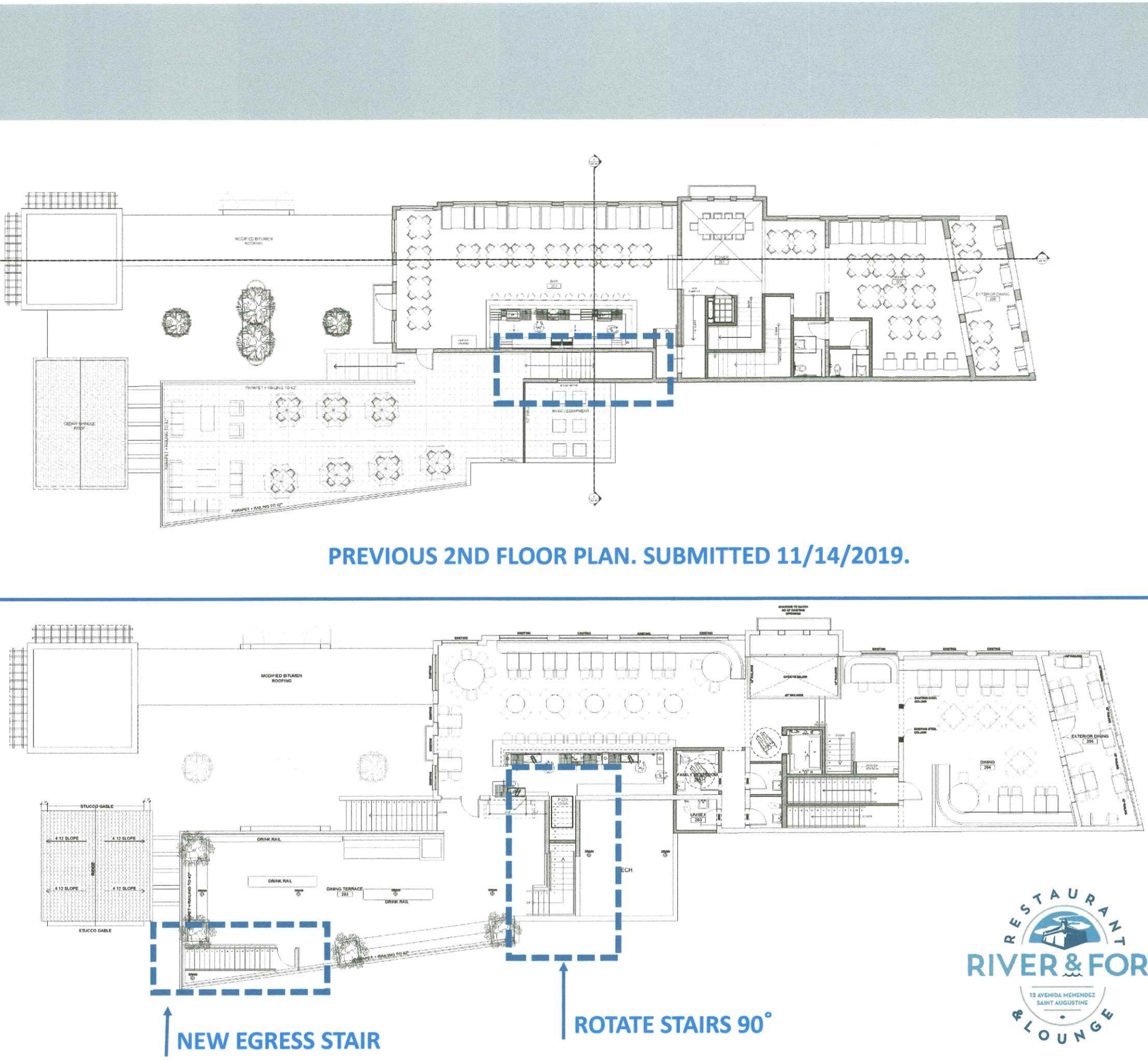
UPDATED 1ST FLOOR PLAN. 5/21/2020. NO CHANGES ON FOOTAGE AND PERCENTS

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

CRON ARCH

Marquis LANDSCAPE

PREVIOUS 2ND FLOOR PLAN. SUBMITTED 11/14/2019.



UPDATED 2ND FLOOR PLAN. 5/21/2020.

2ND FLOOR PLAN

CRONK DUCHI ARCHITECTURE

Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

PREVIOUS ROOF PLAN
RENDERING.
SUBMITTED 11/14/2019.

UPDATED ROOF PLAN
RENDERING.
5/21/2020.

CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.

NEW EGRESS STAIR

ROTATE STAIRS 90°

PROPOSED ROOF PLAN

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ SAINT AUGUSTINE
& LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS STREETSCAPE
SUBMITTED 11/14/2019.

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

UPDATED STREETSCAPE
5/21/2020.

RAISE TOWER 1'-6"

STREETSCAPE

RIVER AND FORT
SAINT AUGUSTINE

CRONK DUCHI
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

RIVER AND FORT

SAINT AUGUSTINE

RAISE TOWER 1'-6''

CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.

UPDATED PERSPECTIVE 5/21/2020.

BIRD EYE VIEW

CRONK DUCH ARCHITECTURE

Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS PERSPECTIVE
SUBMITTED 11/14/2019.

RAISE TOWER 1'-6"

UPDATED PERSPECTIVE
5/21/2020.

BIRD EYE VIEW

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

***RAISE TOWER 1'-6"**

***CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.**

***ROTATE STAIRS 90°**

UPDATED PERSPECTIVE 5/21/2020.

BIRD EYE VIEW

RIVER AND FORT

SAINT AUGUSTINE

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UPDATED PERSPECTIVE 5/21/2020.

RIVER AND FORT

SAINT AUGUSTINE

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

PERSPECTIVE

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LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

UPDATED PERSPECTIVE 5/21/2020.

PERSPECTIVE

CRONK DUCH ARCHITECTURE

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RIVER AND FORT
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RIVER AND FORT
SAINT AUGUSTINE

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RIVER AND FORT

SAINT AUGUSTINE

PERSPECTIVE

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PERSPECTIVE

RIVER AND FORT

SAINT AUGUSTINE

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LANDSCAPE ARCHITECTURE · PLANNING

RESTAURANT
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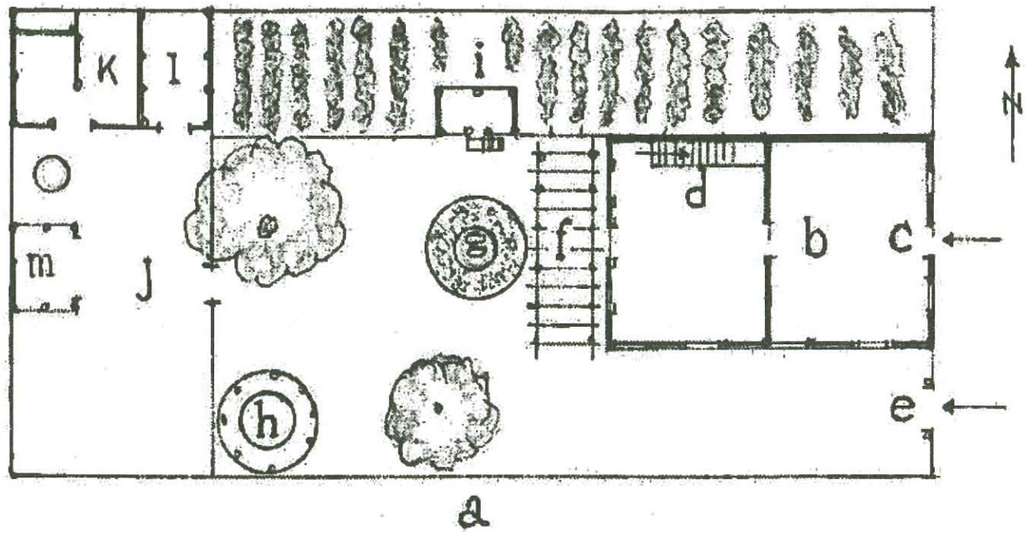
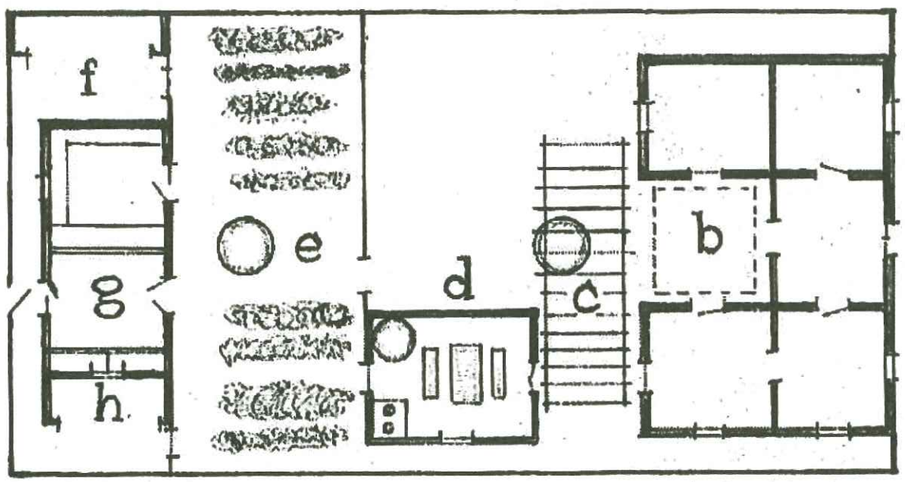
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

PERSPECTIVE



a

Sixteenth-Century Upper-Class Home, Plot Plan.
f. Arbor; g. Well and Flower Garden; i. Kitchen Garden



a

Sixteenth-Century Upper-Class Home, Plot Plan.
c. Arbor and Well; e. Kitchen Garden and Well;

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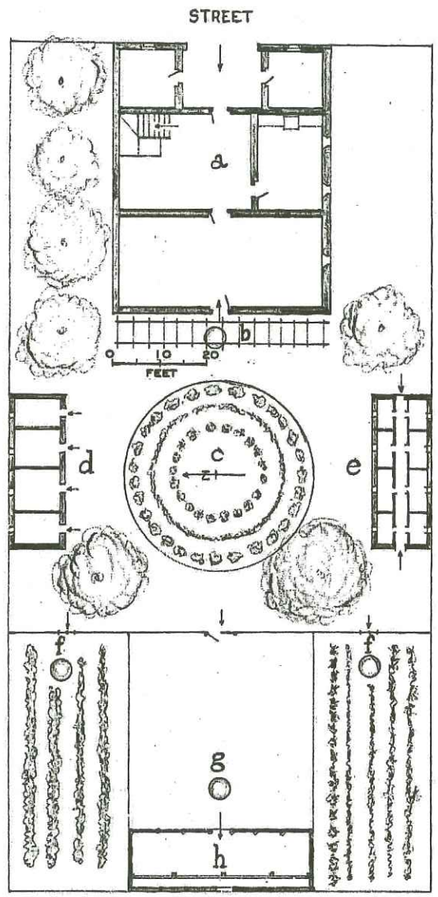
LANDSCAPE ARCHITECTURE · PLANNING



Sixteenth-Century Upper-Class Home, Plot Plan.
b. Arbor and Well; c. Flower Garden; f. Kitchen Garden; g. Well

(Images)
Manucy, Albert. Sixteenth-Century St. Augustine: The People and Their Homes.
1997, University Press of Florida, Gainesville, FL

PROJECT RESEARCH

RESTAURANT & LOUNGE
RIVER & FORT
72 AVENIDA MENENDEZ
SAINT AUGUSTINE

RIVER AND FORT
SAINT AUGUSTINE

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& LOUNGE

PERSPECTIVE

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EXISTING WINDOWS AND DOOR TO RE-USE

EXISTING CLAY TILES

IRON RAILINGS

BROWN PAINTED WOOD

CRUSHED OYSTER SHELLS PAVER

SPANISH TILE

ST. AUGUSTINE BRICKS

IPE WOOD

WHITE STUCCO

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LANDSCAPE ARCHITECTURE · PLANNING

RIVER AND FORT
SAINT AUGUSTINE

MATERIALS

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RIVER AND FORT
SAINT AUGUSTINE

CRONK DUCH
ARCHITECTURE

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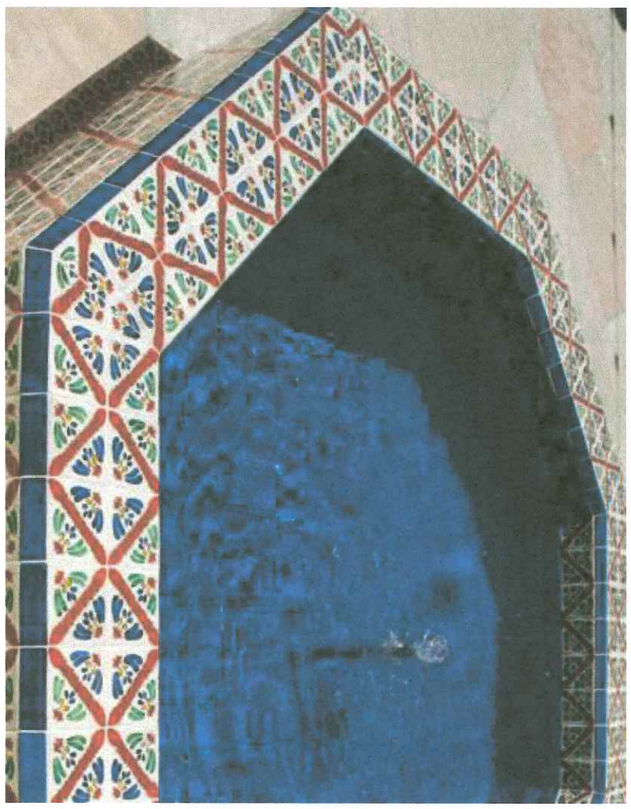
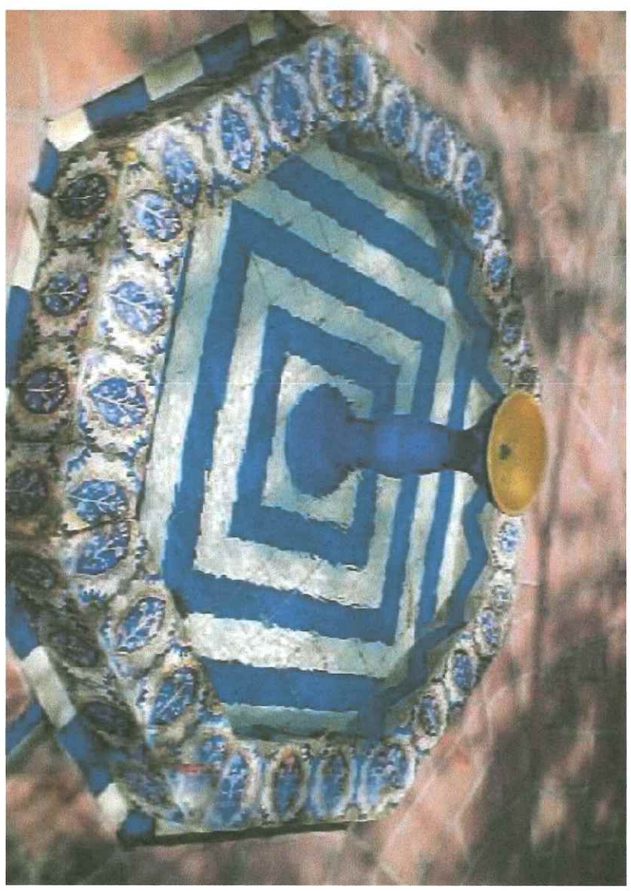
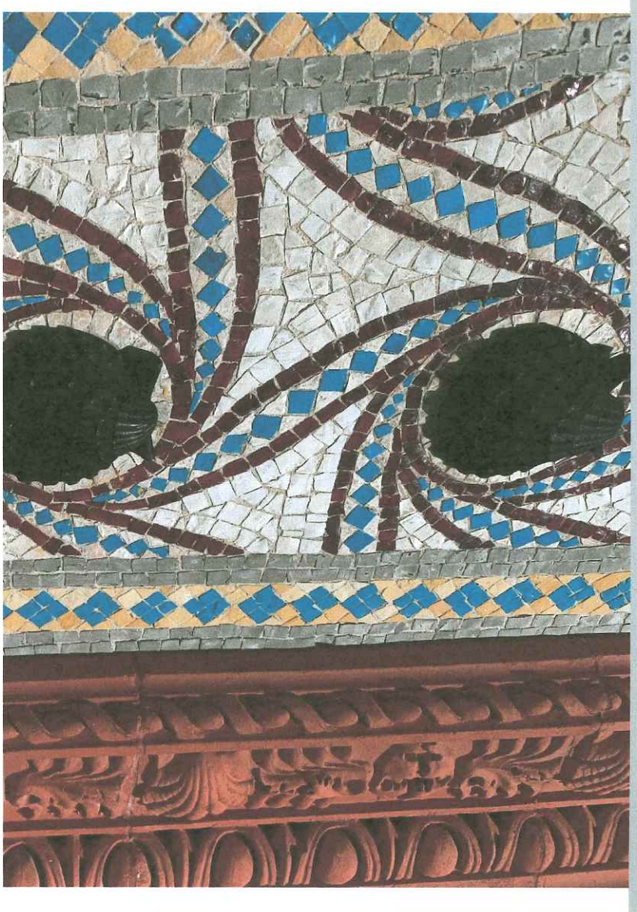
LANDSCAPE ARCHITECTURE · PLANNING







RIVER AND FORT
SAINT AUGUSTINE

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LANDSCAPE ARCHITECTURE · PLANNING

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

RIVER AND FORT

St. Augustine, FL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

HARB. CERTIFICATE OF APPROPRIATENESS

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A 1.30 3RD FLOOR PLAN
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MAY 22, 2020

RIVER AND FORT

12 Avenida Menendez St Augustine 32084

CRONK DUCH
ARCHITECTURE

1936 San Marco Blvd. Studio 101 San Marco, Florida 32207
904.302.9848 / 904-626-3452

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 904-626-3452

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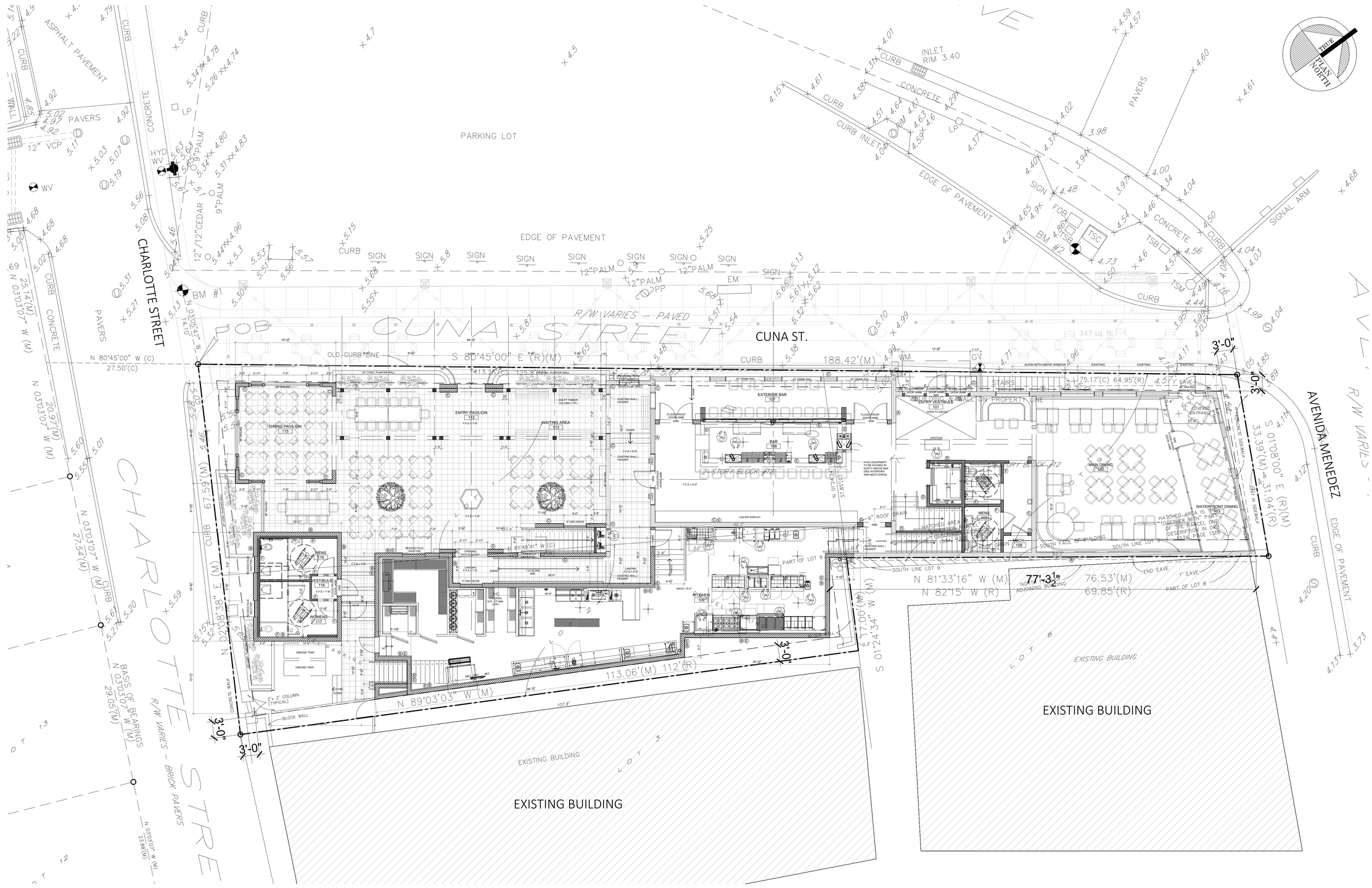

1 AS1.00 SITE PLAN
Scale: 1/8" = 1'-0"

CERTIFICATE OF APPROPRIATENESS- 05/ 22/ 2020

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ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. BUCH
AR 0014228
REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

SITE PLAN

AS1.00

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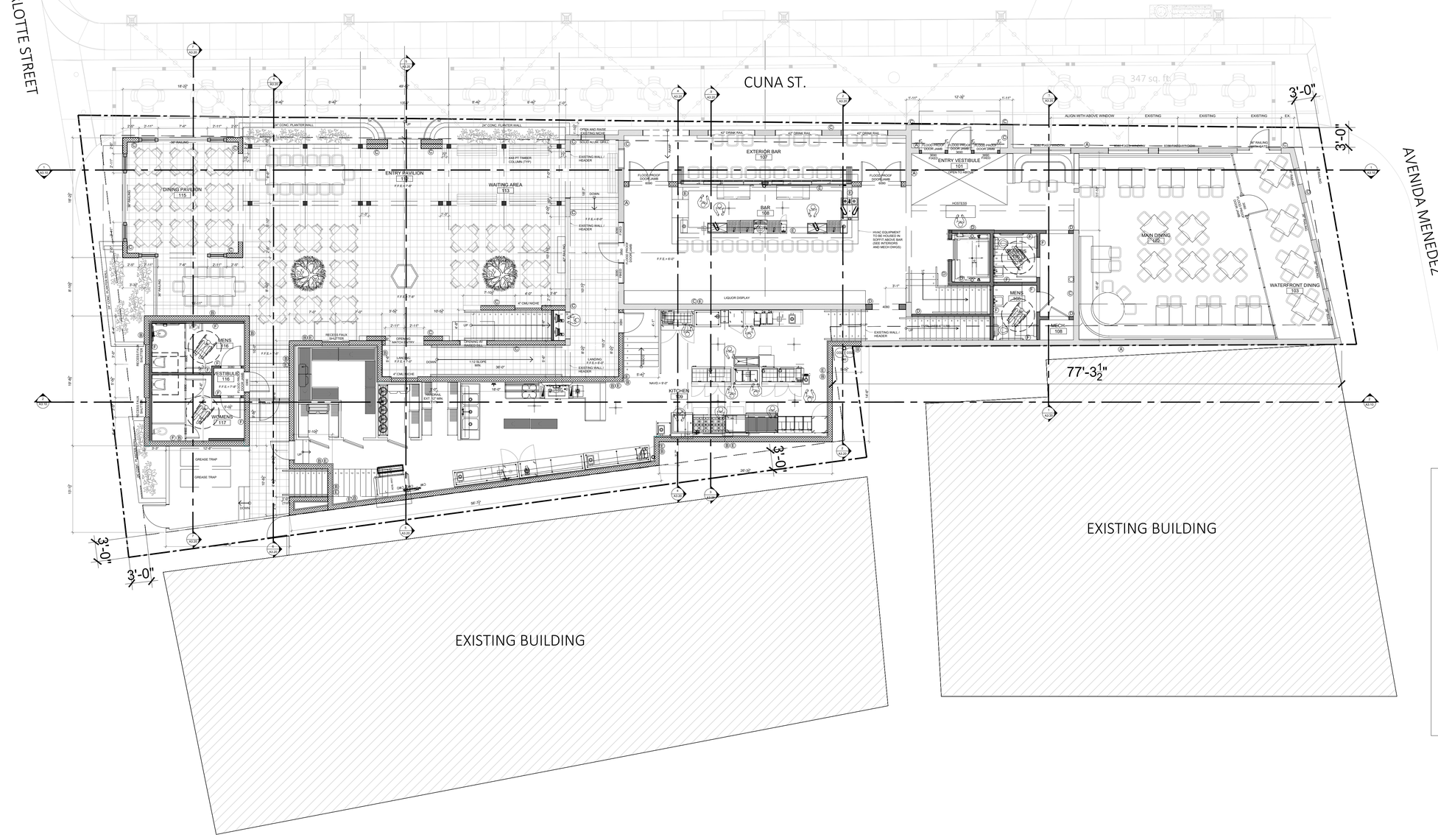

1 A1.10 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTAGE

COVERED AND A/C

EXISTING MAIN BUILDING: 3618 SQFT
A/C EXISTING MAIN BUILDING: 3013 SQFT

SECONDARY BUILDING (KITCHEN): 1462 SQFT
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ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
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ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT

NON COVERED

COURTYARD: 1055 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT

LOT AREA (NORTH AND SOUTH LOTS COMBINED): 9229 SQFT

HARB LOT COVERAGE RATIO ANALYSIS

EXISTING MAIN BUILDING: 3618 SQFT
LOT AREA: 9229 SQFT
PERCENT OF LOT 39.2%

EXISTING MAIN BUILDING: 3618 SQFT
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ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
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ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT
TOTAL: 6440 SQFT
LOT AREA: 9229 SQFT

PERCENT OF LOT: 69.8%
ALL STRUCTURES <= 70% LOT AREA

1ST FLOOR RESTAURANT (INC. EXT.)	4891 SF
2ND FLOOR RESTAURANT (INC. EXT)	3298 SF
3RD ROOF SPACE	814 SF
TOTAL	9003 SF

OCCUPANT LOAD - 9003 / 15 = 600

SERVICE UTILITY	2060 SF
	318 SF
2ND FLOOR	1000 SF
TOTAL	3378 SF

OCCUPANT LOAD - 3378 / 200 = 17

TOTAL OCCUPANT LOAD = 617

RESTROOM COUNT ANALYSIS

600 / 2 = 300

300 / 75 = 4 TOILETS EACH SEX

300 / 200 = 1.5 SINKS PER SEX

CERTIFICATE OF APPROPRIATENESS- 05/ 22/ 2020

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

1ST FLOOR PLAN

A1.10

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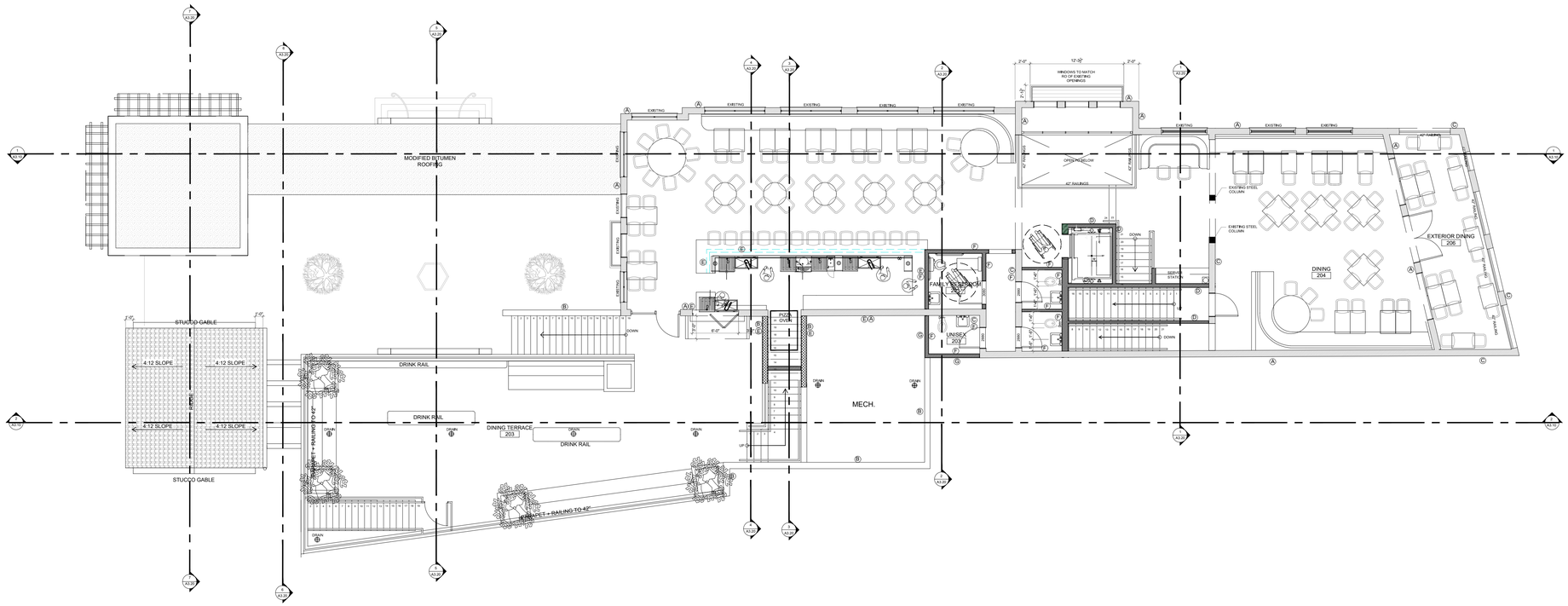

1 A1.20 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTAGE

COVERED AND A/C

EXISTING MAIN BUILDING: 3618 SQFT
A/C EXISTING MAIN BUILDING: 3013 SQFT

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ADDED ENTRY COLONADE: 454 SQFT

NON COVERED

COURTYARD: 1055 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT

LOT AREA (NORTH AND SOUTH LOTS COMBINED): 9229 SQFT

HARB LOT COVERAGE RATIO ANALYSIS

EXISTING MAIN BUILDING: 3618 SQFT
LOT AREA: 9229 SQFT
PERCENT OF LOT 39.2%

EXISTING MAIN BUILDING: 3618 SQFT
SECONDARY BUILDING (KITCHEN): 1462 SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT
TOTAL: 6440 SQFT

LOT AREA: 9229 SQFT

PERCENT OF LOT: 69.8%
ALL STRUCTURES <= 70% LOT AREA

1ST FLOOR RESTAURANT (INC. EXT.) 4891 SF
2ND FLOOR RESTAURANT (INC. EXT) 3298 SF
3RD ROOF SPACE 814 SF
TOTAL 9003 SF

OCCUPANT LOAD - 9003 / 15 = 600

SERVICE UTILITY 2060 SF
318 SF
2ND FLOOR 1000 SF
TOTAL 3378 SF

OCCUPANT LOAD - 3378 / 200 = 17

TOTAL OCCUPANT LOAD = 617

RESTROOM COUNT ANALYSIS

600 / 2 = 300

300 / 75 = 4 TOILETS EACH SEX

300 / 200 = 1.5 SINKS PER SEX

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www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

TRUE NORTH

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

DATE ISSUE:
MAY 22, 2020

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

2ND FLOOR PLAN

A1.20

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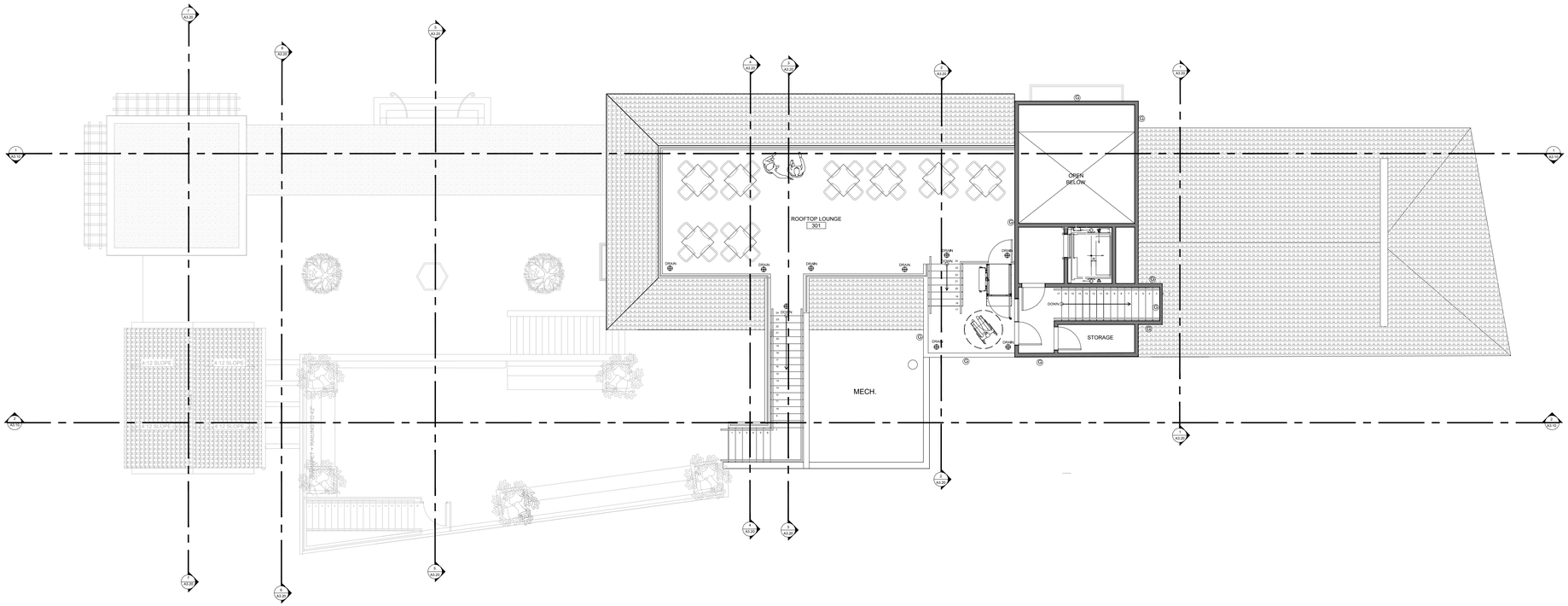

1 A1.30 — 3RD FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTAGE

COVERED AND A/C

EXISTING MAIN BUILDING: 3618 SQFT
A/C EXISTING MAIN BUILDING: 3013 SQFT

SECONDARY BUILDING (KITCHEN): 1462 SQFT
A/C SECONDARY BUILDING (KITCHEN): 1462 SQFT

ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT

NON COVERED

COURTYARD: 1055 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT

LOT AREA (NORTH AND SOUTH LOTS COMBINED): 9229 SQFT

HARB LOT COVERAGE RATIO ANALYSIS

EXISTING MAIN BUILDING: 3618 SQFT
LOT AREA: 9229 SQFT
PERCENT OF LOT 39.2%

EXISTING MAIN BUILDING: 3618 SQFT
SECONDARY BUILDING (KITCHEN): 1462 SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT
TOTAL: 6440 SQFT

LOT AREA: 9229 SQFT

PERCENT OF LOT: 69.8%
ALL STRUCTURES <= 70% LOT AREA

1ST FLOOR RESTAURANT (INC. EXT.)	4891 SF
2ND FLOOR RESTAURANT (INC. EXT)	3298 SF
3RD ROOF SPACE	814 SF
TOTAL	9003 SF

OCCUPANT LOAD - 9003 / 15 = 600

SERVICE UTILITY	2060 SF
	318 SF
2ND FLOOR	1000 SF
TOTAL	3378 SF

OCCUPANT LOAD - 3378 / 200 = 17

TOTAL OCCUPANT LOAD = 617

RESTROOM COUNT ANALYSIS

600 / 2 = 300

300 / 75 = 4 TOILETS EACH SEX

300 / 200 = 1.5 SINKS PER SEX

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ARCHITECTURE
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1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio. 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/282019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014224
REGISTERED ARCHITECT

DATE ISSUE:
MAY 22, 2020

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

3RD FLOOR PLAN

A1.30

DO NOT MEASURE DRAWINGS
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1 / A1.40 ROOF PLAN. RENDERING
Scale: 1/8" = 1'-0"

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ARCHITECT'S SEAL

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CLIFFORD G. DUCH
AR 0011422
REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020

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CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

ROOF PLAN. RENDERING

A1.30

DO NOT MEASURE DRAWINGS
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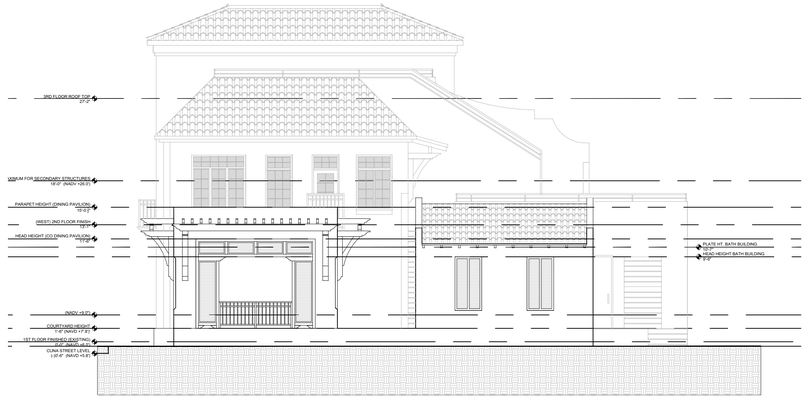
1 A2.10 PROPOSED NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 A2.10 PROPOSED SOUTH ELEVATION
Scale: 1/8" = 1'-0"

2 A2.10 PROPOSED NORTH ELEVATION (COLORED)
Scale: 1/8" = 1'-0"

4 A2.10 PROPOSED SOUTH ELEVATION (COLORED)
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

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1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
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ARCHITECT'S SEAL
STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

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PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED NORTH AND SOUTH ELEVATIONS

A2.10

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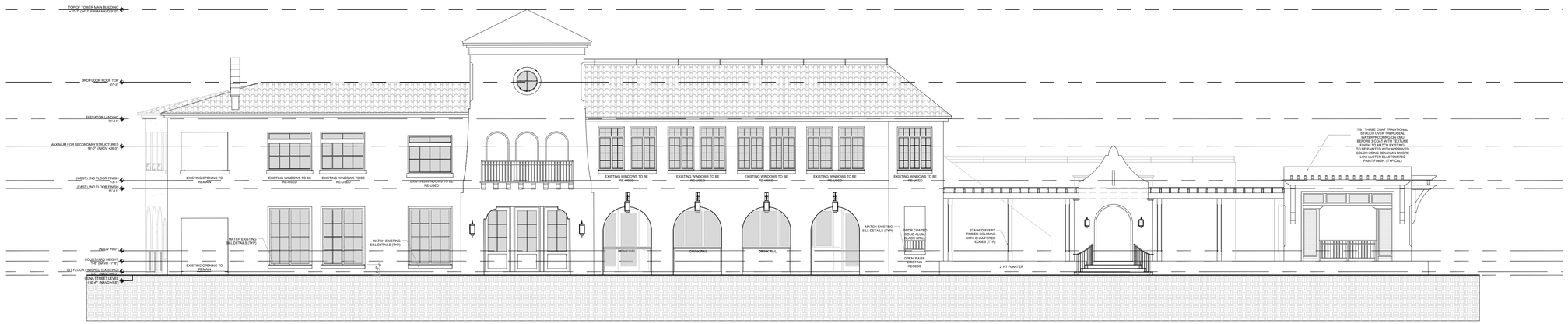

1 A2.20 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

2 A2.20 PROPOSED WEST ELEVATION (COLORED)
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

LIGHTING FIXTURES TO BE USED.
SOFT INCANDESCENT TYPE OF LIGHT

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www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio, 202, Palm Beach, Florida 33480
Office: 561.335.6382

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CERTIFICATE OF APPROPRIATENESS	10/282019
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CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED WEST ELEVATION

A2.20

DO NOT MEASURE DRAWINGS
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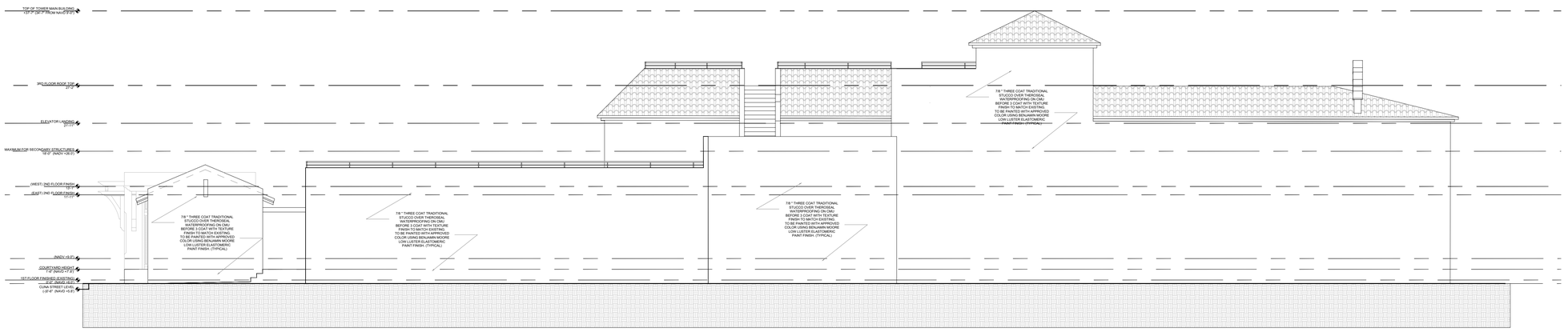

1 A2.30 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

2 A2.30 PROPOSED EAST ELEVATION (COLORED)
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING. TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

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1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
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240 Worth Ave, Studio 202, Palm Beach, Florida 33480
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ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014228
REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED EAST ELEVATION

A2.30

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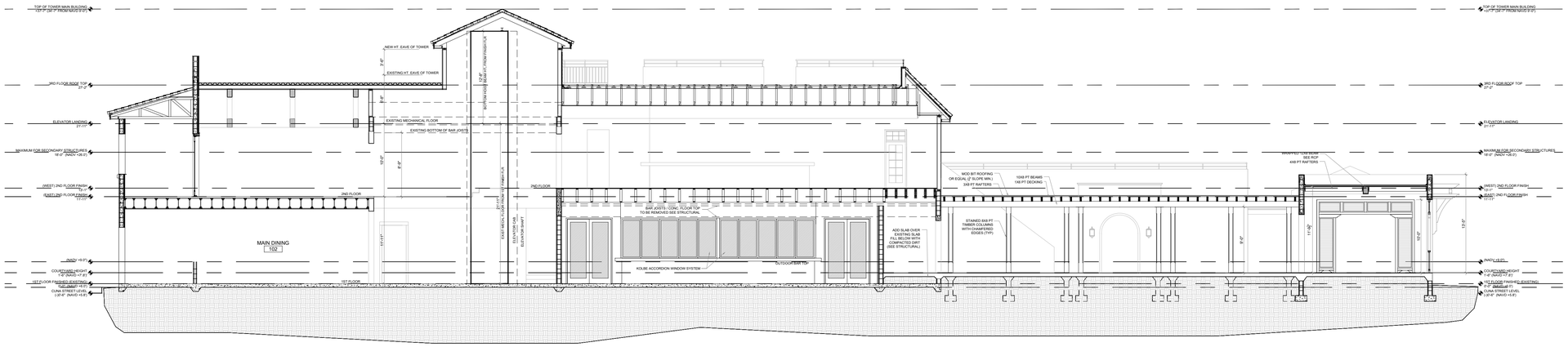
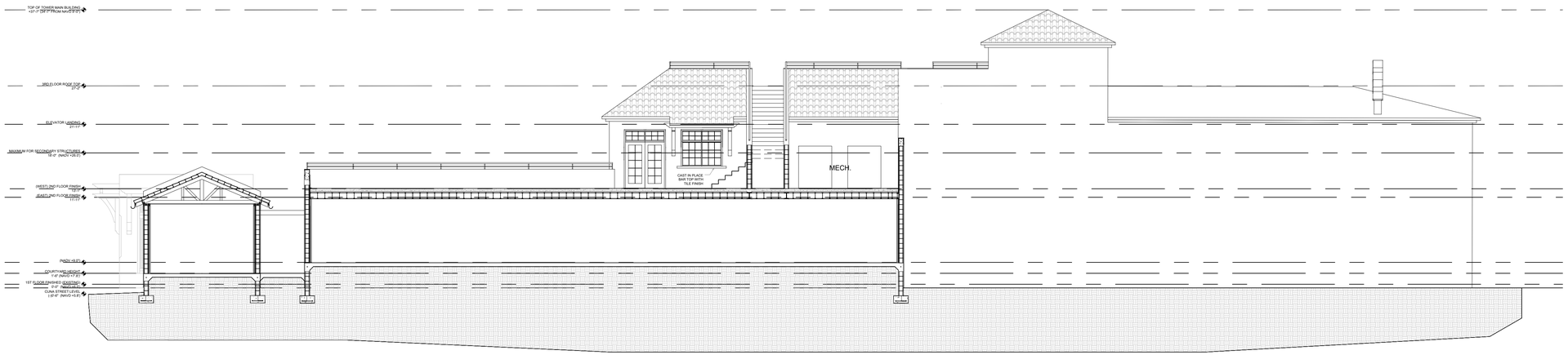


1 / A3.10 BUILDING SECTION
Scale: 1/8" = 1'-0"



2 / A3.10 BUILDING SECTION
Scale: 1/8" = 1'-0"

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CRONK DUCH
ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

DATE ISSUE:
MAY 22, 2020

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

BUILDING SECTIONS

A3.10

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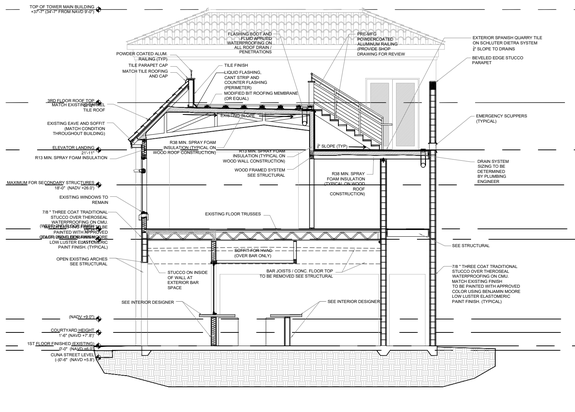
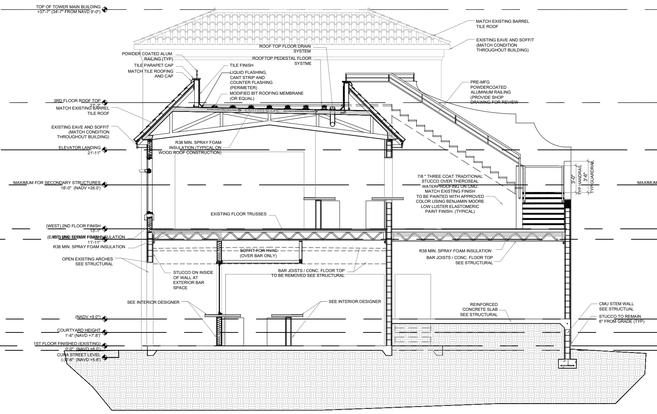
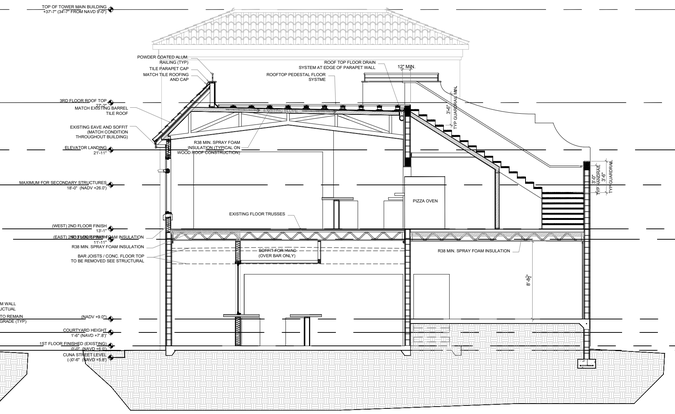


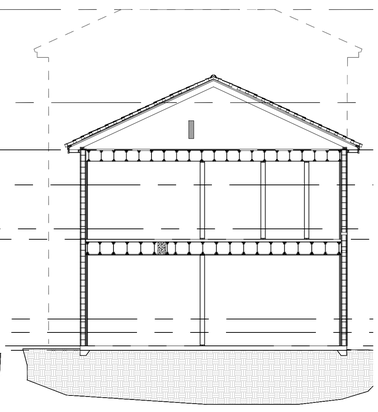
2 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



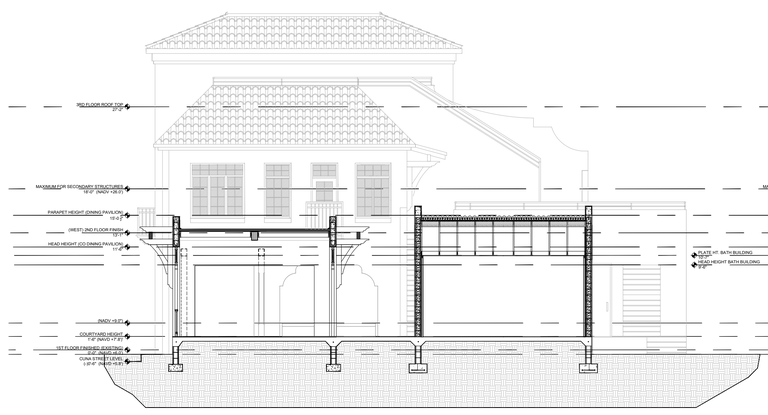
4 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



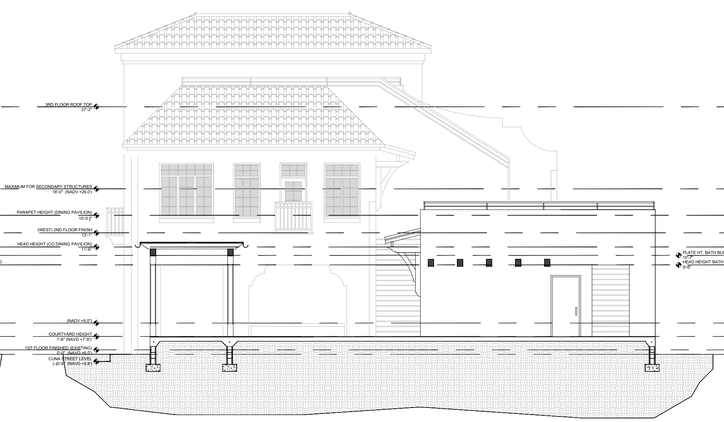
3 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



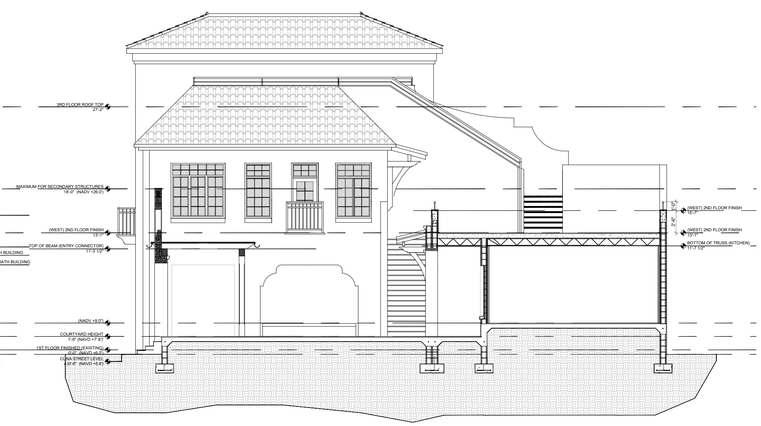
1 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



7 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



6 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



5 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"

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CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA · CLIFFORD G. DUCH · AR 0014227 · REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

BUILDING SECTIONS

A3.20

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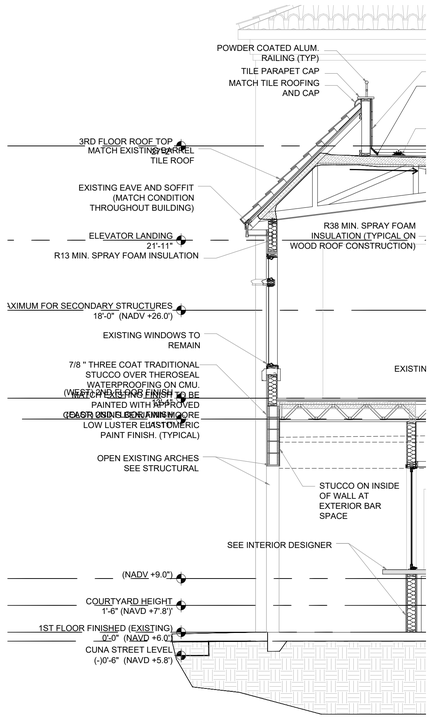
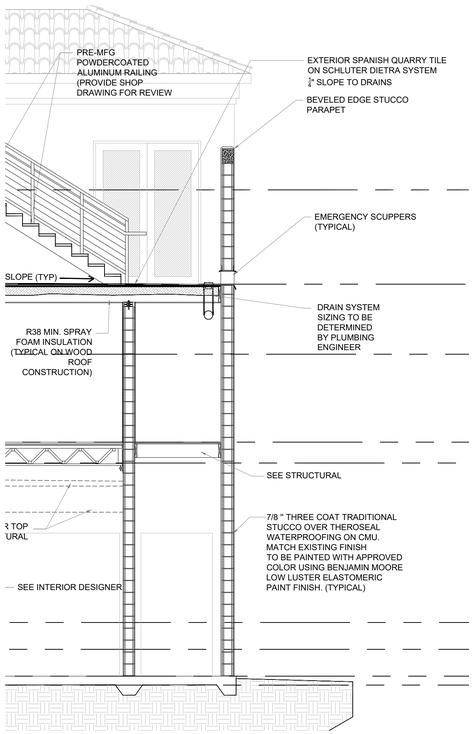
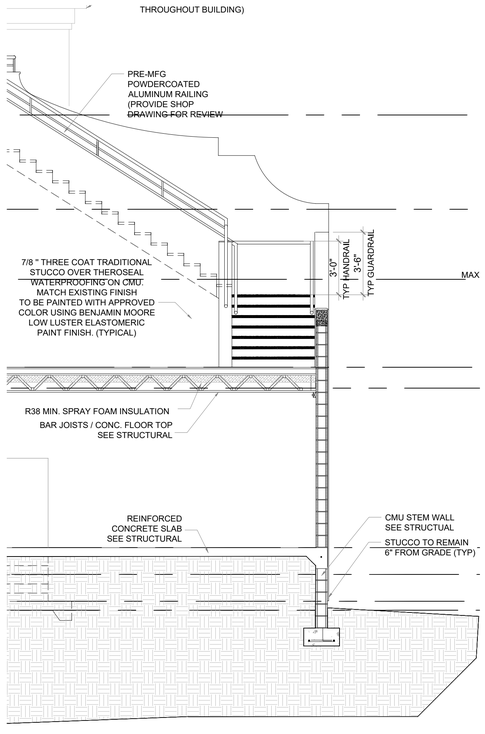


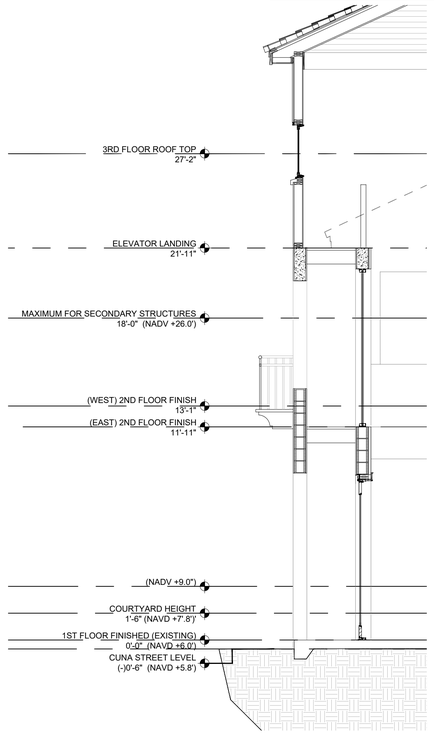
1 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



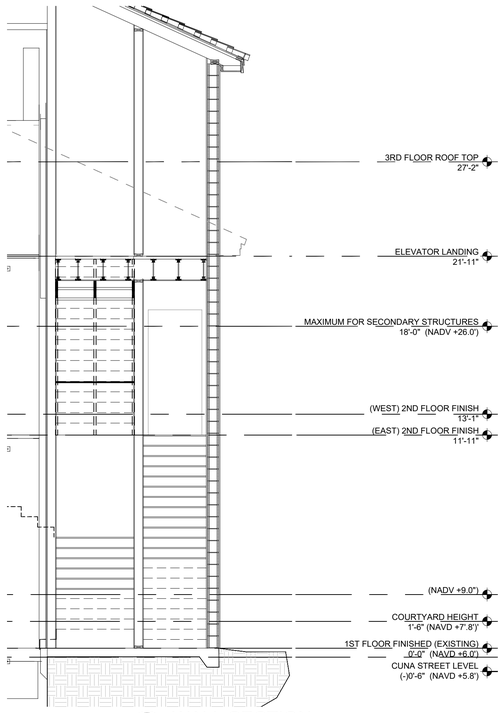
2 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



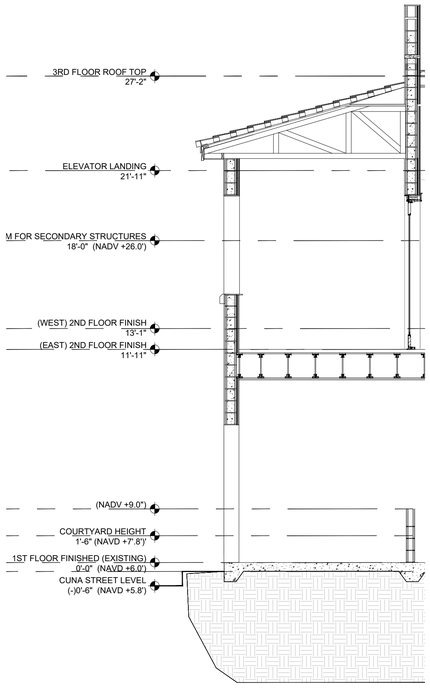
3 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



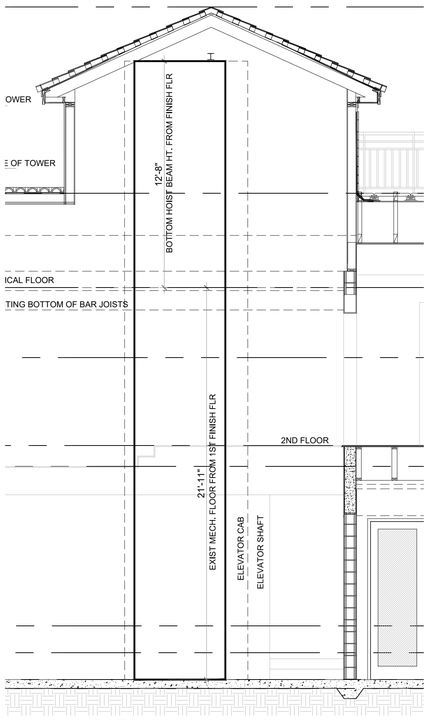
4 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



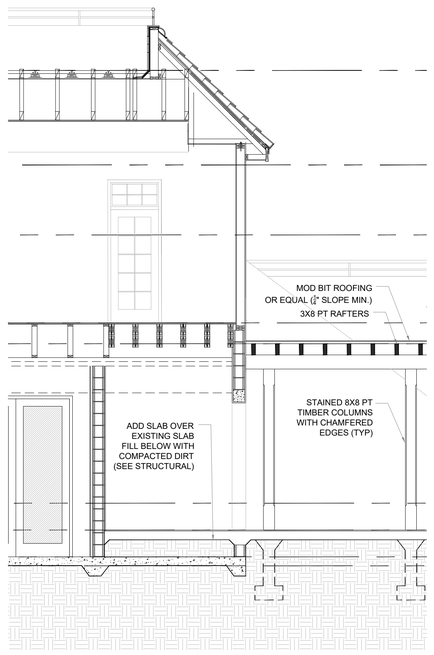
5 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



6 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



7 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



8 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"

CERTIFICATE OF APPROPRIATENESS- 05/ 22/ 2020

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ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL
STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

DATE ISSUE: MAY 22, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

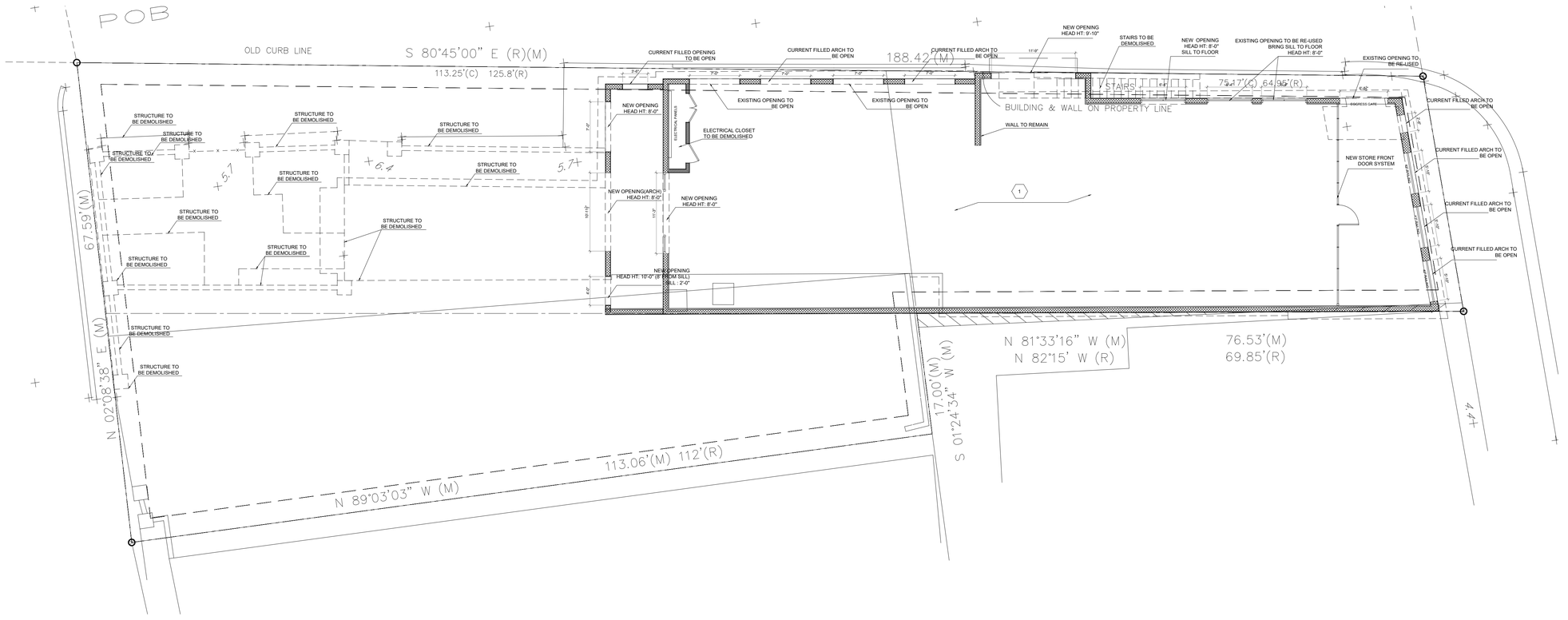
ST AUGUSTINE , FL

RIVER AND FORT

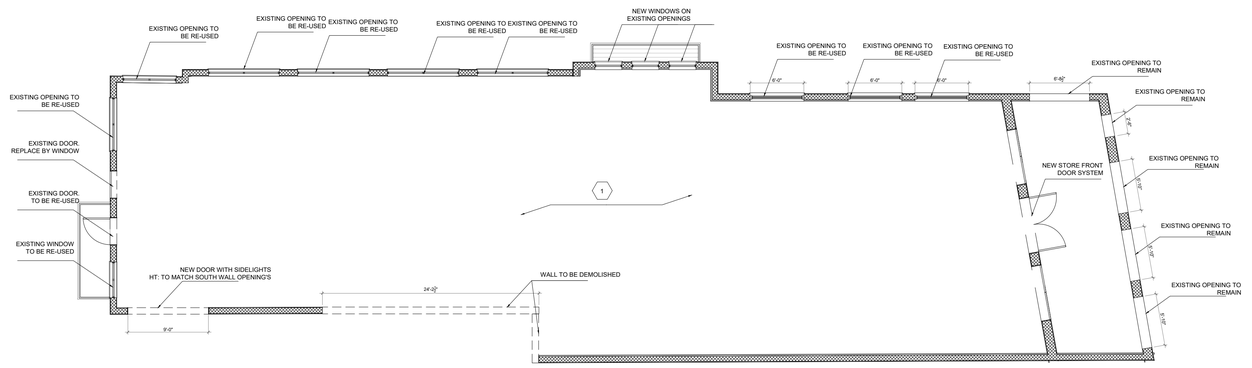
WALL SECTIONS

A3.30

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 A4.10 DEMOLITION PLAN. 1ST FLOOR
Scale: 1/8" = 1'-0"



2 A4.10 DEMOLITION PLAN. 2ND FLOOR
Scale: 1/8" = 1'-0"

GENERAL NOTES

1 ALL INTERIORS TO BE DEMO/ STRIPPED TO STRUCTURAL COMPONENTS FOR ENGINEERS + ARCHITECT TO FINISH NEW PLAN DESIGNS.

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PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

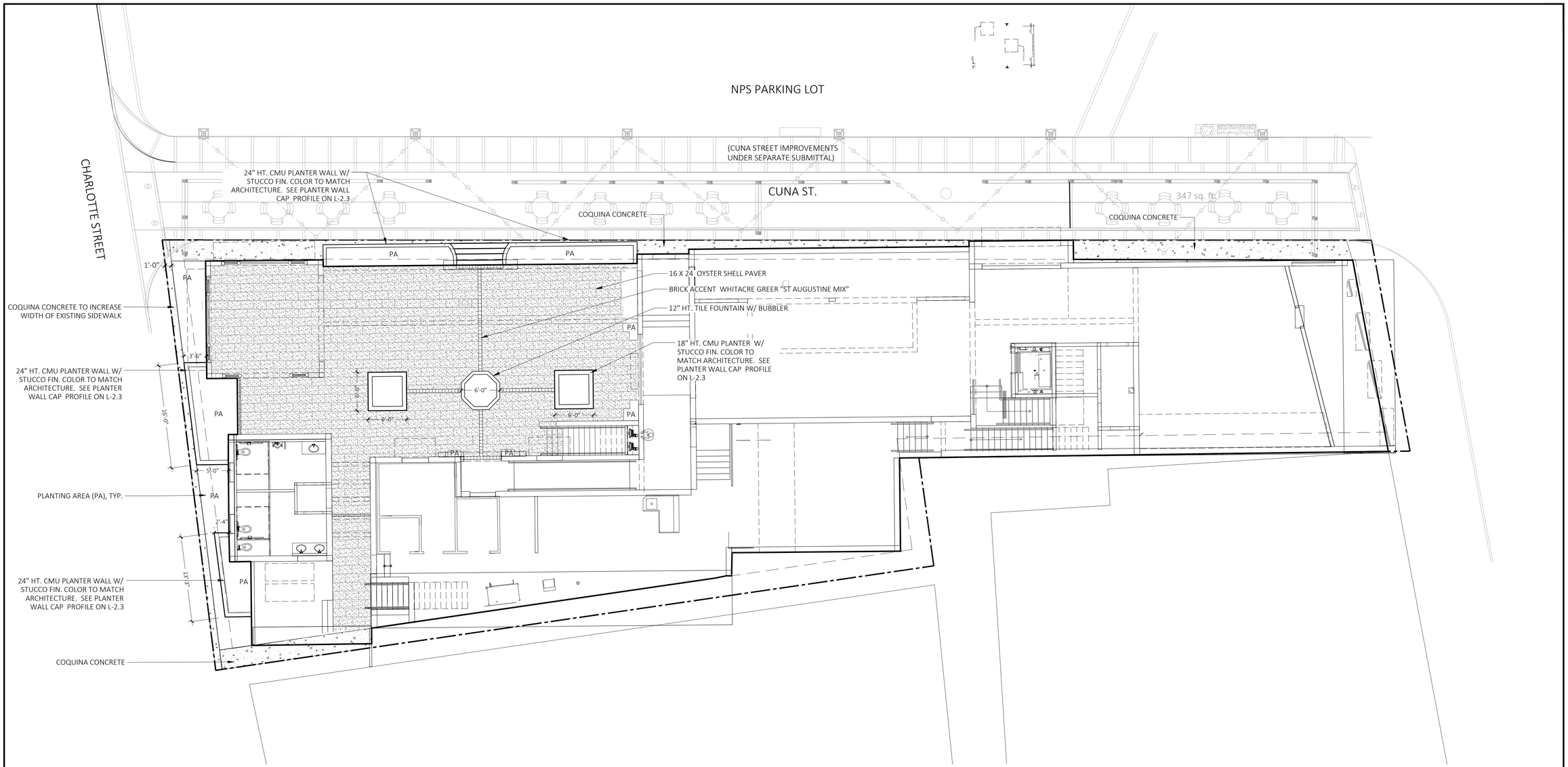
RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

DEMOLITION PLANS

A4.10



NOTE: FOR HARDSCAPE MATERIAL SEE SHEET L-2.3

0' 4' 8' 16'

SCALE: 1/8"=1'-0"

ML+H

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St. Augustine, FL 32084

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LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: AC

RIVER & FORT

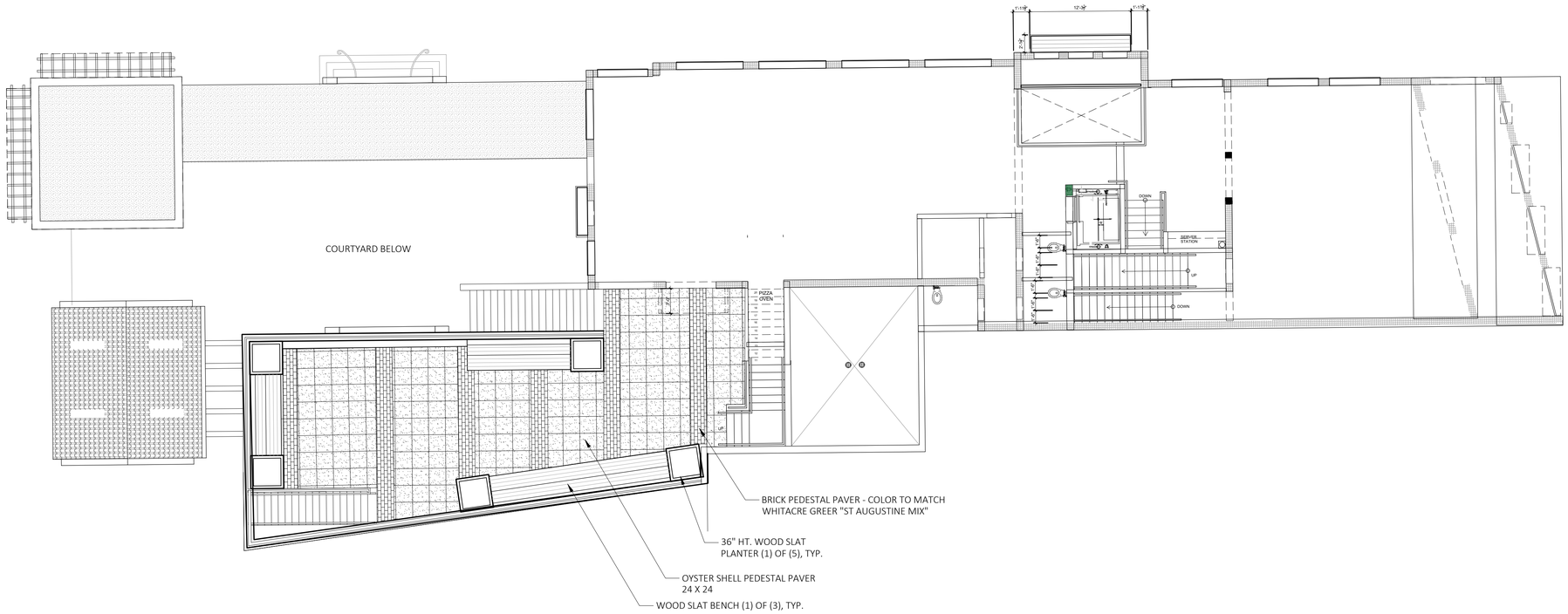
Cuna Street, St. Augustine, Florida

HARDSCAPE PLAN - 1st FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-2.1



0' 4' 8' 16'

SCALE: 1/8"=1'-0"

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LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: AC

RIVER & FORT

Cuna Street, St. Augustine, Florida

HARDSCAPE PLAN - 2nd FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-2.2

PAVER - FIELD
MATERIAL: CONCRETE WITH EXPOSED OYSTER SHELL AGGREGATE
SIZE: 16"x24"x2" + 30"x30"x2"

PAVER - BANDING AND ACCENT
MATERIAL: BRICK WHITACRE GREER
COLOR: ST. AUGUSTINE MIX
SIZE: VARIES

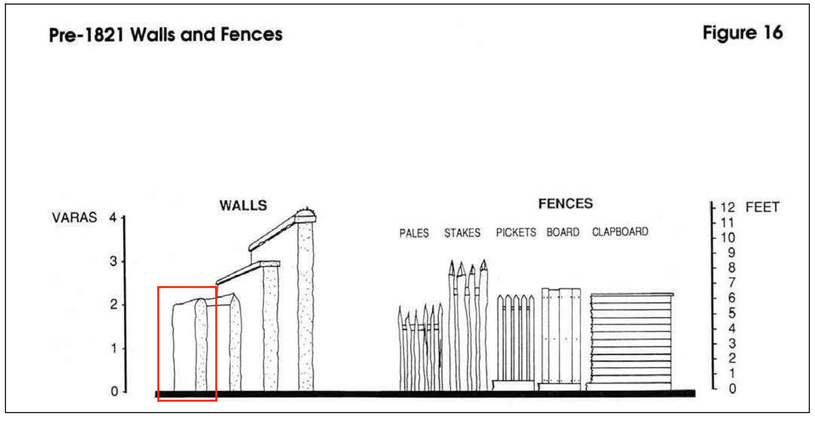
FOUNTAIN; FORM AND CHARACTER REFERENCE FOUNTAIN TILE & COLOR BELOW

TILE - FOUNTAIN
MATERIAL: PORCELAIN TILE
COLOR: WHITE + BLUE
SIZE: 6"x6"

WOOD SLATS
MATERIAL: IPE or CYPRESS
COLOR: NATURAL
SIZE: VARIES

CLADDING - PLANTERS
MATERIAL: STUCCO
COLOR: TO MATCH ARCHITECTURE

COURTYARD STUCCO PLANTER



PLANTER WALL CAP PROFILE

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34 Cordova Street, Suite A
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LC0000391

JEREMY MARQUIS
LIC. # 6667110
SEAL

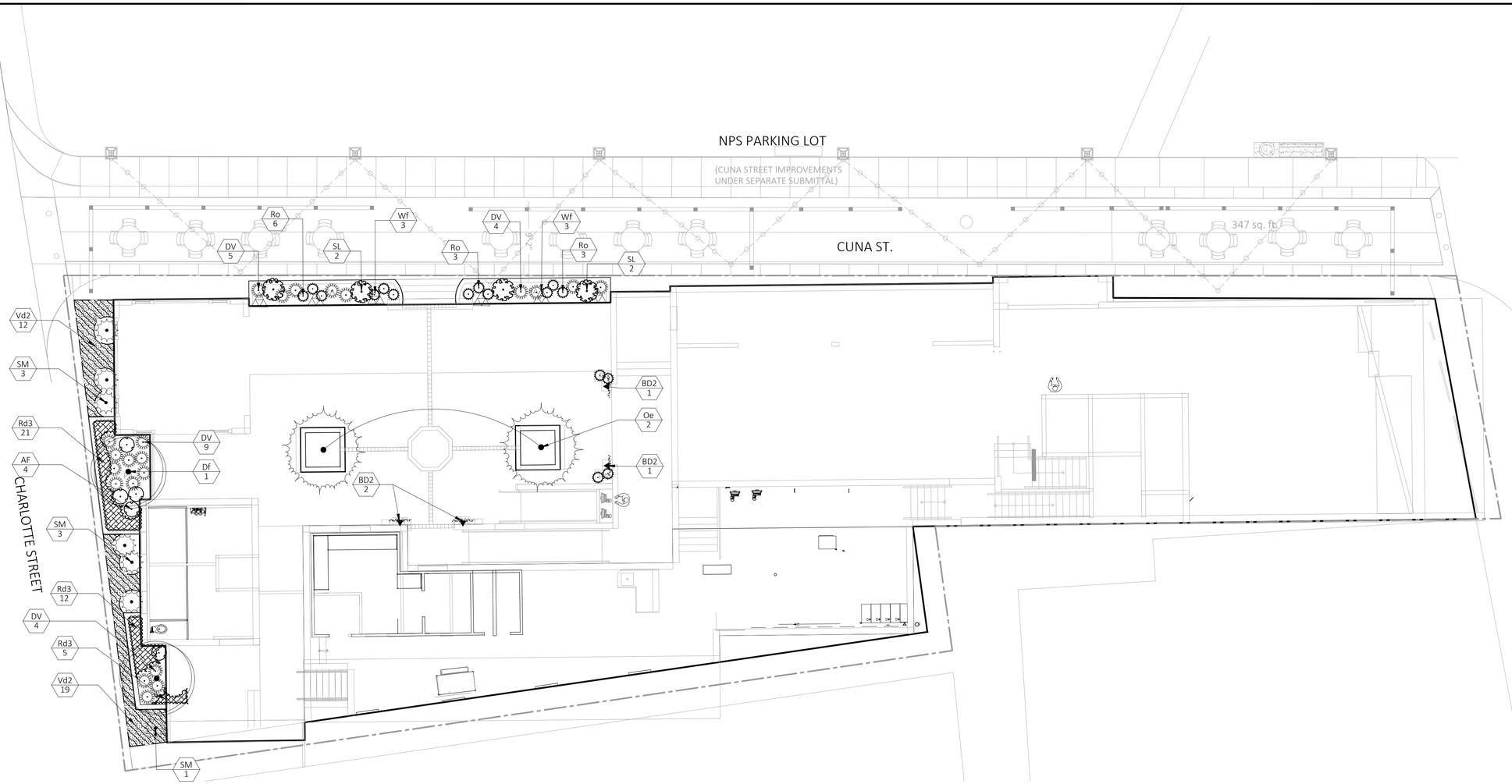
DRAWN BY: AC

RIVER & FORT
Cuna Street, St. Augustine, Florida
HARDSCAPE MATERIALS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-2.3



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	Cs	CITRUS X SINENSIS / SWEET ORANGE	30 GAL.	2-3"	6-7`H X 3-4`W	5
	Df	DIOSPYROS KAKI `FUYU` / PERSIMMON	AS NEEDED	2-3"	8`-10`	2
	Oe	OLEA EUROPAEA / EUROPEAN OLIVE	B&B	6" MULTI	8`-10`	2
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**	**QTY**
	AF	AZALEA GLENN DALE HYBRID `FASHION` / GLEN DALE AZALEA	3 GAL.	12-14"	14-16"	5
	BD2	BOUGAINVILLEA X `DOUBLE PINK` / DOUBLE PINK BOUGAINVILLEA TRELLIS	3 GAL.	7`	3.5`	4
	DV	DIETES VEGETA / AFRICAN IRIS	1 GAL.	18"	18"	22
	Ro	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL.	FULL IN POT		16
	SM	SABAL MINOR / DWARF PALMETTO	7 GAL.	2.5`	2`	7
	SL	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	3 GAL.	10"		4
	Wf	WISTERIA FRUTESCENS / AMERICAN WISTERIA	3 GAL.	2-2.5`	1-2`	6
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**	**SPACING**	**QTY**
	Rd3	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	1 GAL	FULL IN POT		14" o.c.	83
	Vd2	VACCINIUM DARROWII / DARROW`S BLUEBERRY	3 GAL.	12"	12"	24" o.c.	30

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

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LC0000391

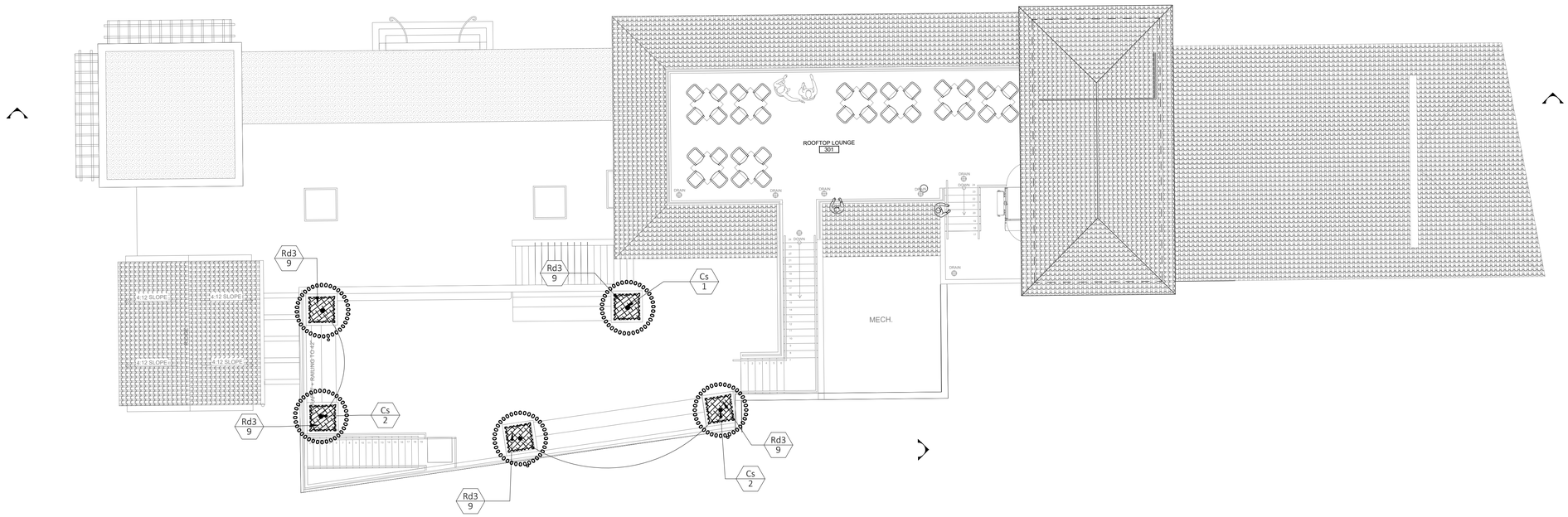
JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: AC

RIVER & FORT
Cuna Street, St. Augustine, Florida
LANDSCAPE PLAN - 1st FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-3.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	Cs	CITRUS X SINENSIS / SWEET ORANGE	30 GAL.	2-3"	6-7`H X 3-4`W	5
	Df	DIOSPYROS KAKI `FUYU` / PERSIMMON	AS NEEDED	2-3"	8`-10`	2
	Oe	OLEA EUROPAEA / EUROPEAN OLIVE	B&B	6" MULTI	8`-10`	2
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**	**QTY**
	AF	AZALEA GLENN DALE HYBRID `FASHION` / GLEN DALE AZALEA	3 GAL.	12-14"	14-16"	5
	BD2	BOUGAINVILLEA X `DOUBLE PINK` / DOUBLE PINK BOUGAINVILLEA TRELLIS	3 GAL.	7`	3.5`	4
	DV	DIETES VEGETA / AFRICAN IRIS	1 GAL.	18"	18"	22
	Ro	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL.	FULL IN POT		16
	SM	SABAL MINOR / DWARF PALMETTO	7 GAL.	2.5`	2`	7
	SL	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	3 GAL.	10"		4
	Wf	WISTERIA FRUTESCENS / AMERICAN WISTERIA	3 GAL.	2-2.5`	1-2`	6
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**	**SPACING**	**QTY**
	Rd3	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	1 GAL	FULL IN POT		14" o.c.	83
	Vd2	VACCINIUM DARROWII / DARROW`S BLUEBERRY	3 GAL.	12"	12"	24" o.c.	30

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

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LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: AC

RIVER & FORT

Cuna Street, St. Augustine, Florida

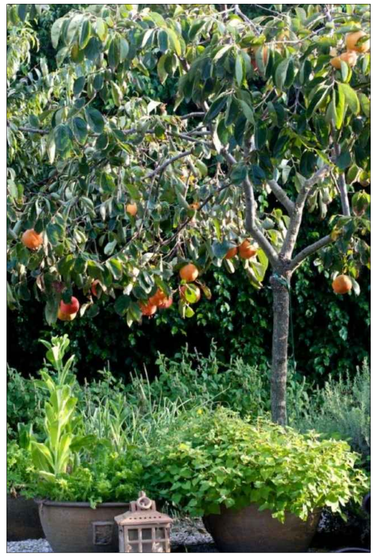
LANDSCAPE PLAN - 2nd FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

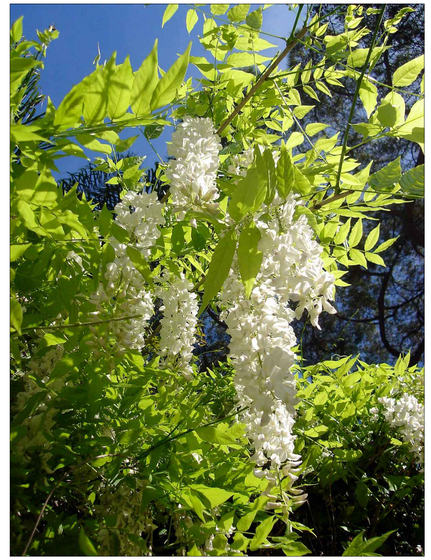
DRAWING NO.:
L-3.2

SWEET ORANGE
Citrus sinensis



PERSIMMON
Diospyros kaki 'Fuyu'

OLIVE
Olea europea



AMERICAN WISTERIA
Wisteria sinensis

DWARF PALMETTO
Sabal minor

CREEPING ROSEMARY
Rosmarinus officinalis 'prostrata'

BOUGAINVILLEA
Bougainvillia x 'Double Pink'

MEXICAN SAGE
Salvia leucantha 'Midnight'

DARROW'S BLUEBERRY
Vaccinum darrowii

WHITE AFRICAN IRIS
Dietes vegeta

ROSEMARY
Rosmarinus officinalis

FASHION AZALEA
Azalea x 'Fashion'

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St. Augustine, FL 32084

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: AC

RIVER & FORT

Cuna Street, St. Augustine, Florida

LANDSCAPE MATERIALS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-3.3

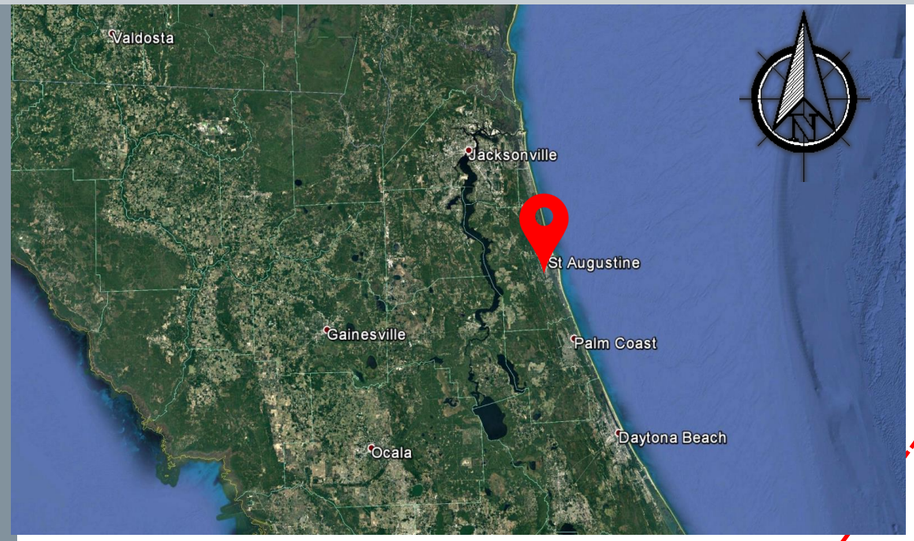
RIVER AND FORT

SAINT AUGUSTINE

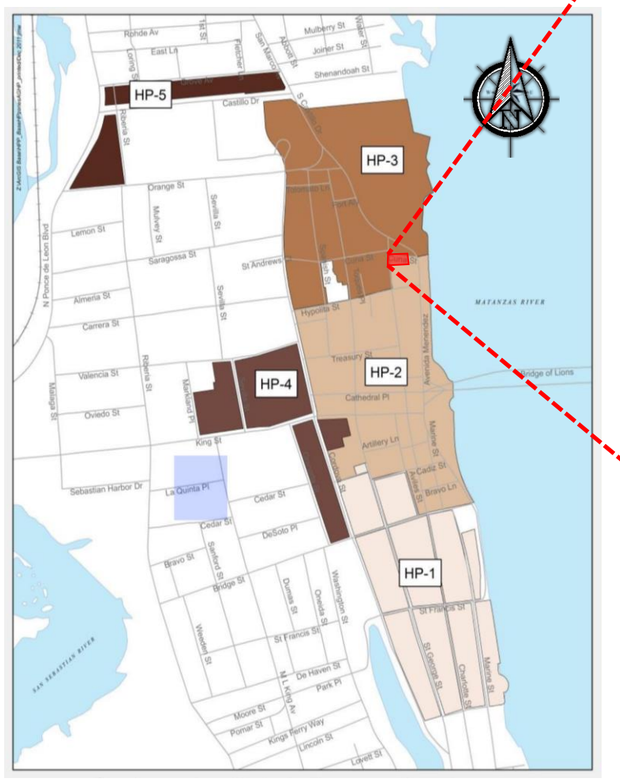
CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

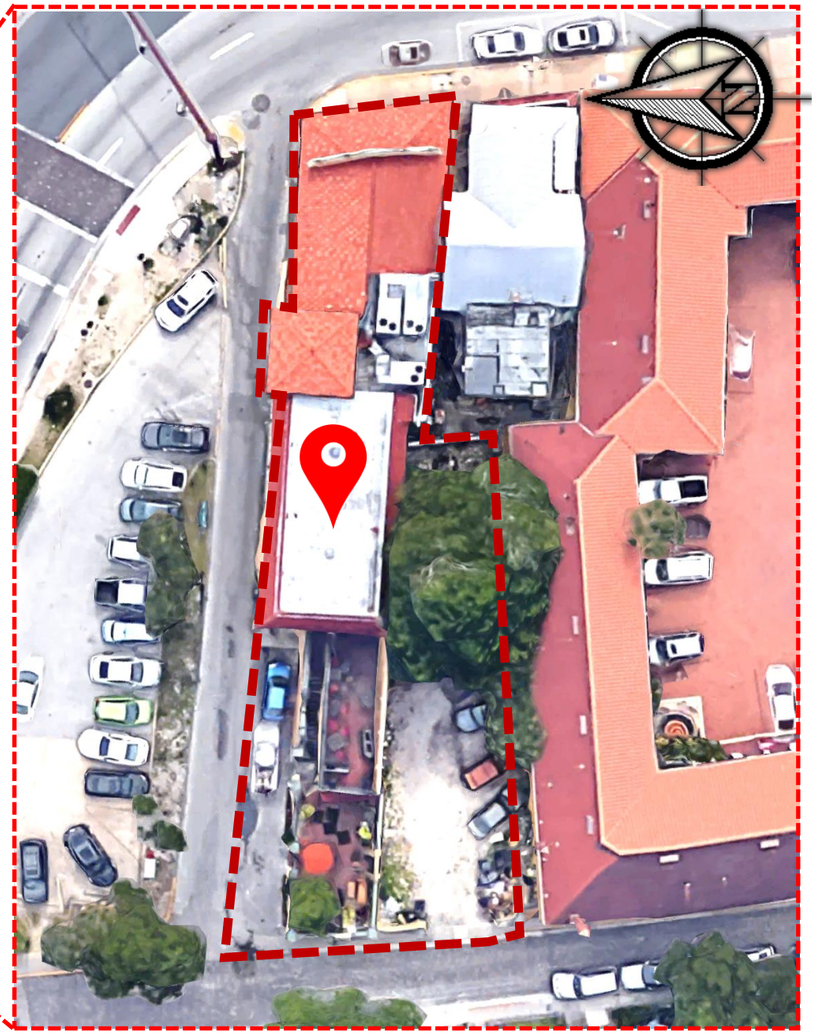
RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE



LOCATION MAP



ST. AUGUSTINE HISTORIC PRESERVATION ZONES



12 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

LOCATION

RESTAURANT
RIVER & FORT
& LOUNGE
12 AVENIDA MENENDEZ
SAINT AUGUSTINE

RIVER AND FORT
SAINT AUGUSTINE

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LANDSCAPE ARCHITECTURE · PLANNING

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ARCHITECTURE

RESTAURANT
RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

DEMOLITION

STRUCTURES TO REMAIN

STRUCTURES TO BE DEMOLISHED

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

CRONK DUCH
ARCHITECTURE

CHARLOTTE STREET
R/W VARIES - BRICK PAVERS

ST. AUGUSTINE, FL, 1893.
SANBORN MAP COMPANY

ST. AUGUSTINE, FL, 1910.
SANBORN MAP COMPANY

PROJECT RESEARCH

RESTAURANT RIVER & FORT & LOUNGE
12 AVENIDA MENENDEZ SAINT AUGUSTINE

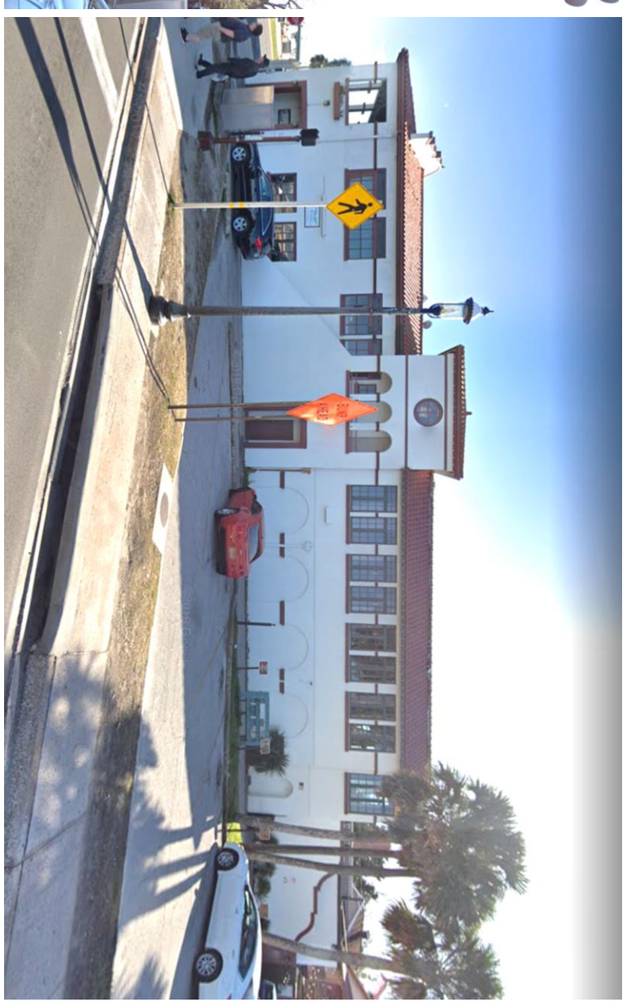
FORT
RIVER AND FORT
SAINT AUGUSTINE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

CRONK DUCH
ARCHITECTURE

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

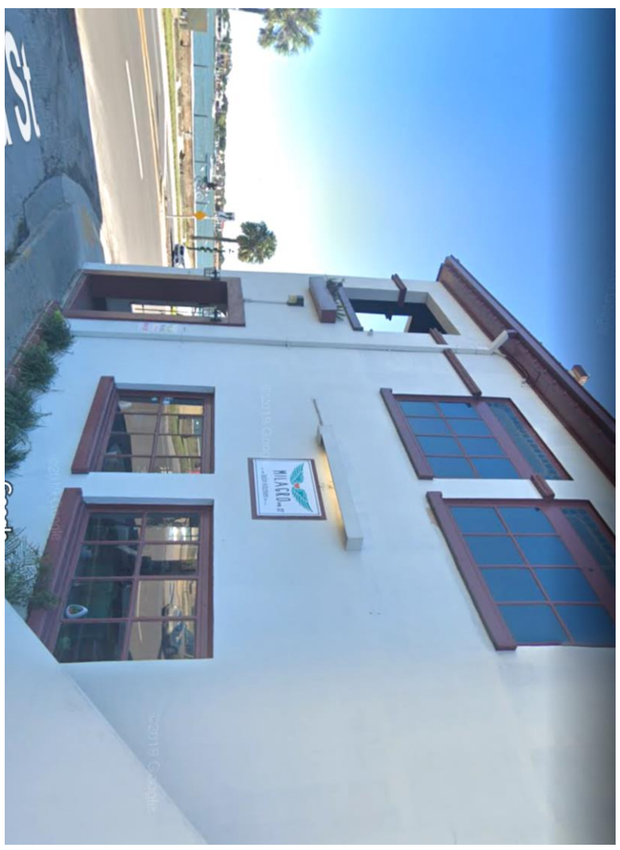


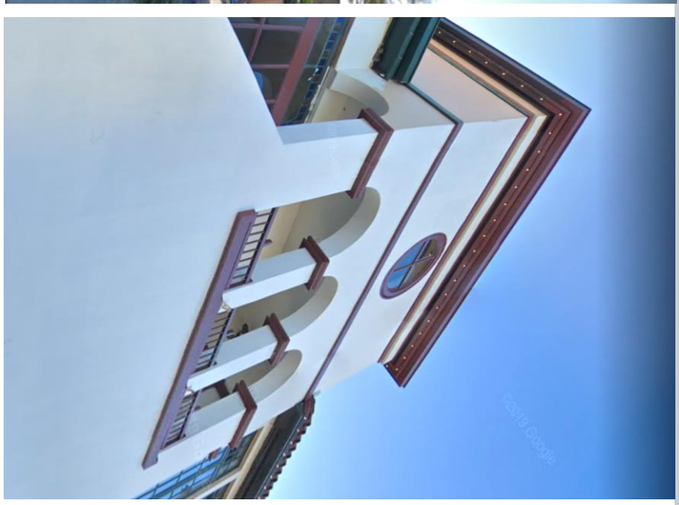
EXISTING CONDITIONS

RIVER AND FORT
SAINT AUGUSTINE

CRONK DUCH
ARCHITECTURE

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

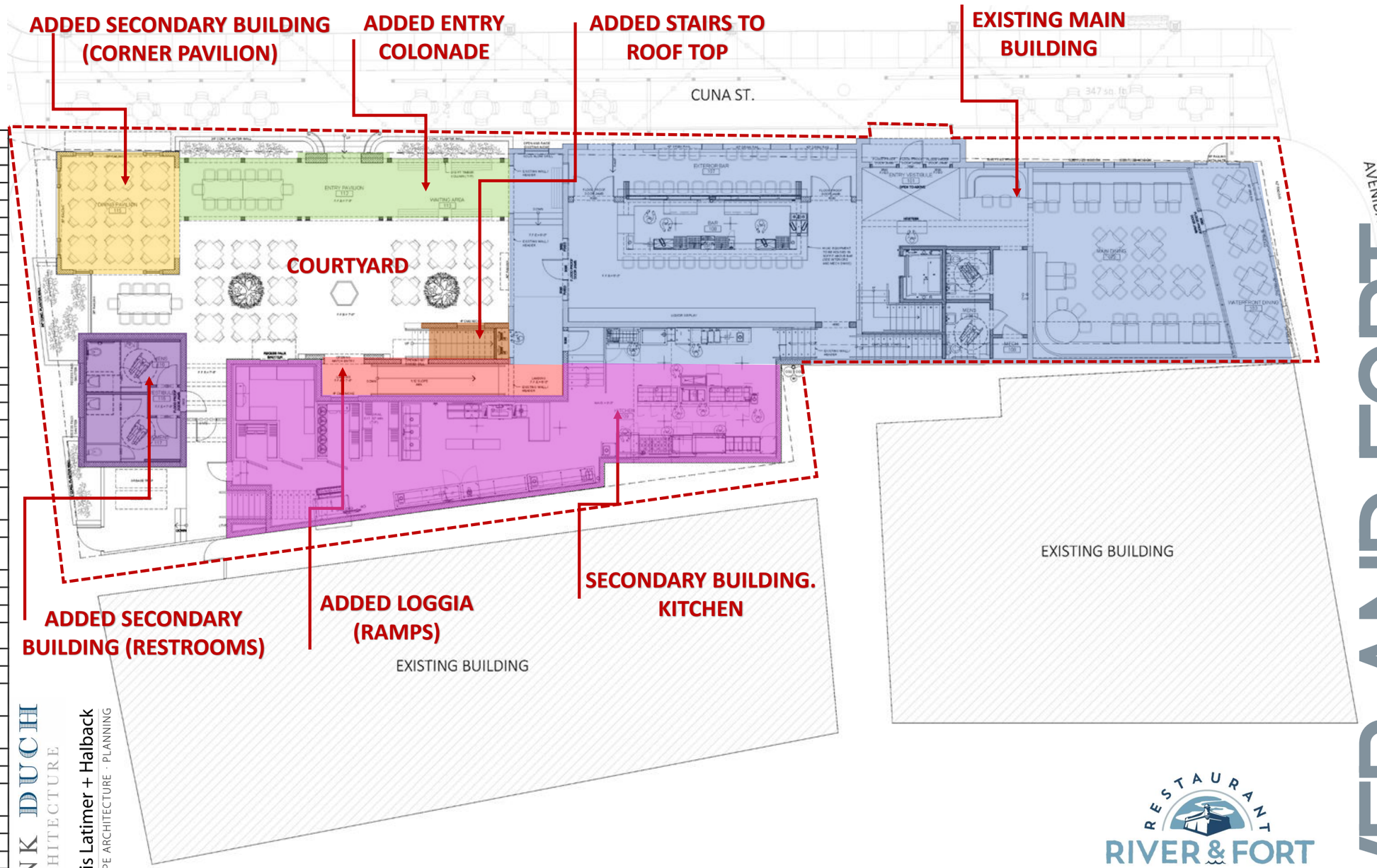




EXISTING CONDITIONS

RIVER AND FORT
SAINT AUGUSTINE

FOOTAGE		
COVERED AND A/C		
EXISTING MAIN BUILDING	3618	SQFT
A/C EXISTING MAIN BUILDING	3013	SQFT
SECONDARY BUILDING (KITCHEN)	1462	SQFT
A/C SECONDARY BUILDING (KITCHEN)	1462	SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION)	335	SQFT
ADDED SECONDARY BUILDING (RESTROOMS)	318	SQFT
ADDED LOGGIA (RAMPS)	190	SQFT
ADDED ENTRY COLONADE	454	SQFT
NON COVERED		
COURTYARD	1055	SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD)	63	SQFT
LOT AREA (NORTH AND SOUTH LOTS COMBINED)	9229	SQFT
HARB LOT COVERAGE RATIO ANALYSIS		
EXISTING MAIN BUILDING	3618	SQFT
LOT AREA	9229	SQFT
PERCENT OF LOT	39.2	%
EXISTING MAIN BUILDING	3618	SQFT
SECONDARY BUILDING (KITCHEN)	1462	SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION)	335	SQFT
ADDED SECONDARY BUILDING (RESTROOMS)	318	SQFT
ADDED LOGGIA (RAMPS)	190	SQFT
ADDED ENTRY COLONADE	454	SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD)	63	SQFT
TOTAL	6440	SQFT
LOT AREA	9229	SQFT
PERCENT OF LOT	69.8	%
ALL STRUCTURES <= 70% LOT AREA		



CRONK DUCH ARCHITECTURE

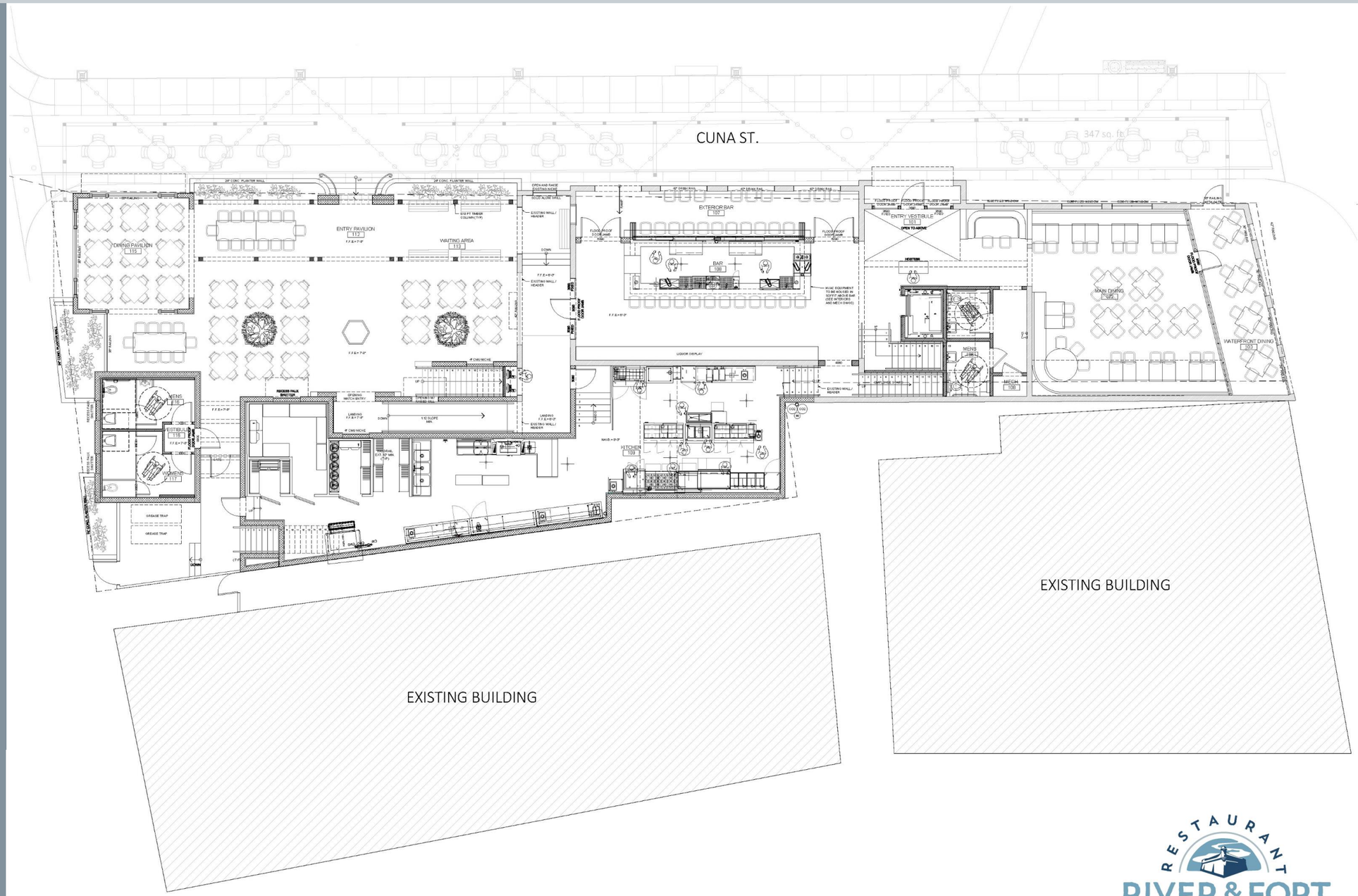
Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

UPDATED 1ST FLOOR PLAN. 5/21/2020. NO CHANGES ON FOOTAGE AND PERCENTS

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

HARB LOT COVERAGE ANALYSIS



UPDATED 1ST FLOOR PLAN. 5/21/2020. NO CHANGES ON FOOTAGE AND PERCENTS

CRON ARCH

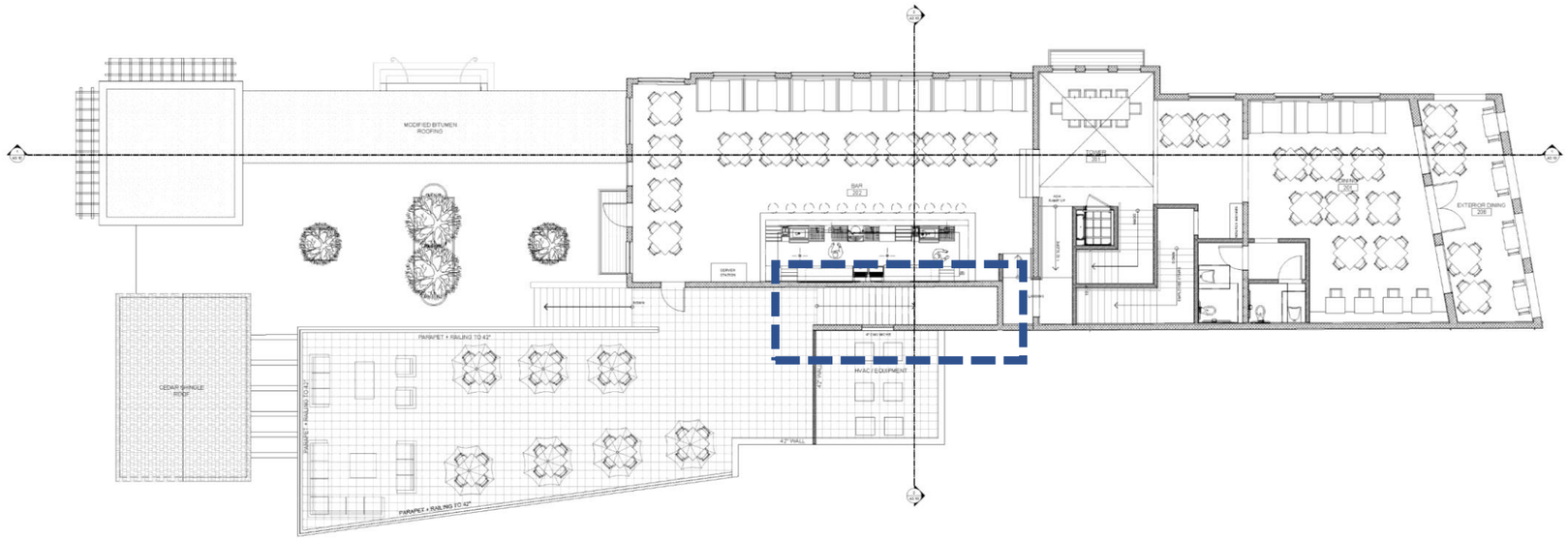
Marquis LANDSCAPE

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

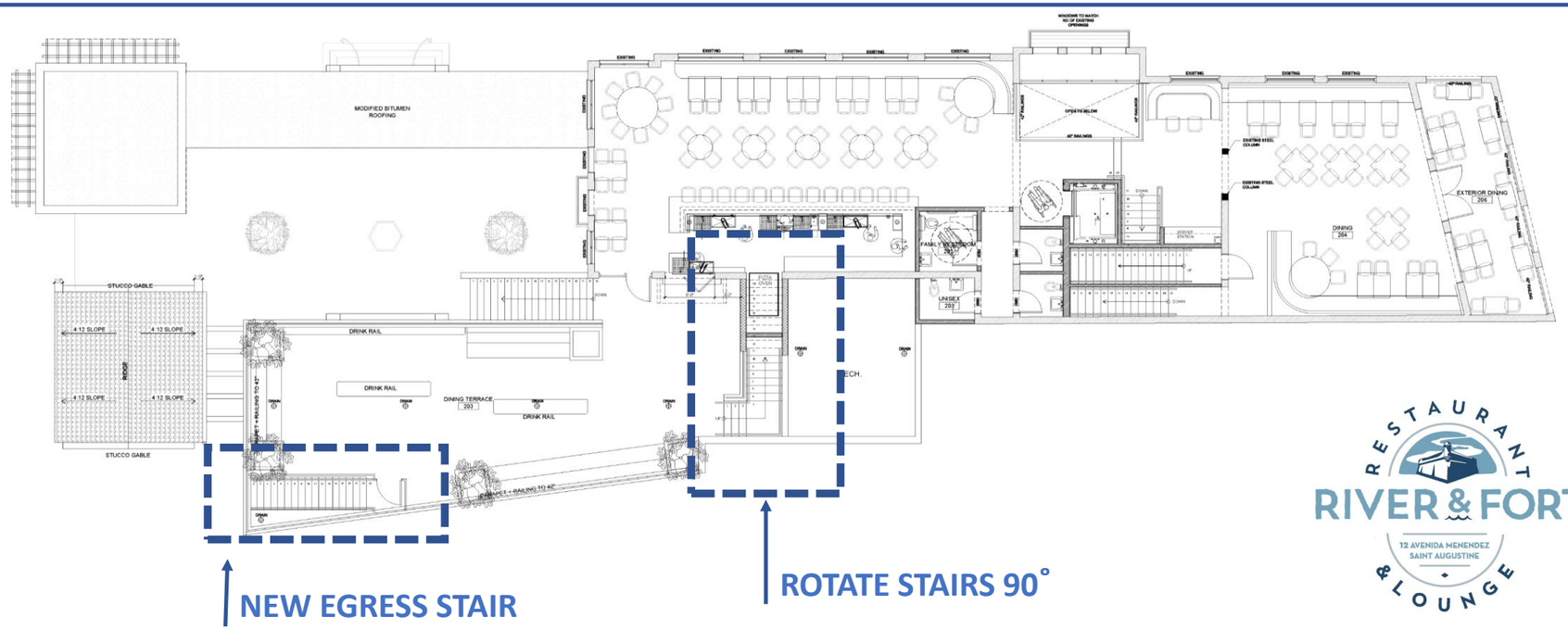
RIVER AND FORT

SAINT AUGUSTINE

PROPOSED 1ST FLOOR PLAN



PREVIOUS 2ND FLOOR PLAN. SUBMITTED 11/14/2019.



NEW EGRESS STAIR

ROTATE STAIRS 90°

UPDATED 2ND FLOOR PLAN. 5/21/2020.

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2ND FLOOR PLAN

RIVER AND FORT
SAINT AUGUSTINE

PREVIOUS ROOF PLAN
RENDERING.
SUBMITTED 11/14/2019.

UPDATED ROOF PLAN
RENDERING.
5/21/2020.

CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.

NEW EGRESS STAIR

ROTATE STAIRS 90°

PROPOSED ROOF PLAN

RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

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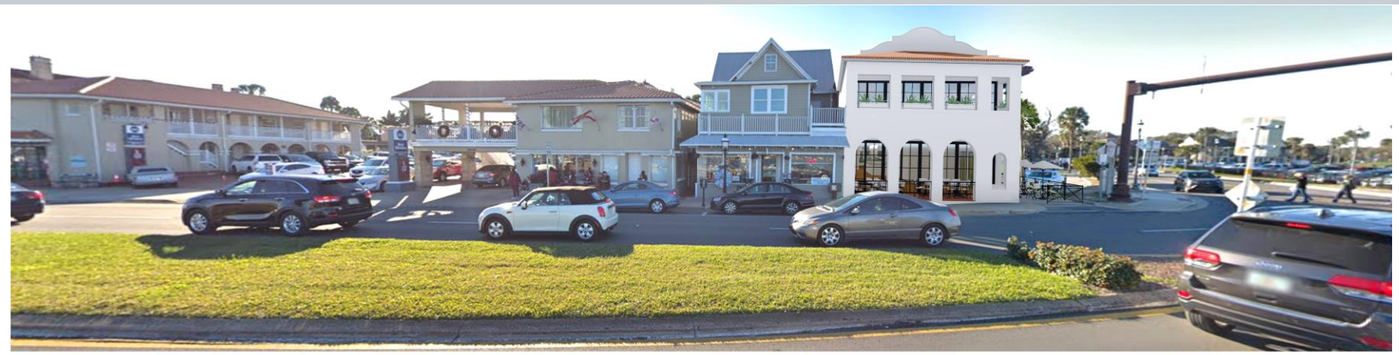

PREVIOUS STREETSCAPE SUBMITTED 11/14/2019.

UPDATED STREETSCAPE 6/9/2020.

RAISE TOWER 1’-6”

RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
RESTAURANT & LOUNGE

RIVER AND FORT
SAINT AUGUSTINE

STREETSCAPE

CRONK DUCH
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Marquis Latimer + Halback
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PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

RIVER & FORT
12 AVENIDA MENENDEZ
SAINT AUGUSTINE
RESTAURANT & LOUNGE

RAISE TOWER 1’-6’’

CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.

UPDATED PERSPECTIVE 6/9/2020.

BIRD EYE VIEW

RIVER AND FORT
SAINT AUGUSTINE

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PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

RAISE TOWER 1’-6’’

UPDATED PERSPECTIVE 6/9/2020.

BIRD EYE VIEW

RIVER AND FORT
SAINT AUGUSTINE

RESTAURANT RIVER & FORT 12 AVENIDA MENENDEZ SAINT AUGUSTINE & LOUNGE

CRONK DUCH ARCHITECTURE

Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

PREVIOUS PERSPECTIVE SUBMITTED 11/14/2019.

***RAISE TOWER 1’-6”**

***CHANGE FLAT ROOF OVER ELEVATOR TO SLOPED CLAY TILE ROOF.**

***ROTATE STAIRS 90˚**

UPDATED PERSPECTIVE 6/9/2020.

BIRD EYE VIEW

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RIVER AND FORT
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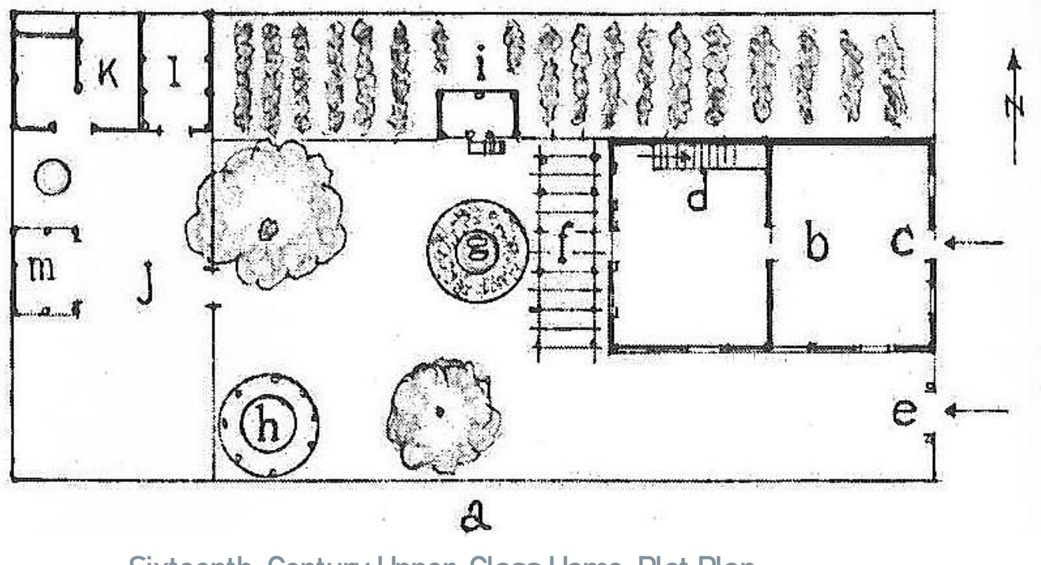
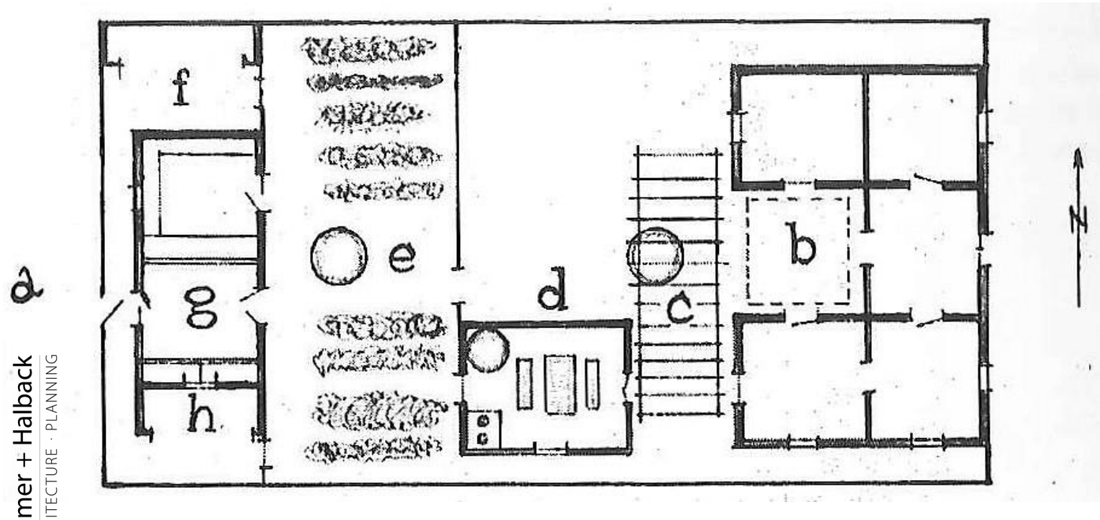
RIVER AND FORT

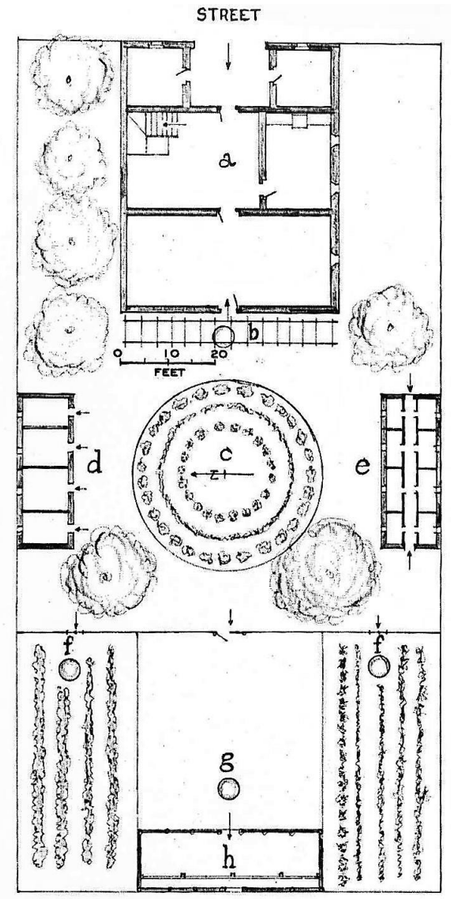
SAINT AUGUSTINE



Sixteenth-Century Upper-Class Home, Plot Plan.
f. Arbor; g. Well and Flower Garden; i. Kitchen Garden



Sixteenth-Century Upper-Class Home, Plot Plan.
c. Arbor and Well; e. Kitchen Garden and Well;



Sixteenth-Century Upper-Class Home, Plot Plan.
b. Arbor and Well; c. Flower Garden; f. Kitchen Garden; g. Well

(Images)
Manucy, Albert. Sixteenth-Century St. Augustine: The People and Their Homes.
1997, University Press of Florida, Gainesville, FL.

PROJECT RESEARCH

Marquis Latimer + Halback
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12 AVENIDA MENENDEZ
SAINT AUGUSTINE
& LOUNGE

PERSPECTIVE

EXISTING WINDOWS AND DOOR TO RE-USE

EXISTING CLAY TILES

IRON RAILINGS

BROWN PAINTED WOOD

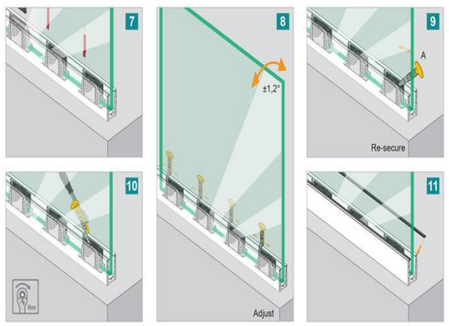
CRUSHED OYSTER SHELLS PAVER

SPANISH TILE

ST. AUGUSTINE BRICKS

IPE WOOD

WHITE STUCCO



GLASS RAIL PANEL ASSEMBLY EASY GLASS

MATERIALS

RIVER AND FORT

SAINT AUGUSTINE

CRONK DUCH ARCHITECTURE

Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

RIVER AND FORT

SAINT AUGUSTINE

CRONK DUCH
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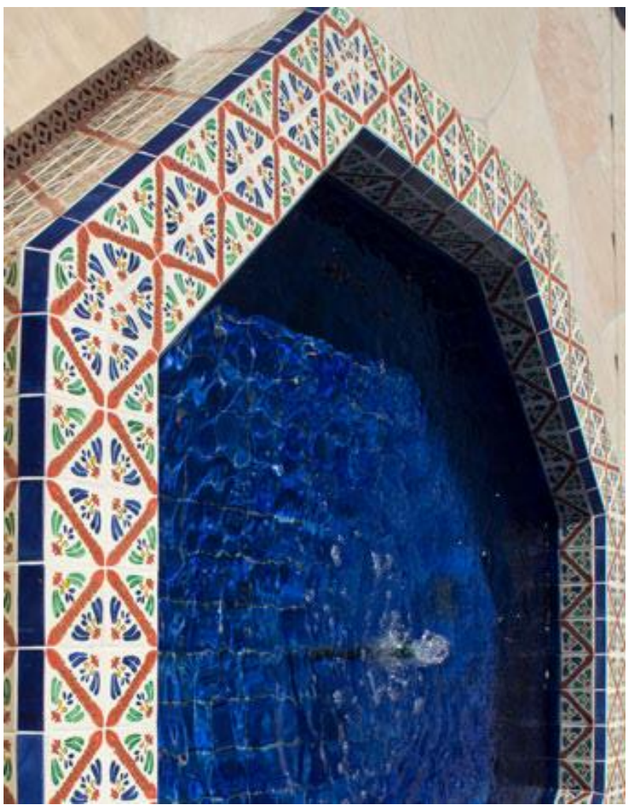

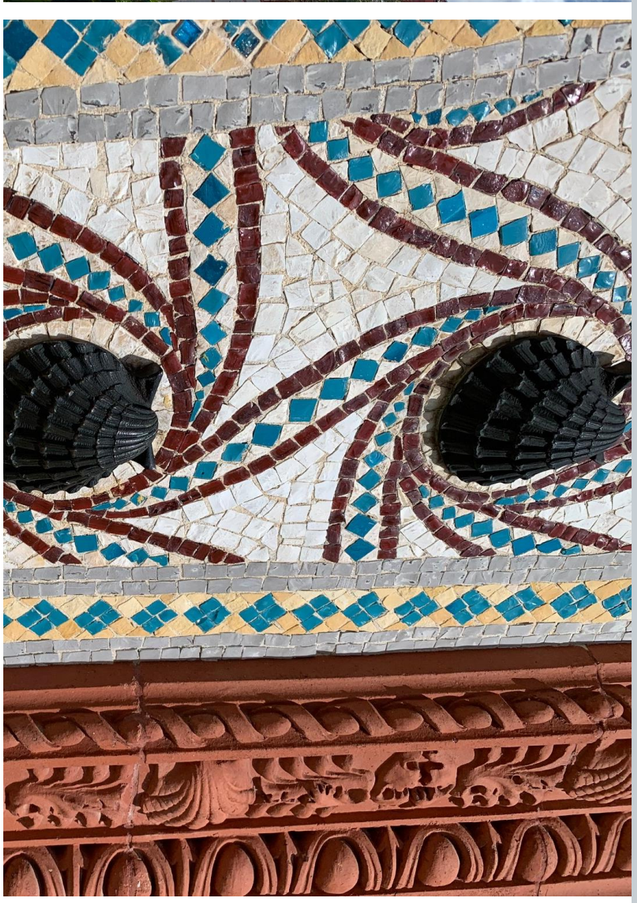

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RESTAURANT
LOUNGE
12 AVENIDA MENENDEZ
SAINT AUGUSTINE

RIVER AND FORT
SAINT AUGUSTINE

RIVER AND FORT

St. Augustine, FL

HARB. CERTIFICATE OF APPROPRIATENESS

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JUNE 9, 2020

RIVER AND FORT

12 Avenida Menendez St Augustine 32084

CRONK DUCH
ARCHITECTURE

1936 San Marco Blvd. Studio 101 San Marco, Florida 32207
904.302.9848 / 904-626-3452

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 904-626-3452

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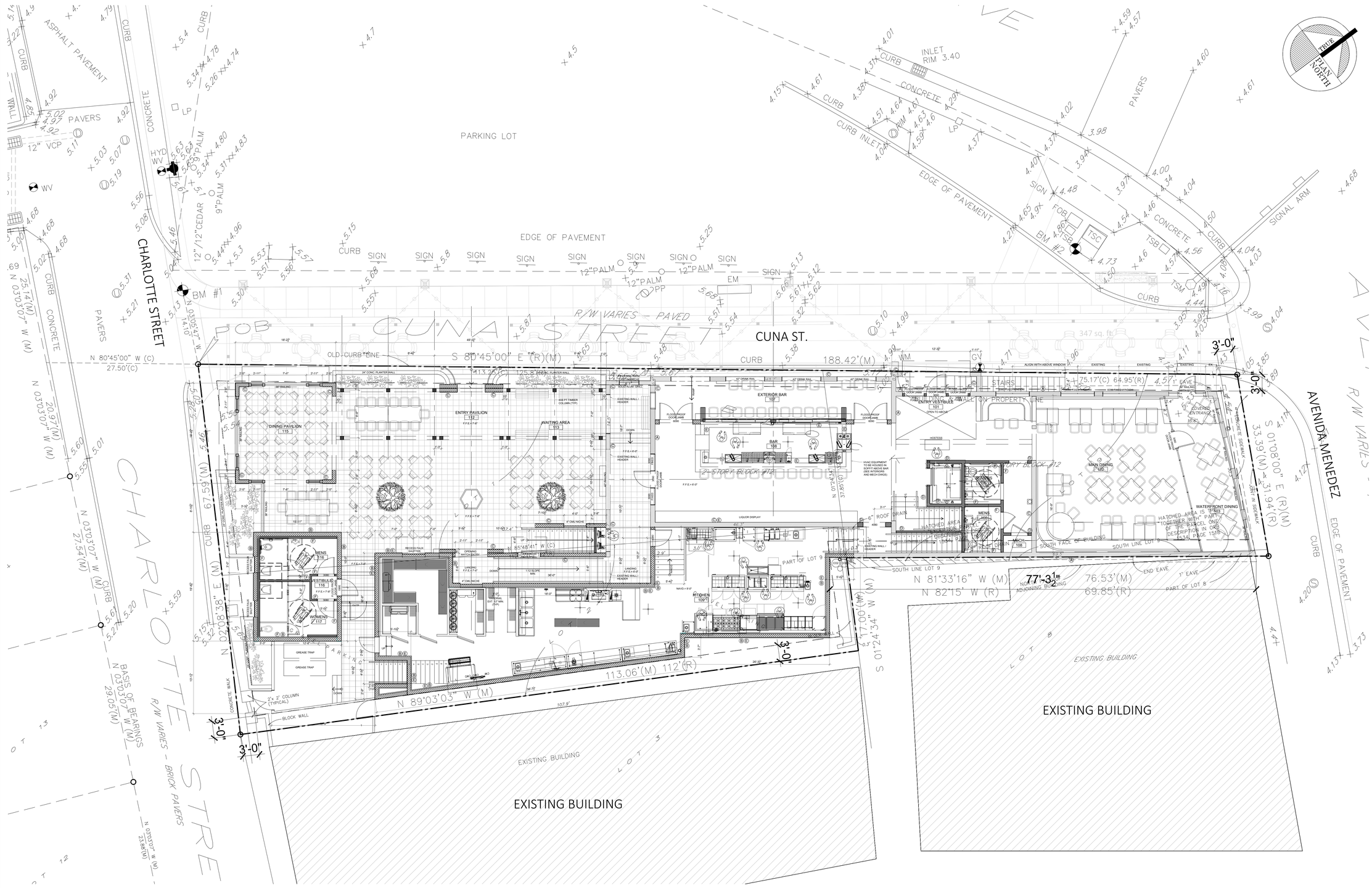

1 AS1.00 SITE PLAN
Scale: 1/8" = 1'-0"

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ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014228
REGISTERED ARCHITECT

DATE ISSUE: JUNE 8, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

SITE PLAN

AS1.00

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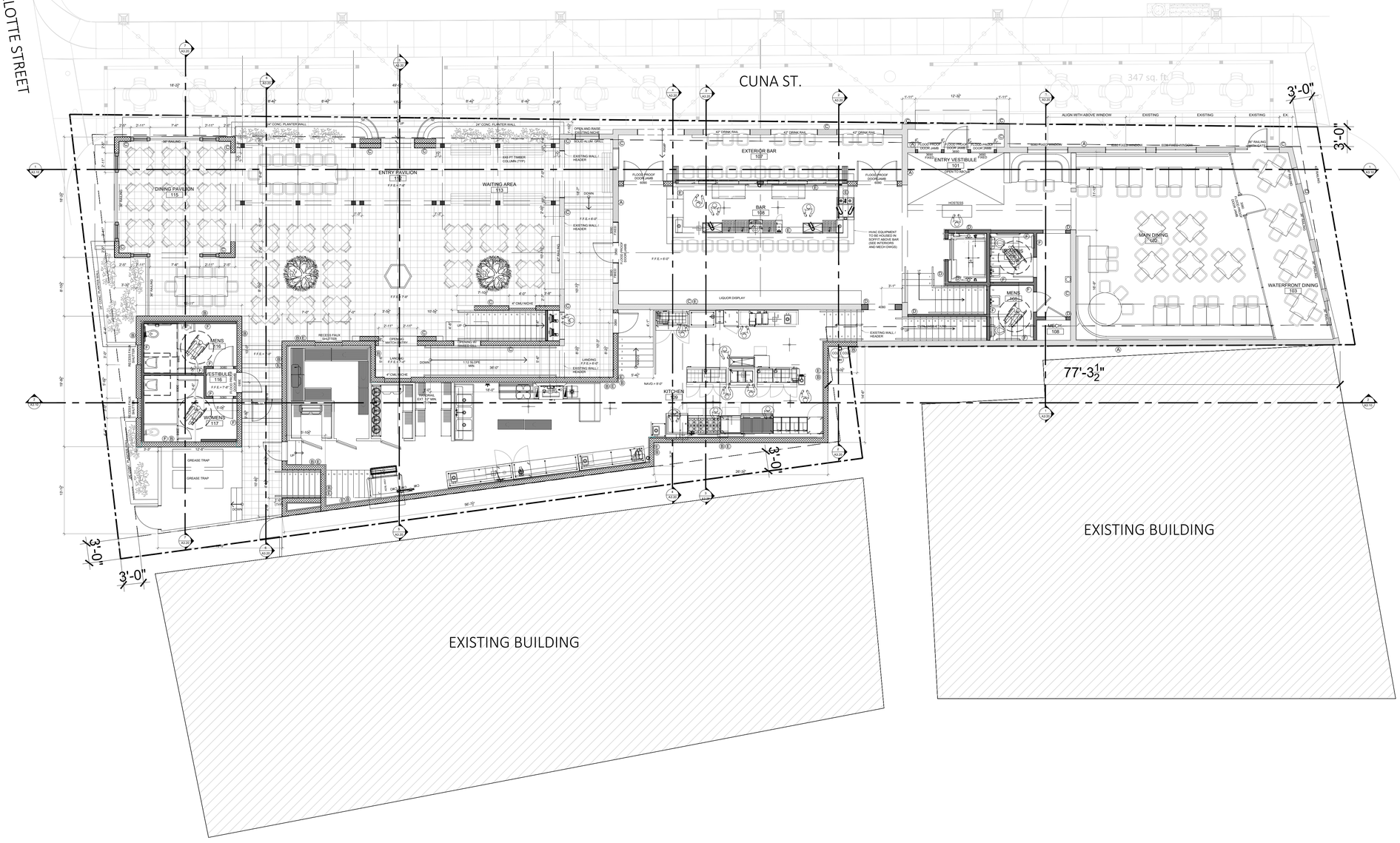

1 A1.10 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTAGE

COVERED AND A/C

EXISTING MAIN BUILDING: 3618 SQFT
A/C EXISTING MAIN BUILDING: 3013 SQFT

SECONDARY BUILDING (KITCHEN): 1462 SQFT
A/C SECONDARY BUILDING (KITCHEN): 1462 SQFT

ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT

NON COVERED

COURTYARD: 1055 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT

LOT AREA (NORTH AND SOUTH LOTS COMBINED): 9229 SQFT

HARB LOT COVERAGE RATIO ANALYSIS

EXISTING MAIN BUILDING: 3618 SQFT
LOT AREA: 9229 SQFT
PERCENT OF LOT 39.2%

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ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT
TOTAL: 6440 SQFT
LOT AREA: 9229 SQFT

PERCENT OF LOT: 69.8%
ALL STRUCTURES <= 70% LOT AREA

1ST FLOOR RESTAURANT (INC. EXT.)	4891 SF
2ND FLOOR RESTAURANT (INC. EXT)	3298 SF
3RD ROOF SPACE	814 SF
TOTAL	9003 SF

OCCUPANT LOAD - 9003 / 15 = 600

SERVICE UTILITY	2060 SF
	318 SF
2ND FLOOR	1000 SF
TOTAL	3378 SF

OCCUPANT LOAD - 3378 / 200 = 17

TOTAL OCCUPANT LOAD = 617

RESTROOM COUNT ANALYSIS

600 / 2 = 300

300 / 75 = 4 TOILETS EACH SEX

300 / 200 = 1.5 SINKS PER SEX

CERTIFICATE OF APPROPRIATENESS- 06/ 09/ 2020

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

1ST FLOOR PLAN

A1.10

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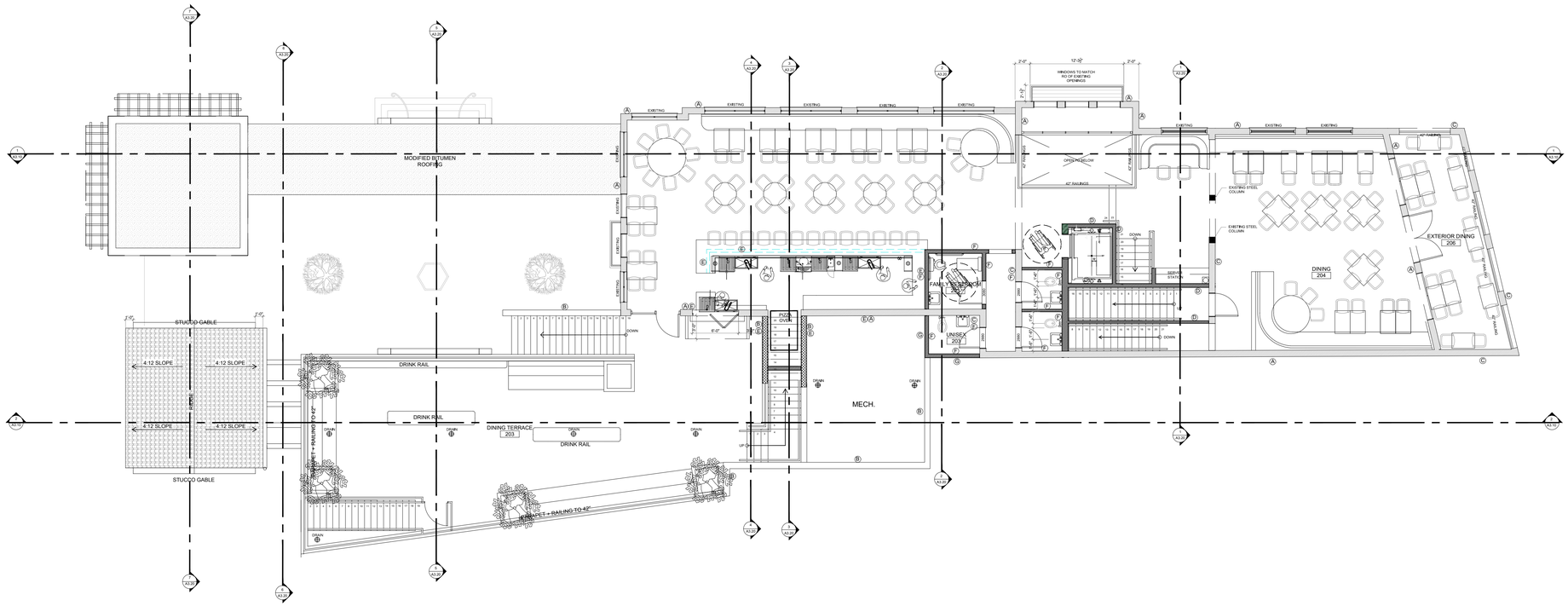

1 A1.20 2ND FLOOR PLAN
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DATE ISSUE: JUNE 8, 2020

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

2ND FLOOR PLAN

A1.20

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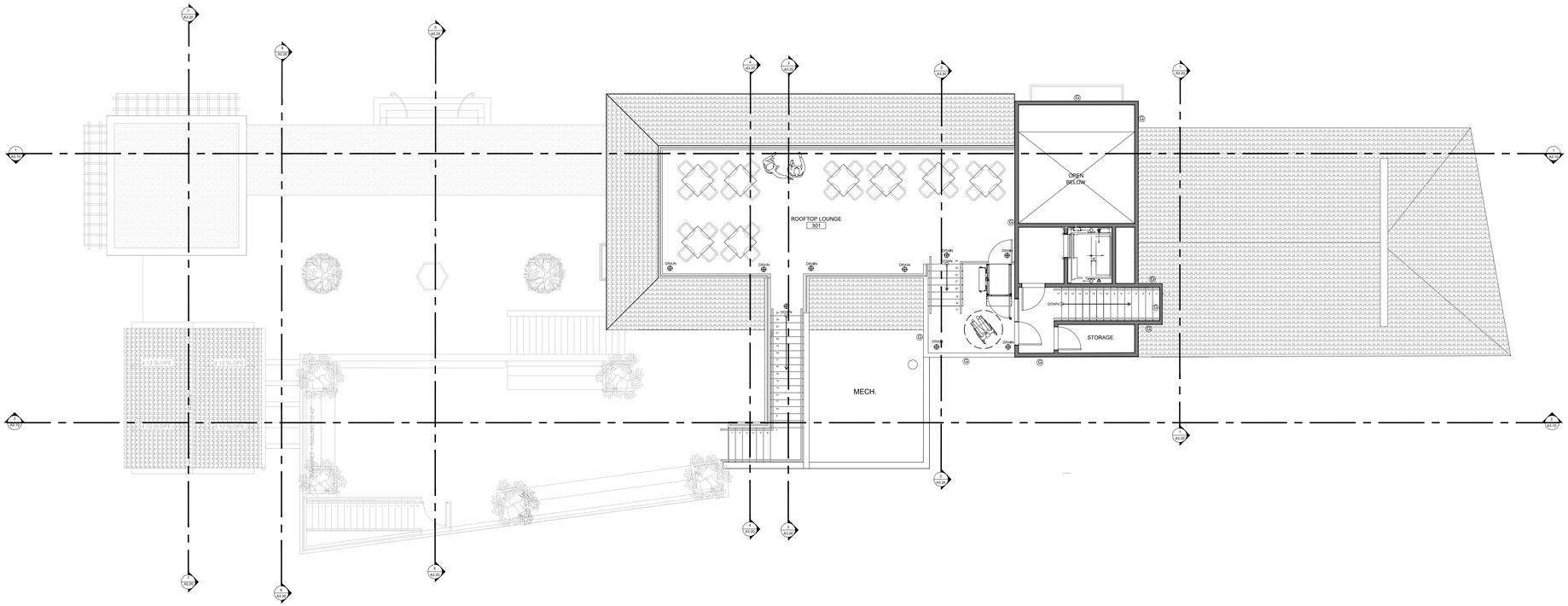

1 A1.30 3RD FLOOR PLAN
Scale: 1/8" = 1'-0"

FOOTAGE

COVERED AND A/C

EXISTING MAIN BUILDING: 3618 SQFT
A/C EXISTING MAIN BUILDING: 3013 SQFT

SECONDARY BUILDING (KITCHEN): 1462 SQFT
A/C SECONDARY BUILDING (KITCHEN): 1462 SQFT

ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT

NON COVERED

COURTYARD: 1055 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT

LOT AREA (NORTH AND SOUTH LOTS COMBINED): 9229 SQFT

HARB LOT COVERAGE RATIO ANALYSIS

EXISTING MAIN BUILDING: 3618 SQFT
LOT AREA: 9229 SQFT
PERCENT OF LOT 39.2%

EXISTING MAIN BUILDING: 3618 SQFT
SECONDARY BUILDING (KITCHEN): 1462 SQFT
ADDED SECONDARY BUILDING (CORNER PAVILION): 335 SQFT
ADDED SECONDARY BUILDING (RESTROOMS): 318 SQFT
ADDED LOGGIA (RAMPS): 190 SQFT
ADDED ENTRY COLONADE: 454 SQFT
ADDED STAIRS TO ROOF TOP (AT COURTYARD): 63 SQFT
TOTAL: 6440 SQFT

LOT AREA: 9229 SQFT

PERCENT OF LOT: 69.8%
ALL STRUCTURES <= 70% LOT AREA

1ST FLOOR RESTAURANT (INC. EXT.)	4891 SF
2ND FLOOR RESTAURANT (INC. EXT)	3298 SF
3RD ROOF SPACE	814 SF
TOTAL	9003 SF

OCCUPANT LOAD - 9003 / 15 = 600

SERVICE UTILITY	2060 SF
	318 SF
2ND FLOOR	1000 SF
TOTAL	3378 SF

OCCUPANT LOAD - 3378 / 200 = 17

TOTAL OCCUPANT LOAD = 617

RESTROOM COUNT ANALYSIS

600 / 2 = 300

300 / 75 = 4 TOILETS EACH SEX

300 / 200 = 1.5 SINKS PER SEX

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CRONK DUCH
ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/282019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014228
REGISTERED ARCHITECT

DATE ISSUE:
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AS SHOWN

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

3RD FLOOR PLAN

A1.30

DO NOT MEASURE DRAWINGS
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1 A1.40 ROOF PLAN. RENDERING
Scale: 1/8" = 1'-0"

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

ROOF PLAN. RENDERING

A1.30

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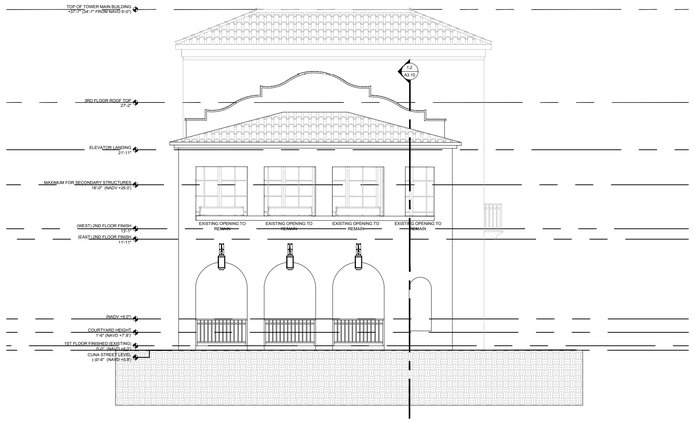
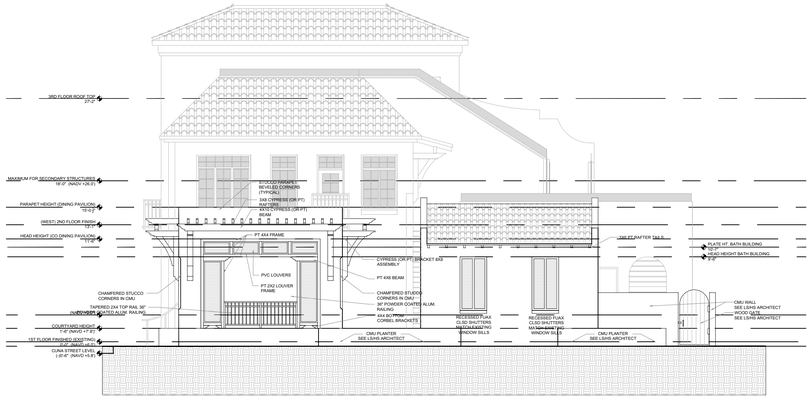


1 A2.10 **PROPOSED NORTH ELEVATION**
Scale: 1/8" = 1'-0"



3 A2.10 **PROPOSED SOUTH ELEVATION**
Scale: 1/8" = 1'-0"

2 A2.10 **PROPOSED NORTH ELEVATION (COLORED)**
Scale: 1/8" = 1'-0"

4 A2.10 **PROPOSED SOUTH ELEVATION (COLORED)**
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED NORTH AND SOUTH ELEVATIONS

A2.10

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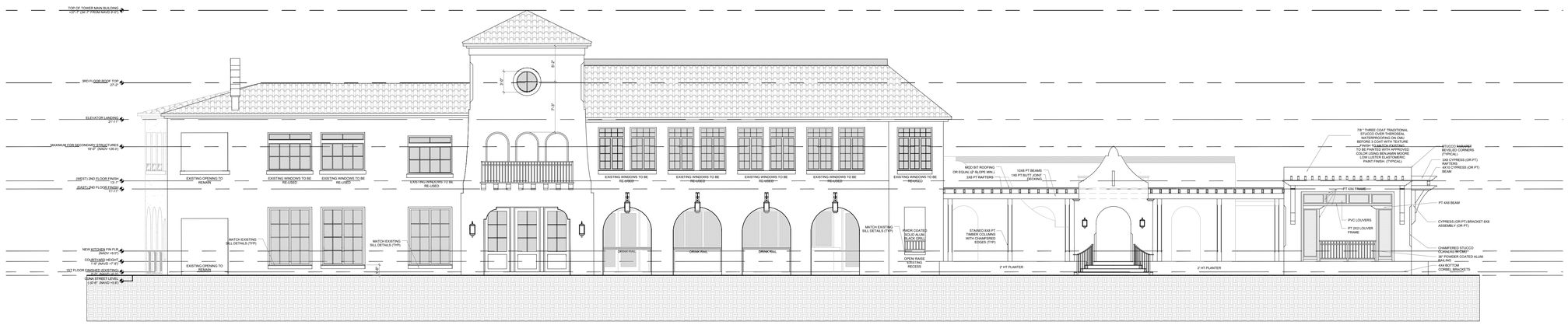
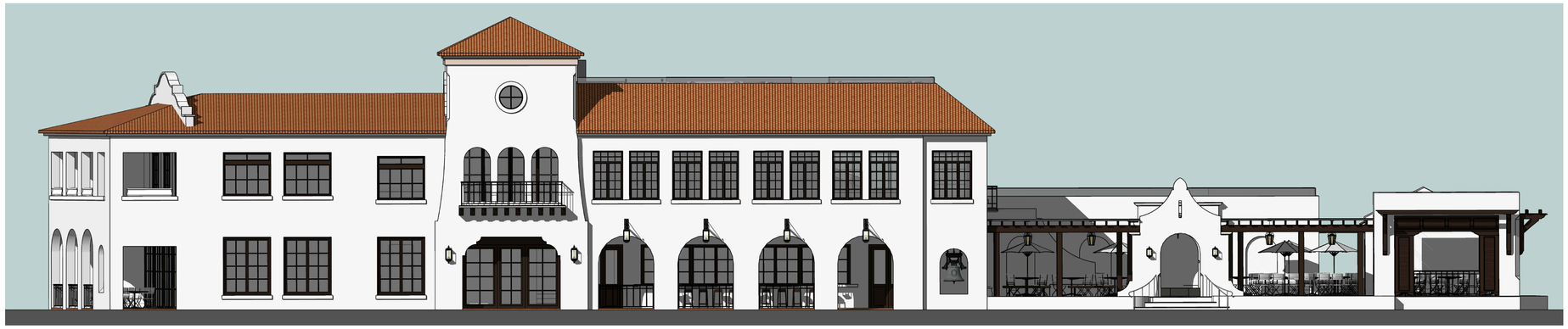


1 A2.20 **PROPOSED WEST ELEVATION**
Scale: 1/8" = 1'-0"



2 A2.20 **PROPOSED WEST ELEVATION (COLORED)**
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

LIGHTING FIXTURES TO BE USED.
SOFT INCANDESCENT TYPE OF LIGHT

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED WEST ELEVATION

A2.20

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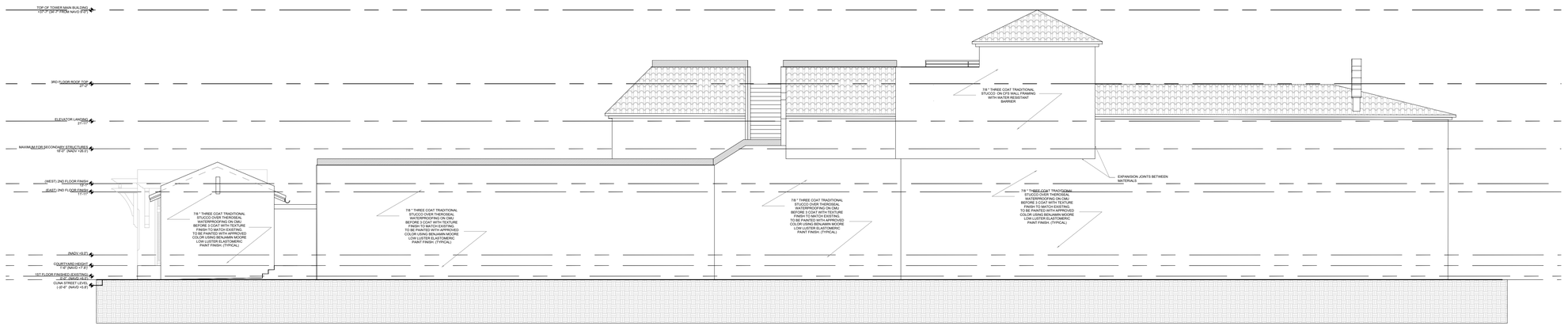

1 A2.30 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

2 A2.30 PROPOSED EAST ELEVATION (COLORED)
Scale: 1/8" = 1'-0"

7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING. TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

PROPOSED EAST ELEVATION

A2.30

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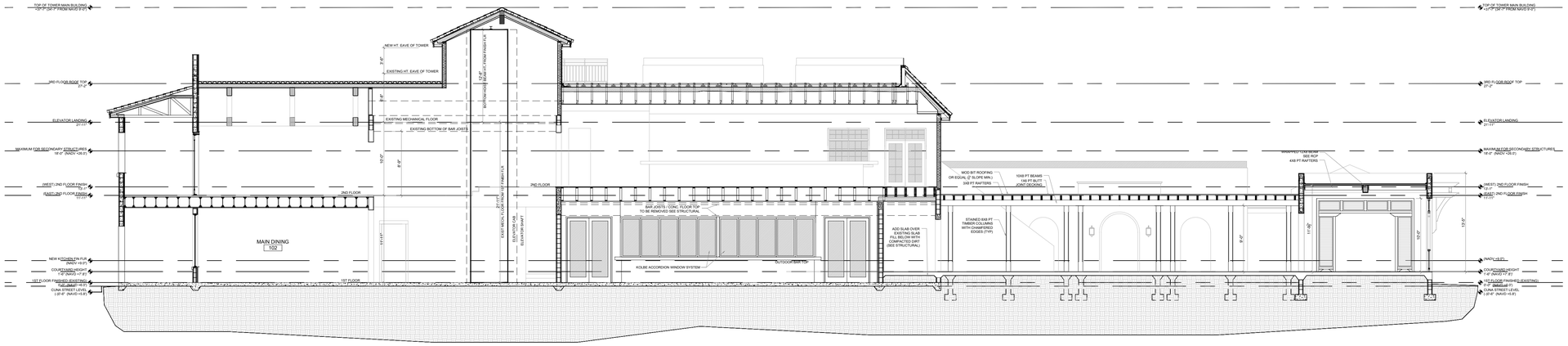
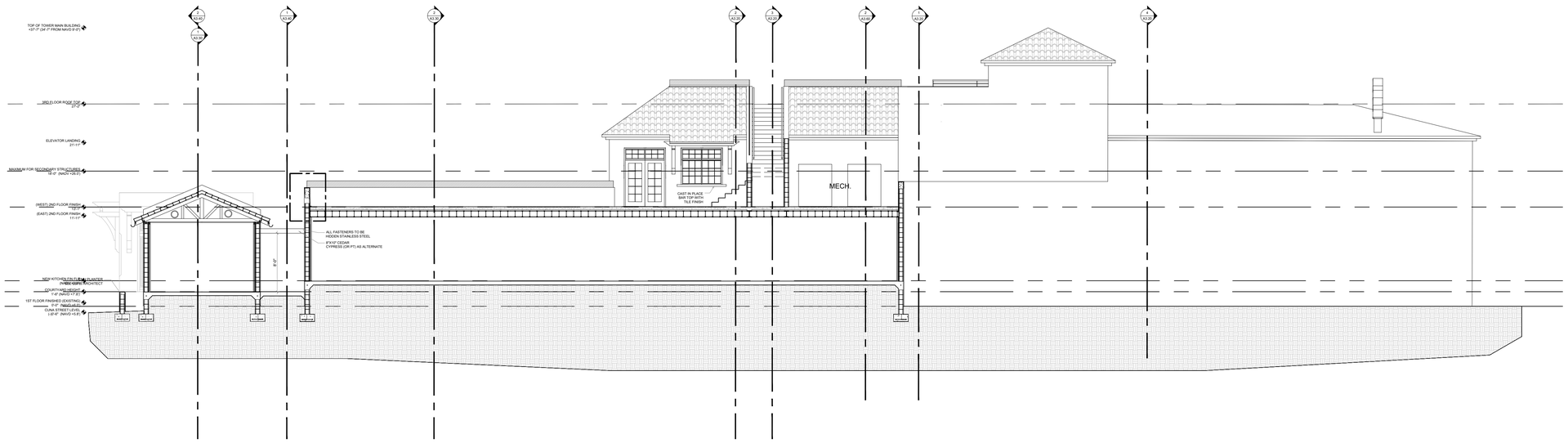


1 A3.10 **BUILDING SECTION**
Scale: 1/8" = 1'-0"


TOP OF TOWER MAIN BUILDING +37'-7" (34'-7" FROM NAVD 9'-0")
3RD FLOOR ROOF TOP 27'-2"
ELEVATOR LANDING 21'-11"
MAXIMUM FOR SECONDARY STRUCTURES 18'-0" (NAVD +26.0')
(WEST) 2ND FLOOR FINISH 11'-1"
(EAST) 2ND FLOOR FINISH 11'-1"
NEW KITCHEN FLR @ PLASTER FINISH (SEE ARCHITECT
COURTYARD HEIGHT 1'-0" (NAVD +7.83')
1ST FLOOR FINISHED (EXISTING) 0'-0" (NAVD +9.0')
CUNA STREET LEVEL (-)0'-4" (NAVD +8.83')
A3.20
A3.20
A3.20

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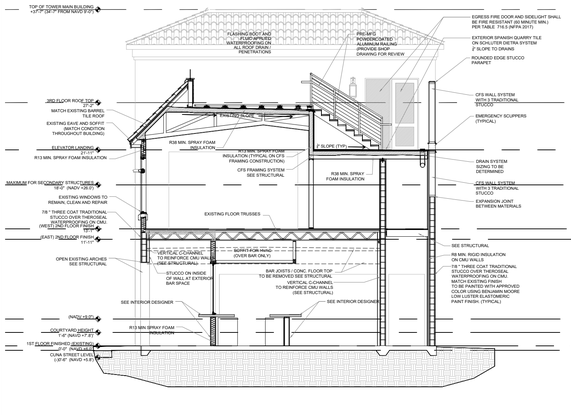
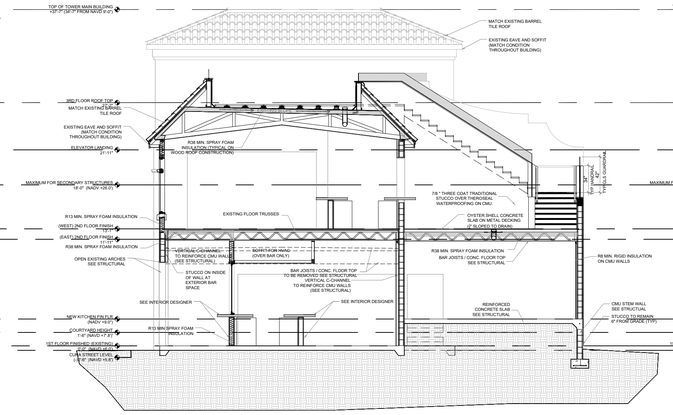
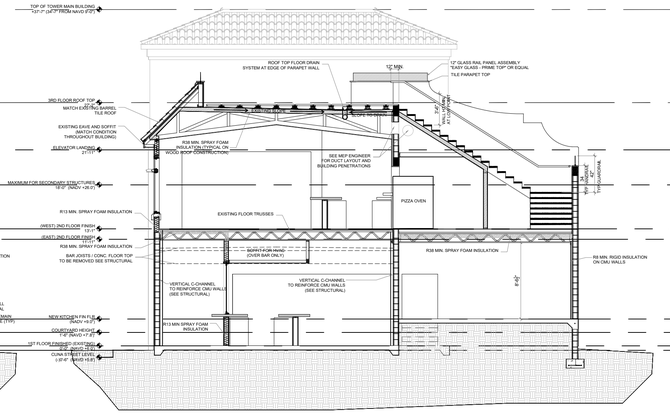


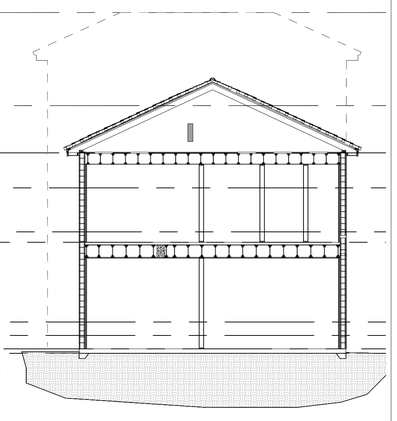
2 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



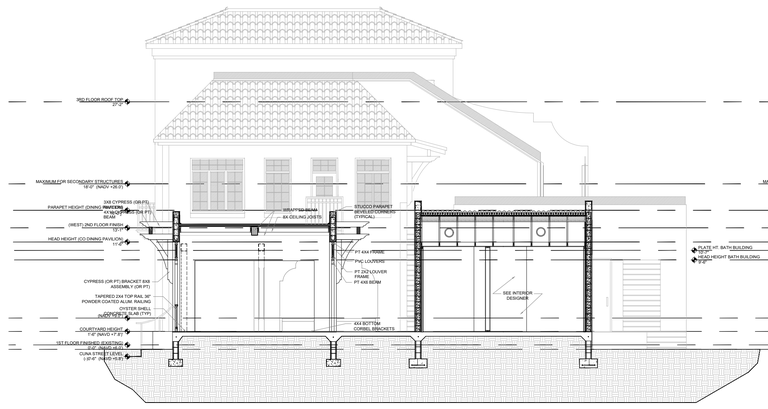
4 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



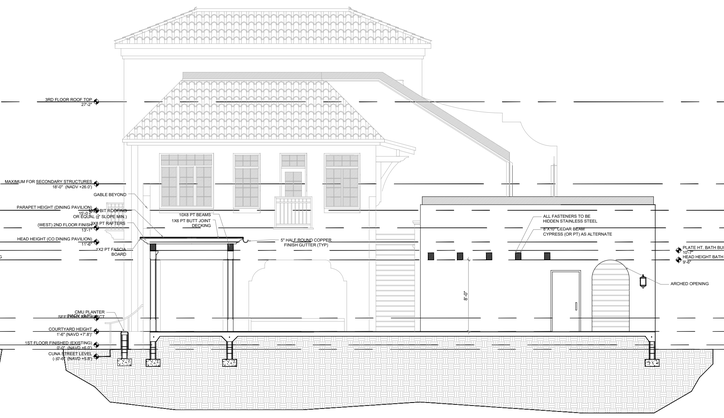
3 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



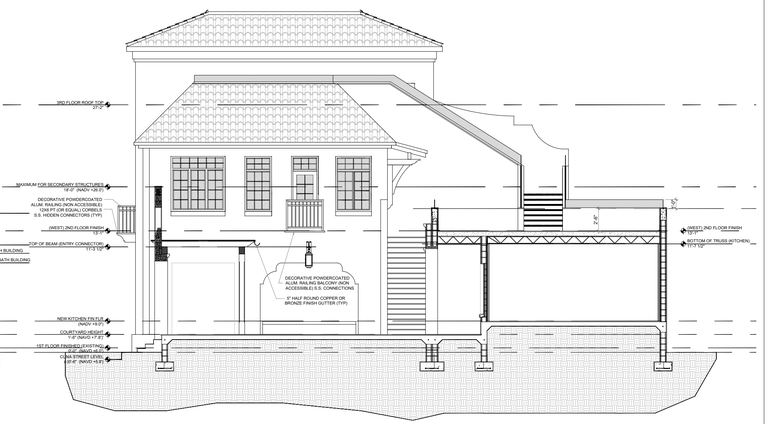
1 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



7 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



6 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"



5 A3.20 BUILDING SECTION
Scale: 1/8" = 1'-0"

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RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

BUILDING SECTIONS

A3.20

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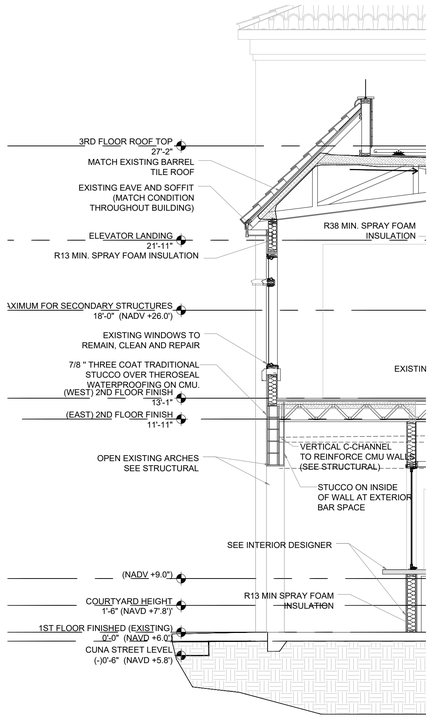
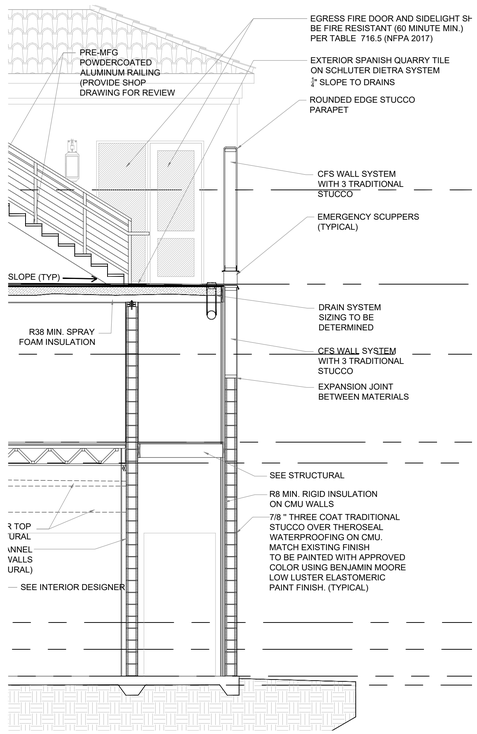
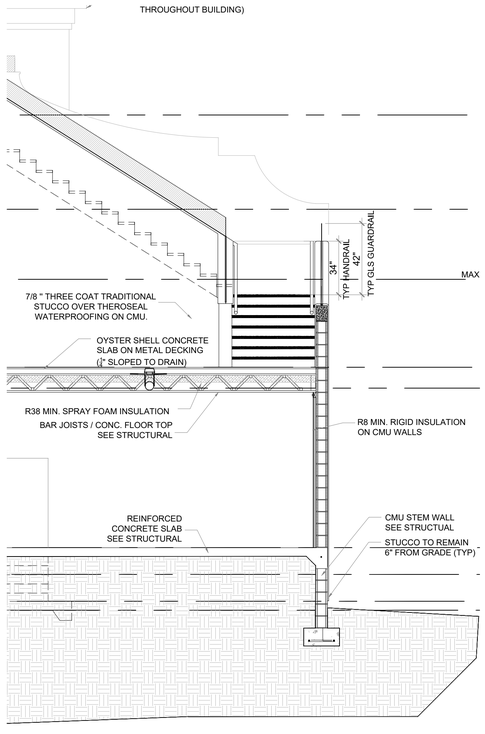


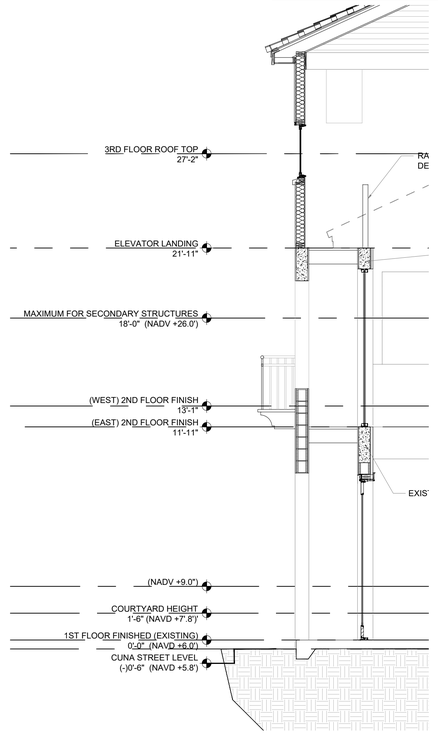
1 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



2 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



3 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



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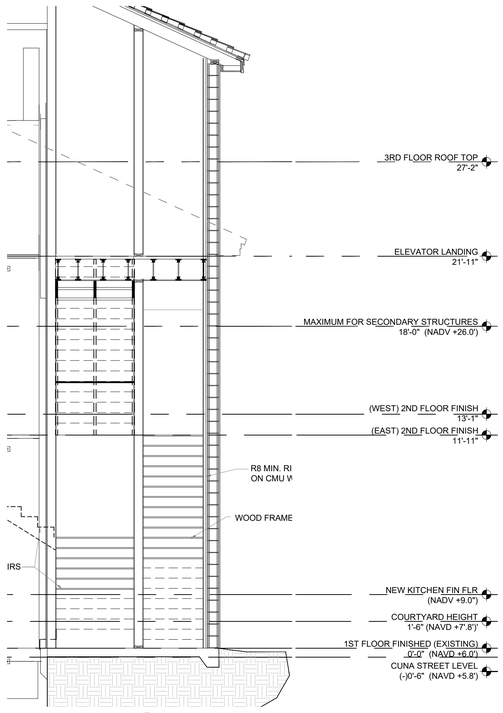
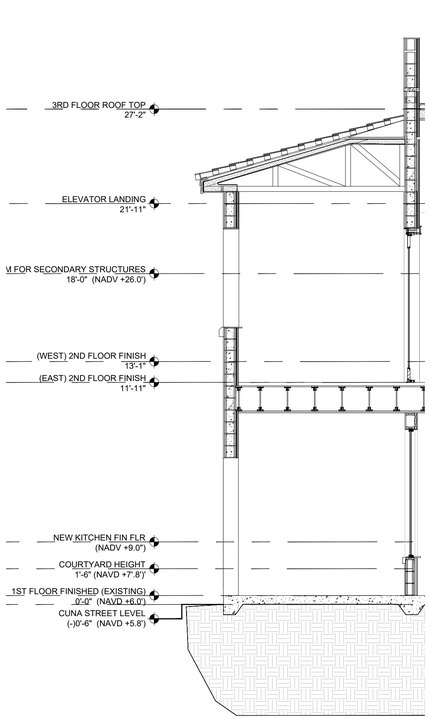
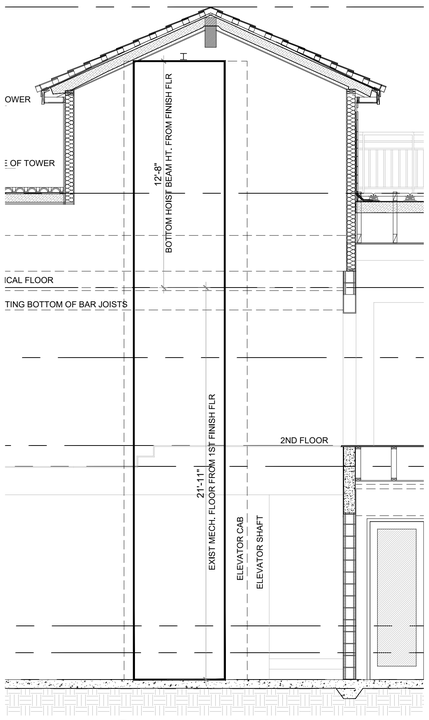


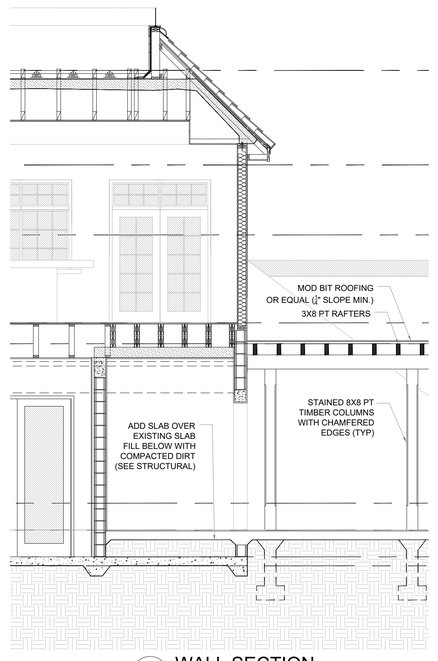
5 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



6 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



7 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"



8 A3.30 WALL SECTION
Scale: 1/4" = 1'-0"

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CERTIFICATE OF APPROPRIATENESS- 06/ 09/ 2020

CRONK DUCH ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE
CERTIFICATE OF APPROPRIATENESS	10/28/2019
SDII	01/13/2020
DEMOLITION PERMIT	01/22/2020
CERTIFICATE OF APPROPRIATENESS	5/22/2019

ARCHITECT'S SEAL
STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014222
REGISTERED ARCHITECT

DATE ISSUE: JUNE 8, 2020
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

RENOVATION

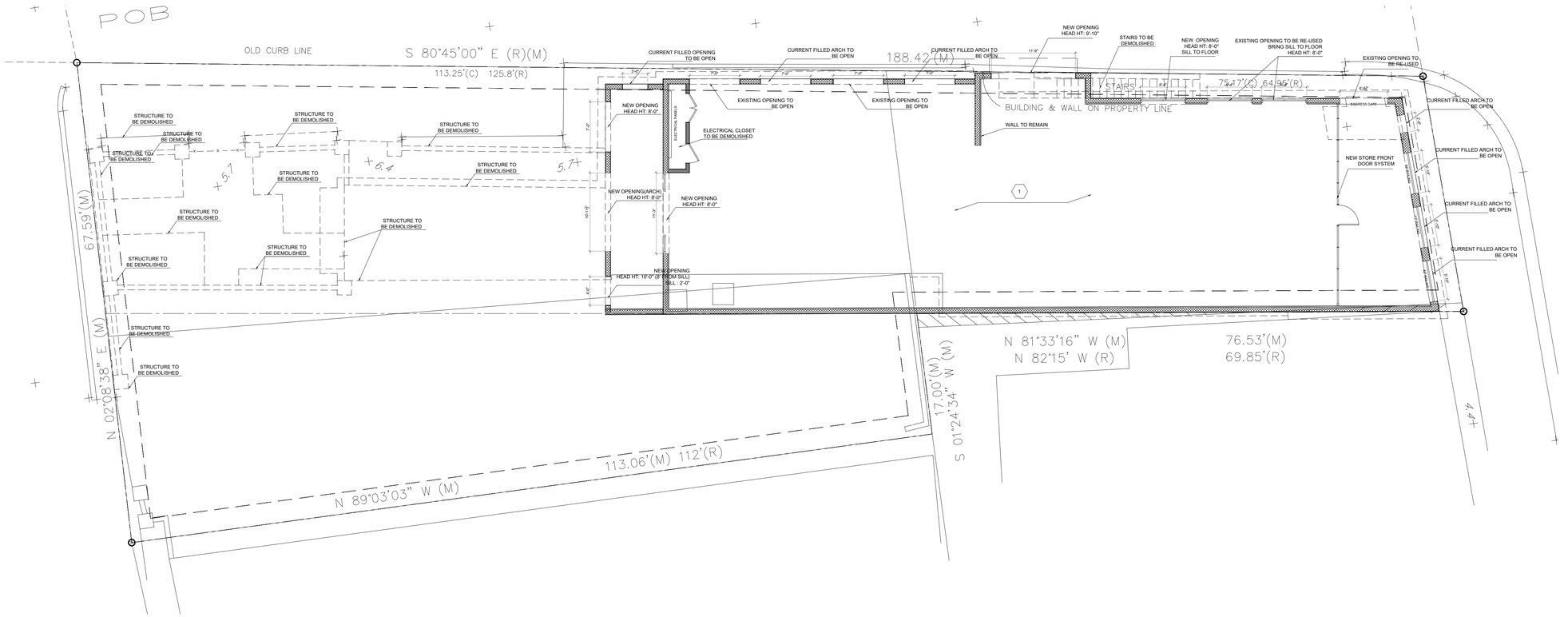
ST AUGUSTINE , FL

RIVER AND FORT

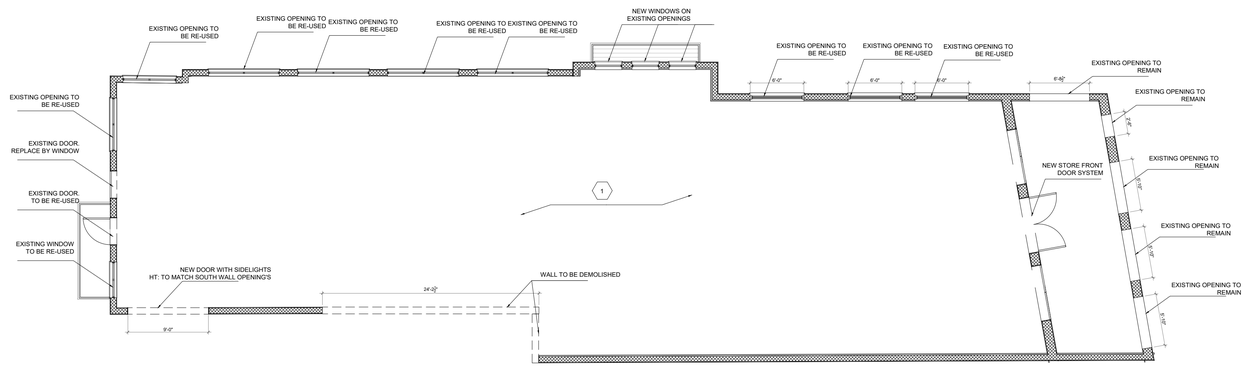
WALL SECTIONS

A3.30

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 A4.10 DEMOLITION PLAN. 1ST FLOOR
Scale: 1/8" = 1'-0"



2 A4.10 DEMOLITION PLAN. 2ND FLOOR
Scale: 1/8" = 1'-0"

GENERAL NOTES

1 ALL INTERIORS TO BE DEMO/ STRIPPED TO STRUCTURAL COMPONENTS FOR ENGINEERS + ARCHITECT TO FINISH NEW PLAN DESIGNS.

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ARCHITECT'S SEAL

STATE OF FLORIDA · CLIFFORD G. DUCH · AR 0014227 · REGISTERED ARCHITECT

DATE ISSUE: JUNE 8, 2020

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

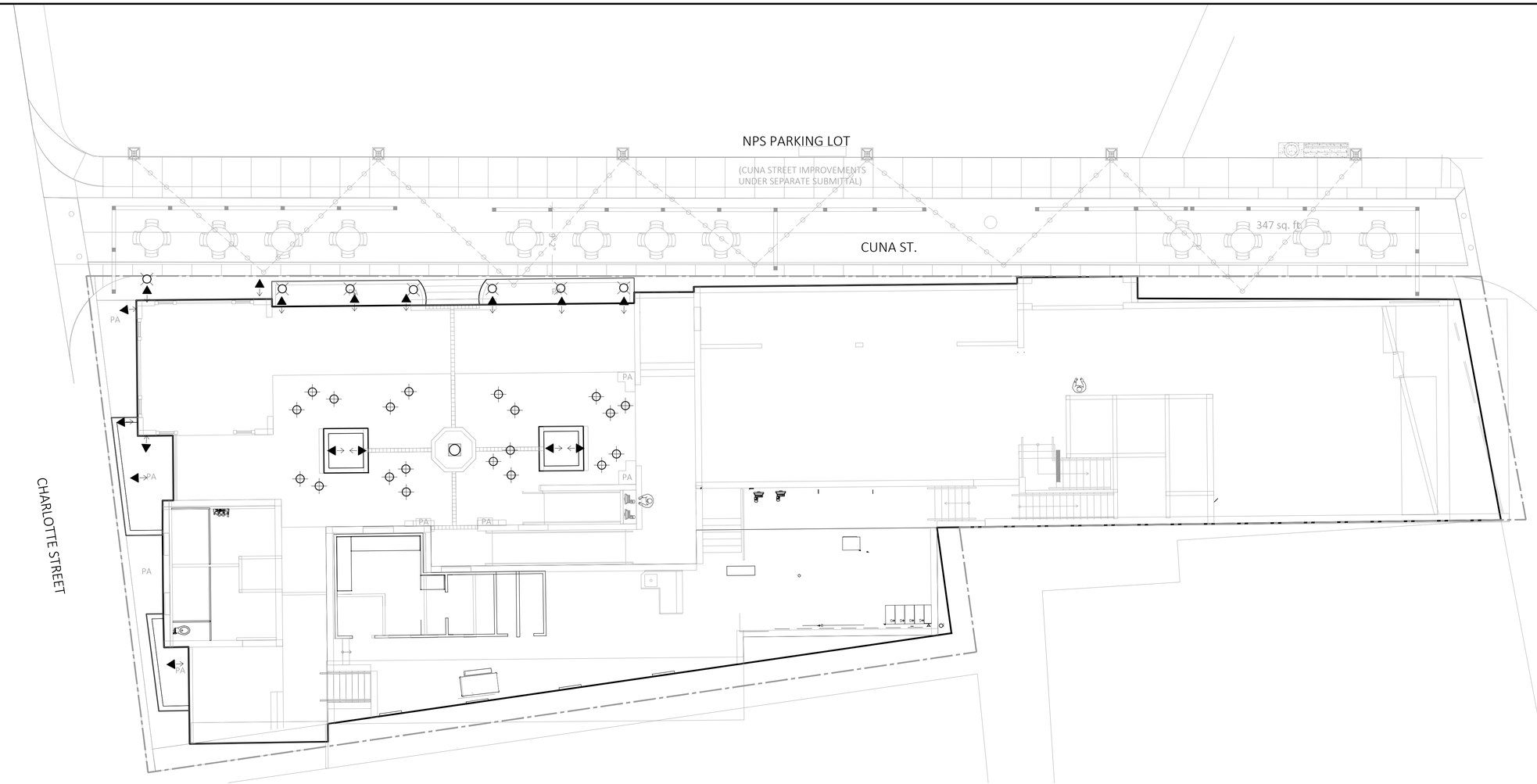
RENOVATION

ST AUGUSTINE , FL

RIVER AND FORT

DEMOLITION PLANS

A4.10



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀→	AURORA UPLIGHT: LS-L10 AGAVE BRASS, NATURAL Lamp: LED, 3 W, 2700, Beamspread: 60	17	
	AURORA PATHLIGHT- HPL4B LAGUNA COPPER AND BRASS, NATURAL Lamp: LED, 2.5 W, 2700, Beamspread: 270	7	
	AURORA AQUATIC LIGHT - H20-P ARIEL BRASS, NATURAL Lamp: LED, 4.5 W, 2700, Beamspread: 60	1	
	GAROTA PENDANT LIGHT SYNTHETIC FIBER, BROWN Lamp: LED, 2700	20	
	TOKISTAR FESTOON LIGHTING SUSPENDED SOCKET STRING LIGHT BLACK HOUSING, WARM WHITE COVER LAMP LED, 2700	150 LF	

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

ML+H
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: AC

RIVER & FORT

Cuna Street, St. Augustine, Florida

LIGHTING PLAN- 1st FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

DRAWING NO.:
L-5.1

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀→	AURORA UPLIGHT: LS-L10 AGAVE BRASS, NATURAL Lamp: LED, 3 W, 2700, Beamspread: 60	17	
	AURORA PATHLIGHT- HPL4B LAGUNA COPPER AND BRASS, NATURAL Lamp: LED, 2.5 W, 2700, Beamspread: 270	7	
	AURORA AQUATIC LIGHT - H20-P ARIEL BRASS, NATURAL Lamp: LED, 4.5 W, 2700, Beamspread: 60	1	
	GAROTA PENDANT LIGHT SYNTHETIC FIBER, BROWN Lamp: LED, 2700	20	
o– –o– –o– –o	TOKISTAR FESTOON LIGHTING SUSPENDED SOCKET STRING LIGHT BLACK HOUSING, WARM WHITE COVER LAMP LED, 2700	150 LF	

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

ML+H
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: AC

RIVER & FORT

Cuna Street, St. Augustine, Florida

LIGHTING PLAN - 2nd FLOOR

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	05.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.29.0

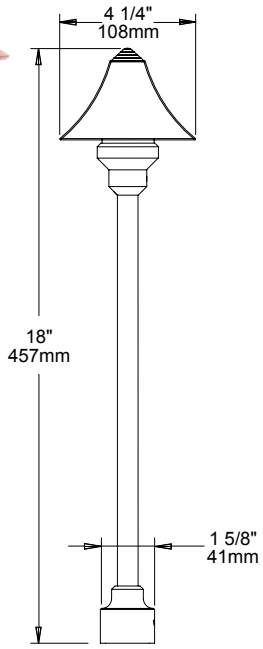
DRAWING NO.:
L-5.2

auroralight

TYPE: Default
CAT. #: HPL4B- 227-270-1/2-NAT

HPL4B LAGUNA

NAT

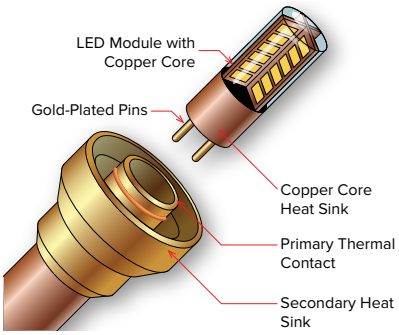


The compact size of the **HPL4B** allows for it to be installed discretely into planters and is ideal for illuminating pathways and intimate garden areas. Use anywhere a less obvious light source is desired. With a timeless design, precision manufacturing and the highest quality materials, our HPL luminaires are the clear choice.

Every HPL series path light gives you a choice of a Thermally Integrated® Field Serviceable LED Module or traditional Halogen lamp. Using Copper Core™ Technology, the HPL module is specifically engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency and long life!

Features include:

- Interchangeable LED Module in 2.5 or 3.5 Watts
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated® Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction
- Patent Pending



ORDERING GUIDE: HPL4B H (HYBRID) PL (PATH LIGHT) 4 (INCHES) B (BELL)

Prefix

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD*

227 — 270 — 1/2 — NAT

Auroralight LED Module
[227] 2.5 Watts, 2700K
[230] 2.5 Watts, 3000K
[327] 3.5 Watts, 2700K
[330] 3.5 Watts, 3000K

ACCESSORIES
(Select One)
[180] 180˚ Directional Reflector™ *
[270] 270˚ Directional Reflector™ *
[ID] Internal Diffuser (Frosted)

* Visible light

MOUNT
[1/2] 1/2" Male Thread
[G/S] Ground Stake
[D/S] Deluxe Stake 9"
[T/R-X] Trident Spike (**9**" or **12**")
[P/B-S] Power Box w/ Stake (Inc. 60W 120-12V transformer)
[P/M] 4" Pedestal Mount
[SM3] 3 1/4" Surface Mount
[SM2] 2 1/4" Surface Mount

[X] = Specify Length
NOTE: See Mount Guide for more options

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
[NI] Nickel PVD

ACCESSORIES

MOUNTS

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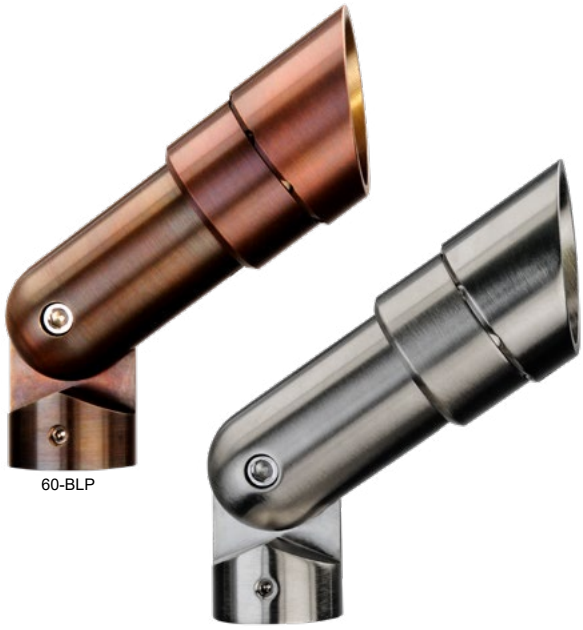
TYPE: Default
CAT. #: LSL10- 227-270-1/2-NAT

LSL10 AGAVE



The new **LSL10** micro directional luminaire is a high performance, low energy LED accent light. Machined from solid brass bar, its artistic styling and precise machining make this fixture both attractive and functional. The LSL10 Agave may look small, but it is extremely powerful! Paired with our exclusive **AMS**™ mounting system, there are a plethora of mounting possibilities.

See LSL6 and HSL11 for additional size and wattage options.

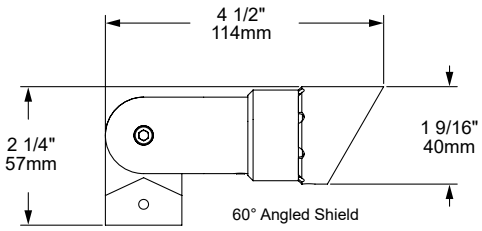
Features include:

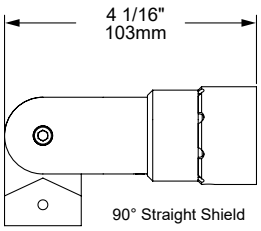
- 3 Watts and Up to 300 lumens
- Cree XLAMP® (XP-L) LED
- Self-aligning and Self Sealing Optic
- Interchangeable UV & Shock Resistant Silicone TIR Optic (Patent Pending)
- 2700K, 3000K (CRI 80 typ.), or Amber 585-595nm
- Thermally Integrated®, Field Serviceable LED Module
- TRIAC DImming to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction

Powered by CREE LEDs

12V

AMS AURORA MOUNT SYSTEM





ORDERING GUIDE: Prefix **LSL10** L (LED) SL (SPOTLIGHT) 10 (10 1/8 OF AN INCH)

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD*

60	A	27	1/2	NAT

GLARE SHIELD
[60] 60°Angled
[90] 90° Straight

OPTIC
[N] 15° Narrow
[M] 25° Medium
[W] 40° Wide
[WF] 60° Wide Flood
[A] All Optics Kit

LED COLOR
[27] 2700K, 80CRI
[30] 3000K, 80CRI
[AMB] Amber (585-595nm)

NOTE: For other CCT and CRI options, contact factory

MOUNT
[1/2] 1/2" Male Thread
[G/S] Ground Stake
[BMS] Brass Micro Spike
[D/S] Deluxe Spike
[T/R-X] Trident Spike (**9**" or **12**")
[JB3-S] J-Box w/ Stake
[P/B-S] Power Box w/ Stake (Inc. 60W 120-12V trans.)
[9x18] Telescopic Riser (Specify **5x10**, **7x14**, **9x18** or **11x22**)
[T/M] Trellis Mount
[S/B] Splice Box
[T/S-L-X] Light Duty Tree Strap (**22**" or **36**")
[BTM] Bolt-on Tree Mount

[X] = Specify Length
NOTE: See AMS Mount Guide for more options

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
[NI] Nickel PVD

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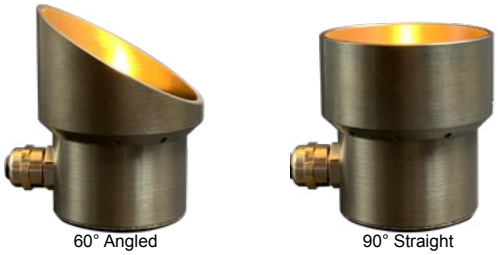
auroralight

TYPE: Default
CAT. #: H_2O-P- 227-270-1/2-NAT

H_2O-P ARIEL

No Shield



60° Angled 90° Straight

All shown as BLP-XD with side wire feed

The Auroralight Ariel H2O-P is an amphibious IP68, directional LED luminaire. With it's compact size, the Ariel is perfect for smaller water features or hiding under aquatic plants or rocks. An innovative CAM-LOC™ Stand allows quick and secure, tool-less adjustment from above. Adding a spool kit provides stow space of slack cord for enhanced serviceability.

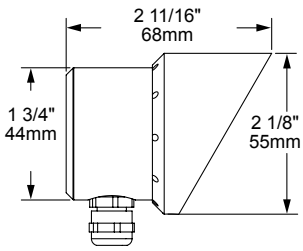
Features include:

- IP68 LED Module in 4.5 Watts up to 336 Lumens Delivered
- Interchangeable PMMA Acrylic Optics
- 2700K, 3000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology®
- 12V Integral Constant Current Driver (Remote 12V AC/DC Transformer Required)
- Dimmable to <10% (TRIAC/Forward Phase) via Compatible Transformer
- Compatible w/ 12V AC/DC MLV or ELV Transformers
- Solid Brass Construction

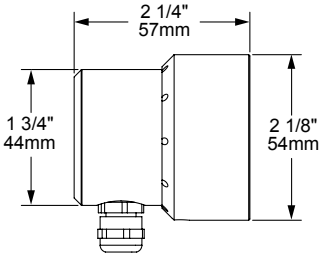
Powered by CREE LEDs

12V

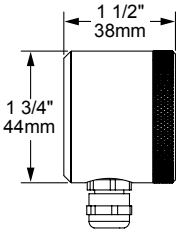
IP68



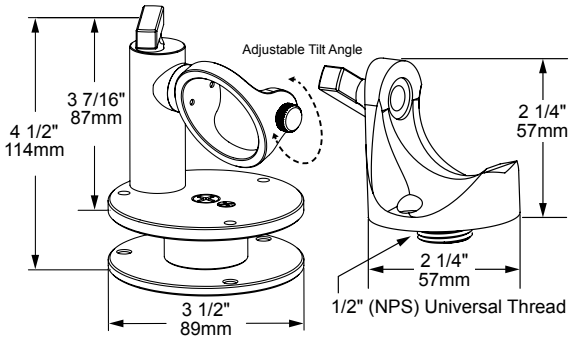
60° Angled



90° Straight



No Shield



CAM-LOC Stand Mount Bracket

ORDERING GUIDE: Prefix H_2O-P H_2O (UNDERWATER) P (PUCK)

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD*

60	A	27	10	S	1/2	NAT
GLARE SHIELD	**OPTIC**	**LED COLOR**	**CORD LENGTH**	**WIRE FEED**	**MOUNT**	**FINISH**
[60] 60° Angled	**[N]** 20° Narrow	**[27]** 2700K	**[10]** 10'	**[R]** Rear	**[CS]** CAM-LOC Stand	**[NAT]** Natural
[90] 90° Straight	**[M]** 30° Medium	**[30]** 3000K	**[15]** 15'	**[S]** Side	**[CS-SK]** Stand w/ Spool Kit	**[BLP]** Bronze Living Patina
[NS] No Shield	**[W]** 40° Wide		**[20]** 20'		**[CS-D/S]** Stand w/ 9" Deluxe Spike	**[BLP-XD]** BLP Extra Dark
	[WF] 50° Wide Flood		**[25]** 25'		**[CS-SK-D/S]** Stand w/ Spool Kit and 9" Deluxe Spike	
	[SF] 60° Super Flood				**[MB]** Mount Bracket*	
	[UF] 75° Ultra Flood				**[MB-1/2]** Mount Bracket w/ 1/2" NPS Male Adapter*	
	[A] All Optics Kit					

* Not compatible with [S] Side Wire Feed

CAM-LOC Stand

Mount Bracket

MOUNTS

[CS] CAM-LOC Stand
Allows for fixture adjustment

[CS-SK] Spool Kit
Stows slack cord

[CS-D/S]
Deluxe Spike
Adds (3) Stabilizing spikes to stand

[CS-SK-D/S]
Spool Kit and Deluxe Spike
Adds (3) Stabilizing spike to stand

[MB] Mount Bracket

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CUSTOMIZE Add custom contact info, project, logo and more.

CREATE Generate PDF Spec Sheet to save, print and share.

Garota Outdoor Plug-In LED Pendant
By Bover

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Product Options

Shade Color: Brown, Ivory White
Finish: Brown Graphite, Natural White

Details

- Stainless steel hook
- Treated to withstand all weather conditions
- Electrical cord is protected with water-proof neoprene coating
- Plug-in installation
- LED Driver installed on wire
- Designed by Alex Fernández Camps, Gonzalo Milà in 2015
- Material: Hand-wrapped Polyethylene Synthetic Fiber exterior shade
- Shade Material: UV protected Frosted Polyethylene Globe
- ETL Listed Wet
- Made In Spain

Dimensions

Cord: Length 157.48"
Fixture: Height 6.3", Diameter 10.53"

Lighting

- 9 Watt (960 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 2700K

Notes:

Additional Details

Product URL: https://www.lumens.com/garota-outdoor-plug-in-led-pendant-by-bover-BVRP122682.html
Rating: ETL Listed Wet

Product ID: BVRP122682

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created June 9th, 2020

Exhibitor™

Tokistar® Exhibitor Series is a wet-location festoon lighting system used in amusement parks, shopping centers, street decorations and promenades. Exhibitor fixtures may also be incorporated into signs or surface mounted to accent rooflines and other architectural features.

The EXC Series incorporates Exhibitor Series into a 2" x 2" aluminum profile suitable for painting and use in all environments. This series can be wired for single circuit or chasing effects.

A wide selection of LEDs allow you to create a system to complement any theme, setting or ambient light level.

Light sources include our new Virtual Incandescent™ and Ultra Bright LEDs. We also offer 0.48 watt LEDs in a variety of colors.

Exhibitor festoon lighting spans large areas of open-air space.

EXC Series wired for four-channel chase dramatically highlights the contours of this casino perimeter.

Contents

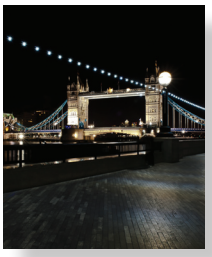
Introduction | 2-3

Design Guidelines | 4

How to Specify
Basic System / EXC Series | 5

Accessories / Sizes & Lengths | 6

Transformers / Specifications | 7

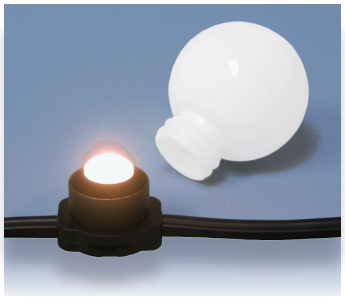


Cover:
Exhibitor with LEDs along the River Thames.

Exhibitor fills this open-air space with a spectacular canopy of light.

Virtual Incandescent™ LED
1.8 watts /24 VAC
Virtual Incandescent LEDs do a remarkable job of emulating traditional incandescent lamps.

Exhibitor adds a canopy of lights and interest to this open ceiling.



Ultra Bright LED
1.8 watts /24 VAC
These LEDs have the same apparent brightness as 7.5 watt xenon lamps, with over 4 times the life rating.

Exhibitor with our Virtual Incandescent LEDs draws attention to this carousel.

Three Exhibitor Globe Shapes
All styles are available in clear and frosted. The G-19 is also available in transparent Green, Amber, Blue, Red and Violet.

Design Guidelines

Socket Spacing

Consider line of sight and viewing perspective when deciding on socket spacing. More distant spacings (18"-24") are the best choice for most festoon applications. Closer spacings (6"-12") are appropriate for applications at closer viewing range. Any custom spacing is available on request.

Light Sources

0.48 Watt LEDs

With incredible life ratings, all Tokistar LEDs are ideally suited for continuous operation in commercial applications. LEDs rated at 0.48 watts provide a softer lighting effect and are the most energy-efficient choice. These LEDs consume so little energy they can span much greater distances from a single feed point.

0.48 Watt LEDs				
Part#	Watts/Volts	Hours	Lumens	Color
EX-WW	0.48 Watts / 24 VAC	40K - 50K	12.5	2500K
EX-WH	0.48 Watts / 24 VAC	40K - 50K	18.0	5500K
EX-BL	0.48 Watts / 24 VAC	40K - 50K	1.4	Blue
EX-GR	0.48 Watts / 24 VAC	40K - 50K	4.6	Green
EX-OR	0.48 Watts / 24 VAC	40K - 50K	2.5	Orange
EX-PL	0.48 Watts / 24 VAC	40K - 50K	3.8	Purple
EX-RD	0.48 Watts / 24 VAC	40K - 50K	2.6	Red
EX-YG	0.48 Watts / 24 VAC	40K - 50K	8.0	Yellow-Green

LEDs Shown with Frosted Globes

Virtual Incandescent and Ultra Bright LEDs

Virtual Incandescent™ LEDs do a remarkable job of emulating traditional incandescent filaments. Ultra Bright LEDs do the same, while providing a brighter light source. Both LEDs are rated at 1.8 watts.

Ultra-Bright LED

Virtual Incandescent™ LED

Ultra Bright and Virtual Incandescent LEDs				
Part#	Watts/Volts	Hours	Lumens	Color
EX-UB-LW	1.8 Watts / 24 VAC	40K - 50K	41	2000K
EX-UB	1.8 Watts / 24 VAC	40K - 50K	45	2400K
EX-VI-LW	1.8 Watts / 24 VAC	40K - 50K	36	2000K
EX-VI	1.8 Watts / 24 VAC	40K - 50K	40	2400K

Xenon Lamp

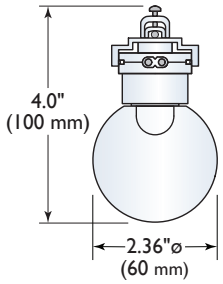
Tokistar's Exhibitor Series was originally introduced with incandescent xenon lamps, and we still offer them as an option. Due to the efficiency and exceptional life of LED sources, xenon lamps are no longer the most popular choice.

Xenon Lamp				
Part#	Watts/Volts	Hours	Lumens	Color
EX-124	7.5 Watts / 24 VAC	10K	65	2500K

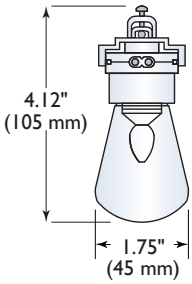
Globe Selection

Three different shapes are available: G-19, G-14 and S-14. Clear globes have excellent clarity and will emphasize distinct points of light. Frosted globes diffuse light and have a softer appearance. Each globe includes two O-rings for a secure and weatherproof seal to the socket. G-19 transparent colored globes create vibrant color. Virtual Incandescent LEDs are not recommended for use with frosted globes, and our xenon lamp is not for use with G-14 globes.

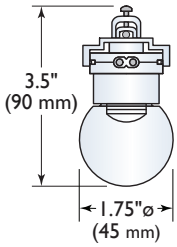
G-19



S-14



G-14



G-19 globes are also available in transparent Green, Amber, Blue, Red and Violet.

How to Specify

When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

The Basic System

The Exhibitor Series consists of sockets permanently sealed to flexible cable. All components are rated for wet location use.

EXBK - 6 - VI - S14 - C

Cable / Socket Color

Code	Color
BK	Black
WH	White

Socket Spacing

Code	Inches (mm)
6	6" (150 mm)
12	12" (300 mm)
18	18" (450 mm)
24	24" (600 mm)

Custom spacing is available.

LED

Code	Color	Watts/Volts
UBLW	2000K White	1.8 W / 24 VAC
UB	2400K White	1.8 W / 24 VAC
VILW	2000K White	1.8 W / 24 VAC
VI	2400K White	1.8 W / 24 VAC

Virtual Incandescent (VILW & VI) not for use with Frosted Globes

Code	Color	Watts/Volts
WW	2500K White	0.48 W / 24 VAC
WH	5500K White	0.48 W / 24 VAC
BL	Blue	0.48 W / 24 VAC
GR	Green	0.48 W / 24 VAC
OR	Orange	0.48 W / 24 VAC
PL	Purple	0.48 W / 24 VAC
RD	Red	0.48 W / 24 VAC
YG	Yellow-Green	0.48 W / 24 VAC

(Any Combination of 0.48 Watt Colors is Possible)

Xenon Lamp

Code	Color	Watts/Volts
124	2500K	7.5 W / 24 VAC

Xenon lamp not for use with G-14 globes

Globe Style

Code	Style
G19	G-19
G14	G-14
S14	S-14

G-14 & S-14 in clear and frosted only

Globe Color

Code	Color
C	Clear
F	Frosted
G	Green
A	Amber
B	Blue
R	Red
V	Violet
M	Multi-Color

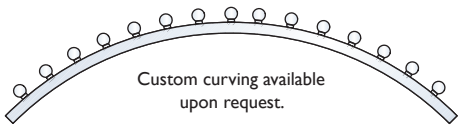
EXC Series

EXC Series incorporates Exhibitor Series into a 2" x 2" satin aluminum profile for use in all environments. Custom finishes are available upon request. Fixtures can be wired for single circuit or chasing effects.

EXC - 6 - UB - G19 - F

Extrusion Finish

Code	Color
EXC	Satin Aluminum



Custom curving available upon request.

Socket Spacing

Code	Inches (mm)
6	6" (150 mm)
12	12" (300 mm)
18	18" (450 mm)
6C	6" Chase (150 mm)
12C	12" Chase (300 mm)

Custom spacing is available.

LED

Code	Color	Watts/Volts
UBLW	2000K White	1.8 W / 24 VAC
UB	2400K White	1.8 W / 24 VAC
VILW	2000K White	1.8 W / 24 VAC
VI	2400K White	1.8 W / 24 VAC

Virtual Incandescent (VILW & VI) not for use with Frosted Globes

Code	Color	Watts/Volts
WW	2500K White	0.48 W / 24 VAC
WH	5500K White	0.48 W / 24 VAC
BL	Blue	0.48 W / 24 VAC
GR	Green	0.48 W / 24 VAC
OR	Orange	0.48 W / 24 VAC
PL	Purple	0.48 W / 24 VAC
RD	Red	0.48 W / 24 VAC
YG	Yellow-Green	0.48 W / 24 VAC

(Any Combination of 0.48 Watt Colors is Possible)

Xenon Lamp

Code	Color	Watts/Volts
124	2500K	7.5 W / 24 VAC

Xenon lamp not for use with G-14 globes

Globe Style

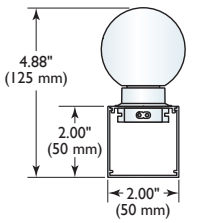
Code	Style
G19	G-19
G14	G-14
S14	S-14

G-14 & S-14 in clear and frosted only

Globe Color

Code	Color
C	Clear
F	Frosted
G	Green
A	Amber
B	Blue
R	Red
V	Violet
M	Multi-Color

EXC Series
Shown with G-19 Globe

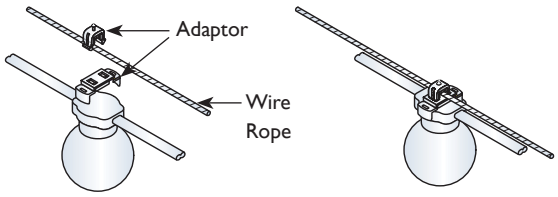


Mounting Options

Festoon Mounting

Part# EX-MDA-WH (White)
Part# EX-MDA-BK (Black)

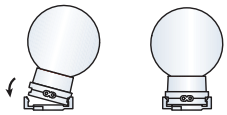
For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and all of its associated mounting hardware is not provided with the system.



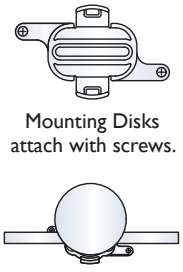
Surface Mounting with Disks

Part# EX-MD-WH (White)
Part# EX-MD-BK (Black)

Exhibitor Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snapped into the disk first, and the entire assembly screwed in place to the structure.



Exhibitor fixture snaps directly into the Mounting Disk and locks in place.

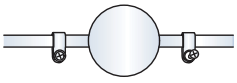


Mounting Disks attach with screws.

Surface Mounting with Straps

Part# EX-MS-WH (White)
Part# EX-MS-BK (Black)

Exhibitor Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.

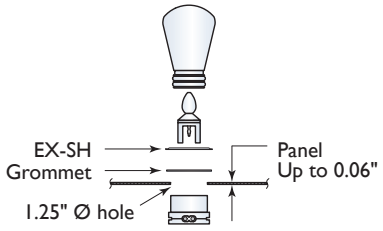


Mounting Straps attach with screws.

Panel-Extrusion Mounting

Part# EX-SH

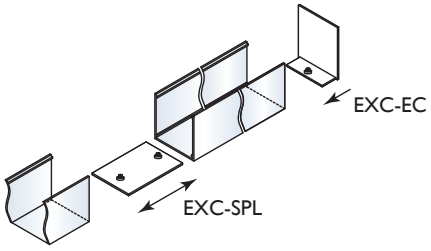
For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The socket assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.



EXC Series

Part# EXC-SPL (Exhibitor Splice)
Part# EXC-EC (Exhibitor End Caps)

End Caps are required at the end and beginning of each run of fixture. When EXC fixtures are positioned end-to-end, a splice is needed to seam them together.



Sizes and Lengths

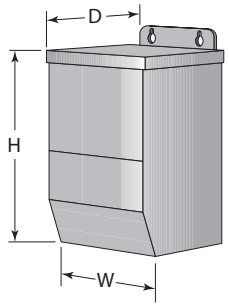
To minimize voltage drop and keep conductors safely within their ratings, do not exceed the maximum lengths shown for each independent fixture.

Maximum Run Lengths			
	LEDs	UB & VI LEDs	Xenon Lamp
Socket Spacing	0.48 Watt / 24 VAC	1.8 Watt / 24 VAC	7.5 Watt / 24 VAC
6" (150 mm)	250' (76 M)	125' (38 M)	32' (10 M)
12" (300 mm)	350' (106 M)	200' (60 M)	56' (17 M)
18" (450 mm)	420' (128 M)	225' (68 M)	72' (22 M)
24" (600 mm)	500' (152 M)	250' (76 M)	80' (24 M)

Transformers

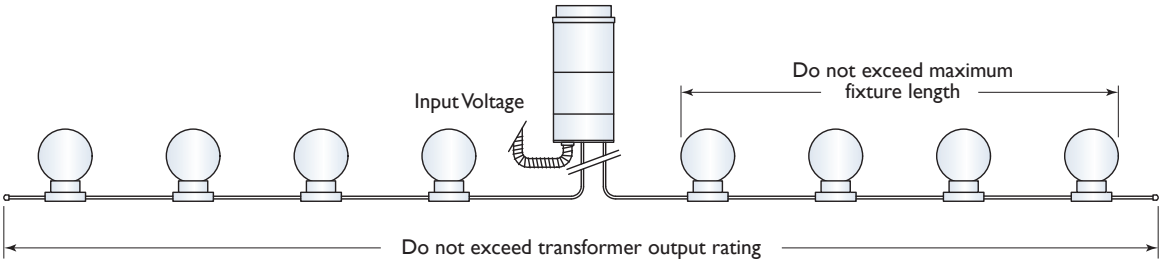
Tokistar transformers operate from a 120 VAC / 60 Hz input and are fully dimmable. They are provided in a Nema 3R enclosure suitable for wet locations. The secondary outputs are protected by circuit breakers. Transformers should be installed in an accessible location where there is free air circulation.

24 VAC Transformers					
Number	Outputs	D	H	W	Weight
C2-40-24V	1 @ 40 Watt / 24 VAC	2.25"	5.75"	2.25"	2 lbs
C2-96-24V	1 @ 96 Watt / 24 VAC	2.5"	6.5"	3.0"	3 lbs
T24-150	1 @ 150 Watt / 24 VAC	3.0"	9.0"	3.0"	5 lbs
T24-300	1 @ 300 Watt / 24 VAC	3.5"	9.5"	4.5"	8 lbs
T24-600	1 @ 600 Watt / 24 VAC	4.5"	10.5"	4.5"	15 lbs
T24-1200	2 @ 600 Watt / 24 VAC	5.0"	11.5"	7.0"	28 lbs



Consult factory for transformers with input voltages of 230 or 277 VAC. Sizes and weights shown are approximate and subject to change without notice.

Transformers can be centrally located and feed fixtures in either direction.



Specifications

All plastic components comply with UL746C in respect to Ultraviolet Light and Water Absorption testing.

- **Light Sources** include LED and Xenon lamps
- **Polycarbonate Globe** with flammability rating UL 94V-2
- **Flexible Conductors** #12 AWG stranded and plated wire
- **Two O-Rings** on each globe for weatherproof seal
- **Sockets** permanently fastened to cable with sealant
- **Insulation** is flexible PVC with flammability rating UL 94 HB

Intertek
Wet Location Listed

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0052 Address: 67 Marine Street

Applicant: Paul J. Thompson

Property Owner: Paul Thompson and Maxie Thompson

Project description: To elevate the building following the concept design approved in the 2017 Opinion of Appropriateness including a new first floor finished with stucco, new doors and garage door, window, balcony, driveway, and removal of non-historic property walls.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01276
National Register:	St. Augustine Town Plan Historic District	Construction date:	ca. 1840
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985300000		
Agenda Item:	5(b)	Previous Action(s):	OOA 2017-0137

STAFF SUMMARY AND ANALYSIS:

- This is a frame vernacular Territorial Period building located on the east side of Marine Street in the Historic Preservation One (HP-1) Zoning District and the St. Augustine Town Plan National Historic District. Earlier Sanborn maps, prior to the 1930 map revised in 1957, show the house labeled with different street numbers that were used over time instead of its current 67 Marine Street address.
- An Opinion of Appropriateness (2017-0137) was approved at the November 9, 2017 meeting with the condition of further details being provided on raising the house to a new level, the proposed replacement foundation type, and the chimney replacement or retention.
- A Certificate of Demolition application (2020-0053) for the removal of the chimney was also submitted for the June 18, 2020 HARB meeting. The drawing submitted with that application shows that a brick chimney covered in stucco is proposed as a replacement in the same location as the existing chimney. The drawings submitted with this COA indicate that the area where the chimney is removed will be resided with wood with staggered joints to match the existing siding.
- Upon review of the application, more detailed information is needed including the following: an existing and a new elevation showing the existing and proposed new height above the BFE (Base Flood Elevation), drawings with sections, profiles, and details on materials (including for the roof, foundation, exterior finishes, the balcony supports/brackets, the garage door, new window and six-panel door for first floor, and the concrete/brick drive and walk), paint or finish colors proposed, and details on new walls, paving, and plant material if new are proposed.
- Submitted drawings indicate fiberglass shingles are proposed for the roof of the new balcony. The roof should be wood to match the existing house shingles.
- The project is within archeological zone IB. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist. This project will likely require the submittal of an A14 Archaeological Review Application. Submittal of the application and coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

Based on a review of the previously approved Opinion of Appropriateness (F2017-0137) and without the support of evidence to the contrary, staff finds the board can take the following actions on the CERTIFICATE OF APPROPRIATENESS at 67 Marine Street with the following condition:

1. The applicant provides all required documentation which conforms to the AGHP requirements subject to HARB approval. (Note the applicant indicated these materials would be provided but could not meet the deadline for submitting additional materials. Therefore, it is the staff expectation that these will be provided to the HARB and based on the concept approval that these are details that will conform to the concept approval.)

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Raise the building to mitigate future hurricane related flooding, with finished floor at 9'3".
2. Add a proposed 8'8" high garage at grade / first floor level with stucco over new 8" CMU walls, a wood overlay garage door, a wood window, and a six-panel door with two lites.
3. Add a proposed balcony at the second-floor level, approximately 25' wide by 6' deep in size, with 4x4" wood columns, a 36" high wood railing, a wood deck, a 6x6" wood post extending below, and fiberglass shingle roof.
4. Permanently remove non-historic property walls and brick patio to allow for steel beams being placed under house during lifting process.
5. Remove existing screen door and frame on existing east end of south elevation and replace with rail.
6. Add a concrete and brick drive and walk.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
5. Sensitive Treatment of Distinctive Features and Craftsmanship
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Additions

Do...

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

Don't...

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

Post-1821

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

Accessory Buildings including porches

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

Do...

- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.

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.
- Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Opinion of Appropriateness F2017-0137 from November 9, 2017 (inlcudes Sanborn Maps)
3. Florida Master Site File

STAFF PHOTOGRAPHS
67 Marine Street

Front Façade / West Elevation with property wall and North Elevation

STAFF PHOTOGRAPHS
67 Marine Street

Front Façade / West Elevation and
South Elevation with chimney and wall

STAFF PHOTOGRAPHS
67 Marine Street

Front Façade / West Elevation and South Elevation with property walls

STAFF PHOTOGRAPHS
67 Marine Street

Front Façade / West Elevation and South Elevation with property walls and brick patio

STAFF PHOTOGRAPHS
67 Marine Street

Looking North and South along Marine Street

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

November 9, 2017

Paul J. Thompson, Etal
P. O. Box 70
St. Augustine, FL 32085-0070

Re: Opinion of Appropriateness – 67 Marine Street – F2017-0137

Dear Mr. Thompson:

On Thursday, November 9, 2017, the Historic Architectural Review Board (HARB) met and discussed your application to alter the building foundation and elevate the building to reduce risk of future flooding (Hurricane Matthew and Irma) at 67 Marine Street.

Specifically, the HARB **approved** your application as submitted.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

DB:sp

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

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

TYPE OF REQUEST:

☐ Appeal of Architectural Review Official
☐ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Preliminary Design Approval for Entry Corridors
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☒ Opinion of Appropriateness
☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2017-0137
Applicant: Paul Thompson
Owner: Paul Thompson and Maxie R. Thompson
Address: 67 Marine Street
Parcel Number: 198530-0000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to alter the building foundation and elevate the building to reduce risk of future flooding. (Hurricane Matthew and Irma)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 9, 2017, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 9, 2017 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES/ CONTINUES** the Applicant's request to alter the building foundation and elevate the building to reduce risk of future flooding. (Hurricane Matthew and Irma)

Subject to the following conditions:

- FURTHER DETAILS - RAISING HOUSE (NEW LEVEL)
- FOUNDATION TYPE
- CHIMNEY REPLACEMENT/RETENTION
-
-
-
-

DONE AND ORDERED, at a public hearing on the 9 day of NOVEMBER, A.D., 2017, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2017- 0137

REQUEST APPROVED / DENIED/CONTINUES

A B Wallace
Sign Name

TONI WALLACE
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 9th day of November, A.D., 2017.

Notary Public, State of Florida

CANDICE J SEYMOUR
MY COMMISSION #FF122937
EXPIRES May 13, 2018
(407) 398-0153 FloridaNotaryService.com

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for November 9, 2017 Meeting

Application F2017-0137 Address: 67 Marine St

Paul Thompson, Applicant

Paul J. Thompson and Maxie R. Thompson, Owner

Project description: To alter the building foundation and elevate the building from 7 feet to 10 feet to reduce risk of future flooding. (Hurricane Matthew and Irma).

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01276
National Register:	Contributing	Construction date:	1840-1854
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	198530 0000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting an Opinion of Appropriateness to remove the existing foundation, elevate the structure 3 feet and set it on a new foundation.

- proposed elevation height is the minimum necessary to meet the current city regulation and future FEMA finished floor elevation
- existing foundation materials include original coquina stone blocks at the corners and there has been infill of concrete block piers
- current foundation is not a prominent feature of the building which is only partially visible from Marine Street due to the property wall
- applicant did not provide details on proposed foundation type (stem wall, piers, etc) or material (brick, concrete, coquina, etc) because he is asking for recommendations from the board
- Adjacent buildings are not situated on the same building line which limits the visual impact to the surrounding buildings; this will most greatly affect the proportion of the building to its own foundation because it is a small one story building
- HARB should discuss whether this application will also require a partial demolition review for the original foundation materials and discuss how the increased height changes access of the building from grade

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 the a new foundation and building elevation at 67 Marine Street** with the following considerations:

1. Finding by HARB that the elevation of the structure 3 feet does not reduce the historic integrity of the structure
2. Recommendation by HARB of appropriate replacement foundation (suggestions below)
    a. coquina stone piers at building corners with recessed stem wall of modern construction that is not highly visible
    b. coquina stone piers at building corners with additional brick or concrete block piers
    c. entirely new foundation type and material (brick/concrete stem wall/piers)
3. Discussion regarding the additional site changes that will be included in the Certificate application such as how the building will be accessed from grade

Jenny Wolfe

Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- remove existing foundation
- raise the building 3 feet
- construct new foundation
- building not evaluated as "substantially damaged"

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation:
Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Secretary of the Interior's Standards for Rehabilitation that apply:

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

Foundations and Infill

Do...
- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...
- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821
Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

Foundations and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821

Foundation types and materials depend on the architectural style of the building.

Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

ARCHAEOLOGICAL ORDINANCE

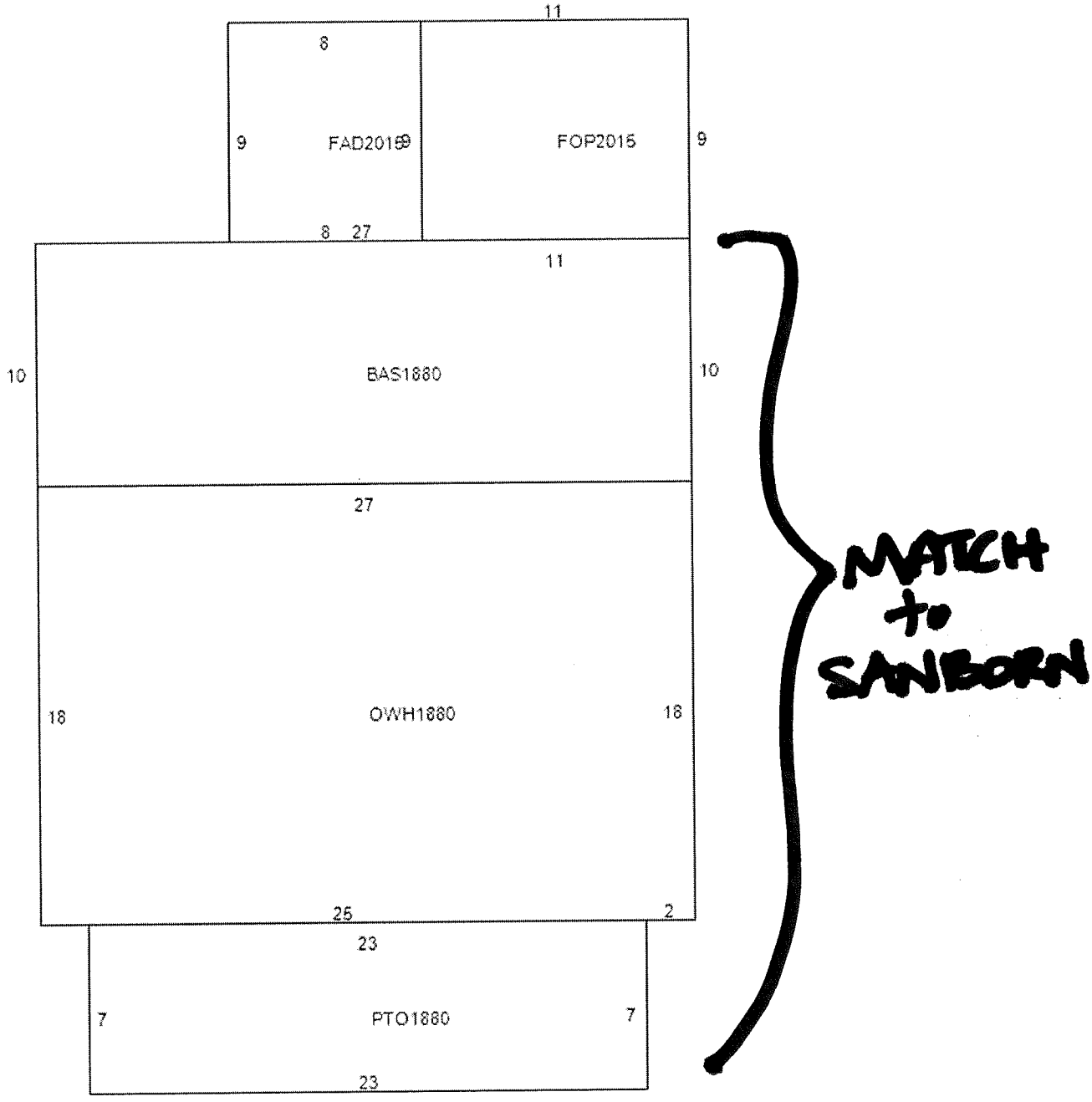
Building is located in zone IB

Consult City Archaeologist with detailed scope of work to determine the impact of the project on archaeological materials and associated review requirements prior to commencing any site work

LIST OF ATTACHMENTS:

1. Staff photographs
2. Excerpt from revised Secretary of the Interior's Standards for Rehabilitation (2017) which is not adopted in the current AGHP (2011)

1840
617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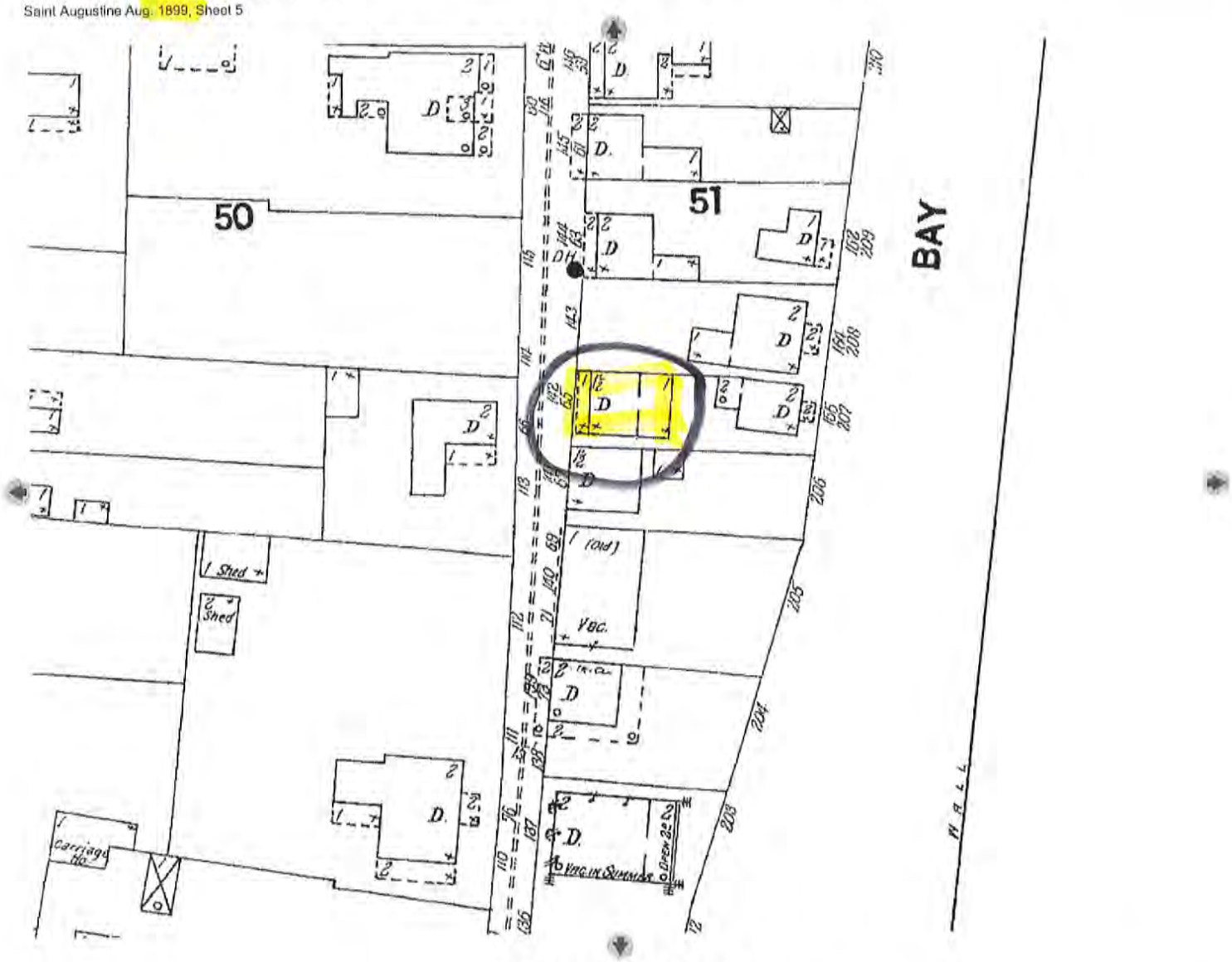
CLOSE WINDOW | DOWNLOAD MAP | PRINT CURRENT VIEW

Click on map to: zoom in (•) re-center Zoom: 219%

Select window size for viewing:

Saint Augustine Aug. 1899, Sheet 5



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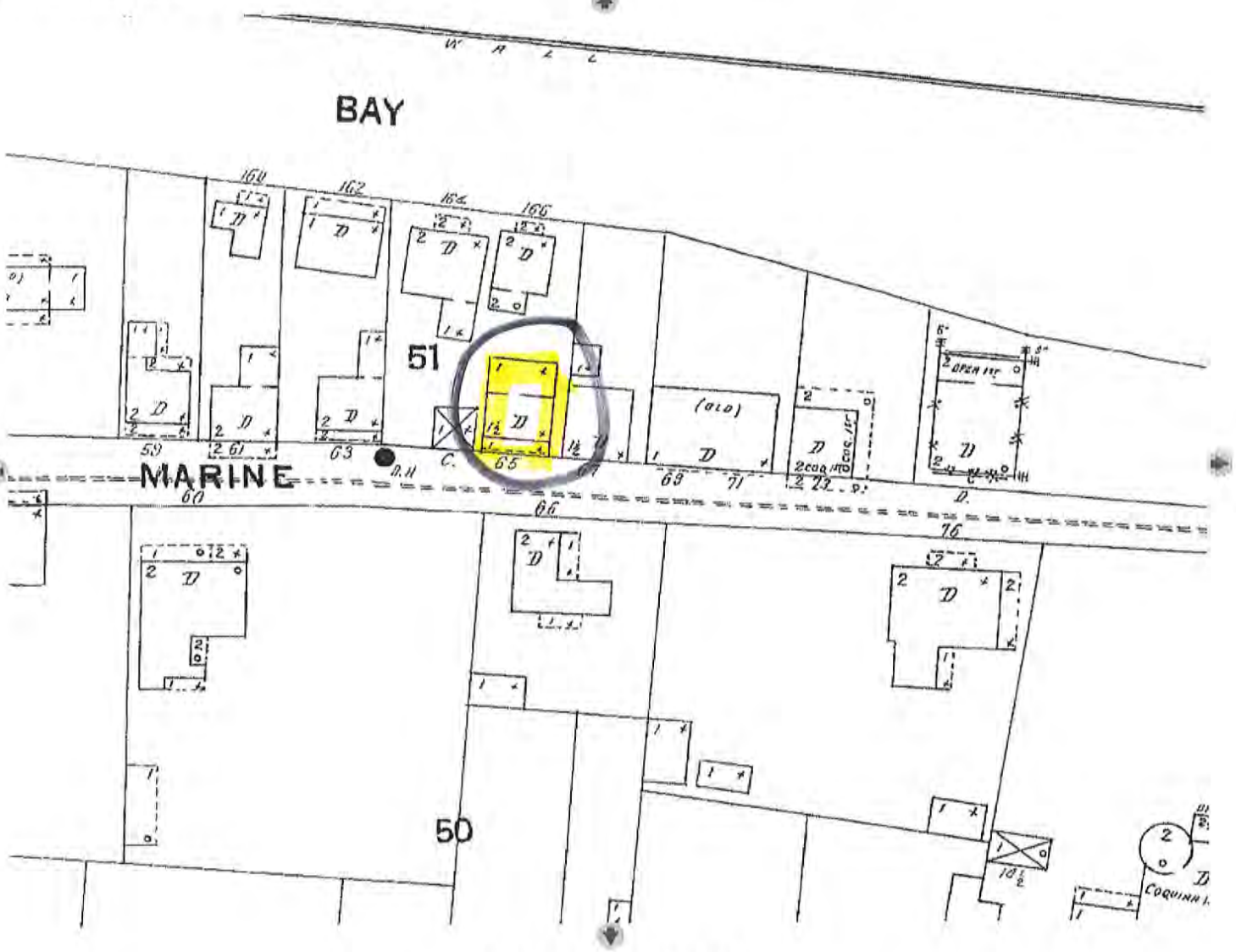
Saint Augustine Mar. 1904, Sheet 5



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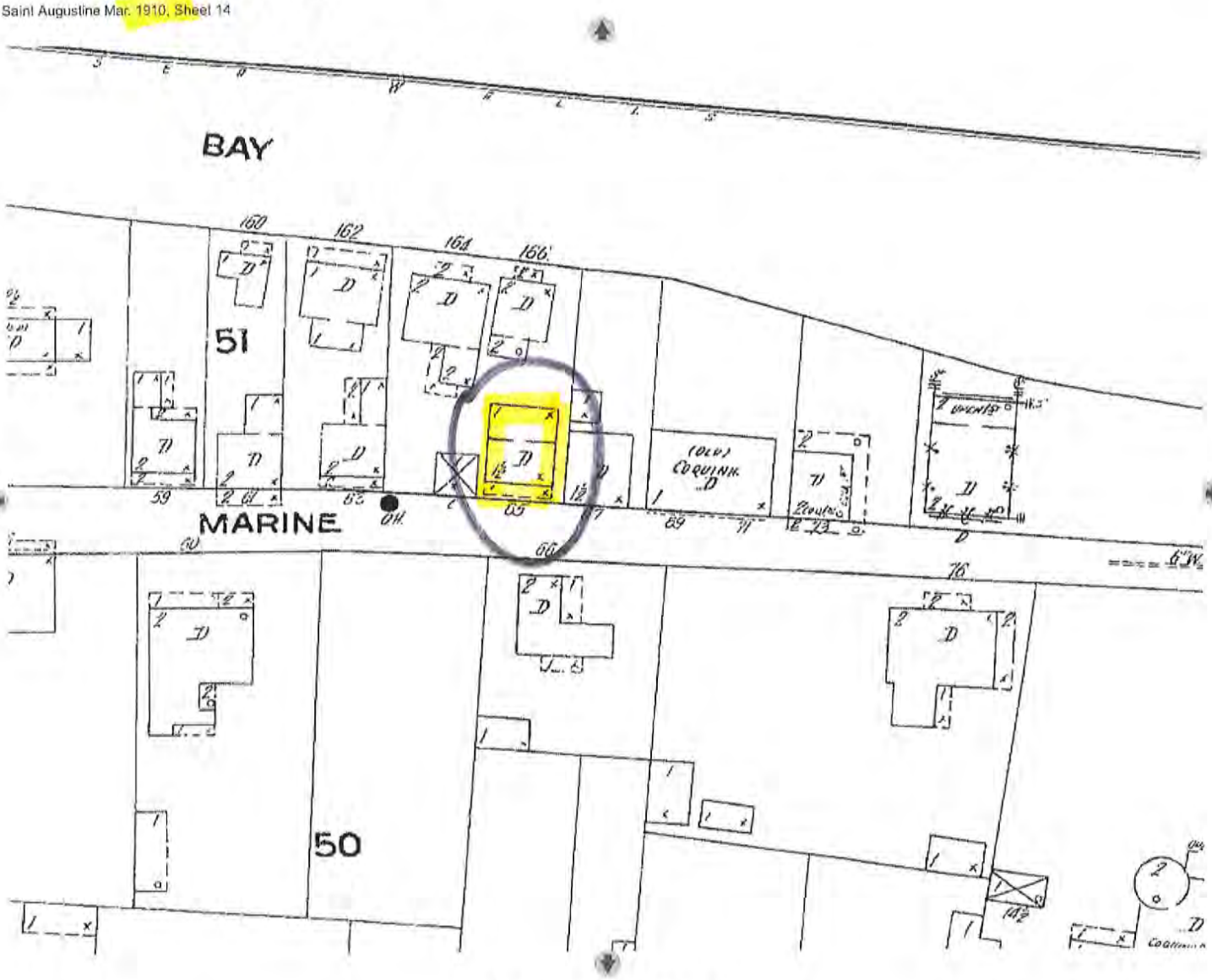
Saint Augustine Mar. 1910, Sheet 14



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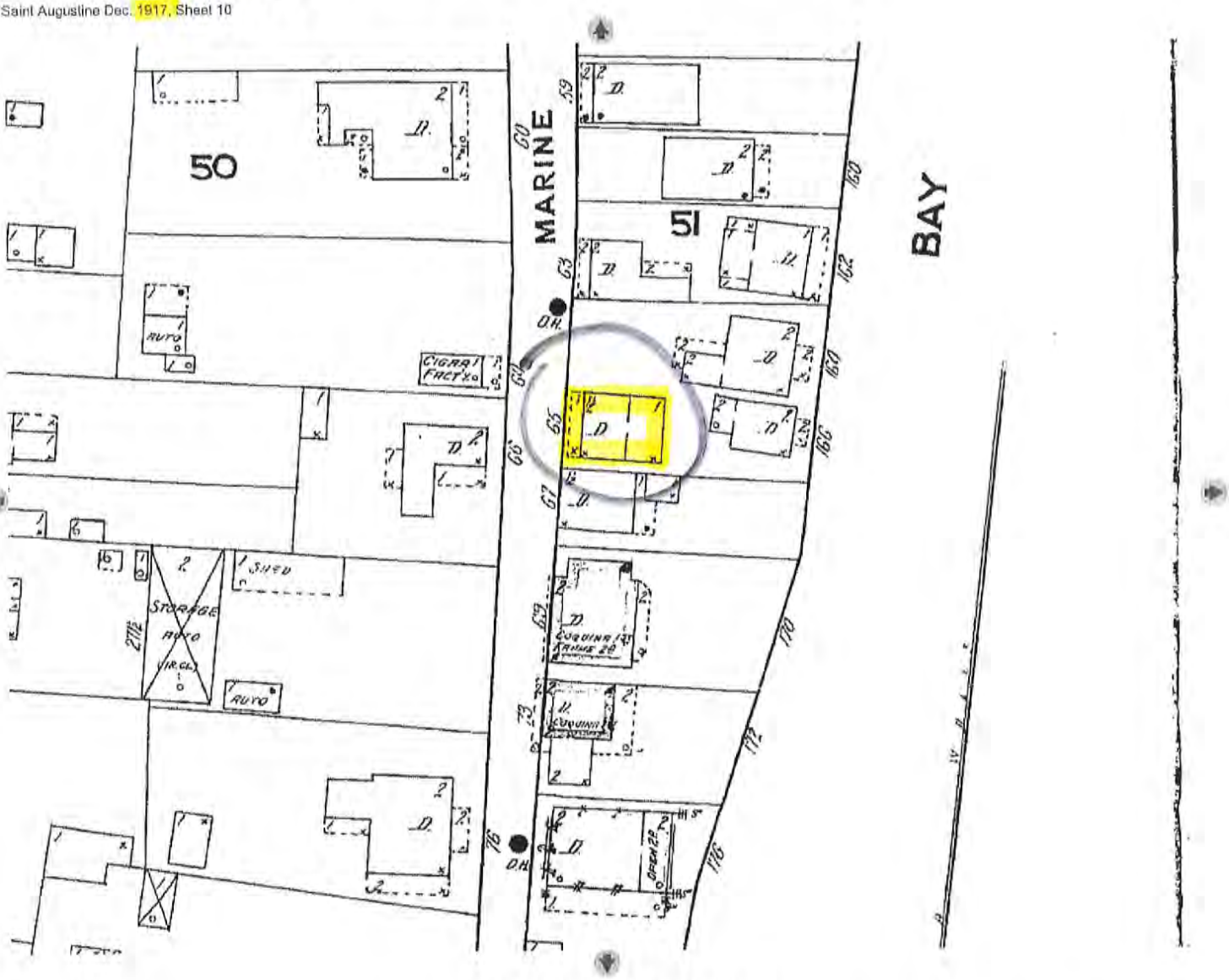
Click on map to: zoom in re-center Zoom: 220%

Select window size for viewing:

Saint Augustine Dec. 1917, Sheet 10



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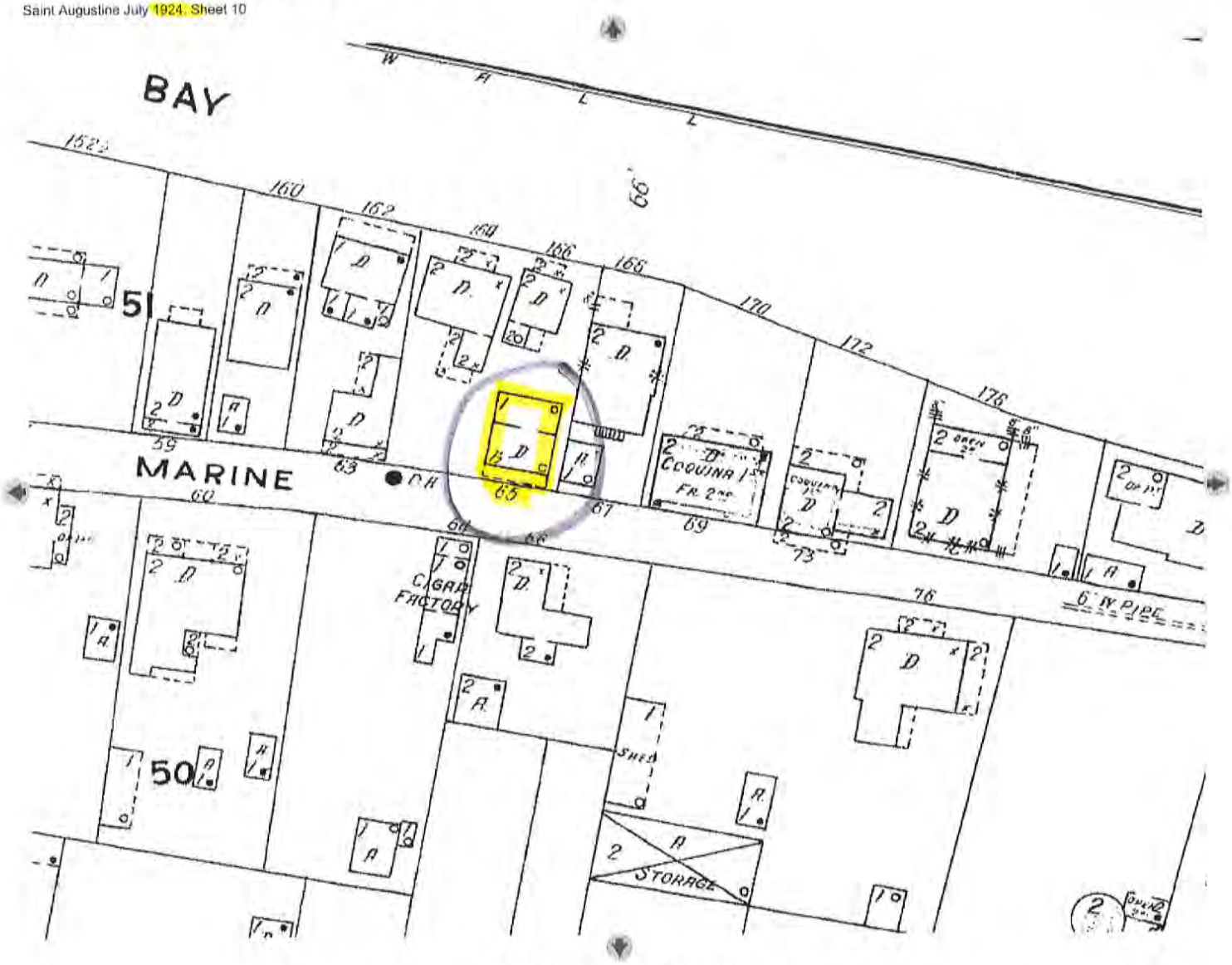
Click on map to: zoom in re-center Zoom: 219%

Select window size for viewing:

Saint Augustine July 1924: Sheet 10



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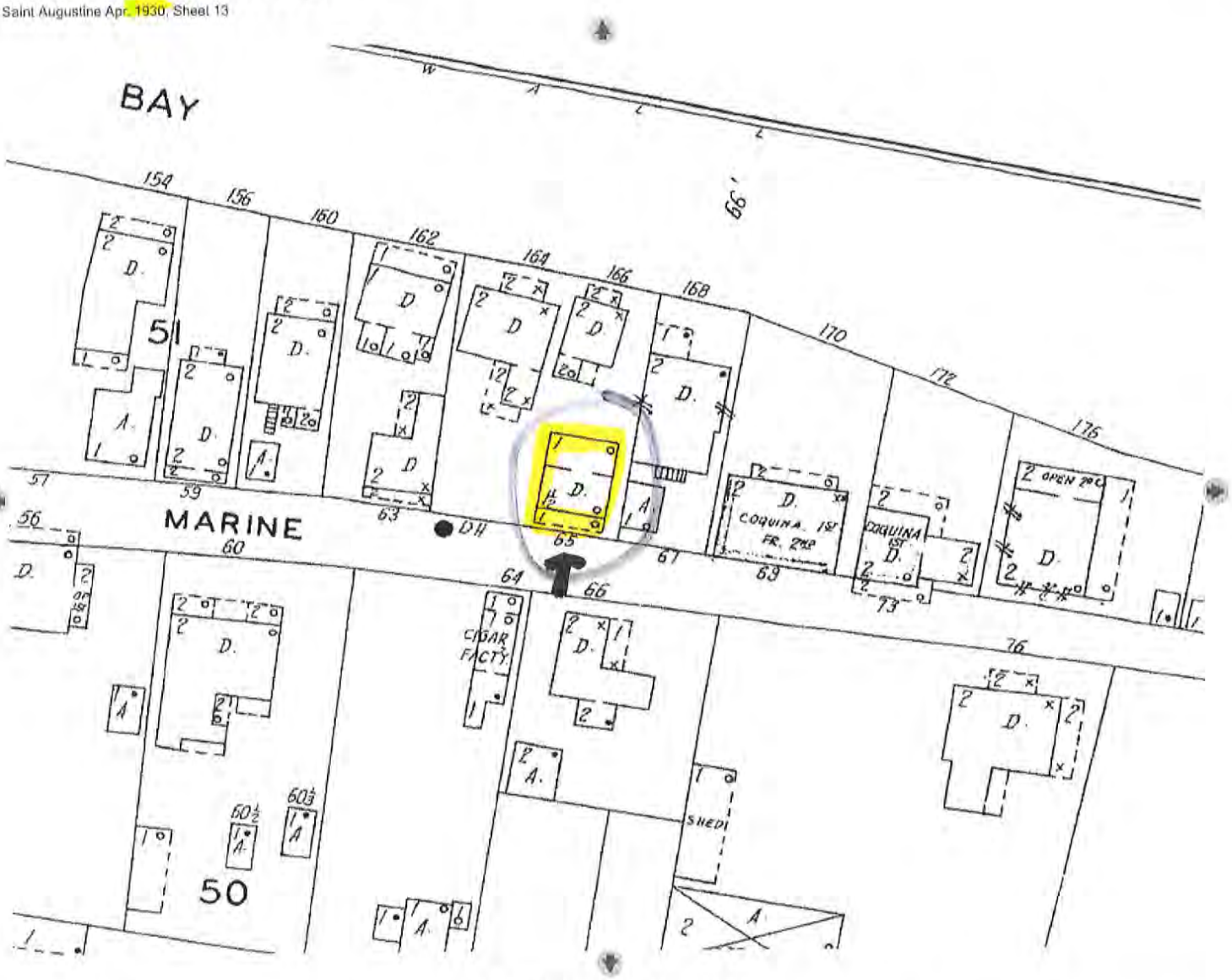
CLOSE WINDOW | DOWNLOAD MAP | PRINT CURRENT VIEW

Click on map to: zoom in re-center Zoom: 234%

Select window size for viewing:

Saint Augustine Apr. 1930. Sheet 13



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PROVIDED @ HARB
NOVEMBER 9 2017

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1276 1009==

Site Name: 67 Marine Street 830== Survey Date: 7808 820==

Address: 67 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 22 11 868==
(subdivision) (block) (lot)

868==

Owner of Site: Name: Wark, Constance I.;

Address: 67 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 470085 3306310 890== Location: T07S R30E S17 812==
(zone) (easting) (northing) (T) (R) (S)

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1854 844== Period: 19th cent. 845== Culture: America 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, transom light, blinds, moveable louvers 942==

Foundation: Stone piers (coquina) 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormer, gable 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, ridge 942==

Materials: (882)

Chimney: Stuccoed, stone (coquina) 882==

Roof Surfacing: Metal corrugated 882==

Ornament Exterior: Ornamental iron work 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 2 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Near St. Francis Barracks & Oldest House, and is situated on block bording bayfront. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Politics/Government, Families, Minorcans, Education, Hotels, Literature, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 67 Marine Street was constructed between 1840 and 1854. It is one of few extant Territorial Period (1821-1845) structures in the city. The distinctive dormers display weatherboarding running at a 45 degree angle instead of straight across. This style, popular during the Territorial days, is found on two other houses of that era, 76 Spanish Street and 28 St. Francis Street. The 6/6 windows are also an indication of age. Although no on-site inspection was made, the exposed boards of the similar building revealed vertical saw marks, evidence of pre-Civil War construction. The house is on coquina piers and has a stuccoed coquina chimney. A masonry wall surrounds the property. Ornamental iron work covers the Marine Street entrance and window, and a portion of what appears to have been a window opening has been covered with lattice or decorative wood. The house is situated on a street boardering the waterfront, although the building faces west. It is near St. Francis Barracks, now the State Arsenal, Headquarters for the Florida National Guard. The Oldest House, a tourist attraction is less than half a block away.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," 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.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

An early property transaction involving this lot at 67 Marine Street was a sale in 1823. Gabriel W. Perpall, a descendent of Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777, purchased the lot selling it to William Monson in 1840. Monson, of Norwegian descent, was a member of the family who later became proprietors of a bayfront hotel still bearing the family name.(3) The first mention of a house on the lot was in 1854 when Charles Schultze conveyed the property to Albert Van Dohlen. Although the existance of the dwelling cannot be determined on the 1855 Horton Sketch, it is possible to identify the structure on the 1885 Birds-Eye View.(4) An owner around the turn of the century was William S. M. Pinkham. Pinkham owned and managed the Ocean View Hotel a short distance from the house. He was also a prominent businessman, city council member, mayor of the city (1889-1897), superintendent of the Board of Public Instruction, and a municipal judge.(5) A later property owner was William W. Dewhurst. Dewhurst, like Pinkham, served as mayor (1888-1889) and was an influential businessman.(6) Other diverse activities included postmaster, author of a book concerning the history of St. Augustine, attorney, and organizer and president of the Business Men's League, and president of the Board of Trade (1892).(7) The house has been occupied by numerous residents during the 20th century. It stood vacant from 1949 until recent years when purchased by Constance I. Wark.(8) The striking similarty of this building to others constructed around 1840 lends credibility to the Territorial date.

3. St. Johns County Deed Records, Book AA, p. 737; Book O, p. 150; St. Augustine City Directory, 1904, 1907-08, 1914-15, 1979; Interview by Karen Harvey with Sadie Mier, November 11, 1978.

4. Deed Book P, p. 272; John S. Horton, eng., "View of St. Augustine, East Florida, 1855"; H. Wellge, eng., "View of the City of St. Augustine, Florida, 1885" (Boston).

5. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 268; Webb's St. Augustine Directory, 1885; St. Augustine Ciry Directory, 1899 through 1924-25.

6. Graham, p. 268.

7. City Directory, 1885, 1899, 1904, 1907, 1911-12; E. J. Ellito, ed., Elliot's Florida Encyclopedia (Jacksonville, 1899); Tatler, January 23, 1892, p. 11; January, 21, 1893, p. 6; January 21, 1899, p. 11.

8. City Directory, 1949 through 1977.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ001276
Field Date 5-19-2016
Form Date 5-19-2016
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) 67 Marine Street — 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	Direction	Street Name	Street Type	Suffix Direction
67		Marine	Street	

Address: 67 Marine Street
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 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1985300000 — 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: 1854 ☐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 ext. fabric, windows, roof
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe _____

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) DHS 6/6, transom light
Distinguishing Architectural Features (exterior or interior ornaments) Ornamental iron work gate in masonry wall
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ001276

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. _____ 2. Stuccoed coquina
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. _____ 2. Coquina
Main Entrance (stylistic details) single wood panel door offset to left with metal security gate; wood trim and transom

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource recently updated

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) could 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

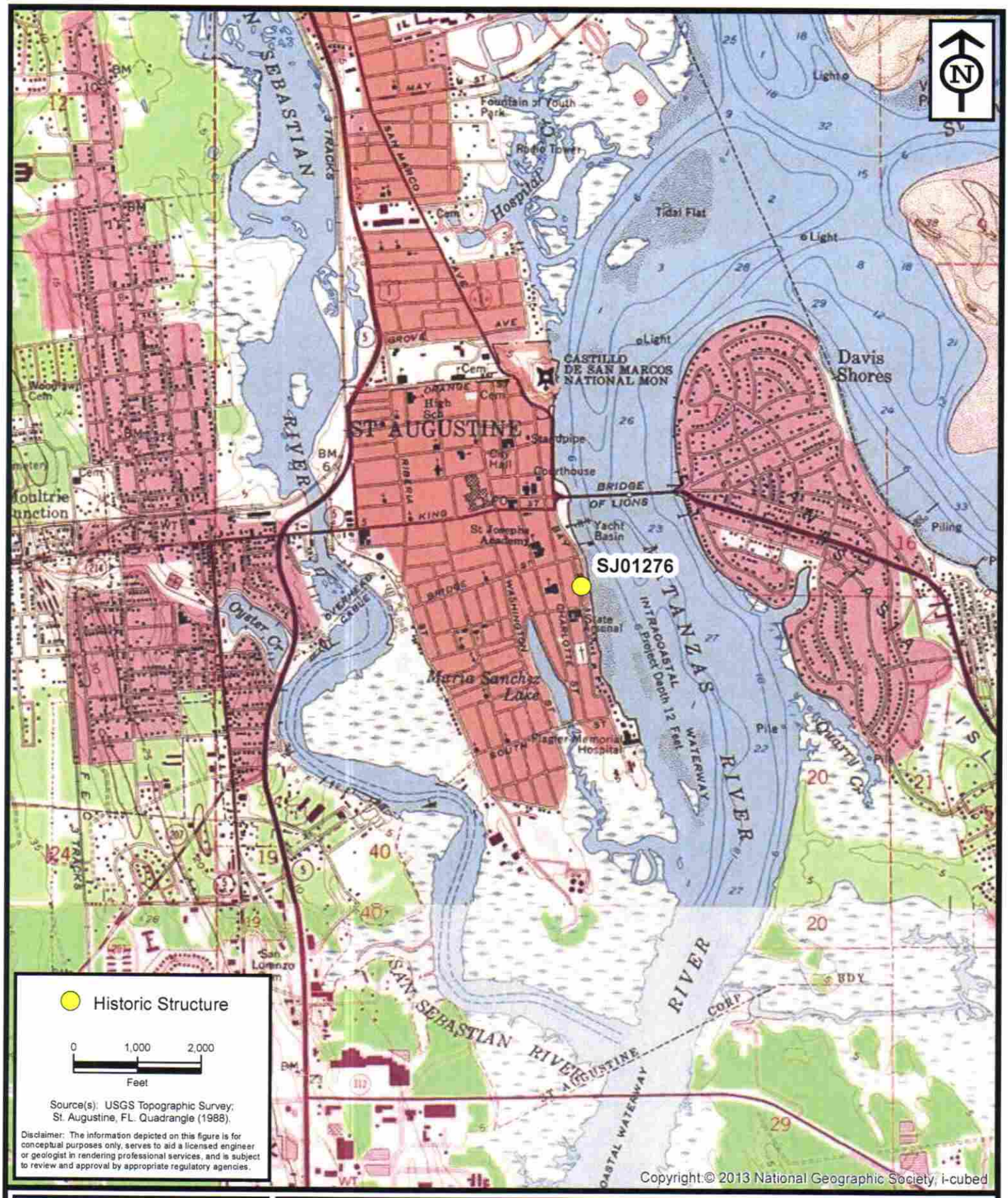
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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 - SJ01276

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01276\Location.mxd Date: 1/28/2016 4:53:25 PM

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

Parcel Location - SJ01276

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01276\Parcel.mxd Date: 2/1/2016 1:14:25 PM

→22A
→23

1840
67

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

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

Receipt No. 1868968 BDAC Project No. 2020-0052

Advertising Costs $ 50 Postage $ _____ Paid on _____ Meeting Date: June 18, 2020

Receipt No. _____

1. NAME OF APPLICANT PAUL Thompson

   Business (if applicable) _____

   Address P.O. Box 70

   City ST. Augustine State FL Zip Code 32085

   Daytime telephone 904-540-2904 Other phone/email Paul@thompsonrealty.org

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

2. NAME OF PROPERTY OWNER PAUL Thompson & MAXie Thompson

   Business (if applicable) _____

   Address P.O. Box 70

   City ST. Augustine State FL Zip Code 32085

   Daytime telephone (required) 904-540-2904 Other phone ——

3. PROJECT STREET ADDRESS 67 MARINE Street

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE Single Family PROPOSED USE SAME

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☒	Foundation (including infill) Lift entire house
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

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

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D. PAINT COLORS (check one)

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

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

Lift home to Avoid flooding again from storms.
Opinion of Appropriateness (F2017-0137) Approved 11/9/2017
Non-historic Walls & back patio to be permanently Removed in order to get steel beams under house for Lifting

8. AGREEMENT

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

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

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Paul J. Thompson
SIGNATURE OF APPLICANT Paul J. Th DATE 5/21/2020
PRINT OWNER'S NAME MAXIE R. Thompson
SIGNATURE OF OWNER Maxie R. Thompson DATE 5-21-2020

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.

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COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation.* The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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)

Need new elevation 'X' feet above BFE

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

Need M. Thompson signature on both apps

- Please show new + existing elevation X feet above BFE

❖ Other details necessary for review:

Need more details + specifications for "Certificate" level application, plot drawings need to be augmented w/ sections, paint details, material/profile details etc.

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Project number: 2020-0052 Project Address: 67 Marine St COA

Reviewed by: Jenny Wolfe Date: 5/27/20

Also waiver for virtual meeting (attached)

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

MAXIE R. Thompson
(Print Name)

Maxie R. Thompson
(Signature)

Paul J. Thompson

Paul J. Thompson

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, Maxie R Thompson, Paul J Thompson, 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 29th day of May, 2020.

KELLY PRIOR SINCAVAGE
State of Florida-Notary Public
Commission # GG 277890
My Commission Expires
November 19, 2022

Kelly Prior Sincavage
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Paul J. Thompson
(Print Name)

Paul J. Thompson
(Signature)

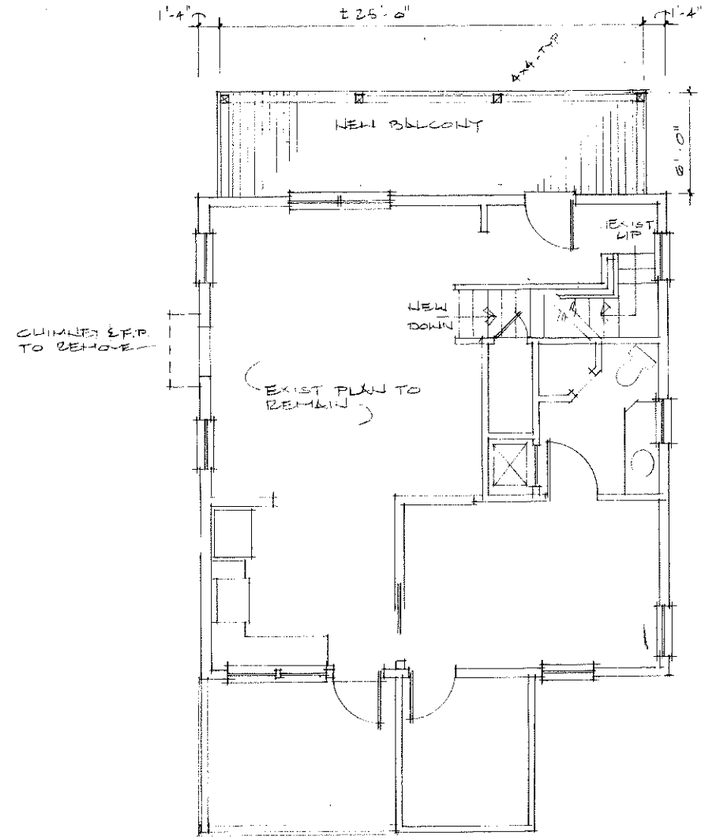
STATE OF FLORIDA
COUNTY OF ST JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Paul J Thompson, 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.

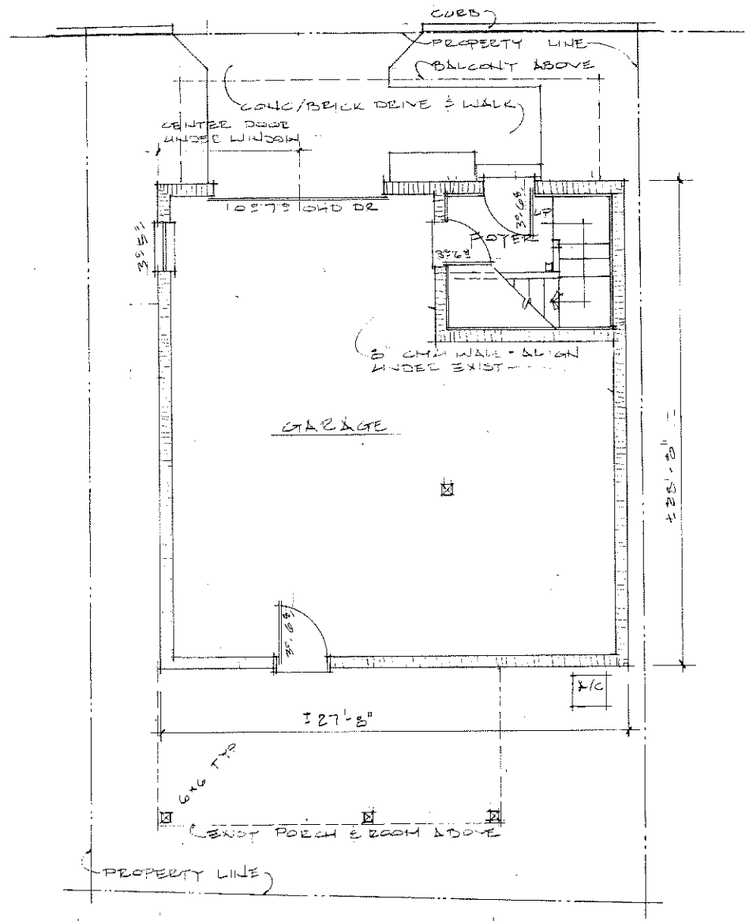
Witness my hand and official seal, this 29th day of May, 2020.

KELLY PRIOR SINCAVAGE
State of Florida-Notary Public
Commission # GG 277890
My Commission Expires
November 19, 2022

Kelly Prior Sincavage
Notary Public, State of Florida



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

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REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, P.A.
7 INLET PLACE
ST. AUGUSTINE, FLORIDA 32080
PH:(904) 810-9813 FAX:(904)810-9849
E MAIL: schuyler_arch@bellsouth.net
FL AR-0005592
AA 0002435

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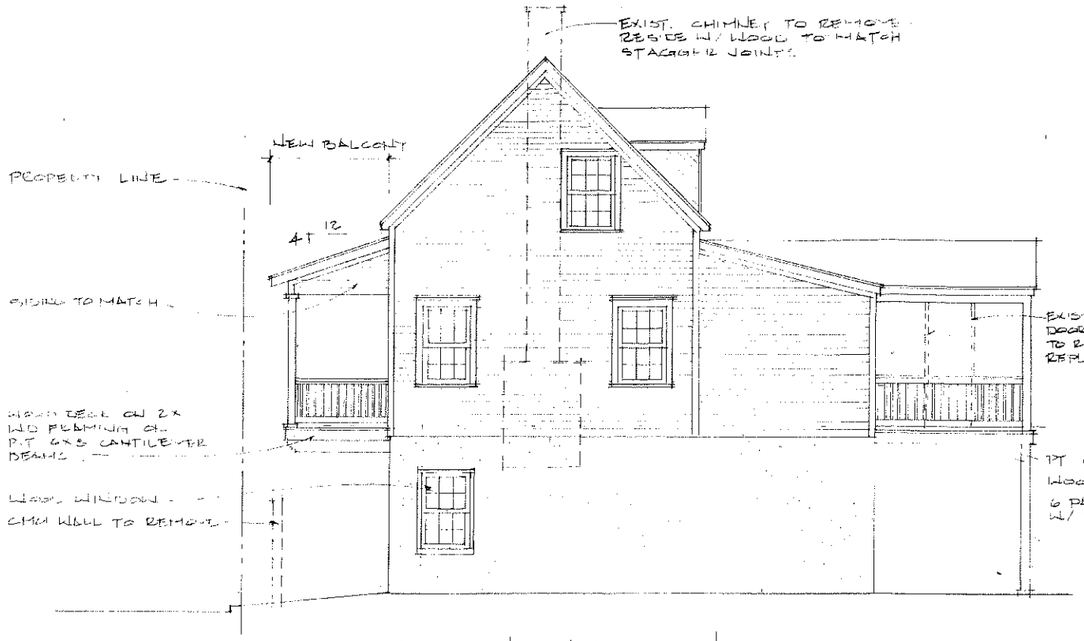
ADDITION & RENOVATION
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FLORIDA

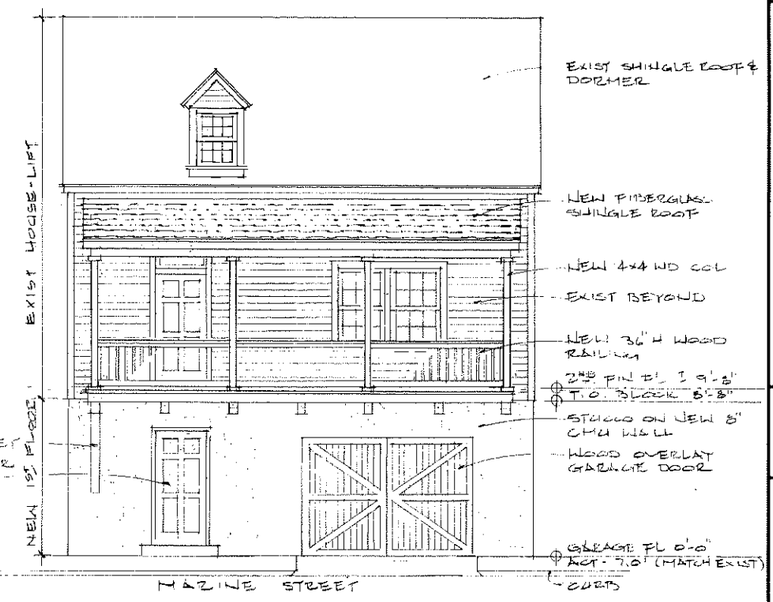
FLOOR PLANS

Date 12/28/17
Scale 1/4"=1'-0"
Dram GMS
Job 2017-013
Sheet
A-1
Sheet of

MARINE



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

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

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REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, P.A.
7 INLET PLACE
ST. AUGUSTINE, FLORIDA 32080
PH:(904) 810-9833 FAX:(904)810-9849
E MAIL: schuyler_arch@bellsouth.net
FLA.R-0008582
A.A-0003435

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ADDITIONS TO
67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FL

ELEVATIONS

Date 10/26/17
Scale 1/4"=1'-0"
Drawn SMS
Job 2017-013
Sheet
A-2
Sheet of

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Planning / Building Dept.

NON historic wall to be Removed for lifting house

NON historic wall to be removed for lifting house

RECEIVED
MAY 2 2 2020
Planning / Building Dept.

From:	Jennifer Wolfe
To:	Julie Courtney
Subject:	FW: 67 Marine st
Date:	Monday, June 08, 2020 4:14:23 PM

From: Paul Thompson <paul@thompsonrealty.org>
Sent: Monday, June 8, 2020 4:05 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 67 Marine st

Hi Jenny

My architect, Steve Schuyler, moved to Orlando but he did have a chance to come up last Friday to look at the house again and your questions and comments. They will be ready for the meeting, but not 10 days prior.

I have attached some photos which represent the type of finishes I anticipate for the house:

1.The carriage lights

2. The stucco on the first story addition

3. Balcony design and garage door

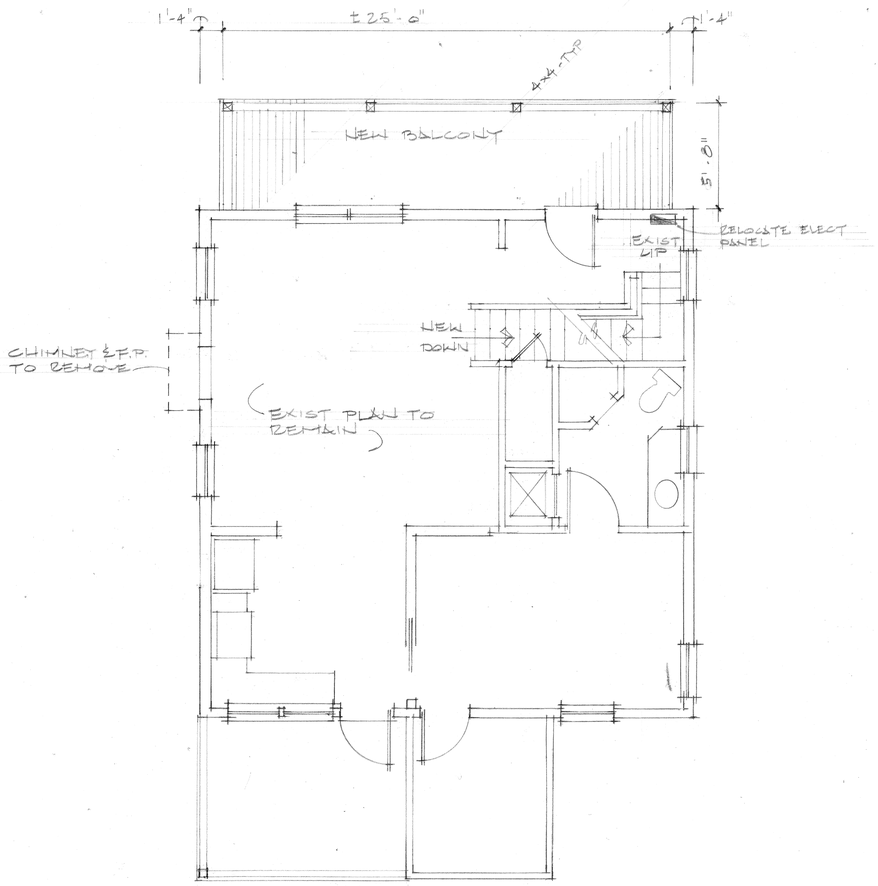
Thank you,

Paul

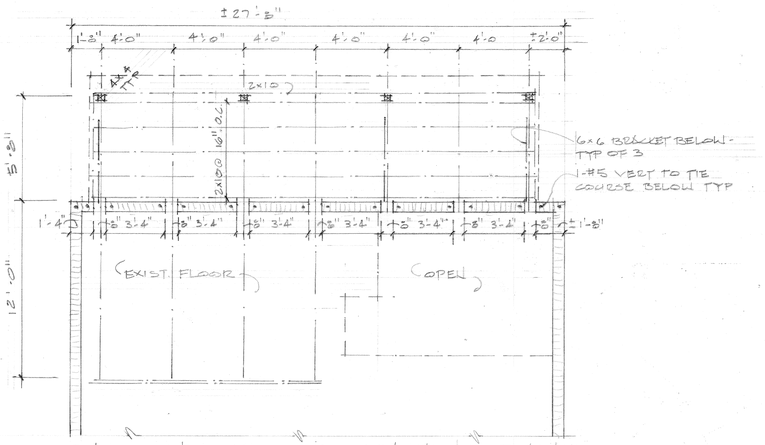
Westinghouse

Sent from my iPhone

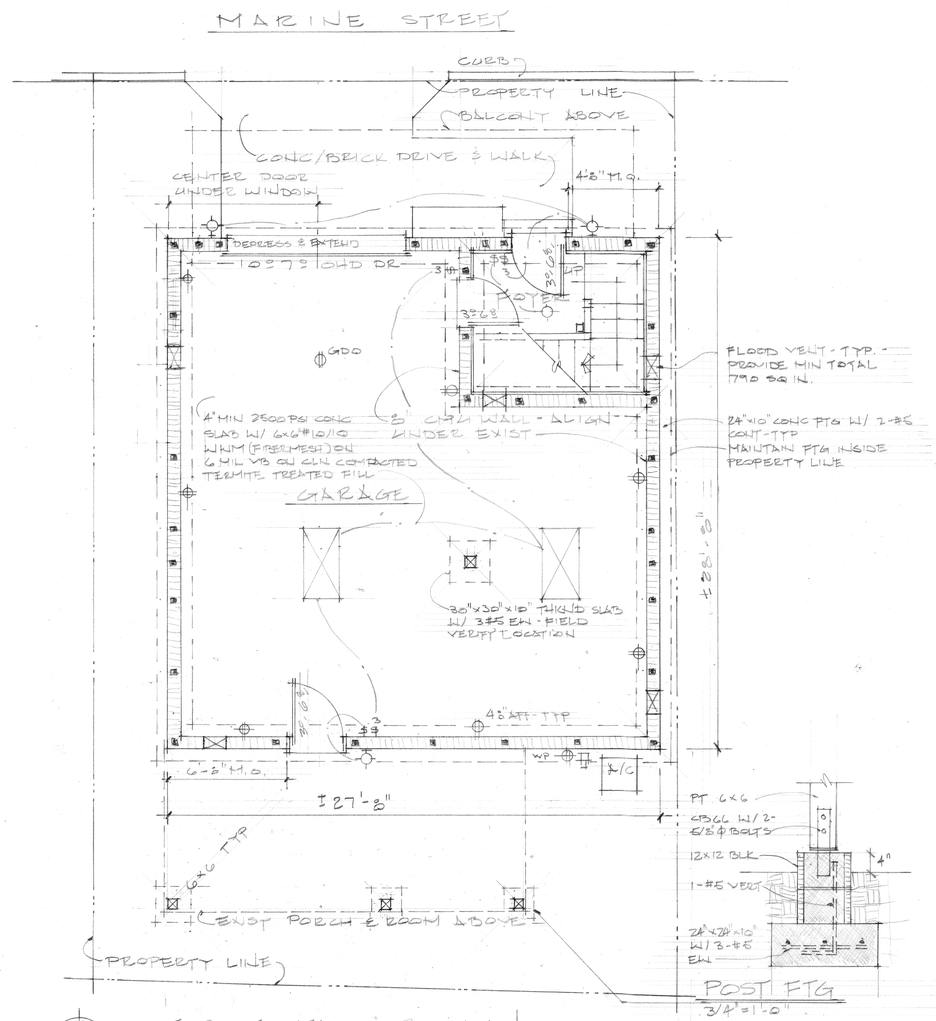
Received 6.16.2020

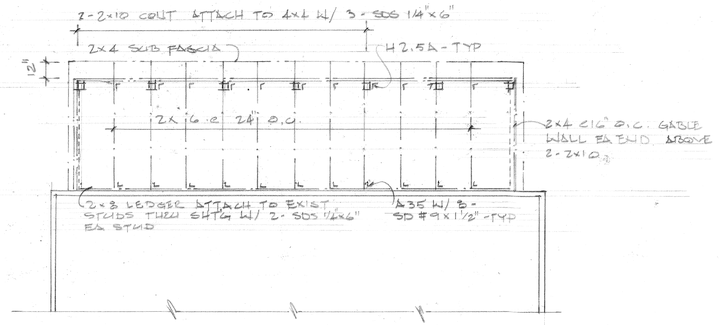


SECOND FLOOR PLAN
1/4" = 1'-0"



BALCONY FLOOR FRAMING PLAN
1/4" = 1'-0"





BALCONY ROOF FRAMING PLAN
1/4" = 1'-0"

REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, P.A.
1201 BEACON DR.
SANFORD, FL 32771
PH: (904) 810-9833 FAX: (904) 810-9849
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FLAR-0009582
AA-0003435

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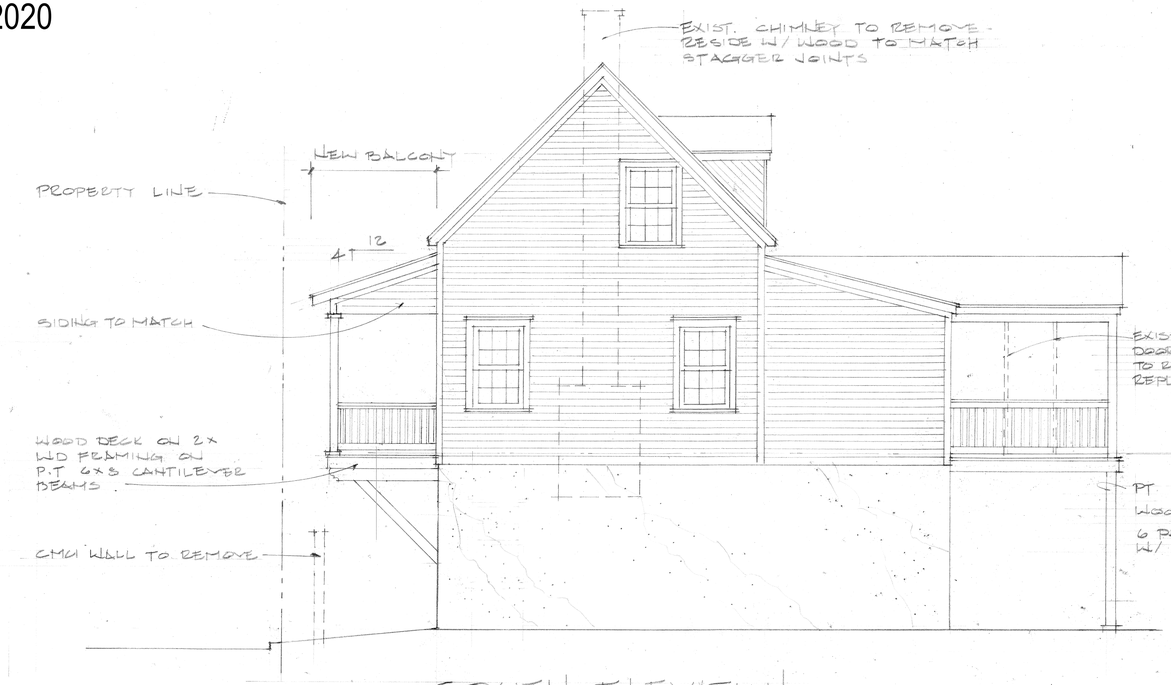
ADDITION & RENOVATION
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FLORIDA

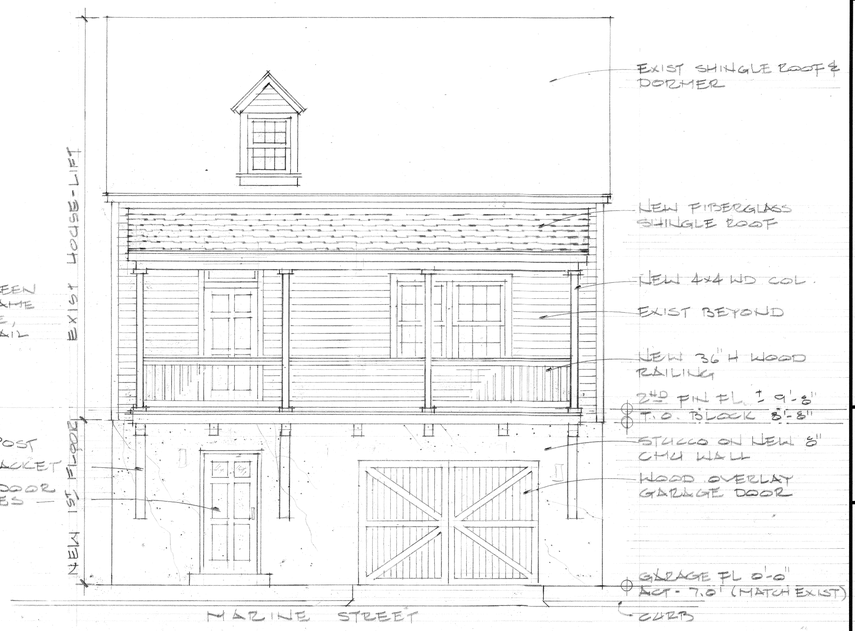
FLOOR PLANS

Date 10/28/17
Scale 1/4"=1'-0"
Drawn SMS
Job 2017-013
Sheet A-1
Sheet of

Received 6.16.2020



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

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

REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, PA.
1501 BEACON DR
SNFOOD, FL 32771
PH:(904) 810-9833 FAX:(904)810-9849
E MAIL: schuyler_arch@bellsouth.net
FL.AR-0009582
AA-0003435

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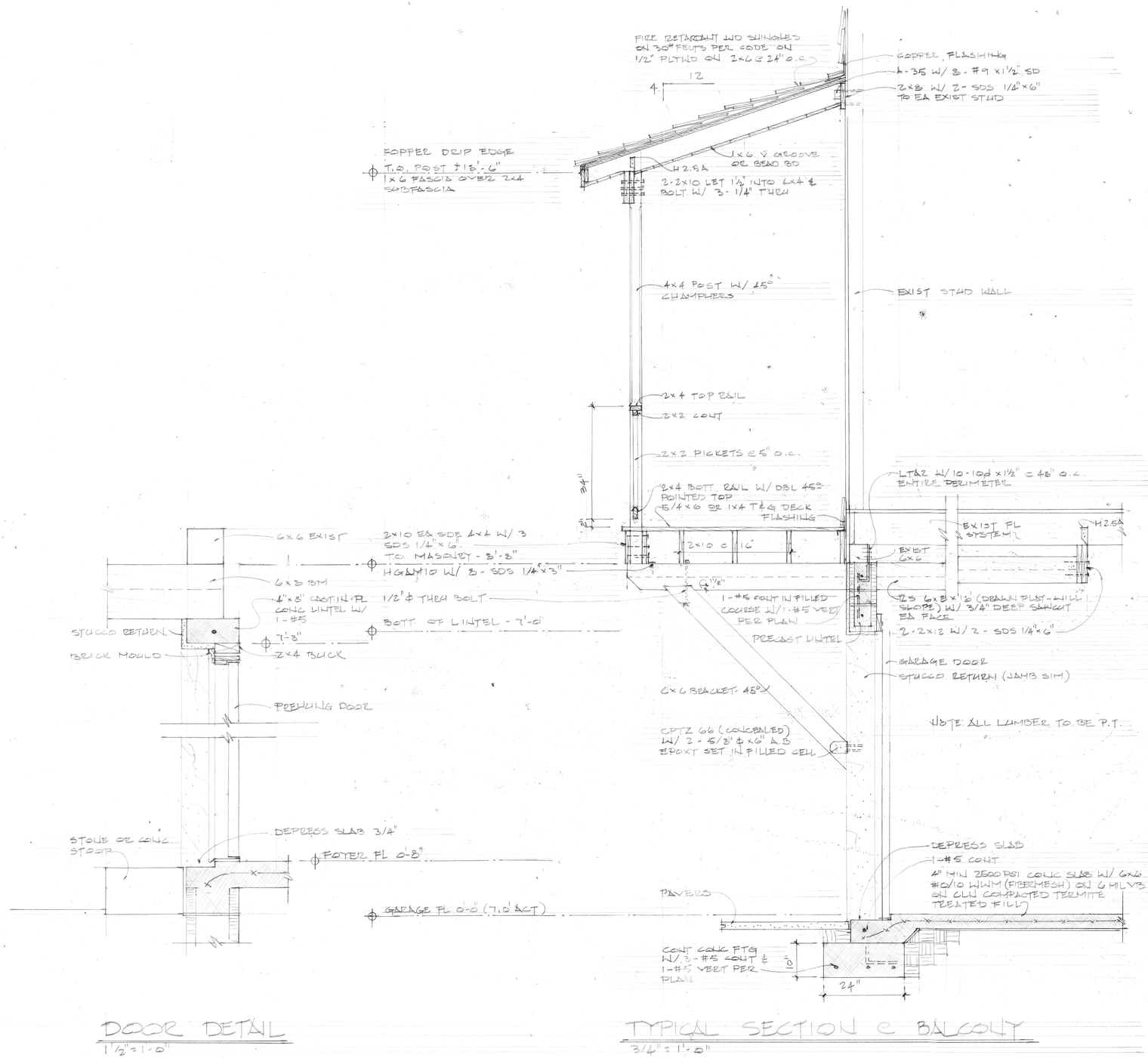
ADDITION & RENOVATION
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FLORIDA

ELEVATIONS

Date 10/26/17
Scale 1/4"=1'-0"
Drawn SMS
Job 2017-013
Sheet
A-2
Sheet of

Received 6.16.2020



DOOR DETAIL
1½" = 1'-0"

TYPICAL SECTION @ BALCONY
3/4" = 1'-0"

REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, P.A.
1301 SELKIRK DR
SAINT AUGUSTINE, FL 32771
PH:(904) 810-9833 FAX:(904)810-9849
E MAIL: schuyler_arch@bellsouth.net
FL AR-0002582
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ADDITION & RENOVATION
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST AUGUSTINE FLORIDA

DETAILS

Date 6/12/20
Scale AS NOTED
Drawn SMS
Job 2017-013
Sheet A-3
Sheet of

Public Records of St. Johns County, FL Clerk # 2013055111, O.R. 3777 PG 479,
08/16/2013 at 08:45 AM REC. $5.00 SUR. $5.00 Doc. D $1260.00

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite B
St. Augustine, Florida 32084

File Number: 13-4348

General Warranty Deed

Made this August 14, 2013 A.D. By **Miguel Parets and Patricia Lowe-Parets, husband and wife,** whose address is: 414 Olive St., Palatka, FL 32177, hereinafter called the grantor, to **Paul J. Thompson and Maxie R. Thompson, as joint tenants with rights of survivorship,** whose post office address is: 168 Avenida Menedez, St. Augustine, Florida 32084, 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 Ten Dollars, ($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:

Lot 11, Block 22, according to the official maps of the City of St. Augustine, dated January 1, 1905, and June 12, 1923, on file in the office of the Clerk of Circuit Court of St. Johns County, Florida.

Parcel ID Number:

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, 2012.

COPY

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:

Witness Printed Name Jessica Peel

Witness Printed Name Robert McGee

M. Parets (Seal)
Miguel Parets
Address: 414 olive St.
Palatka, FL 32177

Patricia Lowe-Parets (Seal)
Patricia Lowe-Parets
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of August, 2013, by Miguel Parets and Patricia Lowe-Parets, husband and wife, who is/are personally known to me or who has produced drivers licenses as identification.

JESSICA PEEL
MY COMMISSION EXPIRES
September 11, 2017
#FF 025558
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name: Jessica Peel

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1985300000
Location Address	67 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG LOT 11 BLK 22 OR3777/479 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.040
Homestead	Y

Owner Information

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

Map

Valuation Information

	2020
Building Value	$99,593
Extra Features Value	$1,546
Total Land Value	$162,690
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$263,829**
Total Deferred	$24,434
Assessed Value	**$239,395**
Total Exemptions	$100,000
Taxable Value	**$139,395**

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	$91,660	$1,546	$162,690	$0	$0	$255,896	$234,013	$121,883	$134,013
2018	$92,778	$1,546	$162,690	$0	$0	$257,014	$229,650	$127,364	$129,650
2017	$46,948	$1,546	$162,690	$0	$0	$211,184	$184,018	$127,166	$84,018
2016	$95,013	$1,546	$162,690	$0	$0	$259,249	$220,670	$138,579	$120,670
2015	$43,254	$1,546	$136,372	$0	$0	$181,172	$181,172	$100,000	$81,172
2014	$40,710	$1,546	$123,932	$0	$0	$166,188	$166,188	$0	$166,188
2013	$69,206	$1,546	$123,932	$0	$0	$194,684	$194,684	$0	$194,684
2012	$70,224	$1,546	$123,932	$0	$0	$195,702	$125,835	$119,867	$75,835
2011	$72,259	$1,546	$137,808	$0	$0	$211,613	$122,170	$139,443	$72,170
2010	$73,277	$1,546	$153,120	$0	$0	$227,943	$120,365	$157,578	$70,365

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Senior Exemption	$50,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1088	**Roof Cover**	Wood Shingle
Conditioned Area	1071	**Interior Flooring**	Hardwood
Actual Year Built	1880	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	

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

Description	Conditioned Area	Actual Area
1.5 STORY	729	486
BASE AREA	270	270
FINISHED OPEN PORCH	0	99
FRAME ADDITION	72	72
PATIO	0	161
Total SqFt	1071	1088

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	259

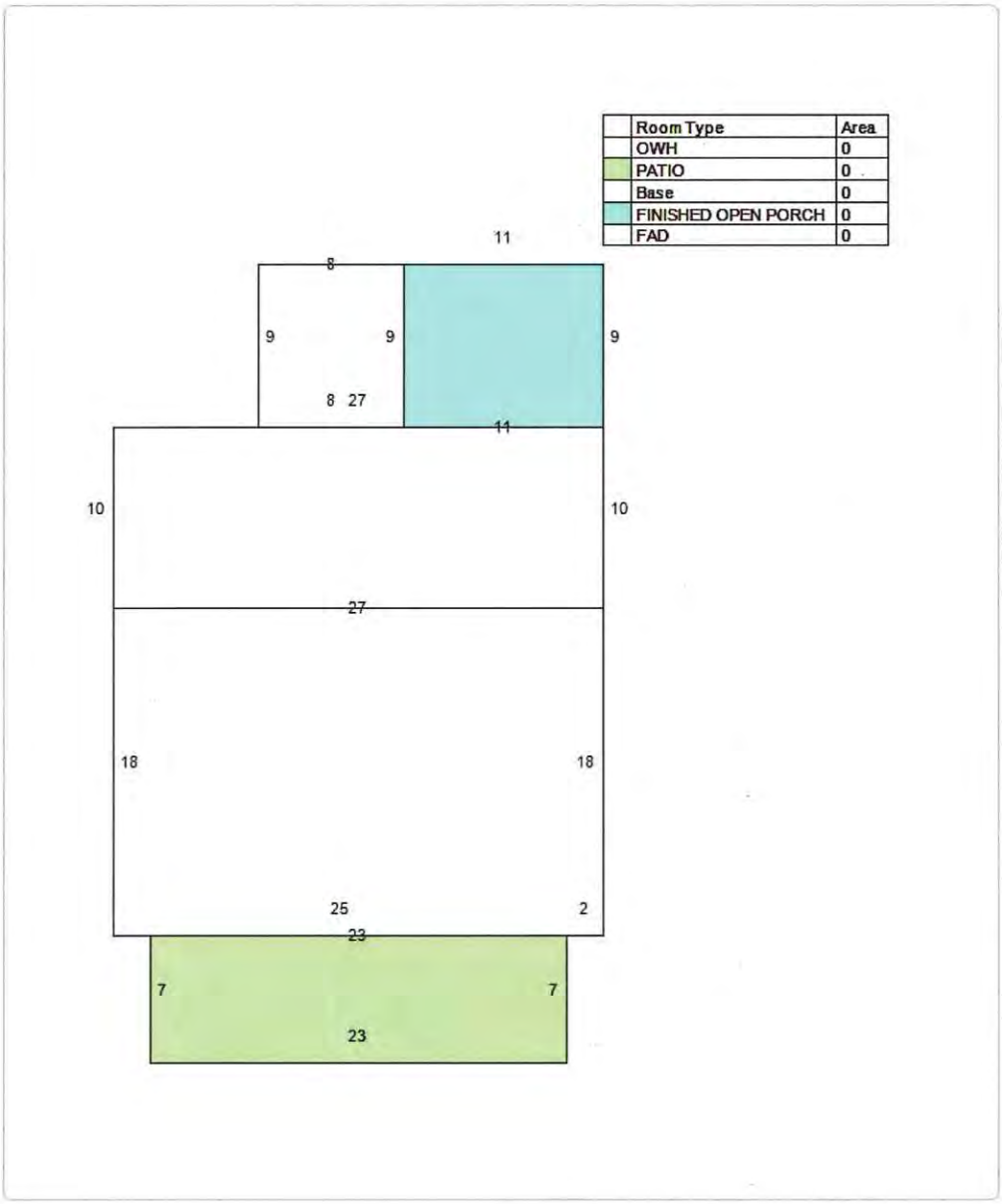
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	33	58	1914	SF	$162,690

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/16/2013	8/14/2013	$180,000.00	WD	3777	479	Q	I	PARETS MIGUEL	THOMPSON PAUL J ET AL
	7/7/1995	$100.00	CD	1117	1581	U	I	MAKI JACK J & MAVIS	PARETS MIGUEL
	6/9/1995	$125,000.00	WD	1113	708	Q	I	MAKI JACK J,MAVIS	PARETS MICHAEL
	5/12/1992	$105,000.00	WD	942	1530	Q	I	MARQUIS ARTHUR E	MAKI JACK J,MAVIS
	12/1/1987	$0.00		767	396	U	I		MARQUIS ARTHUR E
	12/1/1987	$53,000.00		767	396	Q	I		
	10/1/1981	$30,000.00		513	206	U	I		
	5/1/1981	$0.00		492	444	U	I		

Sketch Information



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Version 2.3.61

Developed by Schr GEOS

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0053 Address: 67 Marine Street

Applicant: Paul J. Thompson

Property Owner: Paul Thompson and Maxie Thompson

Project description: To partially demolish a structure built ca. 1840 and contributing to the St. Augustine Historic District limited to the chimney.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01276
National Register:	St. Augustine Town Plan Historic District	Construction date:	ca. 1840
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985300000		
Agenda Item:	6(a)	Previous Action(s):	OOA 2017-0137; COA 2020-0052 (also on June 18, 2020 agenda)

STAFF SUMMARY AND ANALYSIS:

- Located on the east side of Marine Street, the Territorial Period frame vernacular residential building is located in the Historic Preservation One (HP-1) Zoning District and the St. Augustine Town Plan National Register District. Earlier Sanborn maps, prior to the 1930 map revised in 1957, show the house labeled with different street numbers that were used over time instead of its current 67 Marine Street address.
- An Opinion of Appropriateness was approved at the November 9, 2017 meeting with the condition of further details being needed including for the chimney replacement or retention.
- The applicant stated that the chimney proposed for removal is necessary to raise the house, with the work proposed detailed under COA 2020-0052, the Certificate of Appropriateness application also on the June 18, 2020 HARB meeting agenda.
- Drawings submitted with the COD application indicate a replacement chimney is proposed and to be brick covered in stucco.
- The project is within archeological zone IB. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 67 Marine Street with the following finding:

1. Although this is a character defining feature of a building, the removal of a chimney requires a compromise to mitigate against future flooding. Approval of this COD can not require the chimney to be built back, but HARB has in past decisions allowed for compromises related to mitigation.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of residential building limited to the chimney.

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 ca. 1840, is more than 50 years old, is located in the Historic Preservation (HP-1) Zoning District, the St. Augustine Town Plan Historic District, and is recorded in the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* The building is located in the Historic Preservation (HP-1) Zoning District.

2. *The contribution of the structure to the mass and scale of the streetscape.* Not built to the street and one of a few that fronts the east side of Marine Street, the residential building has a greater setback than some of the immediate surrounding buildings that front Avenida Menendez with lots that extend west to Marine Street. The one and one-half story building has a smaller mass and scale to the mostly two-story surrounding buildings. Because of the variety of building scales and setbacks along this area of Marine Street, the building fits in with the streetscape.

3. *The impact of the loss of the structure on the streetscape.* The permanent loss of the chimney would have an impact to the building. However, the removal represents a compromise that is needed in order to raise the house to mitigate against future flooding.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. A submitted drawing shows a proposed brick chimney covered in stucco.

5. *The historical or cultural merit of the structure.* The building is located in the St. Augustine Town Plan National Register Historic District. No evidence was discovered that the building is the work of a master, but the home has historical significance as one of the few remaining buildings from the Territorial Period.

6. *The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.* Because of the building's location in the St. Augustine Town Plan National Register Historic District, the loss of a distinctive feature such as a chimney can impact the integrity of the resource and the cause incremental loss of integrity to the district. However, although this is a character defining feature of a building, the removal of a chimney requires a compromise to mitigate against future flooding. HARB has in past decisions allowed for compromises related to mitigation.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of a Vernacular wood-frame house, which is not an uncommon style in the city, but this is an older example and notable because it is one of a few remaining buildings from the Territorial Period.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building is not the last surviving example of its style or method of construction.

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 chimney did not have an exceptionally high degree of craftsmanship, so should be able to be reproduced without great difficulty or expense. The applicant indicated the chimney would be rebuilt.

10. *The justification for the proposed demolition.* The applicant stated that the removal of the chimney was needed in order for the house to be raised, which is desired to mitigate against future storm related flooding.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS
67 Marine Street

Front Façade / West Elevation and
South Elevation with chimney

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1276 1009==

Site Name: 67 Marine Street 830== Survey Date: 7808 820==

Address: 67 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) 11 (lot) 868==

868==

Owner of Site: Name: Wark, Constance I.;

Address: 67 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 470085 (easting) 3306310 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1854 844== Period: 19th cent. 845== Culture: America 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, transom light, blinds, moveable louvers 942==

Foundation: Stone piers (coquina) 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormer, gable 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, ridge 942==

Materials: (882)

Chimney: Stuccoed, stone (coquina) 882==

Roof Surfacing: Metal corrugated 882==

Ornament Exterior: Ornamental iron work 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 2 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Near St. Francis Barracks & Oldest House, and is situated on block bording bayfront. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Politics/Government, Families, Minorcans, Education, Hotels, Literature, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 67 Marine Street was constructed between 1840 and 1854. It is one of few extant Territorial Period (1821-1845) structures in the city. The distinctive dormers display weatherboarding running at a 45 degree angle instead of straight across. This style, popular during the Territorial days, is found on two other houses of that era, 76 Spanish Street and 28 St. Francis Street. The 6/6 windows are also an indication of age. Although no on-site inspection was made, the exposed boards of the similar building revealed vertical saw marks, evidence of pre-Civil War construction. The house is on coquina piers and has a stuccoed coquina chimney. A masonry wall surrounds the property. Ornamental iron work covers the Marine Street entrance and window, and a portion of what appears to have been a window opening has been covered with lattice or decorative wood. The house is situated on a street boardering the waterfront, although the building faces west. It is near St. Francis Barracks, now the State Arsenal, Headquarters for the Florida National Guard. The Oldest House, a tourist attraction is less than half a block away.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," 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.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

An early property transaction involving this lot at 67 Marine Street was a sale in 1823. Gabriel W. Perpall, a descendent of Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777, purchased the lot selling it to William Monson in 1840. Monson, of Norwegian descent, was a member of the family who later became proprietors of a bayfront hotel still bearing the family name.(3) The first mention of a house on the lot was in 1854 when Charles Schultze conveyed the property to Albert Van Dohlen. Although the existance of the dwelling cannot be determined on the 1855 Horton Sketch, it is possible to identify the structure on the 1885 Birds-Eye View.(4) An owner around the turn of the century was William S. M. Pinkham. Pinkham owned and managed the Ocean View Hotel a short distance from the house. He was also a prominent businessman, city council member, mayor of the city (1889-1897), superintendent of the Board of Public Instruction, and a municipal judge.(5) A later property owner was William W. Dewhurst. Dewhurst, like Pinkham, served as mayor (1888-1889) and was an influential businessman.(6) Other diverse activities included postmaster, author of a book concerning the history of St. Augustine, attorney, and organizer and president of the Business Men's League, and president of the Board of Trade (1892).(7) The house has been occupied by numerous residents during the 20th century. It stood vacant from 1949 until recent years when purchased by Constance I. Wark.(8) The striking similarty of this building to others constructed around 1840 lends credibility to the Territorial date.

3. St. Johns County Deed Records, Book AA, p. 737; Book O, p. 150; St. Augustine City Directory, 1904, 1907-08, 1914-15, 1979; Interview by Karen Harvey with Sadie Mier, November 11, 1978.

4. Deed Book P, p. 272; John S. Horton, eng., "View of St. Augustine, East Florida, 1855"; H. Wellge, eng., "View of the City of St. Augustine, Florida, 1885" (Boston).

5. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 268; Webb's St. Augustine Directory, 1885; St. Augustine Ciry Directory, 1899 through 1924-25.

6. Graham, p. 268.

7. City Directory, 1885, 1899, 1904, 1907, 1911-12; E. J. Ellito, ed., Elliot's Florida Encyclopedia (Jacksonville, 1899); Tatler, January 23, 1892, p. 11; January, 21, 1893, p. 6; January 21, 1899, p. 11.

8. City Directory, 1949 through 1977.

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ001276
Field Date 5-19-2016
Form Date 5-19-2016
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) 67 Marine Street — 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	Direction	Street Name	Street Type	Suffix Direction
67		Marine	Street	

Address: 67 Marine Street
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 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1985300000 — 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: 1854 ☐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 ext. fabric, windows, roof
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) DHS 6/6, transom light

Distinguishing Architectural Features (exterior or interior ornaments) Ornamental iron work gate in masonry wall

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ001276

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. _____ 2. Stuccoed coquina
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. _____ 2. Coquina
Main Entrance (stylistic details) single wood panel door offset to left with metal security gate; wood trim and transom

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource recently updated

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) could 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

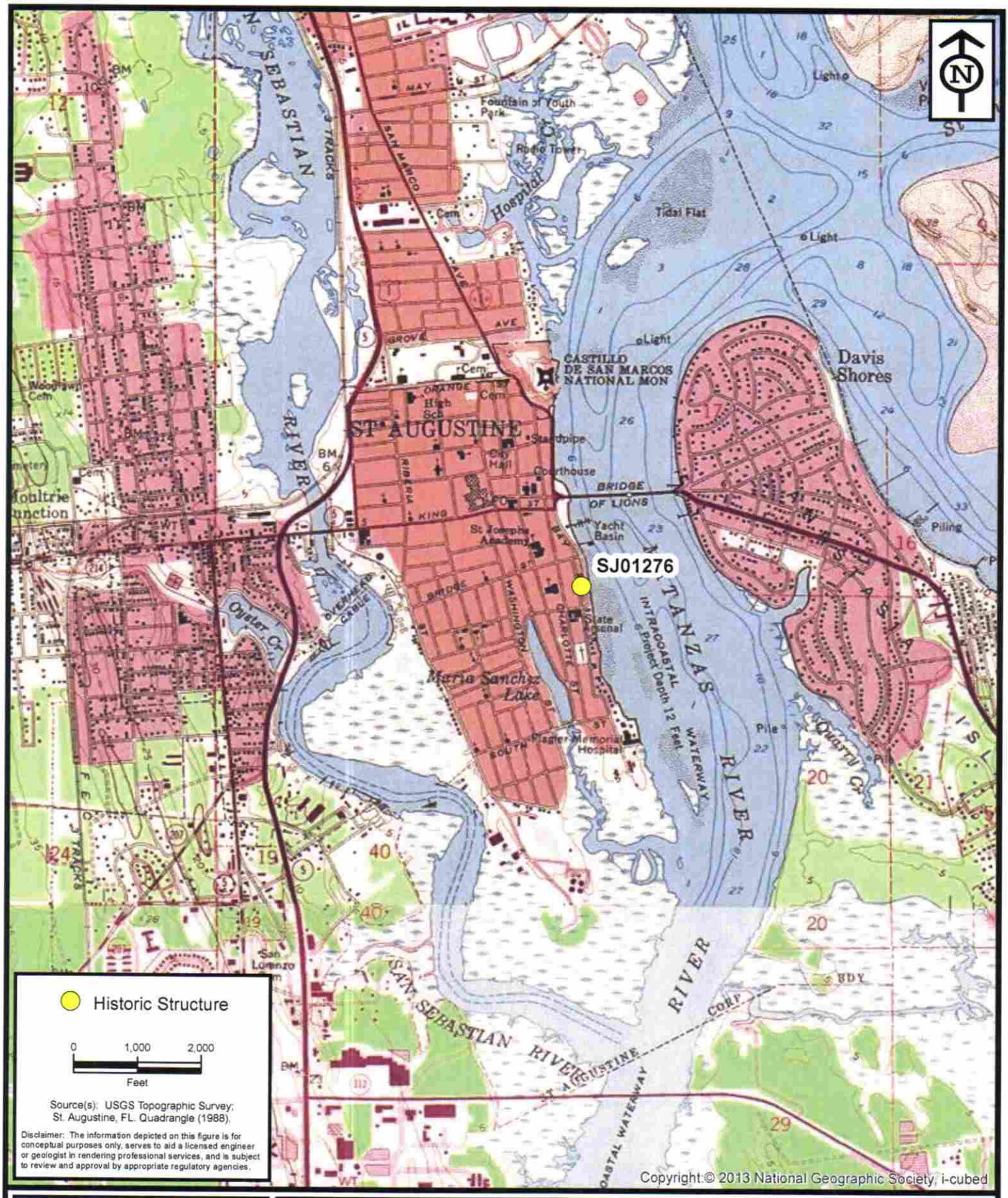
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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 - SJ01276

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01276\Location.mxd Date: 1/28/2016 4:53:25 PM

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

Parcel Location - SJ01276

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

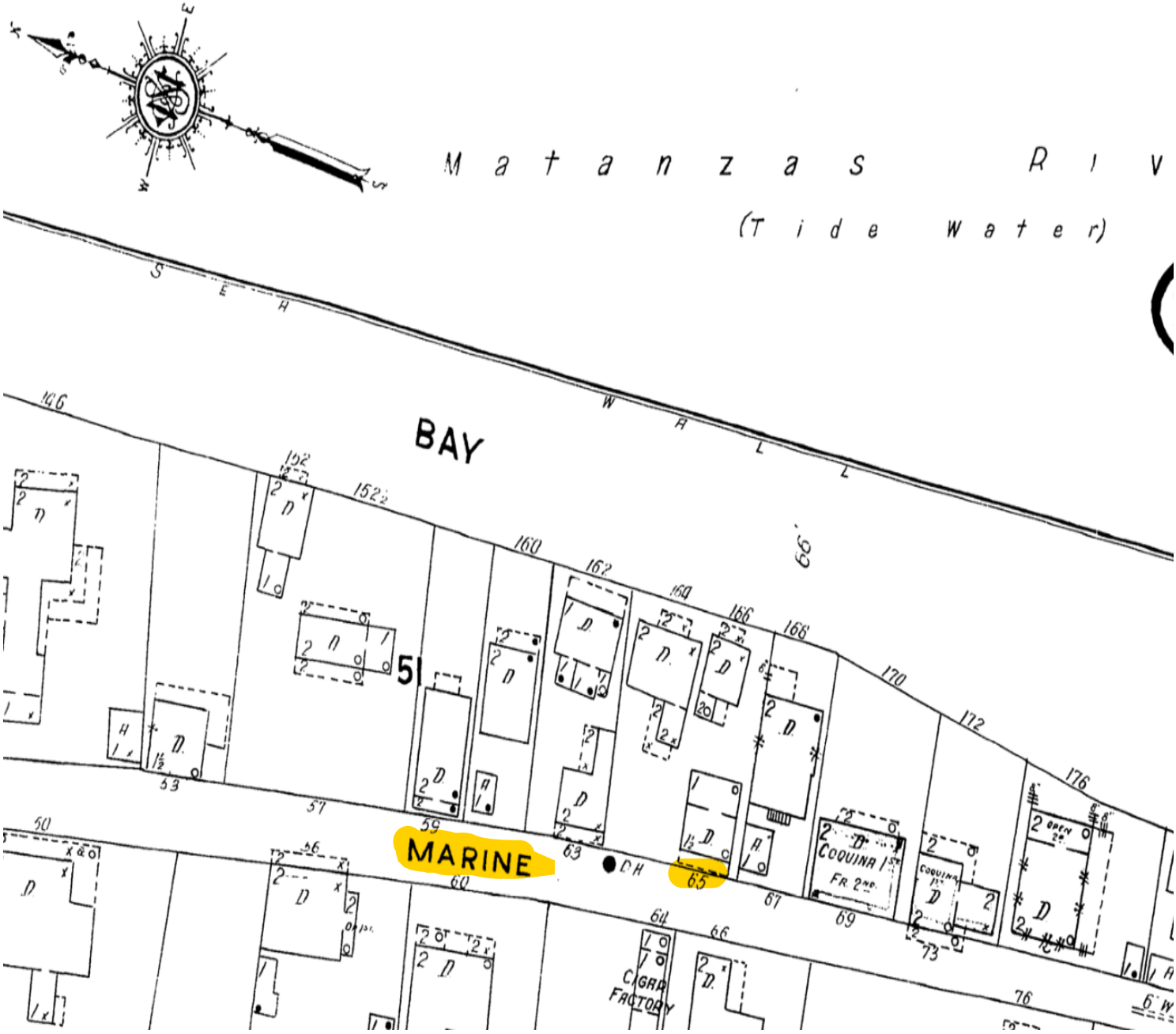
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01276\Parcel.mxd Date: 2/1/2016 1:14:25 PM

→22A
→23

1840
67

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 10



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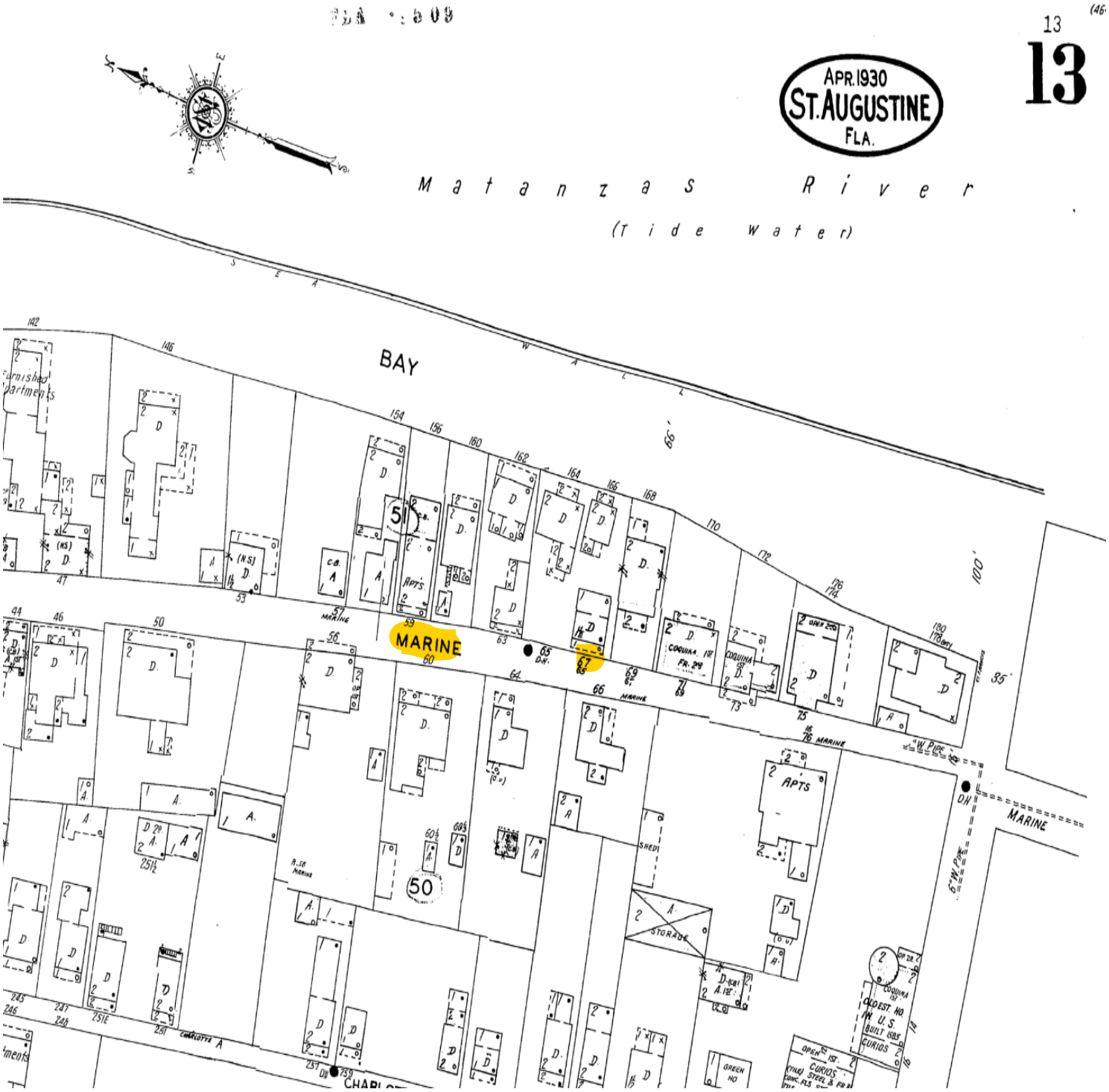
Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 13

Revised to 1946



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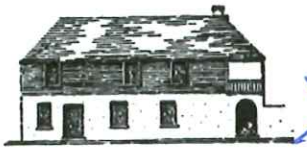

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2020-0053

Receipt No. 18689968 ? Meeting Date June 18, 2020

Advertising Costs $ 50.00 ? Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Paul J. Thompson

   Business (if applicable) _____

   Address P.O. Box 70

   City St Augustine State FL Zip 32085

   Daytime telephone 904-540-2904 Other phone/email Paul@thompsonrealty.org

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

2. NAME OF PROPERTY OWNER Paul Thompson & Maxie Thompson

   Business (if applicable) _____

   Address P.O. Box 70

   City St. Augustine State FL Zip 32085

   Daytime telephone (required) 904-540-2904 Other phone ———

3. PROJECT STREET ADDRESS 67 Marine Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number_____

5. DATE OF CONSTRUCTION 1840 Source: Public Records

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

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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:
   Fireplace will be Replaced once house is lifted

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: Chimney original?
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☒	☐	Exterior walls –
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Paul Thompson DATE 5-21-2020

SIGNATURE OF APPLICANT Paul J. Th

PRINT 1st OWNER'S NAME Paul J. Thompson DATE 5-21-2020

SIGNATURE OF 1st PROPERTY OWNER Paul J. Th

PRINT 2nd OWNER'S NAME Maxie R. Thompson DATE 5-21-2020

SIGNATURE OF 2nd PROPERTY OWNER Maxie R. Thompson

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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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

Maxie R. Thompson
(Print Name)
Paul J. Thompson

Maxie R. Thompson
(Signature)
Paul J. Thompson

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, Maxie R Thompson, Paul J Thompson, 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 29th day of May, 2020.

KELLY PRIOR SINCAVAGE
State of Florida-Notary Public
Commission # GG 277890
My Commission Expires
November 19, 2022

Kelly Prior Sincavage
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Paul J. Thompson
(Print Name)

Paul J. Thompson
(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, Paul J Thompson, 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 29th day of May, 2020.

KELLY PRIOR SINCAVAGE
State of Florida-Notary Public
Commission # GG 277890
My Commission Expires
November 19, 2022

Kelly Prior Sincavage
Notary Public, State of Florida

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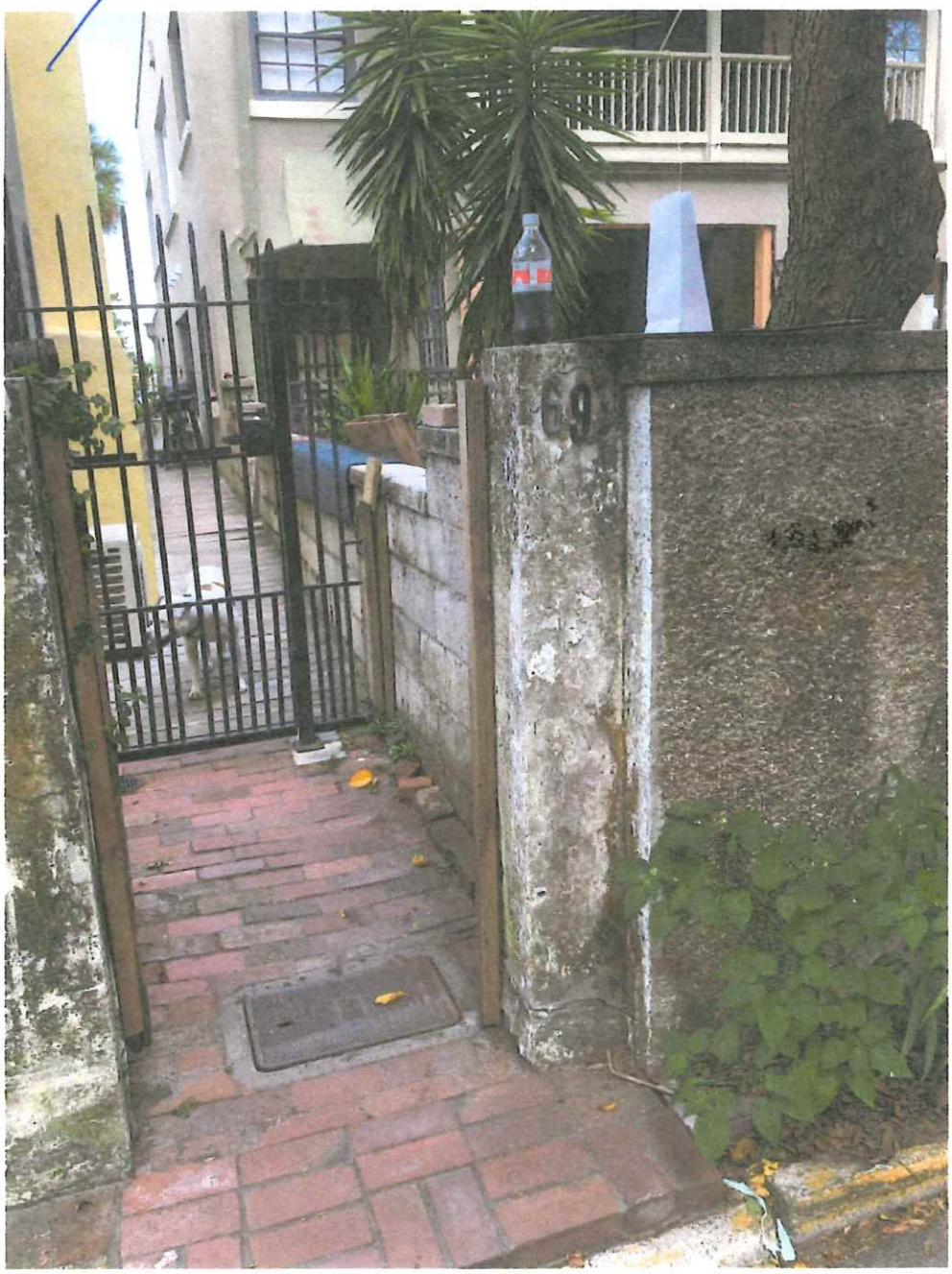
Planning / Building Dept.

RECEIVED
MAY 2 2 2020
Planning / Building Dept.

Chimney



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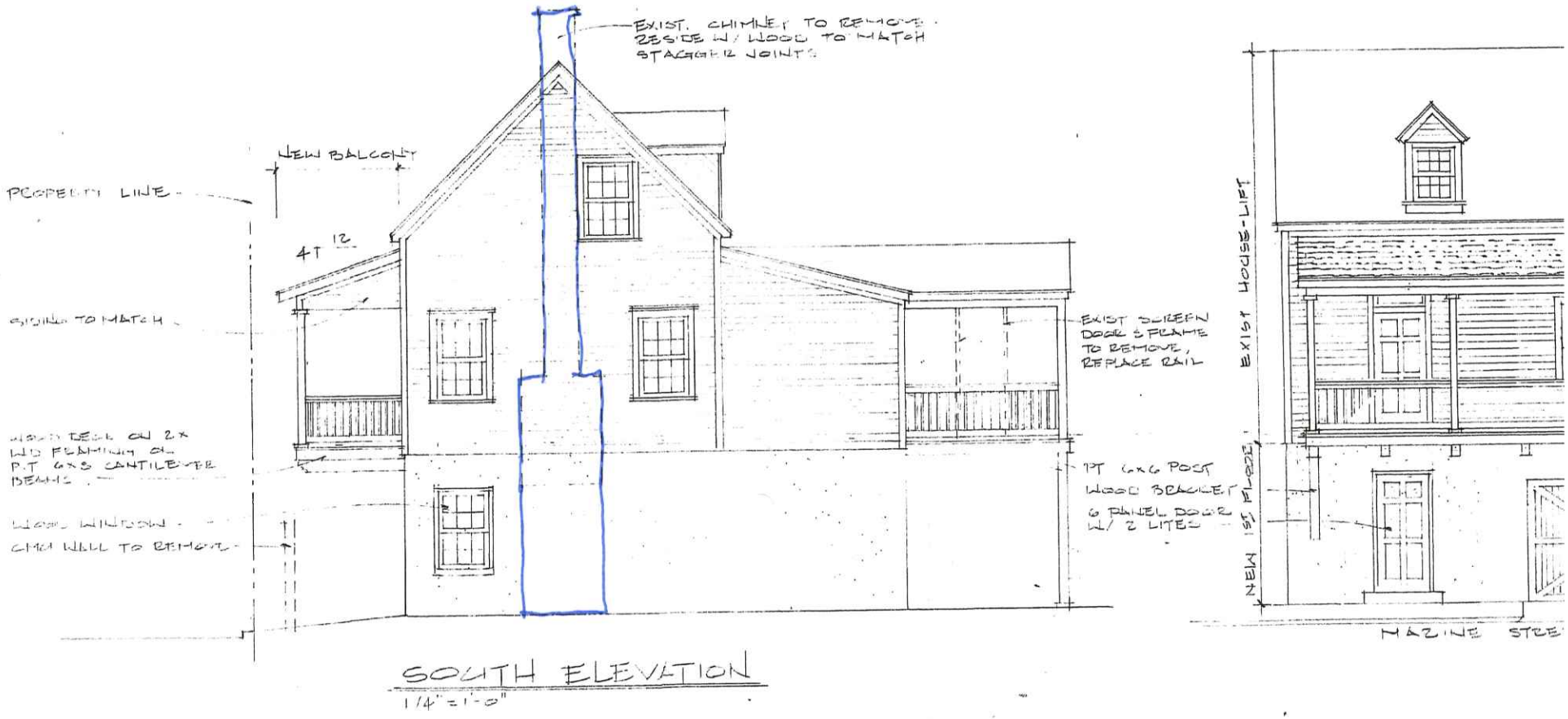
Planning / Building Dept.

Replacement chimney
stucco over brick



SOUTH ELEVATION
1/4" = 1'-0"

Public Records of St. Johns County, FL Clerk # 2013055111, O.R. 3777 PG 479,
08/16/2013 at 08:45 AM REC. $5.00 SUR. $5.00 Doc. D $1260.00

Prepared by:
Jessica L. Peel
Olde Towne Title & Guaranty Agency, LLC
93 Orange Street, Suite B
St. Augustine, Florida 32084

File Number: 13-4348

General Warranty Deed

Made this August 14, 2013 A.D. By **Miguel Parets and Patricia Lowe-Parets, husband and wife,** whose address is: 414 Olive St., Palatka, FL 32177, hereinafter called the grantor, to **Paul J. Thompson and Maxie R. Thompson, as joint tenants with rights of survivorship,** whose post office address is: 168 Avenida Menedez, St. Augustine, Florida 32084, 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 Ten Dollars, ($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:

Lot 11, Block 22, according to the official maps of the City of St. Augustine, dated January 1, 1905, and June 12, 1923, on file in the office of the Clerk of Circuit Court of St. Johns County, Florida.

Parcel ID Number:

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, 2012.

COPY

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:

Witness Printed Name Jessica Peel

Witness Printed Name Robert McGee

M. Parets (Seal)
Miguel Parets
Address: 414 olive St.,
Palatka, FL 32177

Patricia Lowe-Parets (Seal)
Patricia Lowe-Parets
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of August, 2013, by Miguel Parets and Patricia Lowe-Parets, husband and wife, who is/are personally known to me or who has produced drivers licenses as identification.

JESSICA PEEL MY COMMISSION EXPIRES September 11, 2017 #FF 025558 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name: Jessica Peel

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1985300000
Location Address	67 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG LOT 11 BLK 22 OR3777/479 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.040
Homestead	Y

Owner Information

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

Map

Valuation Information

	2020
Building Value	$99,593
Extra Features Value	$1,546
Total Land Value	$162,690
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$263,829**
Total Deferred	$24,434
Assessed Value	**$239,395**
Total Exemptions	$100,000
Taxable Value	**$139,395**

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	$91,660	$1,546	$162,690	$0	$0	$255,896	$234,013	$121,883	$134,013
2018	$92,778	$1,546	$162,690	$0	$0	$257,014	$229,650	$127,364	$129,650
2017	$46,948	$1,546	$162,690	$0	$0	$211,184	$184,018	$127,166	$84,018
2016	$95,013	$1,546	$162,690	$0	$0	$259,249	$220,670	$138,579	$120,670
2015	$43,254	$1,546	$136,372	$0	$0	$181,172	$181,172	$100,000	$81,172
2014	$40,710	$1,546	$123,932	$0	$0	$166,188	$166,188	$0	$166,188
2013	$69,206	$1,546	$123,932	$0	$0	$194,684	$194,684	$0	$194,684
2012	$70,224	$1,546	$123,932	$0	$0	$195,702	$125,835	$119,867	$75,835
2011	$72,259	$1,546	$137,808	$0	$0	$211,613	$122,170	$139,443	$72,170
2010	$73,277	$1,546	$153,120	$0	$0	$227,943	$120,365	$157,578	$70,365

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Senior Exemption	$50,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1088	**Roof Cover**	Wood Shingle
Conditioned Area	1071	**Interior Flooring**	Hardwood
Actual Year Built	1880	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	

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

Description	Conditioned Area	Actual Area
1.5 STORY	729	486
BASE AREA	270	270
FINISHED OPEN PORCH	0	99
FRAME ADDITION	72	72
PATIO	0	161
Total SqFt	1071	1088

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	259

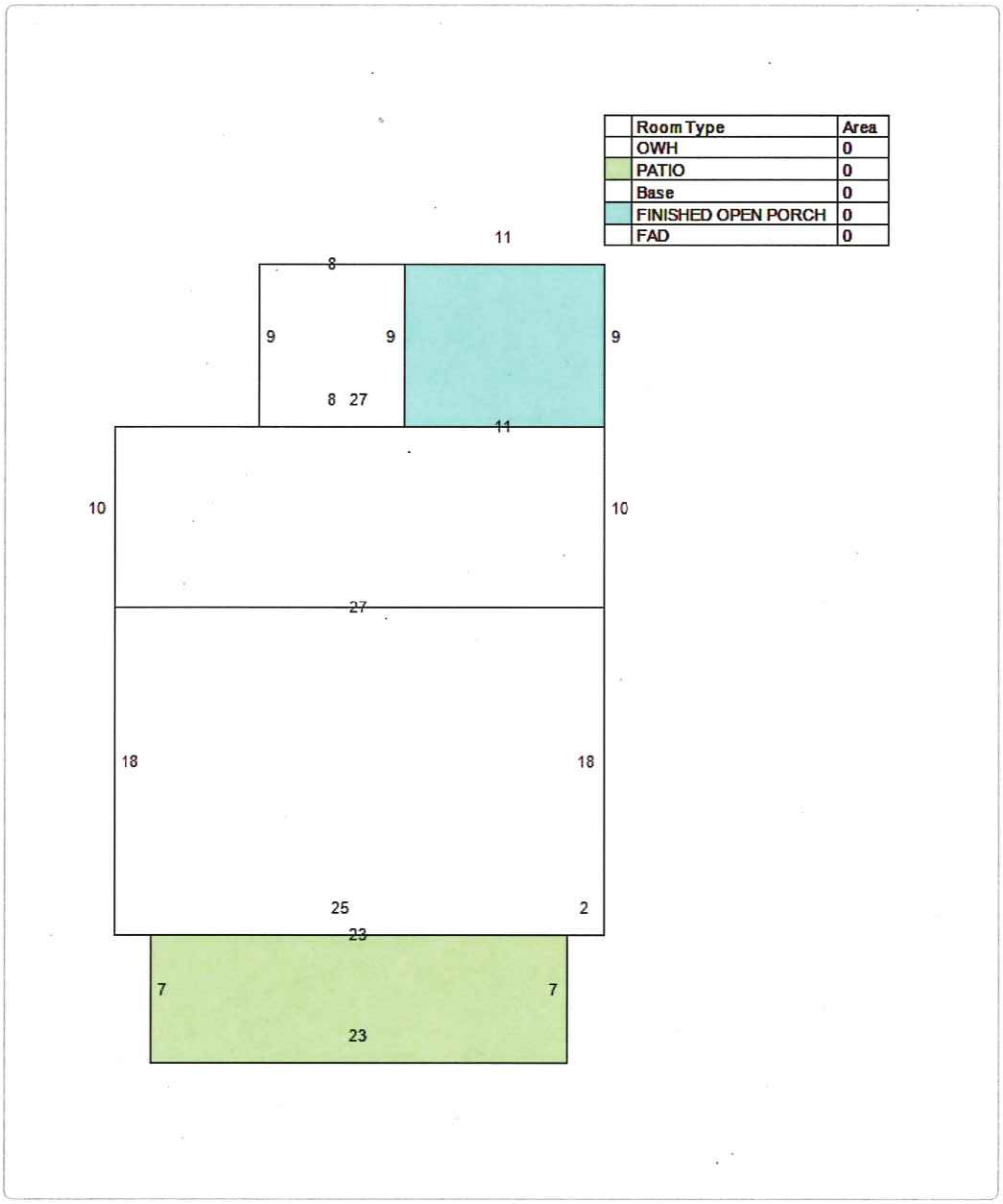
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	33	58	1914	SF	$162,690

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/16/2013	8/14/2013	$180,000.00	WD	3777	479	Q	I	PARETS MIGUEL	THOMPSON PAUL J ET AL
	7/7/1995	$100.00	CD	1117	1581	U	I	MAKI JACK J & MAVIS	PARETS MIGUEL
	6/9/1995	$125,000.00	WD	1113	708	Q	I	MAKI JACK J,MAVIS	PARETS MICHAEL
	5/12/1992	$105,000.00	WD	942	1530	Q	I	MARQUIS ARTHUR E	MAKI JACK J,MAVIS
	12/1/1987	$0.00		767	396	U	I		MARQUIS ARTHUR E
	12/1/1987	$53,000.00		767	396	Q	I		
	10/1/1981	$30,000.00		513	206	U	I		
	5/1/1981	$0.00		492	444	U	I		

Sketch Information



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Developed by Schr GEOS

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0048 Address: 61 Weeden Street

Applicant: Kenneth and Valerie Byrd

Property Owner: Byrd Living Trust (Kenneth and Valerie Byrd)

Project description: To partially demolish a structure constructed ca. 1920 and located in the Lincolnville National Register Historic District including the enclosed front porch.

Architectural Style:	Frame Vernacular	Florida Master Site File:	N/A
National Register:	Lincolnville National Register Historic District	Construction date:	ca. 1920
Archaeology Zone:	3A	Zoning District:	RS-2
Parcel number:	2069000000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a partial demolition application for the removal of the enclosed front porch for a building that is located in the Lincolnville National Register Historic District. 61 Weeden Street is found under both the contributing and noncontributing building lists in the 1991 National Register nomination.
- The origination of the building has not been found. There is no record of it on the Florida Master Site File. A building is not shown in the location of 61 Weeden Street on the earlier Sanborn Maps. The vacant location is shown as being part of the property of the Dumas Plantation house, Yallaha, of 115 Bridge Street. The small building first appears on the 1930 (corrected to 1960) version, showing the one-story front enclosed section and what is possibly a no longer standing attached carport toward the rear, on the north side of the two-story block. The building appears to be one of many on the same overall property of 115 Bridge as shown on the earlier Sanborn maps. The ca. 1920 building is possibly a wood frame building or garage that was later moved to the property. A listing for 61 Weeden Street first shows up in the Polk City Directories around 1957 for Shell Stone Co., a brick manufacturer. By the 1960 directory, the first resident is named.
- The existing building is a wood frame, two-story Frame Vernacular residence with a front gable roof, wood novelty siding and corner boards. The one-story front porch has a painted metal seam shed roof, a scalloped trim along the cornice and is enclosed with the same painted wood siding and one-over-one or two-over-two wood sash windows found on the main block of the house, with three windows and a front entrance door on the southern end across the façade or West elevation, a single two-over-two window on the north elevation, and a double window on the and south elevation.
- The house is in the process of being raised, as can be seen in the staff photographs.
- The extent of demolition is inconclusive in the submitted drawings with what from the existing building will remain. However, it appears to staff this is a partial demolition, as the removal of the one story front space is proposed, while the two-story core of the building appears to remain, with an addition proposed on the first-floor level especially to the south and east (rear).
- Submitted elevation drawings of the proposed changes to the overall house show a new one-story space to be built in the same area as the front porch, but extending to the south. While proposed floor plan drawings show significant additional space being added overall to the first floor, HARB does not have design review authority on new construction for this area. The proposed addition is subject to zoning, setback, and building permit requirements.
- The applicant is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
- The project is within archeological zone IIIA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist. Demolition could meet the ground-disturbance criteria outline in the Archaeological Preservation Ordinance (e.g., if disturbance impacts exceed 100 square feet). Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Future rebuilding activities may require archaeological review and testing as outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition to partially demolish a structure constructed ca. 1920 and located in the Lincolnville National Register Historic District including the enclosed front porch at 61 Weeden Street with the findings that:

1. The partial demolition of the enclosed front porch will not have a permanent impact on the historic integrity of the overall building.
2. The building's historical origination is ambiguous, as there is no record of it on the Florida Master Site File, a building is not shown in the location of 61 Weeden Street on the Sanborn Maps until the 1930 map was corrected in 1960, and there is no listing for 61 Weeden Street in the Polk City Directories until around 1957.

With the following conditions:

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.
2. For any salvagable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include enclosed front porch.

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 ca.1920, is more than 50 years old, and is located in the Lincolnville National Historic District. The building is not listed in a Historic Preservation Zoning District or recorded in the Florida Master Site File

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (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 east side of Weeden Street, near the intersection with St. Francis Street, with a vacant lot to the north, the building has a greater setback, but still 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.* The loss of the front porch would have an impact to the streetscape and to the historic district. However, a one-story porch wrap-around addition is proposed, and from the front looks like an extension of the existing fully enclosed porch.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The proposed new addition will not be inset from the main block of the house like the existing enclosed porch. Instead, it appears to be proposed to extend fully across the front façade/West elevation, following a similar placement of the existing enclosed porch's placement, but extending southward past the existing two-story main block, with additional space being proposed to be added eastward. Drawings show horizontal siding and a metal roof. To accommodate the building's raised height, a set of 5 steps is proposed to extend from the now more centered doorway of the front/west façade, replacing the two steps leading to what is currently an off-set front door. Design review is not required.

5. *The historical or cultural merit of the structure.* The building is contributing to the Lincolnville National Register Historic District. 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.* Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic front porch can impact the integrity of the resource and cause an incremental loss of to the district. However, a one-story addition following the existing enclosed porch in extended form is proposed and the HARB may find that the loss of the porch is mitigated and therefore does not have a negative impact to the historic integrity of the district.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of a Vernacular wood-frame house, which is not uncommon in the city.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building is not the last surviving example of its style or method of construction.

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 porch did not have an exceptionally high degree of craftsmanship, so should be able to be reproduced without great difficulty or expense.

10. *The justification for the proposed demolition.* The application stated that demolition of the 6 x 15' (interior) front room/porch area and replacement with a 10 x 15' (interior) front room/porch area is in effort to gain extra square footage and level the floor to the main house.

.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
61 Weeden Street

Showing large set back and Front Façade / West Elevation

STAFF PHOTOGRAPHS
61 Weeden Street

Front Façade / West Elevation and South Elevation

STAFF PHOTOGRAPHS
61 Weeden Street

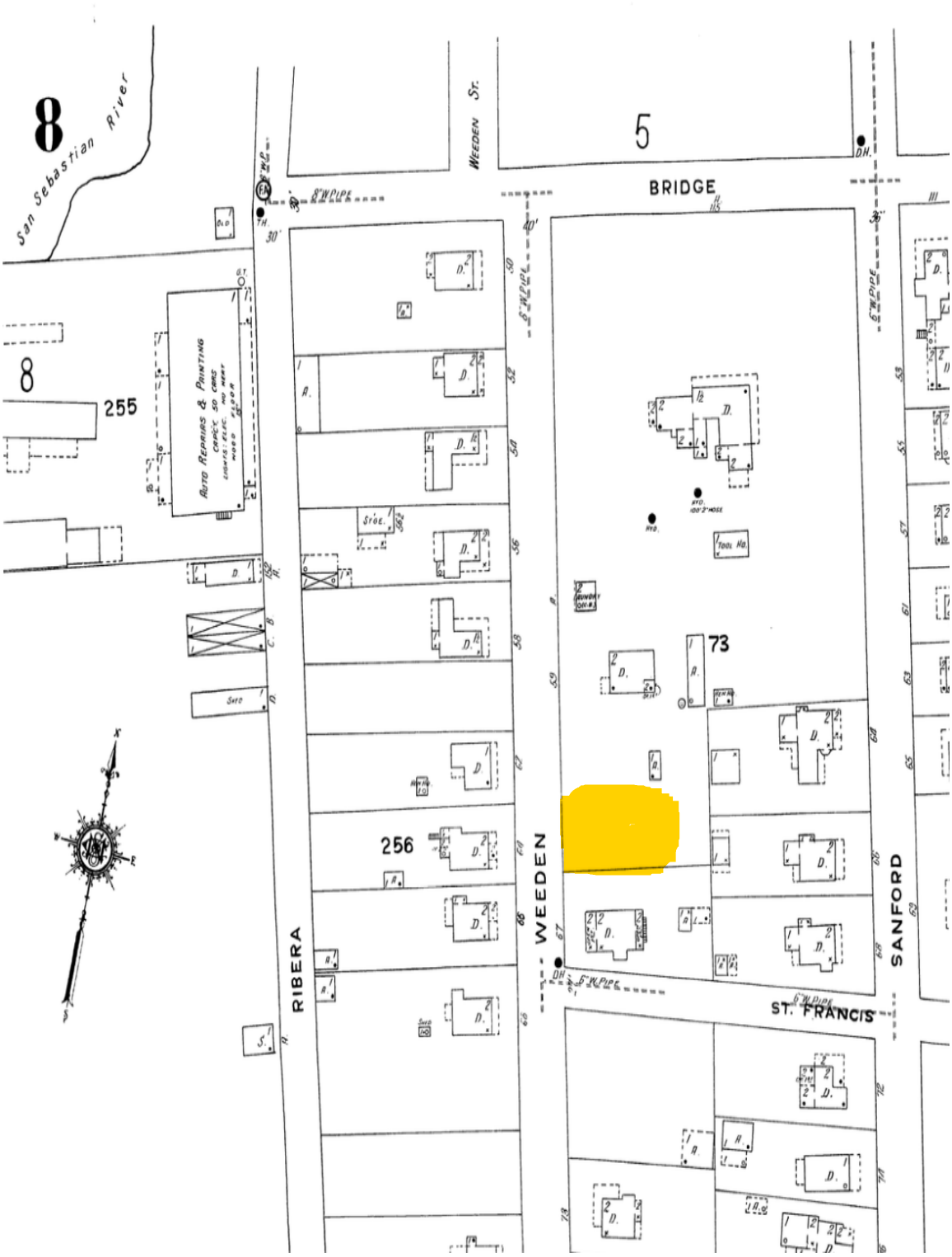
Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
61 Weeden Street

Front Façade / West Elevation and South Elevation

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 8



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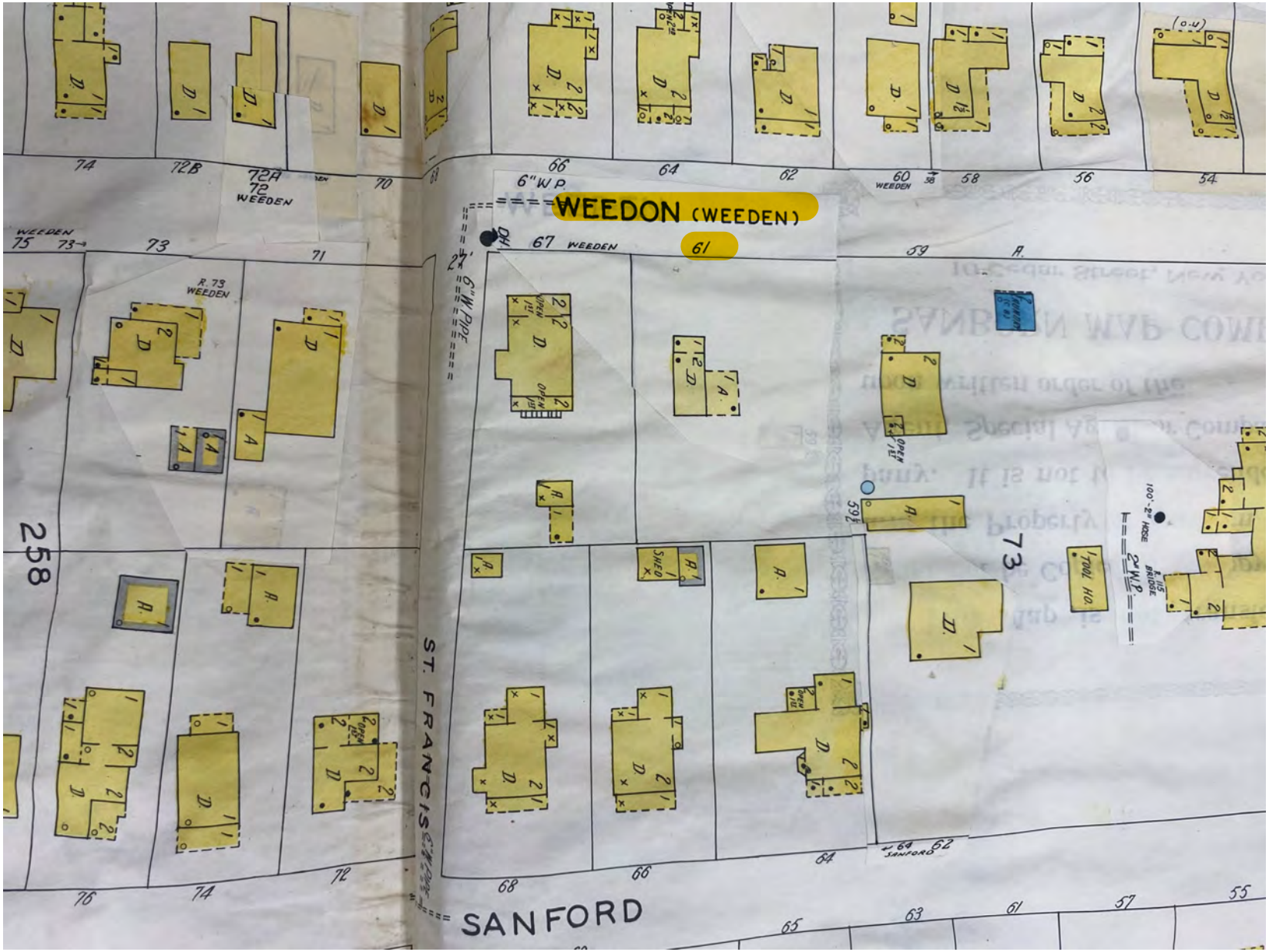
Sanborn Map: 1930 (Corrected to 1960)

Sanborn Map: 1930 (Corrected to 1960)



61 Weeden Street
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1957	Shell Stone Co. (Brick Manufacturing)	--	--
1959	Vacant		
1960	Frederick MacKintosh		

*61 Weeden Street was not listed in earlier city directories

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. 2020-0048

Receipt No. 1867330 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Kenneth and Valerie Byrd
   Business (if applicable) _____
   Address 61 Weeden St
   City St Augustine State FL Zip 32084
   Daytime telephone 386-986-8565 Other phone/email lennysellsre@gmail.com

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

2. NAME OF PROPERTY OWNER Byrd Living Trust (Kenneth and Valerie Byrd)
   Business (if applicable) _____
   Address 37 Sanford Street
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 386-986-8565 Other phone _____

3. PROJECT STREET ADDRESS 61 Weeden Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block C Subdivision Dumas Tract Parcel Number 206900-0000

5. DATE OF CONSTRUCTION 1920 Source: Property Appraiser

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

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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: Remove 6'x15' interior front Room/Porch area and replace with 10'x15' interior front Room/Porch area. We are trying to gain extra sq footage and also level the floor to the main house which is about 3" difference. We are having the house raised to build a new pier foundation and fix termite damage. Our goal is to improve and preserve the home and fix many years of deffered repairs.

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: Metal Roof
☐	☐	☒	Porch/Deck/Balcony Specify: Remove existing 6'x15' interior front Porch + Replace w/ 10'x15' Porch to look the same
☐	☐	☒	Exterior walls
☐	☐	☒	Exterior finishes (stucco, masonry, siding) Specify: Lap Siding
☐	☐	☐	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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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: 61 Weeden St

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) $10,500.00
- 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 Kenneth Byrd DATE 05/14/2020

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME Kenneth Byrd DATE 05/14/2020

SIGNATURE OF 1st PROPERTY OWNER [signature]

PRINT 2nd OWNER'S NAME Valerie Byrd DATE May 14, 2020

SIGNATURE OF 2nd PROPERTY OWNER [signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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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

Kenneth Byrd
(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, Kenneth Byrd, who is personally known to me or who has produced personally known to me 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 29th day of May, 2020.

Lindy Sliman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG213476
Expires 5/2/2022

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Kenneth Byrd
(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, Kenneth Byrd, who is personally known to me or who has produced personally known to me 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 29th day of May, 2020.

Lindy Sliman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG213476
Expires 5/2/2022

Notary Public, State of Florida

PROPERTY OWNER

Valerie Byrd
(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF St Johns County

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [_] online notarization, Valerie Byrd, who is personally known to me or who has produced personally Known to me 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 29th day of May, 2020.

Lindy Sliman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG213476
Expires 5/2/2022

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Valerie Byrd
(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF St Johns County

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [_] online notarization, Valerie Byrd, who is personally known to me or who has produced personally Known to me 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 29th day of May, 2020.

Lindy Sliman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG213476
Expires 5/2/2022

Notary Public, State of Florida

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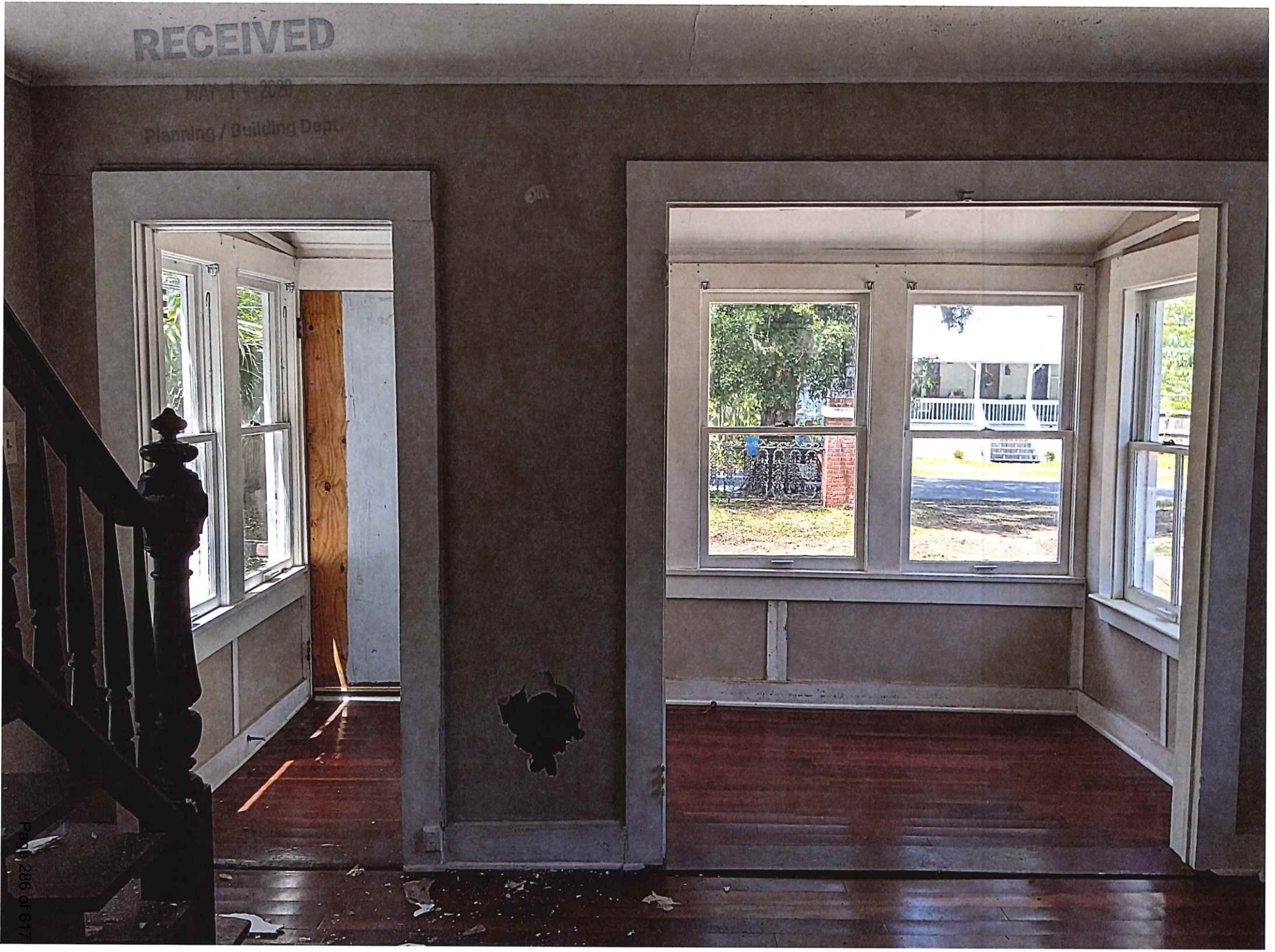


BYRD RESIDENCE

61 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

CODE INFORMATION

FLORIDA BUILDING CODE, EXISTING BLDG 2017 EDITION
FLORIDA BUILDING CODE, RESIDENTIAL BLDG 2017 EDITION
NATIONAL ELECTRIC CODE 2014

TYPE OF CONSTRUCTION

TYPE V B (NON-SPRINKLERED)

SQUARE FOOTAGE INFORMATION

RESIDENCE 2536 sq. ft. GROUND FLOOR

FLOOD ZONE

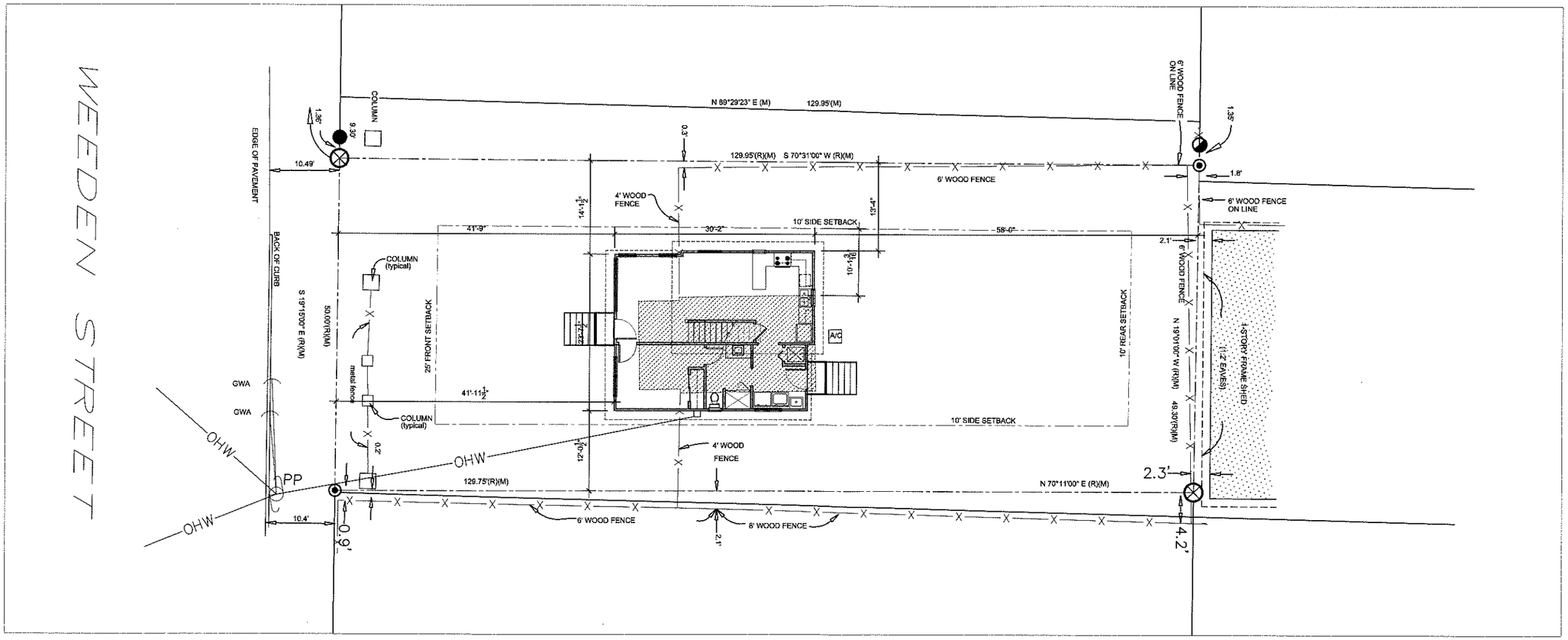
X

OCCUPANCY CLASSIFICATION

RESIDENCE
EXIST - R

INDEX OF DRAWINGS

A1 COVER SHEET, LOCATION MAP, INDEX, CODE INFORMATION & SITE PLAN
A2 FOUNDATION PLAN
A3 1st FLOOR PLAN
A4 2nd FLOOR PLAN
A5 ELEVATIONS, NORTH & WEST
A6 ELEVATIONS, SOUTH & EAST
A7 2nd FLOOR FRAMING PLAN
A8 ROOF AND ROOF FRAMING PLAN
A9 BUILDING SECTIONS
A10 WALL SECTIONS
A11 WALL SECTIONS
A12 WALL SECTIONS



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SITE PLAN
1/8"=1'-0"
NORTH

FQF24F D223 D2231

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REVISIONS

DRAWN BY: NPG
SCALE: NA
DATE: 12 MAY 2020

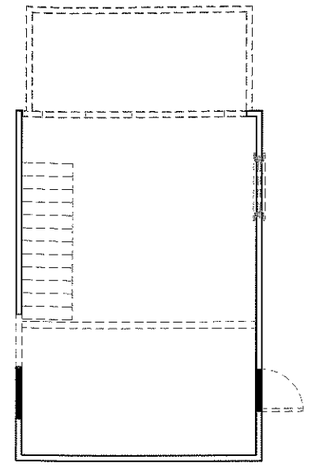
WILLIAM FREEMAN

COVER SHEET, CODE AND SITE PLAN

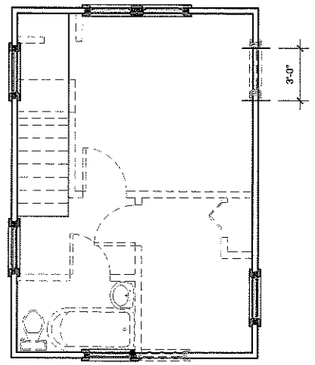
BYRD RESIDENCE MODIFICATION
61 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

Nathan Goldberger
Drafting (904) 377-6492
nategoldberger@gmail.com

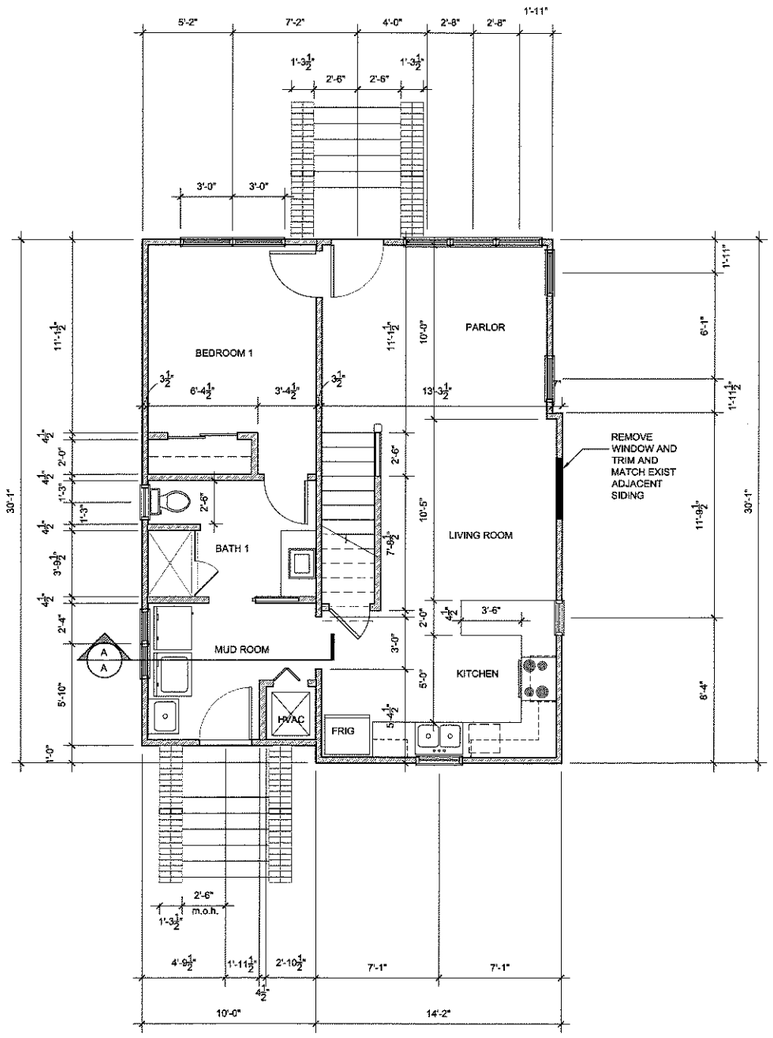
SHEET
A1



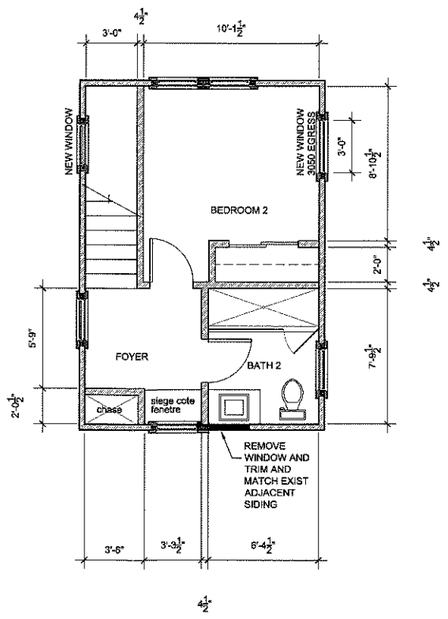
DEMO
GROUND FLOOR PLAN
1/4"=1'-0"
NORTH



DEMO
2nd FLOOR PLAN
1/4"=1'-0"
NORTH



GROUND FLOOR PLAN
1/4"=1'-0"
NORTH



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

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WILLIAM FREEMAN

FLOOR PLANS

BYRD RESIDENCE MODIFICATION
61 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

Nathan Goldberger
Drafting (904) 377-6492
natgoldberger@gmail.com

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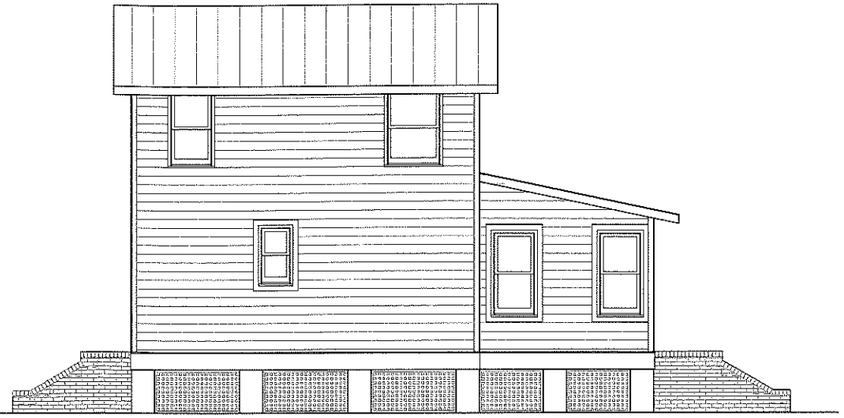

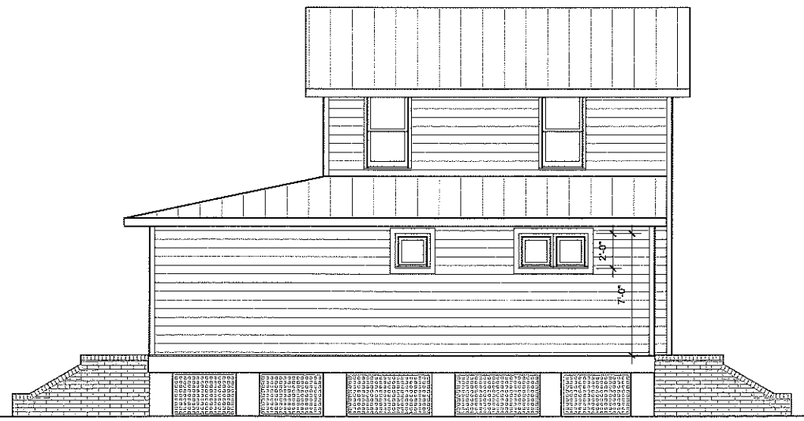

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BYRD RESIDENCE MODIFICATION
61 WEEDEN STREET
ST. AUGUSTINE, FLORIDA 32084

ELEVATIONS

REVISIONS

DRAWN BY: NPG
SCALE: NA
DATE: 12 MAY 2020

WILLIAM FREEMAN

Nathan Goldberger
Drafting (904) 377-6492
nategoldberger@gmail.com

SHEET
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(FRONT)

6) Wooden Street

Katie Hall Designs
Lenny + Valerie Byrd
Level 1

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JUN 03 2020

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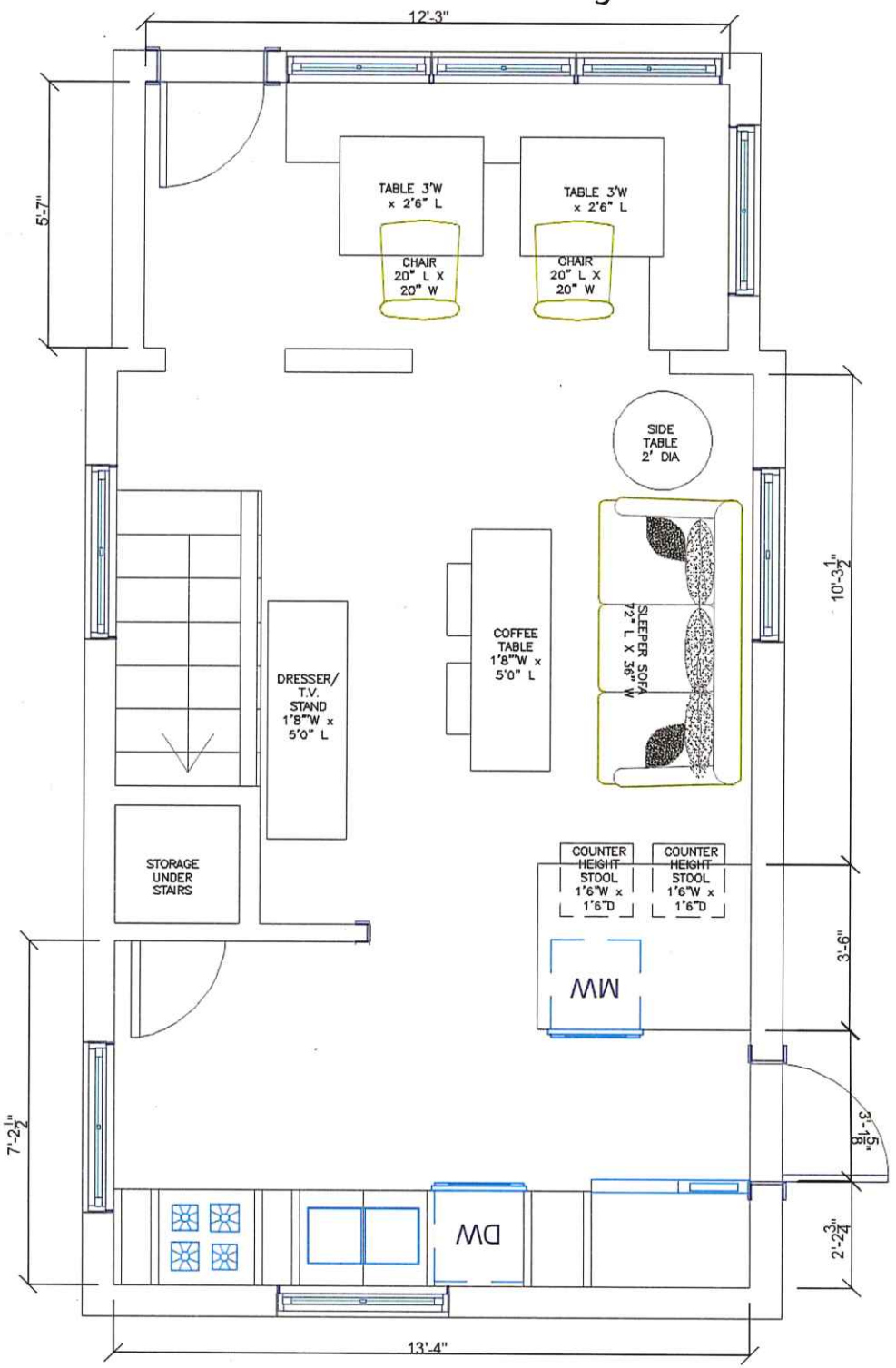


Instr #2020016036 BK: 4892 PG: 252, Filed & Recorded: 2/28/2020 12:16 PM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,505.00

This instrument was prepared by:
Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:19-18029
Consideration: $215,000.00
Documentary Stamps Paid: $1,505.00

This Warranty Deed

Made this **February 28, 2020 A.D.** By **Thomas W. White, a single man** hereinafter called the grantor, to **Kenneth J. Byrd and Valerie Byrd, as trustees of the Byrd Living Trust, dated October 23, 2007,** whose post office address is: 37 Sanford Street, St. Augustine, FL 32084, 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 Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

The Southerly portion of Lot 7, Block "C", Dumas Tract, as shown on the Official Map of St. Augustine, Florida in 1923 and more particularly described as follows:

Commence at the intersection of the South side of Bridge Street and the East side of Weeden Street; thence South 19 degrees 15 minutes East 370.6 feet along the East line of Weeden Street to the Point of Beginning; thence continue South 19 degrees 15 minutes East 50.0 feet to an iron pipe; thence North 70 degrees 11 minutes East 129.75 feet to an iron pipe; thence North 19 degrees 01 minutes West 49.3 feet to an iron pipe; thence South 70 degrees 31 minutes West 129.95 feet to the Point of Beginning.

Parcel ID Number: 206900-0000

COPY

The trustee herein named has the full power and authority to protect, conserve, sell, lease, encumber or otherwise manage or dispose of the real property described in the recorded instrument pursuant to § 689.071, Florida Statues, and § 689.073(1), Florida Statues.

The terms of this Trust provide for the present possessory right of possession of any Homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with § 196.031(1), Florida Statues, which would entitle said real property to Homestead Exemption status if all of the requirements are met.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to **December 31, 2019.**

[signature page to follow]

BK: 4892 PG: 253

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: David A. Graubard

[2] _____

Witness Printed Name: Craig M. Herzog

_____(Seal)
Thomas W. White
Address: 61 Weeden St
St. Augustine, FL 32084

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this February 28, 2020, by Thomas W. White, a single man. Such person (notary must check applicable box):

- ☐ **is / are personally known to me.**
- ☒ **produced a current Florida Driver's license as identification.**
- ☐ **produced _____ as identification.**

_____
Notary Public
Notary Print Name: David A. Graubard
My Commission Expires: 1/21/2024

(NOTARY SEAL)

COPY

DAVID A. GRAUBARD
MY COMMISSION EXPIRES
JANUARY 21, 2024
#GG 933212
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2069000000
Location Address	61 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY S50FT OF LOT 7 BLK C OR4892/252 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Byrd Living Trust D: 10-23-2007 100% Byrd Kenneth J Trustee 0% Byrd Valerie Trustee 0%
Mailing Address	37 SANFORD ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2020
Building Value	$67,637
Extra Features Value	$0
Total Land Value	$132,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$200,237**
Total Deferred	$92,447
Assessed Value	**$107,790**
Total Exemptions	$50,000
Taxable Value	**$57,790**

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	Just (Market) Value
2019	$59,090	$0	$132,600	$191,690
2018	$58,622	$0	$122,400	$181,022
2017	$58,414	$42	$110,160	$168,616
2016	$59,118	$49	$95,625	$154,792
2015	$59,821	$56	$76,500	$136,377
2014	$48,222	$63	$61,200	$109,485
2013	$48,776	$70	$47,430	$96,276
2012	$31,526	$77	$41,310	$72,913
2011	$30,150	$56	$45,900	$76,106
2010	$30,594	$63	$51,000	$81,657

Exemption Information

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

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	978	**Roof Cover**	Metal
Conditioned Area	658	**Interior Flooring**	Hardwood, Sheet Vinyl
Actual Year Built	1920	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	1

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

Description	Conditioned Area	Actual Area
FINISHED CARPORT	0	266
UNFINISHED STORAGE	0	54
BASE AREA	300	300
FINISHED UPPER STORY	280	280
FRAME ADDITION	78	78
Total SqFt	658	978

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	15

Land Information

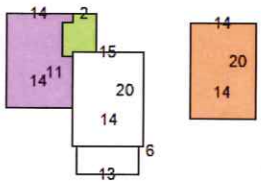
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$132,600

Sale Information

Recording Date	Sale Date	Sale Price
2/28/2020	2/28/2020	$215,000.00
12/10/2012	11/30/2012	$135,000.00
	1/12/2006	$279,000.00
	11/29/2005	$100.00
	7/20/2004	$125,000.00
	5/6/1996	$25,000.00
	6/28/1995	$100.00
	7/1/1981	$0.00

Sketch Information

	Room Type	Area
	FAD	0
	FINISHED UPPER STORY	0
	Base	0
	UNFINISHED STORAGE	0
	FINISHED CARPORT	0



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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0054 Address: 58 S. Whitney Street

Applicant: Andrea Johansson

Property Owner: Andrea and Lex Johansson

Project description: To partially demolish a building constructed in 1954 that is not located in a district and is not recorded on the Florida Master Site File including the rear and side portion of the building.

Architectural Style:	Minimal Traditional	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1954
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1255200000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The application is a request to demolish portions of a building that appear to be older than fifty years which requires HARB approval for partial demolition.

- The house appears on the 1957 updated Sanborn Map as a rectangular masonry structure similar in plan to three other structures on the same side of the street on the same block.
- The property was subdivided from a portion of the 1880 Huertas Grant into Wilson Subdivision
- The materials used on the portions proposed to be demolished appear old but are not part of the earliest footprint of the house.
- Based on an exterior site inspection and the applicant's photographs the portions proposed to be demolished do not retain a high degree of architectural or historic integrity.

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 (partial) at 58 South Whitney Street because it is not a local landmark or otherwise designated as a historic building.

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Partial demolition to include the rear and side portion of the 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 1954 and is more than 50 years old. The building is not listed in a Historic Preservation Zoning District or on the National Register of Historic Places and is not recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* N/A

2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale to the surrounding buildings and fits in with the streetscape.

3. *The impact of the loss of the structure on the streetscape.* The primary building footprint will remain in place.

4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* The primary building footprint will remain in place.

5. *The historical or cultural merit of the structure.* No evidence was discovered that the portion proposed for demolition is the work of a master or that this portion 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 and the original footprint will remain.

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.

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 the portion proposed for demolition is unsafe and has very low interior ceilings.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

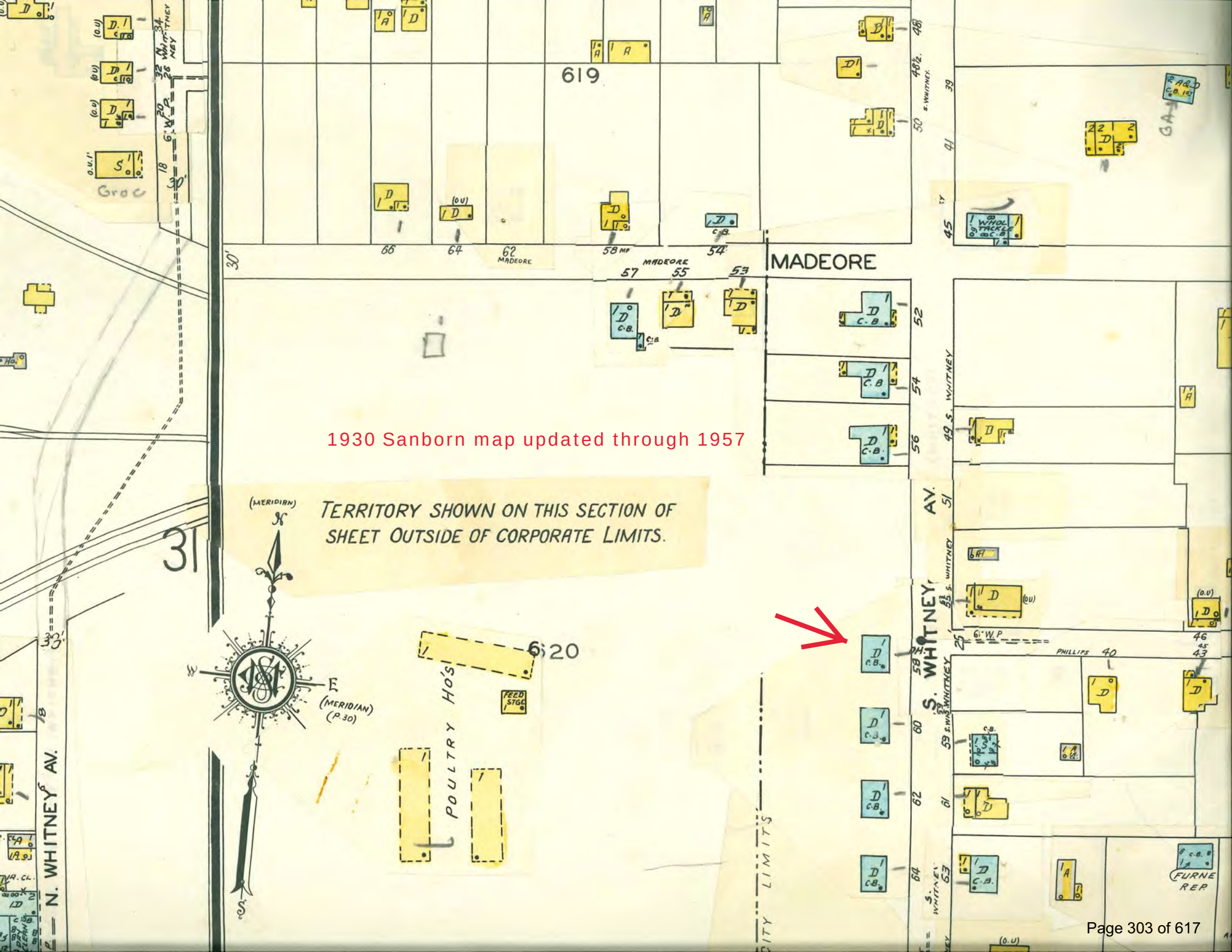
- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs


1930 Sanborn map updated through 1957
TERRITORY SHOWN ON THIS SECTION OF SHEET OUTSIDE OF CORPORATE LIMITS.
MADEORE
619
620
31
N. WHITNEY AV.
S. WHITNEY AV.
POULTRY HO'S
FEED STGE
(MERIDIAN)
(MERIDIAN) (P. 30)
CITY LIMITS

STAFF PHOTOGRAPHS: 58 S. WHITNEY STREET

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STAFF PHOTOGRAPHS: 58 S. WHITNEY STREET

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2020-0054

Receipt No. 1869079 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT ANDREA JOHANSSON
   Business (if applicable) _____
   Address PO BOX 552
   City ST. AUGUSTINE State FL Zip 32085
   Daytime telephone 305-522-4419 Other phone/email ANDREAAJOHANSSON@GMAIL.COM

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

2. NAME OF PROPERTY OWNER ANDREA & LEX JOHANSSON
   Business (if applicable) _____
   Address 58 S WHITNEY ST.
   City ST. AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 305-522-4419 Other phone _____

3. PROJECT STREET ADDRESS 58 S WHITNEY ST.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot ____ Block 13 Subdivision WILSON Parcel Number 125520000

5. DATE OF CONSTRUCTION _____ Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME ANDREA JOHANSSON DATE 5/20/20

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME ANDREA JOHANSSON DATE 5/20/20

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME LEX JOHANSSON DATE 5/20/20

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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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

ANDREA JOHANSSON
(Print Name)

LEX JOHANSSON

(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, Andrea & Lex Johansson, 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 29th day of May, 2020.

DEBORAH L STOCKDALE MY COMMISSION EXPIRES SEPTEMBER 18, 2022 #GG 254771 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Deborah L Stockdale
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

ANDREA JOHANSSON
(Print Name)

LEX JOHANSSON

(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, ANDREA JOHANSSON LEX JOHANSSON, 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 29th day of May, 2020.

DEBORAH L STOCKDALE MY COMMISSION EXPIRES SEPTEMBER 18, 2022 #GG 254771 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Deborah L Stockdale
Notary Public, State of Florida

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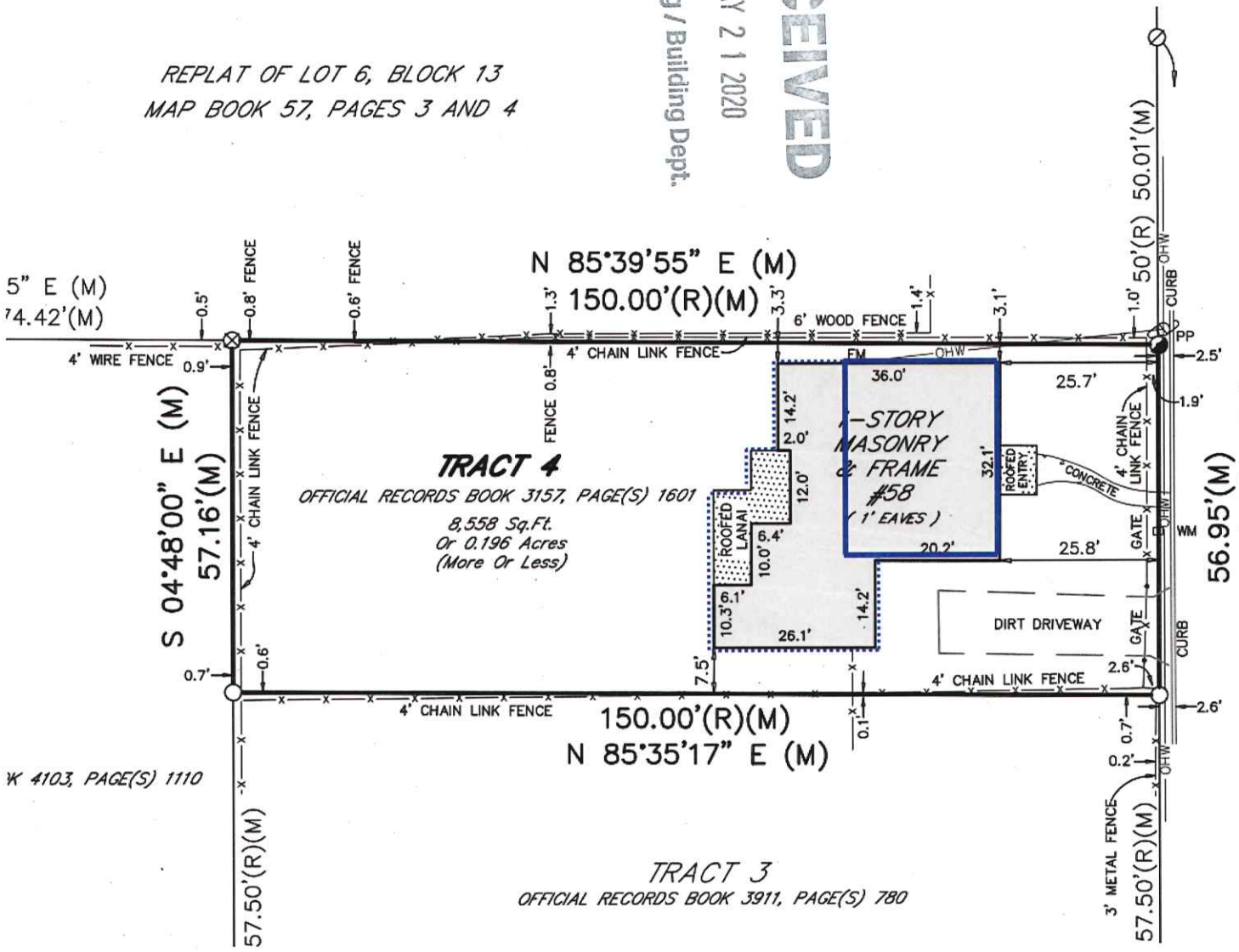

Original Structure = blue outline

Addition(s)= dotted blue outline

SET

Jennifer Wolfe

From: Andrea Johansson <andreaajohansson@gmail.com>
Sent: Thursday, May 21, 2020 9:53 AM
To: Jennifer Wolfe
Cc: Lex Johansson
Subject: HARB Application - 58 S. Whitney St. - Johansson's
Attachments: 2020-05-20 13-11.pdf; Original Structure Survey.pdf

Hi Jenny -

Please see the attached HARB Application, our survey showing the addition we would like to demo and photos showing why the addition is unsafe.

I am in two of the images to show reference for height; I am 5'4.

I am available all day today and tomorrow to pay for the application over the phone.

Please let me know if there is anything else you need from us.

Thank you again for your help!
>

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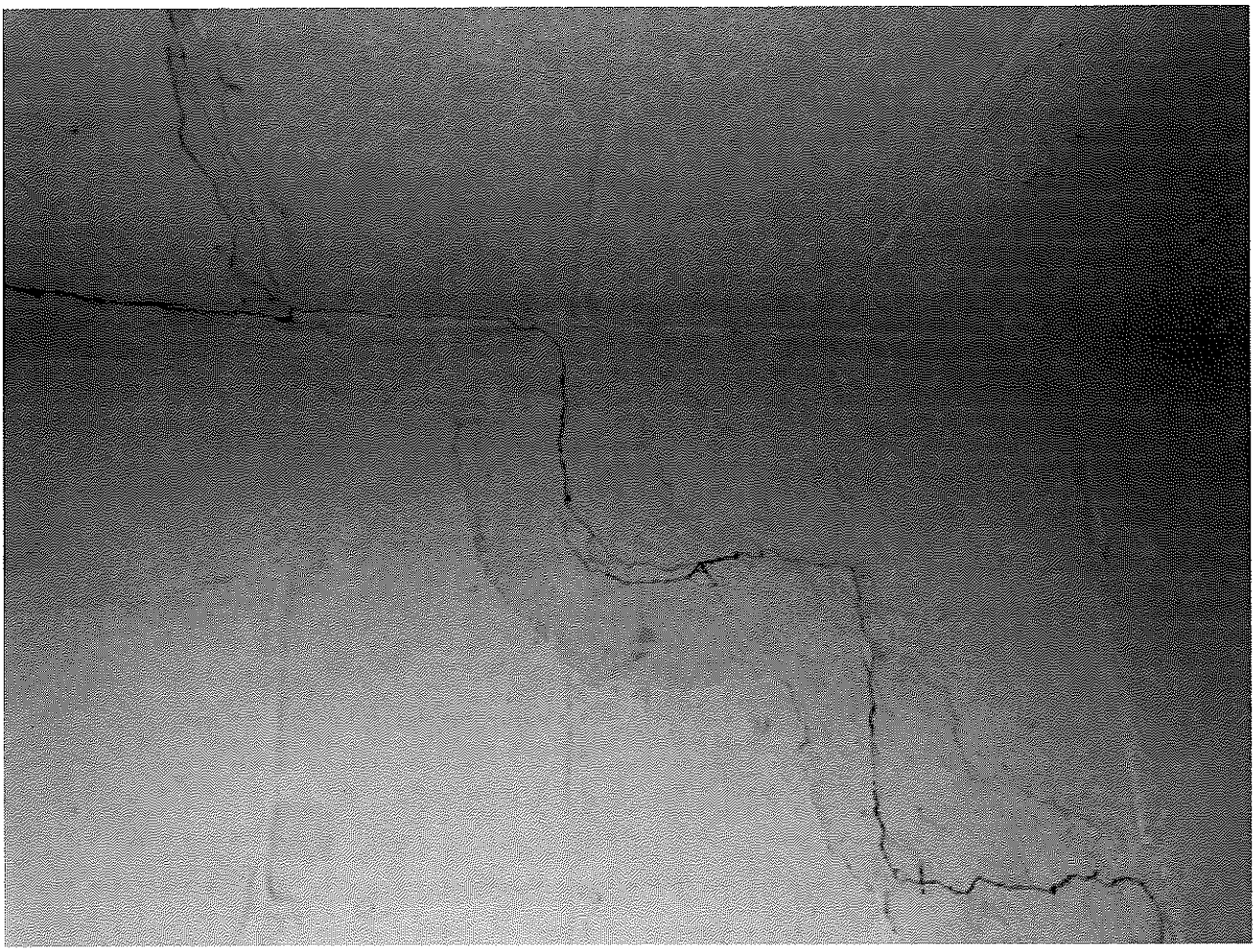
Planning / Building Dept.



>
>
>
>
> Andrea Johansson
> Cell: 305.522.4419
>
>
>

RECEIVED
MAY 2 1 2020
Planning / Building Dept.

Instr #2019055080 BK: 4768 PG: 185, Filed & Recorded: 7/30/2019 11:05 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,120.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:19-17110
Consideration: $160,000.00
Documentary Stamps Paid: $1,120.00

This Warranty Deed

Made this **July 26, 2019 A.D.** By **Alexandra E. Sills f/k/a Alexandra B. Snair, a married woman, joined by her spouse, Matthew Sills** hereinafter called the grantor, to **Lex John Johansson and Andrea Ann Johansson, husband and wife,** whose post office address is: P. O. Box 552, St. Augustine, FL 32084, 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 Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

TRACT 4, ACCORDING TO PLAT OF TRACTS 1, 2, 3 AND 4 BEING A SUBDIVISION OF THE NORTH 230 FEET OF THE EAST 150 FEET OF LOTS 1, 2 AND 3 OF BLOCK 13 OF THE SUBDIVISION OF THE EAST 1/2 OF THE HUERTAS GRANT, ACCORDING TO THE OFFICIAL MAP ON FILE WITH THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA, WHICH PLAT OF TRACTS 1, 2 3 AND 4 IS ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED DATED MAY 7, 1953 AND RECORDED IN DEED BOOK 203, PAGE 386 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

COPY

Parcel ID Number: 125520-0000

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to **December 31, 2018.**

[signature page to follow]

BK: 4768 PG: 186

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Jennifer F. Brown

_____(Seal)
Alexandra E. Sills f/k/a Alexandra B. Snair
Address: 915 S. Whitney St
St Augustine, Fl 32084

[2] _____

Witness Printed Name: Anastasia L. Forrest

_____(Seal)
Matthew Sills
Address: 915 S. Whitney St
St. Augustine, FL 32084

State of FLORIDA
County of ST. JOHNS

COPY

The foregoing instrument was acknowledged before me this July 19, 2019, by Alexandra E. Sills f/k/a Alexandra B. Snair, a married woman, who ☐ is | are personally known to me or ☒ who has | have produced DRIVER'S LICENSE(S) as identification.

JENNIFER F. BROWN MY COMMISSION EXPIRES FEBRUARY 2, 2021 #GG 048116 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

_____
Notary Public
Notary Print Name: Jennifer F. Brown
My Commission Expires: 02/02/2021

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	1255200000
Location Address	58 S WHITNEY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF) (2510)
Tax Description*	WILSON SUB OF BLK 13 E1/2 OF HUERTAS GRANT SUB TRACT 4 OR4768/185 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Wilson Subdivision of Block 13 - East 1/
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Johansson Lex John,Andrea Ann 100% Johansson Andrea 100%
Mailing Address	PO BOX 552 SAINT AUGUSTINE, FL 32084-0375

Map

Valuation Information

	2020
Building Value	$101,046
Extra Features Value	$0
Total Land Value	$32,582
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$133,628**
Total Deferred	$0
Assessed Value	**$133,628**
Total Exemptions	$0
Taxable Value	**$133,628**

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	$75,584	$0	$32,271	$0	$0	$107,855	$56,369	$82,855	$25,000
2018	$64,385	$0	$26,065	$0	$0	$90,450	$55,318	$65,450	$25,000
2017	$60,389	$827	$19,859	$0	$0	$81,075	$54,180	$56,075	$25,000
2016	$61,318	$827	$16,446	$0	$0	$78,591	$53,066	$53,591	$25,000
2015	$53,703	$827	$12,567	$0	$0	$67,097	$52,697	$42,097	$25,000
2014	$51,287	$827	$12,567	$0	$0	$64,681	$52,279	$39,681	$25,000
2013	$52,774	$827	$12,567	$0	$0	$66,168	$51,506	$41,168	$25,000
2012	$47,220	$827	$12,567	$0	$0	$60,614	$50,645	$35,614	$25,000
2011	$37,827	$827	$13,964	$0	$0	$52,618	$49,170	$28,448	$24,170
2010	$48,722	$827	$15,515	$0	$0	$65,064	$48,443	$41,621	$23,443

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1696	**Roof Cover**	Composite Shingle
Conditioned Area	1390	**Interior Flooring**	Sheet Vinyl, Carpet
Actual Year Built	1954	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block, Wood	**Baths**	2

Category	Type	Pct
Exterior Wall	Concrete Block	90%
Exterior Wall	Wood	10%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	144
FINISHED ENCLOSED PORCH	454	568
BASE AREA	936	936
FINISHED OPEN PORCH	0	48
Total SqFt	1390	1696

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	414

Land Information

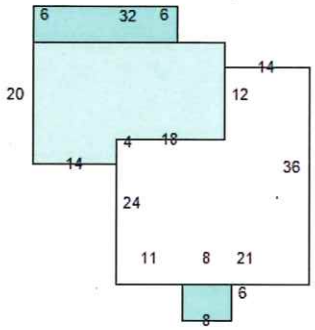
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	58	150	58	EF	$32,582

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/30/2019	7/26/2019	$160,000.00	WD	4768	185	Q	I	SILLS MATTHEW JEFFERY	JOHANSSON LEX JOHN,ANDREA ANN
5/23/2018	5/19/2018	$0.00	MC	4550	1721	U	I	SNAIR ALEXANDRA	SILLS MATTHEW JEFFERY
	1/23/2009	$0.00	DM	3157	1587	U	I	SNAIR ALEXANDRA ELIZ,KENNETH	SNAIR ALEXANDRA B & KENNETH
	1/21/2009	$0.00	QC	3157	1601	U	I	SNAIR KENNETH W	SNAIR ALEXANDRA B
	11/6/1999	$0.00	MC	1453	865	U	I	SNAIR KENNETH WILLIAM	BERMEO ALEXANDRA ELIZABETH
	7/30/1999	$51,000.00	WD	1432	606	Q	I	BRYANT MARY JOY	SNAIR KENNETH W & BERMEO ALEXANDRA (JTRS)
	4/8/1999	$0.00	DC	1432	604	U	I	BRYANT EUGENE MARCUS DIED 4-8-99	BRYANT MARY JOY (SURV SPOUSE)
	1/1/1980	$23,000.00		459	641	U	I		BRYANT EUGENE M,MARY JOY

Sketch Information

	Room Type	Area
	Base	0
	FINISHED ENCLOSED PORCH	0
	FINISHED OPEN PORCH	0



No data available for the following modules: Exemption Information.

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

Last Data Upload: 5/22/2020, 1:18:21 AM

Version 2.3.61

Developed by Schr GEOS

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0041 Address: 274 South Matanzas Boulevard

Applicants: Ancient City Construction, Inc. and Loise Trivette

Property Owner: Federal National Mortgage Association (Fannie Mae)

Project description: To demolish a building constructed in 1955 that is not located in a district but is recorded on the Florida Master Site File.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ6078
National Register:	N/A	Construction date:	1955
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2209600000		
Agenda Item:	6(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Davis Shores Ocean View Section Subdivision, the building is on a lot with mature trees on the northwest corner of South Matanzas Boulevard and Solano Avenue.
- This residential building is an L-shape building constructed of concrete blocks running in a linear direction emphasized with horizontal string courses or banding, a low pitch side and front facing gable asphalt shingle roof, wide overhanging eaves, aluminum windows mostly consisting of two-over-twos so the window is visually divided into 4 horizontal panels. A small off-set stoop / entrance porch below the flat roof extends under the side gable roof, flanked by a vertical square post wood screen. Wood siding material with vertical seams surrounds the door on the west end of the front façade/south elevation and wraps around to the portion of the west elevation also under the flat roof. To the rear of the building, an attached wood loggia with horizontal and vertical wood details extends across the north elevation. A detached one-story carport with a flat/shed roof, wood screen with vertical details and side building with vertical wood material is at the northeast end of the lot.
- A 1960 Sanborn map shows the house in its existing corner lot location with what might have been a porch structure along the West elevation and a connected porch with detached carport or garage to the northwest, still to the rear of the house, but in a different location than the existing carport structure. These elements may have been enclosed/attached to the house at a later date in some way to create the existing L-shape footprint of the house.
- The applicant provided photographs of two different two-story houses recently built in the surrounding area as proposed replacement designs.
- 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 274 South Matanzas Boulevard because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built in 1955, 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.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (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 northwest corner of South Matanzas Boulevard and Solano Avenue, the building has a similar mass and scale to many of the surrounding buildings, except for a few newer residential 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. Photographs of two different two-story single family homes 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 Mid-Century Modern 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 Mid-Century Modern 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 building.

.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

Front Façade / South Elevation
and southeast corner

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

Front Façade / South Elevation Entrance and Paired Window

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

East Elevation
and northeast corner

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

North Elevation

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

West Elevation and
continuation of South Elevation

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

Carport and detached building on northeast corner of property

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

Interior

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

South Matanzas Boulevard Context Area:
facing southwest and northwest

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

South Matanzas Boulevard Context Area:
facing north down Solano Avenue

STAFF PHOTOGRAPHS
274 South Matanzas Boulevard

South Matanzas Boulevard Context Area:
facing southeast and south to properties on south side of S. Matanzas Boulevard

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

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

Site #8 SJ06078
Field Date 4-27-2015
Form Date 4-27-2015
Recorder # _____

Site Name(s) (address if none) 274 S. Matanzas Boulevard — Multiple Listing (DHR only) _____
Survey Project Name Architecturial 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	Direction	Street Name	Street Type	Suffix Direction
Address:	274	S	Matanzas	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2209600000 — 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: 1955 ☐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 enclosed garage/ front entry
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature carport in rear
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 Mid-Century Modern — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. Flat — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) single ans paired 2/2 metal

Distinguishing Architectural Features (exterior or interior ornaments) min details, low pitch roof, narrow overhang single door entry off set to left - horizontal/ linear details

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner lot with concrete drive and walkway, mature cedars, detach single car port and side building

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ06078

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) single panel door with fam light - originally recessed - entrance high beam built out of flush with main house.
Porch Descriptions (types, locations, roof types, etc.) small front stoop with concrete step. Flat roof supported by square posts.

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 could 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

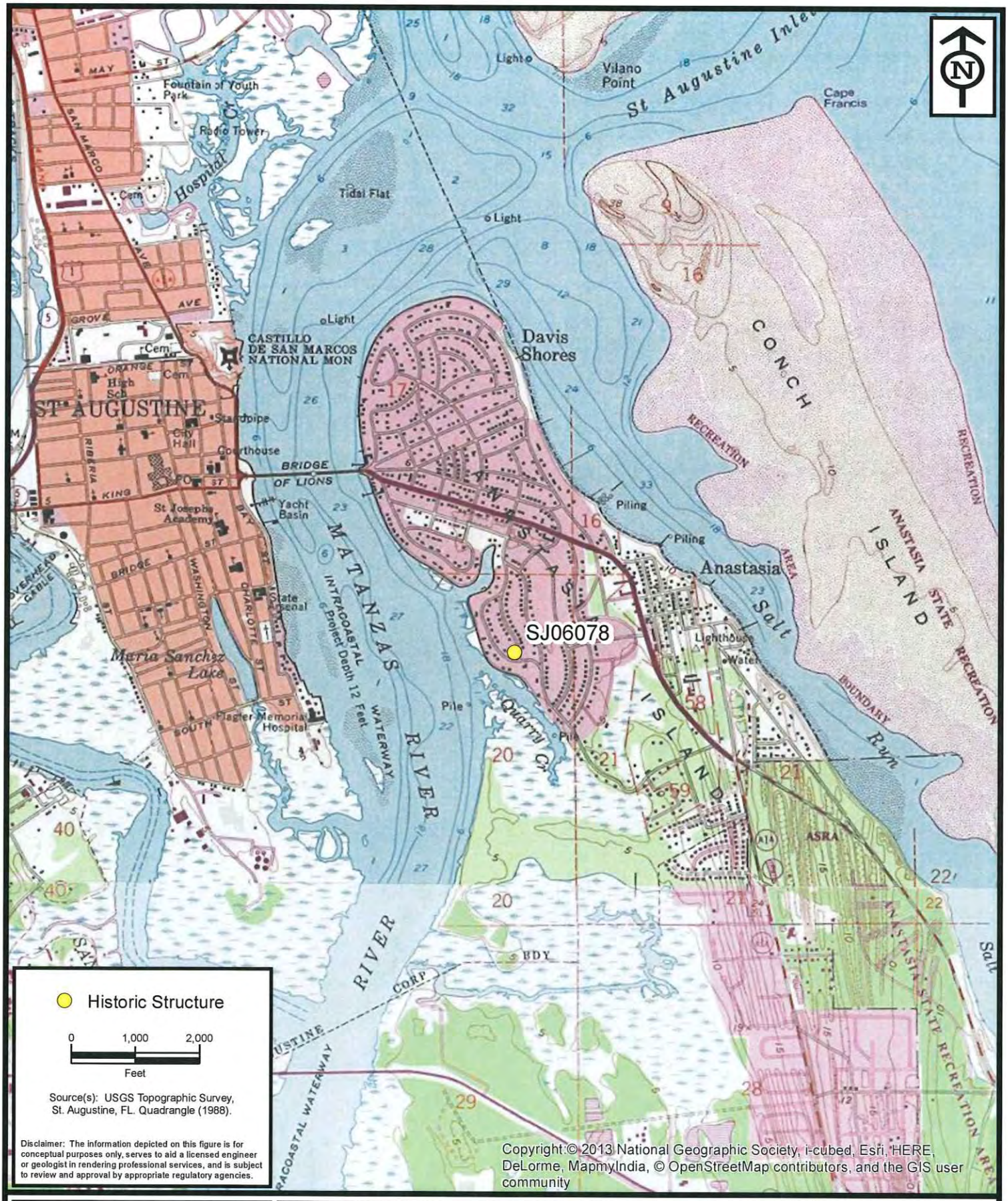
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **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

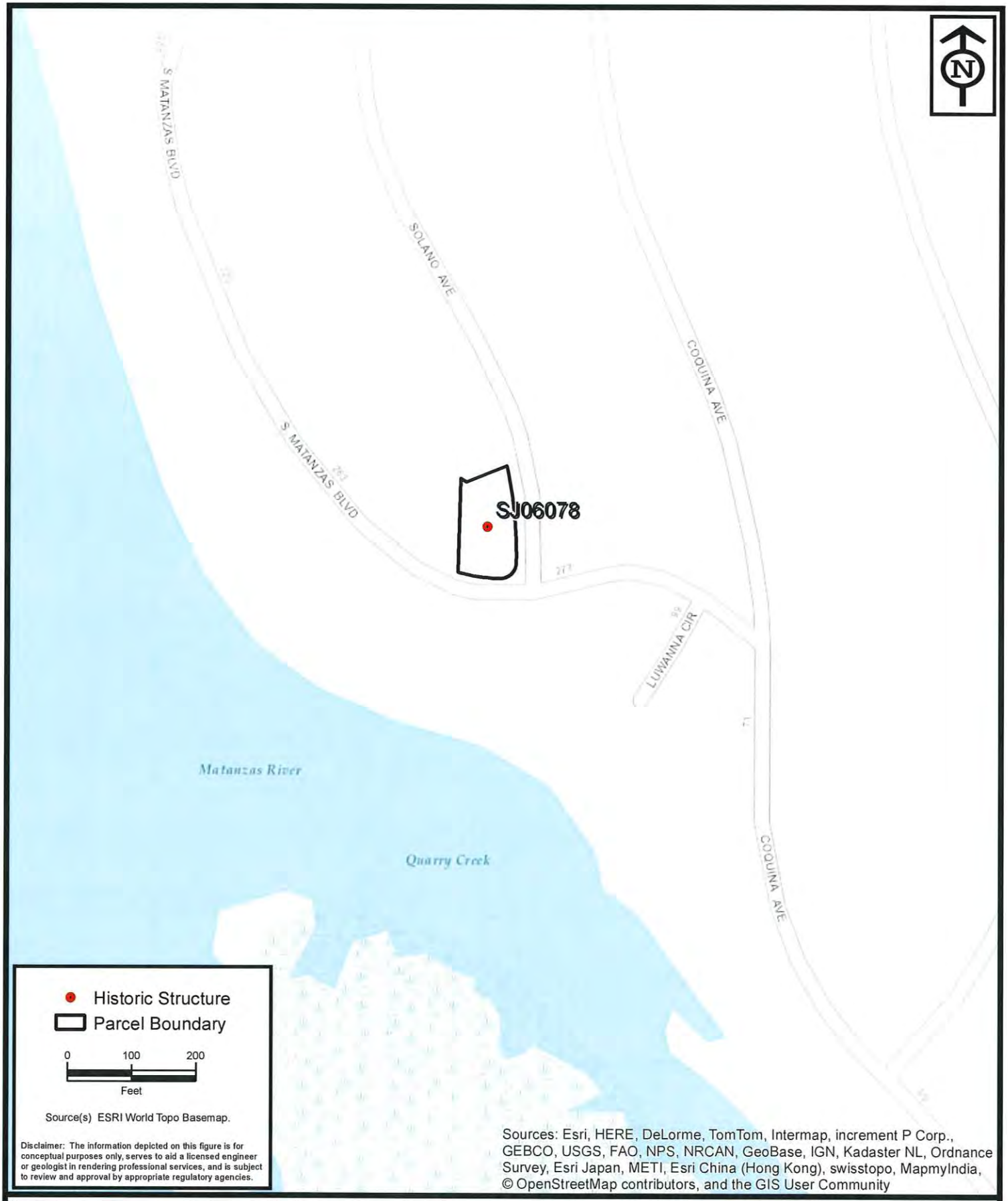
Project Location - SJ06078

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\location\Project Location_SJ06078.mxd Date: 5/8/2015 4:00:32 PM



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

Parcel Location - SJ06078

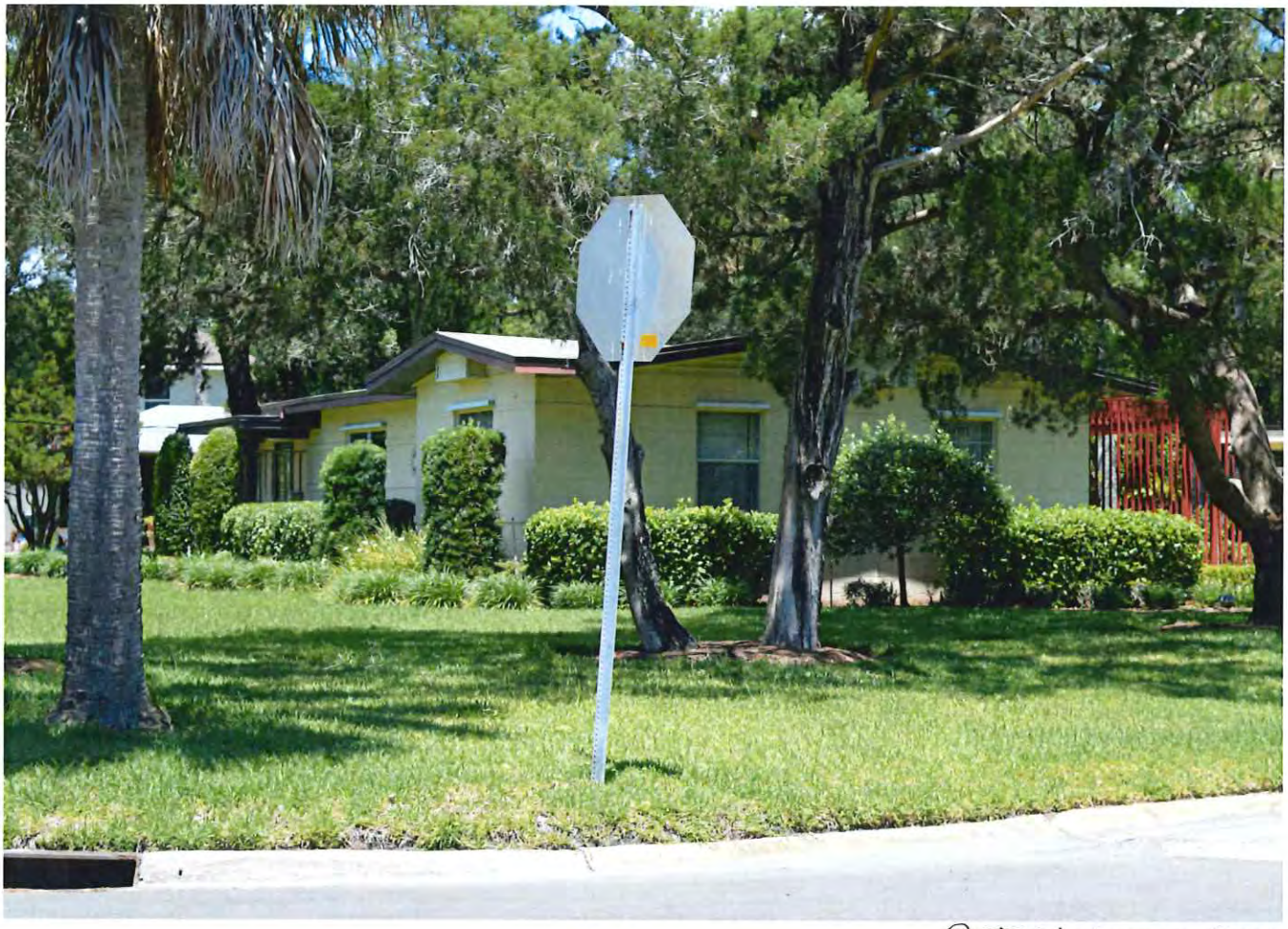
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

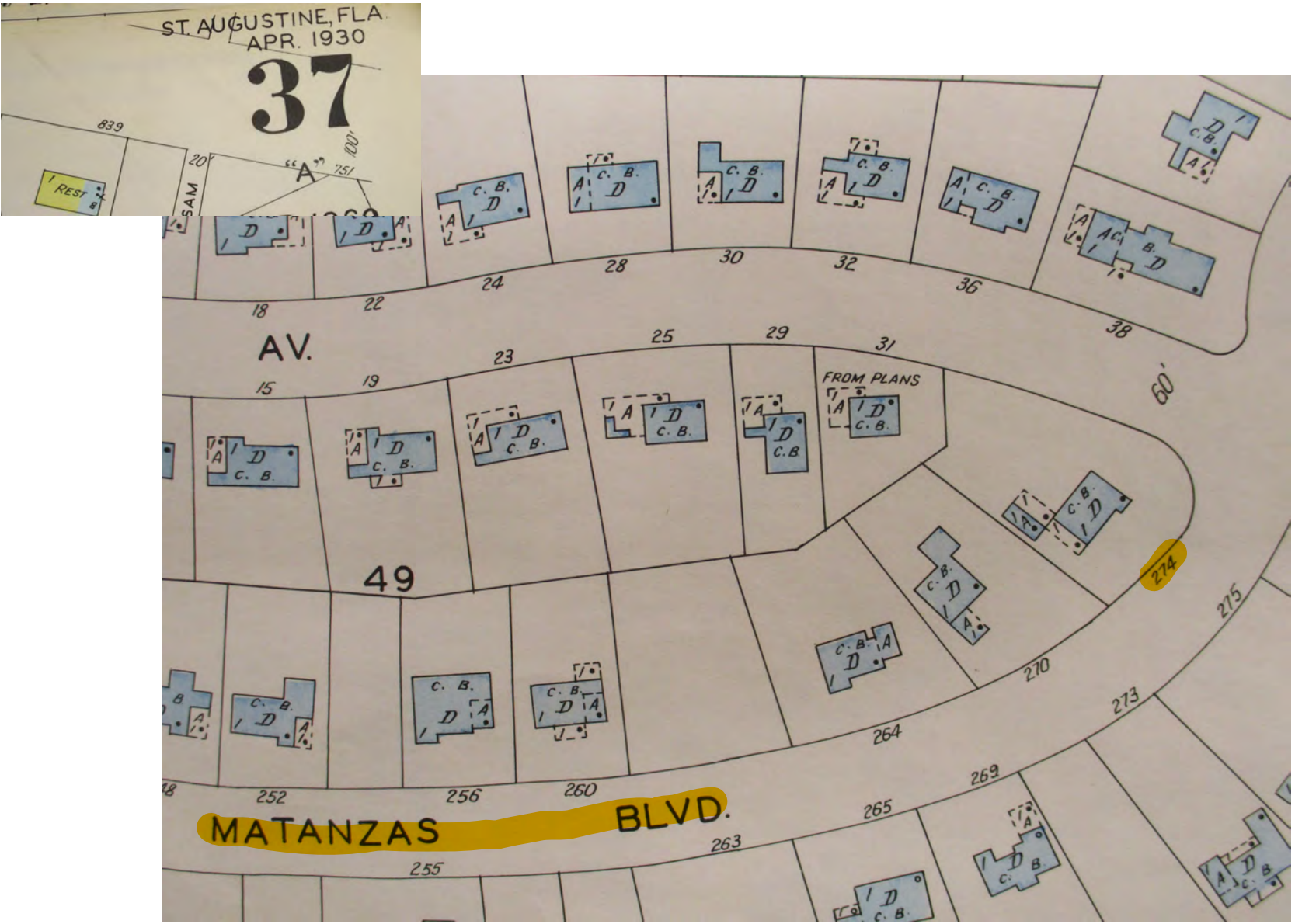
Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\site\Parcel Location_SJ06078.mxd Date: 5/8/2015 10:44:45 AM

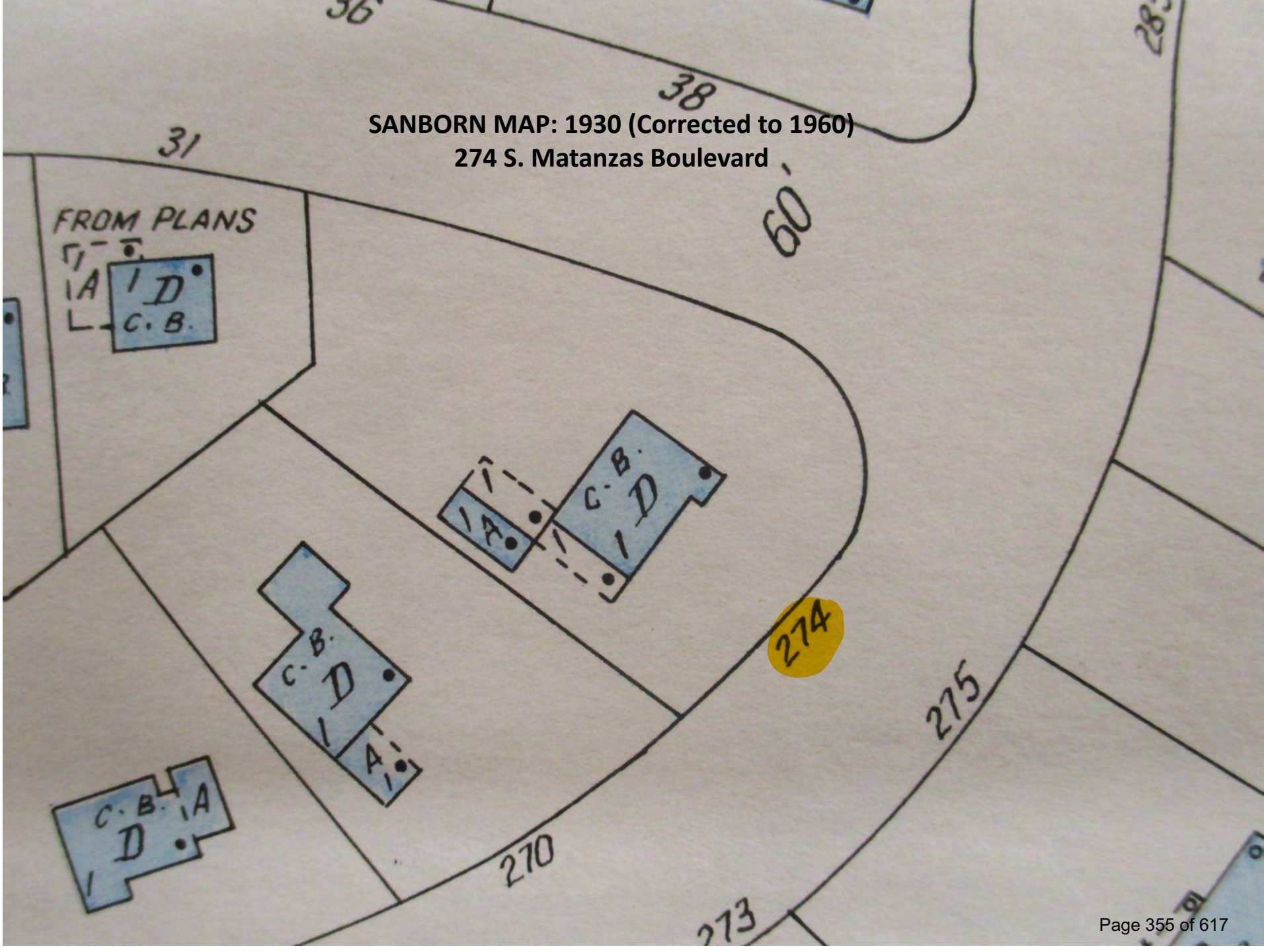
SJ06078 IMG1



SJ06078 IMG-2

SANBORN MAP: 1930 (Corrected to 1960)
274 S. Matanzas Boulevard




SANBORN MAP: 1930 (Corrected to 1960)
274 S. Matanzas Boulevard
36
38
31
60'
FROM PLANS
1
1A
1
D
C. B.
C. B.
D
1
1A
1
C. B.
D
1
A
1
C. B.
1A
D
1
274
275
270
273

274 South Matanzas Boulevard
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1959*	Charles E Dysart (Ruth R)	O (owner)	Supervisor, FEC
1960	Charles E Dysart (Ruth R)	O (owner)	Supervisor, FEC
1965	Roy P Taylor (Nan L)	O (owner)	General Transportation Superintendent, FEC
1970	Roy P Taylor (Nan L)	O (owner)	Assistant to the Vice President, FEC
	Roy P Taylor, III		Student

*274 South Matanzas Boulevard was not listed in earlier city directories

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No._____

Receipt No._____ Meeting Date_____

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jack Antonio
   Business (if applicable) Ancient City Construction, Inc
   Address 2614 Joe Ashton Rd
   City St. Augustine State Fl Zip 32092
   Daytime telephone 904-808-7333 Other phone/email ancientcity@att.net

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

2. NAME OF PROPERTY OWNER _____
   Business (if applicable) Federal National Mortgage Association (Fannie Mae)
   Address PO BOX 650043
   City DALLAS State TX Zip 75265-0043
   Daytime telephone (required)_____ Other phone 972-656-7856

3. PROJECT STREET ADDRESS 274 S MATANZAS BLVD

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 1/2 18 Block 49 Subdivision Davis Shores Ocean View Section Parcel Number 220960-0000

5. DATE OF CONSTRUCTION 1955 Source: Prop Appr

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

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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: TWO STORY

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. 2020-0041

Receipt No. 1855238 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT John S. Antonio (Ancient City Const.)
   Business (if applicable) Ancient City Construction Inc.
   Address 2614 Joe Dalton Rd CRC 1327411
   City St. Augustine State FL. Zip 32092
   Daytime telephone 9046699401 Other phone/email ancientcity@att.net

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

2. NAME OF PROPERTY OWNER _____
   Business (if applicable) _____
   Address 274 South Matanza BLVD.
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 274 South Matanzas BLVD.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 Block 49 Subdivision 3-101 DAVIS Shores Parcel Number 2209600000

5. DATE OF CONSTRUCTION ASAP Source: Heavy Equipment + Dumpster's

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: New Home IN The Near FUTURE.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

11 FOR RELOCATION PROJECTS ONLY

A Address or location where building is to be moved. _____

B Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals

- ☐ Photographs of existing conditions including façade of the building
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME John S. Antonio Ancient City Const INC DATE 4/31/20

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Loise Irvette / Fannie Mae DATE 5/21/20

SIGNATURE OF 1st PROPERTY OWNER Loise Irvette for Fannie Mae

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Ancient City Construction is/are hereby authorized TO ACT ON BEHALF OF Fannie Mae, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

AARON ZWEIG
Print Name of Owner

972-656-7856
Telephone Number

State of TEXAS

County of COLLIN

Signed and sworn before me on this 26 day of May, 20 20

By AARON ZWEIG

Identification verified: yes Texas driver licence.

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

SADIA MUFTI
My Notary ID # 130820691
Expires September 14, 2020

My Commission expires: 9-14-2020

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Rev 022117

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

LOISE TRIVETTE is/are hereby authorized TO ACT ON BEHALF OF FANNIE MAE, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

AARON ZWEIG
Print Name of Owner

972-656-7856
Telephone Number

State of TEXAS

County of COLLIN

Signed and sworn before me on this 26 day of May, 2020

By AARON ZWEIG

Identification verified: Yes Texas driver licence

Oath sworn: ✓ Yes ___ No

SADIA MUFTI
My Notary ID # 130820691
Expires September 14, 2020

Notary Signature: _____

My Commission expires: 9-14-2020

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Rev 022117

05/31/2019
LOISE TRIVETTE
Florida Homes Realty & Mortgage
184 FL-312
ST. AUGUSTINE, FL 32086-3208
9045400006
LOISETRIVETTE@ATT.NET

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Dear LOISE TRIVETTE

Subject:
Fannie Mae REO No.: A190308
Fannie Mae Loan No.: 6000212442
Property Address: 274 SOUTH MATANZAS BOULEVARD SAINT AUGUSTINE, FL 32080

Mortgagor: PATRICIA C POSHVA
Foreclosure Sale Date: 05/23/2019
Broker ID: TR149334X

Servicing Lender:
Lender Name: REVERSE MORTGAGE SOLUTIONS, INC.
Contact Name:
Contact Phone:
Lender Loan Number: 1105000560

Foreclosure Attorney:
ROBERTSON ANSCHUTZ SCHNEID

Inspect the property, post the applicable notices and rekey according to the REO Sales Guide. Follow the REO Sales Guide for all procedures applicable to this property.

You are also requested and authorized to do the following:

* Act as our representatives when dealing with a condominium association, Home Owners Association, a management company, municipal officials, or any persons occupying the property.

* You have our authorization to connect or disconnect any utilities on vacant properties and have them changed into your company's name unless notified by Fannie Mae that specific utilities will be managed by a third party company.

* Contact the servicing lender noted above and inform them that you are the assigned marketing representative for Fannie Mae.

* Complete authorization form(s) within the "Requesting Authorization Letters" Equator message if necessary to comply with requirements from specific entities.

Fannie Mae is relying upon you to take all appropriate precautions to ensure the health and safety of yourself, your employees and anyone who, in any way, works for you. In dealing with the property,

you may come across health and safety issues that give cause for concern. These issues could include risks related to physical damage to the property, criminal activity and environmental concerns, including toxic mold and hazardous substances. You should use reasonable judgment when dealing with health and safety issues. Do not enter upon the property if you believe that doing so will pose a risk to your health or safety.

Additionally, certain low value assets will not be listed for sale and will be directed immediately to Fannie Mae's next Pool Sale Transaction. Should this property be selected, you will receive further instructions for the continued management and revised compensation structure.

If you have any questions or cannot complete this assignment, please call.

Sincerely,

ZWEIG
AARON_ZWEIG@FANNIEMAE.COM
9726567856

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FANNIE MAE
CERTIFICATE OF ASSISTANT CORPORATE SECRETARY

I, Danielle M. McCoy, Managing Director, Deputy General Counsel and Assistant Corporate Secretary, on behalf of and under delegated authority from Christine E. Reddy, Vice President, Deputy General Counsel and Assistant Corporate Secretary, pursuant to the delegation of authority from the Corporate Secretary to the Assistant Corporate Secretary pursuant to Section 5.13 of the Bylaws of Fannie Mae, do hereby certify as follows:

> Aaron Zweig has the duly delegated authority to execute documents related to sales of Real Estate Owned Property, including Sales Agreement Contracts and Addendums to Sales Agreement Contracts, in the name and on behalf of Fannie Mae.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Fannie Mae on this 8th, day of November, 2012.

Danielle M. McCoy
Assistant Corporate Secretary

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274 S. Matanzas
St. Augustine, Fl. 32080

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

_____ _____
(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

John S. Antonio _____
(Print Name) (Signature)

STATE OF FLORIDA
COUNTY OF Florid

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, John S. Antonio, who is personally known to me or who has produced Driver 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 27th day of May, 2020.

Billie Farris
Notary Public, State of Florida

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

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

Loise Trivette Loise Trivette
(Print Name) (Signature)

STATE OF FLORIDA
COUNTY OF Florida

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Loise Trivette, who is personally known to me or who has produced Driver 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 28th day of May, 2020.

Billie Farris
Notary Public, State of Florida

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

PROPERTY OWNER

AARON ZWEIG
(Print Name)

(Signature)

STATE OF ~~FLORIDA~~ Texas - TEXAS
COUNTY OF Collin

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [ ] physical presence or [ ] ~~online notarization~~, ZWEIG, AARON JUSTIN, who is personally known to me or who has produced TEXAS DRIVER LICENCE 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 4 day of June, 2020.

Notarized only for ZWEIG AARON JUSTIN

SADIA MUFTI
My Notary ID # 130820691
Expires September 14, 2020

Notary Public, State of ~~Florida~~ Texas TEXAS

APPLICANT OR ~~APPLICANT'S AGENT~~

(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

274 S. Matanzas
St. Augustine, Fl. 32080

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

_____ _____
(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

John S. Antonio _____
(Print Name) (Signature)

STATE OF FLORIDA
COUNTY OF Flor'd

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [_] online notarization, John S. Antonio, who is personally known to me or who has produced Driver 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 27th day of May, 2020.

Billie Farris
Notary Public, State of Florida

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

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.
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[Signatures Appear on Following Page]

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

Loise Trivette Loise Trivette
(Print Name) (Signature)

STATE OF FLORIDA
COUNTY OF Florida

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Loise Trivette, who is personally known to me or who has produced Driver 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 28th day of May, 2020.

Billie Farris
Notary Public, State of Florida

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

PROPERTY OWNER

AARON ZWEIG
(Print Name)

(Signature)

STATE OF ~~FLORIDA~~ Texas - TEXAS
COUNTY OF Collin

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [ ] physical presence or [ ] ~~online notarization~~, ZWEIG, AARON JUSTIN, who is personally known to me or who has produced TEXAS DRIVER LICENCE 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 4 day of June, 2020.

Notarized only for ZWEIG AARON JUSTIN.

SADIA MUFTI
My Notary ID # 130820691
Expires September 14, 2020

Notary Public, State of ~~Florida~~ Texas TEXAS

APPLICANT OR ~~APPLICANT'S AGENT~~

(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

RECEIVED
MAY 05 2020
Planning / Building Dept.

RECEIVED

MAY 05 2020

Planning / Building Dept.

RECEIVED
04. 27. 2020

RECEIVED
MAY 05 2020
Planning / Building Dept.
04. 27. 2020

RECEIVED
MAY 05 2020
Planning / Building Dept.
04. 27. 2020

Julie Courtney

From: Loise Trivette <loisetrivette@att.net>
Sent: Tuesday, May 05, 2020 11:18 AM
To: Julie Courtney
Subject: 274 S Matanzas
Attachments: 20200427_143001.jpg; 20200427_143003.jpg; 20200427_143125.jpg; 20200427_143338.jpg; 20200427_143344.jpg; 20191119_111347.jpg; 20191119_111411.jpg; 20191119_111427.jpg; 20191119_111528.jpg; 20191119_111537.jpg

Hi Julie,

I'm a local real estate agent in St. Augustine. I am handling a Fannie Mae foreclosure at 274 S. Matanzas. It flooded 3 times so Fannie Mae has decided to demolish it and build a $ 500,000 ish home to replace it. The home is a 1955 concrete block home and is non functional in that the refrigerator was in a utility room and only an apartment sized range will fit in the kitchen. The lot is one of the lowest on Davis Shores so the builder, Paul Hoffman, is going to have to build up. We are trying to get before the HARB to get a permit to demolish. I am including photos of the current home and a home that Paul has already built on Davis Shores and we will be building the same one. What is the soonest we can get before the committee and what will I need? Will it be by zoom or something similar?

Thank you.

Loise

--
Loise Trivette
Broker Associate
Florida Homes Realty & Mtg
904-540-0006
904-794-7616 fax

RECEIVED
MAY 05 2020
Planning / Building Dept.

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Planning / Building Dept.
11. 19. 2019

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Planning / Building Dept.
11. 19. 2019

RECEIVED
MAY 05 2020
Planning / Building Dept.

From: LOISE ATT
To: Julie Courtney
Subject: Re: 274 S Matanzas Blvd Certificate of Demolition application
Date: Monday, June 15, 2020 11:35:04 AM
Attachments: image002.png
image003.png
image004.png
HARB MEETING INFORMATION.pdf

Julie,

Here is a pdf with the property appraiser report showing address, footprint and plans for new home and photos of the exact home we will be building.ï¿½ Paul Hoffman has already built it a couple of blocks from our project.ï¿½ Hopefully, this is all I need to complete.ï¿½ Let me know if I'm ok.

Loise Trivette
Broker/Associate
Florida Homes Realty
184 FL-312
St. Augustine, Fl. 32086
904-540-0006
904-794-7616 fax

On 6/15/2020 9:21 AM, Julie Courtney wrote:

> Hello Ms. Trivette,
> We are mailing out the attached letter and the copy of our staff report to each applicant, as well as the HARB agenda for Thursdayï¿½s 10 am meeting.ï¿½ ï¿½We wanted you to receive the same information for the 274 S Matanzas Blvd Certificate of Demolition application.ï¿½ The full report with attachments should be uploaded to the cityï¿½s website before the meeting date at this link:ï¿½
> https://staugustinefl.civicclerk.com/web/Player.aspx?id=203&key=-1&mod=-1&mk=-1&nov=0
> ï¿½
> Thank you,
>
> Julie Courtney
> Historic Preservation Planner
> Planning & Building Department
> E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com
>
> **City of St. Augustine**
> P.O. Box 210
> St. Augustine, FL 32085
>
>
> ï¿½ ï¿½ï¿½ï¿½ ï¿½

Please Note: Florida has a very broad Public Records Law.ï¿½ Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.
ï¿½

Virus-free. www.avg.com

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	2209600000
Location Address	274 S MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-101 DAVIS SHORES LOT 17 & E 1/2 OF LOT 18 BLK 49 OR4736/1160 *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.310
Homestead	N

Owner Information

Owner Name	Federal National Mortgage Associaiton 100%
Mailing Address	PO BOX 650043 DALLAS, TX 75265-0043

Map

Valuation Information

	2020
Building Value	$28,922
Extra Features Value	$2,672
Total Land Value	$170,100
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$201,694**
Total Deferred	$0
Assessed Value	**$201,694**
Total Exemptions	$0
Taxable Value	**$201,694**

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	Just (Market) Value
2019	$24,817	$2,579	$170,100	$197,496
2018	$35,737	$2,695	$170,100	$208,532
2017	$38,249	$486	$153,562	$192,297
2016	$62,025	$486	$153,562	$216,073
2015	$64,093	$486	$118,125	$182,704
2014	$61,295	$486	$99,225	$161,006
2013	$63,242	$547	$80,325	$144,114
2012	$64,214	$608	$70,804	$135,626
2011	$66,160	$668	$78,671	$145,499
2010	$67,133	$730	$87,412	$155,275

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1622	**Roof Cover**	Composite Shingle
Conditioned Area	1529	**Interior Flooring**	Carpet, Sheet Vinyl
Actual Year Built	1955	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block	**Baths**	

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

Description	Conditioned Area	Actual Area
MASONRY ADDITION	392	392
BASE AREA	1137	1137
FRAME UTILITY	0	72
FINISHED OPEN PORCH	0	21
Total SqFt	1529	1622

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Carport	0	0	0	0	264
Storage Building	0	0	0	0	220
Patio	0	0	0	0	646

Land Information

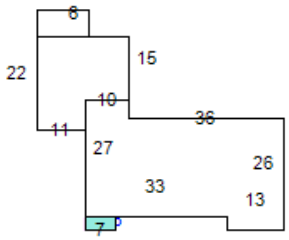
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	140	90	EF	$170,100

Sale Information

Recording Date	Sale Date	Sale Price
6/6/2019	6/4/2019	$0.00
11/5/2018	11/5/2018	$0.00
	3/2/2001	$100.00
	2/21/2001	$0.00
	1/1/1980	$40,000.00

Sketch Information

	Room Type	Area
	FINISHED OPEN PORCH	0
	FUT	0
	Base	0
	MAD	0



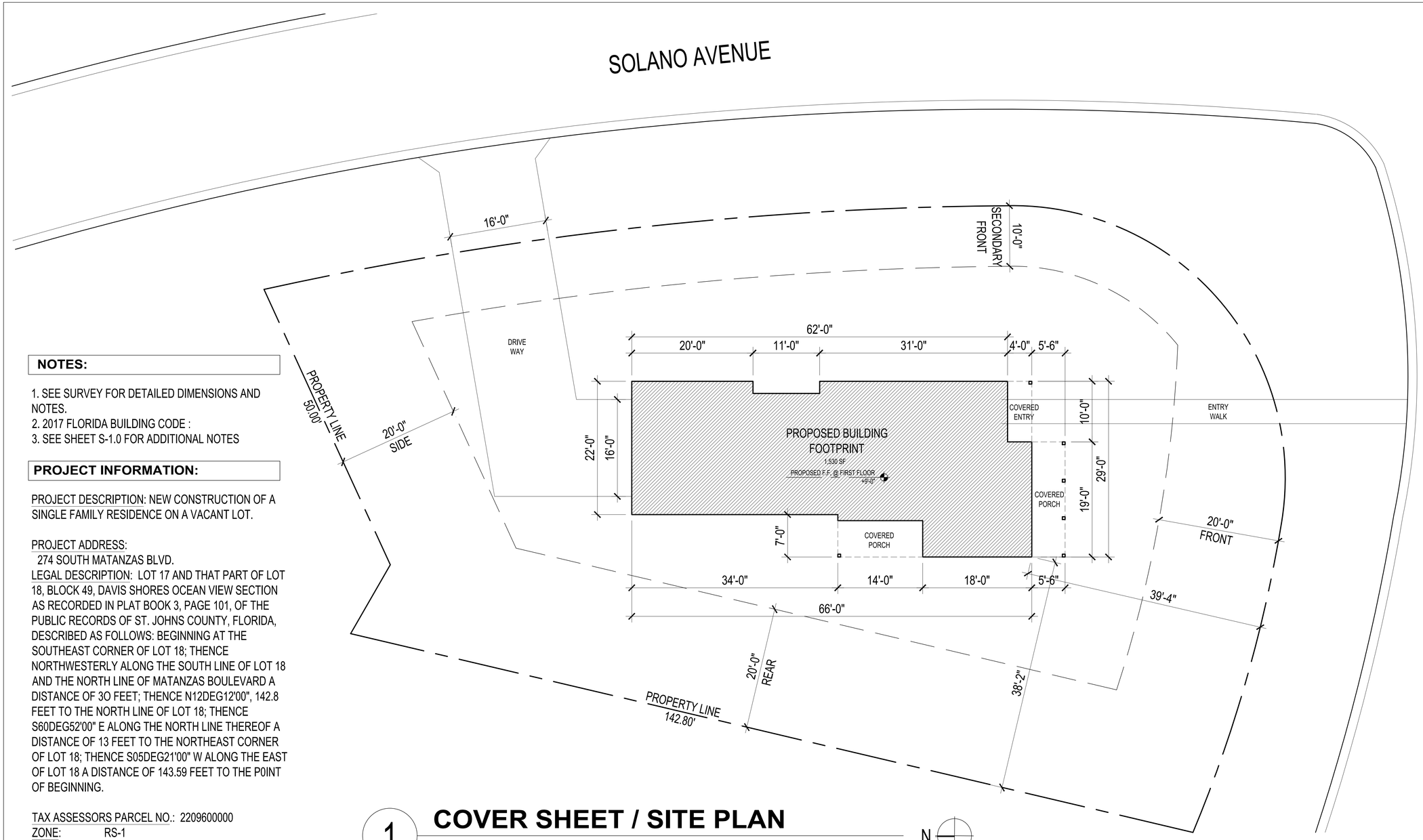
No data available for the following modules: Exemption Information.

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

Developed by

Last Data Upload: 6/13/2020, 12:45:52 AM

Version 2.3.63



1 **COVER SHEET / SITE PLAN**

1/8" = 1'-0"

N

NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2017 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A VACANT LOT.

PROJECT ADDRESS:
274 SOUTH MATANZAS BLVD.

LEGAL DESCRIPTION: LOT 17 AND THAT PART OF LOT 18, BLOCK 49, DAVIS SHORES OCEAN VIEW SECTION AS RECORDED IN PLAT BOOK 3, PAGE 101, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 18; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF LOT 18 AND THE NORTH LINE OF MATANZAS BOULEVARD A DISTANCE OF 3O FEET; THENCE N12DEG12'00", 142.8 FEET TO THE NORTH LINE OF LOT 18; THENCE S60DEG52'00" E ALONG THE NORTH LINE THEREOF A DISTANCE OF 13 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE S05DEG21'00" W ALONG THE EAST OF LOT 18 A DISTANCE OF 143.59 FEET TO THE P0INT OF BEGINNING.

TAX ASSESSORS PARCEL NO.: 2209600000
ZONE: RS-1

LOT SIZE: 12,500 SF

SETBACKS:

STREET / FRONT	20'
SECONDARY FRONT	8'
SIDE	6' (10% LOT WIDTH)

MAX. BLDG. HEIGHT: 30'

BLDG SF:

FL1	1,090 SF
FL2	1,120 SF
TOTAL	2,210 SF (HTD. SF)
GARAGE	440 SF

DRAWING INDEX:

A1.0	COVER SHEET / SITE PLAN	STRUCTURAL	
SURVEY		S0.01	GENERAL NOTES
A2.1	1ST & 2ND FLOOR PLAN	S1.01	FOUNDATION PLAN
A2.2	ROOF PLAN	S2.01	FIRST LEVEL FRAMING PLAN
A3.1	EXTERIOR ELEVATIONS	S2.02	SECOND LEVEL FRAMING PLAN
A3.2	EXTERIOR ELEVATIONS	S2.03	THIRD LEVEL FRAMING PLAN
A4.1	WALL & STAIR SECTIONS	S3.01	FRAMING DETAILS
A5.1	1ST & 2ND FLOOR RCP	S3.02	FRAMING DETAILS

LEGEND:

	PROPOSED BUILDING FOOTPRINT	1,530 SF

LOT COVERAGE:

LOT AREA = 12,500 SF
ALLOWABLE LOT COVERAGE: 29%
12,500 SF X .29 = 3,625 SF

29% LOT COVERAGE ALLOWABLE

1,530 SF PROPOSED, THEREFORE OK

CONTACT INFO:

ARCHITECT: SCOTT RAE
345 SOUTH ROSCOE BLVD.
PONTE VEDRA BEACH, FL
PH. 727.483.2422

STRUCTURAL ENGINEER:
ALEXANDER GRACE CONSULTING, INC.
3010 3RD STREET SOUTH, SUITE C
JACKSONVILLE BEACH, FL 32250
PH. 904.608.0364

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

RAE design
345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
P. (727) 483.2422

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE
COVER SHEET / SITE PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2015

SHEET NO. A1.0

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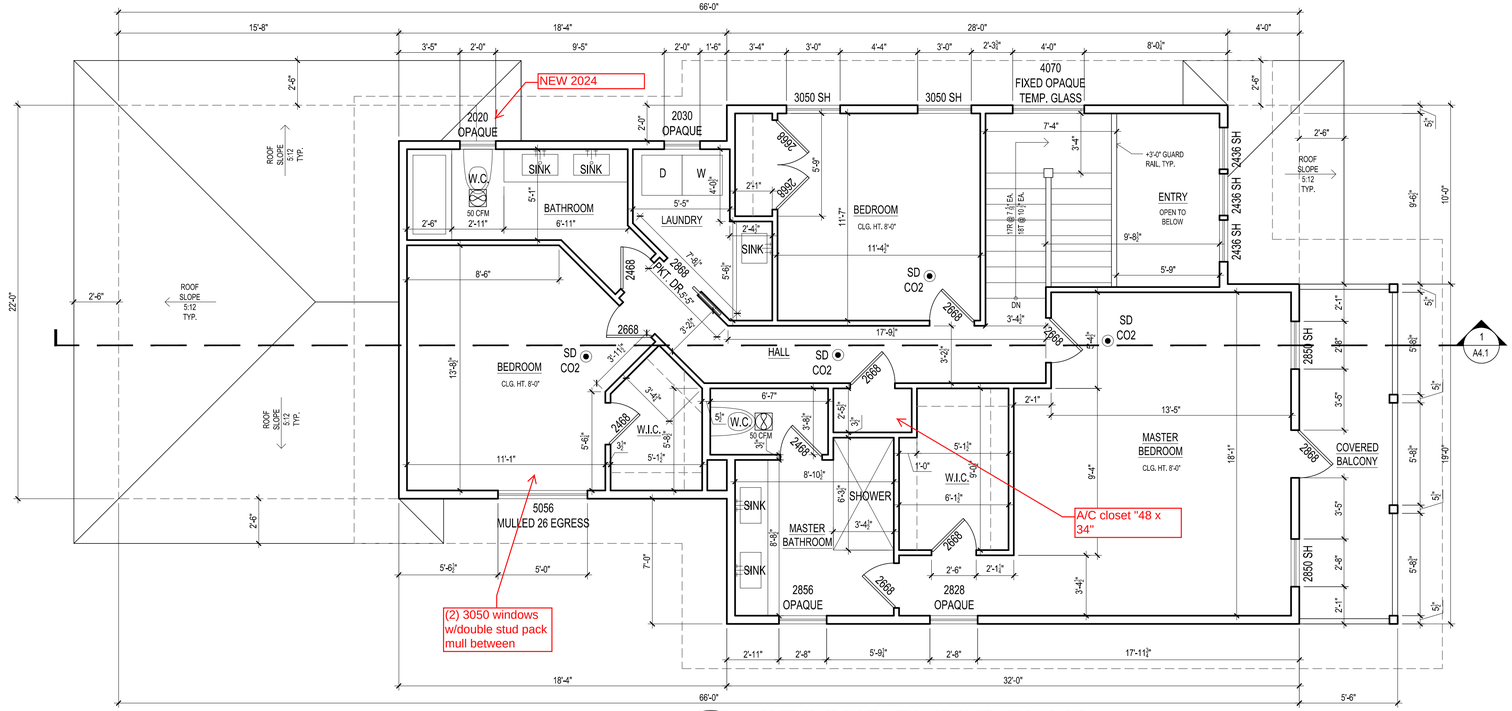
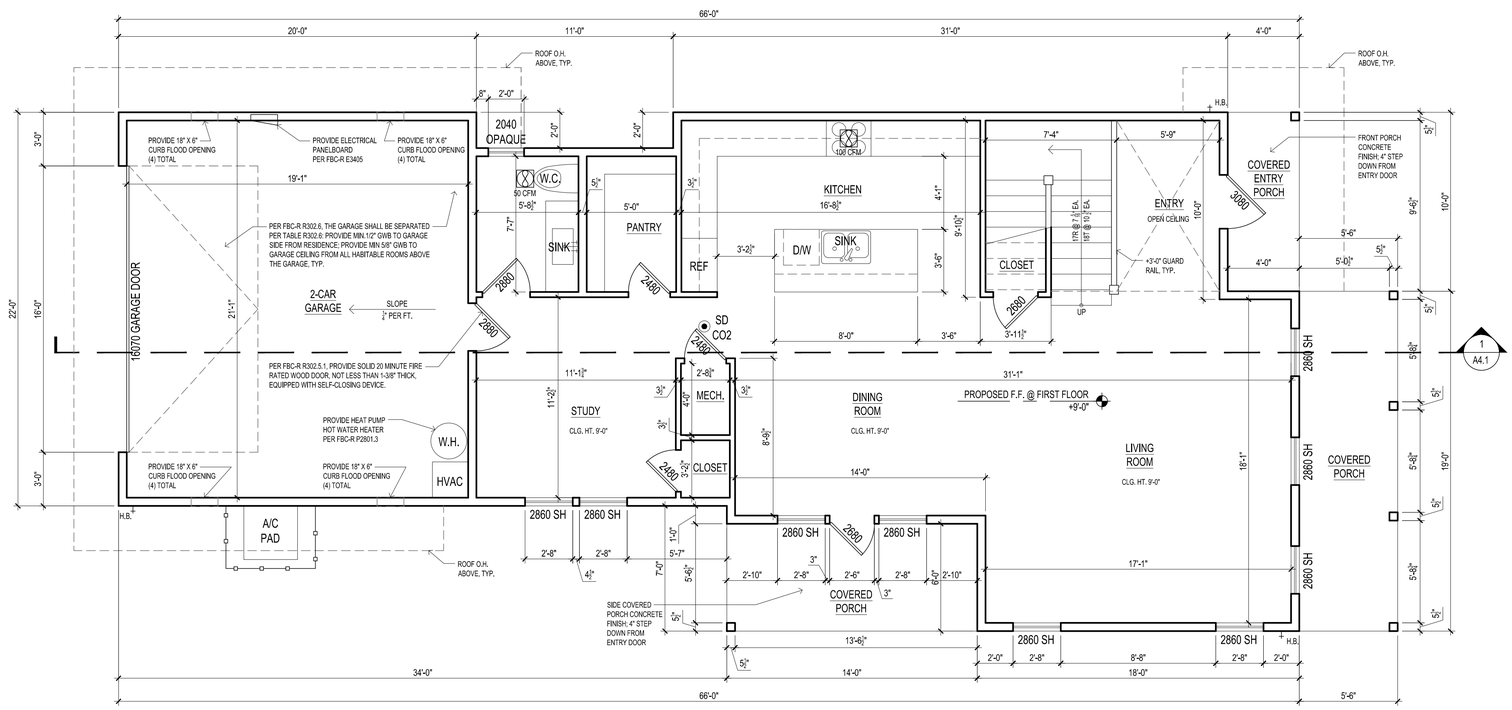


2 SECOND FLOOR PLAN

1/4" = 1'-0"

N



1 FIRST FLOOR PLAN

1/4" = 1'-0"

N

RAE design
345 South Ponce Blvd.
Anna Maria, FL
941.383.2422

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE

1ST & 2ND FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2015

SHEET NO. A2.1

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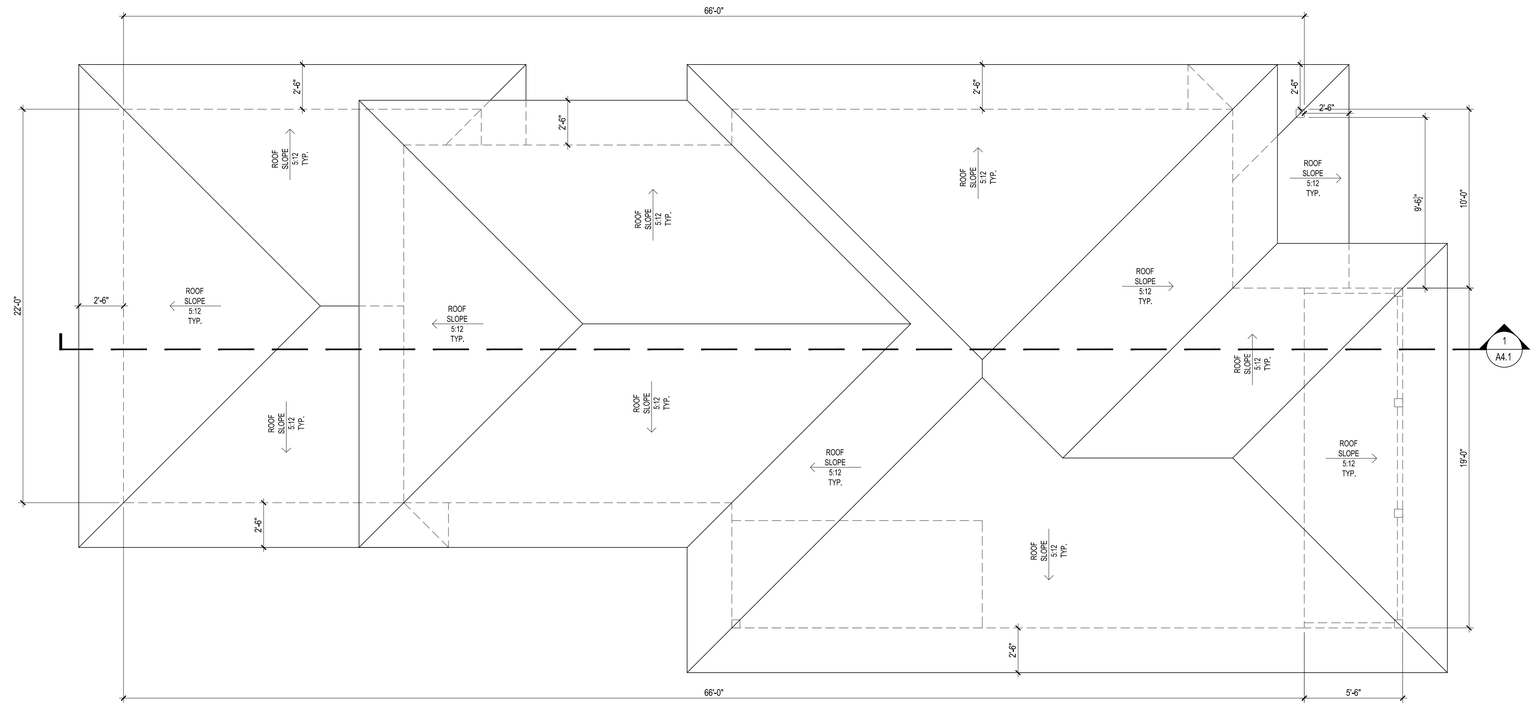

1 ROOF PLAN

1/4" = 1'-0"

N

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

RAE design
345 South Ponce Blvd.
Ponce Vedra Beach, FL
32082
p. (727) 483-2422

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE
ROOF PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.
2015

SHEET NO.
A2.2

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1 **SOUTH ELEVATION**

1/4" = 1'-0"

2 **EAST ELEVATION**

1/4" = 1'-0"

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

RAE design
345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
p. (727) 483.7422

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE

EXTERIOR ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2015

SHEET NO.

A3.1

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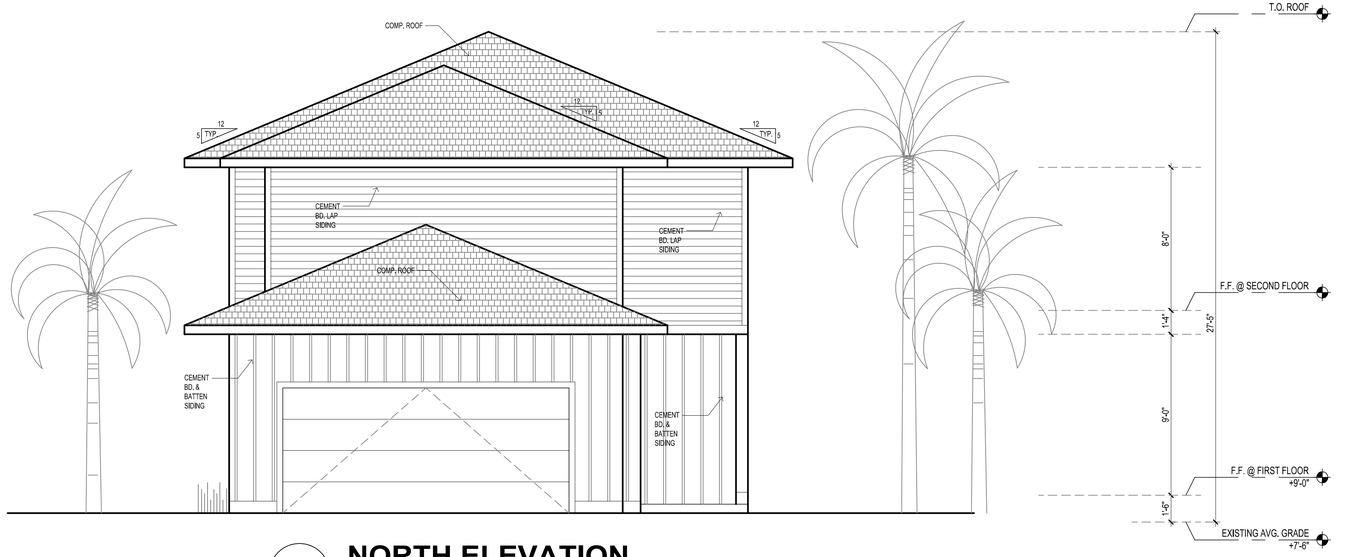

1 NORTH ELEVATION

1/4" = 1'-0"

2 WEST ELEVATION

1/4" = 1'-0"

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

RAE design
345 South Ponce Blvd.
Ponce Vedra Beach, FL
32082
p. (727) 483.7422

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE

EXTERIOR ELEVATIONS

STATE OF FLORIDA
R. SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2015

SHEET NO.

A3.2

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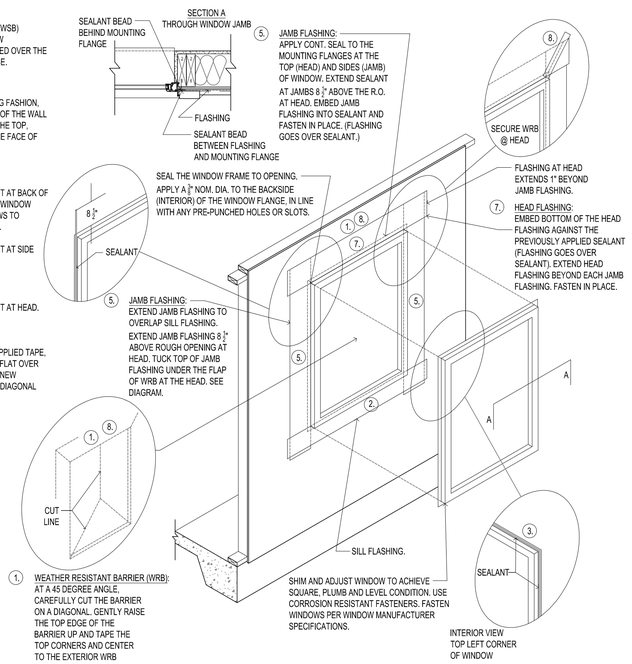
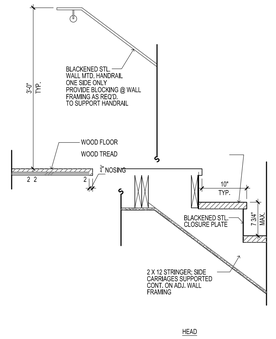
NOTE:
WEATHER RESISTIVE BARRIER (WSB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS:

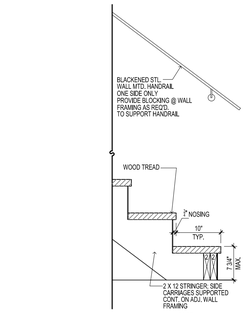
1. IN THE WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING
2. APPLY SILL FLASHING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS, EXTEND 8 ¾"
5. APPLY JAMB FLASHING.
6. APPLY BEAD OF SEALANT AT HEAD.
7. APPLY HEAD FLASHING.
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



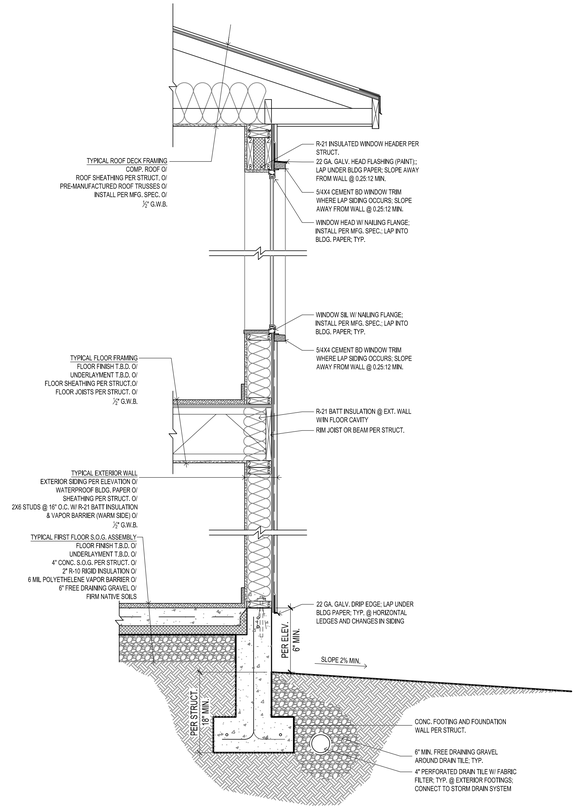
5 WINDOW INSTALLATION
1/2" = 1'-0"



4 STAIR SECTION
1/2" = 1'-0" TOP / LANDING



3 STAIR SECTION
1/2" = 1'-0" BOTTOM



2 WALL SECTION, TYP.
1/2" = 1'-0"

1 BUILDING SECTION
1/4" = 1'-0"

RAE design
3345 South Ridge Blvd.
Port Orange, Florida
t. (772) 463-7422

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE
BLDG. WALL & STAIR SECTIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2015

SHEET NO. A4.1

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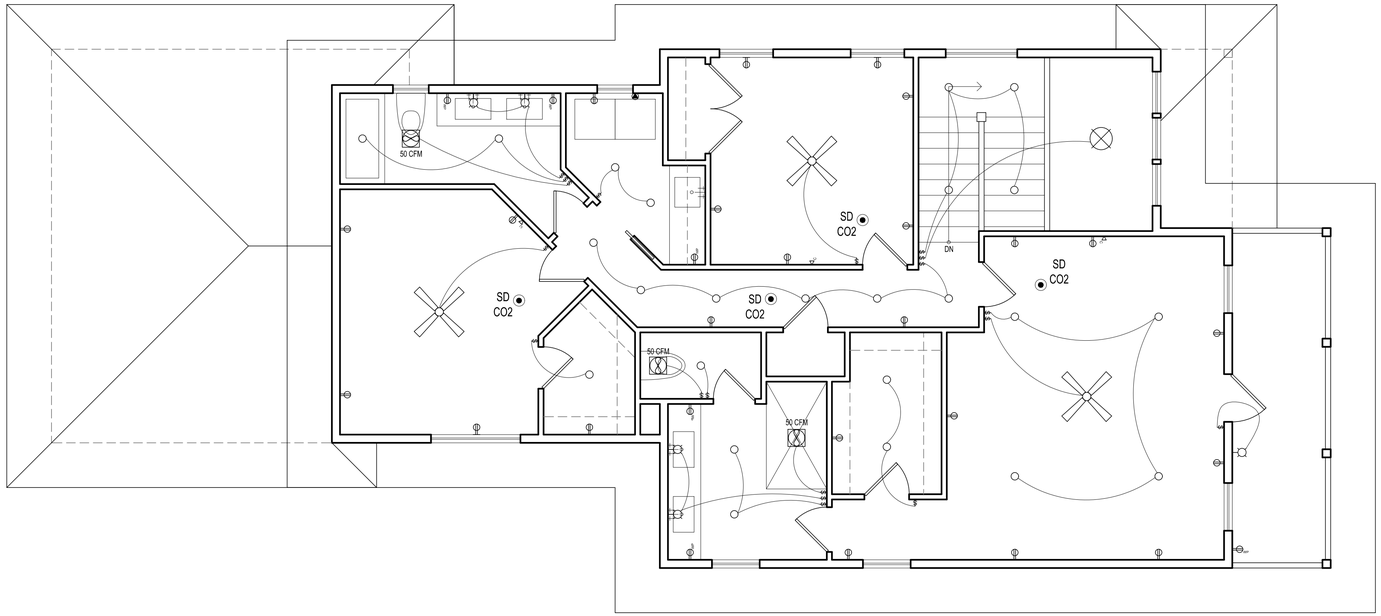
ELECTRICAL LEGEND

SYMBOL	DISCRIPTION
○	RECESSED CEILING FIXTURE
○WP	RECESSED WATER PROOF CEILING FIXTURE
⌑	SURFACE MOUNTED CEILING FIXTURE
⌑H	SCONCE
▲▲▲	TRACK LIGHTING
⊖	110 V. DUPLEX OUTLET
⊖WP	110 V. WATER PROOF DUPLEX OUTLET W/ GFI
⊕	110 V. QUAD OUTLET
◆	220 V. OUTLET
⊠	EXHAUST FAN W/ LIGHT
SD	110 V. SMOKE DETECTOR
T	THERMOSTAT
TEL	TELEPHONE (18" AFF)
CBL	CABLE (18" AFF)
$	LIGHT SWITCH
$3	3-WAY LIGHT SWITCH
$D	LIGHT SWITCH WITH DIMMER

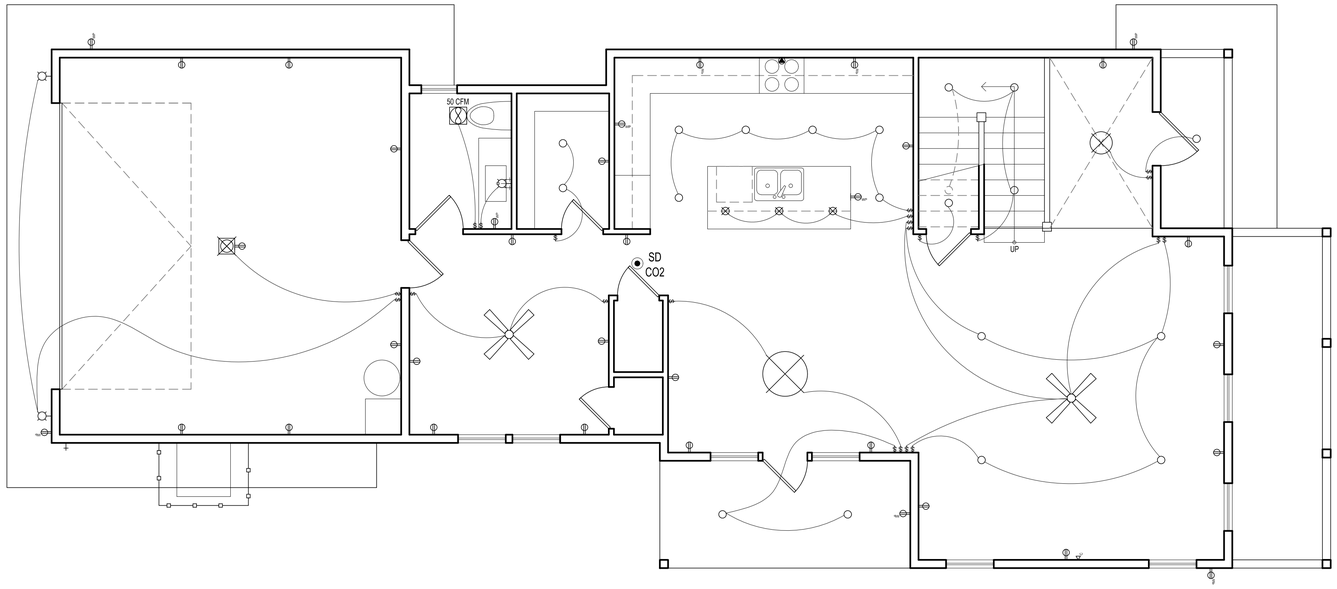
NOTES:
1. PER FBC-R E3902.10; THE BRANCH CIRCUIT FOR THE DISHWASHER SHALL HAVE A GROUND-FAULT CIRCUIT INTERRUPTER, TYP.
2. PER FBC-R E3902.16; BRANCH CIRCUITS IN THE KITCHEN, LIVING ROOM, DINING ROOM, HALLWAYS, BEDROOMS, LAUNDRY AREA, ENTRY FOYER, STAIRWAY, CLOSETS AND OTHER SIMILAR AREAS SHALL HAVE A ARC-FAULT CIRCUIT INTERRUPTER PROTECTION, TYP.
3. PER FBC-R E 4002.14; RECEPTACLES TO BE TAMPER-RESISTANT, TYP.



2 SECOND FLOOR RCP

1/4" = 1'-0"

N



1 FIRST FLOOR RCP

1/4" = 1'-0"

N

COASTAL LIVING HOME BUILDERS
274 SOUTH MATAZNZAS BLVD.
ST. AUGUSTINE, FL 32080

RAE design
345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
p.(904) 483.2422

CLIENT Coastal Living Builders

DATE 04.30.20

DRAWING TITLE
1ST & 2ND
RCP PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PROGRESS SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2015

SHEET NO.

A5.1

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11. 19. 2019

11. 19. 2019

11. 19. 2019

11.19.2019

11. 19. 2019

Instr #2019039367 BK: 4736 PG: 1160, Filed & Recorded: 6/6/2019 9:38 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SAINT JOHNS COUNTY, GENERAL JURISDICTION DIVISION
CASE NO. CA18-1397

REVERSE MORTGAGE SOLUTIONS, INC.,
Plaintiff,

vs.

PATRICIA C. POSHVA, INDIVIDUALLY AND AS TRUSTEE OF THE LIVING TRUST OF PATRICIA C. POSHVA (FORMERLY KNOWN AS THE JOINT LIVING TRUST OF ROBERT E. POSHVA AND PATRICIA C. POSHVA) UNDER AGREEMENT DATED DECEMBER 13, 2000, et al.
Defendant(s).
_____/

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that he or she executed and filed a certificate of sale in this action on May 23, 2019, 2019, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Saint Johns County, Florida:

LOT 17 AND THE PART OF LOT 18 DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 18; THENCE NORTHWESTERLY
ALONG THE SOUTH LINE OF LOT 18 AND THE NORTH LINE OF MATANZAS
BOULEVARD 30 FEET, THENCE NORTH 12 DEGREES 12 MINUTES EAST 142.8 FEET
TO THE NORTH LINE OF LOT 18; THENCE SOUTH 60 DEGREES, 52 MINUTES EAST
ALNG NORTH LINE THEREOF 13 FEET TO THE NORTHEAST CORNER OF LOT 18;
THENCE SOUTH 5 DEGREES 21 MINUTES WEST ALONG THE EAST LINE OF LOT 18
A DISTANCE OF 143.59 FEET TO THE POINT OF BEGINNING, IN BLOCK 49 OF
DAVIS SHORES SUBDIVISION ACCORDING TO MAP THEREOF. RECORDED IN MAP 3,**

COPY

Filed for record 06/04/2019 03:41 PM Clerk of Court St. Johns County, FL

PAGE 101, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**TOGETHER WITH ALL THE TITLE, INTEREST, CLAIM ETC. TO WELL AGREEMENT
IN DEED BOOK 242, PAGE 172 THRU 174, OF THE PUBLIC RECORDS OF ST. JOHNS
COUNTY, FLORIDA.**

Property Address: 274 SOUTH MATANZAS BOULEVARD, ST. AUGUSTINE, FL 32080

was sold to: **Federal National Mortgage Association** whose address is P.O. Box 650043 Dallas, TX 75265-0043

WITNESS my hand and the seal of the court this 4 day of June, 2019.

Hunter S. Conrad
As Clerk of the Court

By: _____
As Deputy Clerk

COPY

18-199413 - LoC

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	2209600000
Location Address	274 S MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-101 DAVIS SHORES LOT 17 & E 1/2 OF LOT 18 BLK 49 OR4736/1160 *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.310
Homestead	N

Owner Information

Owner Name	Federal National Mortgage Associaiton 100%
Mailing Address	PO BOX 650043 DALLAS, TX 75265-0043

Map

Valuation Information

	2020
Building Value	$29,993
Extra Features Value	$2,672
Total Land Value	$170,100
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$202,765
Total Deferred	$0
Assessed Value	$202,765
Total Exemptions	$0
Taxable Value	$202,765

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	$24,817	$2,579	$170,100	$0	$0	$197,496	$87,440	$160,556	$36,940
2018	$35,737	$2,695	$170,100	$0	$0	$208,532	$85,810	$173,222	$35,310
2017	$38,249	$486	$153,562	$0	$0	$192,297	$86,132	$156,665	$35,632
2016	$62,025	$486	$153,562	$0	$0	$216,073	$102,577	$163,996	$52,077
2015	$64,093	$486	$118,125	$0	$0	$182,704	$101,864	$131,340	$51,364
2014	$61,295	$486	$99,225	$0	$0	$161,006	$101,056	$110,450	$50,556
2013	$63,242	$547	$80,325	$0	$0	$144,114	$99,563	$95,051	$49,063
2012	$64,214	$608	$70,804	$0	$0	$135,626	$97,899	$88,227	$47,399
2011	$66,160	$668	$78,671	$0	$0	$145,499	$95,048	$100,951	$44,548
2010	$67,133	$730	$87,412	$0	$0	$155,275	$93,643	$112,132	$43,143

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1622	**Roof Cover**	Composite Shingle
Conditioned Area	1529	**Interior Flooring**	Carpet, Sheet Vinyl
Actual Year Built	1955	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block	**Baths**	

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

Description	Conditioned Area	Actual Area
MASONRY ADDITION	392	392
BASE AREA	1137	1137
FRAME UTILITY	0	72
FINISHED OPEN PORCH	0	21
Total SqFt	1529	1622

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Carport	0	0	0	0	264
Storage Building	0	0	0	0	220
Patio	0	0	0	0	646

Land Information

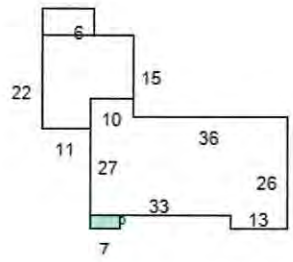
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	140	90	EF	$170,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/6/2019	6/4/2019	$0.00	CT	4736	1160	U	I	POSHVA PATRICIA C TRUST	FEDERAL NATIONAL MORTGAGE ASSOCIAITON
11/5/2018	11/5/2018	$0.00	LP	4637	168	U	I	REVERSE MORTGAGE SOLUTIONS INC	POSHVA PATRICIA C TRUST
	3/2/2001	$100.00	WD	1574	1215	U	I	POSHVA PATRICIA C	POSHVA PATRICIA C TRUSTEE
	2/21/2001	$0.00	DC	1574	1217	U	I	POSHVA ROBERT E(DECD 2/21/01) & PATRICIA C	POSHVA PATRICIA C
	1/1/1980	$40,000.00		473	802	U	I		POSHVA ROBERT E,PATRICIA C

Sketch Information

	Room Type	Area
	FINISHED OPEN PORCH	0
	FUT	0
	Base	0
	MAD	0



No data available for the following modules: Exemption Information.

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Last Data Upload: 4/28/2020, 12:33:25 AM

Version 2.3.56

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
ANCIENT CITY CONSTRUCTION, INC.

Filing Information

Document Number	P96000081860
FEI/EIN Number	59-3412504
Date Filed	10/01/1996
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/04/2011

Principal Address

2614 JOE ASHTON RD.
SAINT AUGUSTINE, FL 32092

Changed: 01/16/2013

Mailing Address

2614 JOE ASHTON RD.
SAINT AUGUSTINE, FL 32092

Changed: 01/16/2013

Registered Agent Name & Address

ANTONIO, JOHN S
2614 JOE ASHTON RD.
SAINT AUGUSTINE, FL 32092

Address Changed: 03/04/2014

Officer/Director Detail

Name & Address

Title President

ANTONIO, KATHLEEN
2614 JOE ASHTON RD.
SAINT AUGUSTINE, FL 32092

Title Officer

Antonio, John S Jr

Antonio, John S, Jr.
2614 JOE ASHTON RD.
SAINT AUGUSTINE, FL 32092

Title Officer

Antonio, Jacob T
2614 Joe Ashton Rd.
St. Augustine, FL 32092

Annual Reports

Report Year	Filed Date
2018	04/04/2018
2019	04/10/2019
2020	04/25/2020

Document Images

04/25/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
11/04/2011 -- REINSTATEMENT	View image in PDF format
01/26/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
10/29/2008 -- REINSTATEMENT	View image in PDF format
07/05/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
04/11/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- Amendment	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
05/03/2002 -- ANNUAL REPORT	View image in PDF format
04/30/2001 -- ANNUAL REPORT	View image in PDF format
02/14/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
09/29/1998 -- ANNUAL REPORT	View image in PDF format
01/23/1998 -- ANNUAL REPORT	View image in PDF format
02/05/1997 -- ANNUAL REPORT	View image in PDF format
10/01/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0049 Address: 171 Inlet Drive

Applicant: Larry Antonatos

Property Owner: Ann C. Antonatos

Project description: To demolish a building constructed in 1957 and not located in a district but is recorded on the Florida Master Site File.

Architectural Style:	Mid-century Modern	Florida Master Site File:	SJ05724
National Register:	N/A	Construction date:	1957
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2138300000		
Agenda Item:	6(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This building is located in the Davis Shores neighborhood on a lot with mature trees on the north side of Inlet Drive, on the point of land that extends to Salt Run to the north and east and the Matanzas River to the west.
- The one-story residential L-shape concrete block building with linear orientation has a low hip asphalt shingle roof, brick chimney, wide overhanging eaves, corner windows, a brick planter box in front and back, and brick detailing flanking windows, which are both of aluminum and vinyl in sliding, jalousie, and one-over-one styles.
- A Sanborn Map dated 1960 shows the building as one of the earlier structures to the north along Inlet Drive with vacant lots on both sides.
- A Polk City Directory search revealed that Maxim Bobinski and/or his wife, Mary, who was later listed as his widow, were likely the original owners, residing at the house through at least 1970.
- Code Enforcement recently deemed this building as an unsafe structure and posted signs on the house.
- The applicant did not provide replacement designs, which is not required, and indicated on the application that no replacement was being proposed at this time.
- No design requirements are in place for this area; however, it 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 171 Inlet Drive** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built in 1957, is more than 50 years old, and recorded on the Florida Master Site File. The building is not listed in a Historic Preservation Zoning District or on the National Register of Historic Places.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building is at the point of Davis Shores with the Matanzas River to the north and west and Salt Run to the north and east, a body of water which runs between Anastasia Island and Conch Island. The building has a smaller mass and scale than many of the surrounding newer residential buildings, with some lower mid-century buildings remaining in the immediate area.

3. The impact of the loss of the structure on the streetscape. Not a significant building typology, so will not have a significant individual impact to the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted for a replacement structure, which is not required, so impact can not be determined. The application indicated that no replacement was being proposed at this time. 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 Mid-Century Modern style. The building is not unusual or particularly unique.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* This style of Mid-Century Modern residential design is found throughout St. Augustine, especially Davis Shores, and scattered throughout the city as in-fill development occurred during this time period.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The block 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.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
171 INLET DRIVE

Front Façade / South Elevation: facing north and northwest

STAFF PHOTOGRAPHS
171 INLET DRIVE

Front Façade / South Elevation: facing north and northwest

STAFF PHOTOGRAPHS
171 INLET DRIVE

Front Façade / South Elevation: front entrance and covered front porch

STAFF PHOTOGRAPHS
171 INLET DRIVE

East and North Elevations: facing west and southwest

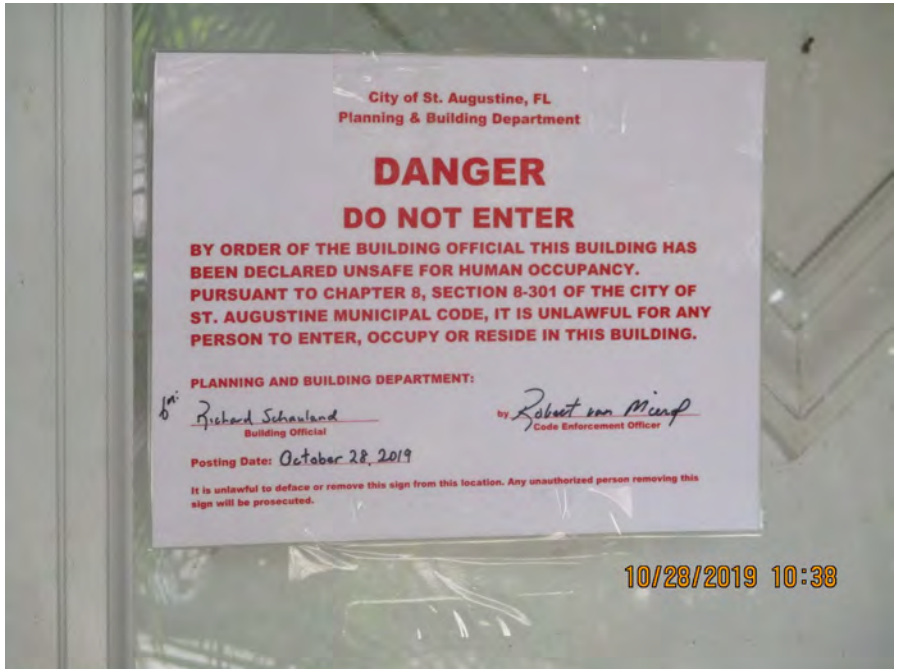
STAFF PHOTOGRAPHS
171 INLET DRIVE

North Elevation

STAFF PHOTOGRAPHS
171 INLET DRIVE

Window and planter box details on Front Façade / South Elevation and West Elevation

STAFF PHOTOGRAPHS
171 INLET DRIVE



Unsafe Structure signage posted by the city in October 2019 and May 2020

STAFF PHOTOGRAPHS
171 INLET DRIVE

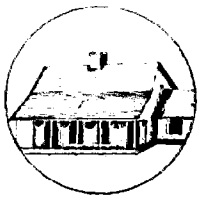
Inlet Drive Context Area: facing east and northeast

STAFF PHOTOGRAPHS
171 INLET DRIVE

Inlet Drive Context Area: facing south and southwest

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

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

Site #8 SJ05724
Field Date 3-16-2015
Form Date 3-16-2015
Recorder # _____

Site Name(s) (address if none) 171 Inlet Drive — Multiple Listing (DHR only) _____
Survey Project Name Architecturial 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	Direction	Street Name	Street Type	Suffix Direction
Address: 171		Inlet	Drive	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☐yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 17 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2138300000 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: 1957 ☐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 Mid-Century Modern Exterior Plan Irregular Number of Stories _____
Exterior Fabric(s) 1. Concrete block 2. Brick 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) metal single pane sliping windows

Distinguishing Architectural Features (exterior or interior ornaments) wide overhanging eaves; corner windows; linear orientation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) circular concrete drive; brick planter box in front

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☑insufficient info Date 9/4/15 Init. AMM KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ05724

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 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) unknown

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource mature planting + household items cover main entrance; porch unable to assess

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) _____

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

DOCUMENTATION

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

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

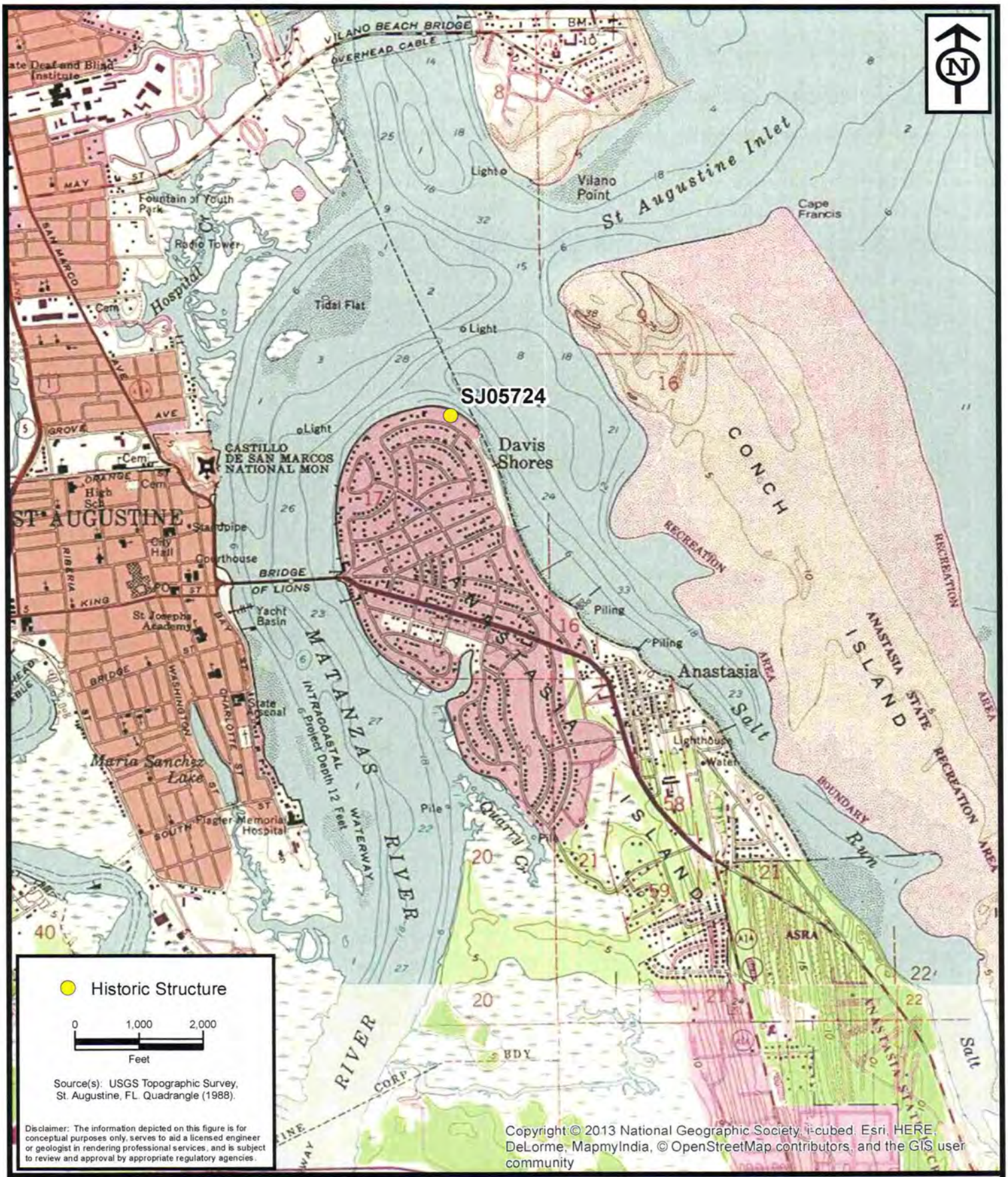
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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.



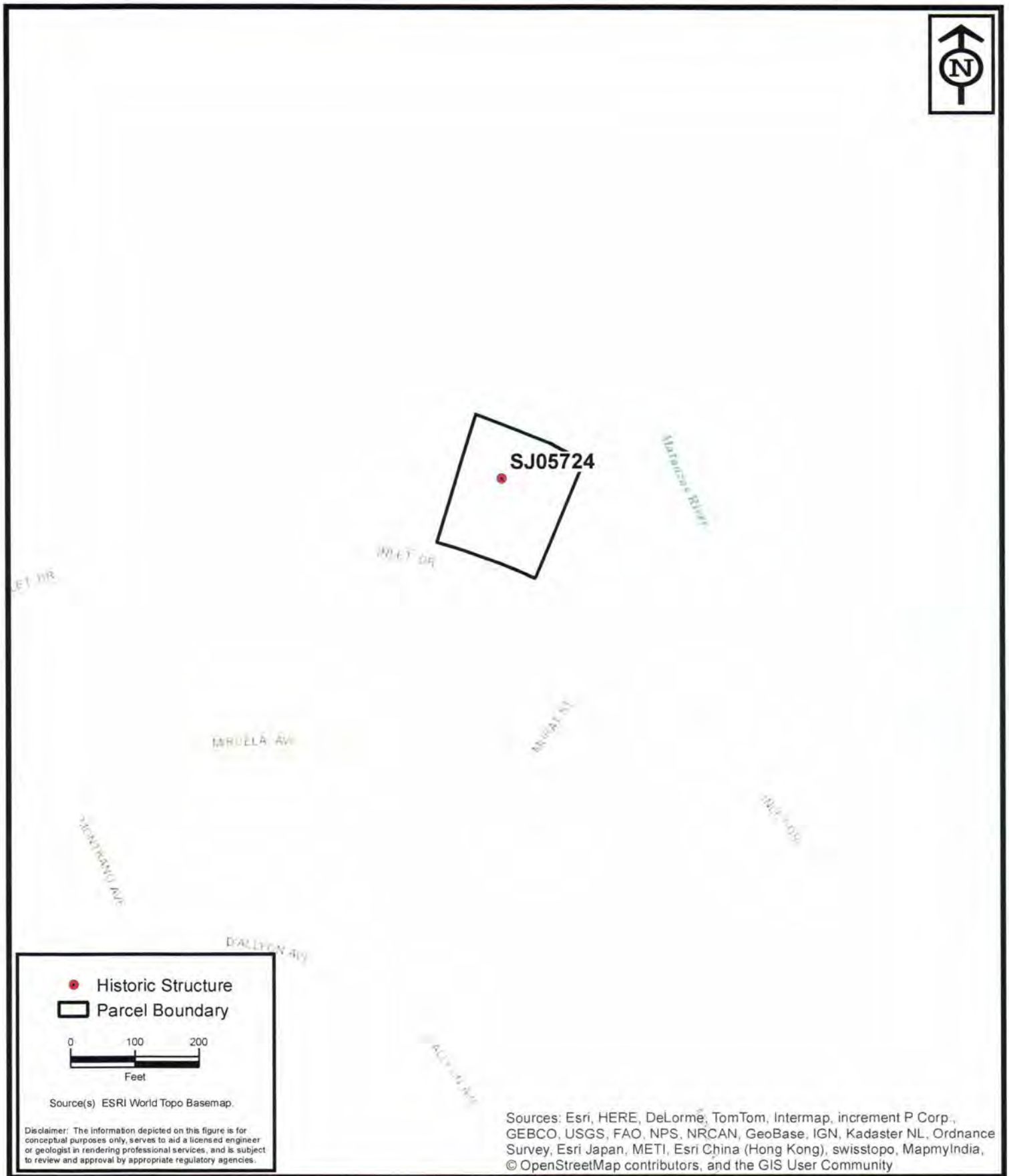
ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ05724

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

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Current\Location\Project Location_SJ05715.mxd Date: 3/31/2015 3:47:56 PM



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

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

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www.environmentalservicesinc.com

Parcel Location - SJ05724

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

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

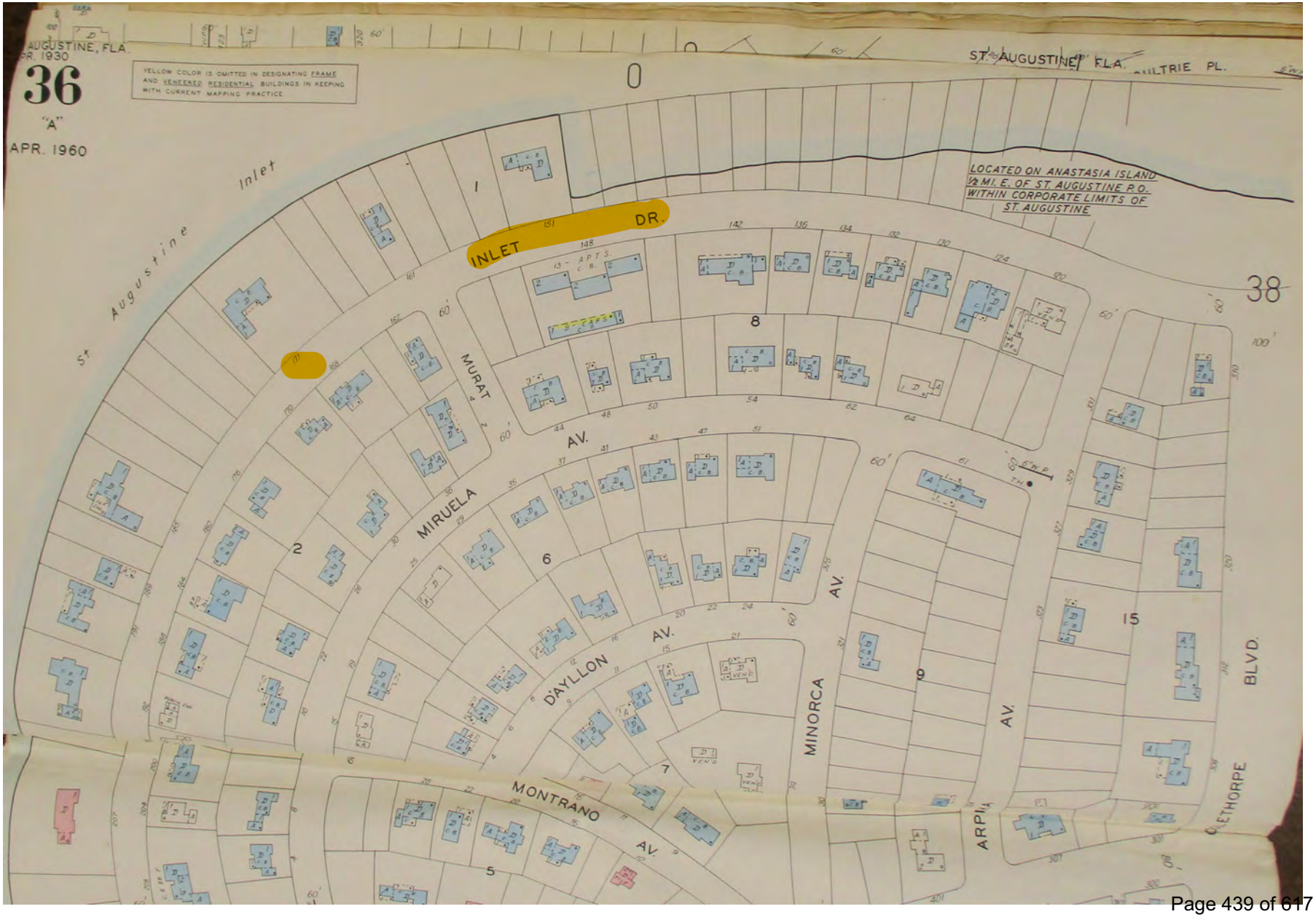
Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Current\Site\Parcel Location_SJ05723.mxd Date: 6/1/2015 2:35:02 PM

SJ05724 IMG 1

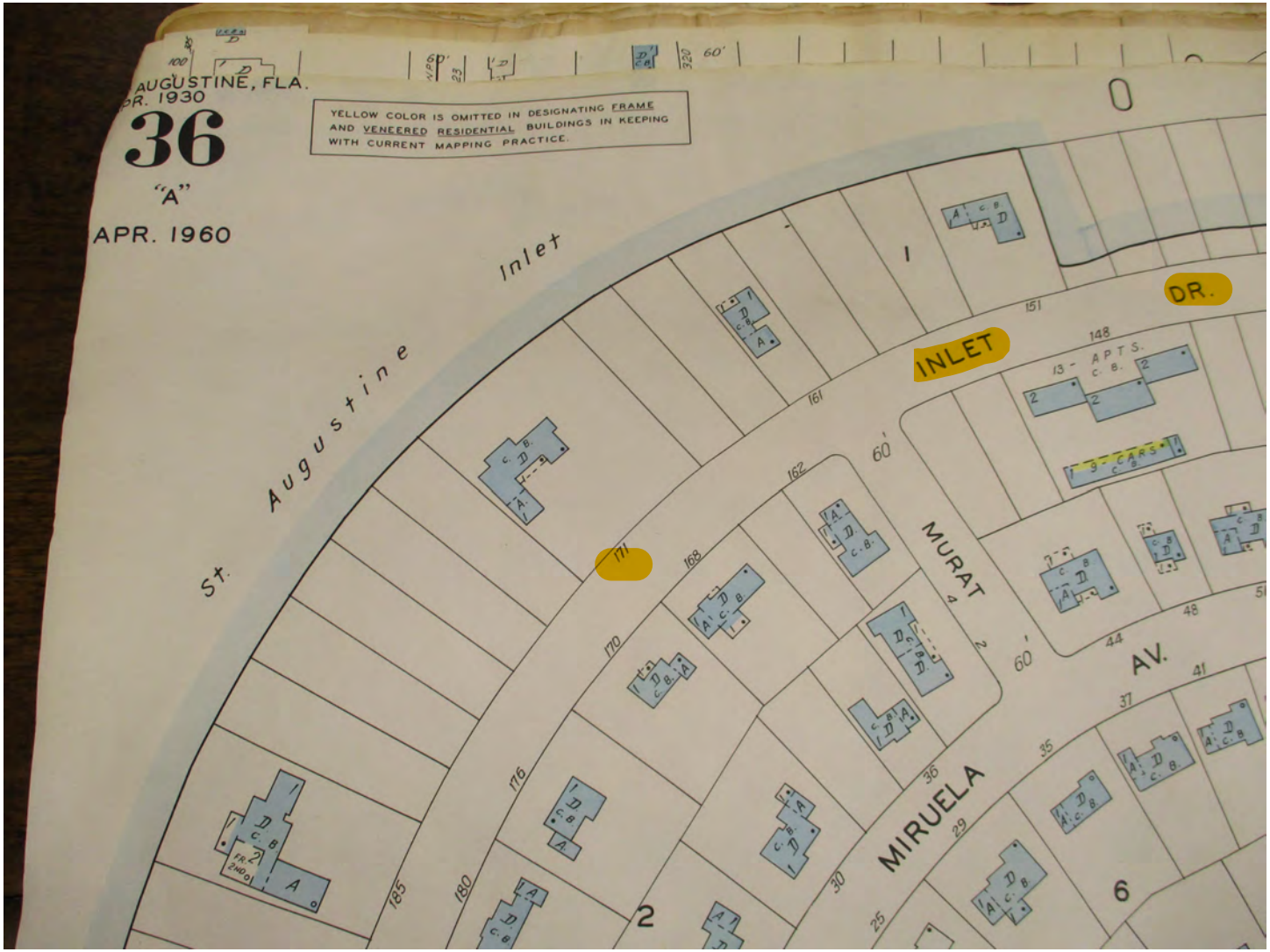
SJ05724 IMG 2

One Seventy One

SANBORN MAP: April 1960
171 Inlet Drive



SANBORN MAP: April 1960
171 Inlet Drive



171 Inlet Drive
(Constructed 1957)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1957	Maxim Bobinski (Mary J)	O (Owner)	--
1965	Maxim Bobinski (Mary J)	O (Owner)	Farmer
1970	Mrs Mary J Bobinski, (widow Maxim)	O (Owner)	--

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. 2020-0049

Receipt No. 1867600 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Larry Antonatos

   Business (if applicable) _____

   Address 1366 North Dearborn Parkway #2A

   City Chicago State IL Zip 60610

   Daytime telephone 312-259-8033 Other phone/email larry.antonatos@gmail.com

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

2. NAME OF PROPERTY OWNER Ann C. Antonatos

   Business (if applicable) _____

   Address 171 Inlet Drive

   City St. Augustine State FL Zip 32080

   Daytime telephone (required) 904-501-8308 Other phone _____

3. PROJECT STREET ADDRESS 171 Inlet Drive, St. Augustine, FL 32080

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 62 63 64 Block 1 Subdivision Davis Shores Ocean View Parcel Number 2138300000

5. DATE OF CONSTRUCTION 1957 Source: St. Johns County Property Appraiser

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

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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: No replacement at this time

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

■ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Larry Antonatos DATE 5/20/2020

SIGNATURE OF APPLICANT Larry Antonatos

PRINT 1st OWNER'S NAME Ann C. Antonatos DATE 5/20/2020

SIGNATURE OF 1st PROPERTY OWNER Ann C. Antonatos

PRINT 2nd OWNER'S NAME NA DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME NA DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Larry Antonatos
_____ is/are hereby authorized TO ACT ON BEHALF
Ann C. Antonatos
OF _____, 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: 171 INLET DRIVE

BY: Ann C. Antonatos
Signature of Owner
Ann C. Antonatos
Print Name of Owner
904-501-8308
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 19 day of May, 2020

By Ann C. Antonatos

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Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: _____

Notary Public State of Florida
Deborah D. Struhar
My Commission GG 340712
Expires 07/04/2023

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

Ann Antonatos
(Print Name)

Ann Antonatos
(Signature)

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [X] physical presence or [_] online notarization, ANN HACKNEY ANTONATOS, who is personally known to me or who has produced FL DL# A535-043-41-568-0 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 29th day of July, 2020.

ANGEL RICHARD ROSARIO
Notary Public - State of Florida
Commission # GG 033461
My Comm. Expires Nov 8, 2020

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

(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

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

LARRY ANTONATOS Larry Antonatos
(Print Name) (Signature)

STATE OF ~~FLORIDA~~ ILLINOIS
COUNTY OF COOK

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [_] physical presence or [_] online notarization, LARRY ANTONATOS, who is personally known to me or who has produced I.D. DRIVER 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 30 day of MAY, 2020.

Allyson Sims
Notary Public, State of Florida

OFFICIAL SEAL
ALLYSON SIMS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08-09-2020

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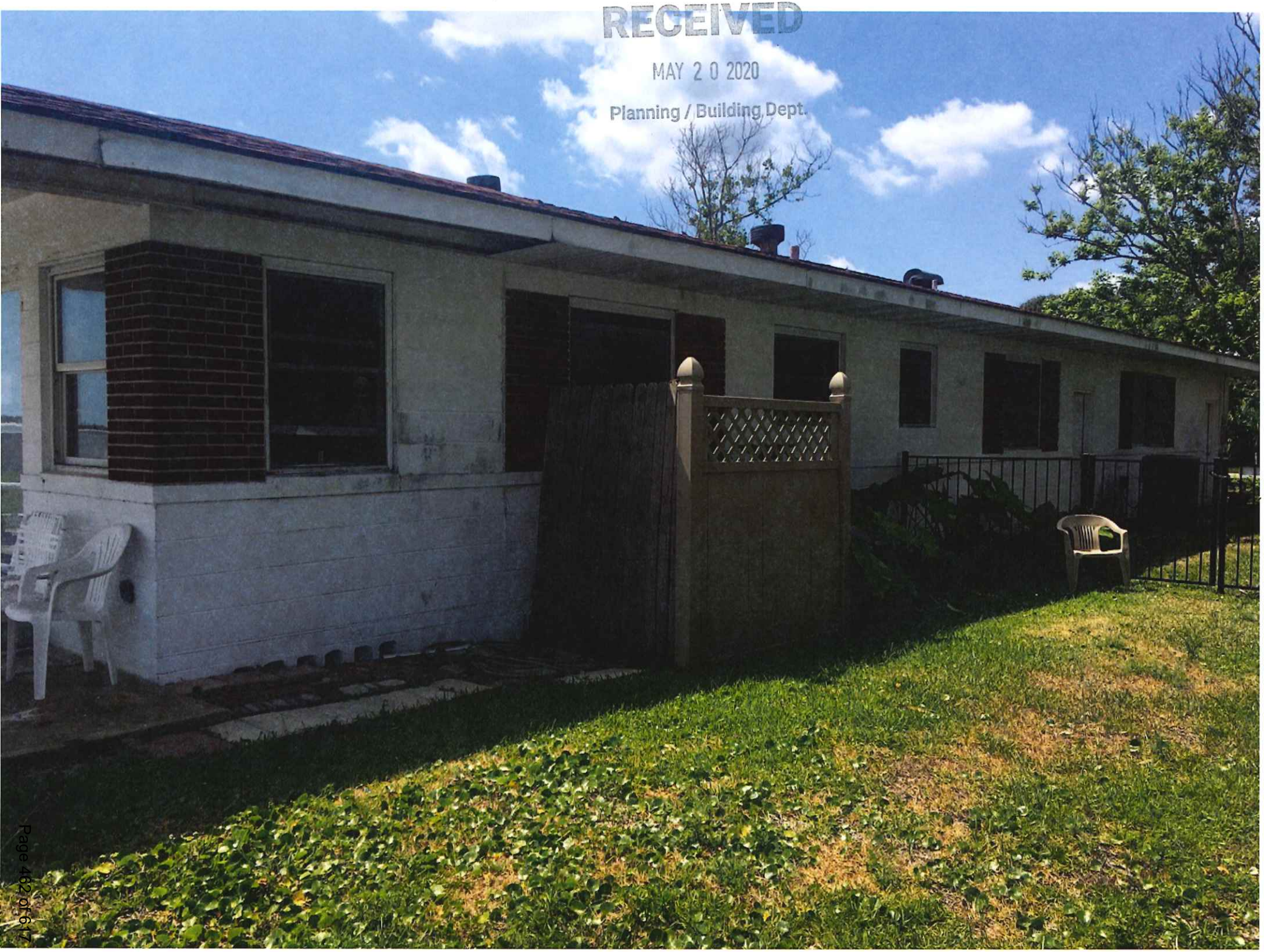

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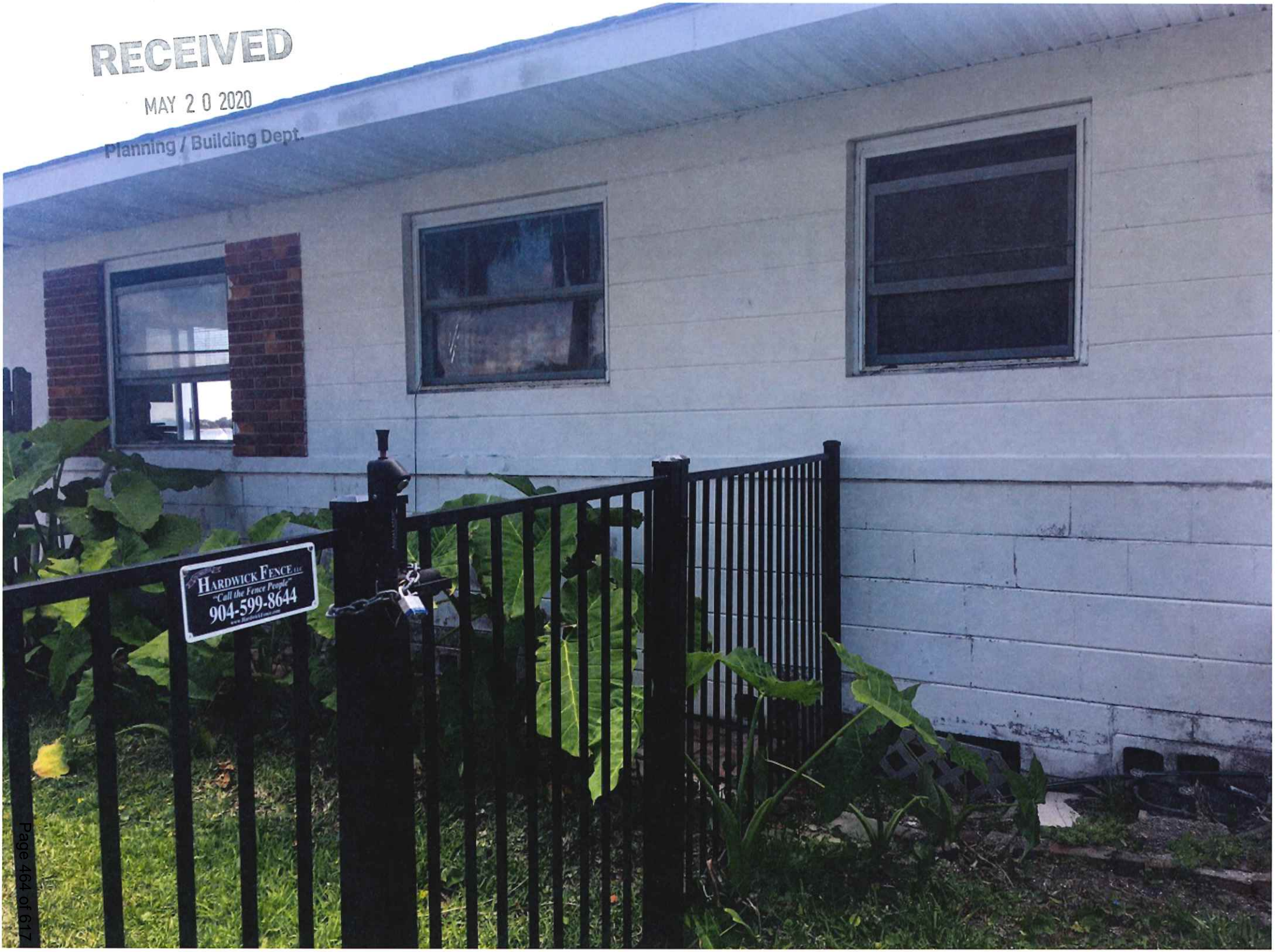

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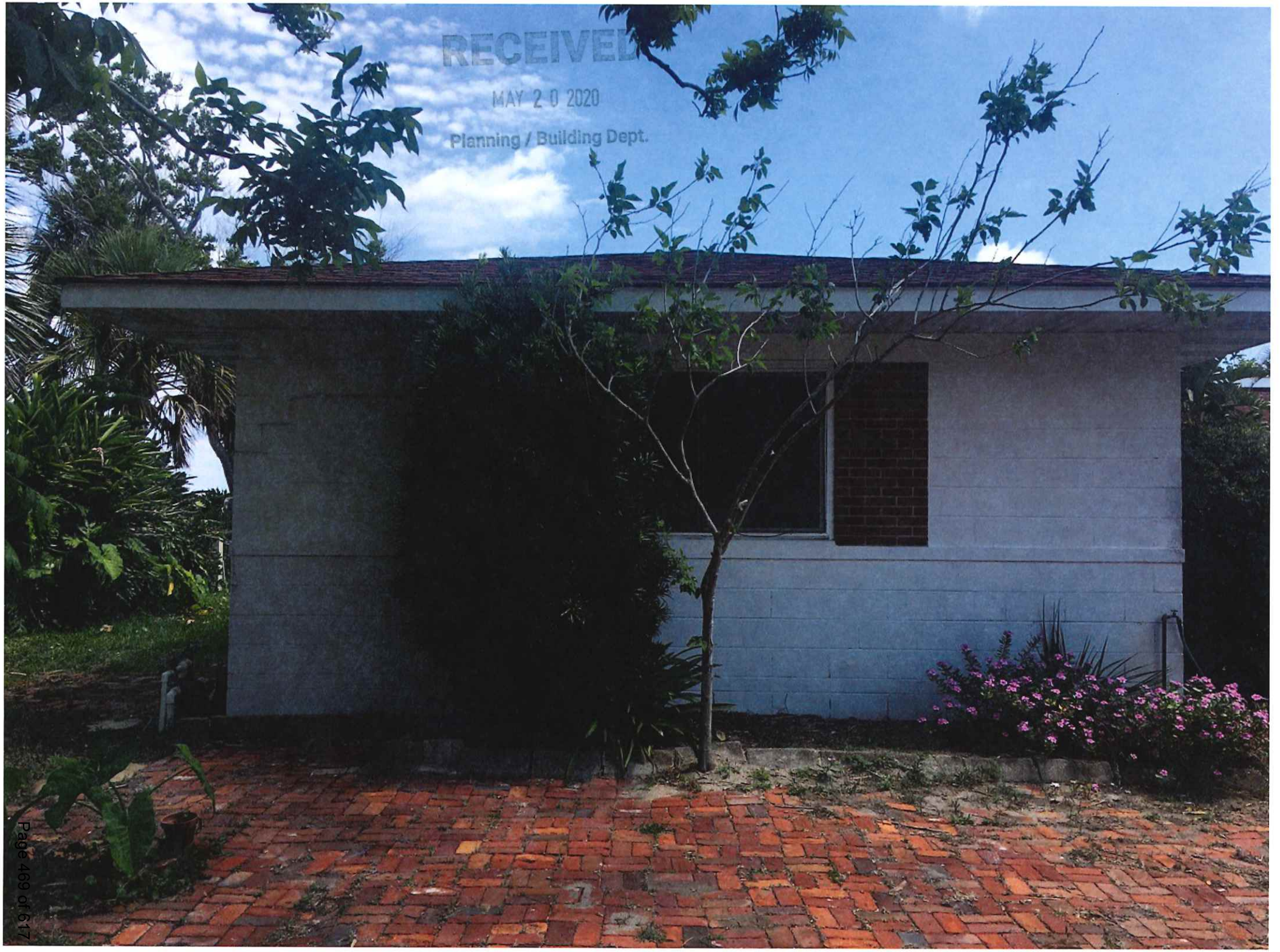
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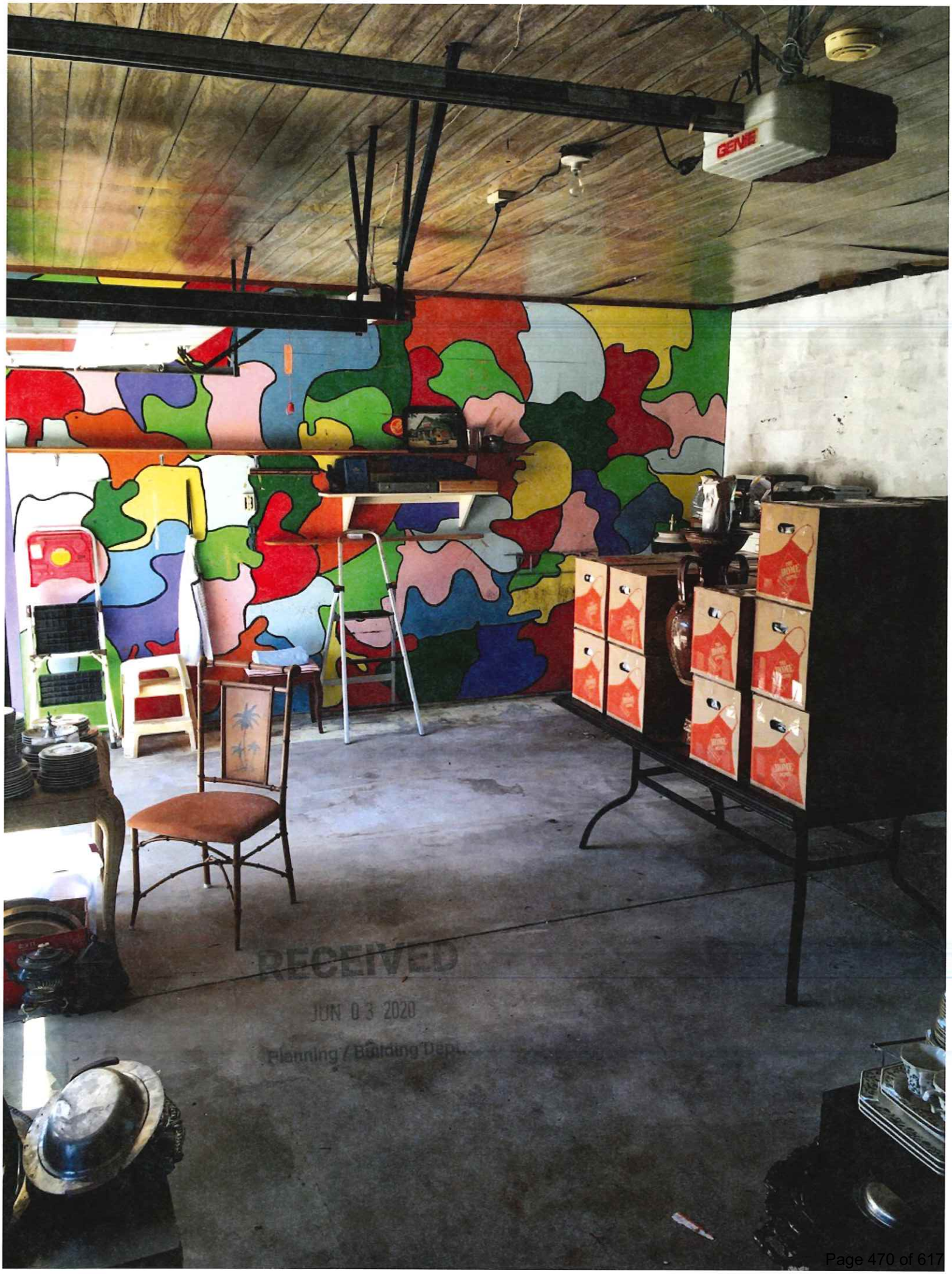

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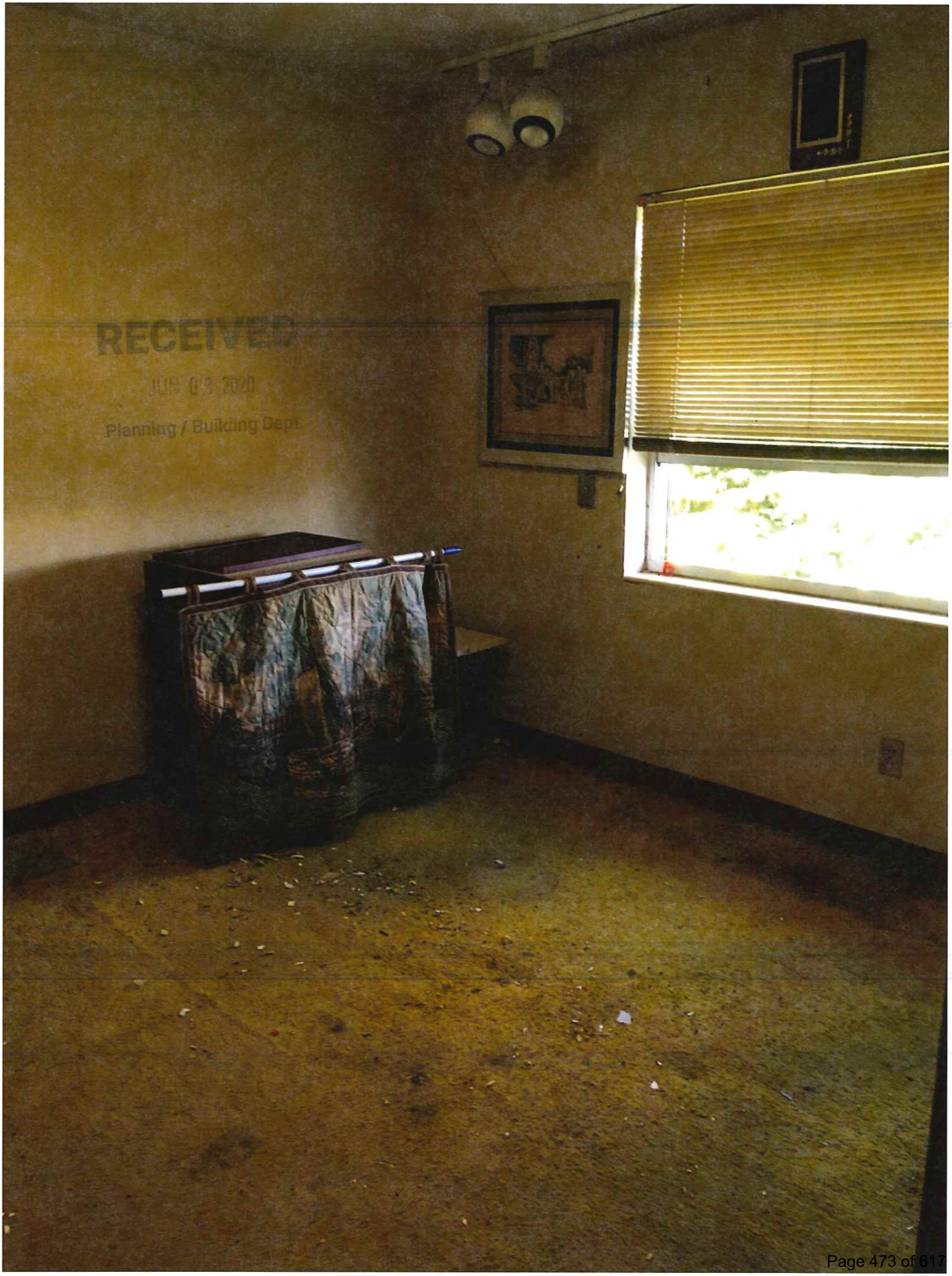
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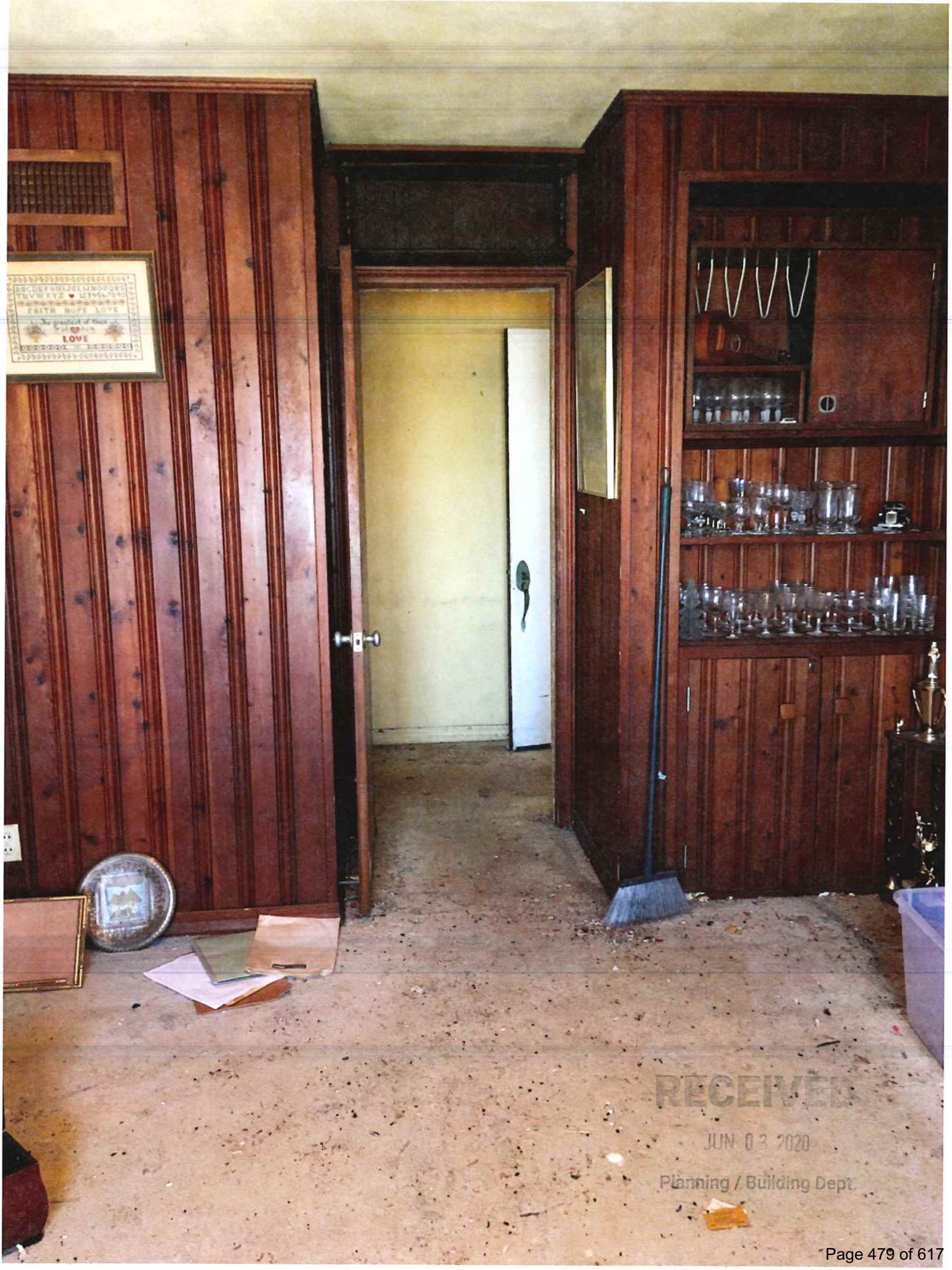

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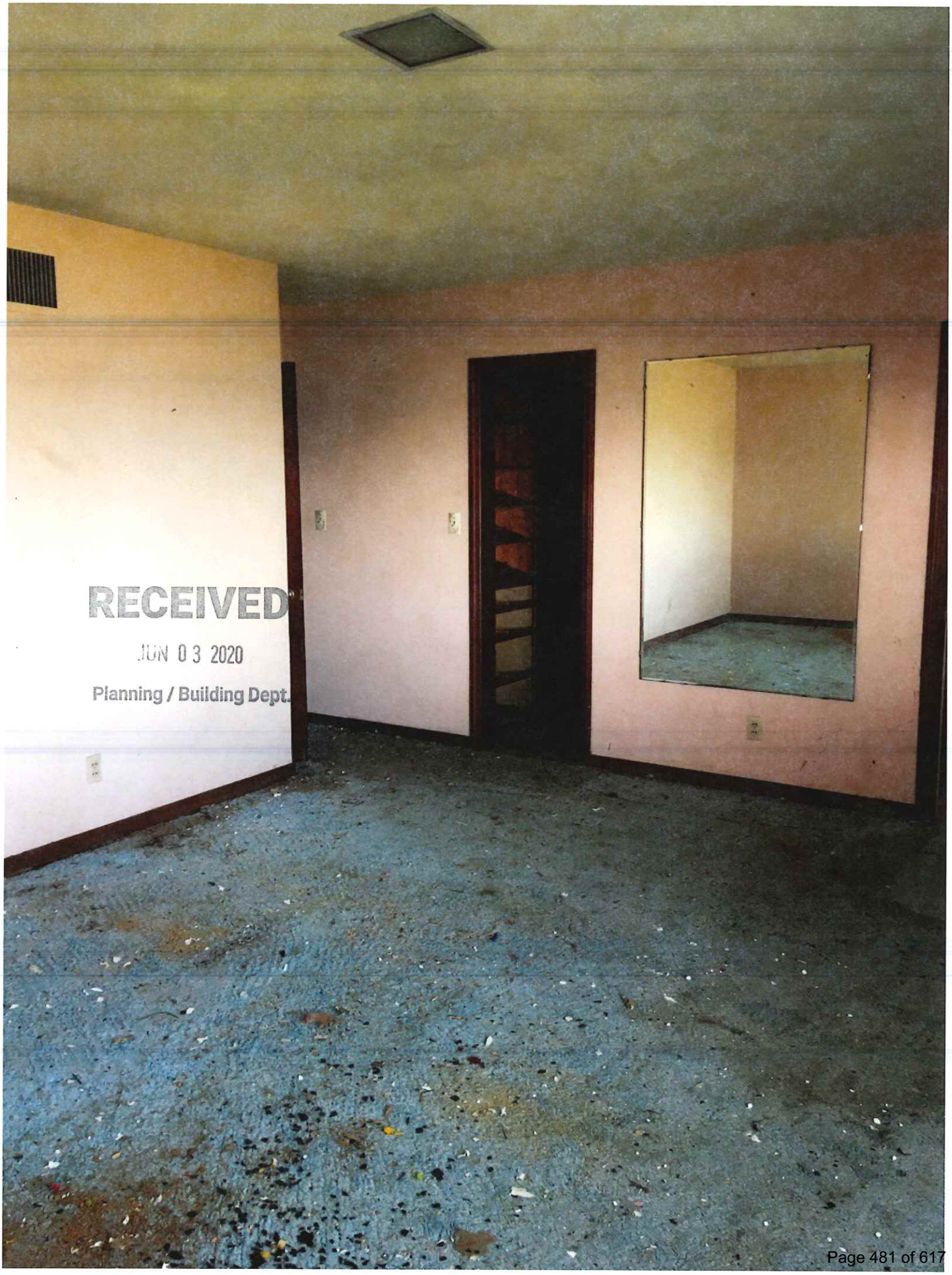
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FORM 1102 Florida WARRANTY DEED—(Statutory Form.)

TUTBLANX REGISTERED U.S. PAT. OFFICE Tuttle Law Print, Publishers, Rutland, Vt.

70 1564

OFF REC 167 PAGE 524

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th *day of* April *A. D. 19* 70

Between, MARY J. BOBINSKI, a widow,

of the County of St. Johns *in the State of* Florida
party of the first part, and CONSTANTINE ANTONATOS and ANN C. ANTONATOS, his wife, as tenants by the entirety, whose mailing address is: 171 Inlet Drive, St. Augustine, Florida.

of the County of St. Johns *in the State of* Florida
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* Ten Dollars and other valuable considerations ~~Dollars,~~ *to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of* St. Johns *, State of Florida, to wit:*

Lots Sixty-two (62), Sixty-three (63) and Sixty-four (64) of Block One (1), Davis Shores Subdivision, as per map or plat thereof recorded in Plat Book 3, page 97, of the public records of St. Johns County, Florida.

ALSO built-in equipment, fireplace equipment, television antenna, drapes, curtains and shades.

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 APR 15 1970

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 APR 15 1970

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 APR 15 1970

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 APR 15 1970

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00 APR 15 1970

COPY

ST. JOHNS COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX APR 16 70 6000 COMPTROLLER P.B. 190135

ST. JOHNS COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX APR 16 70 9000 COMPTROLLER P.B. 190135

This instrument was prepared by:
WILLARD HOWATT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

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

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

Willard Howatt
Faye Hall

Mary J. Bobinski (L.S.)
Mary J. Bobinski

State of Florida }
County of ST. JOHNS }

OFF REC 167 PAGE 525

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,
MARY J. BOBINSKI, a widow,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.
Witness my hand and official seal at St. Augustine
County of St. Johns, and State of Florida, this 15th
day of April, A. D. 1970.

Faye Wells
Notary Public, State of Florida at Large.

My Commission Expires
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 11, 1973

FAYE WELLS NOTARY PUBLIC STATE OF FLORIDA AT LARGE

COPY

Warranty Deed

TO

Date

ABSTRACT OF DESCRIPTION

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
APR 15 2 39 PM '70
CLERK CIRCUIT COURT

VERIFIED BY
JO.

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	2138300000
Location Address	171 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 62 63 64 BLK 1 OR167/524 *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	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.820
Homestead	Y

Owner Information

Owner Name	Antonatos Ann C 100%
Mailing Address	171 INLET DR SAINT AUGUSTINE, FL 32080-3812

Map

Valuation Information

	2020
Building Value	$276,792
Extra Features Value	$27,905
Total Land Value	$950,040
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,254,737**
Total Deferred	$808,164
Assessed Value	**$446,573**
Total Exemptions	$50,500
Taxable Value	**$396,073**

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	$258,386	$19,918	$906,192	$0	$0	$1,184,496	$436,533	$798,463	$386,033
2018	$178,077	$27,518	$906,192	$0	$0	$1,111,787	$431,343	$730,444	$381,343
2017	$180,696	$26,640	$906,192	$0	$0	$1,113,528	$422,471	$741,057	$372,471
2016	$247,911	$30,412	$906,192	$0	$0	$1,184,515	$436,627	$797,888	$386,627
2015	$202,353	$30,412	$906,192	$0	$0	$1,138,957	$433,592	$755,365	$383,592
2014	$159,286	$34,191	$906,192	$0	$0	$1,099,669	$430,151	$719,518	$380,151
2013	$164,596	$34,191	$906,192	$0	$0	$1,104,979	$423,794	$731,185	$373,794
2012	$152,048	$34,191	$694,260	$0	$0	$880,499	$416,710	$513,789	$366,710
2011	$156,874	$34,191	$677,452	$0	$0	$868,517	$404,573	$513,944	$354,573
2010	$159,288	$34,191	$752,724	$0	$0	$946,203	$398,594	$597,609	$348,594

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Widow	$500

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	4432	**Roof Cover**	Composite Shingle
Conditioned Area	3365	**Interior Flooring**	Carpet, Ceramic Tile
Actual Year Built	1957	**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	Carpet	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	14 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	3365	3365
FINISHED OPEN PORCH	0	108
PATIO	0	24
FINISHED OPEN PORCH	0	231
UNFINISHED GARAGE	0	704
Total SqFt	3365	4432

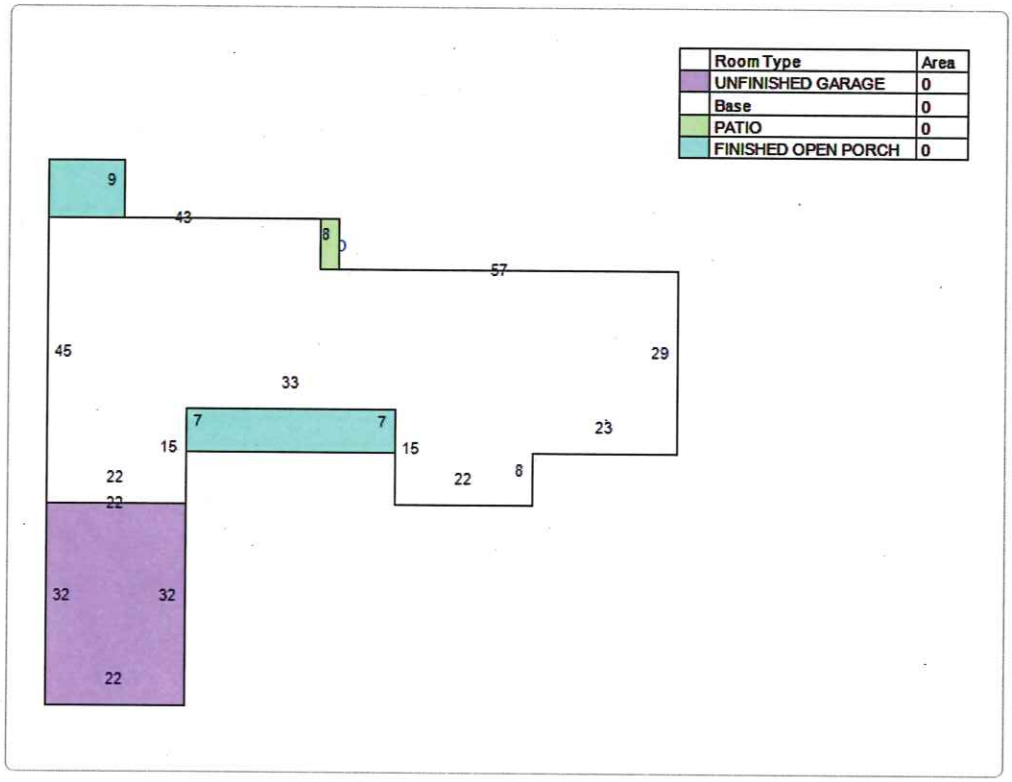
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	2016
Concrete Paving	0	168	10	0	1680

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	168	200	168	FF	$950,040

Sketch Information



No data available for the following modules: Sale 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: 5/22/2020, 1:18:21 AM

Version 2.3.60

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0050 Address: 97 Masters Drive

Applicant: Todd and Brenda Wilson

Property Owner: 97 Masters LLC

Project description: To demolish a building constructed ca. 1928 that is not in a district but is in the process of being recorded on the Florida Master Site File

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ06695 (in process)
National Register:	N/A	Construction date:	ca. 1928
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1100600000		
Agenda Item:	6(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a wood frame vernacular residential one-story building with an asymmetric façade, steep cross gable 5v sheet metal roof, exposed rafter tails, one-story wrap-around front and rear porches with low hip roofs and square posts. The building's integrity has been altered with replacement vinyl windows, commercial doors, and most likely the vertical plank siding material.
- Located on the northeast corner of Masters Drive and Avery Street, the building is located in the Ravenswood subdivision of West Augustine on a lot with mature trees. The FMSF survey indicated that according to a neighbor interview, the home was built by the original owner who worked for the FEC railroad, but was last used for a commercial business. Polk City Directory research first listed 97 Masters Drive in the 1930 publication with Mrs. Emma Carr, widow of Charles Carr, residing there until around 1949.
- Sanborn maps dated 1930 through 1960 show a residential structure and outbuildings right at the northeast corner of Masters Drive and Avery Street. The house is currently set back to the north from Avery Street, which was labeled as unpaved on the historic Sanborn maps. The building's rear porch shows on the Sanborn map that was revised through 1960.
- The applicant did not provide replacement designs, which is not required, but indicated on the application and to staff that a metal warehouse building and parking is proposed on this lot and the adjacent lot (99 Masters) so the existing commercial business can be moved across Masters Drive. The submitted proposed site plan shows entrances from both Masters Drive and Avery Street to a parking lot covering the 97 Masters Drive lot labeled "pervious concrete or underground retention."
- No design requirements are in place for this area; however, the applicant is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
- The property was reviewed at the PZB June 2, 2020 meeting (2020-0045) and received a use by exception approval for 97-99 Masters Drive.
- 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 97 Masters Drive because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built ca.1928, is more than 50 years old, and is in the process of being recorded on the Florida Master Site File. The building is not listed in a Historic Preservation Zoning District or on the National Register of Historic Places.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (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. Mostly one-story wood residential buildings are in the immediate area to the east of Masters Drive, with newer commercial buildings to the west. Located on the northeast corner of Masters Drive and Avery Street, the building has a similar mass and scale to the majority of 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. A metal warehouse building and parking for a commercial business is proposed for 97-99 Masters Drive. A site plan was submitted showing a large parking lot covering the 97 Masters Drive lot, with entrances off Masters Drive and Avery Street, labeled "Pervious concrete or underground retention." However, design review is not required in this area. Vacant lots in neighborhoods with regular development pattern are not desirable.

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

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The residential building is an example of the frame vernacular style with wood frame 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 frame vernacular style of residential design is found throughout St. Augustine and scattered throughout the city as in-fill development occurred during this time period.

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

10. *The justification for the proposed demolition.* The applicant indicated demolition was desired to proceed with the redevelopment of the property with the proposed replacement building.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
97 Masters Drive

Front Façade / West Elevation and front porch

STAFF PHOTOGRAPHS
97 Masters Drive

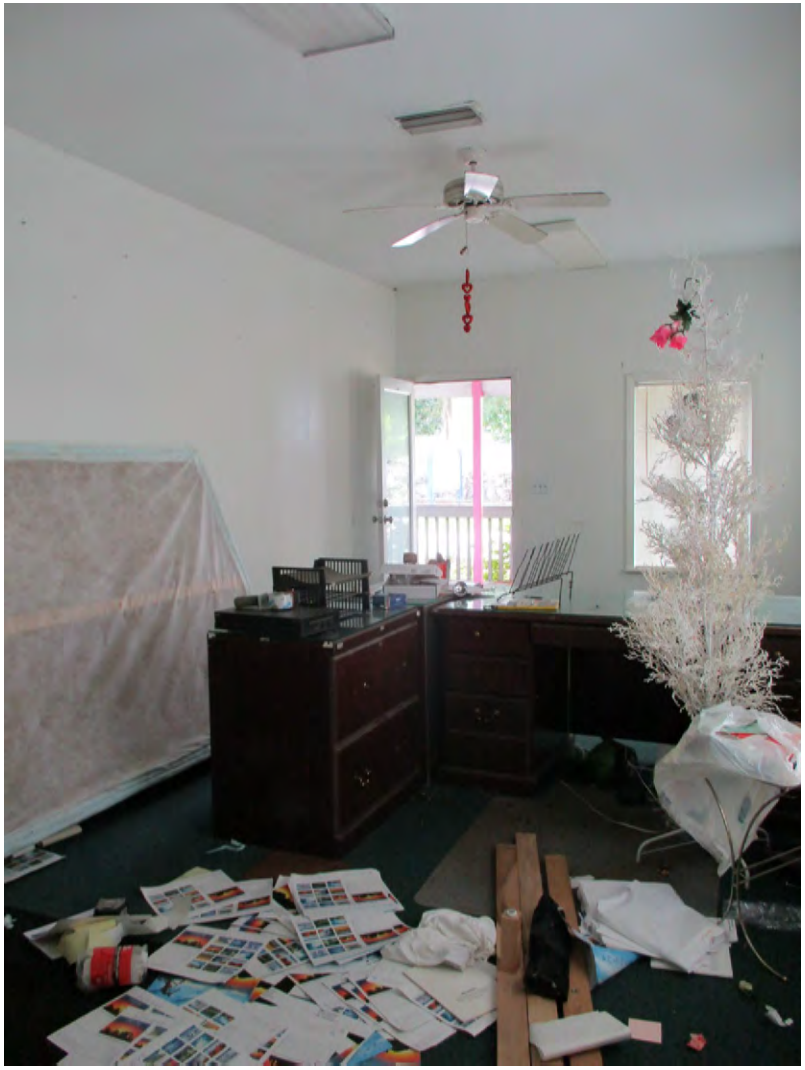
East Elevation / Rear of building

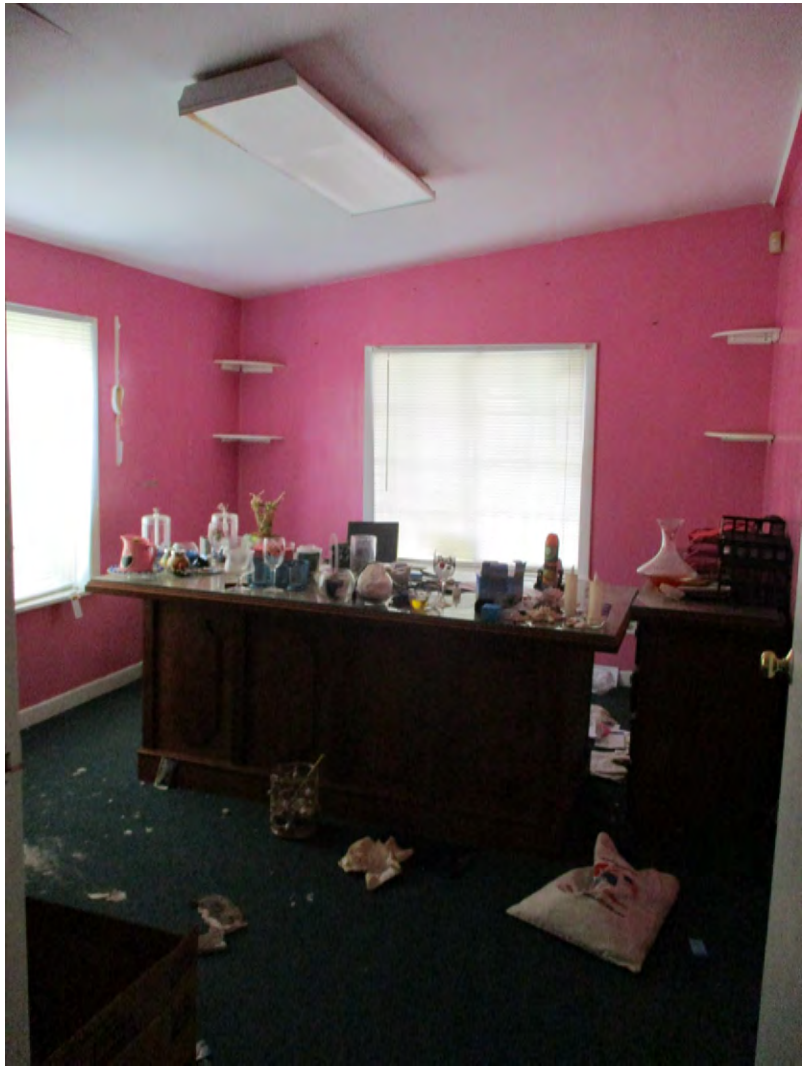
STAFF PHOTOGRAPHS
97 Masters Drive

South Elevation,
Southwest elevations
and Southeast elevations

STAFF PHOTOGRAPHS
97 Masters Drive

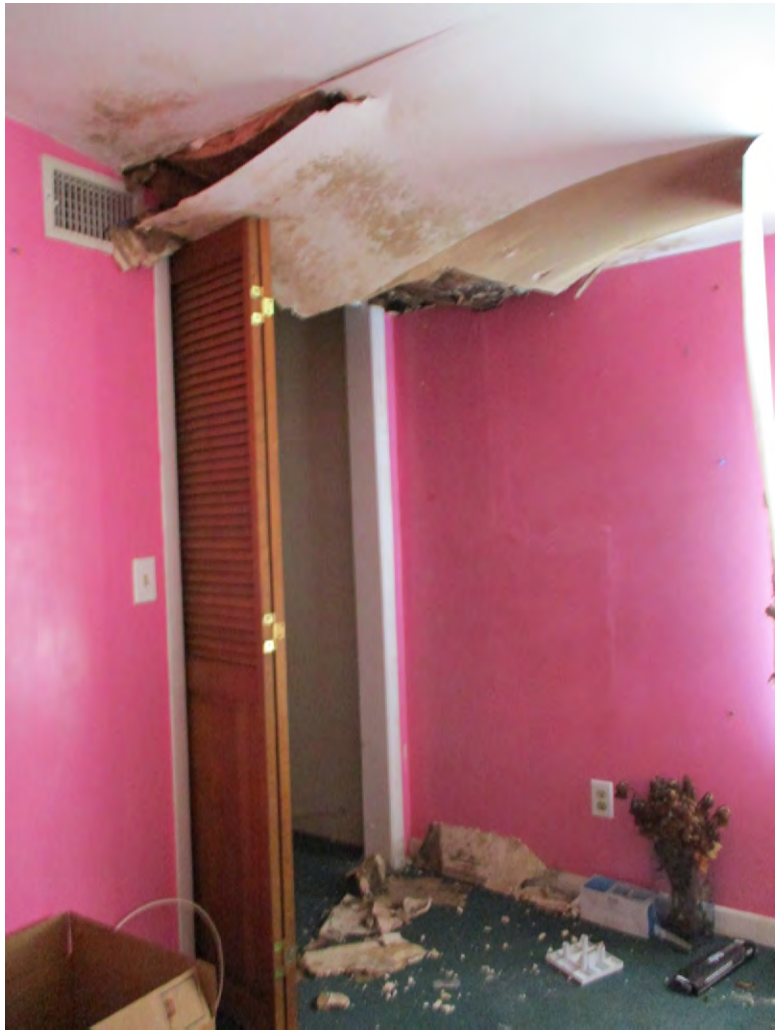
STAFF PHOTOGRAPHS
97 Masters Drive

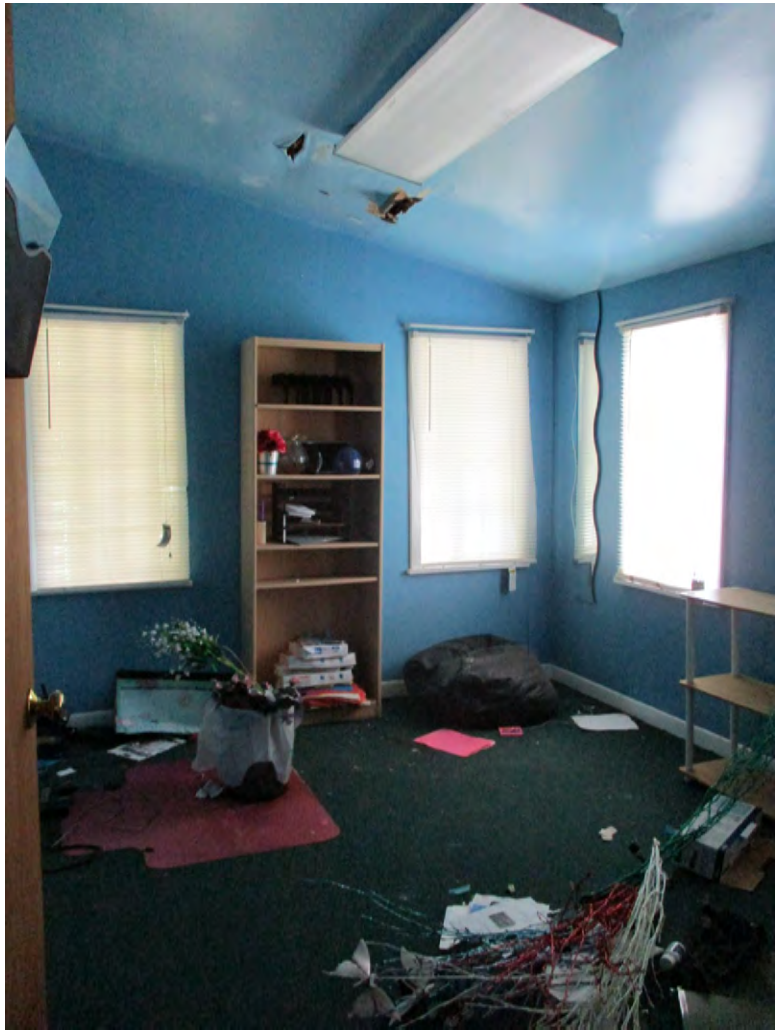




Interior

STAFF PHOTOGRAPHS
97 Masters Drive





Interior

STAFF PHOTOGRAPHS
97 Masters Drive

Masters Drive Context Area: facing east and north

STAFF PHOTOGRAPHS
97 Masters Drive

Masters Drive Context Area: facing northwest and south

STAFF PHOTOGRAPHS
97 Masters Drive

Masters Drive Context Area: facing south

STAFF PHOTOGRAPHS
97 Masters Drive

Masters Drive Context Area:
facing east (above)
and west

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 SJ06695
Field Date 1-7-2020
Form Date 2-17-2020
Recorder # MEG

Site Name(s) (address if none) 97 MASTERS DR — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	97		MASTERS	DR	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1100600000 — Landgrant _____
Subdivision Name RAVENSWOOD — Block 59 — Lot 83 85
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1928 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1928 — To (year): _____
Current Use Commercial — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, door, ADA ramp
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Sechrest Karen

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. _____ 3. _____
Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. _____
Windows (types, materials, etc.)

8x8 sliding, replacements, slightly raised wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

exposed rafter tails, wrap around hip ext porch, steep gables

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

corner lot, mature tree, chain link fence

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ06695

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

approximately centered on asymmetric facade, single pane commercial wood door, under entry porch

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

wrap around entry porch accessed from rear by ADA ramp w wood railing and supports

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1928 Frame Vernacular building is in fair condition. It has a Cross-gabled roof, Vertical plank siding, and is 1 story. According to a neighbor interview, this structure was built by the original owner who worked for the FEC railroad.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select 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) City Staff

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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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 Meghan Powell Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

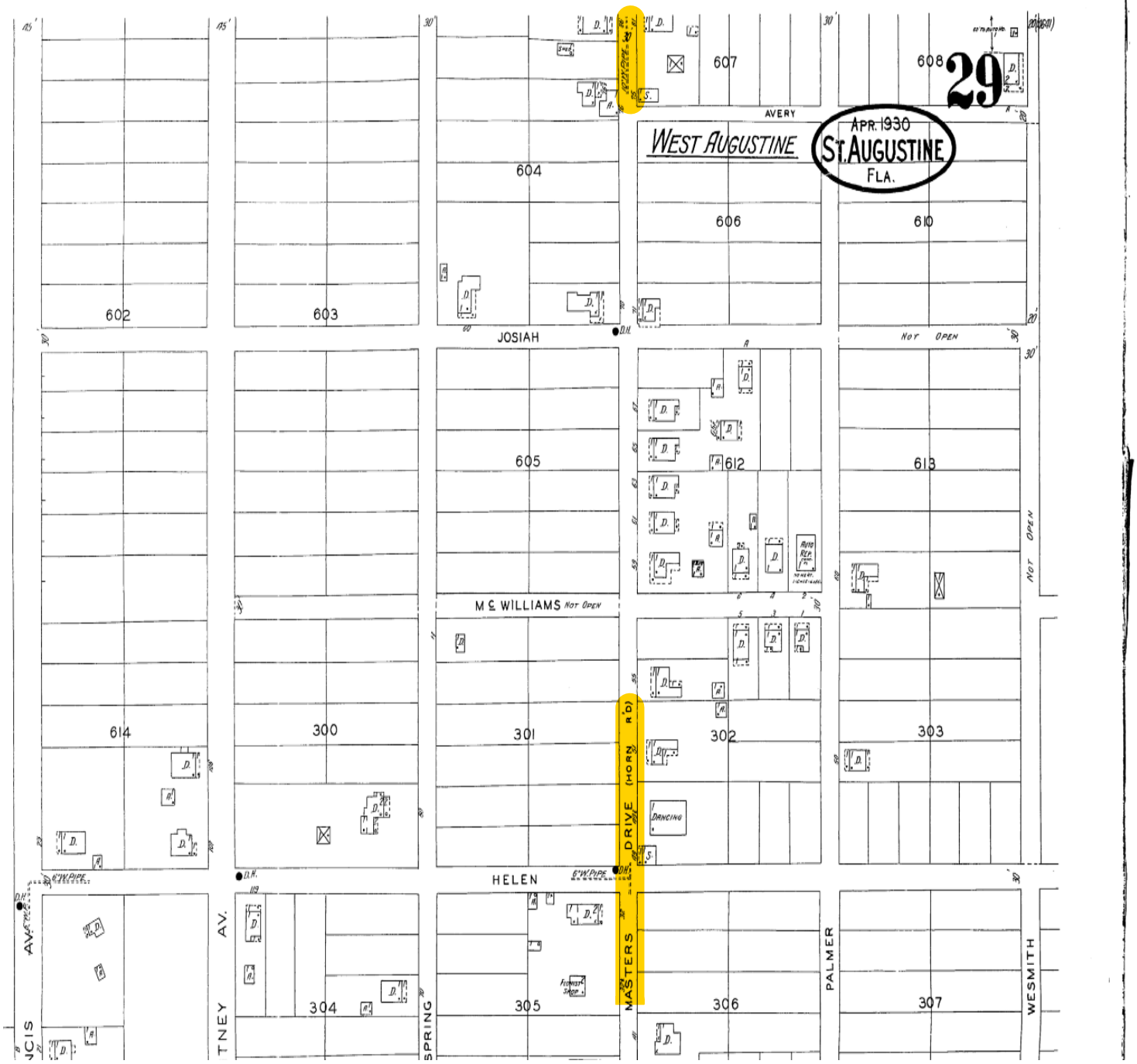
Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 29

97-99 Masters Drive labeled #75 and 81.
75 Masters Drive is marked with S for store. This building has a different footprint in the 1930 map than the 1930 map corrected to 1946 and 1960, and of the existing building, and because of its numbering, possibly indicates this was a different building right at the corner of Masters Drive and Avery.



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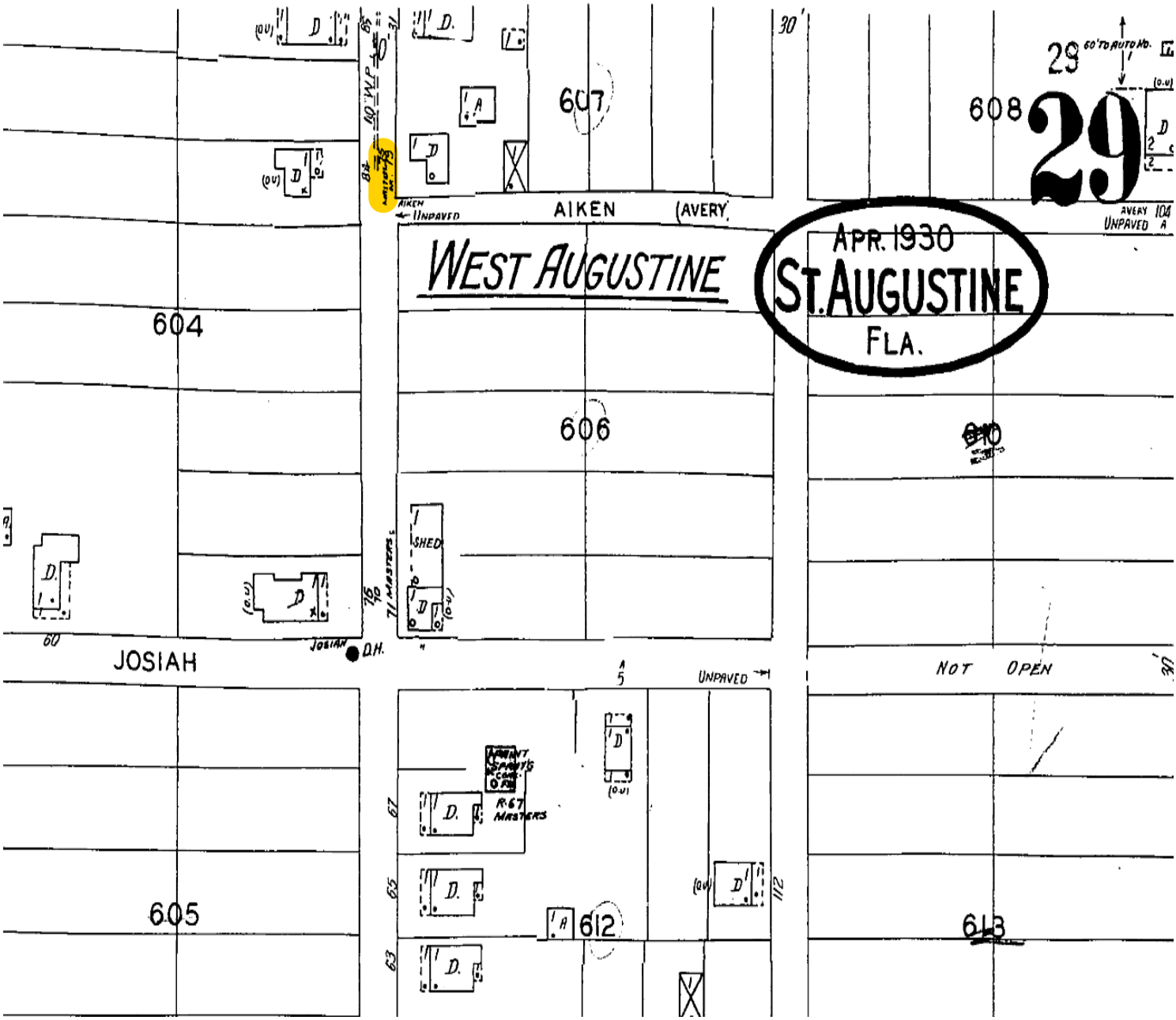
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 29 Corrected to 1946

97 Masters Drive labeled as 79 Masters Drive and as a dwelling, and shows the same footprint as the 1930 map corrected to 1960 and the existing building.



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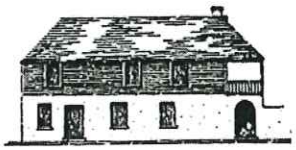
SANBORN MAP: 1930 (Corrected to 1960)
97-99 Masters Drive (labeled 79 and 81 Maters Drive)

97 Masters Drive
(Constructed ca. 1928)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1927*	Vacant		
1930	Mrs. Emma Carr (widow of Charles L)	--	--
1934	Mrs. Emma Carr (widow of Charles L)	--	--
1940	Mrs. Emma Carr (widow of Charles L)	O (Owner)	--
1945	Mrs. Emma Carr (widow of Charles L)	O (Owner)	--
1949	George R Russell (Elizabeth A, wife)	O (Owner)	Superintendent Budges (Budgets?), Florida State Roads
1955	George R Russell (Elizabeth A, wife)	O (Owner)	--
1959	George R Russell (Elizabeth A, wife)	O (Owner)	--
1965	Vacant		
1970	Charlie Hendricks (Louise, wife)	--	Carpenter helper

*Note in 1930 Polk City Directory: Masters Drive formerly Savage Avenue. This listing was under 97 Savage Avenue. Savage Avenue was not listed in the 1922-23 or 1924-25 Polk City Directories.



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. 2020-0050

Receipt No. 1867990 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Todd & Brenda Wilson

   Business (if applicable) _____

   Address 97 Masters Drive

   City St. Augustine State Fl. Zip 32084

   Daytime telephone 904 827-1216 Other phone/email 904 669-0726

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

2. NAME OF PROPERTY OWNER 97 Masters LLC

   Business (if applicable) _____

   Address 1015 Poinsettia Rd.

   City St. Aug State Fl. Zip 32086

   Daytime telephone (required) 904 669-0726 Other phone 904 669-0725

3. PROJECT STREET ADDRESS 97 Masters Drive

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8348 Block 59-F Subdivision Whitneys Part of Ravenswood Parcel Number 1100600000

5. DATE OF CONSTRUCTION TBD Source: _____

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

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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: Metal Warehouse

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☑ Photographs of existing conditions including façades of the building and interior features if applicable.

☑ Drawings of proposed replacement buildings and or features if applicable.

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

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

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

Brenda C. Wilson

PRINT APPLICANT'S NAME Todd B. Wilson DATE 4/23/20

SIGNATURE OF APPLICANT Todd B Wilson

PRINT 1st OWNER'S NAME Todd B. Wilson DATE 4/23/20

SIGNATURE OF 1st PROPERTY OWNER Todd B Wilson

PRINT 2nd OWNER'S NAME Brenda C. Wilson DATE 4/23/20

SIGNATURE OF 2nd PROPERTY OWNER Brenda C Wilson

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PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Todd & Brenda Wilson is/are hereby authorized TO ACT ON BEHALF OF 97 Masters Dr LLC, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at:

_____

BY: Todd & Brenda C Wilson
Signature of Owner

Todd B. Wilson & Brenda C. Wilson
Print Name of Owner

904 669-0726 - 904 669-0725
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 19 day of May, 2020

By Todd B. Wilson & Brenda C. Wilson

Identification verified: personally known

Oath sworn: ✓ Yes ____ No

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
FloridaNotaryService.com

Notary Signature: Emily M Verdell

My Commission expires: 6/23/2020

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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

T & B Properties LLC
97 Masters LLC
(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, Todd B. Wilson, 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 29 day of May, 2020.

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M Verdell
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Todd B. Wilson.
(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, Todd B. Wilson, 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.

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MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M. Verdell
Notary Public, State of Florida

PROPERTY OWNER

T & B Properties LLC
97 Masters LLC
(Print Name)

Brenda C Wilson
(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, Brenda C. Wilson, 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 29 day of May, 2020.

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M Verdell
Notary Public State of Florida

APPLICANT OR APPLICANT'S AGENT

Brenda C. Wilson
(Print Name)

Brenda C Wilson
(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, Brenda C. Wilson, 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.

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MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M Verdell
Notary Public State of Florida

Concept Plan

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NOTES:

1. THERE IS A TOTAL OF 6,486.11 SF OF EXISTING IMPERVIOUS AREA.

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NO.	BY	DATE	SYMBOL	REVISION NOTES

IME CIVIL & SURVEYING, LLC

DESIGNER: BKB	DESIGN ENGINEER
DRAWN BY: BKB	
DATE: 05-18-20	
CHECKED BY: BDS	CERTIFICATE OF AUTHORIZATION
DATE: 05-19-20	

WILSON HEATING & AIR

COMMERCIAL DEVELOPMENT

POST-DEVELOPMENT EXHIBIT

DRAWING NO. C-02

PROPERTY APPRAISER
Eddie Creamer

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

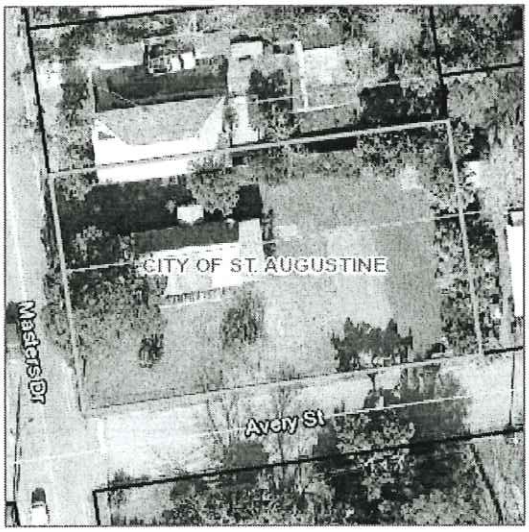
Summary

Parcel ID	1100600000
Location Address	97 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.310
Homestead	N

Owner Information

Owner Name	97 Masters LLC 100%
Mailing Address	100 MASTERS DR SAINT AUGUSTINE, FL 32084-0000

Map



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Valuation Information

	2020
Building Value	$41,491
Extra Features Value	$4,968
Total Land Value	$57,375
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$103,834**
Total Deferred	$0
Assessed Value	**$103,834**
Total Exemptions	$0
Taxable Value	**$103,834**

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	$36,248	$4,968	$57,375	$0	$0	$98,591	$98,591	$0	$98,591
2018	$39,701	$6,614	$44,550	$0	$0	$90,865	$90,865	$0	$90,865
2017	$40,852	$6,614	$44,550	$0	$0	$92,016	$92,016	$0	$92,016
2016	$41,427	$6,614	$44,550	$0	$0	$92,591	$87,644	$4,947	$87,644
2015	$32,562	$6,614	$40,500	$0	$0	$79,676	$79,676	$0	$79,676
2014	$20,063	$6,614	$40,500	$0	$0	$67,177	$67,177	$0	$67,177
2013	$20,767	$6,614	$40,500	$0	$0	$67,881	$67,881	$0	$67,881
2012	$21,119	$6,614	$40,500	$0	$0	$68,233	$68,233	$0	$68,233
2011	$21,823	$6,614	$43,875	$0	$0	$72,312	$72,312	$0	$72,312
2010	$22,175	$6,614	$50,625	$0	$0	$79,414	$79,414	$0	$79,414

Building Information

Building	1
Actual Area	1190
Conditioned Area	865
Actual Year Built	1928
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Structure	Gable Hip
Roof Cover	Modular Metal
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	865	865
FINISHED OPEN PORCH	0	176
FINISHED OPEN PORCH	0	149
Total SqFt	865	1190

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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	440
Handicap Ramp	0	0	0	0	175

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	90	150	13500	SF	$57,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/2/2020	3/31/2020	$90,000.00	WD	4914	1805	Q	I	SECHREST KAREN	97 MASTERS LLC
12/1/2017	11/30/2017	$0.00	CT	4470	199	U	I	24/7 IT HAPPENS BAILBONDS INC	SECHREST KAREN
6/20/2014	6/18/2014	$100,000.00	WD	3894	827	Q	I	SECHREST KAREN	24/7 IT HAPPENS BAILBONDS INC
	3/29/2007	$20,000.00	WD	2990	1776	U	I	LKS INC & LARRY SECHREST	SECHREST KAREN
	3/8/2000	$65,000.00	WD	1484	908	Q	I	TEDDER WARNOCK R,BEVERLY H	LKS INC
	6/19/1992	$31,300.00	WD	946	237	Q	I	SPURLOCK OSCAR P,PATRICIA M	TEDDER WARNOCK R,BEVERLY H

Sketch Information

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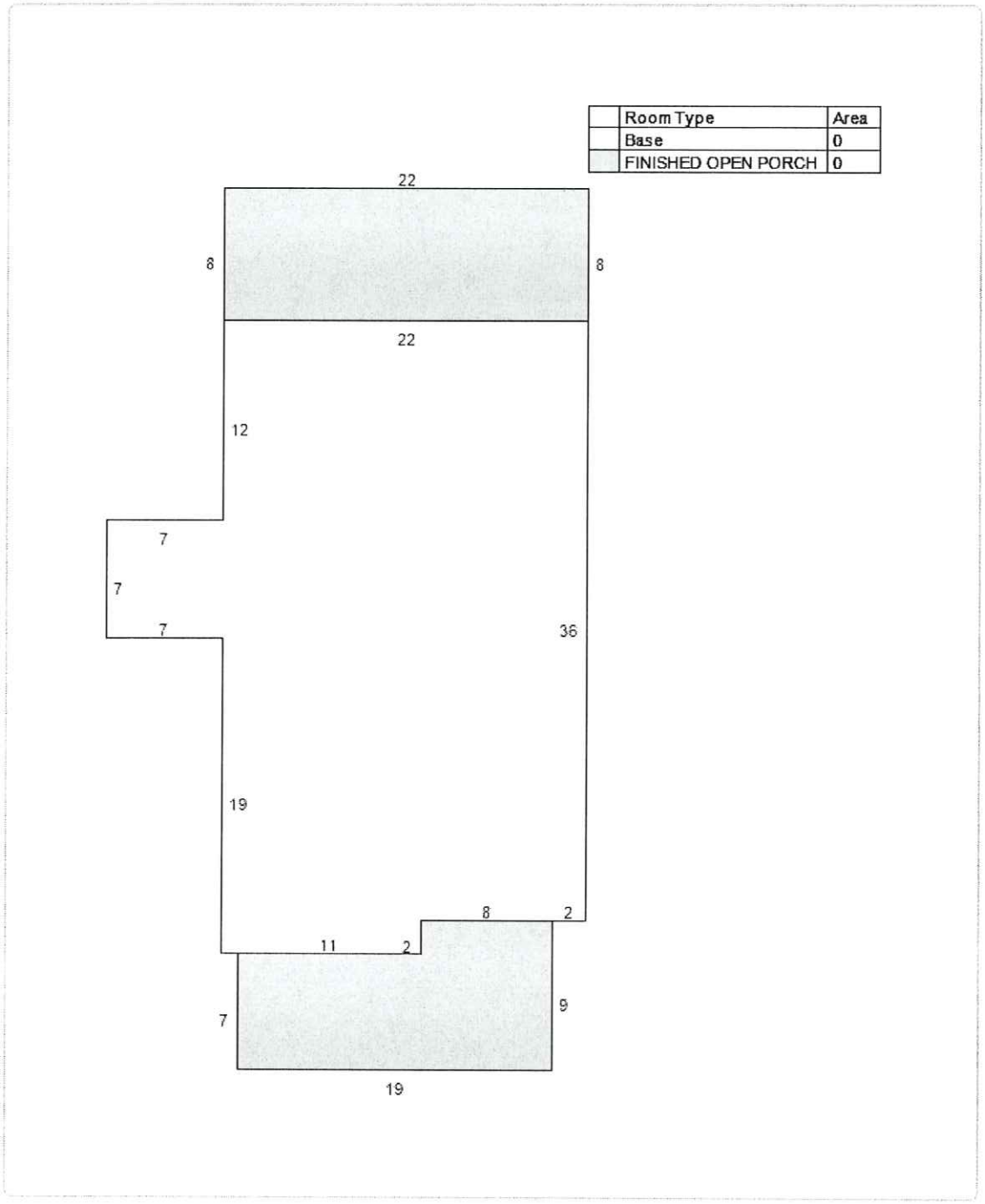

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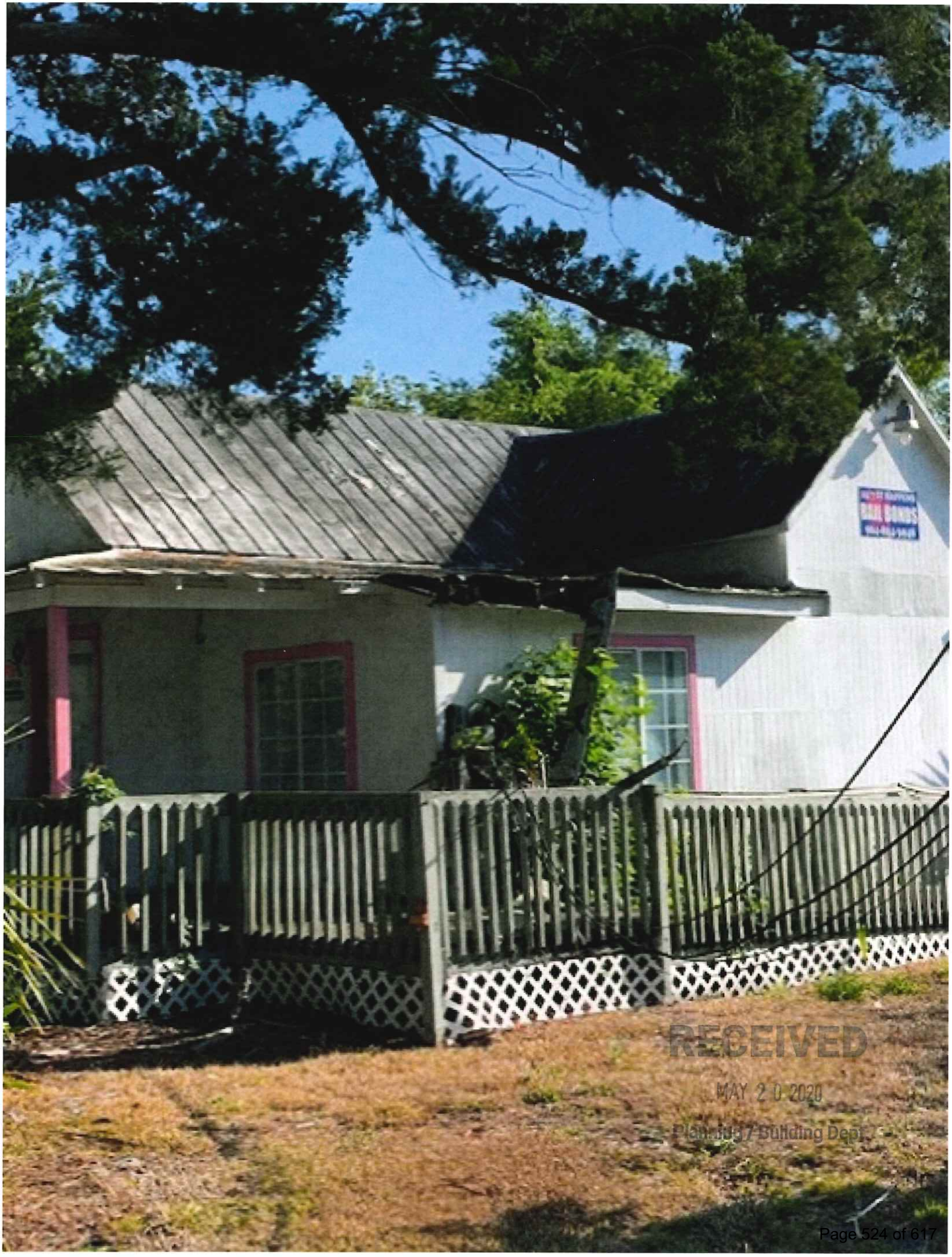

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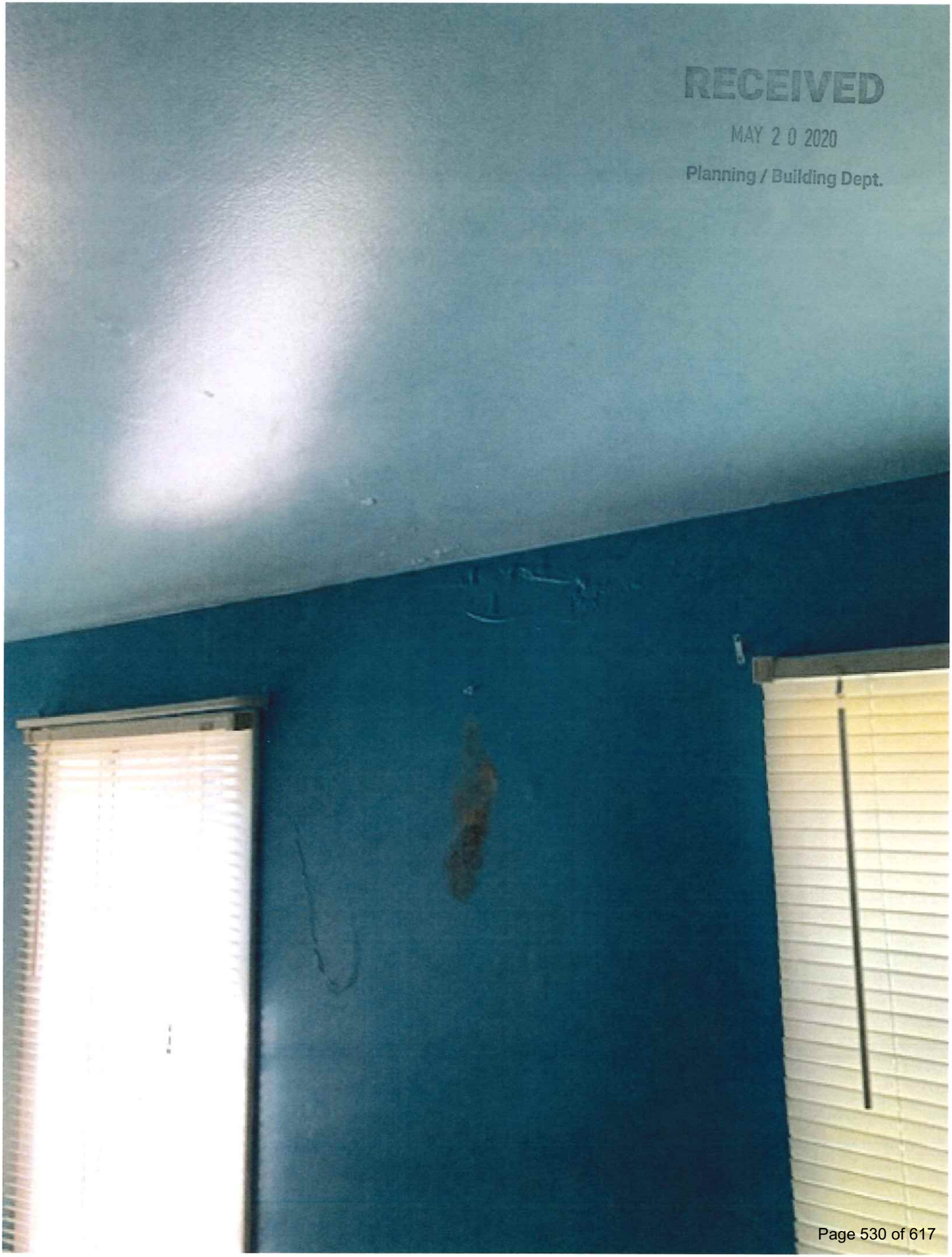
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Instr #2020026097 BK: 4914 PG: 1805, Filed & Recorded: 4/2/2020 10:24 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $630.00

Prepared by:
Wayde Carter
Land Title of America, Inc.
2495 U.S. Highway 1 South
Saint Augustine, Florida 32086-6077
200314WC
Parcel Account Number: 110060-0000

(Space above for recording information)

Warranty Deed

This Indenture made this **31st** day of **March, 2020** BETWEEN **Karen Sechrest Mundy, F/K/A Karen Sechrest, a married woman**, GRANTOR*, whose post office address is PO Box 502, Hastings, FL 32145, and **97 Masters, LLC, a Florida limited liability company**, GRANTEE*, whose post office address is 100 Masters Drive, Saint Augustine, FL 32084.

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

LOTS 83 AND 85, BLOCK 59-F, RAVENSWOOD SUBDIVISION AS PER PLAT FILED IN MAP BOOK 1 PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA LESS AND EXCEPT THAT PART OF LOT 85 MORE FULLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 85 OF BLOCK 59-F, ACCORDING TO WHITNEY'S SUBDIVISION A PART OF RAVENSWOOD AS RECORDED IN MAP BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA SAID PART OF LOT 85 BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 59-F AT THE INTERSECTION OF THE NORTH LINE OF AVERY STREET (EVERETT STREET) WITH THE EAST LINE OF MASTER DRIVE (SAVAGE AVENUE), THENCE NORTHERLY ON THE EAST LINE OF SAID MASTERS DRIVE, 100 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 85, THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 85 AND PARALLEL WITH SAID NORTH LINE OF AVERY STREET, 150 FEET TO THE NORTHEAST CORNER OF SAID LOT 85, THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 85 AND PARALLEL WITH THE SAID EAST LINE OF MASTERS DRIVE 16.8 FEET; THENCE WESTERLY 150 FEET TO THE WEST LINE OF SAID LOT 85 AND THE EAST LINE OF MASTERS DRIVE, THENCE NORTHERLY 15.4 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2020 and Subsequent Years.

The Grantor warrants that the described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any Dependents of Grantor reside on the above described real property or upon any real property contiguous thereto.

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

*Singular and plural are interchangeable, as context requires.

BK: 4914 PG: 1806

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

WITNESSES

Witness: Stephen B. Collins

Karen Sechrest Mundy

Witness: Matthew P Masters, Sr

COPY

County of Saint Johns
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **March 31st, 2020** by **Karen Sechrest Mundy, F/K/A Karen Sechrest, a married woman** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

STEPHEN BOYD COLLINS
Notary Public, State of Florida
My Commission #GG 301854
Expires February 14, 2023

Notary Public:

My commission expires:

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1100600000
Location Address	97 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.310
Homestead	N

Owner Information

Owner Name	97 Masters LLC 100%
Mailing Address	100 MASTERS DR SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2020
Building Value	$41,491
Extra Features Value	$4,968
Total Land Value	$57,375
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$103,834
Total Deferred	$0
Assessed Value	$103,834
Total Exemptions	$0
Taxable Value	$103,834

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	$36,248	$4,968	$57,375	$0	$0	$98,591	$98,591	$0	$98,591
2018	$39,701	$6,614	$44,550	$0	$0	$90,865	$90,865	$0	$90,865
2017	$40,852	$6,614	$44,550	$0	$0	$92,016	$92,016	$0	$92,016
2016	$41,427	$6,614	$44,550	$0	$0	$92,591	$87,644	$4,947	$87,644
2015	$32,562	$6,614	$40,500	$0	$0	$79,676	$79,676	$0	$79,676
2014	$20,063	$6,614	$40,500	$0	$0	$67,177	$67,177	$0	$67,177
2013	$20,767	$6,614	$40,500	$0	$0	$67,881	$67,881	$0	$67,881
2012	$21,119	$6,614	$40,500	$0	$0	$68,233	$68,233	$0	$68,233
2011	$21,823	$6,614	$43,875	$0	$0	$72,312	$72,312	$0	$72,312
2010	$22,175	$6,614	$50,625	$0	$0	$79,414	$79,414	$0	$79,414

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1190	**Roof Cover**	Modular Metal
Conditioned Area	865	**Interior Flooring**	Carpet, Sheet Vinyl
Actual Year Built	1928	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	865	865
FINISHED OPEN PORCH	0	176
FINISHED OPEN PORCH	0	149
Total SqFt	865	1190

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	440
Handicap Ramp	0	0	0	0	175

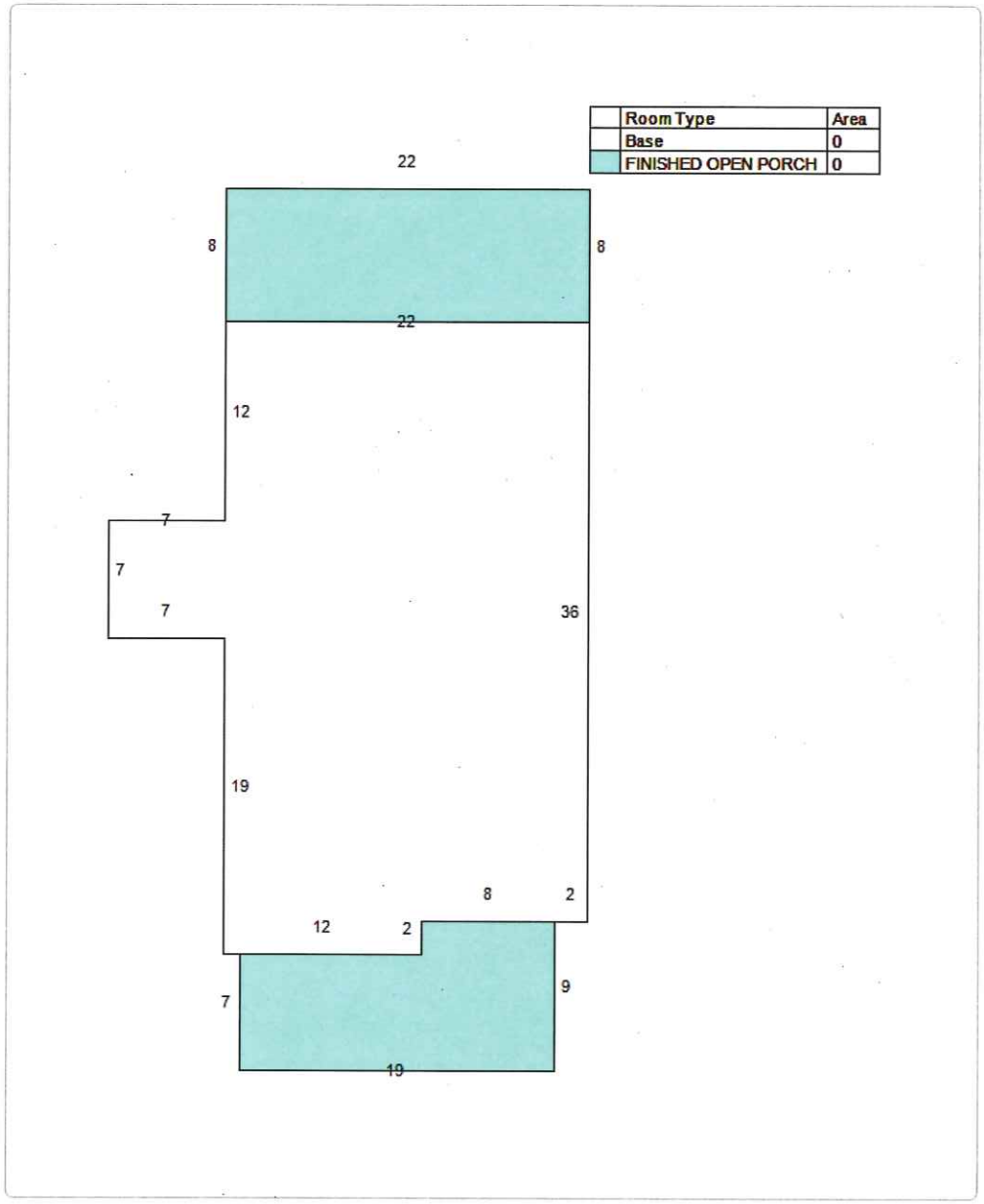
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	90	150	13500	SF	$57,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/2/2020	3/31/2020	$90,000.00	WD	4914	1805	Q	I	SECHREST KAREN	97 MASTERS LLC
12/1/2017	11/30/2017	$0.00	CT	4470	199	U	I	24/7 IT HAPPENS BAILBONDS INC	SECHREST KAREN
6/20/2014	6/18/2014	$100,000.00	WD	3894	827	Q	I	SECHREST KAREN	24/7 IT HAPPENS BAILBONDS INC
	3/29/2007	$20,000.00	WD	2990	1776	U	I	LKS INC & LARRY SECHREST	SECHREST KAREN
	3/8/2000	$65,000.00	WD	1484	908	Q	I	TEDDER WARNOCK R,BEVERLY H	LKS INC
	6/19/1992	$31,300.00	WD	946	237	Q	I	SPURLOCK OSCAR P,PATRICIA M	TEDDER WARNOCK R,BEVERLY H

Sketch Information



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Detail by Entity Name

Florida Limited Liability Company
97 MASTERS LLC

Filing Information

Document Number	L20000083103
FEI/EIN Number	NONE
Date Filed	03/16/2020
Effective Date	03/17/2020
State	FL
Status	ACTIVE

Principal Address

97 MASTERS DRIVE
SAINT AUGUSTINE, FL 32084

Mailing Address

1015 POINSETTIA ROAD
SAINT AUGUSTINE, FL 32086

Registered Agent Name & Address

WILSON, BRENDA C
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, BRENDA C
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Title MGR

WILSON, TODD B
1015 POINSETTIA RD
SAINT AUGUSTINE, FL 32086

Annual Reports

No Annual Reports Filed

Document Images

03/16/2020 -- Florida Limited Liability View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2020 Meeting

Application F2020-0051 Address: 99 Masters Drive

Applicant: Todd and Brenda Wilson

Property Owner: T & B Prop. LLC

Project description: To demolish a building that was constructed ca. 1923 and not located in a district but is in the process of being recorded on the Florida Master Site File.

Architectural Style:	Bungalow	Florida Master Site File:	SJ06696 (in process)
National Register:	N/A	Construction date:	ca. 1923
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1100900000		
Agenda Item:	6(g)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located to the east of Masters Drive and north of Avery Street, the building is located in the Ravenswood subdivision of West Augustine on a lot with mature trees.
- This is a wood frame residential one-story building in the Bungalow style with a hip metal shingle roof and centered shed dormer, exposed rafter tails, two brick chimneys partially finished with stucco, a side entry and rear porch with screened transoms under the eaves, and coquina concrete piers. The building's architectural integrity is largely intact, but has been altered with replacement vinyl windows, newer doors, and aluminum siding that covers the novelty wood siding underneath. A partially enclosed outbuilding structure with front facing gable-shed roof is behind the building to the northeast on the lot.
- Sanborn maps dated 1930 and the 1930 corrected to 1946, show a residential structure, which is cut off on the map, and outbuilding immediately to the east in the vicinity of 99 Masters Drive. The map revised to 1960 shows possibly the same house with a different detached garage or carport building, with each map's version showing a front porch, which is now fully enclosed.
- A Polk City Directory search revealed the house had R. Leonard Spengler, a carpenter, and wife Cecilia as long-term owners (at least from the 1920s -1970).
- The applicant did not provide replacement designs, which is not required, but indicated on the application and to staff that a metal warehouse building and parking is proposed on this lot and the adjacent lot (97 Masters) so the existing commercial business can be moved across Masters Drive. The submitted proposed site plan shows part of a parking lot covering the 99 Masters lot, two 35x40' building units, and a fenced gravel area to the rear.
- No design requirements are in place for this area; however, the applicant is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The property was reviewed at the PZB June 2, 2020 meeting (2020-0045) and received a use by exception approval for 97-99 Masters Drive.

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 **99 Masters Drive** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. For any salvagable historic materials, including the wood interior shingles, paneling, moldings and flooring, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built ca.1923, is more than 50 years old, and is in the process of being recorded on the Florida Master Site File. The building is not listed in a Historic Preservation Zoning District or on the National Register of Historic Places.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (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. Mostly one-story wood residential buildings are in the immediate area to the east of Masters Drive, with newer commercial buildings to the west. Located to the east of *Masters Drive*, one building north of Avery Street, the building has a similar mass and scale to the majority of 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. A metal warehouse building and parking for a commercial business is proposed, but no plans were submitted for a replacement structure, so impact can not be determined. A site plan was submitted showing a large parking lot partially covering 97 Masters Drive, with two 35x42' building units and a fenced gravel area to the rear. However, design review is not required in this area. Vacant lots in neighborhoods with regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is being recorded on 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 bungalow style with wood frame 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.* The Bungalow style of residential design is found throughout St. Augustine and scattered throughout the city as in-fill development occurred during this time period.

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

10. *The justification for the proposed demolition.* The applicant indicated demolition was desired to proceed with the redevelopment of the property with the proposed replacement building.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
99 Masters Drive

Front Façade / West Elevation

STAFF PHOTOGRAPHS
99 Masters Drive

Front Façade / West Elevation and South Elevation

STAFF PHOTOGRAPHS
99 Masters Drive

Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
99 Masters Drive

North Elevation

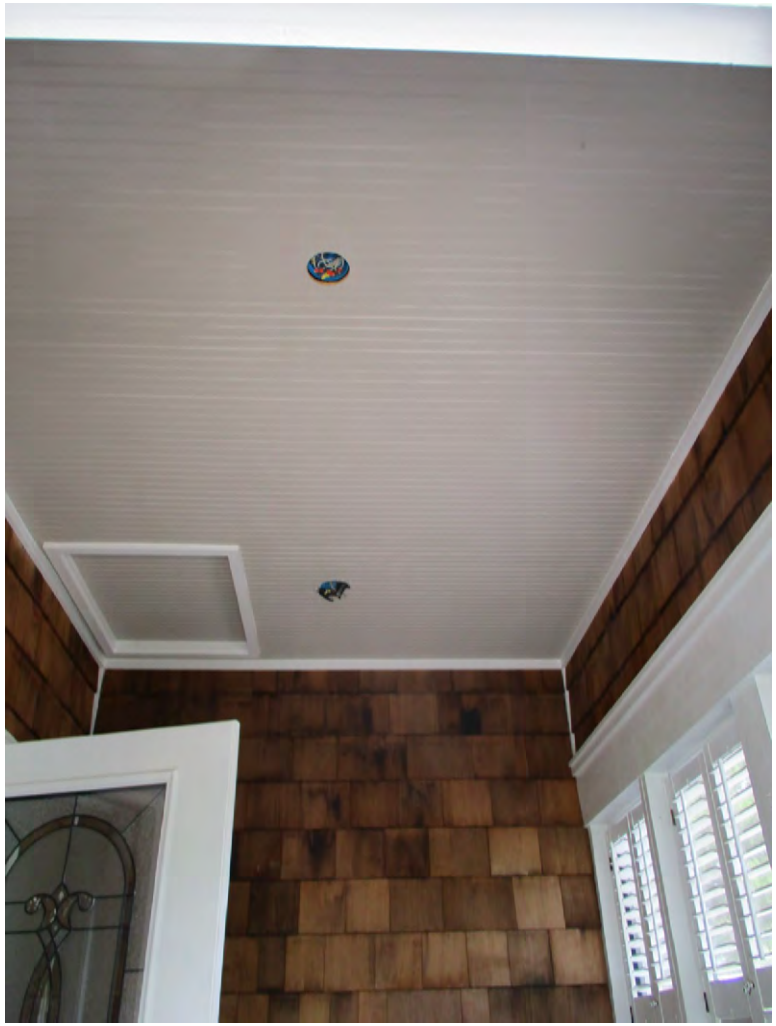
STAFF PHOTOGRAPHS
99 Masters Drive

East Elevation

STAFF PHOTOGRAPHS
99 Masters Drive

STAFF PHOTOGRAPHS
99 Masters Drive

STAFF PHOTOGRAPHS
99 Masters Drive



Enclosed Front Porch

STAFF PHOTOGRAPHS
99 Masters Drive Interior

STAFF PHOTOGRAPHS
99 Masters Drive Interior

STAFF PHOTOGRAPHS
99 Masters Drive Interior

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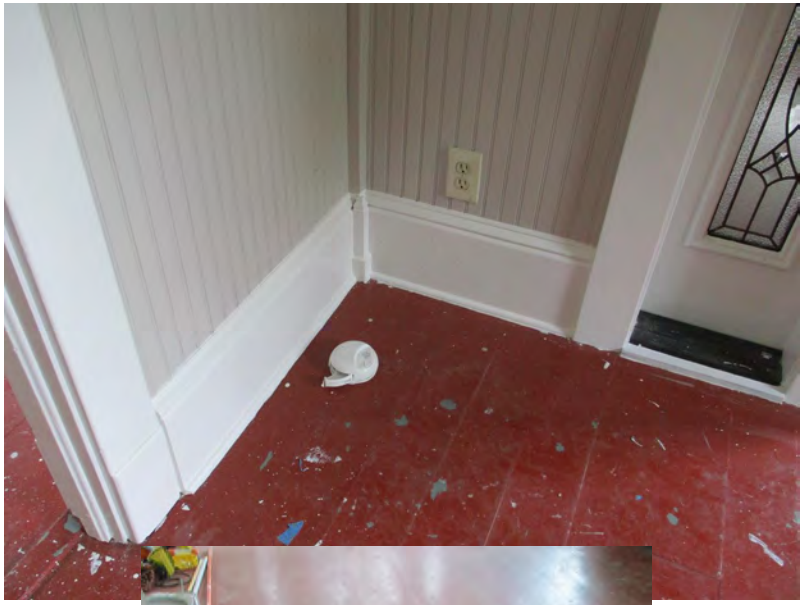
99 Masters Drive Interior



STAFF PHOTOGRAPHS
99 Masters Drive

Carport / Outbuilding to the northeast or rear of house

STAFF PHOTOGRAPHS
99 Masters Drive

Masters Drive Context Area: facing East and North

STAFF PHOTOGRAPHS
99 Masters Drive

Masters Drive Context Area: facing Northwest and South

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 SJ06696
Field Date 1-7-2020
Form Date 2-17-2020
Recorder # MEG

Site Name(s) (address if none) 99 MASTERS DR — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	99		MASTERS	DR	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1100900000 — Landgrant _____
Subdivision Name RAVENSWOOD — Block 59 — Lot 85 87
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1923 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1923 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1923 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

T & B Properties LLC

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

DESCRIPTION

Style Bungalow — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Metal shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.)

1/1 sash, single & grouped, flush wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

exposed rafter tails, shed dormer window, shuttered porch, front & rear porch, transom like screened openings under eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

concrete and earth drive, mature tree, rear detached building

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ06696

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Concrete, Generic 2.
Main Entrance (stylistic details)

obscured by porch, side entry porch door flanked by windows

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

under overhang

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1923 Bungalow building is in excellent condition. The single story buildnig has a shuttered porch, exposed rafters, side chimney, and center dormer.

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select 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) City Staff

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)

This building would contribute a district if a district was present. There are no known significant architectural associations or features and as such it is not individually eligible.

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 Meghan Powell Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 29

99 Masters Drive labeled # 81.

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Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 29 Corrected to 1946

99 Masters Drive labeled as 81 Masters Drive and as a dwelling.

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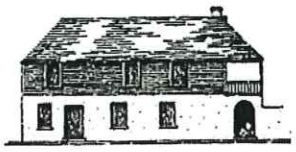
SANBORN MAP: 1930 (Corrected to 1960)
97-99 Masters Drive (labeled 79 and 81 Maters Drive)

99 Masters Drive
(Constructed ca. 1923)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1927*	Robert L Spengler (Cecilla, wife)		
1927* for 99-1/2 Savage Ave.	Chapeau Store, Millinery		
1930	Robert L Spengler (Cecilla, wife)	--	Carpenter
1934	Robert L Spengler (Cecilla, wife)	--	Carpenter
1940	Robert L Spengler (Cecilla, wife)	O (Owner)	Carpenter
1945	Robert L Spengler (Cecilla, wife)	O (Owner)	Maintenance Man, State Arsenal
1949	Robert L Spengler (Cecilla, wife)	O (Owner)	Carpenter, State Arsenal
1955	Robert L Spengler (Cecilla, wife)	O (Owner)	--
1965	Robert L Spengler (Cecilla, wife)	O (Owner)	Retired
1970	Robert L Spengler (Cecilla, wife)	O (Owner)	Retired

*Note in 1930 Polk City Directory: Masters Drive formerly Savage Avenue. This listing was under 97 Savage Avenue. Savage Avenue was not listed in the 1922-23 or 1924-25 Polk City Directories.



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. 2020-0051

Receipt No. 1867990 Meeting Date June 18, 2020

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Todd & Brenda Wilson

   Business (if applicable) _____

   Address 99 Masters Drive

   City St. Augustine State Fl. Zip 32084

   Daytime telephone 904 827-1216 Other phone/email Todd@wilsonairconditioning.com

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

2. NAME OF PROPERTY OWNER T & B Prop. LLC

   Business (if applicable) _____

   Address 1015 Poinsettia Rd 32086

   City St. Augustine State Fl. Zip 32086

   Daytime telephone (required) 904 669-0726 Other phone 904 669-0725

3. PROJECT STREET ADDRESS 99 Masters Drive

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8587 Block 59-F Subdivision Whitney's Part of Ruvinswood Parcel Number 1100900000

5. DATE OF CONSTRUCTION TBD Source: _____

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

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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: Metal Warehouse

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

Brenda C Wilson

PRINT APPLICANT'S NAME Todd B. Wilson DATE 4/23/20

SIGNATURE OF APPLICANT Todd B Wilson Brenda C Wilson

PRINT 1st OWNER'S NAME Todd B Wilson DATE 4/23/20

SIGNATURE OF 1st PROPERTY OWNER Todd B Wilson

PRINT 2nd OWNER'S NAME Brenda C Wilson DATE 4/23/20

SIGNATURE OF 2nd PROPERTY OWNER Brenda C Wilson

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Todd & Brenda Wilson is/are hereby authorized TO ACT ON BEHALF OF T & B Properties LLC, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at:

_____

BY: _____
Signature of Owner

Todd B. Wilson & Brenda C. Wilson
Print Name of Owner

904 669-0726 · 904669.0725
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 19 day of May, 2020

By Todd B Wilson & Brenda C Wilson

Identification verified:

Oath sworn: ✓ Yes ____ No

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Notary Signature: Emily M Verdell

My Commission expires: 6/23/2020

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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

T & B Properties LLC
97 Masters LLC
(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, Todd B. Wilson, 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 29 day of May, 2020.

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M Verdell
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Todd B. Wilson.
(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, Todd B. Wilson, 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.

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EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M. Verdell
Notary Public, State of Florida

PROPERTY OWNER

T & B Properties LLC
97 Masters LLC
(Print Name)

Brenda C Wilson
(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, Brenda C. Wilson, 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 29 day of May, 2020.

EMILY MARIE VERDELL
MY COMMISSION # GG005336
EXPIRES June 23, 2020
(407) 398-0153 FloridaNotaryService.com

Emily M Verdell
Notary Public State of Florida

APPLICANT OR APPLICANT'S AGENT

Brenda C. Wilson
(Print Name)

Brenda C Wilson
(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, Brenda C. Wilson, 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.

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Emily M Verdell
Notary Public State of Florida

Concept Plan

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N

0 4 20
Feet

10'
10'
40'
40'
1,400 SF OFFICE
1,400 SF OFFICE
35'
35'
5'
10'
FENCED GRAVEL AREA
4
8
7
PERVIOUS CONCRETE OR UNDERGROUND RETENTION
24'
24'
36" CE
MASTERS DRIVE
AVERY STREET

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NOTES:

1. THERE IS A TOTAL OF 6,486.11 SF OF EXISTING IMPERVIOUS AREA.

NO.	BY	DATE	SYMBOL	REVISION NOTES

IME CIVIL & SURVEYING, LLC

DESIGNER: BKB	DESIGN ENGINEER
DRAWN BY: BKB	
DATE: 05-18-20	
CHECKED BY: BDS	CERTIFICATE OF AUTHORIZATION
DATE: 05-19-20	

WILSON HEATING & AIR

COMMERCIAL DEVELOPMENT

POST-DEVELOPMENT EXHIBIT

DRAWING NO.

C-02

PROPERTY APPRAISER
Eddie Creamer

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	1100900000
Location Address	99 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB N15.4 X 150 X 16.8 X 150FT OF LOT 85 & ALL LOT 87 (EX N12.9 X 150 X 16.5FT) BLK 59-F OR4132/550 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.170
Homestead	N

Owner Information

Owner Name	T & B Properties LLC 100%
Mailing Address	100 MASTERS DR SAINT AUGUSTINE, FL 32084-0000

Map

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Valuation Information

	2020
Building Value	$36,228
Extra Features Value	$4,218
Total Land Value	$31,238
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$71,684**
Total Deferred	$0
Assessed Value	**$71,684**
Total Exemptions	$0
Taxable Value	**$71,684**

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	$33,065	$1,137	$31,238	$0	$0	$65,440	$65,440	$0	$65,440
2018	$34,267	$1,137	$24,255	$0	$0	$59,659	$59,659	$0	$59,659
2017	$36,028	$1,975	$24,255	$0	$0	$62,258	$62,258	$0	$62,258
2016	$36,638	$2,059	$24,255	$0	$0	$62,952	$42,233	$45,719	$17,233
2015	$17,792	$2,810	$22,050	$0	$0	$42,652	$41,939	$25,713	$16,939
2014	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2013	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2012	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2011	$17,164	$2,810	$23,888	$0	$0	$43,862	$43,862	$25,000	$18,862
2010	$18,002	$2,810	$27,562	$0	$0	$48,374	$48,374	$25,000	$23,374

Building Information

Building	1
Actual Area	1364
Conditioned Area	852
Actual Year Built	1923
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl
Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	None
Baths	1

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	852	852
HALF SCREEN PORCH	0	72
PATIO	0	352
HALF SCREEN PORCH	0	88
Total SqFt	852	1364

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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage	0	0	0	0	370
Residential Fence	0	0	0	0	100
Residential Fence	0	0	0	0	49

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	49	150	7350	SF	$31,238

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/5/2016	1/4/2016	$72,000.00	WD	4132	550	Q	I	CROWSON CHRISTOPHER R,JUDITH A	T & B PROPERTIES LLC
	9/17/2008	$47,000.00	WD	3130	230	U	I	HSBC BANK USA NA	CROWSON CHRISTOPHER R,JUDITH A
	7/21/2008	$100.00	CT	3106	1157	U	I	BARNES JAMES F ETAL	HSBC BANK USA NA
	5/16/2006	$85,000.00	WD	2710	1734	Q	I	CAMPBELL THOMAS V EST BY ELIZABETH C CAMPBELL	BARNES JAMES F & JUANITA
	5/10/2006	$0.00	CO	2714	585	U	I	CAMPBELL THOMAS V ESTATE (CP03-170/55)	CAMPBELL ELIZABETH CARON
	3/25/2003	$0.00	LA	1928	864	U	I	CAMPBELL THOMAS V (DECD 1/21/03)	CAMPBELL THOMAS V ESTATE (LETT OF ADMIN)
	8/1/1987	$0.00		755	1823	U	I		CAMPBELL THOMAS V
	8/1/1987	$30,300.00		755	1823	Q	I		
	8/1/1987	$36,300.00		755	1823	Q	I		
	8/1/1985	$21,000.00		684	1870	Q	I		
	3/1/1983	$0.00		634	775	U	I		

Sketch Information

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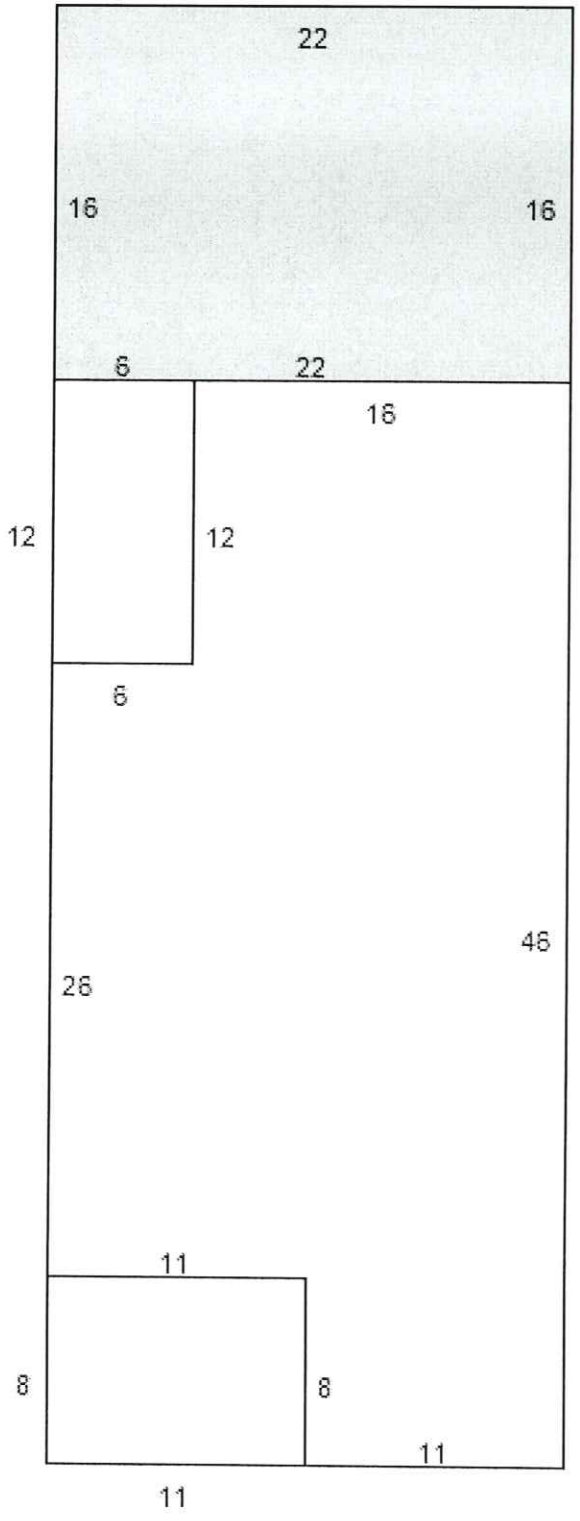
	Room Type	Area
	Base	0
	HSP	0
	PATIO	0



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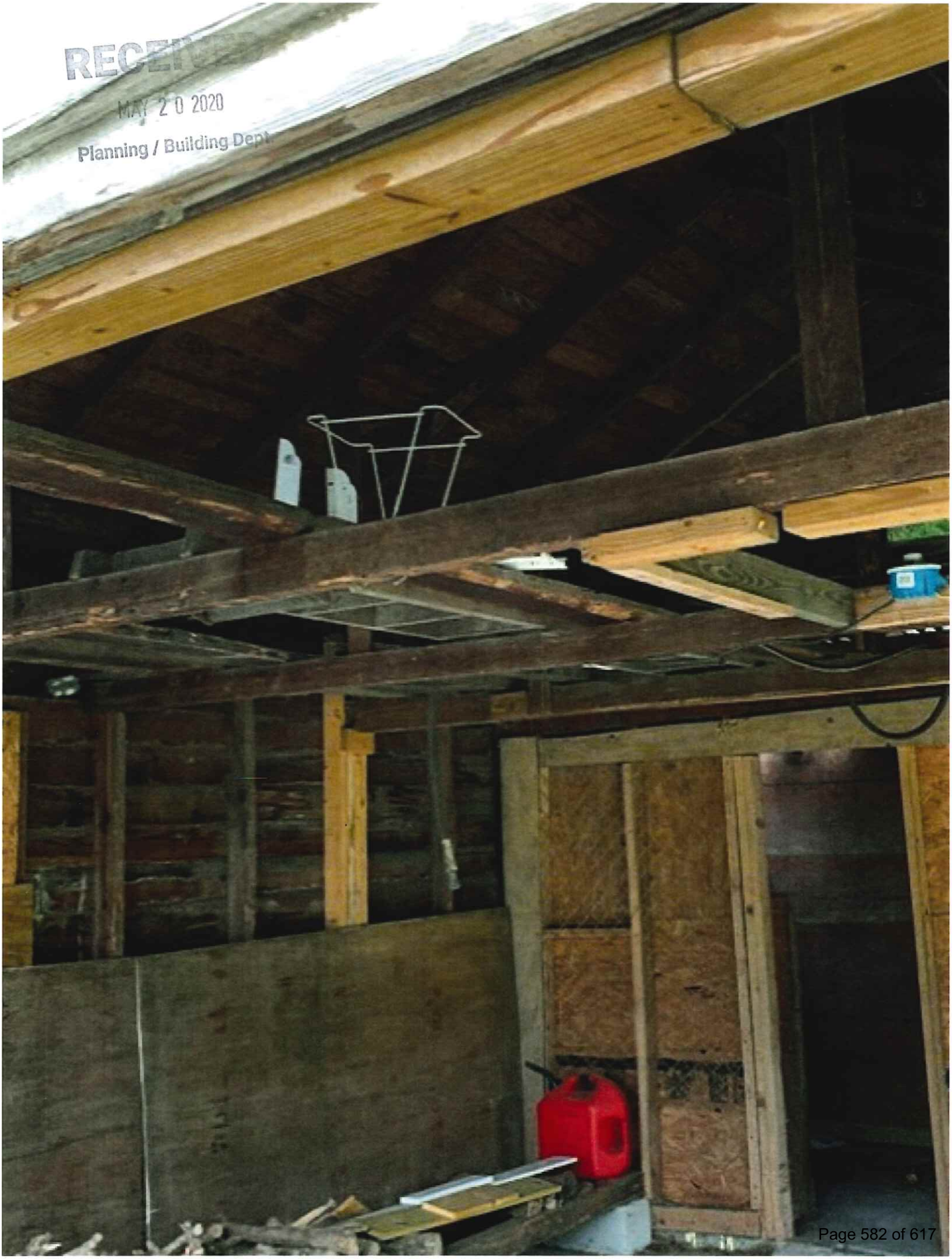

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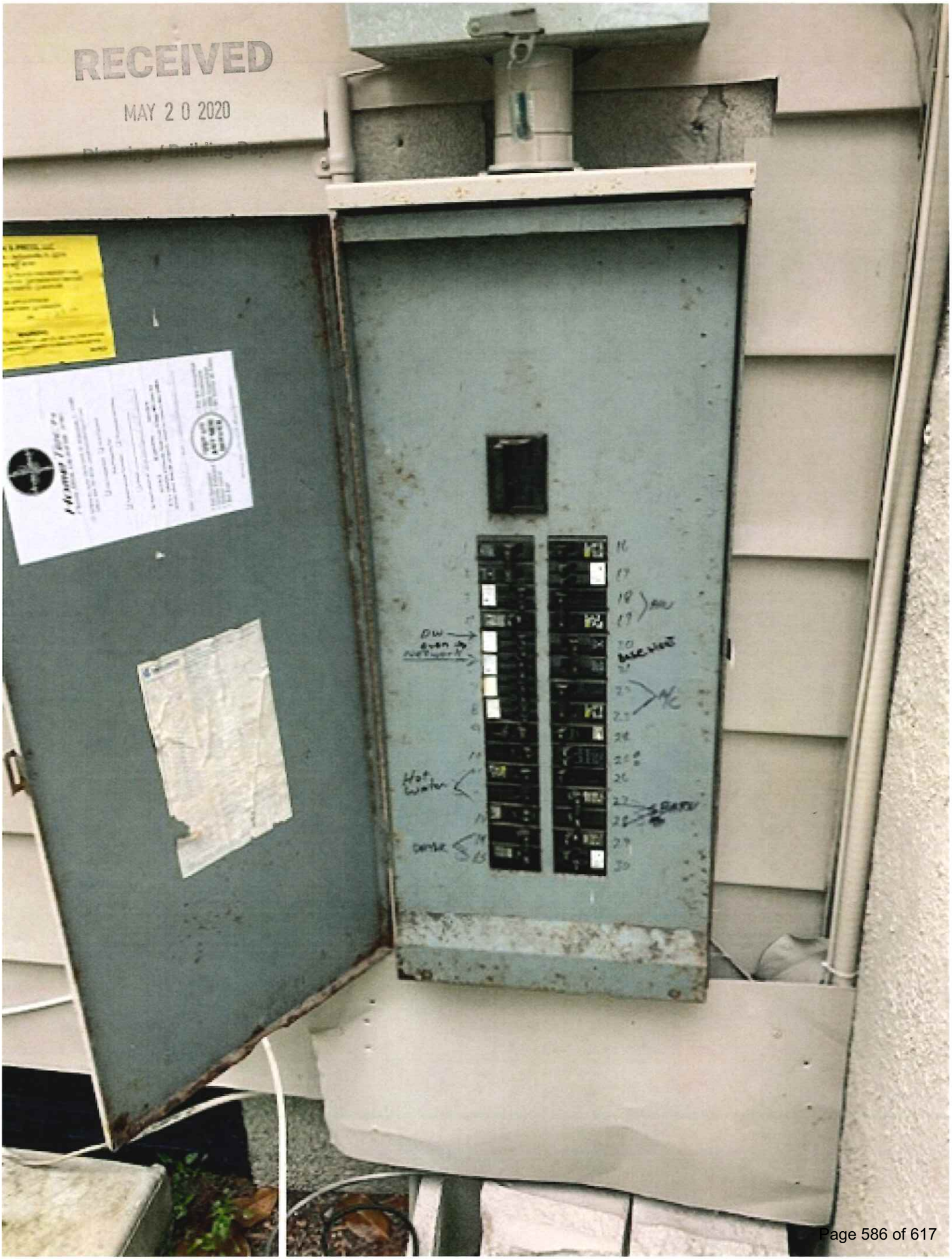
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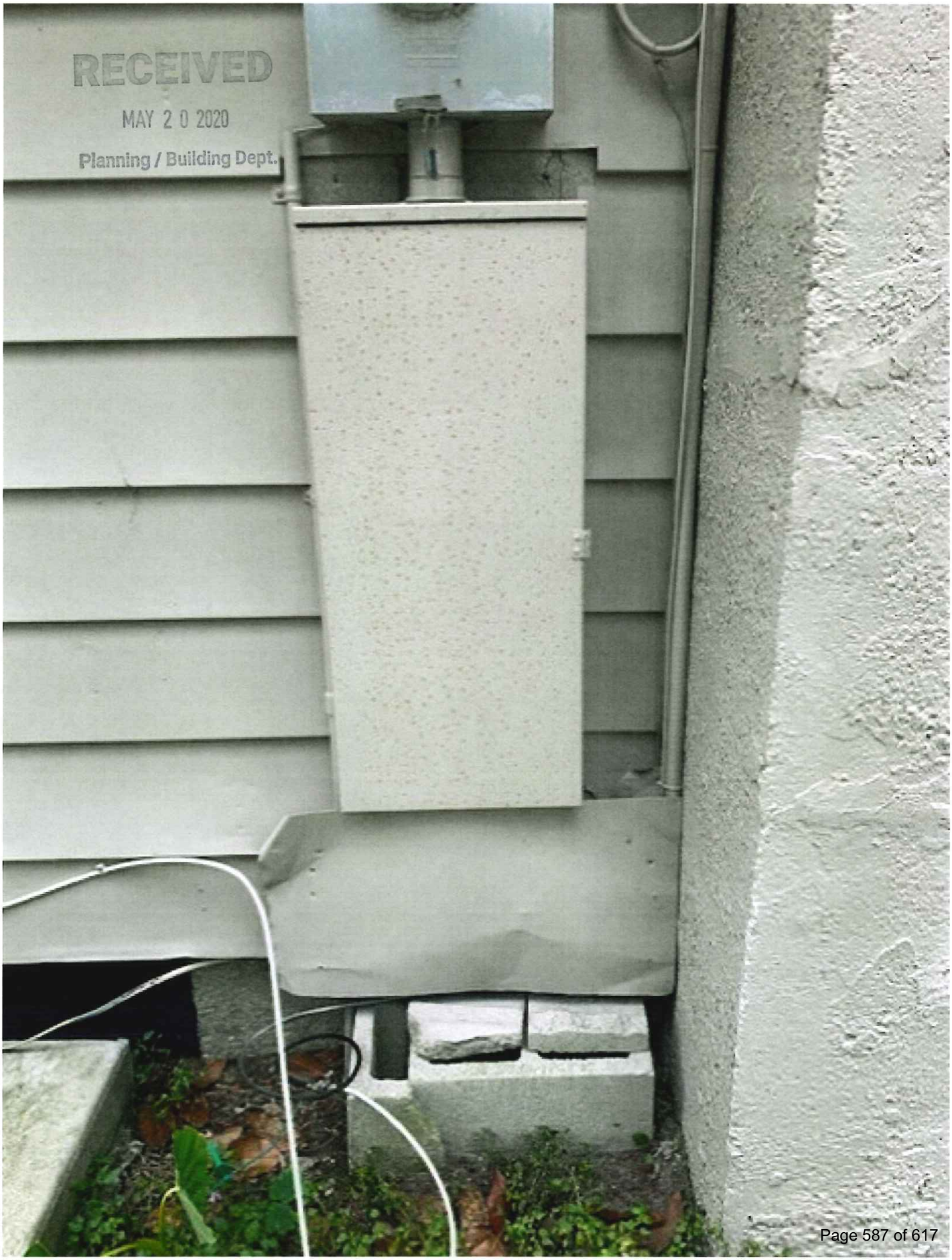
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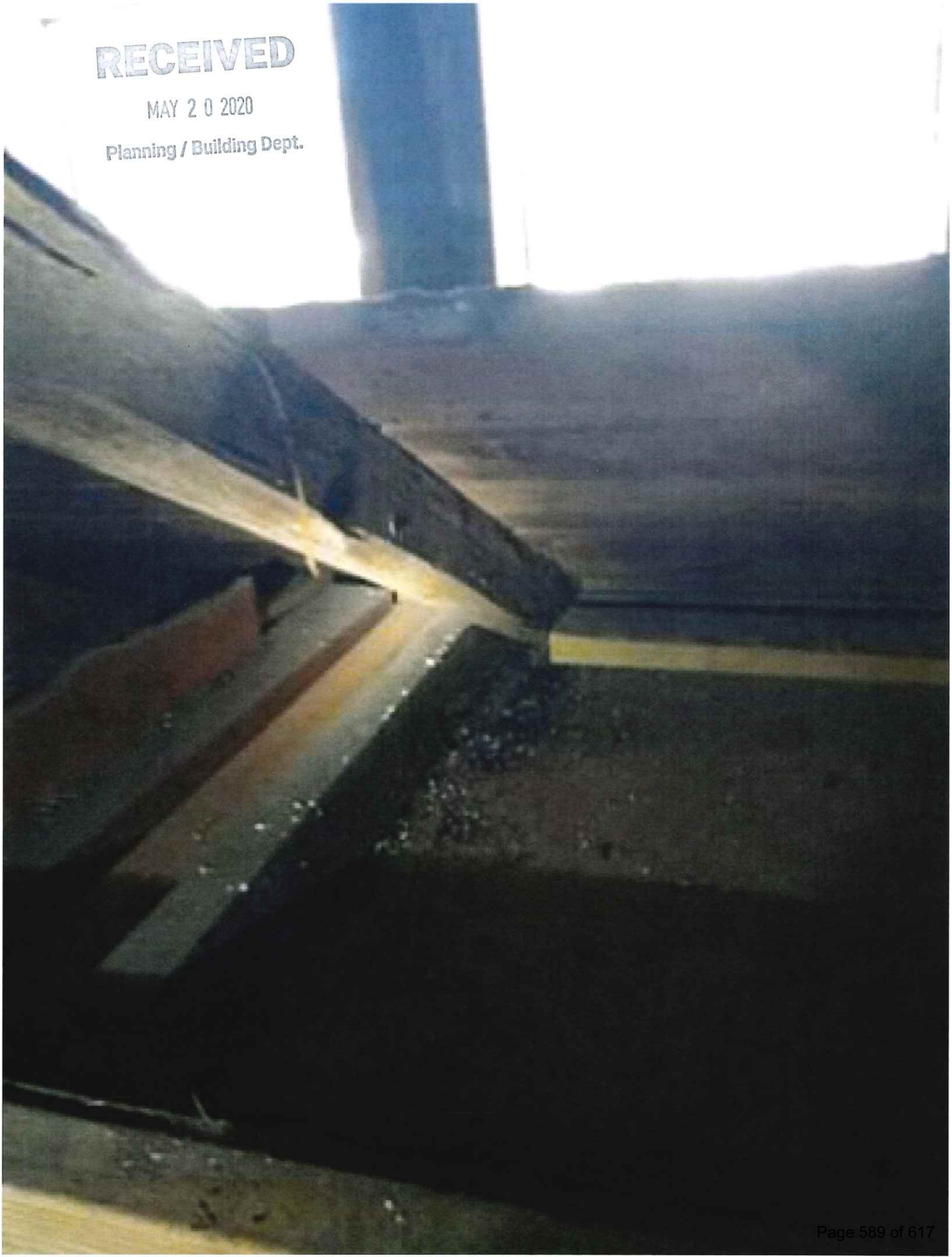

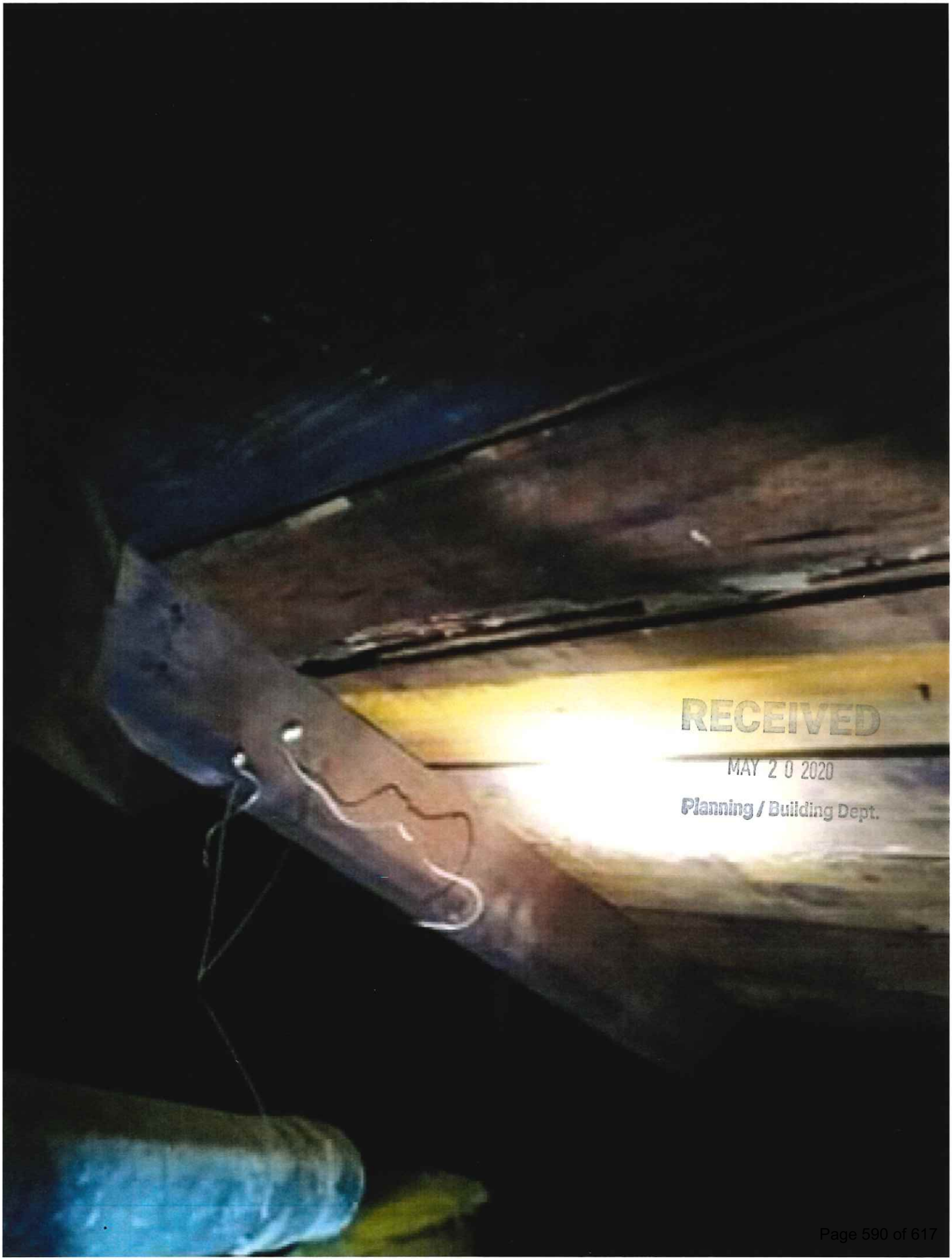
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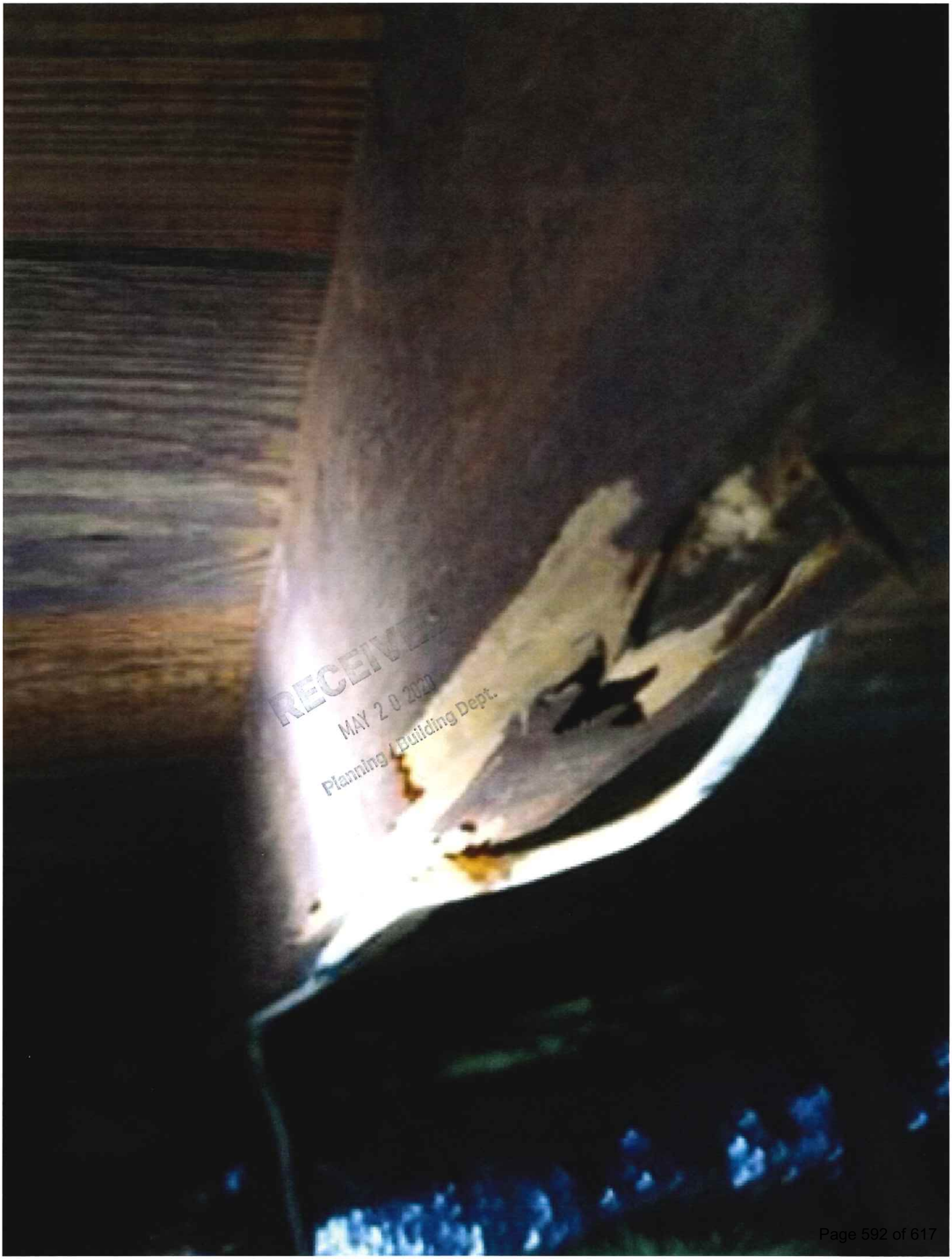
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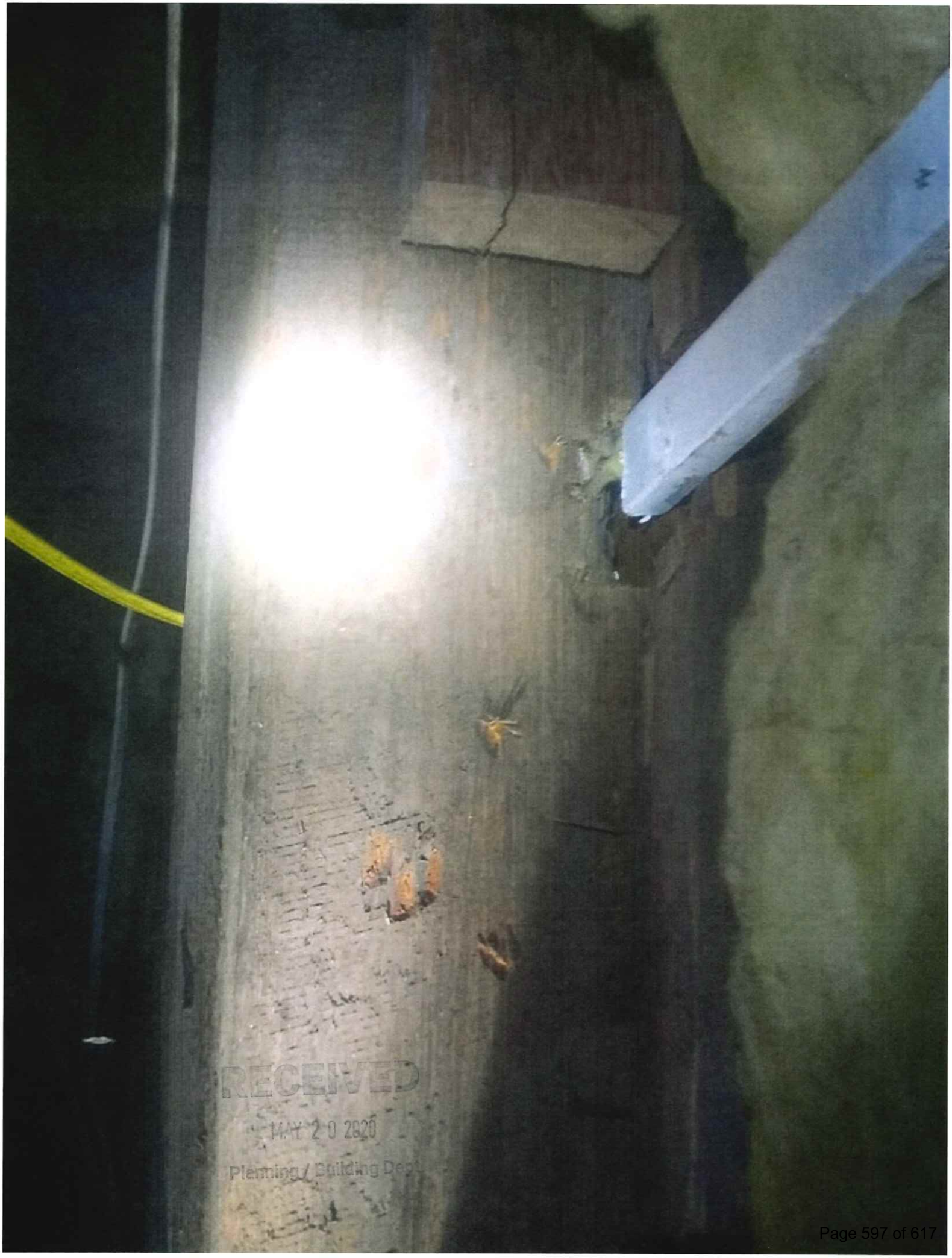
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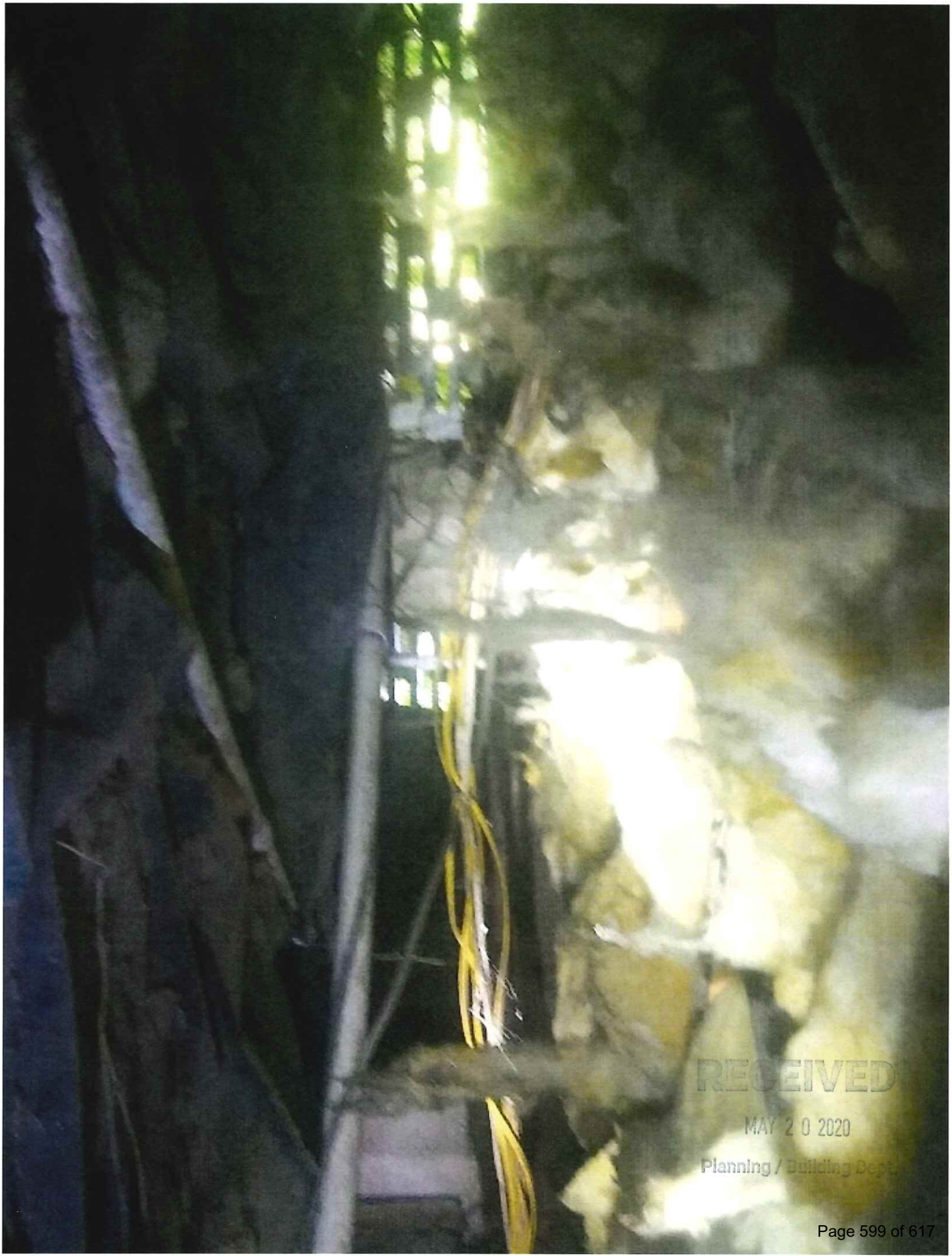
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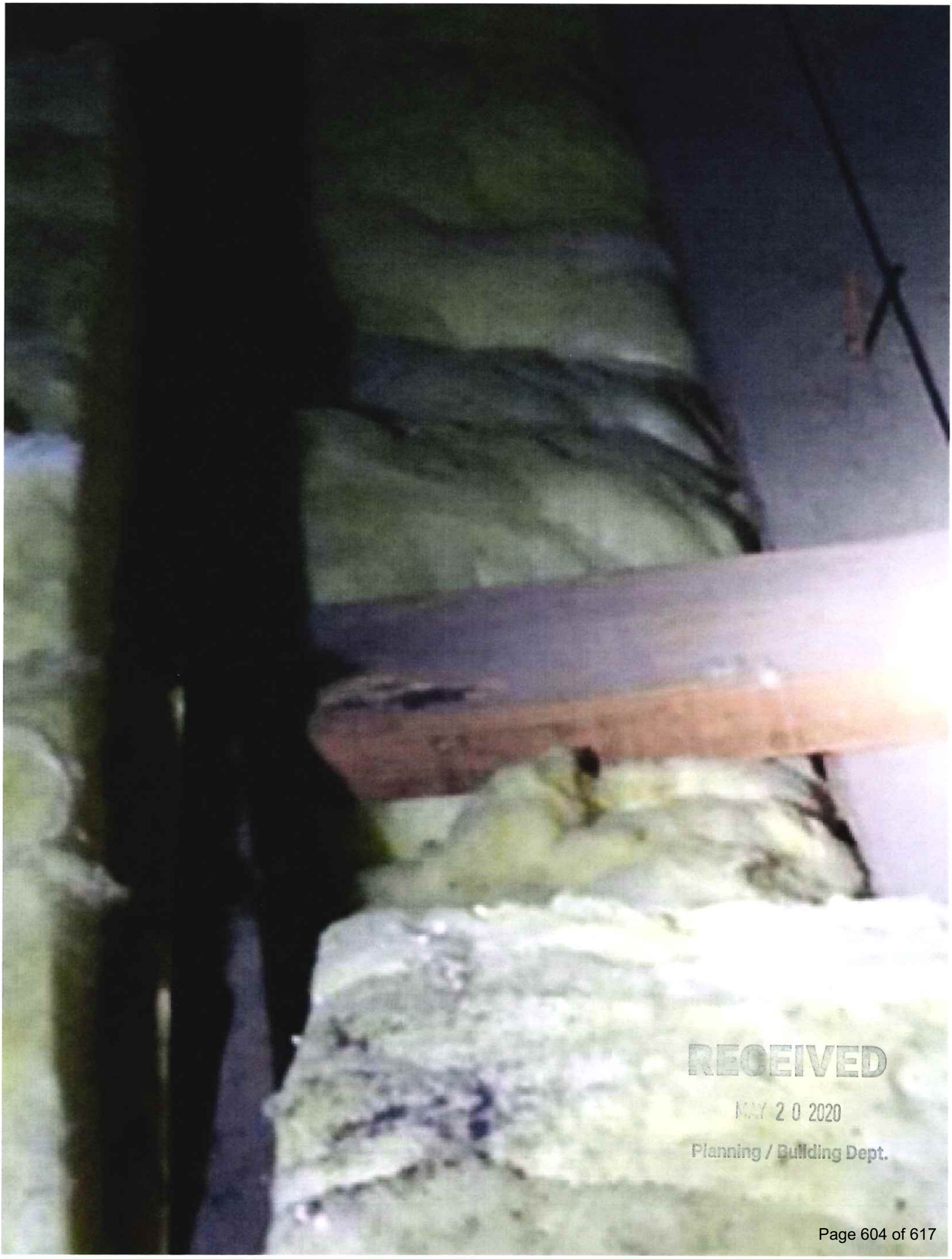
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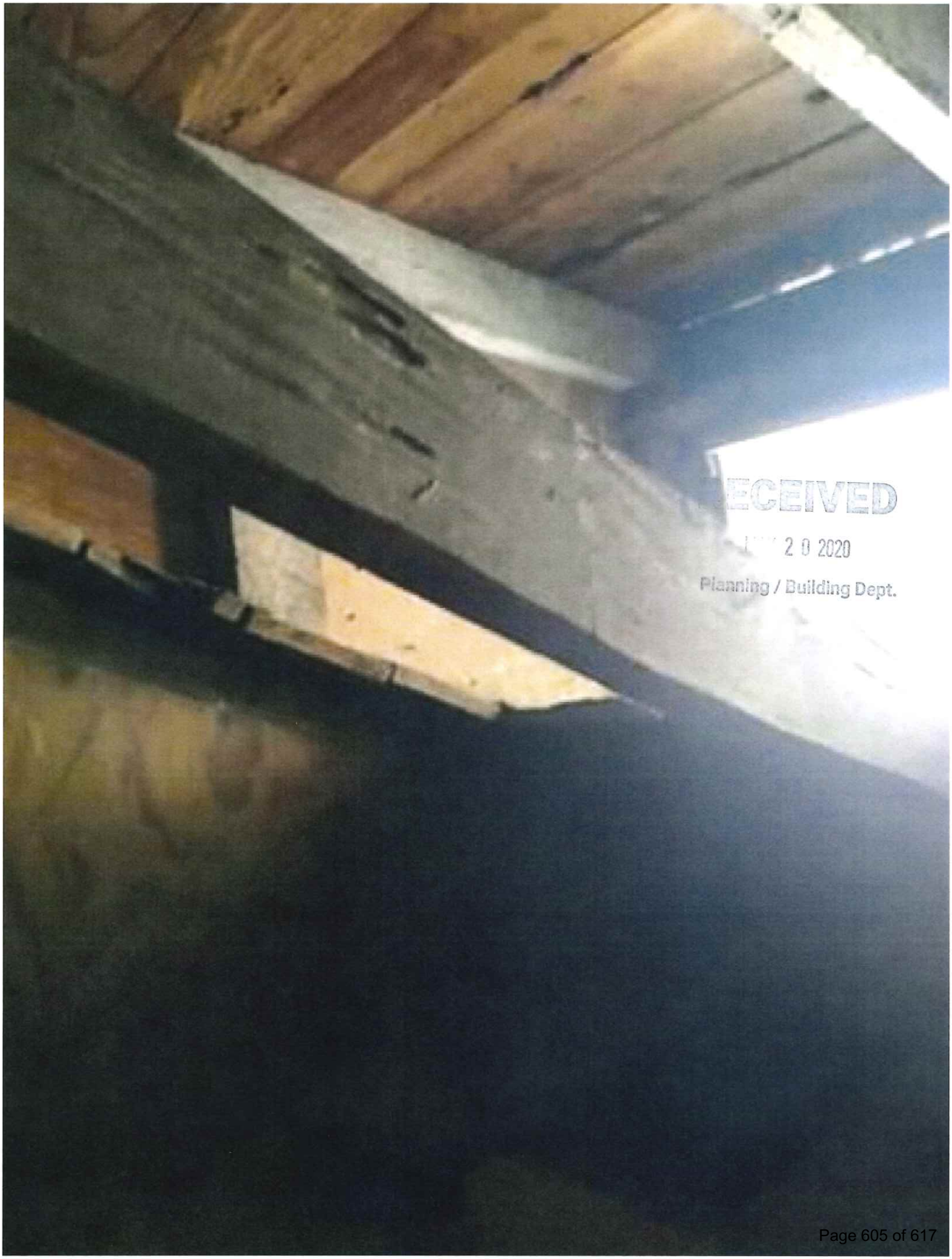
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Instr #2016000247 BK: 4132 PG: 550, Filed & Recorded: 1/5/2016 8:18 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $504.00

IN & RET REC: $18.50 DOC: $504.00
This Instrument Prepared by:
MARLENE LAGASSE ($72,000.00)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
110090-0000
File No.: 60751

WARRANTY DEED

This Warranty Deed, Made the 4th day of January, 2016, by

CHRISTOPHER R. CROWSON and JUDITH A. CROWSON, husband and wife, whose post office address is:
1071 WATT Canyon Rd Thorp WA 98946
hereinafter called the "Grantor", to **T & B PROPERTIES, LLC, a Florida Limited Liability Company,**

whose post office address is: 100 **MASTERS Drive, ST. AUGUSTINE, FL 32084**, hereinafter called the "Grantee".

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

LOT EIGHTY-SEVEN (87), BLOCK "F", ACCORDING TO WHITNEY'S SUBDIVISION, PART OF RAVENSWOOD ADJOINING NEW AUGUSTINE, AS RECORDED IN MAP BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THIS BEING THE SAME PROPERTY CONVEYED BY J.G. HOPKINS AND C.F. HOPKINS TO SARAH E. MATHEWS AND CHARLES A. MATHEWS BY WARRANTY DEED DATED FEBRUARY 18, 1913 AND RECORDED IN DEED BOOK 31, PAGE 178, ST. JOHNS COUNTY, RECORDS, EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN HAROLD WILLIAMS AND VIRGINIA M. WILLIAMS, HIS WIFE, AS DESCRIBED IN DEED DATED JULY 6, 1964 AND RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 178, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO, THAT PART OF LOT EIGHTY-FIVE (85) OF BLOCK "F", ACCORDING TO THE WHITNEY'S SUBDIVISION OF PART OF RAVENSWOOD AS RECORDED IN MAP BOOK 1, PAGE 117, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID PART OF LOT 85 BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK "F" AT THE INTERSECTION OF THE NORTH LINE OF AVERY (EVERETT) STREET WITH THE EAST LINE OF MASTERS DRIVE (SAVAGE AVENUE); THENCE NORTHERLY ON THE EAST LINE OF SAID MASTERS DRIVE, 100 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 85; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 85 AND PARALLEL WITH SAID NORTH LINE OF AVERY STREET 150 FEET TO THE NORTHEAST CORNER OF SAID LOT 85; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 85 AND PARALLEL WITH SAID EAST LINE OF MASTERS DRIVE 16.8 FEET; THENCE WESTERLY 150 FEET TO THE WEST LINE OF SAID LOT 85 AND THE EAST LINE OF MASTERS DRIVE; THENCE NORTHERLY 15.4 FEET TO THE POINT OF BEGINNING.

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

BK: 4132 PG: 551

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 2015, reservations, restrictions and easements of record, if any.

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

CHRISTOPHER R. CROWSON

Witness Signature: Marlene Lagasse

Printed Name: Marlene Lagasse

JUDITH A. CROWSON

COPY

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me this 4th day of January, 2016 by CHRISTOPHER R. CROWSON and JUDITH A. CROWSON, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

Carol A Lagasse

Notary Public Signature

Printed Name:

My Commission Expires: _____

(SEAL)

CAROL A. LAGASSE
MY COMMISSION EXPIRES
July 21, 2018
#EE 211677
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

File No.: 60751

Page 2 of 2

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	1100900000
Location Address	99 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB N15.4 X 150 X 16.8 X 150FT OF LOT 85 & ALL LOT 87 (EX N12.9 X 150 X 16.5FT) BLK 59-F OR4132/550 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.170
Homestead	N

Owner Information

Owner Name	T & B Properties LLC 100%
Mailing Address	100 MASTERS DR SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2020
Building Value	$36,228
Extra Features Value	$4,218
Total Land Value	$31,238
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$71,684**
Total Deferred	$0
Assessed Value	**$71,684**
Total Exemptions	$0
Taxable Value	**$71,684**

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	$33,065	$1,137	$31,238	$0	$0	$65,440	$65,440	$0	$65,440
2018	$34,267	$1,137	$24,255	$0	$0	$59,659	$59,659	$0	$59,659
2017	$36,028	$1,975	$24,255	$0	$0	$62,258	$62,258	$0	$62,258
2016	$36,638	$2,059	$24,255	$0	$0	$62,952	$42,233	$45,719	$17,233
2015	$17,792	$2,810	$22,050	$0	$0	$42,652	$41,939	$25,713	$16,939
2014	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2013	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2012	$16,746	$2,810	$22,050	$0	$0	$41,606	$41,606	$25,000	$16,606
2011	$17,164	$2,810	$23,888	$0	$0	$43,862	$43,862	$25,000	$18,862
2010	$18,002	$2,810	$27,562	$0	$0	$48,374	$48,374	$25,000	$23,374

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1364	**Roof Cover**	Metal
Conditioned Area	852	**Interior Flooring**	Pine Wood
Actual Year Built	1923	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	None
Exterior Wall	Aluminum Vinyl	**Baths**	1

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	852	852
HALF SCREEN PORCH	0	72
PATIO	0	352
HALF SCREEN PORCH	0	88
Total SqFt	852	1364

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage	0	0	0	0	370
Residential Fence	0	0	0	0	100
Residential Fence	0	0	0	0	49

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	49	150	7350	SF	$31,238

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/5/2016	1/4/2016	$72,000.00	WD	4132	550	Q	I	CROWSON CHRISTOPHER R,JUDITH A	T & B PROPERTIES LLC
	9/17/2008	$47,000.00	WD	3130	230	U	I	HSBC BANK USA NA	CROWSON CHRISTOPHER R,JUDITH A
	7/21/2008	$100.00	CT	3106	1157	U	I	BARNES JAMES F ETAL	HSBC BANK USA NA
	5/16/2006	$85,000.00	WD	2710	1734	Q	I	CAMPBELL THOMAS V EST BY ELIZABETH C CAMPBELL	BARNES JAMES F & JUANITA
	5/10/2006	$0.00	CO	2714	585	U	I	CAMPBELL THOMAS V ESTATE (CP03-170/55)	CAMPBELL ELIZABETH CARON
	3/25/2003	$0.00	LA	1928	864	U	I	CAMPBELL THOMAS V (DECD 1/21/03)	CAMPBELL THOMAS V ESTATE (LETT OF ADMIN)
	8/1/1987	$0.00		755	1823	U	I		CAMPBELL THOMAS V
	8/1/1987	$30,300.00		755	1823	Q	I		
	8/1/1987	$36,300.00		755	1823	Q	I		
	8/1/1985	$21,000.00		684	1870	Q	I		
	3/1/1983	$0.00		634	775	U	I		

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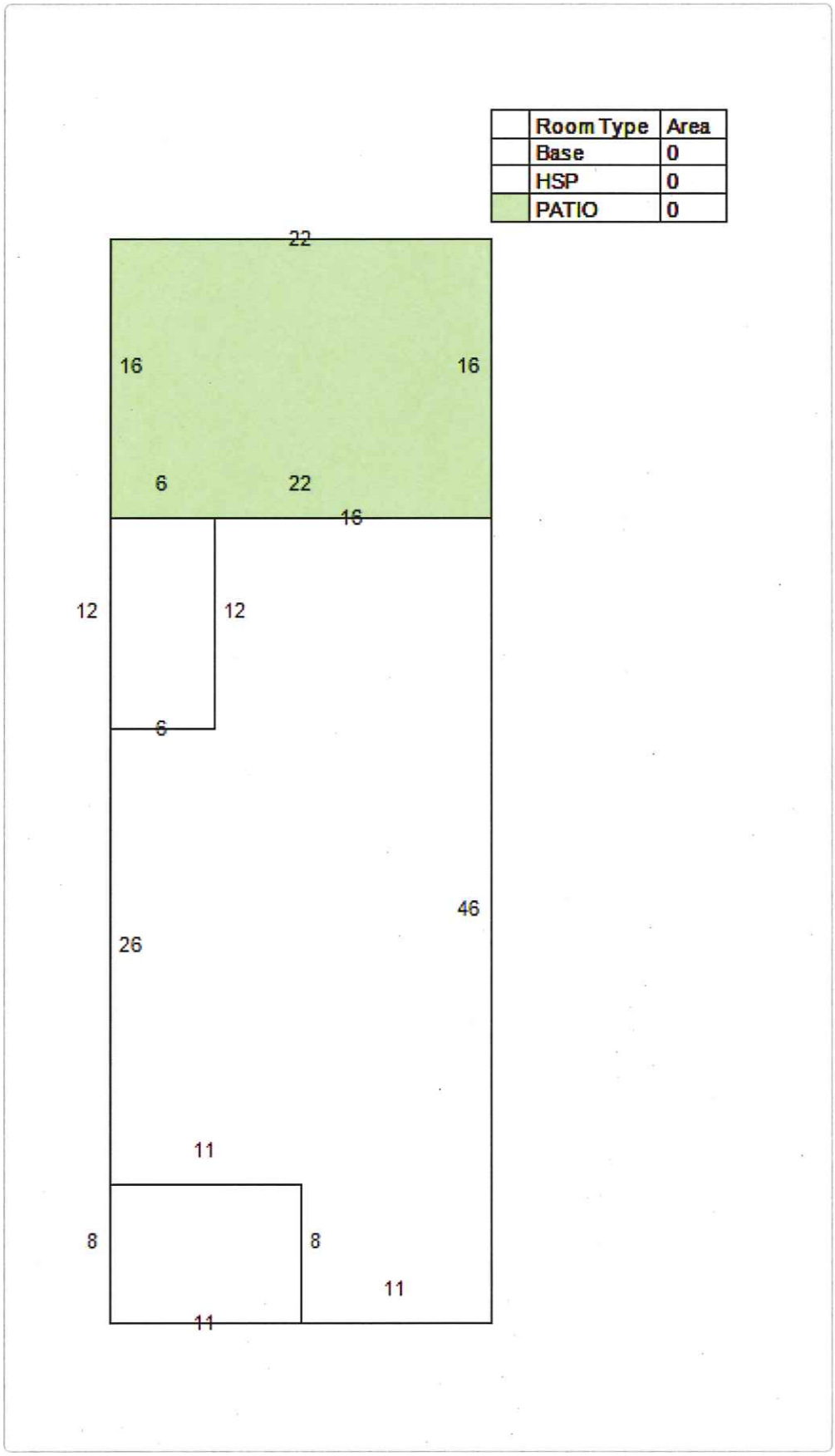

No data available for the following modules: Exemption Information.

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Last Data Upload: 5/22/2020, 1:18:21 AM

Version 2.3.60

Detail by Entity Name

Florida Limited Liability Company
T & B PROPERTIES LLC

Filing Information

Document Number	L06000008282
FEI/EIN Number	20-4172037
Date Filed	01/24/2006
Effective Date	01/24/2006
State	FL
Status	ACTIVE

Principal Address

1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Changed: 04/06/2019

Mailing Address

1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Changed: 04/06/2019

Registered Agent Name & Address

WILSON, TODD B
1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Address Changed: 04/06/2019

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, TODD B
1015 Poinsettia Rd
ST AUGUSTINE, FL 32086

Title MGR

WILSON, BRENDA C
1015 Poinsettia Rd

1013 Palmetto Rd
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2018	04/15/2018
2019	04/06/2019
2020	03/27/2020

Document Images

03/27/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
04/15/2018 -- ANNUAL REPORT	View image in PDF format
04/13/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
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04/16/2013 -- ANNUAL REPORT	View image in PDF format
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04/19/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- Florida Limited Liability	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 18, 2020

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

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

SIGN PERMITS

135 King Street (1 - Hanging Sign 18" X 36" 4.5 SQ FT Non-Illuminated, 1 - 6" X 36" 1.5 SQ FT, Total 6 SQ FT; 1 New Bracket Sign 32" X 84" 19 SQ FT "Crave" & 1 New Bracket Sign 14" X 47" 4.5 SQ FT "Crave")

REPAIR MAINTENANCE AND NEW CONSTRUCTION

124 King Street (Interior 2nd floor remodel; Exterior renovation; Update electrical, plumbing, HVAC, & New Roof)

17 King Street (Install new walk-in coolers and freezers; Install backflow preventer – Wilkins Model 975XL2 Installed on Aviles Street side of building; backflow to be installed parallel and up against the building, and the sidewalk repair to be the City coquina concrete mixture)

790 N Ponce De Leon Boulevard (Exterior Painting - Body color SW Off-white, Trim color SW Favorite Tan)

52 St. George Street (Replacement of damaged fascia along the front elevation per contractor's repair notes)

123 San Marco Avenue (Exterior painting of building)

4 Martin Luther King Avenue (Interior non-structural demolition work for Flagler College Campus Services Building renovation)

1045 Anastasia Boulevard (Electrical repairs – Changing outlets – Adding 20 outlets)

50 Sevilla Street, Building 3 (Add/relocate sprinkler heads based on new ceiling layout in the Chick-Fil-A restaurant in the Ringhaver Student Center)

21 Aviles Street (Change out central A/C)

10 Anastasia Boulevard (Re-roof shingle Architectural)

HARB APPROVED DEMOLITION

106 N Whitney Street (Demo Structure – HARB Approved)

Jenny Wolfe, Historic Preservation Officer