

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, JULY 16, 2020 - 10:00 AM

VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)*

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

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1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 - a) Draft minutes from June 18, 2020 HARB CMT meeting
 4. Modification and approval of Agenda
 5. Recommended Expedited Hearing Items: None
 6. Continued Items from the previous HARB meetings
 - a) F2020-0052
Certificate of Appropriateness
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.
 - b) F2020-0053
Certificate of Partial Demolition
Paul 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.

7. Certificate of Appropriateness

- a) F2020-0069 Geraldine and Peter Vaccaro – Applicant
Peter Vaccaro and Geraldine Nowak – Owner
15 Bridge Street
After the fact approval to replace gate and framing using design approved in 2006, with colors and hardware finish that are not pre-approved.
- b) F2020-0073 TTV Architects, Inc. – Applicant
University of Florida Historic St. Augustine, Inc. – Owner
46 Cuna Street
To modify the existing coquina warehouse with a new opening, exterior wood staircase, four wall exhaust vents, lighting, ADA compliant ramps, and site features.
- c) F2020-0065 Don Crichlow & Associates – Applicant
Scott and Nikki Gordon – Owner
287 St. George Street
To build 48" high masonry wall along front and partial north property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall. (See also F2020-0066 and F2020-0067)
- d) F2020-0066 Don Crichlow & Associates – Applicant
Patrick Crocetta – Owner
289 St. George Street
To build 48" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall. (See also F2020-0065 and F2020-0067)
- e) F2020-0067 Don Crichlow & Associates – Applicant
Maria Celia Pellecer – Owner
295 St. George Street
To build 48" high masonry wall along front and partial south property line to create a flood barrier. (See also F2020-0065 and F2020-0066)

f) F2020-0071 Les Thomas Architect – Applicant
David and Elizabeth Powell – Owner
43 Cordova Street
To construct a detached carport in the rear courtyard.

g) F2020-0074 Marquis Latimer + Halback, Inc. – Applicant
46 Avenida Menendez, Inc. – Owner
46 Charlotte Street
To make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall.

8. Certificate of Partial Demolition with Related Certificate of Appropriateness

a) F2020-0076 Les Thomas Architect – Applicant
James and Cole Wilson – Owner
272 St. George Street
To partially demolish a building limited to the detached structure built ca. 1960-1970.

b) F2020-0070 Les Thomas Architect – Applicant
James and Cole Wilson – Owner
272 St. George Street
To construct a new garage to replace existing detached structure built ca. 1960-1970.

9. Certificate of Demolition and Partial Demolition

a) F2020-0072 Les Thomas Architect – Applicant
Modesto Gómez and Heidi Sykes-Gómez – Owner
35 Magnolia Avenue
To partially demolish a building, constructed ca. 1925 that is not located in a district but is recorded on the Florida Master Site File, including [limited to] the garage addition (ca. 1950s).

b) F2020-0068 John and Sheryl Foti – Applicant and Owner
25 Miruela Avenue
To demolish a building constructed in 1964 and not located in a district but is recorded on the Florida Master Site File.

10. Certificate of Appropriateness – City owned property

- a) F2020-0075 Marquis Latimer + Halback, Inc. – Applicant
 City of St. Augustine – Owner

 Spanish Street (Cuna to Orange); Cuna Street (Cordova to Charlotte);
 Tolomato Lane

 To continue the Downtown Improvements District Phase 1,
 completed in 2015, with addition of new streetscape, landscape
 features, and street lights.

11. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

12. Other Business

- a) Discussion regarding a request from the FDOT for CLG review of design suggestions related to the SR 5A/King Street bridge over San Sebastian River (Bridge No 78003).

13. 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; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

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
TO BE USED FOR CMT MEETING FORMAT



HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA
JULY 16, 2020

Pursuant to the City of St. Augustine Resolution 2020-13 and as modified in Resolution 2020-25, a meeting of the Historic Architectural Review Board of the City of St. Augustine will be held on THURSDAY, JULY 16, 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 and 2020-25. Appointed Board members, City Staff, and advertised agents/applicants/property owners will be allowed to participate through video conferencing.

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

IN PERSON:

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

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

VIEW THE MEETING REMOTELY:

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

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

PROVIDE PUBLIC COMMENT:

1. In writing: Members of the general public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com. For quasi judicial items only (noticed applications that require action by the Board), all comments must be received by 8:00 a.m., July 16, 2020. **Written general public comment and comment on other business items must be received 2 business days prior to the meeting.** 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. 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 July 15, 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 during general public comment and/or during public comment for individual application items.
3. Via telephone during the meeting for quasi judicial items only: For noticed applications that require action by the Board, members of the public may participate through remote audio participation by dialing 904-293-4330 when prompted for the specific item on the agenda. 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 Meeting June 18, 2020

The Historic Architectural Review Board met in formal session at 10:00A.M., Thursday, June 18, 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
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed public participation instructions for the virtual meeting.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the May 21, 2020 minutes as presented. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

(None)

MOTION

Mr. Weaver **MOVED** to **APPROVE** the existing **Agenda**. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Certificates of Appropriateness

5. (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.

Mr. Weaver recused himself.¹

Ms. Wolfe read the staff report and said Based on a review of the AGHP, the

¹ Form attached to original minutes

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.

Joseph Cronk, Jeremy Marquis, and Elijah George reviewed the application.

Ms. Wolfe reviewed the additional lighting plans submitted by the applicant.

Ex Parte Communication:

(None)

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

The Board discussed:

- The focus on how the project enhances existing modern Mediterranean Revival Style interpretation within the historic district
- Lack of historical significance of the subject structure
- Concern for impact of views from Charlotte Street
- Clarification of the wall to mask the mechanical equipment
- Desire to see views from Charlotte Street
- Tower design was improvement over previous design
- Desire to see pedestrian and street-view renderings of the design which were provided by the applicant
- Concern for the massing and scale of building
- Applicant clarified that they would be keeping the historic turned columns
- Concern for festoon lighting on the second story as incompatible lighting fixtures, particularly since festoon lighting had not yet been approved for Cuna Street improvements
- Proposed lighting fixtures would hang from the architecture in the courtyard area and the second-floor festoon lighting would hang from extended vertical elements of the proposed railing
- Proposed vegetation on the second story may help screen proposed lighting

MOTION

Mr. MacDonald MOVED to APPROVE Certificate of Appropriateness application F2020-0055 with the condition that the proposed festoon and courtyard lighting be brought back to the Board for discussion. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

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

**5. (b) F2020-0052 – Paul J. 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.

Ms. Courtney read the staff report and said 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.

Paul Thompson reviewed the application.

Ex Parte Communication:

(None)

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

Ms. Courtney read one e-mail comment from Hamid and Dilara Hafiz into the record.²

The Board discussed:

- Previous flooding in the subject property

- Proposed garage under the lifted house and stairway entry up to the front door
- Original Opinion of Appropriateness application which had been previously approved with conditions
- Concern for changing the scale of the streetscape
- Conditions of approval for the foundation and building elevation
- Concerns of adding garage to the bottom
- Board agreement that the house should be raised
- Desire to see streetscape view for comparison of proposed height with neighboring buildings
- Request to have more comprehensive record of HARB's previous Opinion approval
- Concern for last minute submittal of documents at the previous Opinion hearing
- Preference for solid masonry walls which would be compatible with neighboring structures
- Elevation study needed

Mr. Thompson responded to Board comments stating that the application was the same as previously approved and the Board responded that more details and clarification were necessary for approval.

Ms. Wolfe briefly reviewed the minutes from the previous Opinion of Appropriateness hearing.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0052 to the July 16, 2020 meeting to allow the applicant to return with an elevation study illustrating how the subject house would compare in relation to adjacent buildings on the street and reconsidering replacing the chimney after the lift. The motion was SECONDED by Mr. Weaver.

² Attached to original minutes

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Demolition and Partial Demolition

6. (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.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2020-0053 to the July 16, 2020 meeting. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

6. (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 located in the Lincolnville National Register Historic District including the enclosed front porch.

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 Bard 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 salvageable 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."

Kenneth and Valerie Byrd reviewed the application.

Ex Parte Communication:

(None)

³ The Board recessed from 12:30p.m. to 1:00p.m.

24 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- The raising and slight movement of the structure
- Pier foundation which would be rebuilt after home was raised
- Porch to be removed would be replaced with a deeper, wraparound porch
- Conditions recommended in the staff report, particularly the salvage of material

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0048, 61 Weeden Street with the two conditions outlined in the staff report. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) F2020-0054 – Andrea Johansson – Applicant
Andrea and Lex Johansson – Owner
58 S. Whitney Street

Ms. Duncan recused herself from the hearing.⁴

To partially demolish a building constructed in 1954 that is not located in a district and is not recorded on the

⁴ Form attached to original minutes

Florida Master Site File including the rear and side portion of the building.

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

Andrea Johansson reviewed the application.

Ex Parte Communication:

(None)

15 certified notices were sent; however, none were returned.

Public hearing was opened; however, there was no response

The Board discussed the lack of staff conditions as it was deemed as having little historical significance.

MOTION

Mr. Benoit MOVED to APPROVE Partial Demolition application F2020-0054 for 58 S. Whitney Street because the building does not qualify as a local landmark or is otherwise deemed as a historic building. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (d) F2020-0041 – Ancient City Construction, Inc. and Loise Trivette – Applicant
Federal National Mortgage Association (Fannie Mae) – Owner
274 South 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.

Heard after item 6(e) to allow the applicant time to join the meeting.

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 274 South Matanzas Boulevard because it is not a local landmark or otherwise designated as a historic building

Johnny Antonio and Loise Trivette reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 3 were returned in favor, and 1 had comments.

Public hearing was opened; however there was no response.

The Board discussed:

- Home had been foreclosed upon
- Home was built on a slab and could not be raised
- Building had no architectural significance

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0041, 274 South Matanzas Boulevard with no conditions because it does not meet the criteria as a historic structure in the City Code and staff had not recommended any documentation or salvage requirements. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,

Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (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.

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 **171 Inlet Drive** because it is not a local landmark or otherwise designated as a historic building.

Larry Antonatos was available for questions.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Hurricane damage and neglect had contributed to existing poor condition which had been noted by Code Enforcement in late 2019
- No conditions due to lack of architectural significance and little material to salvage

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application F2020-0049 at 171 Inlet Drive for the demolition of the existing building with no conditions. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (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.

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 **97 Masters Drive** because it is not a local landmark or otherwise designated as a historic building.

Todd and Brenda Wilson reviewed the application.

Ex Parte Communication:

(None)

13 certified notices were sent and 2 were returned in favor

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

The Board discussed:

- Support for the applicant keeping the cedar tree on the property
- Lack of grounds for Board denial

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0050, 97 Master Drive, based on lack of documentation that it is a building of any historical significance, and with no

conditions. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald,
Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (g) F2020-0051 – Todd and Brenda
Wilson – Applicant
T & B Prop. 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.

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 99 Masters Drive because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. For any salvageable 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

Todd and Brenda Wilson reviewed the application.

Ex Parte Communication:

(None)

12 certified notices were sent and 2 were returned in favor.

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

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0051, 99 Masters Drive, To demolish a building that was constructed ca. 1923 and not located in a district with the condition that the applicant make a good faith effort to salvage materials. 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 Report

(Provided for informational purposes)

8. Other Business

Ms. Wolfe advised that there would be a special virtual meeting of HARB on June 25, 2020 starting at 1:00p.m.

Ms. Wolfe noted that the next regular HARB meeting on July 16, 2020 was tentatively expected to be an in-person meeting with protocols in place for proper social distancing.

Mr. Weaver asked staff to give brief updates in reference to e-mail complaints regarding 115 Bridge Street and 164 Avenida Menendez.

Ms. Wolfe responded, noting that she had not received any complaints regarding 115 Bridge Street, but had received complaints for the painting of a gate at 15 Bridge Street. She said that she had gone out to inspect 164 Avenida Menendez and it appeared to

be in accordance to the HARB approved plans. She added that there had been inquiries 115 Bridge Street.

9. Adjournment

There being no further business, the meeting was adjourned at 2:35 P.M.⁵

Catherine Duncan, Chairperson

⁵ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Communications Media Technology Meeting June 25, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 25, 2020, via Communications Media Technology 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
Laura Morse, Recording Secretary
Maria Lopes, Office Assistant
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Modification and approval of Agenda

MOTION

Mr. Benoit MOVED to APPROVE the existing Agenda. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Special Discussion Items

4. (a) Consultant presentation and discussion regarding the St. Augustine Historic Resource Survey Grant for West Augustine and the Fort Mose neighborhoods sponsored in part with grant funds from the Florida Division of Historical Resources

Ms. Wolfe gave a brief introduction regarding the subject and recognized members of the team that contributed to the project. She advised that a draft report was available to public on the City's Website.

Megan Scott and Megan Powell of ESI Survey Consultants gave their presentation.¹

4. (b) Public Comment

(None)

The Board discussed:

¹ Attached to original minutes

- Clarification of Aiken Park area around Oyster Creek
- Rollins Subdivision
- History of Arenta Street area of Aiken Park
- King Street as an Entry Corridor
- Ensuring that oral and anecdotal histories were properly maintained for the future and were vetted for historical accuracy
- Recommendation to show neighborhoods in map form and utilize signage to recognize individual communities within West Augustine to encourage preservation within individual neighborhoods of West Augustine
- Availability of the full draft report online

4 (c) Consultant presentation and discussion regarding the Resilient Heritage in the Nation's Oldest City publication produced in part with grant funds from the Florida Division of Historical Resources

Ms. Wolfe introduced the subject.

Angela Schedel, Donovan Rypkema, Christine Newman, Lisa Craig, and Jeremy Marquis gave their presentation.²

The Board discussed:

- Presentation data would be included within the completed formal report
- Archeological sites that were impacted by the hurricanes
- Important archeological sites that were currently underwater and other sites that may be lost over time
- What resources were being allocated towards preserving artifacts in the Sue Middleton building as well as the building itself
- Public and private partnerships and analyzing available information,

funding, and examples within the City to help connect people and projects

- How FEMA rated community applications for funding assistance, particularly within larger infrastructure projects and how to align City policies to match FEMA criteria
- Addressing carbon footprint and sustainability issues
- Recommendations for potential mitigation strategies in the City such as
 - Underground cisterns
 - Utilizing vegetation
 - Waterproofing the exterior of historic structures
 - Earthen berms
 - Levies
- Maritime mobility and its relation to flood mitigation

4 (d) Public Comment

(None)

5. Other Business

5. (a) Memo regarding proposed Historic Preservation Master Plan 2021 Priorities

Ms. Wolfe reviewed the memo included in the meeting packet and advised that the priorities previously set by HARB and PZB were still slated to be funded through the next fiscal year and staff recommended that those priorities continue. She added that a review and update of the Architectural Guidelines for Historic Preservation was being recommended by staff as well.

There was board consensus to take steps toward updating the Architectural Guidelines for Historic Preservation.

The Board briefly discussed their support and excitement for the current and future preservation projects happening in the City and their gratitude to City Staff and

² Attached to original minutes

consultants in helping further the City's preservation efforts.

6. Adjournment

There being no further business, the meeting was adjourned at 3:52 P.M.³

Catherine Duncan, Chairperson

DRAFT

³ Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 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. *(Continued from June 18, 2020 meeting)*

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

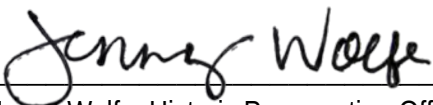
STAFF SUMMARY AND ANALYSIS:

- 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. The concept design was approved to include elevating the building to provide a new first floor with garage doors and balcony on Marine Street.
- The Certificate of Appropriateness was continued to allow the applicant to provide an elevation study and reconsider reconstruction of the chimney.
- Additional materials were provided showing a streetscape line drawing and images of buildings along the streetscape, confirms the finished height is comparable to other buildings and is below the 35' height limit, and provides some construction and material details including changing the balcony roofing to a wood shingle roof, details for wood paneled pedestrian doors, and black metal light fixtures.
- Upon review by the Building Official, the measurements were provided in NGVD and will be required to reflect NAVD. For the purposes of the HARB review, the applicant's measurements reflect that the second-floor elevation will be approximately 14.91' feet NAVD, or approximately 6' above the free board requirement (aka design flood elevation). Please see attached comments from the Building Official which reflect the measurement distinctions between NGVD and NAVD.
- Outstanding questions include:
 1. Garage doors are shown as fiberglass and the AGHP indicates they must be made of wood
 2. Brick details are not provided but can be administratively approved if they are a traditional clay brick
- 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. As a Territorial Period building that has existing historically on this site along with the combination of proposed ground disturbance for the depressed garage and building foundations there may be a significant archaeological excavation.

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 APPROVE A CERTIFICATE OF APPROPRIATENESS at 67 Marine Street with the following conditions:

1. Alter the exterior garage door to have wood exterior overlay instead of fiberglass.
2. Provide brick paving details to staff for administrative review indicating a true clay brick material will be used.
3. The applicant shall re-use coquina material from the historic chimney in the reconstruction of the chimney.


Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Raise the building to mitigate future hurricane related flooding
2. Add a proposed first floor level with stucco over new 8" CMU walls, garage door, a window, and a six-panel door with two lite transom.
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 wood 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 coquina 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.

COA F2020-0052
67 Marine Street
July 16, 2020

LIST OF ATTACHMENTS:

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

From: [Richard Schauland](#)
To: [Jennifer Wolfe](#)
Subject: RE: 67 Marine Street
Date: Tuesday, July 7, 2020 9:31:07 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Jenny,

I checked to verify that the numbers were in NGVD and not mislabeled. It appears that they are. The City GIS shows the crown of the road in front of the house to be 5.00' NAVD (~6.01' NGVD). These plans show the street gutter to be at 5.75' NGVD (4.74' NAVD). A 0.25' drop for the gutter appears to be correct. The difference between NGVD and NAVD is approximately 1.01' in this area.

On page 2, it shows the BFE 9.0' NGVD. This is a close representation of the actual BFE of 8' NAVD.

This means the garage finished floor elevation will be at ~5.24' NAVD. The second floor's elevation will be at ~14.91' NAVD. The BFE is 8' NAVD with a minimum FFE at 9' NAVD. They will be almost 6' (~5.91') above the freeboard requirement.

The placement of the flood openings complies with the code. They are close on the sizing, but I will handle that during the plan review.

The only comment that I would have right now is that the plans must be in NAVD. I will kick them back for that.

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

Building Official

City of St. Augustine | Planning and Building Department

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

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com



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media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Jennifer Wolfe <jwolfe@citystaug.com>
Sent: Tuesday, July 07, 2020 8:49 AM
To: Richard Schauland <rschauland@citystaug.com>
Subject: FW: 67 Marine Street

Buddy, can you take a look particularly at the binder1 attachment for the new architectural plans? They are showing NGVD for the datum and I want to make sure I can translate this accurately. They are also showing flood vents so if you can see anything on the plans that needs more detail for permitting or anything that I should question on your side let me know.
Thanks,
Jenny

From: Paul Thompson <paul@thompsonrealty.org>
Sent: Monday, July 6, 2020 10:54 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 67 Marine Street

I believe everything is attached the HARB board requested.

Please confirm you received this today and if I need anything else.

Thank you,

Paul

Paul J. Thompson
PO Drawer 70
St. Augustine, FL 32085-0070

ph: 904-217-4369 Cell: 904-540-2904

Paul@ThompsonRealty.org

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, 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

Toni Wallace
Sign Name

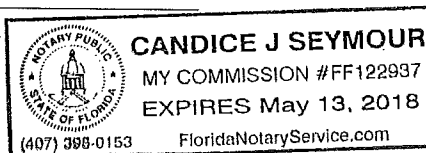
TONI WALLACE
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

[Signature]
Notary Public, State of Florida



ADDENDUM:

COA 2017-0137 67 MARINE STREET

NOTE: As of the printing of the staff reports additional information was submitted by the deadline which revised the application from a building elevation to/above the floodplain to an application to construct a new ground floor raising the existing building above the new ground floor.

- the building is a ca. 1854 Frame Vernacular building and one of a few Territorial Period buildings
- coquina piers and stucco coquina chimney are historic building features which would be demolished
- chimneys are called out as features that require demolition approval (partial)
- the proposed foundation type, building form, balcony, and garage feature would greatly alter the ability of the building to retain its historic integrity and it would appear more similar to a newly constructed Second Spanish Period interpretation
- the footprints shown on the Sanborn maps display a front porch however there is no documentation provided on the front porch and an alteration to construct a front porch would be conjectural
- the proposed alteration exceeds the minimum height necessary to raise the building out of the current floodplain



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:

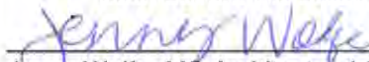
The applicant is presenting an Opinion of Appropriateness to remove the existing foundation, elevate the structure 3 feet and set it on a new foundation.

- 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, MS Architectural Studies
Historic Preservation Officer

OOA F2017-0137

67 Marine

November 9, 2017

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.

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

OOA F2017-0137

67 Marine

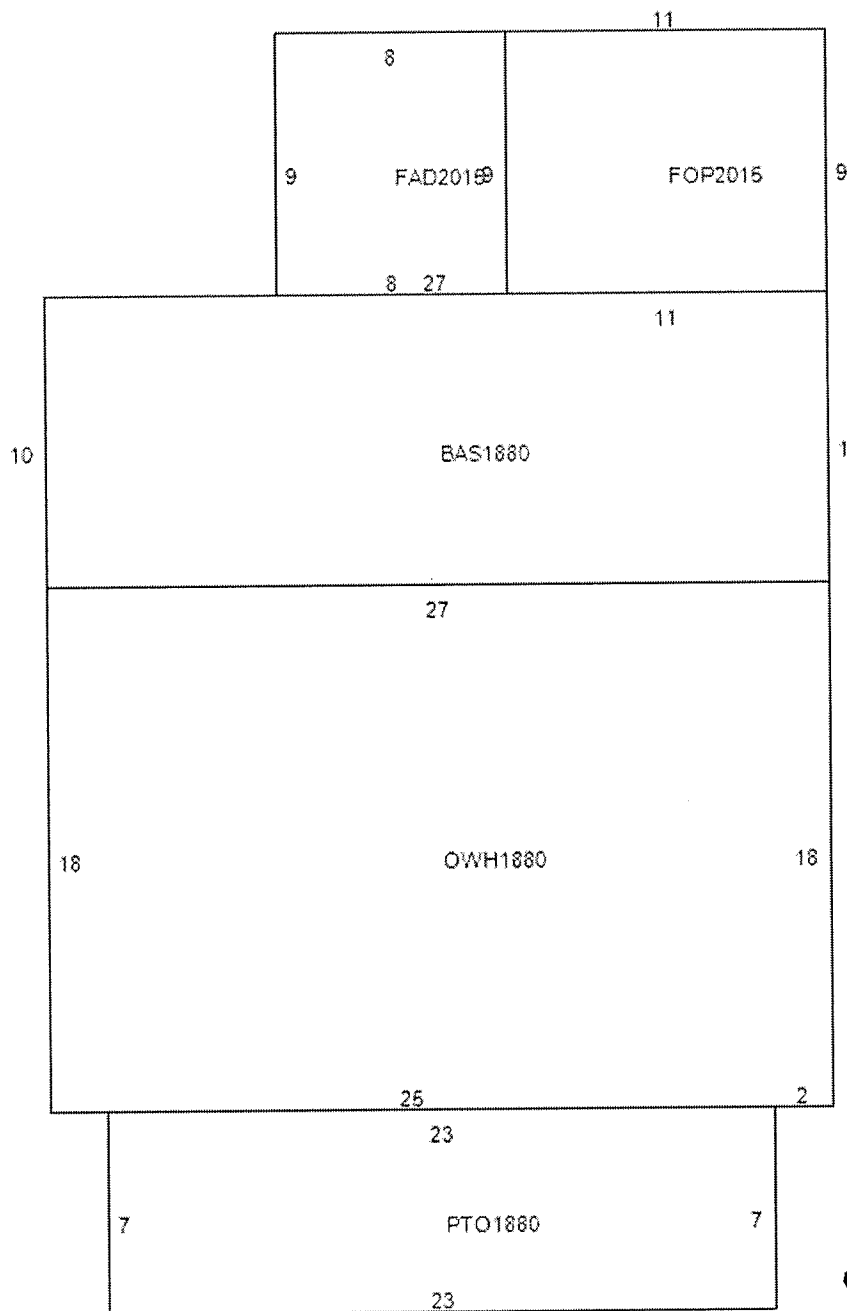
November 9, 2017

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)







**MATCH
to
SANBORN**

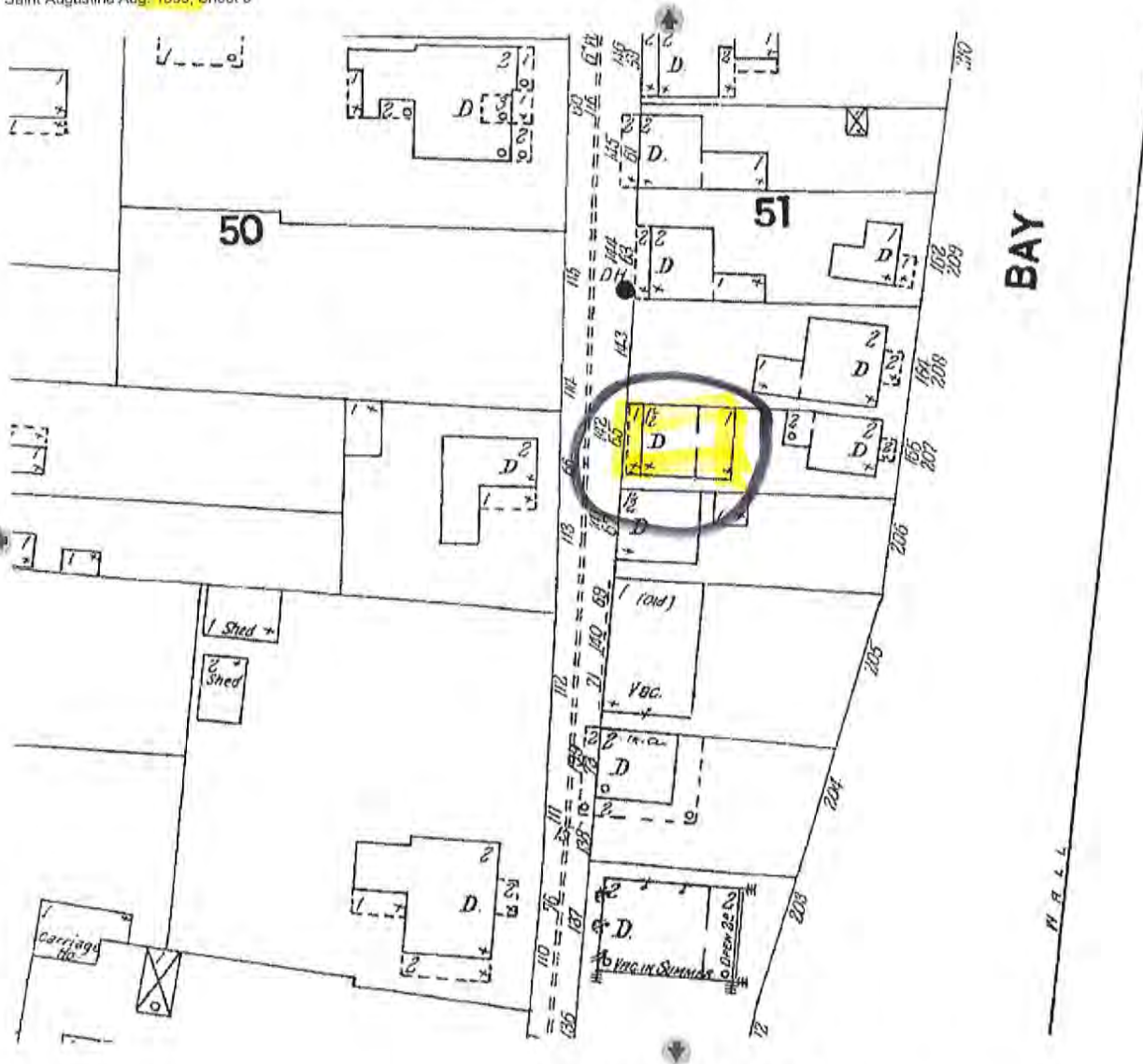
CLOSE WINDOW **DOWNLOAD MAP** **PRINT CURRENT VIEW**

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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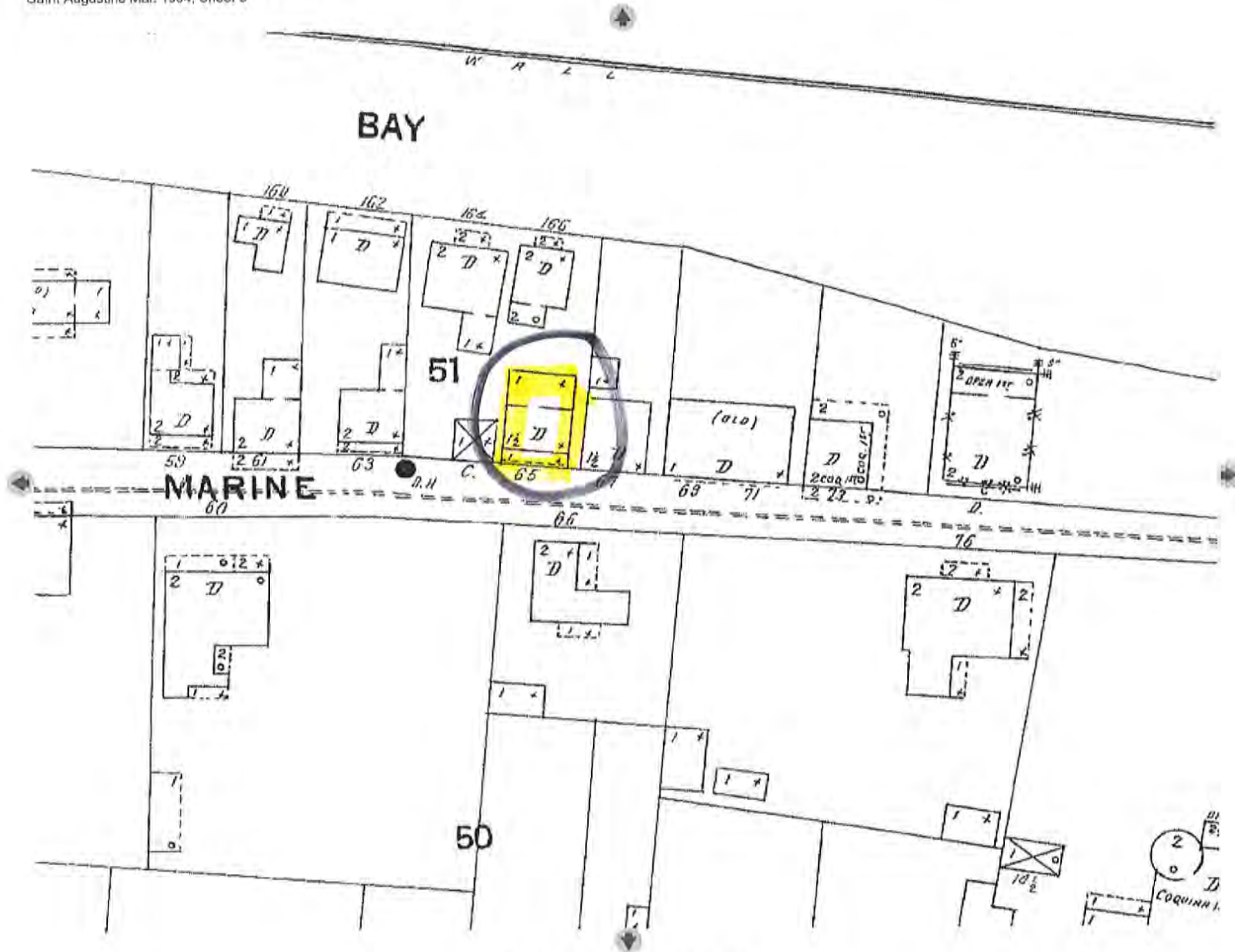
CLOSE WINDOW DOWNLOAD MAP PRINT CURRENT VIEW

Click on map to:
☐ zoom in ☒ re-center

Zoom: 219%

Select window size for viewing: ☐ ☐ ☐ ☐ ☐

Saint Augustine Mar. 1904, Sheet 5



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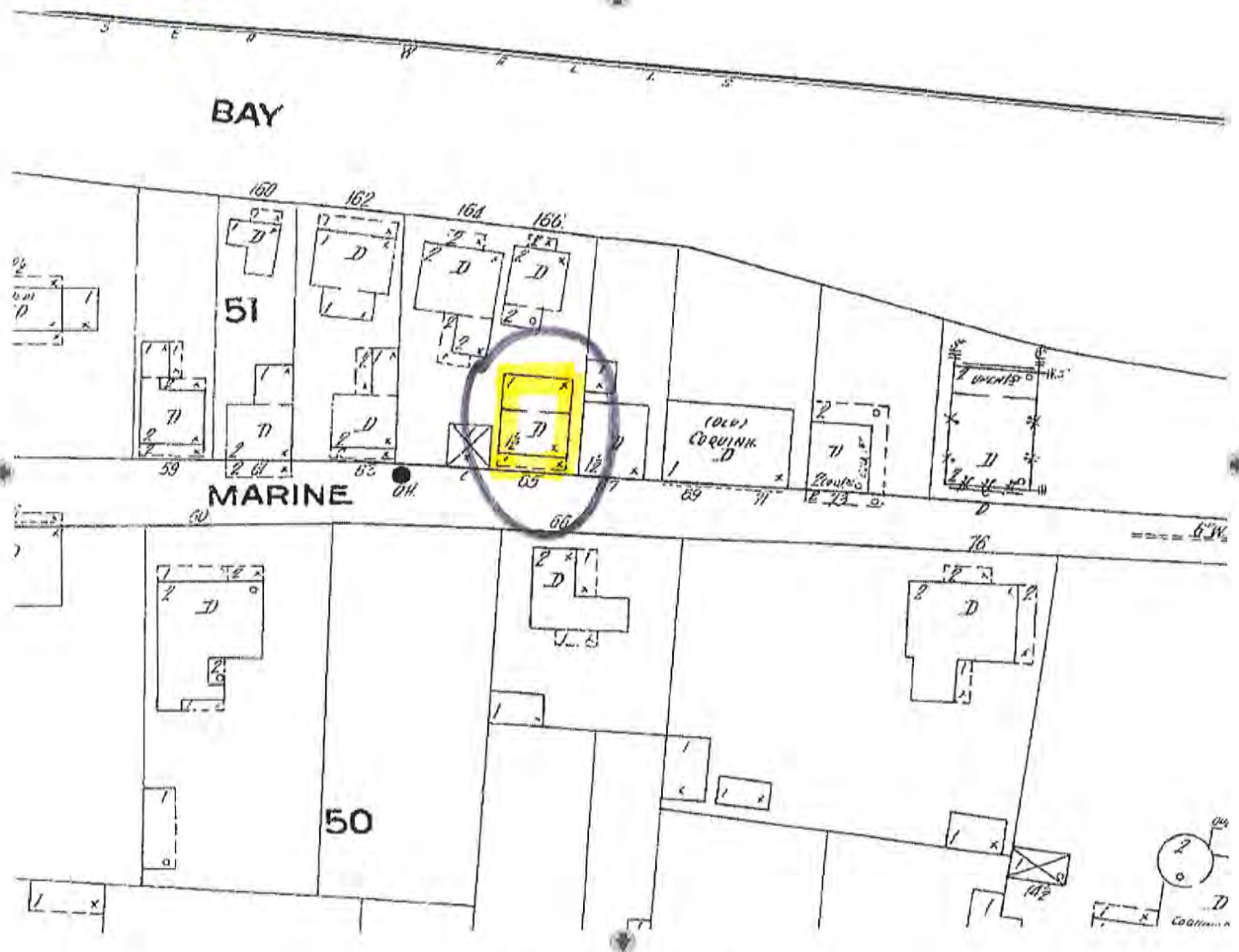
[CLOSE WINDOW](#) [DOWNLOAD MAP](#) [PRINT CURRENT VIEW](#)

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☐ zoom in ☒ re-center

Zoom: 219%

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Saint Augustine Mar. 1910, Sheet 14



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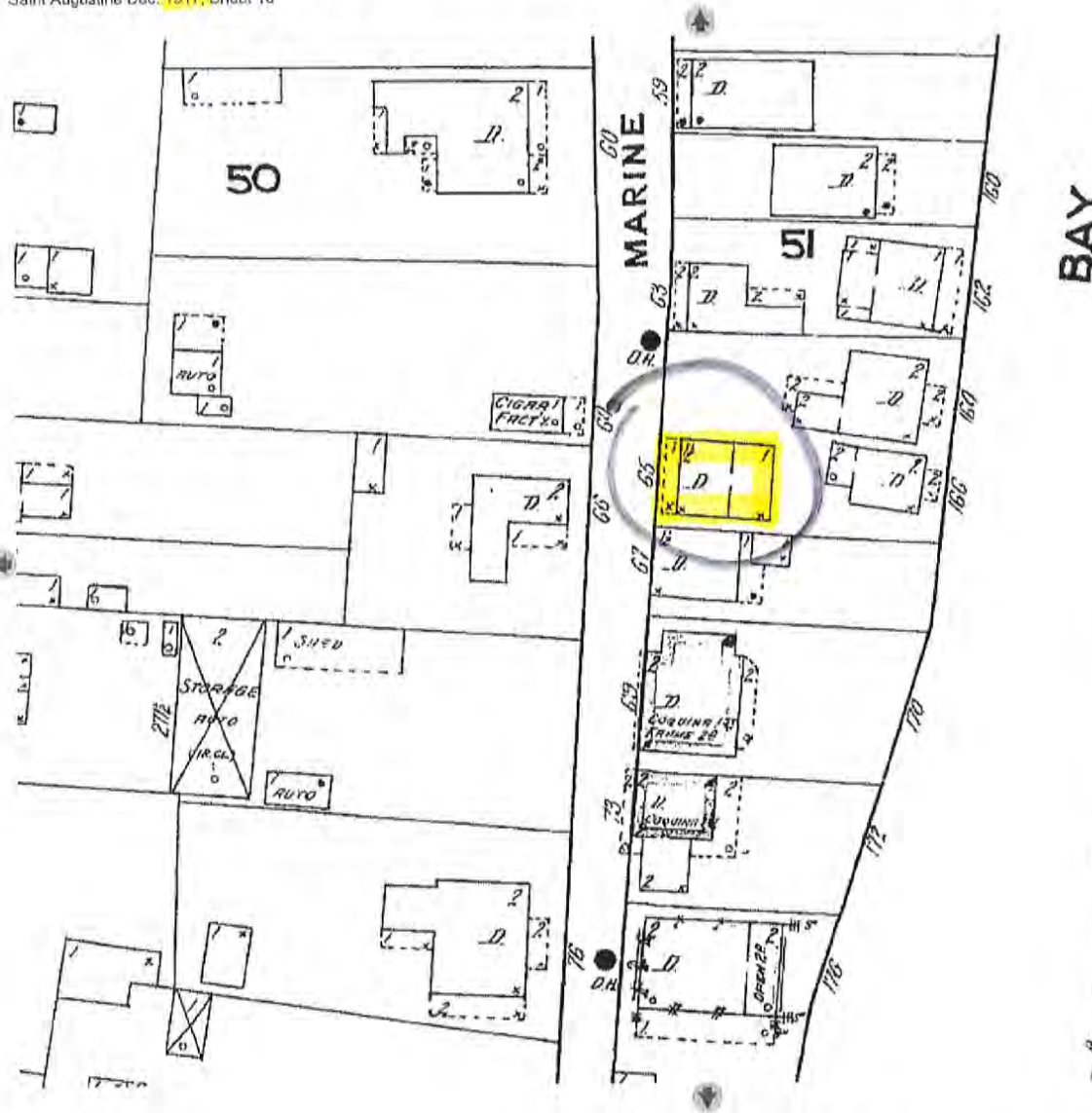
Click on map
to:

☐ zoom in ☒ re-center

Zoom: 220%

Select window size for viewing: ☐ ☐ ☐ ☐ ☐

Saint Augustine Dec. 1917, Sheet 10



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CLOSE WINDOW
 DOWNLOAD MAP
 PRINT CURRENT VIEW

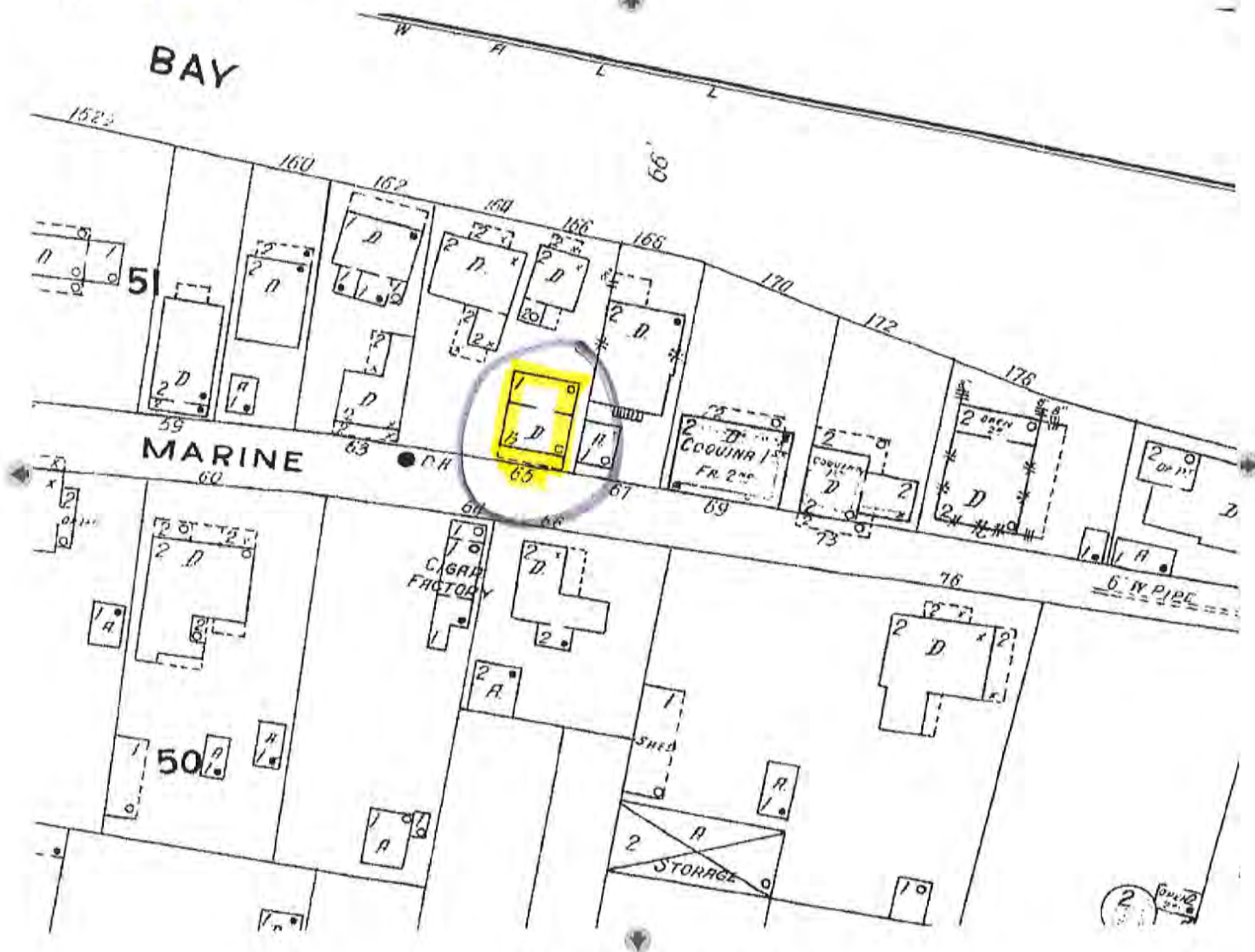
Click on map
to:

☐ zoom in
 ☒ re-center

Zoom: 219%

Select window size for viewing: ☐ ☐ ☐ ☐ ☐

Saint Augustine July 1924 Sheet 10



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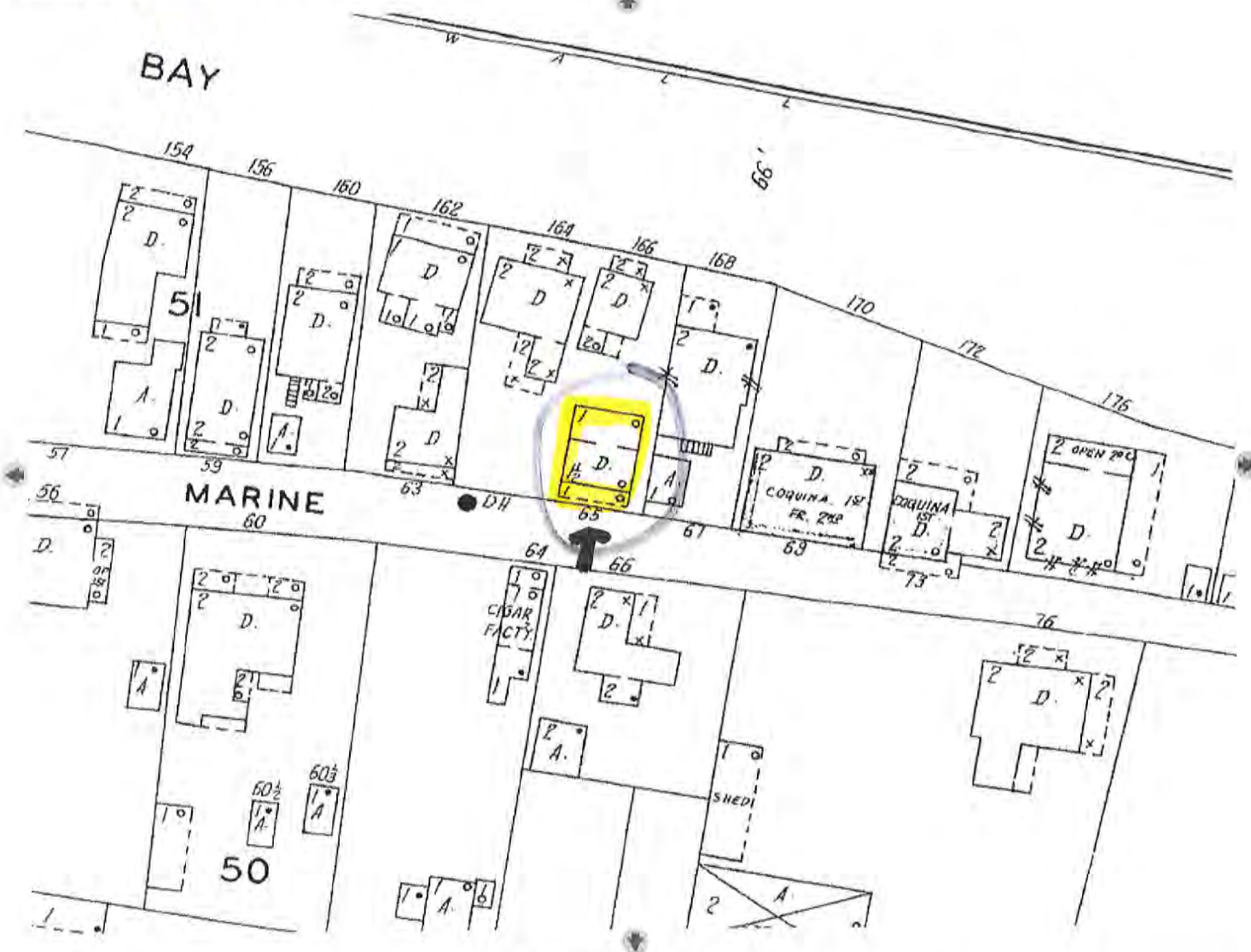
[CLOSE WINDOW](#) [DOWNLOAD MAP](#) [PRINT CURRENT VIEW](#)

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

**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 bordering 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 bordering 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 Flagler-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 Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," 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.

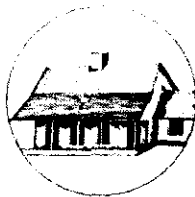
HISTORY

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 Llabias 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 existence 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 similarity 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 City 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 67 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 Address: 67
 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 1/4 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 _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

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

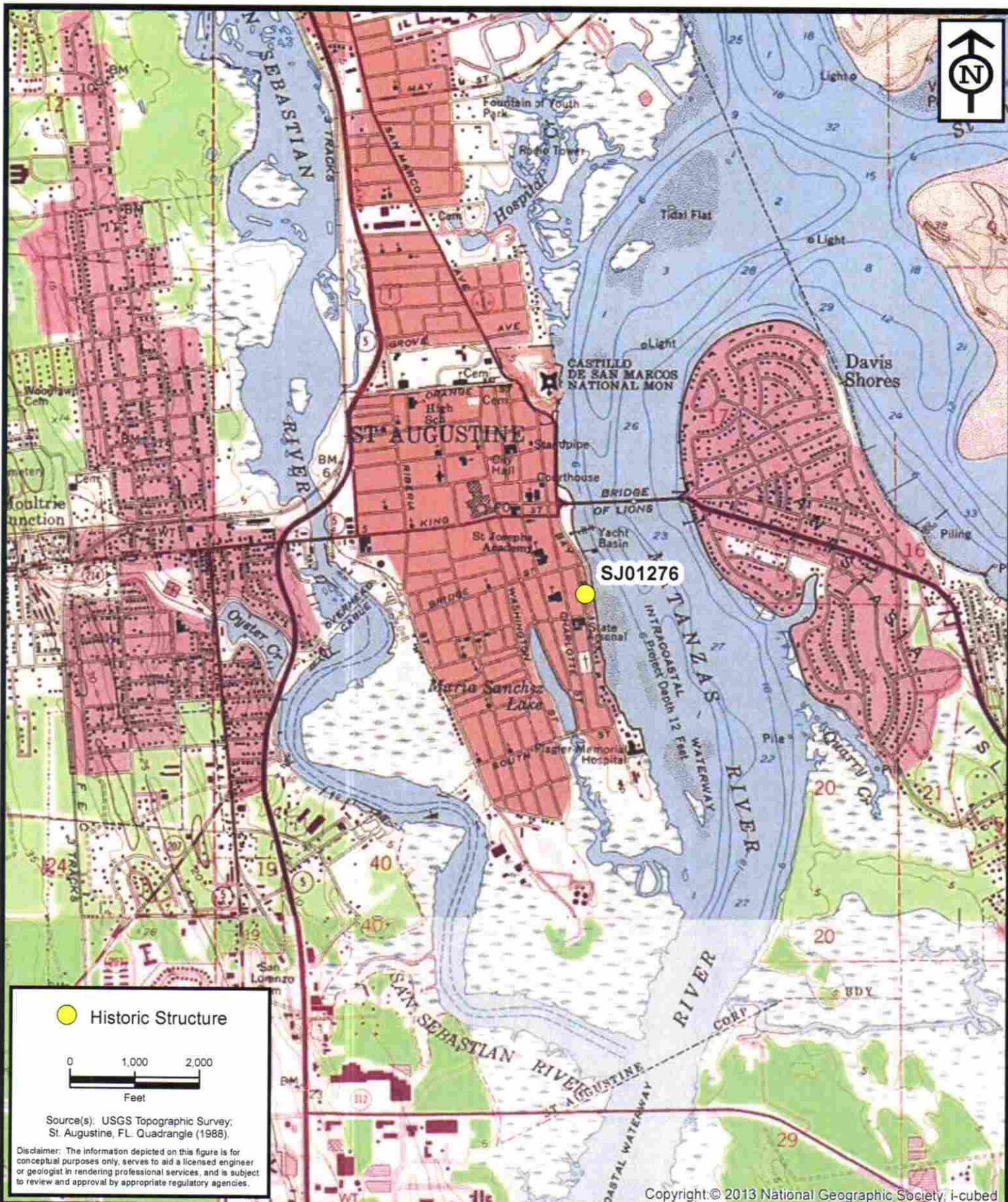
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - 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



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, 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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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





FOR JULY 16, 2020 HARB MEETING

2020-0052: 67 Marine Street

Materials submitted by
Paul J. Thompson – Applicant

RECEIVED

JUL 06 2020

Planning / Building Dept.

67 MARINE



STREET PROFILES

1"=20'

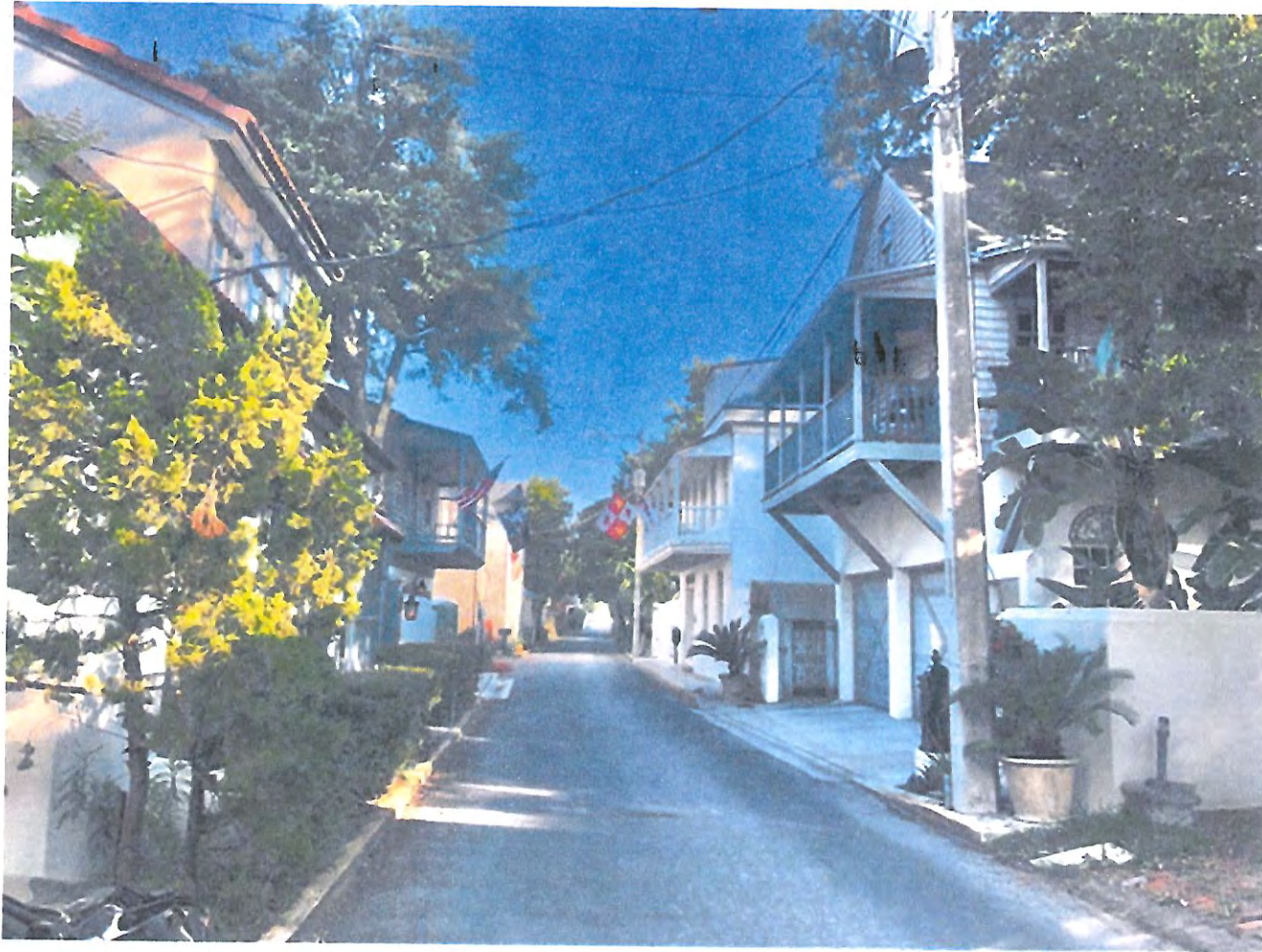
6-26-20

LES THOMAS
ARCHITECT
32 CORDOVA STREET
ST. AUGUSTINE, FLORIDA 32084
AR-0000262
PHONE (904) 824-3328
FAX (904) 824-4337

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Street Scene
(looking South on MARINE)

JUL 06 2020

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52 MARINE

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53 MARINE

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63 MARINE

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44 Marine Street

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LaRue House Movers & Sons, Inc

315 South Vermont Avenue

Green Cove Springs, FL 32043

(904)284-3317 / Fax# (904)284-8644

laruehousemovers@bellsouth.net

A Family Business Since 1945

State Certified Building Contractor# CBC056852

www.laruehousemovers.com www.jacksonvillefoundation.com

DATE: July 03, 2020

TO: Paul Thompson
 67 Marine Street
 St Augustine, Fl

RE: 67 Marine Street

We are requesting that the Coquina Fire Place be removed from the house before the raise of the house. In our many years of experience in lifting homes, We feel that this coquina fireplace is not a good candidate to raise. If we were to attempt to raise the fireplace it would be unsafe for my employees and could cause structural damage to the house.

Larwence LaRue
LaRue House Movers & Sons, Inc

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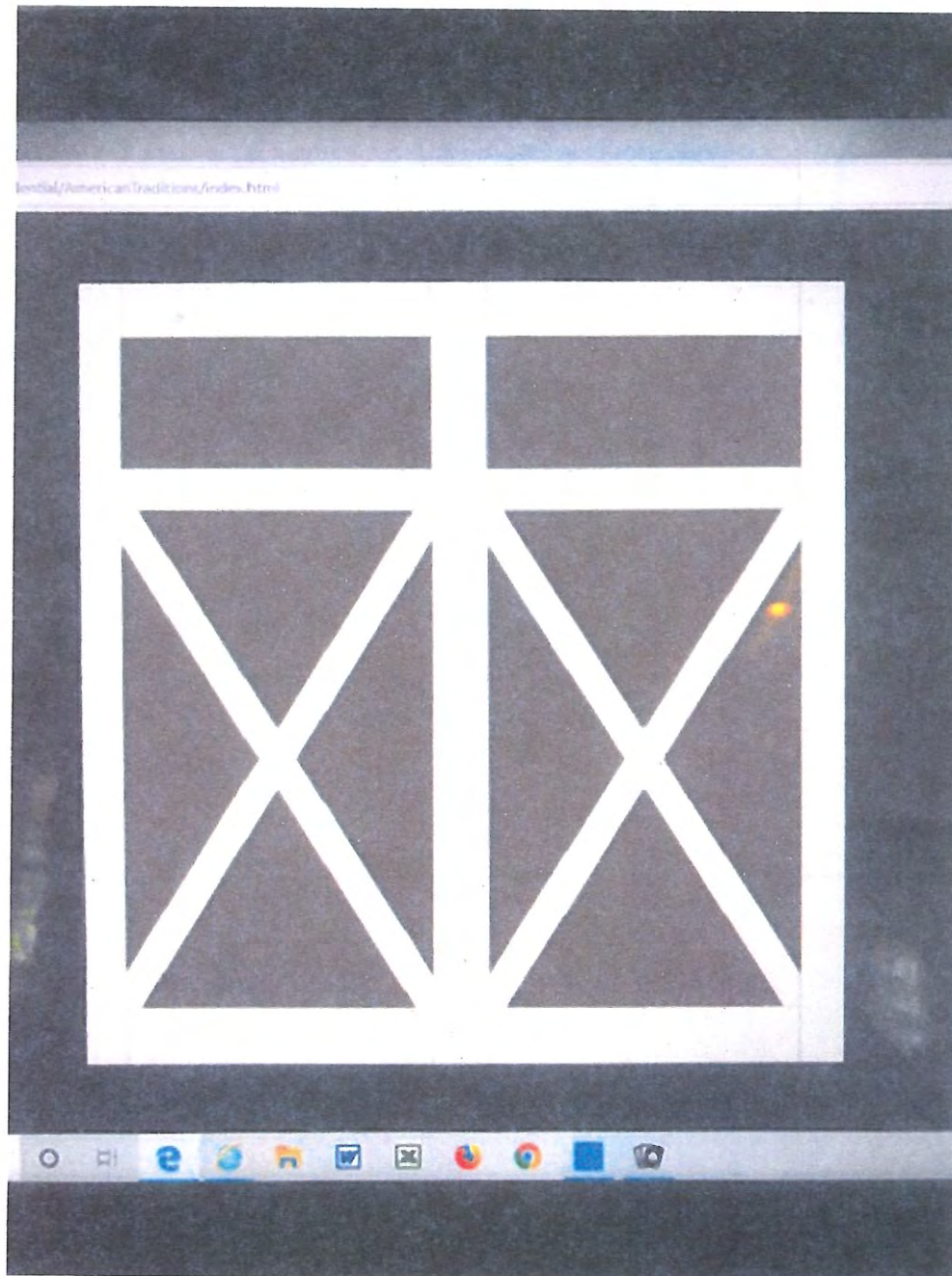


New Front & Rear Door (on ground level)

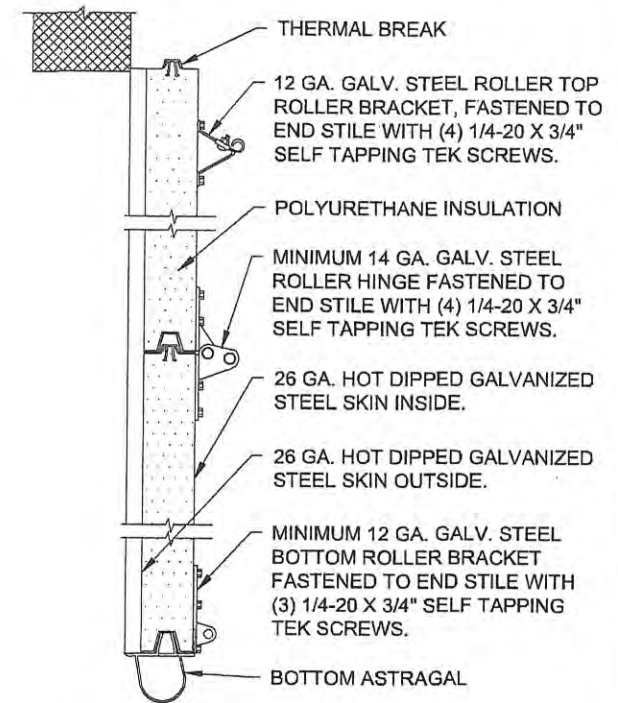
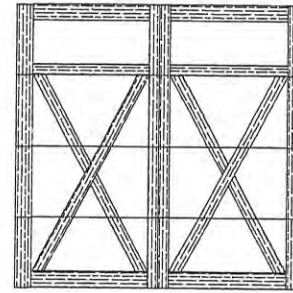
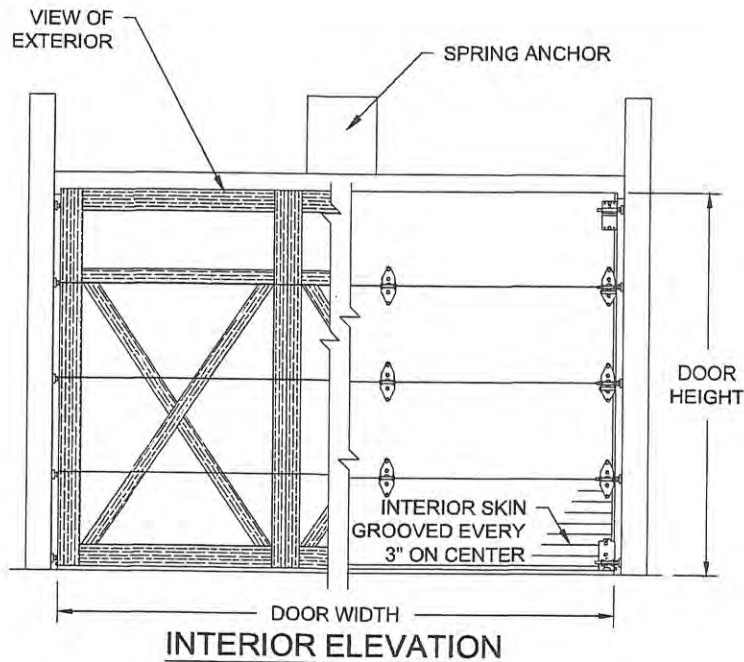
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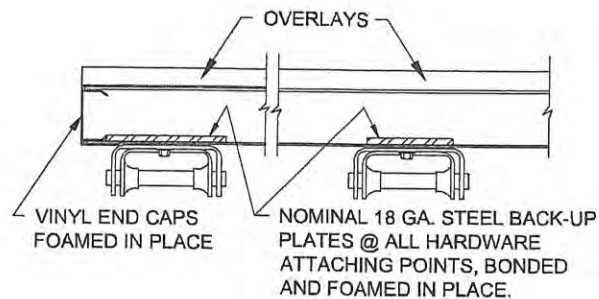
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Garage Door



SIDE ELEVATION OF DOOR



HINGE DETAIL

ADDITIONAL NOTES:

AVAILABLE SECTION HEIGHTS ARE 18", 21", AND 24", INSULATED BY FOAMING-IN-PLACE WITH HIGH DENSITY POLYURETHANE FOAM, MINIMUM 2.20 LBS./CUBIC FT.. EACH SECTION IS CONSTRUCTED TO PROVIDE FOR FULL THERMAL BREAK AT TOP, BOTTOM AND ENDS OF SECTION. NOMINAL THICKNESS OF SECTION WITH OVERLAYS TO BE 2". STEEL SKINS TO BE PRE-PAINTED WITH A URETHANE PRIMER BASE COAT AND A BAKED-ON POLYESTER TOP COAT.

MODEL NUMBER

940

320 Sycamore St.
Wauseon, Ohio 43567
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Similar door at 63 Marine

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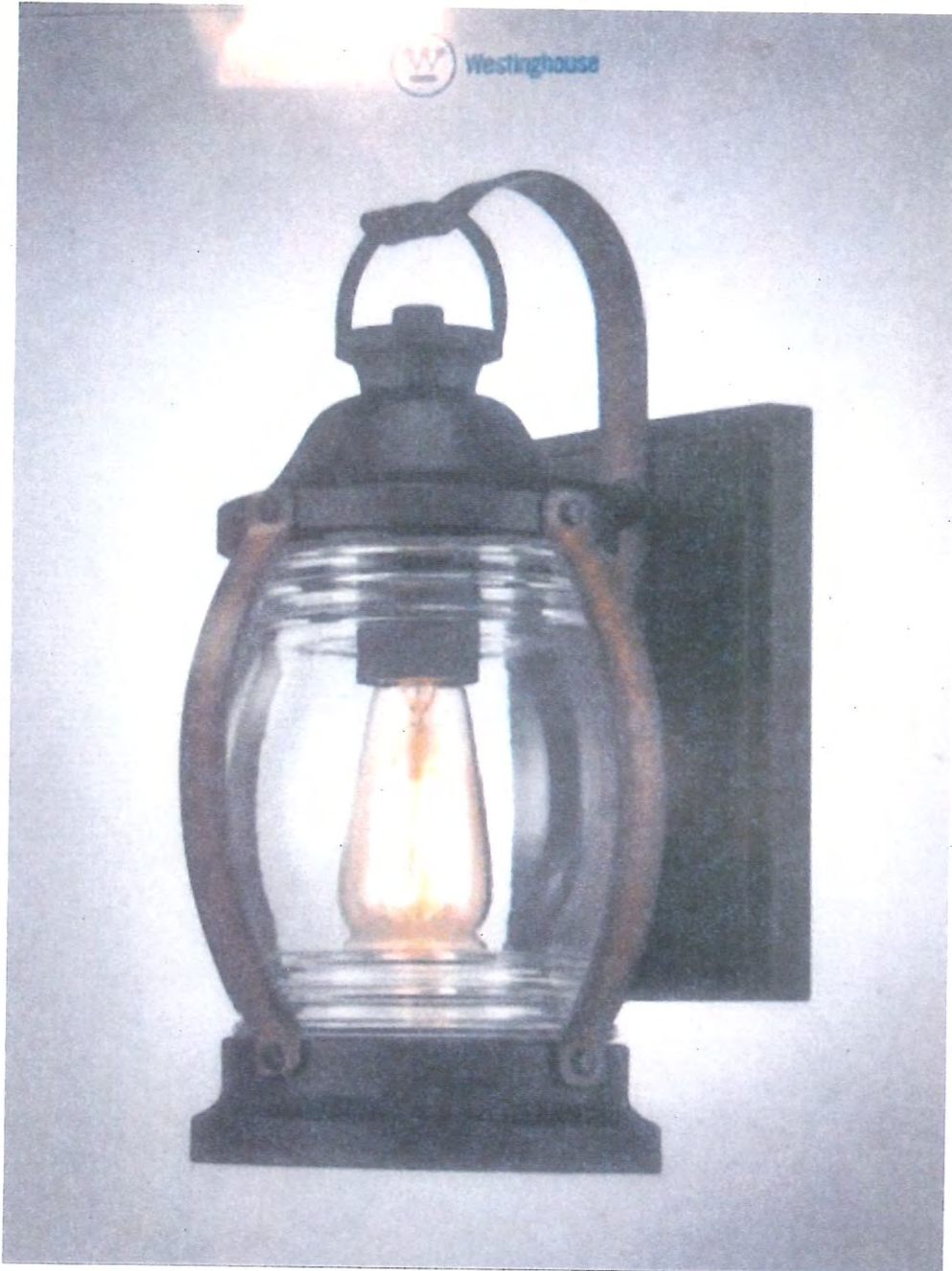


Hardware

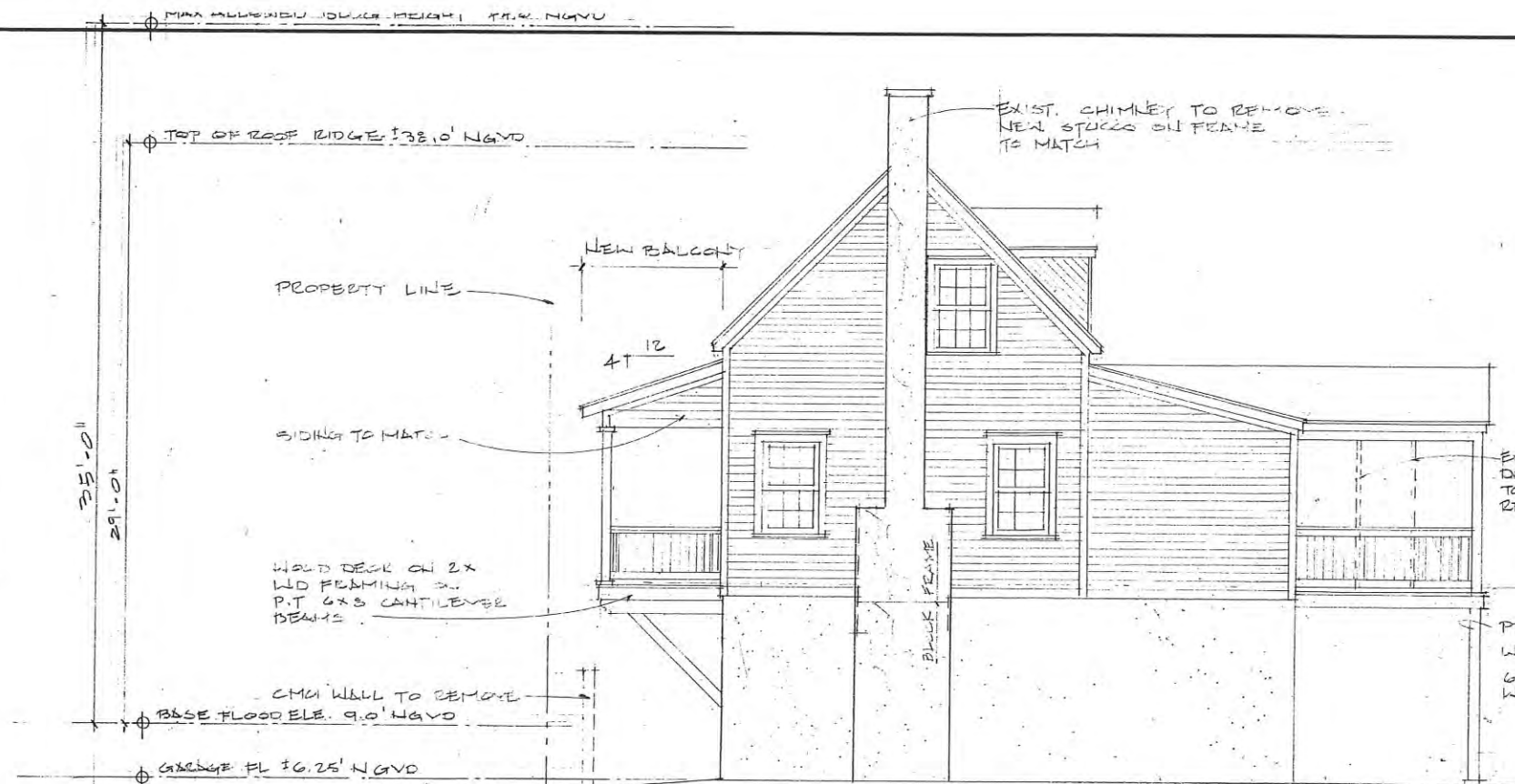
RECEIVED

JUL 06 2020

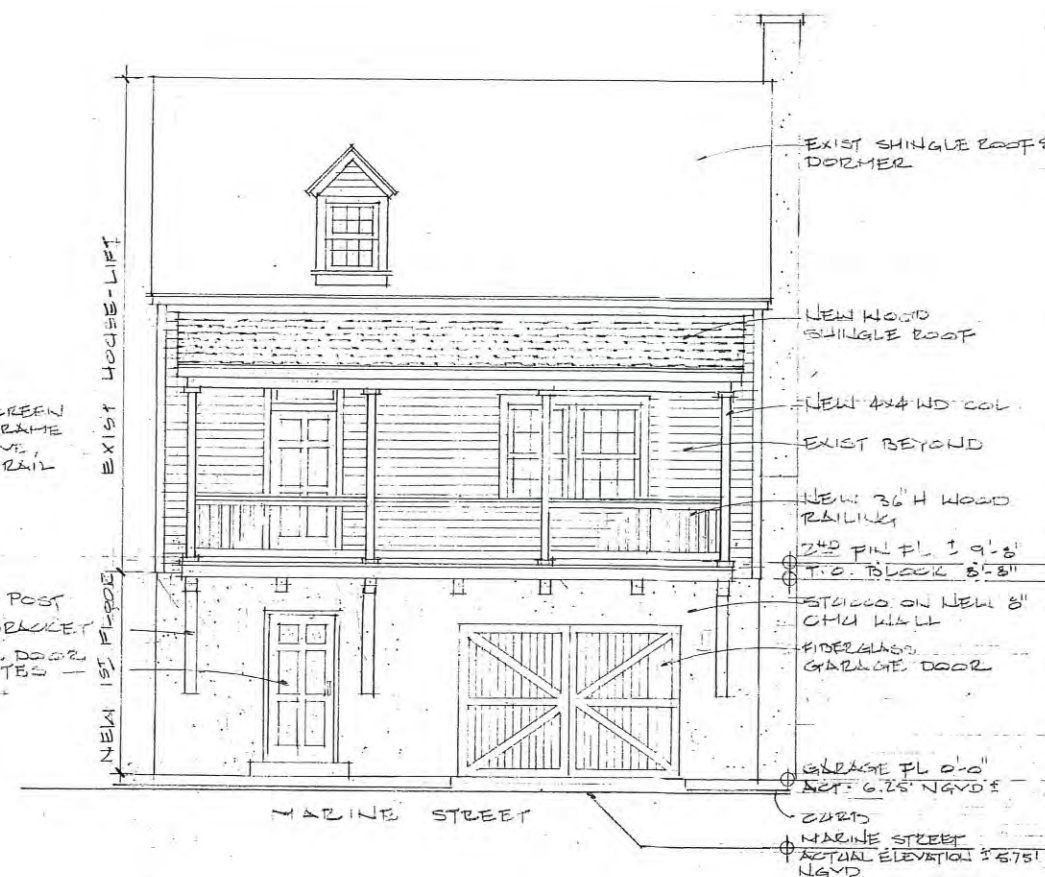
Planning / Building Dept.



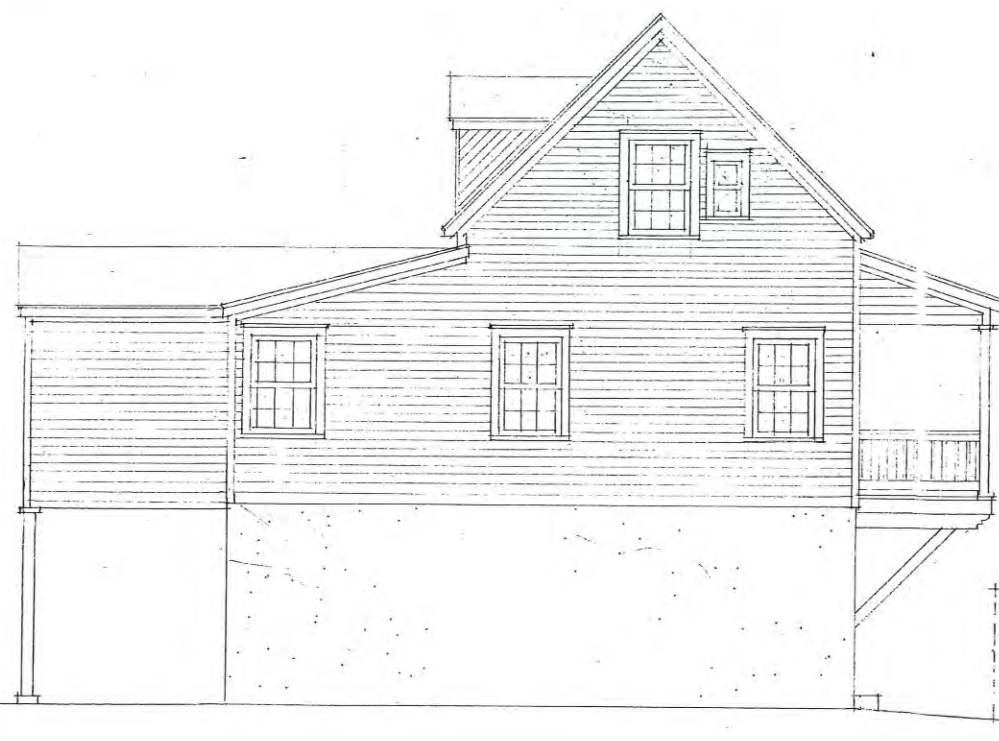
Light Fixture



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



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



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

RECEIVED

JUL 06 2020

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REVISIONS

STEVEN M. SCHUYLER
ARCHITECT, P.A.
1000 DE
SAFETY FL 3071
PH: (904) 810-9833 FAX: (904) 810-9849
E MAIL: schuyler_arch@bellsouth.net
FLAR-0005952
AK-0005453



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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 LMS
Job 2017-013
Sheet

A-2

JUL 06 2020
Planning / Building Dept.



STEVEN M. SCHUYLER
ARCHITECT, P.A.
1801 BELCON DR
SAFORD, FL 32771
PH: (904) 810-9833 FAX: (904) 810-9849
E MAIL: schuyler_arch@bellsouth.net

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 TO BE RETURNED ON REQUEST.

TO 67 MARINE STREET
FOR PAUL THOMPSON
ST AUGUSTINE FLORIDA

1/12/10
AS NOTED
SKS
017-013

-3-

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. 1868968Advertising Costs \$ 50

Postage \$

Paid on

BDAC Project No. 2020-0052Meeting Date: June 18, 2020

Receipt No.

1. NAME OF APPLICANT PAUL Thompson

Business (if applicable)

Address P.O. BOX 70City ST. AugustineState FLZip Code 32085Daytime telephone 904-540-2904Other 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 70City ST. AugustineState FLZip Code 32085Daytime 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 ☐ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) |
| ☐ | ☐ | Porch/Deck/Balcony |
| ☐ | ☐ | Awning/Canopy |
| ☐ | ☐ | Exterior Doors |
| ☐ | ☐ | Windows |
| ☐ | ☐ | Shutters |
| ☐ | ☒ | Foundation (including infill) <u>Lift entire house</u> |
| ☐ | ☐ | 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 _____

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) moved 11/9/2017
Non-historic walls & brick 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. Thompson

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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MAY 22 2020

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

Need new elevation 'X' feet above BFE

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

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

FENCES/WALLS/GATES

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

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

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

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

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

Need M. Thompson signature on both maps

❖ Other details necessary for review:

Need more details + specifications for "Certificate" level application, 2017 drawings need to be augmented by sections, paving details, material/profile details etc.

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

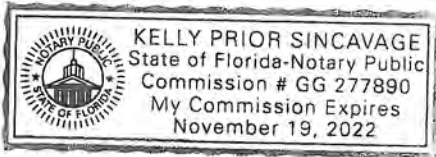
MAXIE R. Thompson
(Print Name)
Paul J. Thompson

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 Sincauge
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

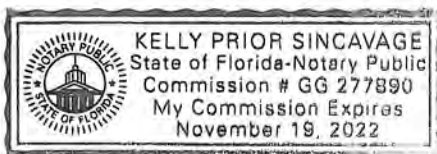
Paul J. Thompson
(Print Name)

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.



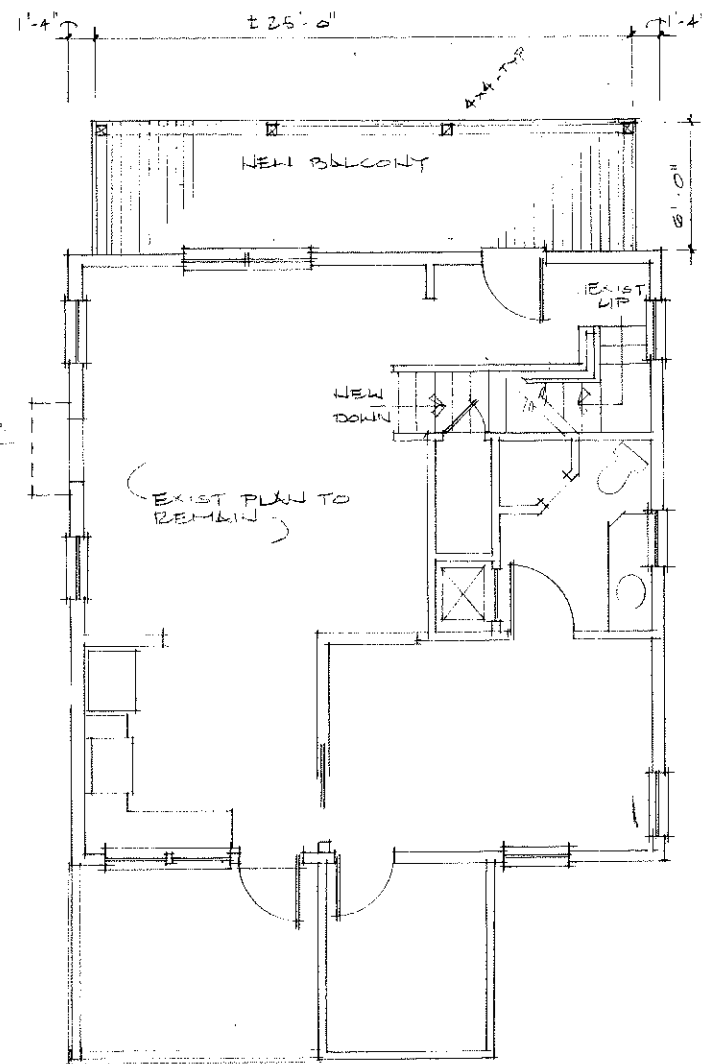
Kelly Prior Sincauge
Notary Public, State of Florida

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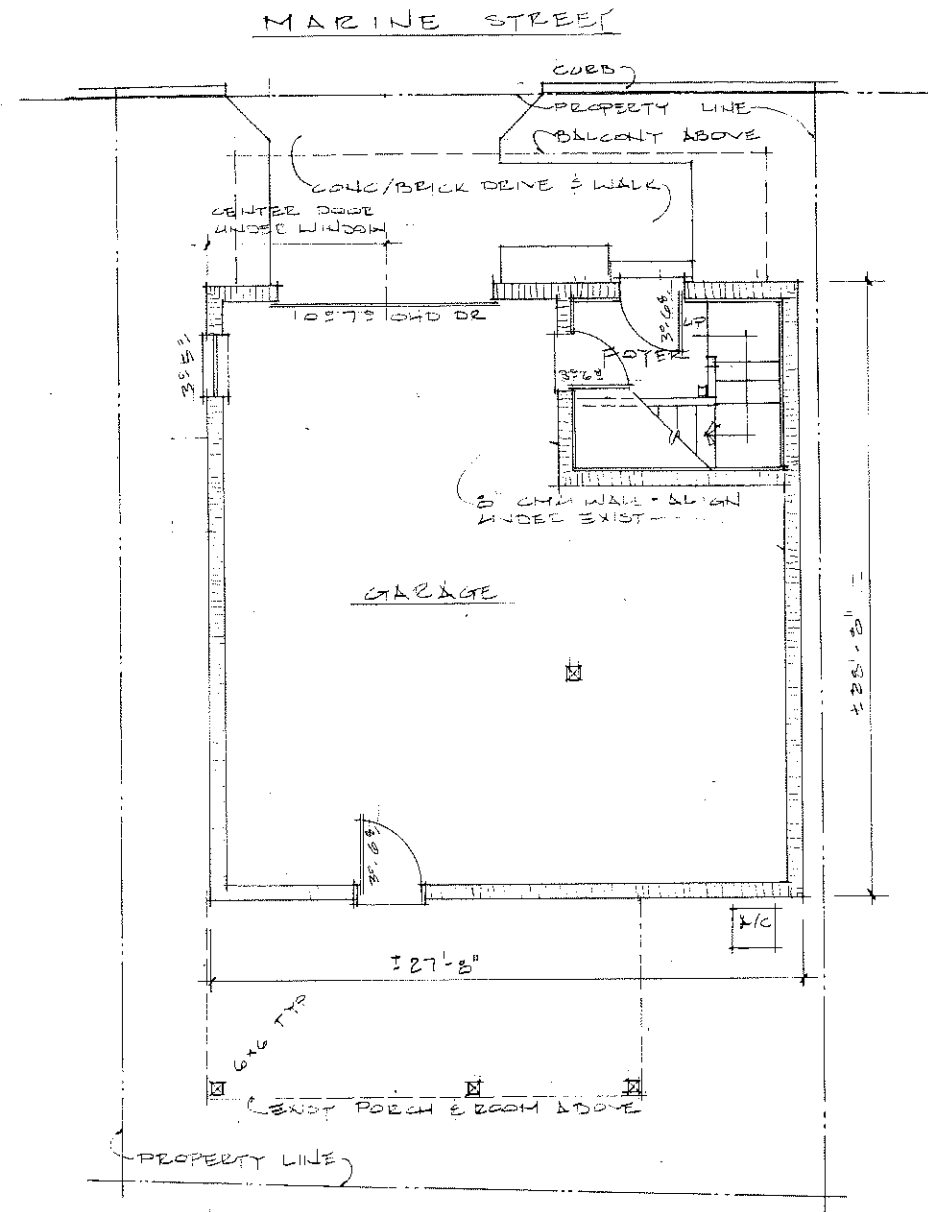
MAY 22 2020

Planning / Building Dept.

CLIMBERS E.T.P.
TO REMOVE



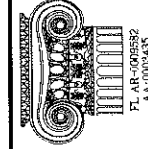
SECOND FLOOR PLAN
1/4" = 1'-0"



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

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



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

FLOOR PLANS

Date 12/28/17

Scale 1/4" = 1'-0"

Drawn SXS

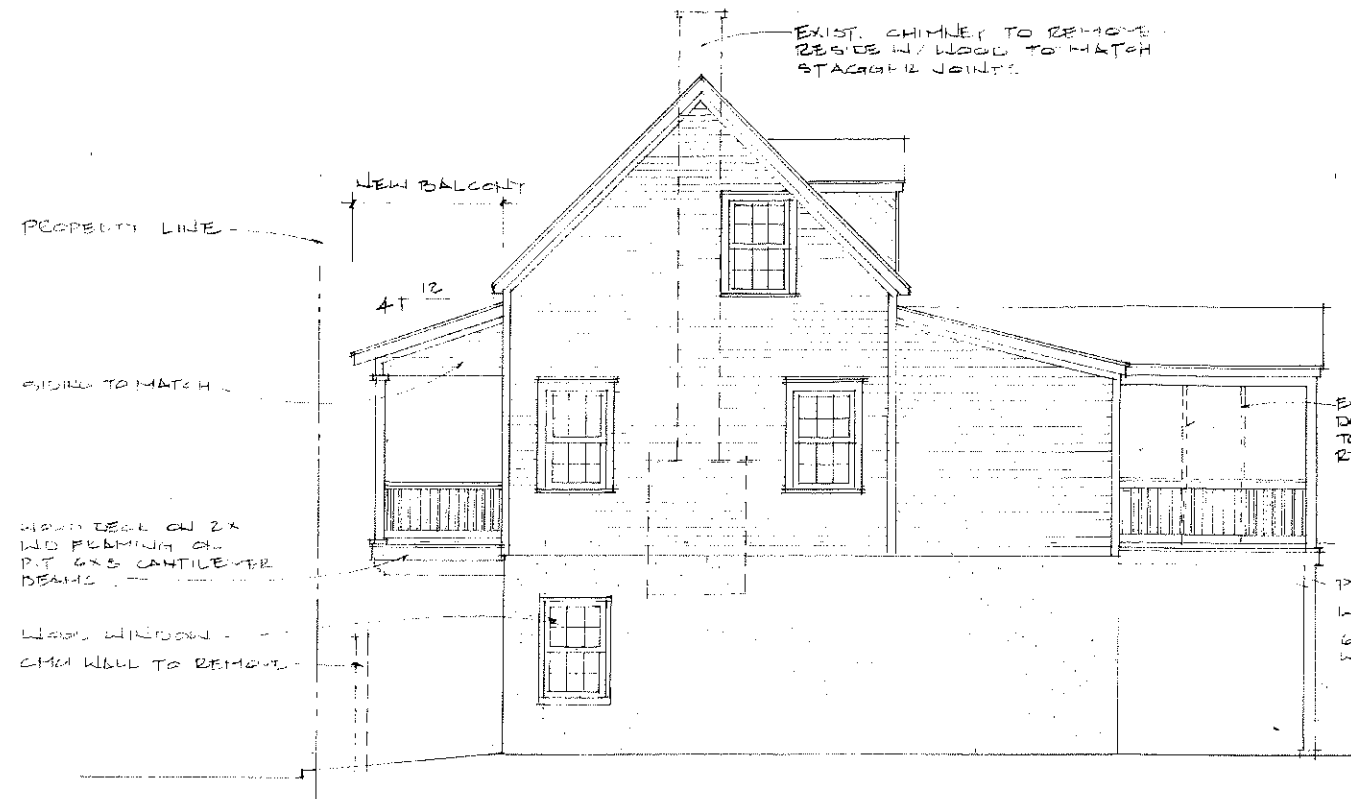
Job 2017-013

Sheet

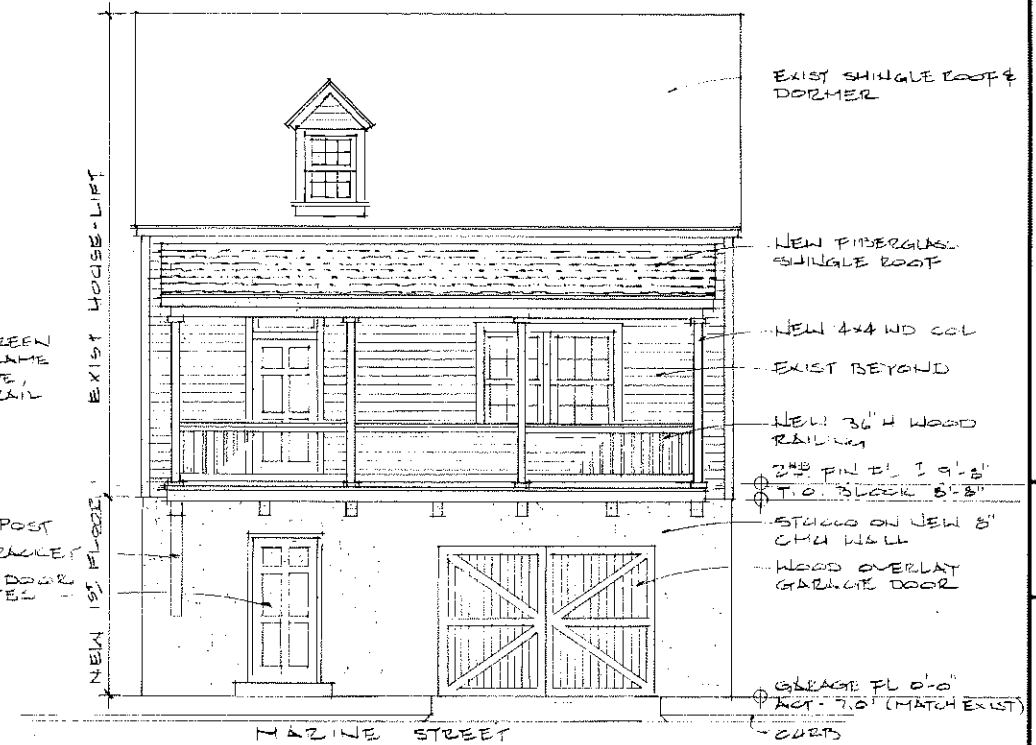
A-1

Sheet of

MARINE



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



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



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

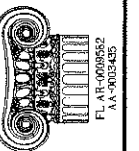
RECEIVED

MAY 22 2020

Planning / Building Dept.

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
FL ARCH 000552
AX 900545



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ADDITIONAL ELEVATIONS
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FLORIDA

ELEVATIONS

Date 10/26/17
Scale 1/4" = 1'-0"
Drawn LMB
Job 2017-013
Sheet

A-2



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Now historic wall to be
removed for lifting house



RECEIVED

MAY 22 2020

Planning / Building Dept.

NON historic wall
to be removed for
lifting house

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

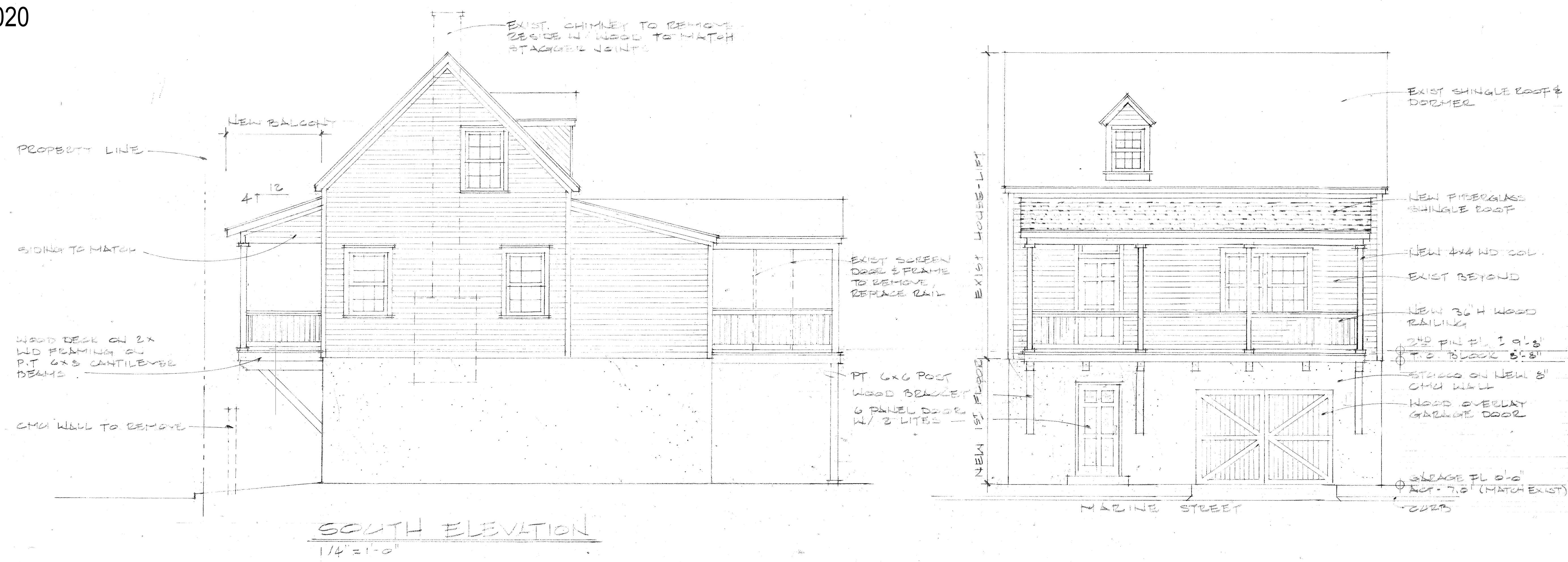






Sent from my iPhone

Received 6.16.2020



REVISIONS	

STEVEN M. SCHUYLER
ARCHITECT, P.A.

PH: (904) 810-9833 FAX: (904) 810-9849
E-MAIL: schuyler_arch@bellsouth.net

1100 BELCON DR
DADE COUNTY, FL 33177

FL AR-000552
AA-000355

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ELEVATIONS

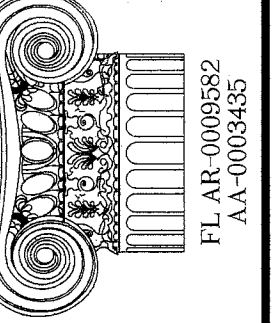
ADDITION & RENOVATION
TO 67 MARINE STREET
FOR PAUL THOMPSON
ST. AUGUSTINE, FLORIDA

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

Received 6.16.2020

REVISIONS

ARCHITECT, PA.
1801 BEACON DR
MANFORD, FL 32771
PH: (904) 810-9833 FAX: (904) 810-9849
E MAIL: schuyler_arch@bellsouth.net



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TO 67 MARINE STREET
FOR PAUL THOMPSON
ST AUGUSTINE FLORIDA

[illegible]

6/12/20

ALL NOTED

wn 545

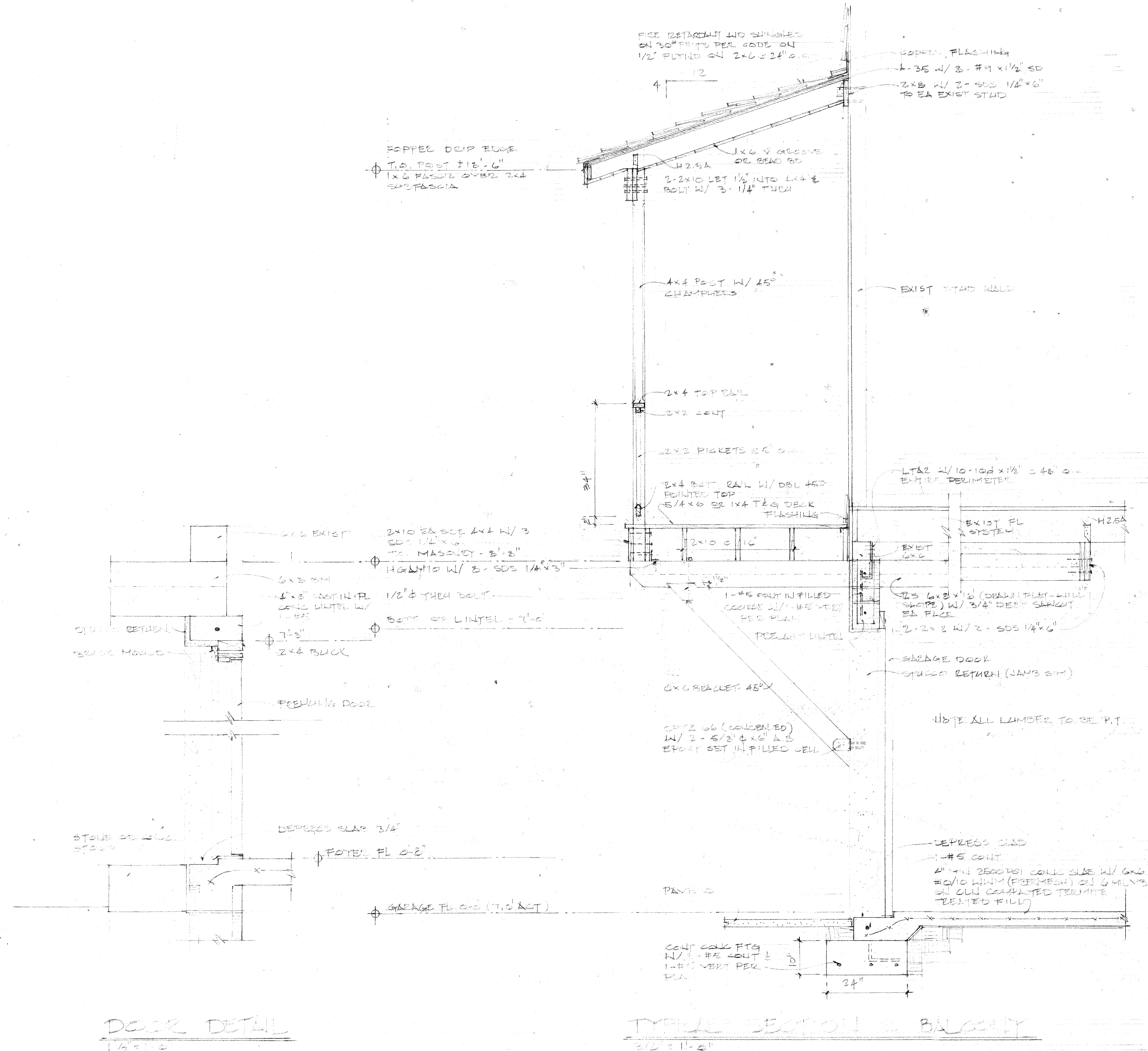
7217-013

et

A-3

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

et al.



DOCK DETAIL

TRAIL SECTION 2 BALCONY

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:

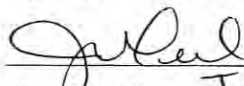
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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

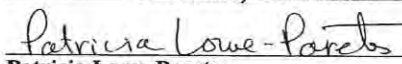
Signed, sealed and delivered in our presence:


Witness Printed Name Jessica Peel


Witness Printed Name Robert McGee


Miguel Parets (Seal)

Address: 414 olive St.
Palatka, FL 32177

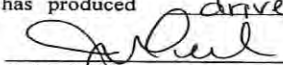

Patricia Lowe-Parets (Seal)

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.




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

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

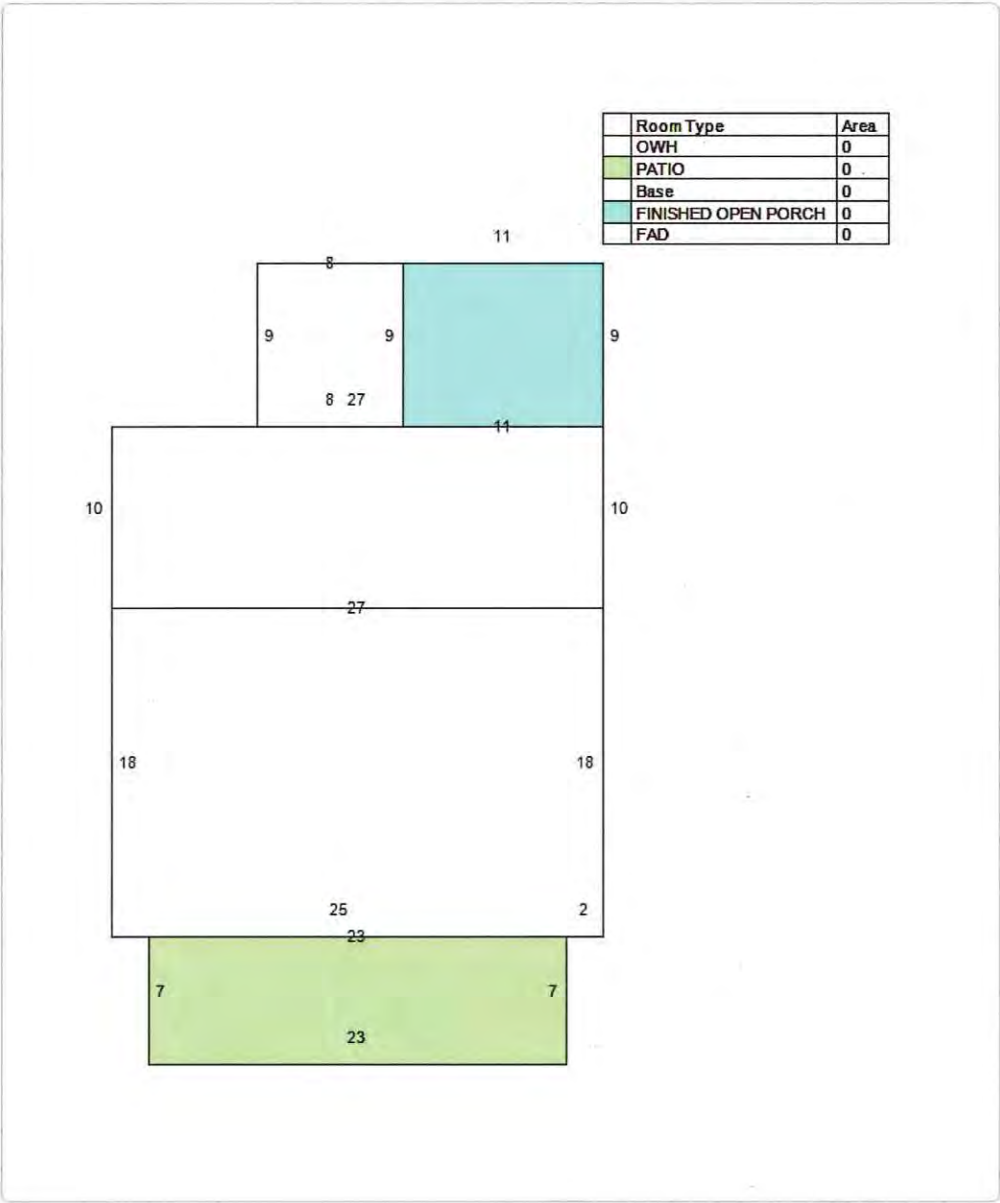
Land Information

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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CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**
Prepared for July 16, 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.

(Continued from June 18, 2020 meeting)

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(b)	Previous Action(s):	OOA 2017-0137; COA 2020-0052 (also on June 18, 2020 agenda)

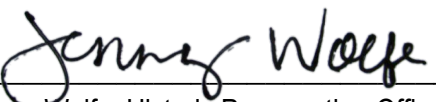
STAFF SUMMARY AND ANALYSIS:

- 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 July 16, 2020 HARB meeting agenda.
- Updated drawings submitted with the COA application indicate a replacement chimney is proposed and will match existing size and profile. Applicant is encouraged to reuse any coquina stone where possible.
- 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 (partial) at 67 Marine Street** limited to the chimney with the following finding and condition:

1. A finding by the HARB that the removal of a chimney requires a compromise to mitigate against future flooding.
2. The condition that in accordance with Section 28-89(2)d6 at the applicant's expense, salvage and preservation of chimney materials for reuse in a restoration of other historic properties. The board may also require at the applicant's expense the recording of the structure (chimney) for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.


Jenny Wolfe, Historic Preservation Officer

COD F2020-0053

67 Marine Street

July 16, 2020

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 CRITERIA (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 and a chimney is proposed to be re-built with the same size and profile.
- 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 chimney that matches the size and profile.
- 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 but there are only a couple Territorial buildings in the city.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The 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:

COD F2020-0053
67 Marine Street
July 16, 2020

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

**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 bordering 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 Flagler-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 Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," 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.

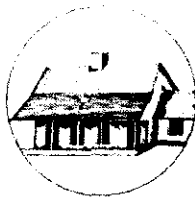
HISTORY

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 Llabias 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 existence 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 similarity 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 City 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 67 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 Address: 67
 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 _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 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 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
 (address / phone / fax / e-mail)

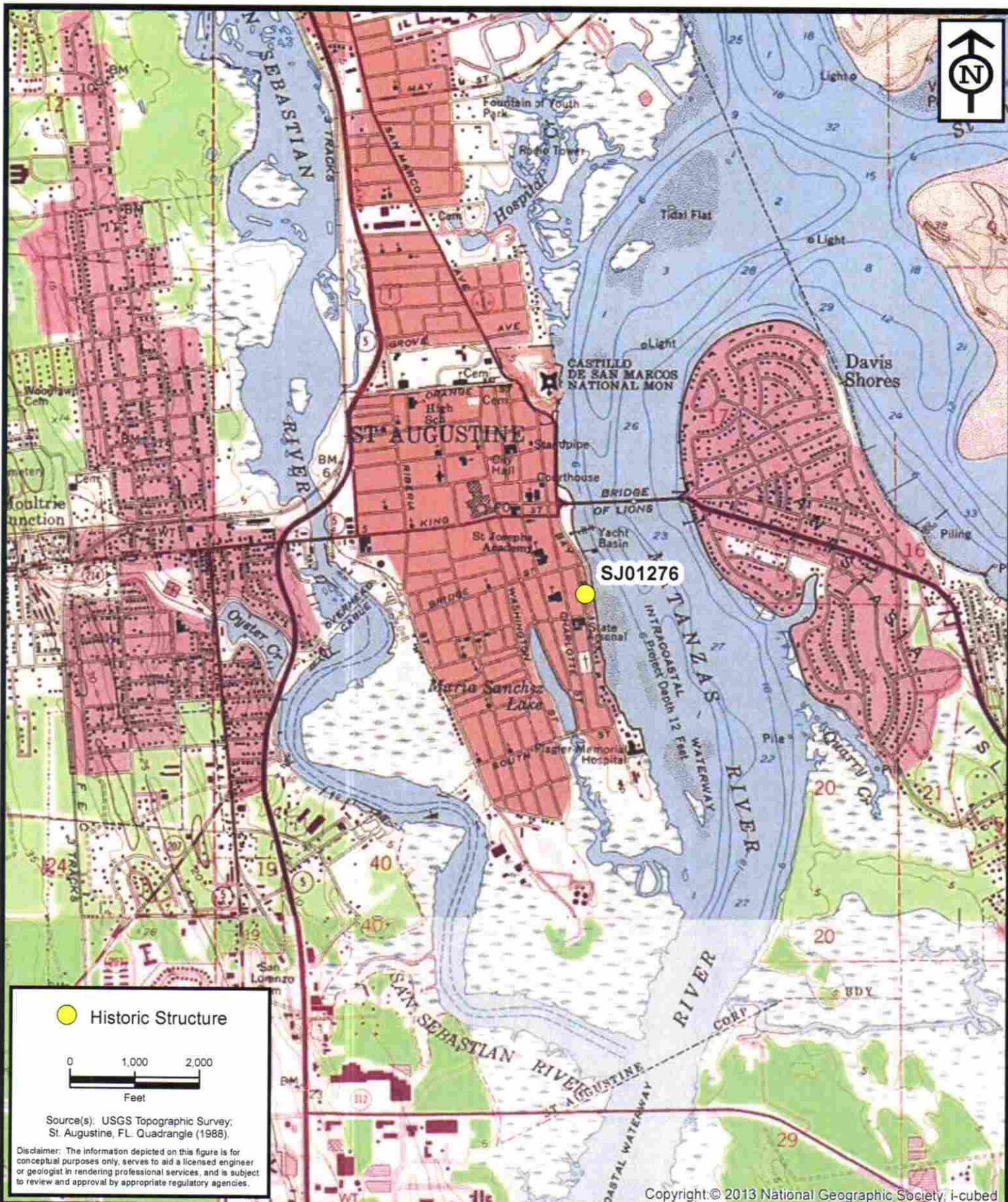
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



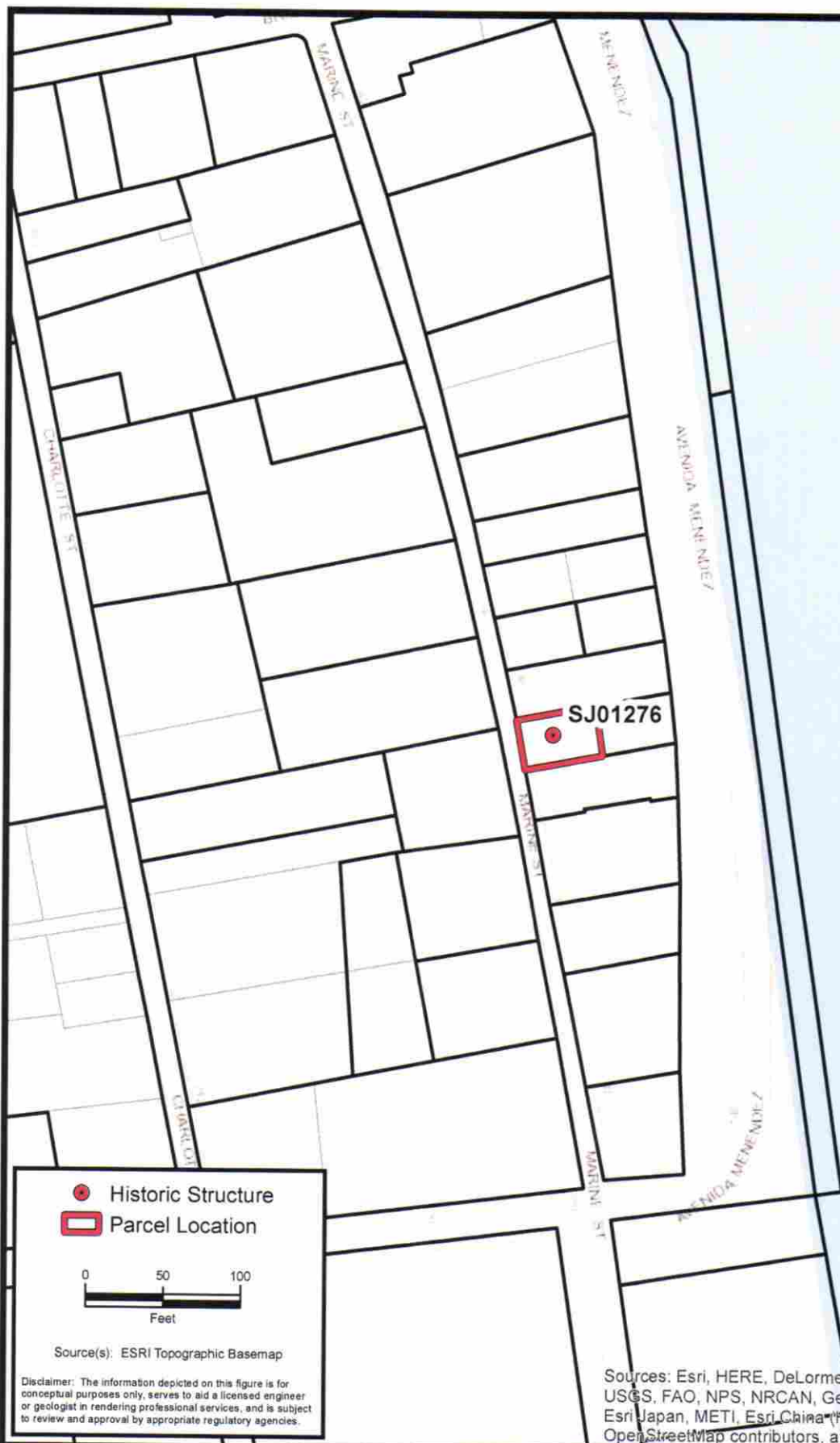
**ENVIRONMENTAL
SERVICES, INC.**

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

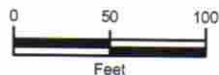
www.environmentalservicesinc.com

Project Location - 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



● Historic Structure
▭ Parcel Location



Source(s): ESRI Topographic Basemap

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, 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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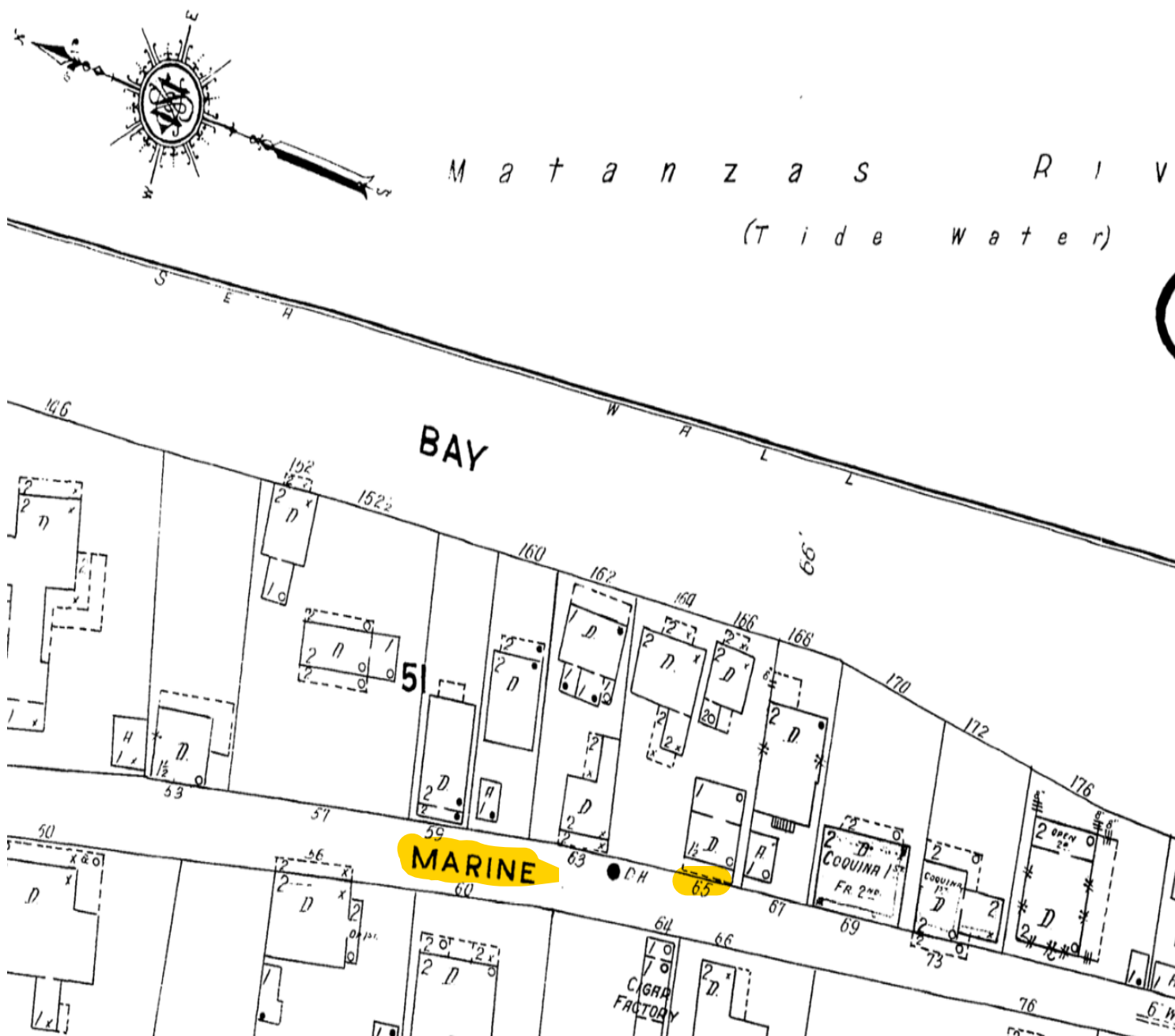
www.environmentalservicesinc.com

Parcel Location - 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



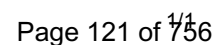




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**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



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

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

Receipt No. 1868968 ?

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 PAU@thompsonrealtty.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)

Planning / Building Dept.

- ☒ **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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Planning / Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

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

SIGNATURE OF APPLICANT [Signature]

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

SIGNATURE OF 1st PROPERTY OWNER [Signature]

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

SIGNATURE OF 2nd PROPERTY OWNER [Signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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 Sincauge
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

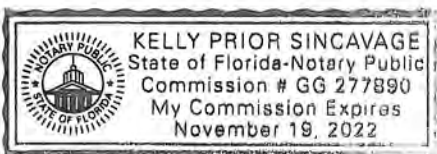
Paul J. Thompson
(Print Name)

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 Sincauge
Notary Public, State of Florida



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Planning / Building Dept.

Chimney



RECEIVED

MAY 22 2020

Planning / Building Dept.

Chimney

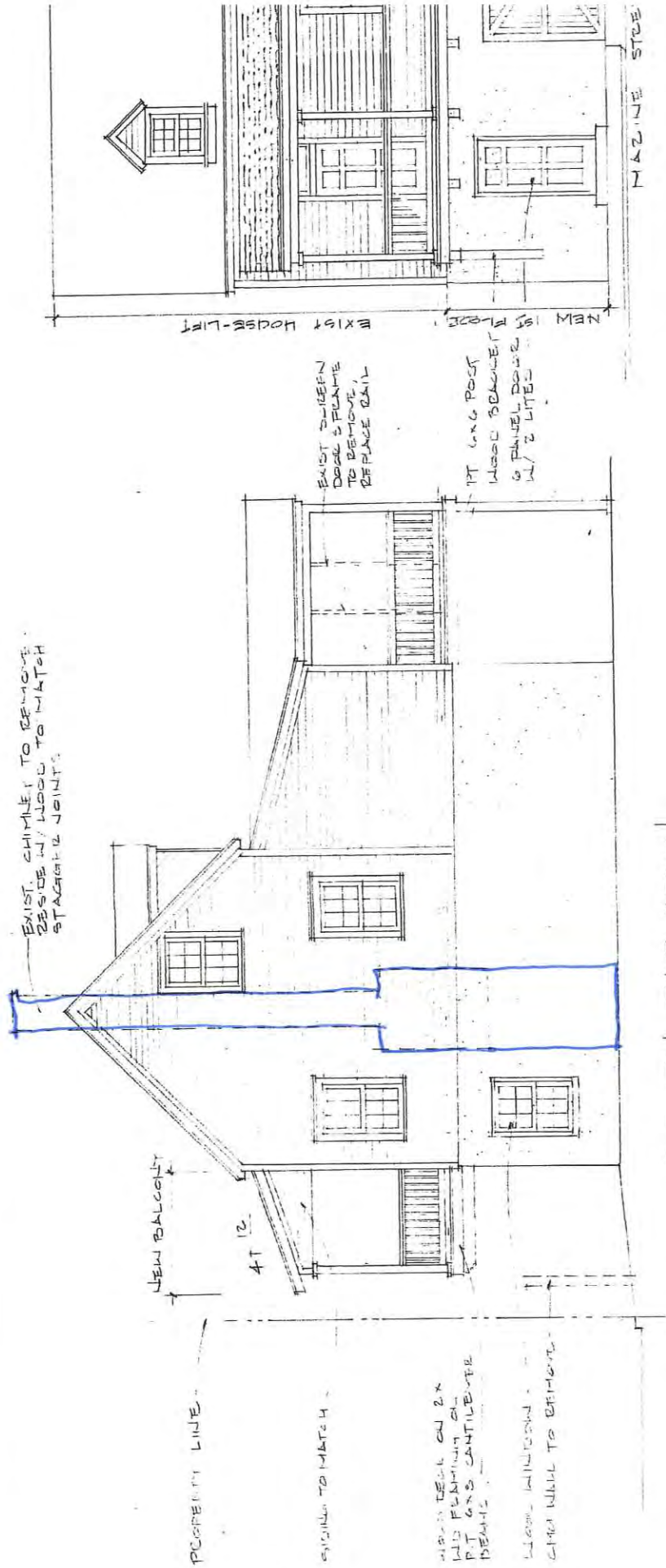


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MAY 22 2020

Planning / Building Dept.

Replace stucco over brick
Chimney



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:

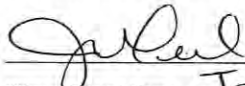
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

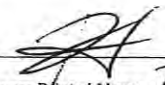
To Have and to Hold, the same in fee simple forever.

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.

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

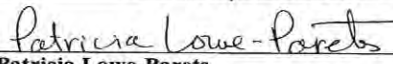

Witness Printed Name Robert McGee

State of Florida
County of St. Johns

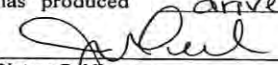
The foregoing instrument was acknowledged before me this 14th day of August, 2013, by Miguel Parets and Patricia Lowe-Parets, husband and wife, who is/are personally known to me or who has produced drivers licenses as identification.


Miguel Parets (Seal)

Address: 414 olive St.
Palatka, FL 32177


Patricia Lowe-Parets (Seal)

Address:


Notary Public
Print Name: Jessica Peel
My Commission Expires: _____



DEED Individual Warranty Deed - Legal on Fac
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 <i>*The Description above is not to be used on legal documents.</i>
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

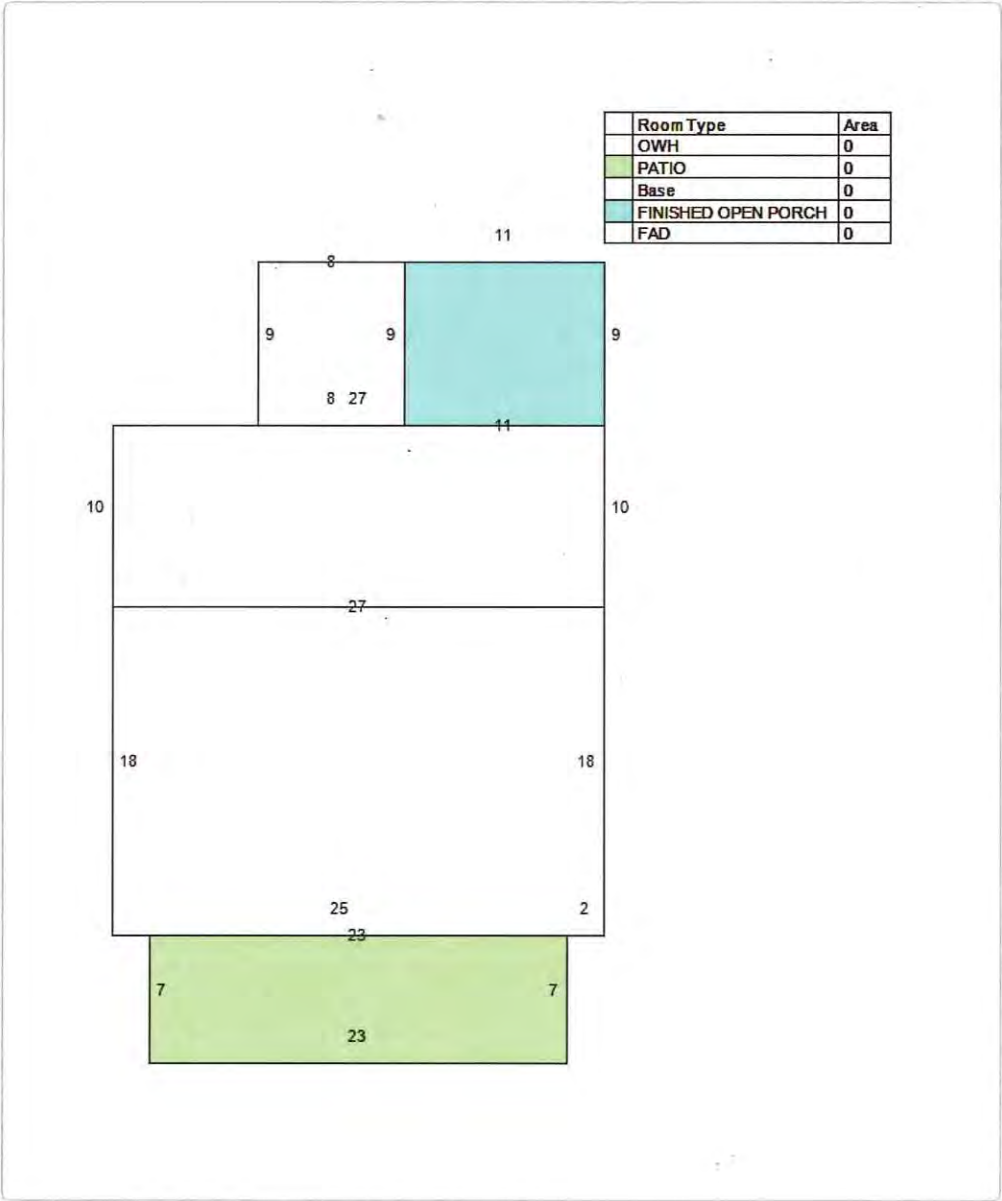
Land Information

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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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0069 Address: 15 Bridge Street

Applicant: Geraldine and Peter Vaccaro

Property Owner: Peter Vaccaro and Geraldine Nowak

Project description: After the fact approval to replace gate and framing using design approved in 2006, with colors and hardware finish that are not pre-approved.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	SJ00356
National Register:	St. Augustine Town Plan Historic District	Construction date:	1889
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1987000000		
Agenda Item:	7(a)	Previous Action(s):	F2006-1087

STAFF SUMMARY AND ANALYSIS:

- This is an after the fact COA for the distinctive front gate on the east end of the stucco covered wall running along the front property of the two-story residential building, which was constructed in 1889, and more recently renovated in the St. Augustine Colonial Revival style. Located in the Historic Preservation One (HP-1) Zoning District and a contributing structure to the St. Augustine Town Plan National Historic District, the building and gate is on the south side of Bridge Street near the intersection with Marine St.
- A plan of the gate's design was submitted as part of a Certificate of Appropriateness application F2006-1087, which was approved by HARB at the November 30, 2006 meeting. However, staff found no evidence approval was granted to stain/paint the gate red. HARB meeting minutes attached from November 30, 2006 state that the applicant/owner was "...questioned what would happen to the doorway to the courtyard. Mr. Heinrich responded that the old gate would be stabilized and would be coated with a palmer [polymer] on the backside."
- Photos submitted in 2008 with a tax exemption application documentation after the approved tax exemption work was completed, shows the gate with a weathered dark red finish (that looks to be more of a stain than paint) and weathered/darkened hardware. A file photo from 2004 and Google Maps street views from November 2007, May 2011, May 2017, and July 2019 show the gate's finish in various stages of a dark red weathered finish, mostly with dark grey framing, and weathered or darkened hardware.
- The applicant submitted a photograph of the previously existing gate showing the weathered dark red stain looking finish of the gate, the grey of the framing, and weathered/darkened hardware. Another set of undated photos subsequently provided show the previous red finish covering the framing and gate.
- Under the Fences, Walls and Gates section of the Architectural Guidelines for Historic Preservation (AGHP), the Post-1821 segment advises that fences should be painted white or left unpainted and walls be painted white or left natural.
- The "Quite Red" color used on the gate is not from the pre-approved paint color palette and is too bright or vivid for this building's stylistic period and the painted color is very opaque in contrast to the previously existing gate's finish. The grey recently applied is lighter than the darker grey previously used and still visible as remnants on the inside wall. The new hardware finish that looks to have been achieved with a silver metallic paint contrasts to the AGHP fence/wall hardware requirement for iron to be painted black.
- Because there is photographic evidence that the gate was previously finished a dark red and the frame a dark grey color since at least 2004, and that the HARB approved a Certificate of Appropriateness application after the applicant/owner indicated the front of the gate would be left as-is, and approved a tax exemption project in 2008 for the residence with the gate left a red transparent stain finish, staff recommends that the HARB can consider that the gate and framing be returned to the previously existing gate's color or one of the pre-approved dark red and grey colors under the Pre-1821 section of Paint Colors in Historic St. Augustine but with a stained, not opaque or painted finish, and that the hardware finish be stripped to remove the silver metallic paint, leaving the weathered patina, or recoated with a darkened wrought iron type finish.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the HARB can DENY a CERTIFICATE OF APPROPRIATENESS for the after the fact painting of the gate and hardware at 15 Bridge Street because it does not comply with AGHP treatment for gate colors and hardware. Staff suggests that the applicant discuss with the HARB how the gate can be restored to a previous condition that is administratively approvable.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Work already completed:

1. Gate created as replacement using weather resistant solid wood construction and the design of the previously existing gate.
2. Hardware on the previously existing gate "brightened up" with silver metallic paint and reused on new gate.
3. According to the applicant, the gate was painted with Sherwin Williams "Quite Red" color and "Dove Grey" color on the framing; however, these colors were not found in the Sherwin Williams color collection.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Fences, Walls and Gates

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

Do...

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

Don't...

- Remove historic fences and walls.

Pre-1821

(Referred to since this is the only Fence, Walls and Gates section that hardware is addressed and because the property does have a street wall in the Spanish Colonial Style and the building has features of Spanish architecture)

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Post-1821

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

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

COA F2020-0069
15 Bridge Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Meeting minutes and order for November 2006 HARB meeting
4. Photographs and Google Map images from 2019 to 2004 showing gate

STAFF PHOTOGRAPHS
15 Bridge Street



STAFF PHOTOGRAPHS
15 Bridge Street



STAFF PHOTOGRAPHS
15 Bridge Street



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 356 1009==
 Site Name: 15 Bridge Street 830== Survey Date: 7808 820==
 Address: 15 Bridge Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 27 West 62' of lot 3 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Duddington, Mildred W. ;
 Address: 262 St. George Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: Howle, Donald B. 904==
 Type of Ownership: Private 848== Zoning: HP-1
 NR Classification Category: Building 916== Recording Date: 8010 832==
 UTM: 17 470010 3306420 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:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
(X) <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(X) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(X) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

**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: +1889 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: Mance, S. Bangs, St. Augustine 874==
Style: St. Augustine Colonial Revival 964==
Plan Type: L-shape 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 9/9, blinds 942==
Foundation: Concrete block piers 942==
Roof Type: Hip 942==
Secondary Roof Structures: Porch, shed; hip, "L" 942==
Porches & Balconies: Two-story wrap around screen porch _____ 942==
Chimney Location: Center ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Arched entry way _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: Has early concrete block piers with city gates design 956==
Surroundings: Mixed Residential/Commercial 864==
Relationship to Surroundings: On narrow street in one of the oldest sections of the city. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Tourism, Politics/Government,

Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story St. Augustine Colonial Revival residence at 15 Bridge Street was constructed in 1889 by contractor S. Bangs Mance. This house and the adjacent house at 11 Bridge Street were built in the same year by one contractor for a single owner and similar in appearance, following Victorian style in size and ornamentation. The structures were apparently designed for separate purposes as the corner house became the primary residence and this building evolved into apartments. A 1960 photograph shows a two-story wrap around porch with decorative frieze and turned wood posts. Novelty shingles and a simple frieze decorated the gable. In the mid-1960's the house was remodeled by Earle Newton who gave it the St. Augustine Colonial look by adding the stucco finish and the masonry arched entryway. The 1893 Sanborn Fire Insurance Map indicates a six inch concrete veneer, a popular construction method at that time. Later maps, however, show plaster and eliminate the blue aura around the house which represented the thick concrete exterior. The house is set on coquina concrete block piers that bear the City Gate design. The house is located on a narrow street in one of the oldest sections of town.

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 Flagler-era buildings. The area continues to feel pressure from
(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 Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," 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.

the large amount of tourist and school traffic that passes through.

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)

This property at 15 Bridge Street and the lot adjacent (11 Bridge Street) were purchased by the Countess of Montjoye around 1888 who contracted for the building of the two existing structures in 1889. The builder, S. Bangs Mance, also constructed the Lyon Building and Magnolia Hotel.(3) Both buildings have similar histories up until the 1960's. The Countess, a winter visitor, apparently chose to invest in St. Augustine real estate. Tatler articles of 1901 thoroughly describe the interesting, titled lady.

"Grace L. Comtesse de Montjoye, who has been at the Valencia all winter, left Thursday for Washington, D. C., where she will visit friends before returning to her home at Cairo, Egypt, everyone knowing her regretting her departure. She is a thorough woman of the world, a charming conversationalist bright and humorous. Although she has resided abroad a number of years in constant association with people of assured position, living a luxurious life, she remains a thorough American womanly woman, living a simple outdoor life."

A description of her husband's background was also supplied.

"Grace, Countess de Mountjoye, nee Hickock, of Albany, is at present in St. Augustine looking after property in view of making other investments. The family of Mountjoye is of the ancienne noblesse of France. In 1425 Louis de Mountjoye, merechal of Pope Clement VII and counsellor and chamberlain of the King of France, was by order of the Pople made vice-roi of Sicily and Naples for the Kings, Louis I and Louis II of France. There is a superb mausoleum to him in Avignon. In later years Jean Nepomscene de Mountjoye left France for Bavaria. When Louis Philipe was exiled his two sisters, who were maids of honor at the French court, one of the Duchesse of Orleans and the other of the Queen, went with the royal family to England and remained with them until their death. The King of Bavaria gave to Count Jean Nepomscene the splendid-chateau at Ringhoofen and made him his aide-de-camp and lieutenant-general in the Bavar-ian army. His son Maximilian is named after the King of Bavaria and is chamberlain of the Emperor of Austria. He married Countess Von Joyes, a great beauty, and daughter of the grand master of ceremonies at the Bavarian court. The present Count de Mountjoye, who married Miss Hickock, has served in the Austrian and German armies with distinction. He fought in the Franco-Russian war and received the decoration of merit, the Iron Cross. The latter was given for bravery on the field of battle. He is at present in the service of the Khedive and retires next year to live in Bavaria, where he is chamberlain of the king."(4)

The Countess of Montjoye is listed as owner of both properties in the 1905 Map Supplement.(5) The 1899 Directory lists Thomas P. Alston. By 1904 E. K. Barrett, Superintendent of Bridges and Buildings for the Florida East Coast Railway Company is the resident. By the 1920's both structures were owned by Mable and William DuBois with this structure operating as the DuBois Apartments. An interesting resident at that time was William Henthling who listed his occupation as horse racing. Dual ownership occurred again in the late 1940's through the 1970's when Aubrey R. Davis and Martha G. Davis own the buildings.(6) Aubrey Davis, mayor in 1953-54 (7) was a real estate and insurance agent. His wife Martha, was Secretary to the County Circuit Court Judge. She is listed as proprietor of the Davis Apartments at this address in the 1960's.(8)

An interesting account of buried treasure on the site now occupied by 11 and 15 Bridge Street was written in the Jacksonville newspaper in 1889. While the former dwellings, a two-story frame dwelling and adjacent stone residence, were being razed for construction of the existing buildings, a rowkman named Dan Johnson unearthed more than fifty Spanish gold coins

was uncovered.(9) A later article in the St. Augustine paper substantiated the story and, more importantly, related the history of the residents of the original buildings.

"And now the questions arises, who put the money there? The house was occupied for some years after the beginning of the present century by a certain Father Crosby a priest, who died in 1824. It was afterward occupied by an old gentleman said to be a very large man, whose name is not remembered by any of our old inhabitants. It was afterward occupied by the Hernandez, Keogh and Nesmith families, until coming down to the close of the war it was occupied successively by Gen. John T. Sprague, Ansley and Armstrong. It is probably that the money was secreted at about the time of the change of flags, and if so, the house was occupied by Father Crosby.

"The finding of the gold created a great deal of excitement, and all day there was a large crowd about the premises eagerly watching every shovel full of dirt thrown up. In the excitement of the hour, many ridiculous rumors were circulated about to the effect that the first find was \$4000, and that boys were running about with pockets full of gold. St. Augustine has not witnessed such an excitement for a long time, but the usual air of quietness now pervades the town.

"We have since learned that Father Miguel Crosby came to St. Augustine in 1795 succeeding a Father O'Reilly in charge of the Catholic mission here. He owned considerable property here, including that now owned by D. L. Dunham, south of the Barracks.

"During a portion of the time, Father Crosby was here, there were a great many Irish troops in the Spanish army and two regiments of them were stationed in St. Augustine. One of the Colonels, Coppinger, was the Spanish Governor. A descendant of his, Col. Jno J. Coppinger was an officer in the Papal Zouaves at Rome, but on the outbreak of the war between the states, came to America and entered the U. S. Army, in which he is now a Lieut. Col. Some years ago he married a daughter of James G. Blaine.

"After the death of Father Crosby in 1824, one Bogas, a brick mason, was engaged to make some repairs to a chimney, and while so engaged discovered gold amounting to about \$300 in American money. This is well remembered by old citizens, and ever since that time, it has been firmly believed by many that there was money secreted there. There is little doubt but that the money was secreted by Father Crosby. His allowance from the King was more than his simple wants or charities required.

"The doubloons are about the size of a double eagle in American money, but are not so heavy. On one side is a

medallion of King Charles III, of Spain. Inscribed in a semi-circle are the words: 'Carolus III. D.G. Hisp, et Ind. Rex, 1855' On the reverse side is the Spanish coat of arms surmounted by a crown and encircled by a mystic wreath. Outside of this are the words, "Un In Utroq Felix, Auspice, Deo. A. I." (10)

ARCHAEOLOGY

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

3. Information regarding the construction of the house can be found in contemporary newspaper clippings collected by W. W. Dewhurst and now in possession of Jean Parker Waterbury.

4. Tatler, January 12, 1901, p. 6; January 19, 1901, p. 7.

5. C. D. Manucy and R. Ransom, Supplement to Official City Map (St. Augustine, 1905).

6. St. Augustine City Directory, 1899 through 1978.

7. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 268.

8. City Directory, 1955, 1962, 1966, 1978.

9. Florida Times-Union, August 28, 1889.

10. St. Augustine Press, August 31, 1889.

☐ 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 **SJ00356**
 Field Date 5-18-2016
 Form Date 5-18-2016
 Recorder # _____

Site Name(s) (address if none) 15 Bridge 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 15 Direction _____ Street Name Bridge Street Type Street Suffix Direction _____
 Address: 15
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1987000000 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: 1899 ☐ 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 Inn From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature widows, porches, entry
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): Mance, S. Bangs
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. porch, shed; hip, "L"
 Windows (types, materials, etc.) single and paired DHS 6/6 with plank shutters

Distinguishing Architectural Features (exterior or interior ornaments) Arched entryway

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

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Coquina block 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. continuous
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) behind courtyard

Porch Descriptions (types, locations, roof types, etc.) enclosed first floor porch on facade, open 2nd floor porch with chamfered posts and jigsaw rafters; L-shaped interior porch

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 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.cc
 (address / phone / fax / e-mail)

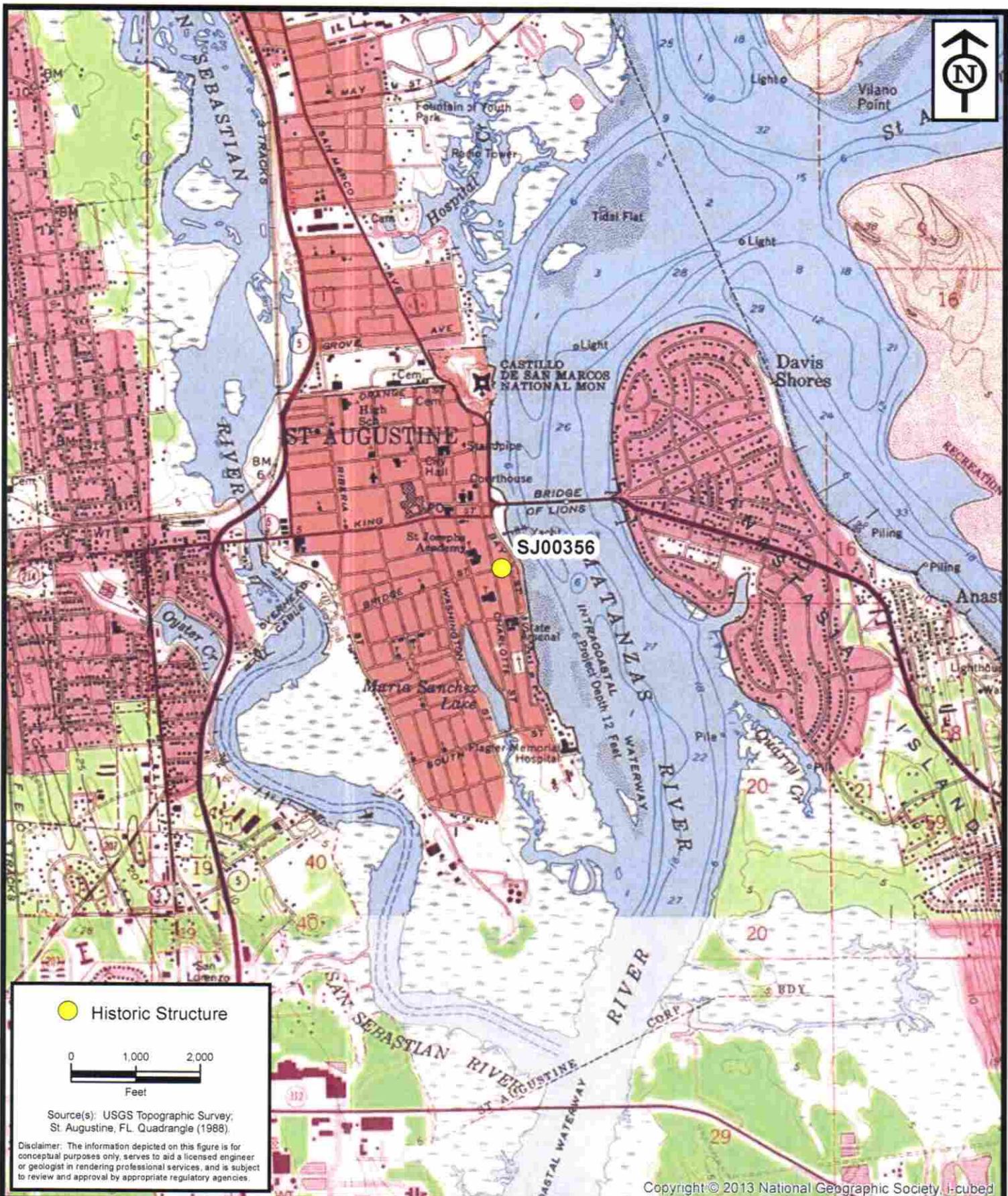
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



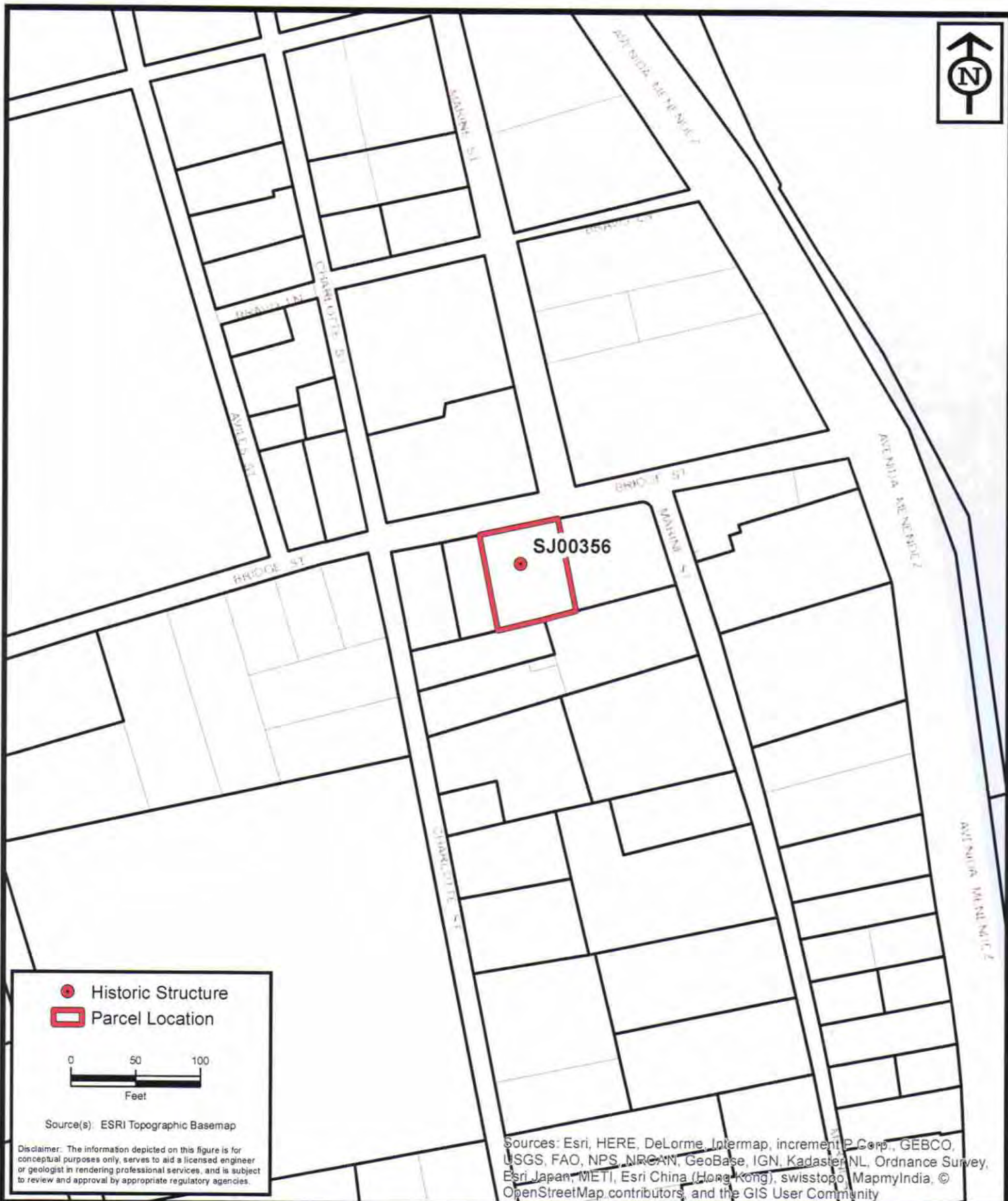
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00356
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Approved By:	PD
Figure:	2







5J00356

on the west elevation it would not represent what had been there historically, because there would not have been a cross beam.

Ms. Wallace questioned the rationale for having the three doorways on the east elevation on the first floor.

Mr. Heinrich replied that it was for light and air circulation.

Mr. Weaver asked where the main entrance was located.

Mr. Heinrich responded that the main entrance would face north.

Mr. Weaver expressed concerns for consistency of the Colonial Revival style, particularly on the east elevation.

Mr. Heinrich commented that he was trying to work around a change or modification on the original symmetry of the house. He said it was not incorporated into the house as part of the architectural style, but a door was needed in that location.

Mr. Weaver pointed out that the 50th year was approaching, and he thought there had been numerous alterations; moreover, the Board could not be too purist about the changes.

Mr. Heinrich referred to the site plan on the courtyard wall that ran across the front of the building. He said that, from the street, not everything on the eastside was seen from the primary elevation, as the secondary was behind the wall.

Mr. Weaver stated that he appreciated the modification on the porch because it was important, and the rest he had no major problem with because the building had been changed so many times. He said that Mr. Heinrich was getting closer to the original pattern, even though the windows had been changed to Colonial style.

Ms. Wallace asked about the wall on the north side and questioned what would happen to the doorway to the courtyard.

Mr. Heinrich responded that the old gate would be stabilized and would be coated with a palmer on the backside. He explained that his plan was to make an exact reproduction of the arch, mount it instead of using straps and wire so that it would last for many years.

Mr. Weaver addressed the consistency of the shutters, as he felt that the batten shutters were fine, and he stated that the interpretation of the building as St. Augustine Colonial Revival was appropriate.

Mr. Heinrich stated that he would prefer true storm shutters, but some of the windows were too close together for true shutters that would cover the window; however, he recommended including all of the hardware.

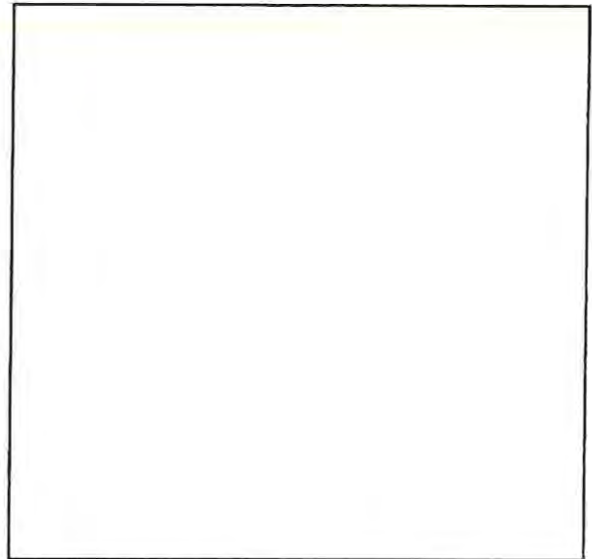
Mr. Weaver asked the board if they had any suggestions on how to deal with the shutters.

Mr. Schofield responded that bi-fold shutters would be ideal.

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2006-1087



IN THE MATTER OF:

APPLICANT/OWNER: Thomas C. Heinrich
210 Regis Court
Longwood, FL 32779

RE: Certificate of Appropriateness pursuant to Section 28-89, City of St. Augustine Code, to make repairs and modifications for conversion to single family use.

SITE DESCRIPTION FOR CERTIFICATE OF APPROPRIATENESS:
15 Bridge Street

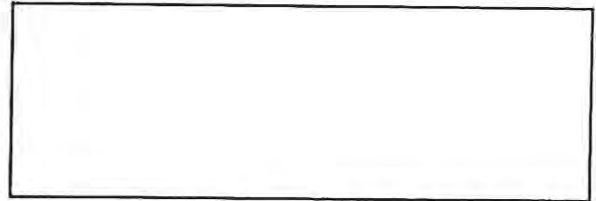
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE W62FT OF LOT 3 BLK 27
OR2767/851

PARCEL NUMBER: 198700-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 30, 2006, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW 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 30, 2006 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.



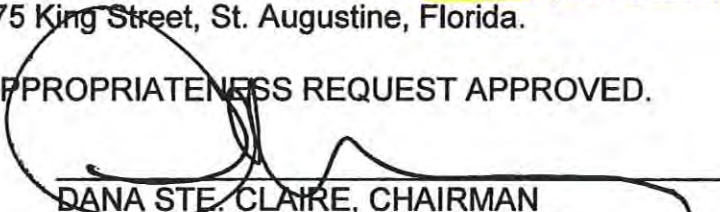
2. A public hearing was held, with notice given as required by law, and ☐ Members of the public testified under oath, or ☒ No members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:
 - Only that portion of the upstairs porch located on the north gable end of the building shall have a cantilevered projection of no more than 3½ feet. Also this porch shall not be extended any further to the west.
 - Drawings in elevation and cross section shall be provided by the applicant prior to construction to show details of the upstairs porch balustrade, eaves, fascia and deck. Porch posts shall be chamfered and porch roofing shall mimic wood shakes in appearance.
 - All hardware types, colors and materials for doors, windows, and shutters shall be submitted to staff for review and approval prior to installation.

DONE AND ORDERED, at a public hearing on the 30th day of November A.D., 2006, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

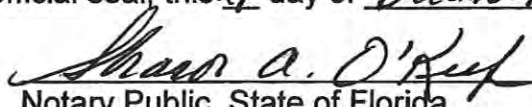
CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.


DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Dana Ste. Claire personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Dana Ste. Claire, personally known to me and who is the person 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 21 day of December, A.D., 2006.


Notary Public, State of Florida

TAX EXEMPTION DOCUMENTATION - 2008

15 Bridge Street, St. Augustine, FL 32084 - Heinrich Residence



Photo 3

Front Facade

View SW

November 7, 2008

L. Keys



Photo 4

Front Porch

View W

November 7, 2008

L. Keys

Google Maps

11 Bridge St
15 Bridge Street Gate

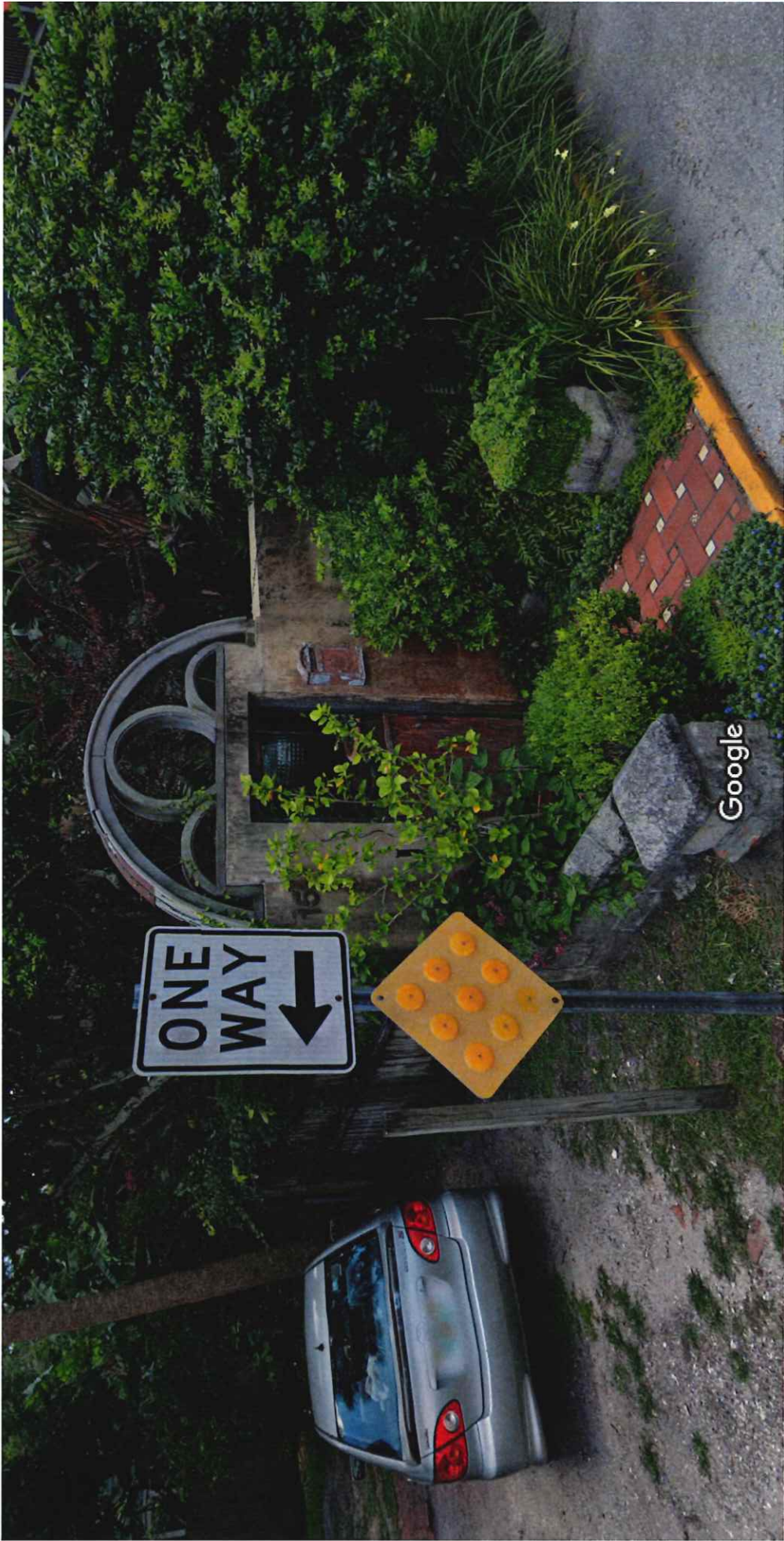


Image capture: Jul 2019 © 2020 Google

St. Augustine, Florida
Google
Street View

Google Maps

11 Bridge St

15 Bridge Street Gate: 2017



Image capture: May 2017 © 2020 Google

St. Augustine, Florida



Street View

Google Maps

11 Bridge St

15 Bridge Street Gate: 2011



Image capture: May 2011 © 2020 Google

St. Augustine, Florida



Street View

Google Maps 11 Bridge St



Image capture: Nov 2007 © 2020 Google

St. Augustine, Florida



Street View

2004



EY

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



JUN 18 2020

Planning/Building Dept.

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



\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$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. 1885431
 Advertising Costs \$ _____ Postage \$ _____ Paid on _____

BDAC Project No. 2020-0069
 Meeting Date: July 16, 2020
 Receipt No. _____

- NAME OF APPLICANT GERALDINE & PETER VACCARO
 Business (if applicable) _____
 Address 15 BRIDGE ST
 City ST. AUGUSTINE State FL Zip Code 32084
 Daytime telephone 716-913-8492 Other phone/email 716-432-3018
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER PETER VACCARO & GERALDINE NOWAK
 Business (if applicable) _____
 Address 15 BRIDGE ST.
 City ST. AUGUSTINE State FL Zip Code 32084
 Daytime telephone (required) 716-913-8492 Other phone 716-432-3018
- PROJECT STREET ADDRESS 15 BRIDGE ST.
- LEGAL DESCRIPTION: Lot 3 Block 27 Subdivision _____ Parcel 198700-0000
- EXISTING USE RESIDENTIAL PROPOSED USE _____
- PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

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)

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_____

SIGNATURE OF APPLICANT_____ DATE_____

PRINT OWNER'S NAME GERALDINE NOWAK & PETER VACCARO

SIGNATURE OF OWNER [Signature] DATE 6/18/2020

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.

JUN 18 2020

COMPLETENESS REVIEW CHECKLIST

Planning/Building Dept.

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

If you find photo you referred to showing original gate in its condition before replacement was undertaken (or other photos of original gate).

Project number: 2020-0069 Project Address: 15 BRIDGE
 Reviewed by: Julie Courtney Date: 6.25.20

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]

RECEIVED

JUL 06 2020

Planning / Building Dept.

PROPERTY OWNER

GERALDINE NOWAK

(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA

COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Geraldine Nowak, who is personally known to me or who has produced FL Driver's 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 6th day of July, 2020.



Mary Law
State of Florida
My Commission Expires 12/17/2022
Commission No. GG 263265

Mary Law
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

RECEIVED

JUL 06 2020

Planning / Building Dept.

PROPERTY OWNER

PETER K VACCARO
(Print Name)

Peter K. Vaccaro
(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, Peter K. Vaccaro, who is personally known to me or who has produced FL Driver's 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 6th day of July, 2020.



Mary Law
State of Florida
My Commission Expires 12/17/2022
Commission No. GG 263265

Mary Law
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

RECEIVED

JUL 06 2020

Planning / Building Dept.

To Historic Architectural Review Board

RECEIVED

JUN 18 2020

Planning/Building Dept.

Please be advised that we purchased our home at 15 Bridge Street, St. Augustine, FL on February 5, 2020. Shortly after we moved in, our neighbor Pat across the street sent a picture of our gate that had fallen apart and was laying on the ground. Unfortunately, we are unable to find that photo for your perusal.

We immediately contacted our realtor who had advised us that she knew someone who could restore our gate. The wood was all warped and splintered and the hardware was falling off. The gate was all patched together and simply did not function any more and was too far gone to be saved. We needed all new wood. The door frame was also rotted out and needed replacement.

We were referred to Jay Olson, who took the job and replicated our gate with the same hardware that was on the original gate. He brightened up the original rusted and dull hardware and it was all attached to new gate. We have attached a copy of the original design of gate that was approved in 2006. We believe our new gate matches that design. The gate frame color we chose matched the original, only cleaner and brighter of course. We chose a Sherwin Williams Quite Red color for gate and a gray color for frame.

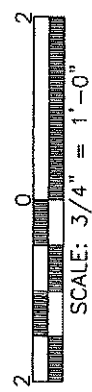
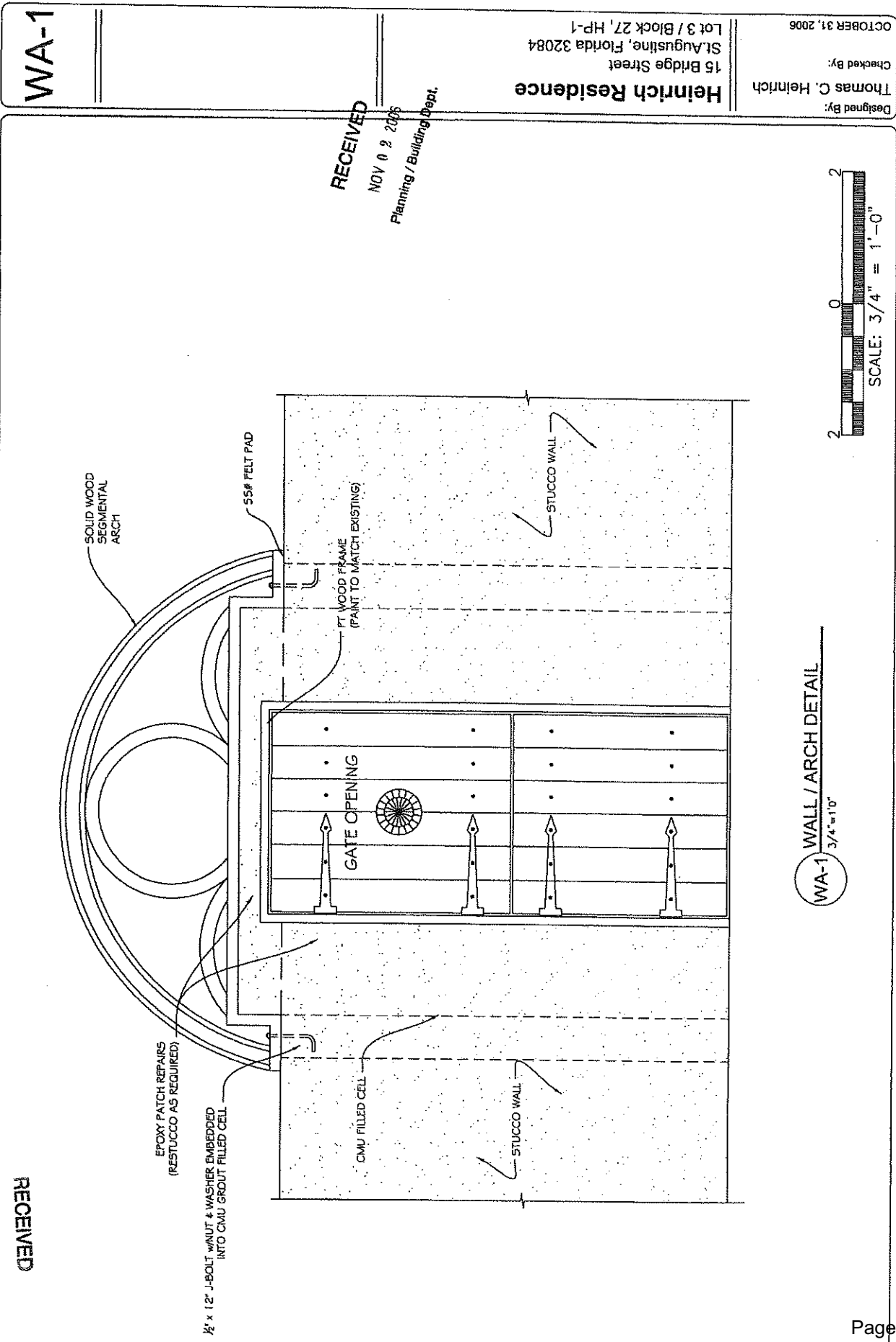
We received a copy of the complaint of our gate sent via email from Pat, the owner of Kenwood Inn to Jenny Wolfe, the Historic Preservation Officer. This was the first time anyone mentioned that we needed architectural approval of our gate. We would have thought that the realtor or the gentleman who restored our gate would have been aware that such approval was needed. We

ng new
GEOLVED

Planning/Building Dept.

Thank you for your time and consideration and we look forward to working with you.

John Snow



WA-1 WALL / ARCH DETAIL
3/4" = 1'-0"

Designed By: Thomas C. Heinrich
Checked By:
OCTOBER 31, 2006

Heinrich Residence
15 Bridge Street
St. Augustine, Florida 32084
Lot 3 / Block 27, HP-1

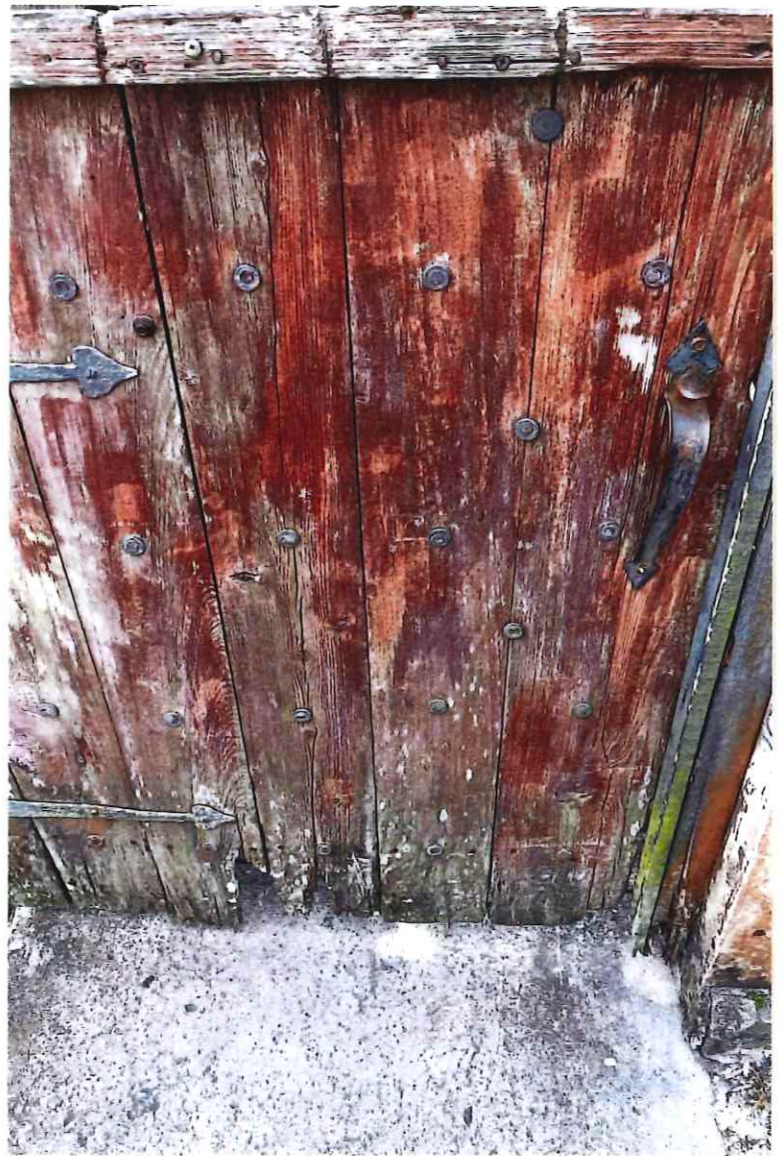
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Planning / Building Dept.

WA-1

RECEIVED

JUN 18 2020

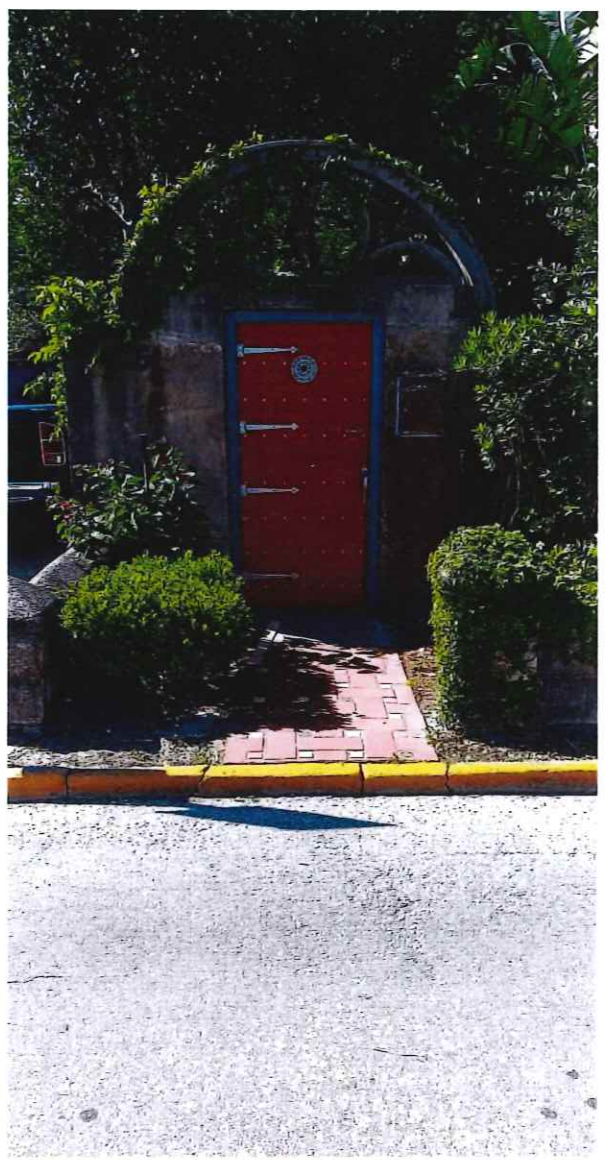
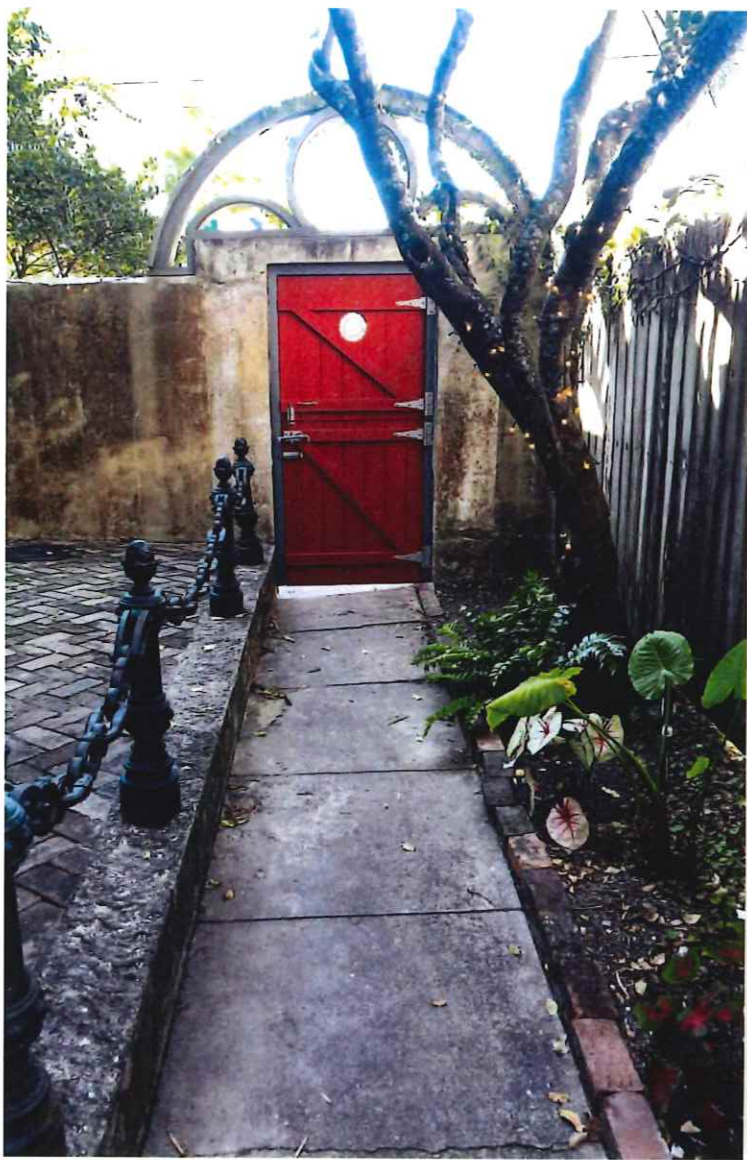
Planning/Building Dept.



RECEIVED

JUN 18 2020

Planning / Building Dept.



RECEIVED

JUN 18 2020

Planning / Building Dept.

FRONT OF
OLD DOOR GATE

15 BRIDGE

RECEIVED

JUL 06 2020

Planning / Building Dept.



BACK OF OLD
GATE

15 BRIDGE

RECEIVED

JUL 06 2020

Planning / Building Dept.



Specialty Woodwork & Svc.
1761 Dobbs Rd. #107
St Augustine, Fl 32084

April 7, 2020

PROPOSAL

- Garden gate-

- Mr & Mrs Vaccar, 15 Bridge Street, St Augustine-

Scope of work:

Replicate existing gate in function and appearance.
Weather resistant solid wood construction.
Paint finish to match.
All labor, materials and installation incl.

Work outlined will be performed in accordance with specifications submitted, and will be completed in a substantial workmanlike manner for the amount of \$ 2, 200.00

Draw schedule, At commencement,	\$ 1, 200.00
At completion,	\$ 1, 000.00

\$ 2, 200.00

1,100.00 PD CH #1108 JEC

Respectfully submitted,

J.E. Olsson, Owner.



Above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: Signature:

RECEIVED

JUL 06 2020

Planning / Building Dept.

This instrument was prepared by:

Vanessa Kelly
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number: 19-18124
Consideration: \$802,500.00
Documentary Stamps Paid: \$5,617.50

This Warranty Deed

Made this **February 5, 2020 A.D.** By **Erik Owen and Deirdre Owen, husband and wife** hereinafter called the grantor, to **Peter Vaccaro, a single man and Geraldine Nowak, a single woman, as joint tenants with full rights of survivorship and not as tenants in common**, whose post office address is: 15 Bridge 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:

A portion of Lot 3, Block 27, City of St. Augustine, Florida, according to map thereof on file in the office of the clerk of the circuit court, Saint Johns County, Florida, and designated as the map of 1923, as follows:
Beginning at the Northwest corner of said Lot 3, Block 27, as the Point of Beginning; thence run Easterly along the North line of said Lot 3 a distance of 62 feet, more or less, to a point which point lies on a line parallel to the West line of said Lot 3 and intersects the center of a large Sycamore tree; thence run South along said parallel line to the South line of said Lot 3; thence run Westerly along said South line to the Southwest corner of said Lot 3; thence run North along the West line of said Lot 3 to the Point of Beginning.

Parcel ID Number: 198700-0000

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, 2019**.
[signature page to follow]

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] Mark Anthony Strack

Witness Printed Name: Mark Anthony Strack

Erik Owen

Address: 8 PARK AVE
St. Augustine, FL 32084

(Seal)

[2] Vanessa Kelly

Witness Printed Name: Vanessa Kelly

Deirdre Owen

Address: 8 Park Ave.
St. Augustine, FL 32084

(Seal)

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this February 05, 2020, by Erik Owen and Deirdre Owen, husband and wife. Such person (notary must check applicable box):

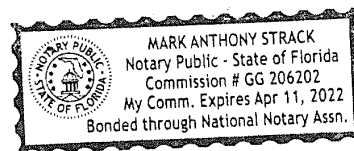
- ☐ is / are personally known to me.
☒ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.

Mark Anthony Strack
Notary Public

Notary Print Name Mark Anthony Strack

My Commission Expires: 04/11/2022

(NOTARY SEAL)



Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID 1987000000
Location Address 15 BRIDGE ST
SAINT AUGUSTINE 32084-0000
Neighborhood City of St Aug (east of lake) (SF) (612)
Tax Description* CITY OF ST AUGUSTINE W62FT OF LOT 3 BLK 27 OR4877/1112
*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 0.110
Homestead Y

Owner Information

Owner Name [Vaccaro Peter Et AL](#) 100%
[Nowak Geraldine](#) 100%
Mailing Address 15 BRIDGE ST
SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$464,027
Extra Features Value	\$4,548
Total Land Value	\$188,573
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$657,148
Total Deferred	\$76,348
Assessed Value	\$580,800
Total Exemptions	\$50,000
Taxable Value	\$530,800

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	\$416,364	\$4,548	\$188,573	\$0	\$0	\$609,485	\$567,742	\$91,743	\$517,742
2018	\$418,958	\$3,945	\$188,573	\$0	\$0	\$611,476	\$507,013	\$154,463	\$457,013
2017	\$423,666	\$4,030	\$188,573	\$0	\$0	\$616,269	\$496,585	\$169,684	\$446,585
2016	\$428,373	\$4,115	\$171,430	\$0	\$0	\$603,918	\$486,371	\$167,547	\$436,371
2015	\$406,416	\$2,542	\$132,246	\$0	\$0	\$541,204	\$496,663	\$94,541	\$446,663
2014	\$197,016	\$2,542	\$119,021	\$0	\$0	\$318,579	\$318,579	\$0	\$318,579
2013	\$199,473	\$2,542	\$119,021	\$0	\$0	\$321,036	\$321,036	\$97,129	\$223,907
2012	\$201,931	\$2,542	\$119,021	\$0	\$0	\$323,494	\$323,494	\$97,129	\$226,365
2011	\$203,908	\$2,542	\$132,246	\$0	\$0	\$338,696	\$338,696	\$97,129	\$241,567
2010	\$205,885	\$2,542	\$146,940	\$0	\$0	\$355,367	\$354,535	\$97,961	\$257,406

Exemption Information

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

Building Information

Building 1
Actual Area 2907
Conditioned Area 2257
Actual Year Built 1888
Use Single Family Residence
Style 01
Class N
Exterior Wall Stucco

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Ceramic Tile, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths 2.5

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	12 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1132	1132
FINISHED OPEN PORCH	0	200
FINISHED OPEN PORCH	0	370
FINISHED OPEN PORCH	0	80
FINISHED UPPER STORY	1125	1125
Total SqFt	2257	2907

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	404
Masonry Wall	0	0	0	0	250

Land Information

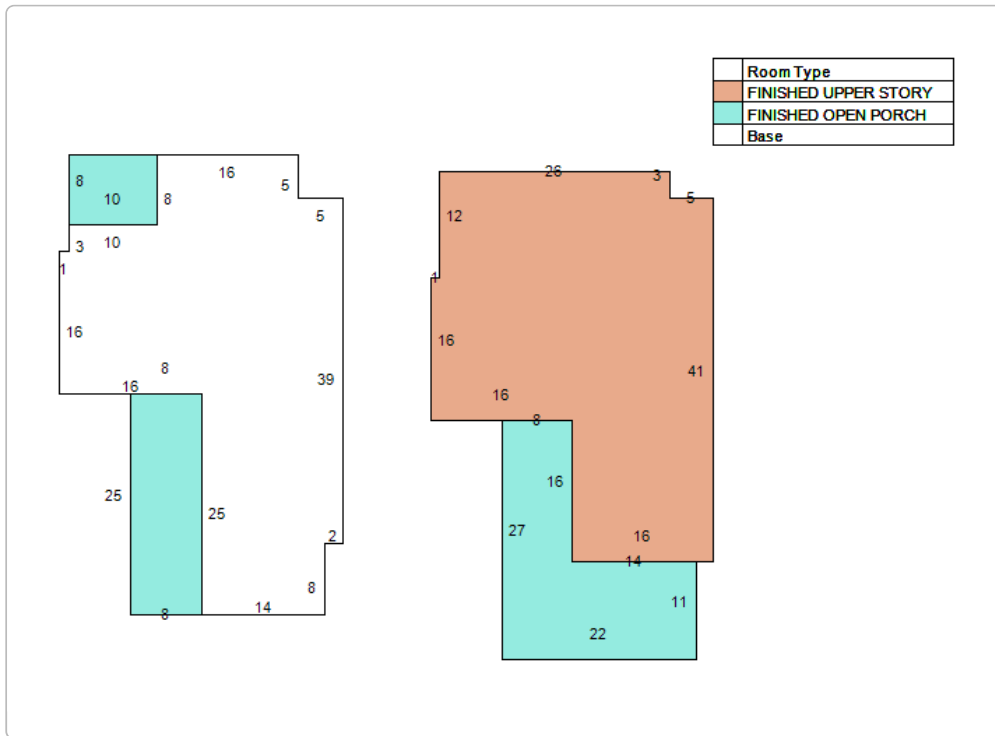
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	62	72	62	EF	\$188,573

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/5/2020	2/5/2020	\$802,500.00	WD	4877	1112	Q	I	OWEN ERIK,DEIRDRE	VACCARO PETER ET AL
10/9/2018	10/9/2018	\$750,000.00	WD	4624	620	Q	I	HASKINS GERALD M ETUX	OWEN ERIK,DEIRDRE
4/10/2014	4/3/2014	\$750,000.00	WD	3866	1058	Q	I	HEINRICH THOMAS C & HEINRICH DELINDA RONETTE	HASKINS GERALD M ETUX
12/19/2013	12/18/2013	\$0.00	FJ	3826	1871	U	I	HEINRICH THOMAS C	HEINRICH THOMAS C
	12/8/2008	\$0.00	OI	3147	631	U	I	HEINRICH THOMAS C	HEINRICH THOMAS C
	9/27/2006	\$0.00	CD	2790	1321	U	I	BRIDGE & MARINE LLC	HEINRICH THOMAS C
	8/16/2006	\$550,000.00	WD	2767	851	Q	I	BRIDGE & MARINE LLC	HEINRICH THOMAS C
	8/15/2006	\$0.00	CD	2767	847	U	I	DUDDINGTON AMELIA TRUSTEE	BRIDGE & MARINE LLC
	8/15/2006	\$0.00	CD	2767	845	U	I	DUDDINGTON AMELIA	DUDDINGTON AMELIA TRUSTEE

2/4/2005	\$850,000.00	WD	2370	1607	Q	I	DUDDINGTON AMELIA TRUSTEE	BRIDGE & MARINE LLC
9/4/2002	\$100.00	QC	1821	1320	U	I	DUDDINGTON AMELIA TRUSTEE	DUDDINGTON AMELIA TRUSTEE
12/17/2001	\$100.00	QC	1693	44	U	I	DUDDINGTON MILDRED W	DUDDINGTON AMELIA

Sketch Information



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

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0073 Address: 46 Cuna Street

Applicant: TTV Architects, Inc.

Property Owner: University of Florida Historic St. Augustine, Inc.

Project description: To modify the existing coquina warehouse with a new opening, exterior wood staircase, four wall exhaust vents, lighting, ADA compliant ramps and site features.

Architectural Style:	Spanish Colonial Reconstruction	Florida Master Site File:	SJ00622
National Register:	Contributing to St. Augustine Town Plan Historic District	Construction date:	1966
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974300000		
Agenda Item:	7(b)	Previous Action(s):	None recent

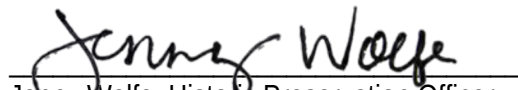
STAFF SUMMARY AND ANALYSIS:

1. This property is considered a contributing building to the St. Augustine National Register Historic District as a reconstruction and alterations are being proposed to allow a new use for the building.
2. Staff concerns are related to the following:
 - a) Architectural compatibility of the proposed exterior stair: should match Spanish Colonial design versus Frame Vernacular design shown in the example. The building represents a historic reconstruction of a Territorial Period or earlier building so staff recommends using the Pre-1821 design guidelines and not the Frame Vernacular design criteria used in the stair example provided by the applicant. The applicant should provide information showing how the stair-case is compatible with Spanish Colonial inspired site features.
 - b) Visual impact of the ADA pavement improvements: clarify if this will be a paint finish and what color and/or if an alternative can be used to designate these outlines such as a brick paving. Options using different paving materials versus bright colored paint should be considered for the parking and pedestrian walkway surfaces if allowed by code
 - c) LED light source for light fixtures: please clarify that this will be a soft white light, 2800-3000K rating
3. Alterations that are minor or are compatible with the AGHP include new wood doors to match existing style and material with black hardware, painting to match or will use pre-approved colors, small vents painted to match, and new coquina concrete walkways/ramping.
4. Please be aware this property falls within Archaeological Zone IA. Any proposed ground disturbance, such as plumbing, foundation work, etc., requires archaeological review and testing prior to the initiation of construction activities. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review. The City Archaeologist will be happy to provide more information about the process. Since the property is state-owned, the work may require review under Chapter 267, *Florida Statutes*, which should be coordinated with the Florida Division of Historical Resources.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds the board can APPROVE the CERTIFICATE OF APPROPRIATENESS at 46 Cuna Street with the following conditions:

1. Provide a detail of the profile, material, finish, and section of the proposed staircase that is compatible with Spanish Colonial architecture. Consider a stair design that is L-shaped in plan to make the stair more compact similar to a 'loggia stairway' as per Manucy's *Houses of St. Augustine* but use simple square balusters with chamfered posts.
2. Provide details on parking lot improvements related to any painting and consideration for alternative surface treatments that are less visually impactful
3. Provide details on the lighting source to indicate it is a soft white light.


Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK

- Replace two doors
- Replace some light fixtures and add additional light fixtures attached to the building
- Add exterior staircase to access second floor
- Install ventilation louvers on the building
- Site features including coquina concrete walkways, ramps, patching the parking area, and adding handi-cap parking details

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

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

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.

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.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

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.

Don't...

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Add aluminum or other inappropriate screen doors.

Pre-1821

First Spanish Period doors are similar to gates in design but are between thirty-three inches and forty-four inches wide.

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

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.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Pre-1821

Loggias and galleries are the distinctive feature of the St. Augustine Plan. They serve as outdoor rooms, and protect windows and doors from sun and rain. Loggias are inset into the facade and are enclosed by a colonnade. Loggias are not appropriate on the street facade of the building. The colonnade usually is in the same plane as the building wall. Floors for loggias and galleries may be either poured coquina concrete or tabby. Galleries project out from the facade, often with a distinctly separate roof. A gallery is also enclosed by a colonnade.

Colonnades are usually simple wood posts, but masonry columns may be appropriate. Masonry columns may be topped with arches. The appropriate proportion for arched colonnades is for the height to be approximately equal to the width or diameter of the arch. Posts and columns may be plain or have simple chamfers or moldings. Columns supporting an upper story wall are usually broad while those supporting only a roof should be lighter. All columns are square and may have a square base and capital.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.

COA F2020-0073
46 Cuna Street
July 16, 2020
Pre-1821

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

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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

Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

COA F2020-0073

46 Cuna Street

July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Excerpts from Manucy's *Houses of St. Augustine*

STAFF PHOTOS
COA 2020-0073 46 CUNA STREET



Cuna Street facing west



From Cuna Street, facing north (south elevation)

STAFF PHOTOS
COA 2020-0073 46 CUNA STREET



Cuna Street facing east



From Cuna Street facing northeast (west and south elevations)

STAFF PHOTOS
COA 2020-0073 46 CUNA STREET



Close up of the west elevation



Parking area to be improved with patched paving and ADA striping

STAFF PHOTOS
COA 2020-0073 46 CUNA STREET



East elevation



North and east elevations, stair to be behind the fence.

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8 SJ 622 1009==
 Site Name: Coquina Warehouse 830== Survey Date: 7809 820==
 Address: 46 Cuna Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 12 pt 18 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: St. Augustine Restoration Foundation ;
 Address: 5 Cordova Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Institutional 848== Zoning: HP-3
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469710 3307080 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Scardaville, Michael C. (Historian) ;
 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:

() Altered 858==
 (X) 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==

II. SITE DESCRIPTION, continued.

Original Use: Government 838== Present Use: Government 850==
 Date: +1966 844== Period: 20th cent. 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Spanish Colonial 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Stucco; woodboard & batten 854==
 _____ 856==
 Structural Systems: Concrete block wall
 Features of Structure: (942) 942==
 Window Type: DHS 12/12 942==
 Foundation: Concrete block wall 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: _____ 942==
 Porches & Balconies: _____ 942==
 _____ 942==
 Chimney Location: _____
 Materials: (882) 882==
 Chimney: _____ 882==
 Roof Surfacing: Wood, shakes
 Ornament Exterior: _____ 882==

 Quantitative Data: (950-954)
 Chimneys: _____ 952== Dormers: _____ 954== Stories: 1½ 950==
 Other: _____ 956==
 Surroundings: Restored area. 864==
 Relationship to Surroundings: Part of cluster of original colonial and
 reconstructed colonial buildings. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Tourism, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building was reconstructed in 1966 by the St. Augustine Restoration Foundation, Inc. at 46 Cuna Street. Conjectural data suggests that the colonial structure was built in the early 1800's, perhaps during the early years of the Territorial period (1821-1845). It is known that the site was once a part of the land owned by one of the early settlers named Jose Sanchez de Ortigosa. The building is a combination of masonry walls and board and batten second floor. The stucco exterior represents a common practice of stuccoing masonry walls for protection. The house is currently used as a Preservation Board maintenance workshop.

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

(over)

V. BIBLIOGRAPHY

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 46 Cuna Street represents an "old coquina warehouse" that appears on a mid-19th century plat of the area. The property was owned over a long period of time by Jose Sanchez de Ortigosa, who maintained an expanse of land from St. George Street to Spanish Street. The Sanborn Fire Insurance maps indicated this lot and nearby lots were occupied by the three-story "Colombia House Hotel" which was demolished in 1966 for reconstruction of the existing building.

ARCHAEOLOGY

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

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

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

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

4. Block 12, Lot pt. 18, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1950.



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00622**
 Field Date 2-10-2016
 Form Date 2-10-2016
 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) COQUINA WAREHOUSE Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 46 Direction _____ Street Name CUNA Street Type Street Suffix Direction _____
 Address: 46
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 19 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1974300000 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: 1966 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Storage building From (year): _____ To (year): _____
 Current Use Storage building 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 Spanish Colonial Exterior Plan Rectangular Number of Stories 1-2
 Exterior Fabric(s) 1. Stucco 2. Vertical plank 3. _____
 Roof Type(s) 1. Gable 2. Flat 3. _____
 Roof Material(s) 1. Wood shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single wood 12/12 with wood sills and trim

Distinguishing Architectural Features (exterior or interior ornaments) steeply pitched front gable with wood shingle roof, windows and doors flush with stucco exterior

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) enclosed side yard and parking; rear building recorded as 46 1/2

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. Continuous
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) single wood plank doors flush with exterior stucco; double wood plank doors with heavy metal hinges
 Porch Descriptions (types, locations, roof types, etc.) none

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

Narrative Description of Resource 1960s era reconstruction. See Barbara Mattick NRHP Report Continuation Sheets

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 SJ00010 -- ST. AUGUSTINE NRHD

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

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

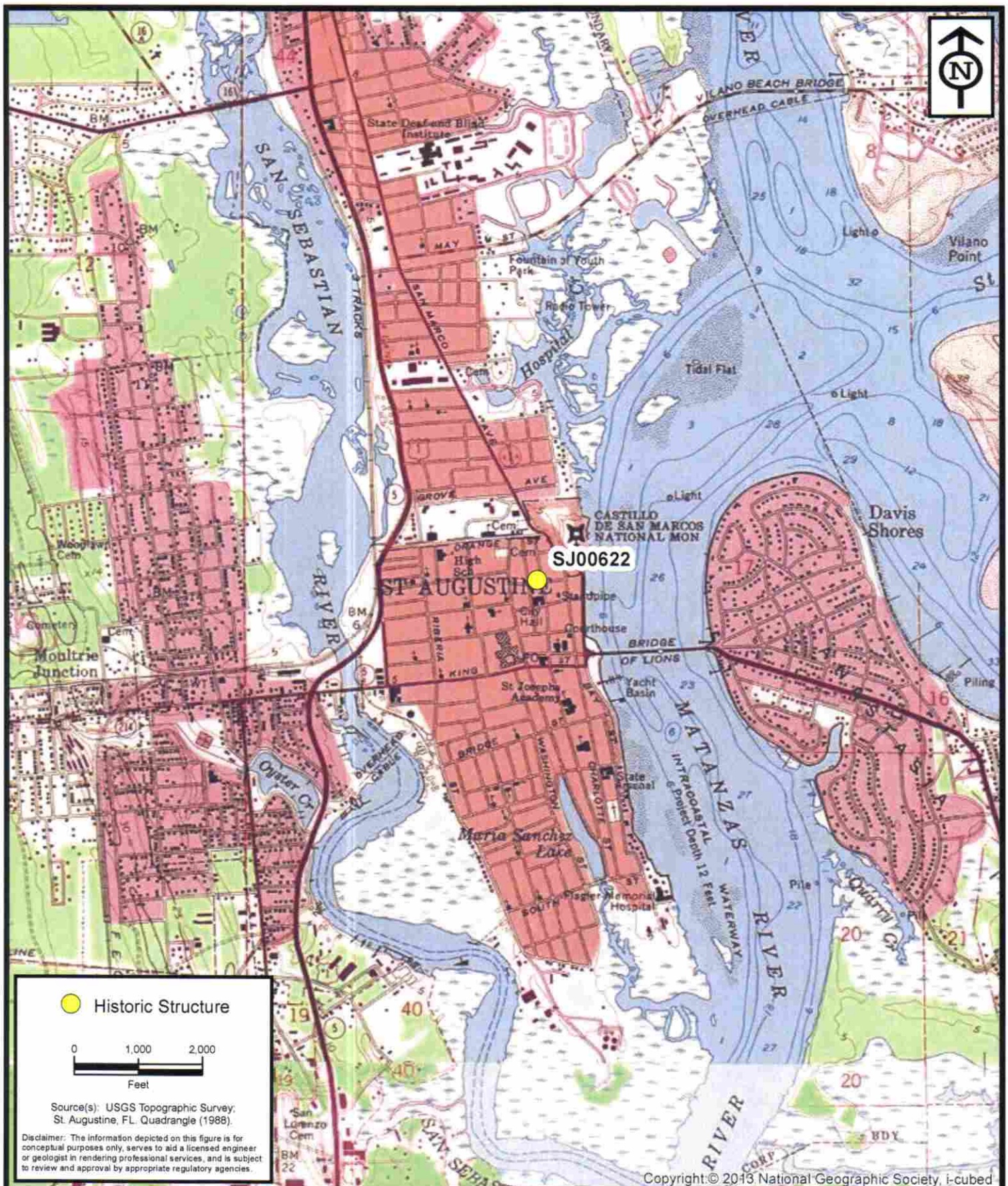
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



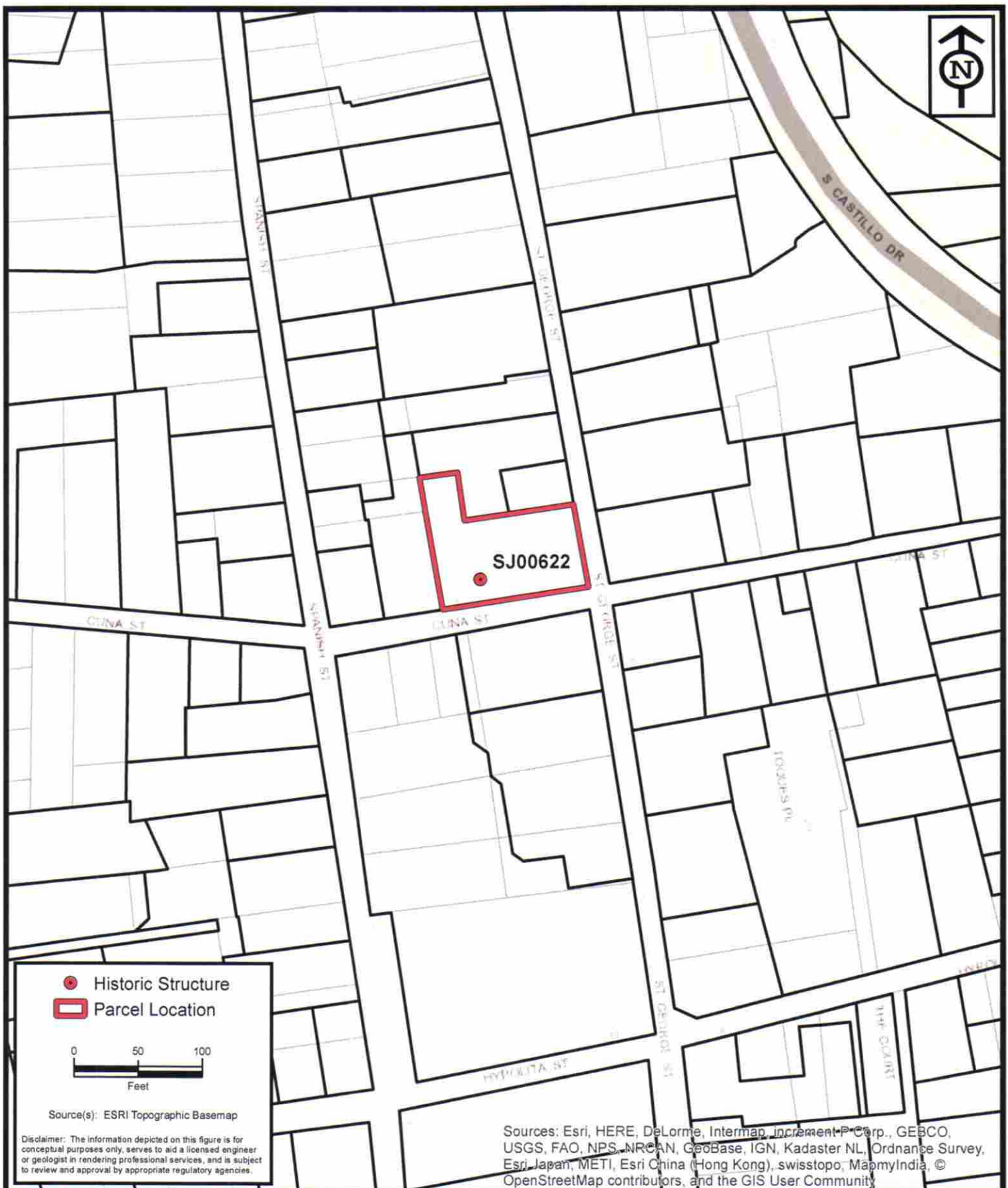
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00622
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Figure:	2



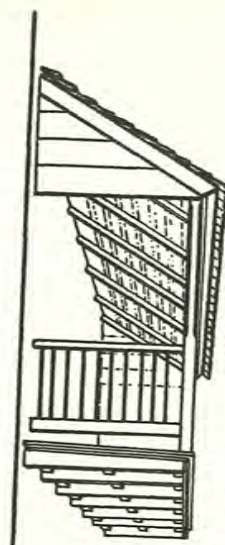
Parking
Lot
3

TOW AWAY
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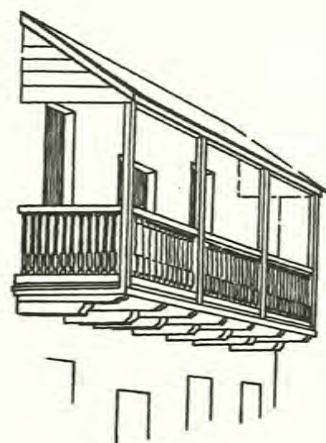
46



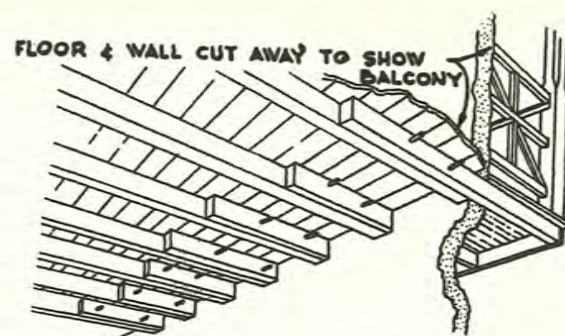




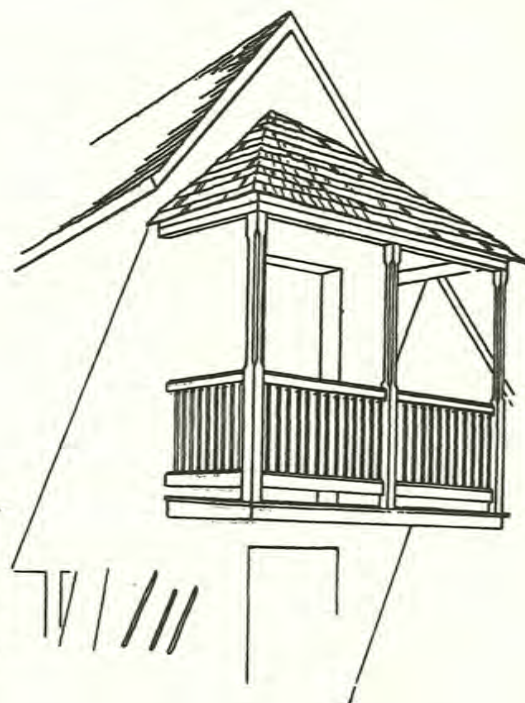
50. TYPICAL
STREET
BALCONY



52. CORBELED
BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY

Constructed upon second-floor joists (cf. Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,¹²⁸ which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 $\frac{2}{3}$ *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 $\frac{2}{3}$ *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2 $\frac{1}{2}$ x 3 $\frac{1}{2}$ inches in size and was reinforced by 4 iron brackets.¹²⁹

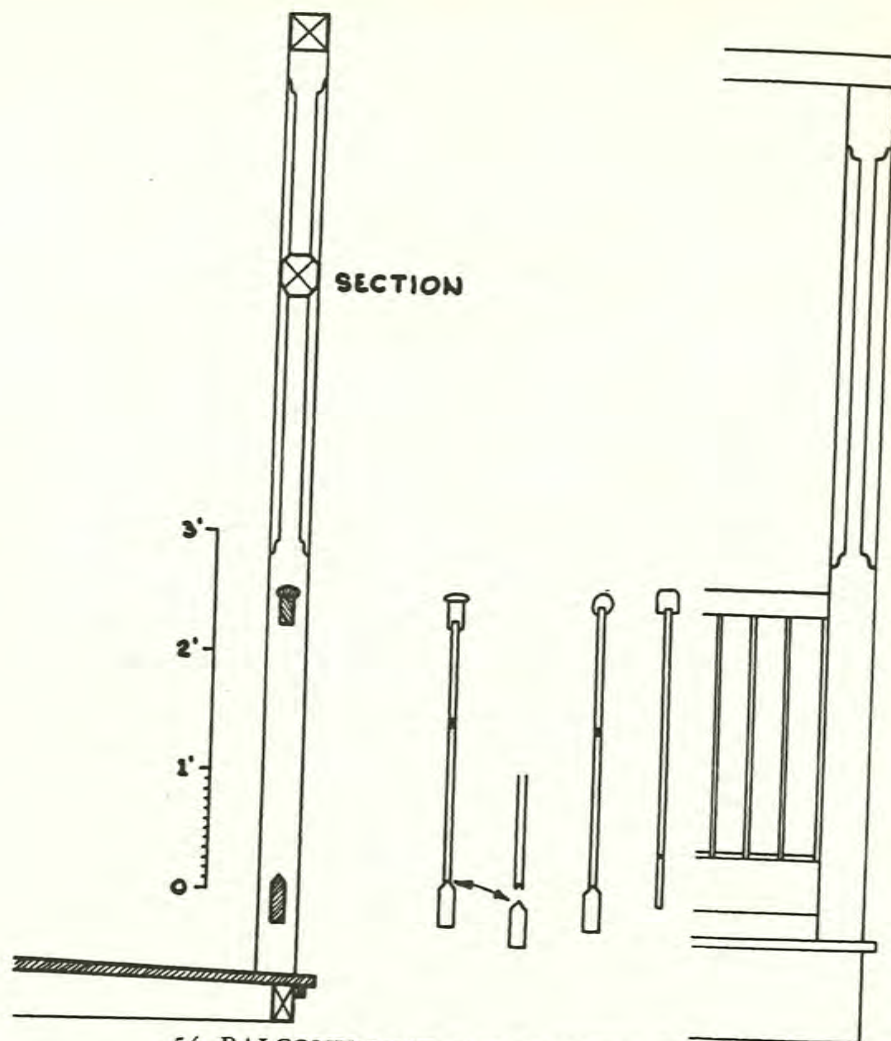
No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly over a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

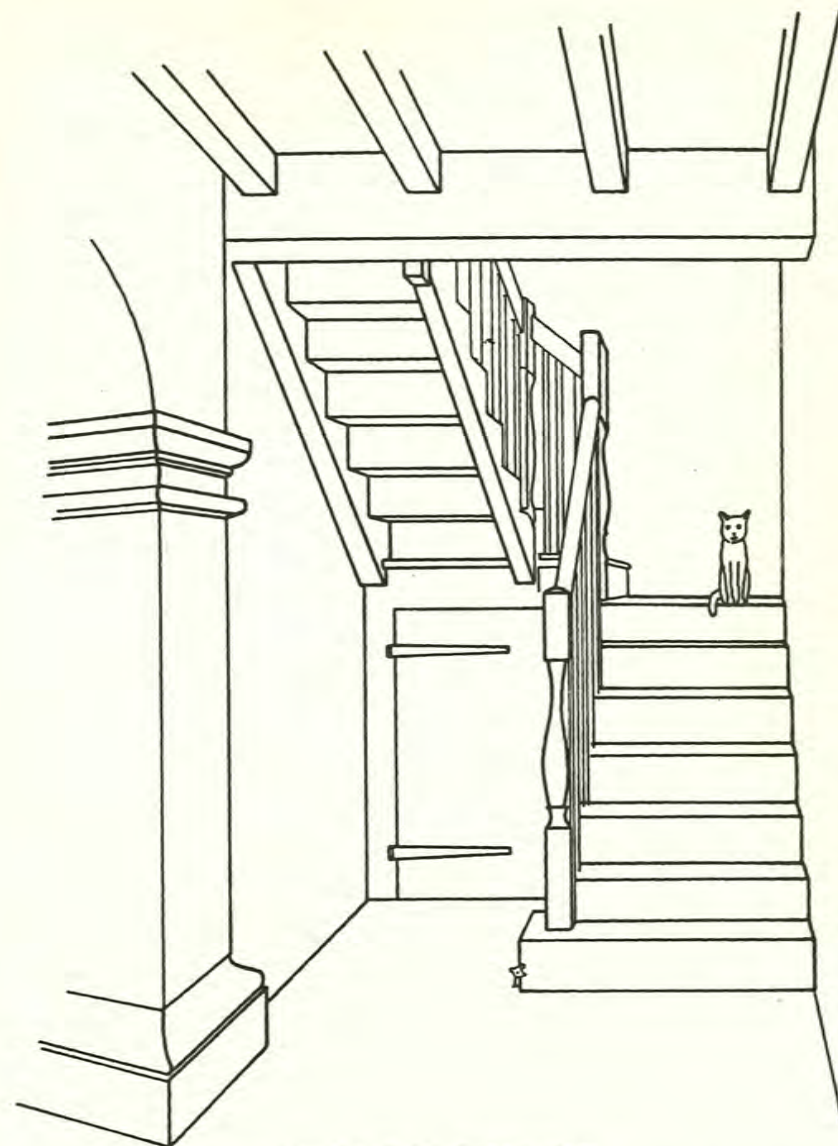
Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway (*escalera*) at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.¹³⁰



54. BALCONY POST AND BALUSTRADES

The spindles are tapered at the top into mortises (or sometimes a continuous groove) on the underside of the hand rail. The bottom rail is not mortised.

Although it is likely that some inside stairs existed during the first Spanish period and others were doubtless built by the British, outside stairways continued in popularity. A fine example from the late 1700's is at the Fatio House (Fig. 56). Located at the angle of an L-shaped porch, it is entirely of wood. The risers are comfortable and there is a landing (*entresuelo*) between floors. The balus-

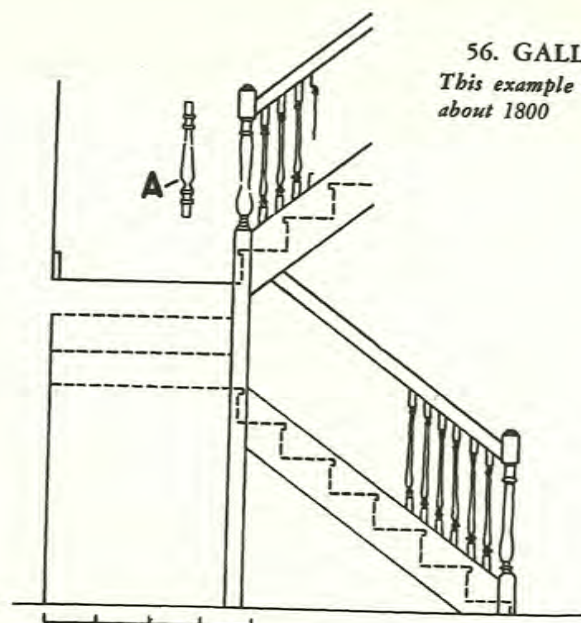


55. LOGGIA STAIRWAY

"A staircase at one end to the chambers; the steps easy, all tabby." — Bartram

ters are turned spindles, graceful and well proportioned. They are lighter than, but not dissimilar to an attractive Puerto Rican spindle of the same period.

Some of the larger houses also had balustraded stairways to the flat roof.¹³¹



Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained two fireplaces with glazed tile fronts.¹³²

Chimneys were built both of shellstone and brick.¹³³ When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.

56. GALLERY STAIRWAY
This example at 20 Avilés dates from
about 1800



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use
(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

- | | |
|--|---|
| 1. <i>Palma</i> : palm thatch | 7. Clapboard |
| 2. <i>Guano</i> : palm thatch | 8. <i>Tejamani</i> : shingle or shake |
| 3. <i>Paja</i> : straw thatch | 9. Shingle: shingle or shake |
| 4. <i>Azotea de cal</i> : tabby flat roof | 10. Short shingle: shingle |
| 5. <i>Azotea</i> : tabby or tile flat roof | 11. <i>Rajón</i> : shake |
| 6. <i>Tabla</i> or <i>tablazón</i> : clapboard | 12. <i>Cáscara de ciprés</i> : cypress bark |
| | 13. <i>Teja</i> : barrel tile |
| | 14. Tile: barrel tile |

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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



JUN 19 2020

Planning/Building Dept.

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

BDAC Project No. 2020-0073

Receipt No. 1886376

Meeting Date: July 16, 2020

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

- NAME OF APPLICANT Christopher Noel
 Business (if applicable) TTV Architects, Inc.
 Address 115 E Forsyth St.
 City Jacksonville State FL Zip Code 32202
 Daytime telephone 904.798.8333 Other phone/email chrisn@ttvarch.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Board of Trustees of the Internal Improvement Trust Fund of the State of Florida
 Business (if applicable) University of Florida Historic St. Augustine, Inc.
 Address 48 King St.
 City St. Augustine State Florida Zip Code 32084
 Daytime telephone (required) 904.770.3248 Other phone _____
- PROJECT STREET ADDRESS 46 Cuna Street, St. Augustine, FL 32084
- LEGAL DESCRIPTION: Lot 18 Block 12 Subdivision City of St. Augustine Parcel 1-0197430-0000
- EXISTING USE Workshop Warehouse PROPOSED USE Rooming House
- PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☐ | Roof <u>N/A</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) <u>N/A</u> |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) <u>N/A</u> |
| ☐ | ☐ | Porch/Deck/Balcony <u>N/A</u> |
| ☐ | ☐ | Awning/Canopy <u>N/A</u> |
| ☐ | ☒ | Exterior Doors <u>Existing Main Entrance door to be replaced.</u> |
| ☐ | ☐ | Windows <u>N/A</u> |
| ☐ | ☐ | Shutters <u>N/A</u> |
| ☐ | ☒ | Foundation (including infill) <u>New Concrete footings for new stair structure.</u> |
| ☐ | ☒ | Exterior lighting & other appurtenances <u>Replace existing exterior lighting.</u> |
| ☐ | ☐ | Existing fences, walls & gates <u>N/A</u> |
| ☐ | ☐ | Existing parking, walkways & other site features <u>N/A</u> |

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

- ☐ New building N/A
- ☒ New addition New exterior wood staircase and railing assembly.
- ☐ New roof structures (dormers, chimneys, etc.) N/A
- ☐ New porch/deck/balcony N/A
- ☐ New awning/canopy N/A
- ☒ New entrances New exterior exit door on east facade.
- ☐ New window opening/sashes N/A
- ☒ New exterior lighting New wall mounted historical lantern light fixtures
- ☐ New fence/wall/gate _____
- ☒ New parking/walkways/other site features New handicap parking space and new walkways.
- ☐ Exterior utility service/mechanical equipment N/A

D. PAINT COLORS (check one)

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

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

The proposed re-purposing of the Coquina Warehouse into a rooming house is mainly a renovation exercise. There is no major demolition of the existing building exterior or site to accommodate this renovation. The new exterior work to take place includes but is not limited to a new opening on the east facade, a new exterior wooden staircase and railing assembly on the north facade, (4) new wall louvers on the north and south facade, new wall mounted historical lanterns, new ADA compliant ramp and walkway, and patching and repairing existing parking to the west of the structure.

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.

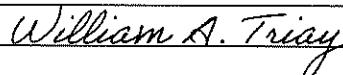
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals,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

SIGNATURE OF APPLICANT 

DATE 06-19-2020

PRINT OWNER'S NAME William Triay

SIGNATURE OF OWNER 

DATE 06-19-2020

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.

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.

CPN

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)

- | 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 <u>showing the materials, light intensity and source, hardware, colors/finish</u> |
| ☒ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

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

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

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☒ | ☐ | Details of proposed features including <u>material</u> , 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 <i>(Only if new proposed/planned)</i> |

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

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

❖ Other details necessary for review:

Details for light fixtures needed along with finish + design of door hardware, and paving material for parking lot.

Project number: 2020-0073 Project Address: 46 Curra Street
 Reviewed by: Julie Courtney Date: June 25, 2020

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

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

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

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

[Signatures Appear on Following Page]

RECEIVED

JUL 13 2020

PROPERTY OWNER

(Print Name)

(Signature)

Planning / Building Dept.

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

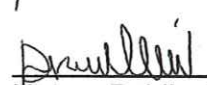
Christopher P. Noel
(Print Name)


(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, Christopher P. Noel, who is personally known to me or who has produced FL 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 July 13th day of July, 13th, 2020.


Notary Public, State of Florida



DREW O'NEIL
Commission # GG 138848
Expires August 28, 2021
Bonded Thru Budget Notary Services

PROPERTY OWNER

William A. Triay
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, appeared before me/in person who is personally known to me or who has produced FLORIDA DRIVER'S 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 14th day of July, 2020.



[Signature]
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

RECEIVED

JUL 14 2020

Planning / Building Dept.

TTV ARCHITECTS, INC.

UF MP06049 – St. Augustine – Bldg. 3918 - The Historic Coquina Warehouse
Repurposed into Student Living Quarters Renovation Project

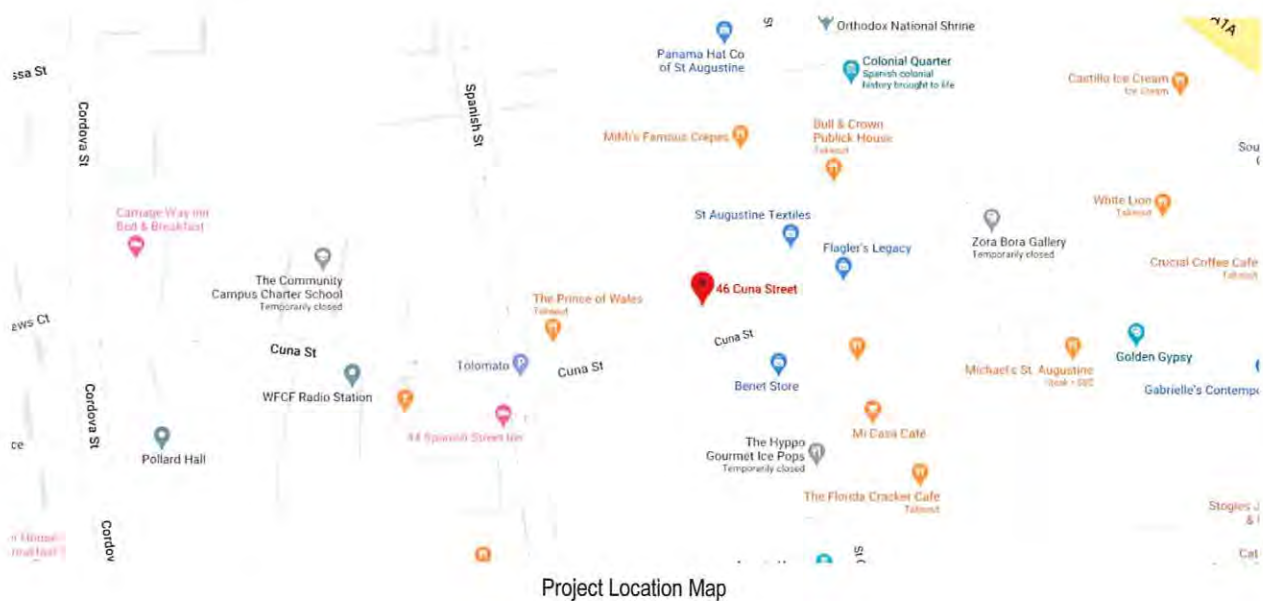
St. Augustine, Florida

**City of St. Augustine historical Architectural Review Board Certificate of
Appropriateness**

A. PROJECT ADDRESS/LOCATION

- Address - **46 Cuna Street, St. Augustine, FL 32084**
- County – **St. Johns**
- Block – **Block #12**
- Lot – **Lot #18**
- Property Appraiser Parcel Number – **1-0197430-0000**
- State Lease Parcel Reference Number – **6**

B. LOCATION MAPS

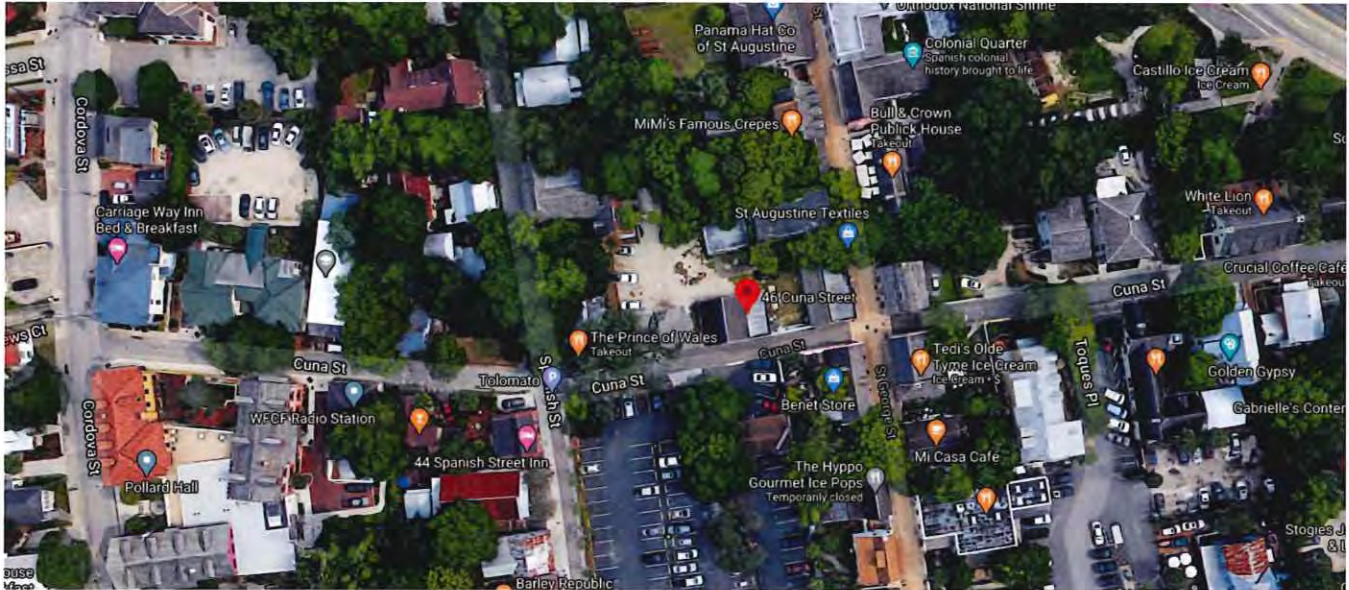


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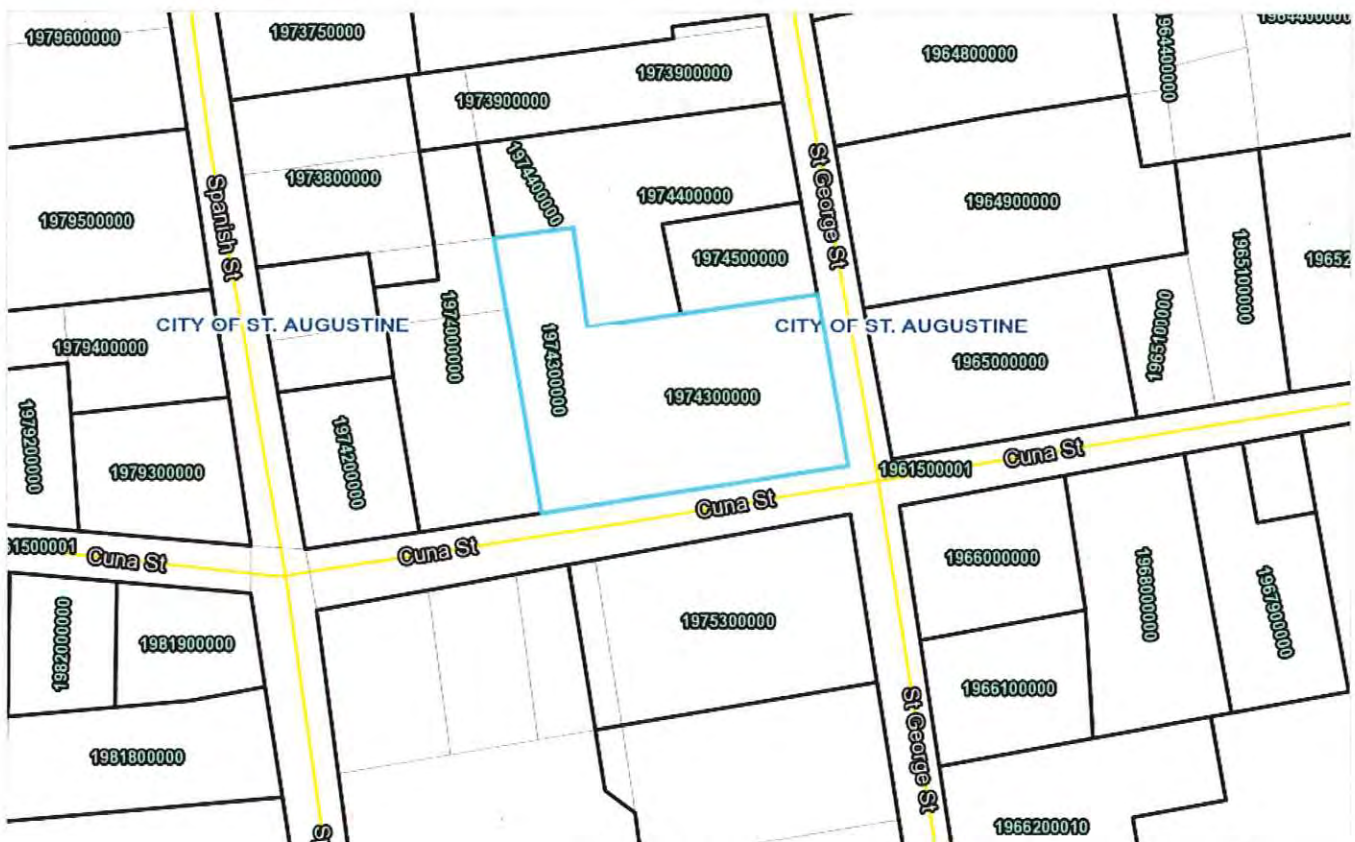
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Project Satellite Map



Parcel Location Map

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C. HISTORIC DISTRICTS

The historic Coquina Warehouse is located within the St. Augustine Town Plan National Historic Landmark District. Historical Preservation Zone 3 (HP-3).

D. BUILDING DESCRIPTION

The existing Coquina Warehouse is a one and one-half story structure. The square, one and one-half story portion with a gable roof was originally constructed in 1966 with a small sloped roof addition on the east side constructed in the 1980s. The original structure was raised above grade approximately 0'-8" creating a crawl space while the addition was constructed almost on grade. The building is a combination of exposed masonry walls on the interior with a stucco exterior finish, wood plank flooring on the 1st floor and plywood flooring on the 2nd floor, wood columns and beams, and wood/wood shake roofs.

The site was once a part of the land owned by Jose Sanchez de Ortigosa. The area is home to a number of structures designed in the St. Augustine Colonial Revival Style. The area generally retains the old colonial street patterns.

E. PROJECT DESCRIPTION

The proposed repurposing of the Coquina Warehouse into a rooming house is mainly a renovation exercise. There is no major demolition of the existing building exterior or site to accommodate this renovation. The new exterior work to take place includes but is not limited to a new opening on the east façade, a new exterior wooden staircase and railing assembly on the north façade, (4) new wall louvers on the north and south façade, new wall mounted historical lanterns, new ADA compliant ramp and walkway, and patching and repairing existing parking to the west of the structure.

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F. EXISTING EXTERIOR ELEVATIONS



Existing Exterior Elevation – North

- Exterior elevation work includes but is not limited to the addition of a new exterior wooden staircase and railing assembly up to the 2nd floor door, (2) new wall louvers, (1) new wall mounted lantern light fixture to replace the existing, and (1) additional new wall mounted lantern light fixture – refer to proposed elevation and specific



Existing Exterior Elevation – East

- Exterior elevation work includes but is not limited to the addition of a new exterior door opening to the south portion of the east façade, a new ADA ramp, a new walkway, and (1) new wall mounted lantern light fixture to replace the existing – refer to proposed elevation and specific sections below for additional information.

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UF MP06049 – St. Augustine – Bldg. 3918 - The Historic Coquina Warehouse

Repurposed into Student Living Quarters Renovation Project

St. Augustine, Florida

City of St. Augustine historical Architectural Review Board Certificate of Appropriateness**Existing Exterior Elevation – South**

- Exterior elevation work includes but is not limited to the addition of (2) wall louvers – refer to proposed elevation and specific sections below for additional information.

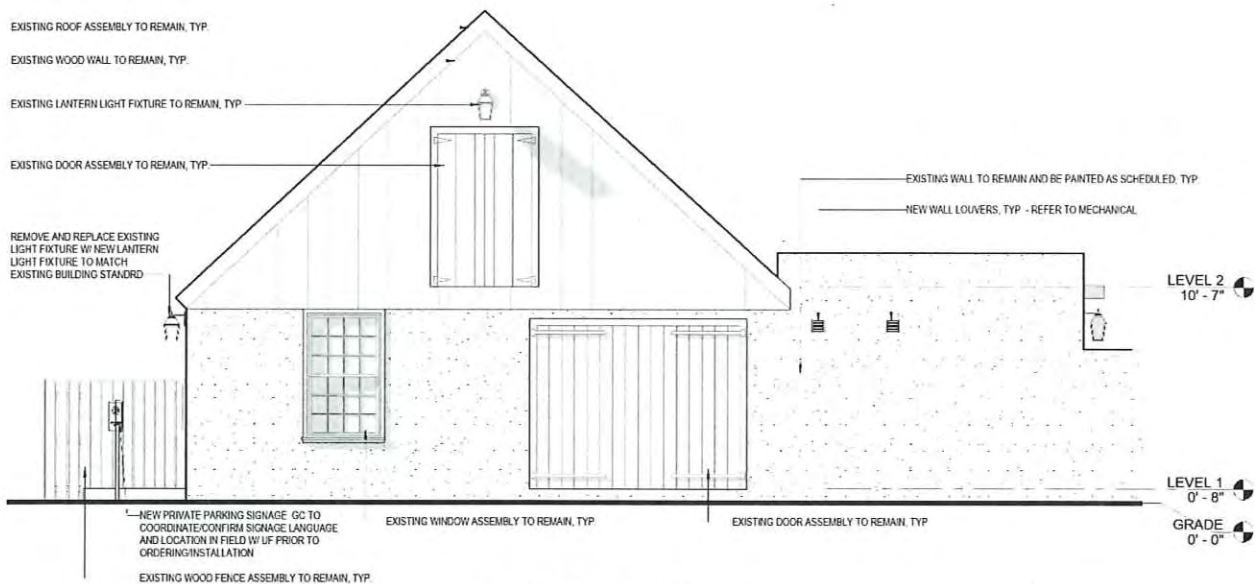
**Existing Exterior Elevation – West**

- Exterior elevation work includes but is not limited to the addition of a new ADA ramp and walkway, patching and repairing the existing paved parking, a new door in existing location, and (1) new wall mounted lantern light fixture to replace the existing – refer to proposed elevation and specific sections below for additional information.

G. EXTERIOR ELECTRICAL & MECHANICAL



Existing Site Conditions on South Elevation



Proposed South Exterior Elevation

- The electrical/mechanical work on the south elevation include the addition of (2) new exhaust vents.



Existing Site Conditions on West Elevation



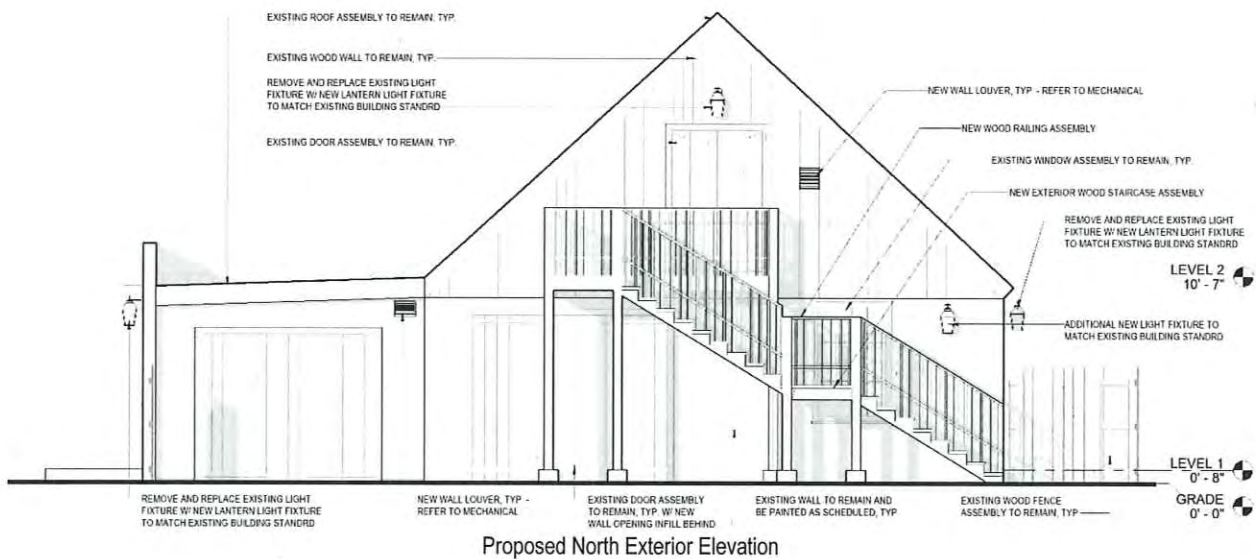
Proposed West Exterior Elevation

- The electrical/mechanical work on the west elevation includes removing and replacing the existing light fixture above the main entry door.

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Existing Site Conditions on North Elevation



Proposed North Exterior Elevation

- The electrical work on the north elevation includes removing and replacing the existing flood light above the 2nd floor door and adding an additional wall mounted historical lantern light fixture to match existing.
- The mechanical work on the north elevation include the addition of (2) exhaust vents.

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Existing Site Conditions on East Elevation



Proposed East Exterior Elevation

- The electrical/mechanical work on the east elevation includes removing and replacing the existing light fixture on the north portion of the east façade.

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H. SITE FEATURES



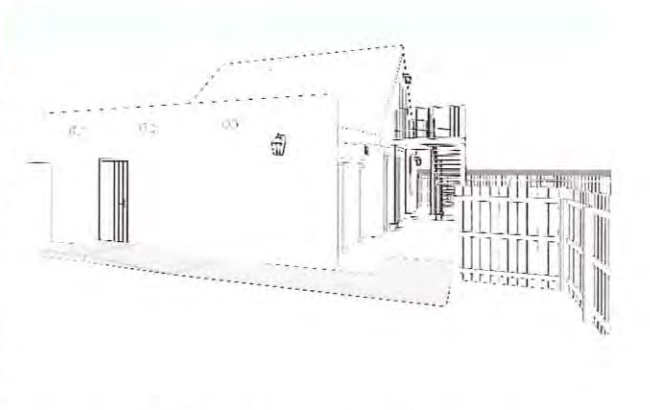
Existing Site Conditions on West Elevation



Proposed New Walkway and ADA ramp



Existing Site Conditions on East Elevation



Proposed New Walkway and ADA ramp

WALKWAYS & RAMPS

- The site work on the west facade includes a new concrete stoop in front of the main entrance door with an ADA compliant ramp for accessibility ending at the crosswalk to the ADA parking space.
- The site work on the east facade includes a concrete stoop in front of the exit door with an ADA compliant ramp for accessibility and ADA compliant walkway that will tie into the existing boardwalk public way to the north.
- The concrete walkways, ramps, and stoops to be coquina concrete.

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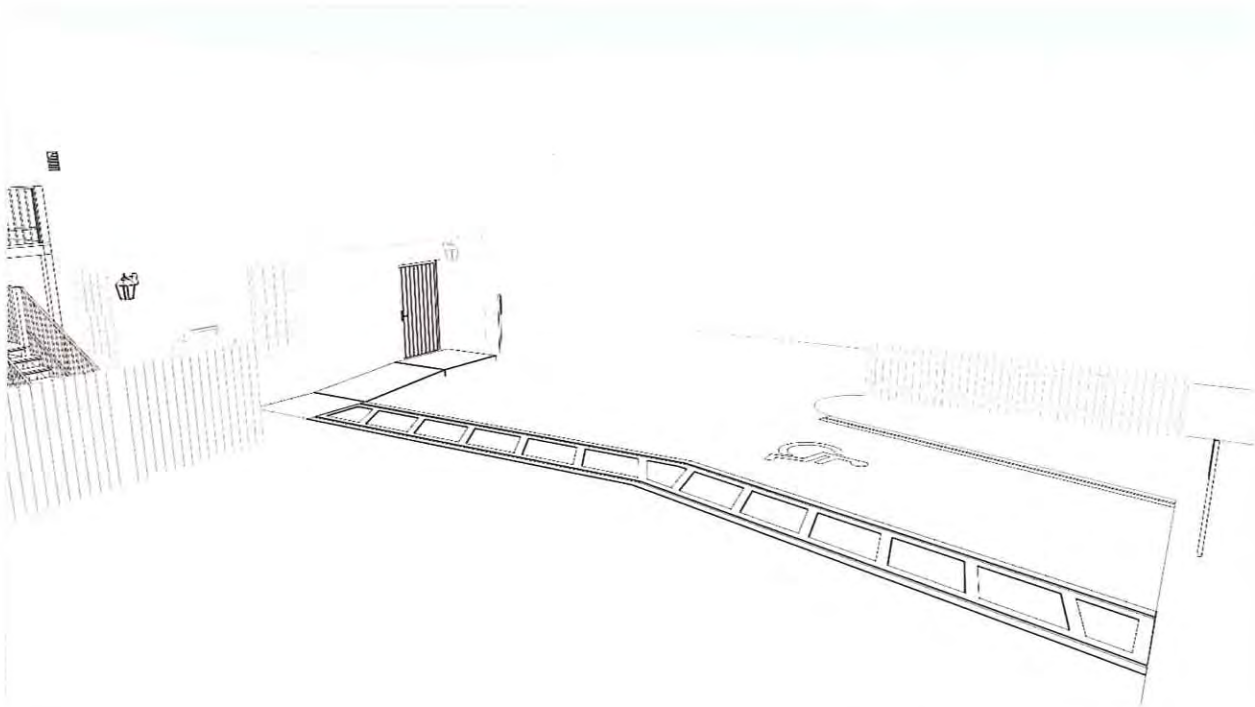
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Existing South West Site Conditions



Proposed Existing Paving Repair & New Parking Stripping

PARKING

- The existing asphalt to be patched, repaired, and infilled where necessary to match existing.
- ADA parking and crosswalk to be stripped.
- (1) New ADA parking sign w/ language designating the space for this building only.
- (1) New private parking sign at the southwest corner of the building.

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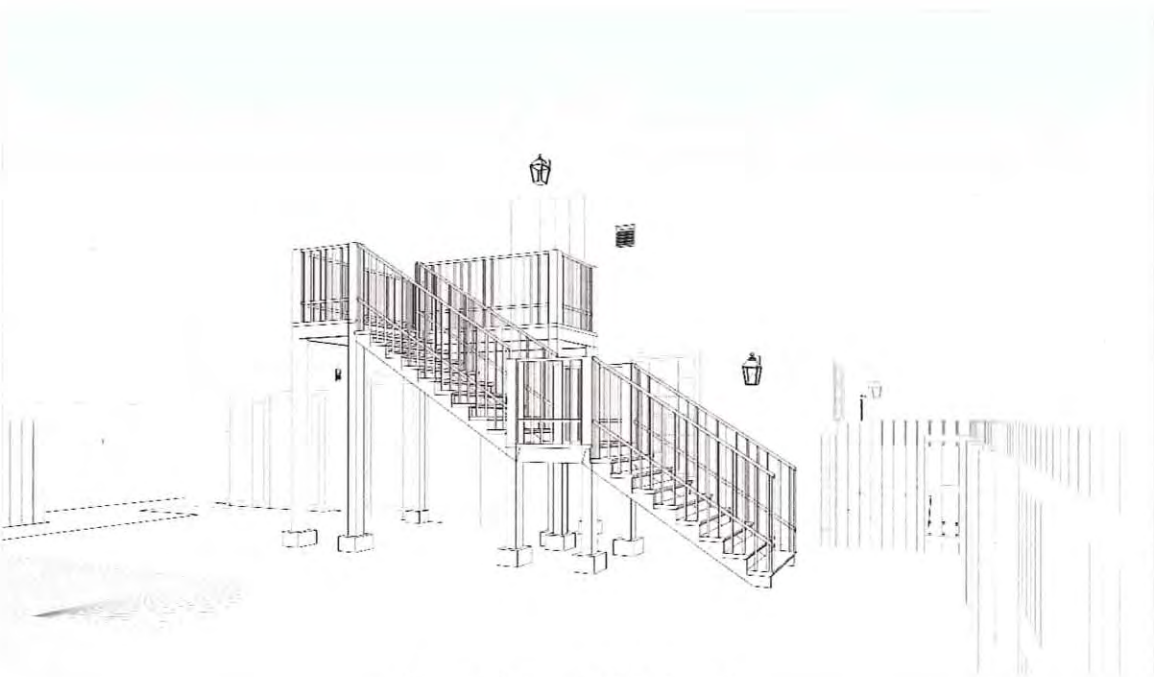
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I. NEW CONSTRUCTION (EXTERIOR STAIRCASE)



Existing North Elevation



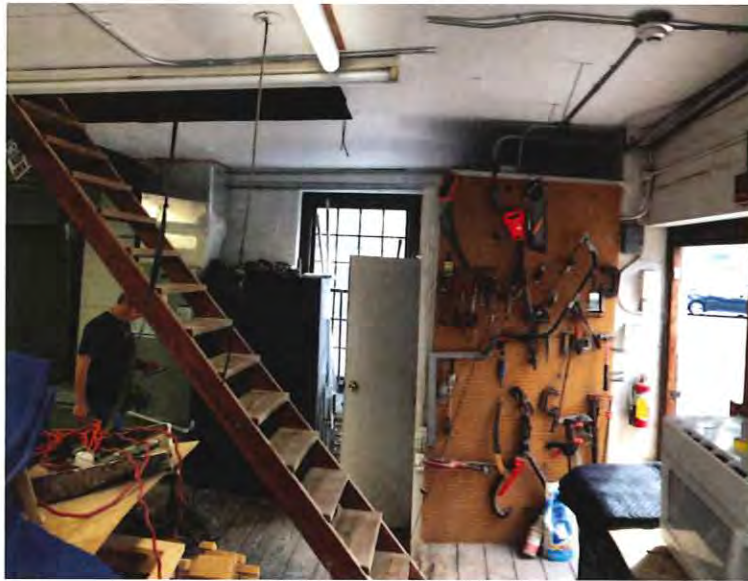
Proposed Staircase & Railing Assembly

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Existing Interior Attic Stair

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Existing Exterior Stair at 26 Cuna St.

EXTERIOR STAIRCASE & RAILING ASSEMBLY

- The first floor is currently connected to the second floor by an attic stair that must be pulled down by a metal chain to use it. This current configuration is neither code-compliant nor conducive to the proposed occupancy. Providing a code compliant interior stair would occupy too much of the first-floor space, space needed to make the first floor a code-compliant living quarters. Since the second floor is only a storage area that is used for exhibition storage rather than storage for the first floor the client requested the stair access to the second floor be placed on the north exterior façade to not be visible from the main street.
- The new exterior stair construction will mimic the construction of the exterior stairs of nearby properties for example 26 Cuna St.

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J. EXTERIOR DOORS



Interior Face of Existing Main Entry Door on West



Exterior Face of Existing Main Entry Door on West



Existing Exterior Door at 48 King St.



Construction of Exterior Door

Exterior Doors

- The existing main entry door is not ADA compliant and does not meet current Florida Product Approval requirements. Therefore, the existing main entry door to be replaced with a door with Florida Product Approval and has ADA compliant lever type hardware while still mimicking the exterior style of the existing door. The new east exterior door to follow this same direction.
- The existing west service door at 48 King St. is an example of the design intent.

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K. MATERIALS & PAINT COLORS



*Historic Colors
of Spanish St. Augustine*

Color Name	Body	Zocalo	Trim	Benjamin Moore	Sherwin Williams
San Augustin White	*			Pure White	Pure White
DeMesa House Pink	*			038	BM-71-10
Fatio House Pink	*			054	---
King's Bakery Coral	*			040	---
King's Bakery Black		*		1652	---
Canova House White			*	935	94408
O'Reilly House White			*	942	---
Gonzalez-Alvarez House Grey			*	1474	BM-80-21
Fatio House Grey			*	1475	BM-80-22
Paredes House Grey			*	HC-105*	BM-80-30
Fatio House Red	*	*	*	Morris Town Red*	94325
Solana House Brown	*	*	*	1259	---
Peck House Green			*	693	BM-78-8
Light Ochre**	*	*	*	144	BM-74-28
Ochre Tan**	*	*	*	222	94077
Dark Mustard**		*	*	182	94184
Terra Cotta**		*	*	105	94358
Medium Mauve**		*	*	1257	---
Deep Mauve**	*	*	*	1258	---
Clay Red**	*	*	*	1204	BM-71-16
Maroon Red**	*	*	*	1260	---
Grey Blue**		*	*	744	---
Shutter Blue**		*	*	748	---

Note: Use flat finish for body and zocalo. Use semi-gloss and gloss finish for trim.
 *Custom Color
 **Documented through archaeological research by the St. Augustine Archaeological Society and the Historic St. Augustine Preservation Board.

MATERIALS & PAINT COLORS

- Parts of the building exterior to be repainted to match existing.
- Mechanical wall louvers to be painted to match adjacent wall surface.
- New exterior staircase to be painted building trim "Paredes House Grey".

PROJECT ARCHITECT
CHRISTOPHER P. NOEL

LICENSE NO: BAR - 082500

STABILITY

[illegible]

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WAREHOUSE REPURPOSE

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DATE	06-19-2020
WIN BY	DJP
CKED BY	CPN
JECT NO.	202001

ARCHITECTURAL
SITE PLAN

G003

SPANISH STREET

ST. GEORGE STREET

CUNA STREET

EXISTING HISTORIC
2-STORY CUNA
HOUSE

AREA OF WORK_____

NEW ADA PARKING SIGNAGE. GC TO
COORDINATE/CONFIRM SIGNAGE
LANGUAGE AND LOCATION IN FIELD W/
UF PRIOR TO ORDERING/INSTALLATION.

NEW PRIVATE PARKING SIGNAGE. GC TO
COORDINATE/CONFIRM SIGNAGE LANGUAGE
AND LOCATION IN FIELD W/ UF PRIOR TO
ORDERING/INSTALLATION.

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PROJECT ARCHITECT
CHRISTOPHER P. NOEL

LICENSE NO: ~~WAR~~ - 002560

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WAREHOUSE REPURPOSE

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EXTERIOR ELEVATIONS

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St. Augustine, Florida

City of St. Augustine historical Architectural Review Board Certificate of Appropriateness

07/06/2020

CITY OF ST. AUGUSTINE HISTORICAL REVIEW BOARD – ADDITIONAL INFORMATION

A. EXTERIOR DOORS

- The new exterior door finish to be painted the existing building trim color “Paredes House Grey”.
- The new ADA compliant door hardware to be a Sargent 8200 mortise lock per University of Florida standards. The door hardware finish to be black to match existing. See attached cut sheet for reference.

B. EXTERIOR ELECTRICAL/MECHANICAL

- See attached wall mounted lantern light fixture cut sheet. This light fixture finish to be black to match existing.
- See attached hooded vent to be installed over the wall louvers. Hooded vents to be painted to match the paint color of the wall it is mounted to. Either “San Augustin White” or “Paredes House Grey” depending on the location.

C. PARKING, LANDSCAPE OR OTHER SITE FEATURE

- The existing parking is to remain, deficiencies (potholes or asphalt erosion) to be infilled with new asphalt to match existing asphalt.
- There are no new plants, trees, or other vegetation proposed for this project.

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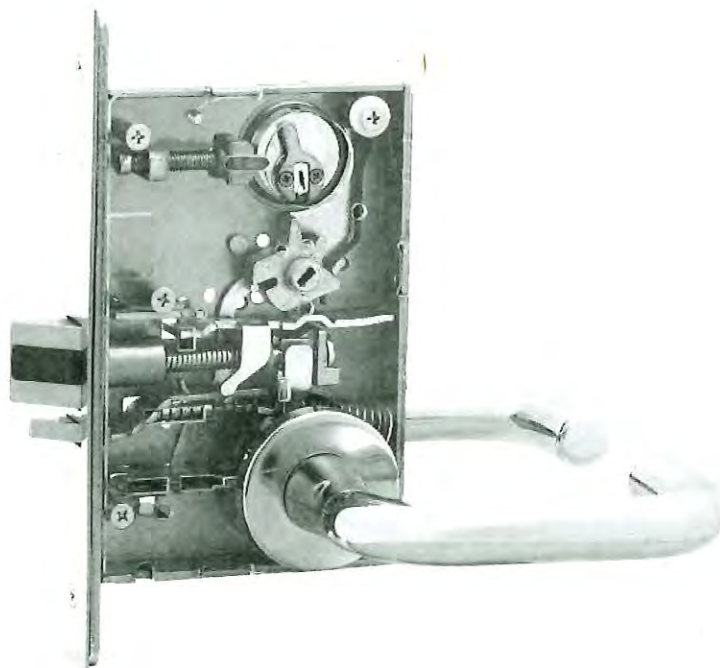
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SARGENT®

ASSA ABLOY

7800/8200

Series Mortise Lock



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Lever and Rose Designs

8200 Mortise Locks

SARGENT®

ASSA ABLOY

- All levers meet ADA compliance for national codes
- Lever designs C, J, L and P have lever returns within 1/2" (13mm) or less of door face and meet California State Reference Fire Code
- All standard lever designs (A, B, E, F, J, L, P & W) are available for 8200 lockbodies only, with standard roses (LN, O, L & E) and escutcheons (LE1/LE2, LE3/LE4, LW1, LS & WT).

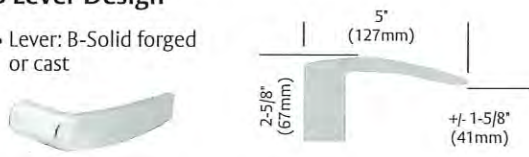
A Lever Design

- Lever: A-Solid forged or cast
- Must specify hand when ordering



B Lever Design

- Lever: B-Solid forged or cast



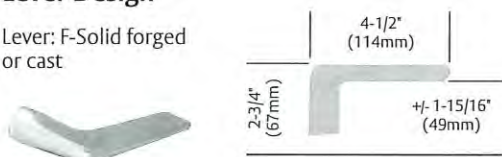
E Lever Design

- Lever: E-Solid forged or cast



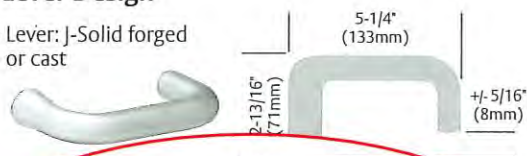
F Lever Design

- Lever: F-Solid forged or cast



J Lever Design*

- Lever: J-Solid forged or cast



L Lever Design*

- Lever: L-Solid forged or cast



* Lever returns within 1/2" (13mm) of door face

NOTE: All lever height (+/- 1/16") measurements represent total distance from door face.

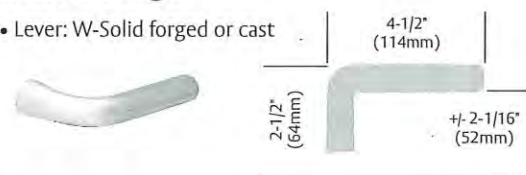
P Lever Design*

- Lever: P-Solid forged or cast



W Lever Design

- Lever: W-Solid forged or cast



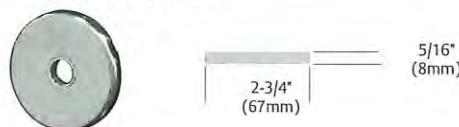
L Rose Design

- Rose: L-Heavy wrought



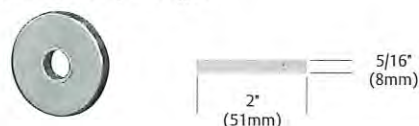
O Rose Design

- Rose: O-Heavy wrought



LN Rose Design

- Rose: LN-Heavy wrought



E Rose Design

- Rose: E-Heavy wrought



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Escutcheon Designs

8200 Mortise Locks

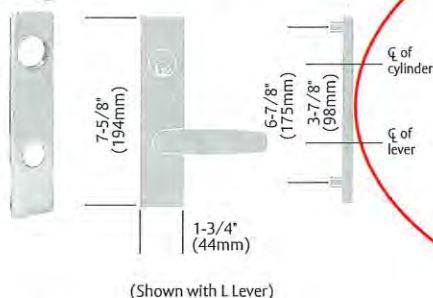
SARGENT

ASSA ABLOY

Cylinders will protrude from escutcheon face on double cylinder functions only

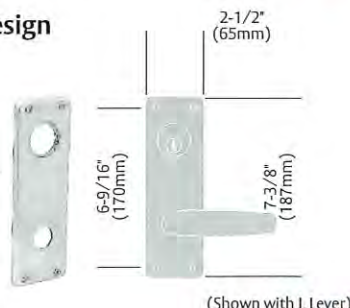
LE1/LE2 Escutcheon Design

- Escutcheon: LE-Cast
- LE1- (2) Exposed screws inside
- LE2- (2) Concealed screws inside
- LE1 is available with standard, Coastal & Studio Levers
- LE2 is available with standard levers only



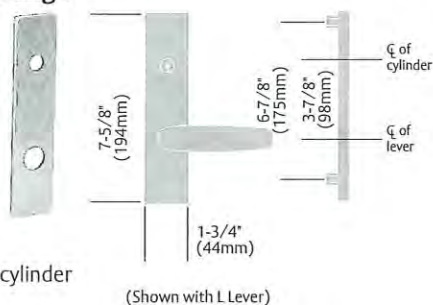
WT Escutcheon Design

- Escutcheon: WT-Heavy wrought
- Surface mounted both inside and outside
- (4) Exposed screws both inside and outside
- WT is available with standard levers only



LE3/LE4 Escutcheon Design

- Concealed Cylinder designed Escutcheon, Exposed Barrel Only
- Escutcheon: LE-Cast
- LE3- (2) Exposed screws inside
- LE4- (2) Concealed screws inside
- Not available on double cylinder functions
- Only available with #41 size cylinders - limited keyway and key system offerings - see cylinders section
- If cylinder is ordered separately: specify 78- for concealed cylinder
- LE3 & LE4 are available with standard levers only



SARGuide™ 8200 Mortise Lock (TL- Option)

- Escutcheon: TL-WT Heavy wrought
- Surface mounted both inside and outside
- (4) Exposed screws both inside and outside
- SARGuide opening 2" x 3/4"
- TL-WT is available with standard levers only



SARGuide™

Note: SARGuide is only available with TL- WT Escutcheon.

SARGuide™, with integrated electroluminescent "EXIT" signage, addresses the increasing concern about safe public egress, particularly in low-visibility conditions. SARGuide™ can be wired for continuous operation or for operation only when an emergency alarm is activated.

Mortise Features

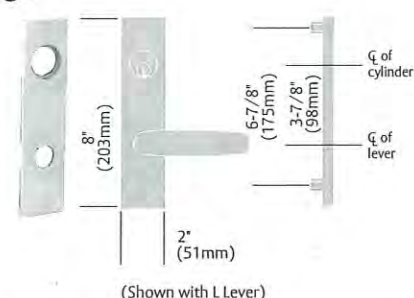
- Lamp can be used on internal trim (for external trim, consult factory)
- Includes all features of the 8200 Mortise Lock
- Available with WT escutcheon design only and all standard lever designs. Must specify TL- Option when ordering.

SARGuide™ Features

- Illuminated utilizing the patented FLATLITE® electroluminescent lamp embedded within the mortise lock escutcheon
- Dual voltage: 24VAC or VDC input with battery back-up
- Lamp replacement kit available

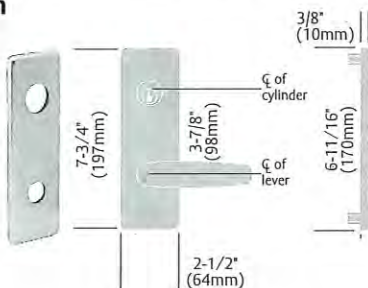
LW1 Escutcheon Design

- Escutcheon: LW1-Wrought
- (2) Exposed screws inside
- LW1 is available with standard levers only



LS Escutcheon Design

- Escutcheon: LS-Forged
- Security Trim: Cylinder is protected by the Escutcheon
- (4) Spanner security screws are exposed on inside trim standard
- LS is available with standard levers only



Inside LSL Design

Note: Escutcheons are not available with R8200 lockbodies.

Note: The LS Escutcheon is not available with cylinder options: 10-63-, 11-60-, 11-63-, 11-64-, 60-, 63-, 64-, 70-, 72-, 73-, 65-73-, 65-73-7P-, 73-7P-, 81-, 82-, 83-, 84-, F1-82-, F1-82- & F1-83-.

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LUMEC

by @signify

Urban

L40U STM

L40
Pendant Luminaire



Lumec L40U LED pendant luminaire create a warm and friendly ambiance with its design while at the same time offering high-end technology and photometric performance. Evoking a distinguished touch of yesteryear, the L40U LED pendant lantern delivers an encompassing light that is warm and safe. The blend of form and function makes this luminaire an excellent choice for any environment.

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lamps: _____ Qty: _____
Notes: _____

Ordering guide

example: L40U-STM-72W32LED4K-G2-ACDR-C-LE3-120-DMG-SFR-RC-HS-GN8TX

Series	LED module	Gen.	Globe material	Globe finish	Optical system	Voltage	Driver options	Luminaire options	Brackets	Poles/ Brackets	Finish
L40U-STM		G2		C				RC			
L40U-STM	3000K 35W32LED3K 55W32LED3K 55W48LED3K 72W32LED3K 80W48LED3K 108W48LED3K 4000K 35W32LED4K 55W32LED4K 55W48LED4K 72W32LED4K 80W48LED4K 108W48LED4K	G2 Gen2	ACDR Acrylic Globe PC Poly- carbonate	C Clear Globe	LE2 Type II (ASYM) LE3 Type III (ASYM) LE4 Type IV (ASYM) LE5 ¹ Type V (SYM)	120 208 240 277 347 480	AST ² Pre-set driver for progressive start-up CDMGE25 ² (2) 8 hrs. 25% reduction CDMGE50 ² (2) 8 hrs. 50% reduction CDMGE75 ² (2) 8 hrs. 75% reduction CDMGM25 ² (2) 6 hrs. 25% reduction CDMGM50 ² (2) 6 hrs. 50% reduction CDMGM75 ² (2) 6 hrs. 75% reduction CDMGS25 ² (2) 4 hrs. 25% reduction CDMGS50 ² (2) 4 hrs. 50% reduction CDMGS75 ² (2) 4 hrs. 75% reduction DMG 0-10V CDMGP ² Dimming level determined by the user CLO ² Pre-set driver to manage lumen depreciation OTL ² Pre-set driver to signal end of life of the lamp	CHM Etched Glass Chimney HS House Side Shield RC ^{3,4} Receptacle 3-pins PH8 Photoelectric cell PH9 Shorting Cap PHXL Photoelectric cell, extended life SP2 20kV/20kA surge protector TN2.875C 2 7/8" dia. Tenon adaptor TN3 3" dia. Tenon adaptor TN3.5 3 1/2" dia. Tenon adaptor	S25AU5 S25AU6 1A 2	Consult with signify.com/ outdoorluminaires for details and the complete line of Signify poles and brackets.	Textured BE2TX Midnight Blue BE6TX Ocean Blue BE8TX Royal Blue BG2TX Sandstone BKTX Black BRTX Bronze GN4TX Blue Green GN6TX Forest Green GN8TX Dark Forest Green GNTX Green GY3TX Medium Grey RD2TX Burgundy RD4TX Scarlet WHTX White Other GR Gray Sandtex NP Natural Aluminum TG Hammertone Gold

1. Not available with HS option.
2. Not available 347-480 volt.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
4. L40U-STM Always ships with an RC Receptacle
Note: If DALI or 5 or 7 pin receptacle is required contact factory.

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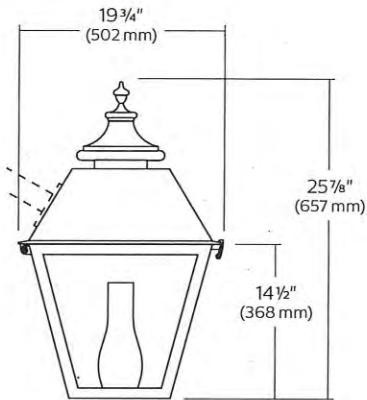
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L40U-STM L40 LED Pendant

Urban Luminaire

Dimensions



L40U-STM

EPA: 2.74 sq ft
Weight: 50 lbs (22.7 kg)

LED Wattage and Lumen Values: for L40U-STM with Clear globe

Ordering Code: Clear Globe (3000K)	Total LEDs	LED current (mA)	Average System Wattage ¹ (W)	LE2			LE3			LE4			LE5		
				Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating
35W32LED3K-G2-C	32	350	37	3140	84.9	B1-U2-G1	3128	84.5	B1-U2-G1	2968	80.2	B1-U2-G1	2989	80.8	B2-U2-G1
55W32LED3K-G2-C	32	530	54	4504	83.4	B1-U2-G1	4487	83.1	B1-U2-G1	4257	78.8	B1-U2-G1	4287	79.4	B3-U3-G1
72W32LED3K-G2-C	32	700	73	5680	77.8	B1-U3-G1	5659	77.5	B1-U3-G1	5368	73.5	B1-U3-G2	5407	74.1	B3-U3-G1
55W48LED3K-G2-C	48	350	55	4710	85.5	B1-U2-G1	4692	85.2	B1-U2-G1	4451	80.8	B1-U3-G1	4483	81.4	B3-U3-G1
80W48LED3K-G2-C	48	530	81	6756	83.8	B1-U3-G1	6731	83.5	B1-U3-G2	6385	79.2	B1-U3-G2	6430	79.8	B3-U3-G1
108W48LED3K-G2-C	48	700	106	8520	80.4	B2-U3-G2	8489	80.1	B2-U3-G2	8052	76.0	B1-U3-G2	8110	76.5	B3-U3-G2

Ordering Code: Clear Globe (4000K)	Total LEDs	LED current (mA)	Average System Wattage ¹ (W)	LE2			LE3			LE4			LE5		
				Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating
35W32LED4K-G2-C	32	350	37	3485	94.2	B1-U2-G1	3472	93.8	B1-U2-G1	3294	89.0	B1-U2-G1	3317	89.6	B2-U3-G1
55W32LED4K-G2-C	32	530	54	4999	92.6	B1-U2-G1	4981	92.2	B1-U2-G1	4725	87.5	B1-U3-G1	4758	88.1	B3-U3-G1
72W32LED4K-G2-C	32	700	73	6305	86.4	B1-U3-G1	6282	86.1	B1-U3-G2	5959	81.6	B1-U3-G2	6001	82.2	B3-U3-G1
55W48LED4K-G2-C	48	350	55	5228	94.9	B1-U2-G1	5209	94.5	B1-U3-G1	4941	89.7	B1-U3-G1	4976	90.3	B3-U3-G1
80W48LED4K-G2-C	48	530	81	7499	93.0	B2-U3-G2	7471	92.7	B1-U3-G2	7087	87.9	B1-U3-G2	7138	88.6	B3-U3-G2
108W48LED4K-G2-C	48	700	106	9457	89.2	B2-U3-G2	9423	88.9	B2-U3-G2	8938	84.3	B2-U3-G2	9002	84.9	B4-U3-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaires.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

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L40U-STM L40 LED Pendant

Urban Luminaire

Specifications

Housing

Cupola: Decorative cast 356 aluminum photocell housing, c/w a window, mechanically mounted on hood.

Hood: In a square tapered shape, the hood is made of a one-piece die cast injection molded A360 aluminium. Mechanically assembled to the guard.

Guard: In a square tapered shape, the guard is made of one-piece die cast injection molded A360 aluminium.

Access-mechanism

Two integrated hinges on the hood with a stopper and a latch shall offer a tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components: Heat Sink / Lens / LED lamp / Driver / Optical System. Electrical components are RoHS compliant.

LED engine

Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Globe/Panels

ACDR-C: Made of one-piece seamless injection-molded clear impact-resistant (DR) acrylic. The globe is assembled on the access-mechanism.

PC-C: Made of one-piece seamless injection-molded clear polycarbonate. The globe is assembled on the access-mechanism.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Optical system

Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated.

LE2 - Type II (ASYM) **LE3** - Type III (ASYM)
LE4 - Type IV (ASYM) **LE5** - Type V (SYMM)

Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40°F (40°C) to 130°F (55°C).

Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221°F (105°C). The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

* Contact factory for DALI options.

Order Code	Dimming		
	Scenario	Duration	Level
CDMG525	Safety	4 hours	25%
CDMG550	Safety	4 hours	50%
CDMG575	Safety	4 hours	75%
CDMG25	Median	6 hours	25%
CDMG50	Median	6 hours	50%
CDMG75	Median	6 hours	75%
CDMG25	Economy	8 hours	25%
CDMG50	Economy	8 hours	50%
CDMG75	Economy	8 hours	75%

Surge protector

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. SP2 20kV/20kA optional.

Luminaire options



HS
House
side shield

SP2 20kV/20kA integral
surge protector (optional)



TN2.875C
2-7/8" dia.
tenon adapter



TN3
3" dia.
tenon adapter



TN3.5
3-1/2" dia.
tenon adapter



CHM
Etched Glass
Chimney



RC
Receptacle 3-pins standard
(If a 5 or 7 pin is required
contact the factory)



PH8 (allows a 90° rotation)
Photoelectric Cell, Twist-lock
Type complete with receptacle.



PH9
Shorting cap, Twist-lock Type
complete with receptacle.



PHXL (allows a 90° rotation)
Extended life photoelectric
cell, Twist-lock Type complete
with receptacle.

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L40U-STM L40 LED Pendant

Urban Luminaire

Specifications (continued)

Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Textured Finish Options:

BE2TX: Textured Midnight Blue
BE6TX: Textured Ocean Blue
BE8TX: Textured Royal Blue
BG2TX: Textured Sandstone
BKTX: Textured Black
BRTX: Textured Bronze
GN4TX: Textured Blue Green
GN6TX: Textured Forest Green
GN8TX: Textured Dark Forest Green
GNTX: Textured Green
GY3TX: Textured Medium Grey
RD2TX: Textured Burgundy
RD4TX: Textured Scarlet
WHTX: Textured White

Non-Textured Finish Options:

GR: Gray Sandtex
NP: Natural Aluminum
TG: Hammer-tone Gold

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, using LM-80 data from LED manufacturers and engineering prediction methods, the luminaire useful life is expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

LED products (manufacturing standard)

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Certifications and Compliance

CSA, cULus Listed for Canada and USA.
Luminaires are DesignLights Consortium qualified.

LED Performance

Predicted lumen depreciation data ¹				
Ambient Temperature (°C)	Driver mA	Calculated L ₇₀ hours ^{1,2}	L ₇₀ per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
25°C	700 mA	>100,000	>60,000	86%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

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Miami-Dade Qualified Wind-Driven Rain Louver

Application and Design

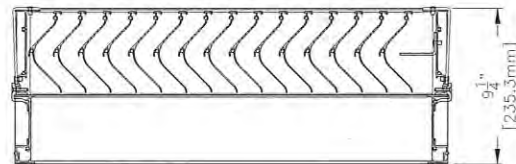
EHV-901D is a High Velocity Wind Driven Rain louver designed to protect intake and exhaust openings in building exterior walls. EHV-901D is tested in accordance with AMCA 500-L Air Performance, Water Penetration and Wind Driven Rain. EHV-901D is tested in accordance with AMCA 540 Test Method for Louvers Impacted by Wind Borne Debris (Basic Protection, Missile D and Enhanced Protection, Missile E). EHV-901D is tested in accordance with AMCA 550 Test Method for High Velocity Wind Driven Rain Resistant Louvers. EHV-901D is licensed to bear the AMCA seal allowing design professionals to select and apply with confidence. EHV-901D is tested and qualified per the following Florida test protocols: TAS 201 (Large Missile Impact), TAS 202 (Uniform Static Air Pressure) and TAS 203 (Cyclic Wind Loading). Per Miami-Dade EHV-901D may be installed in locations where the room behind the louver is NOT designed to drain water penetrating into the room or the room will house non-water resistant or water proof equipment, components or supplies.



HIGH VELOCITY RAIN
RESISTANT WITH BLADES
FULLY OPEN AND
IMPACT RESISTANT LOUVER
Enhanced Protection Level E
See www.AMCA.org for all certified or listed products

This label does not signify
AMCA airflow performance
certification.

9 1/4"
[235.31mm]

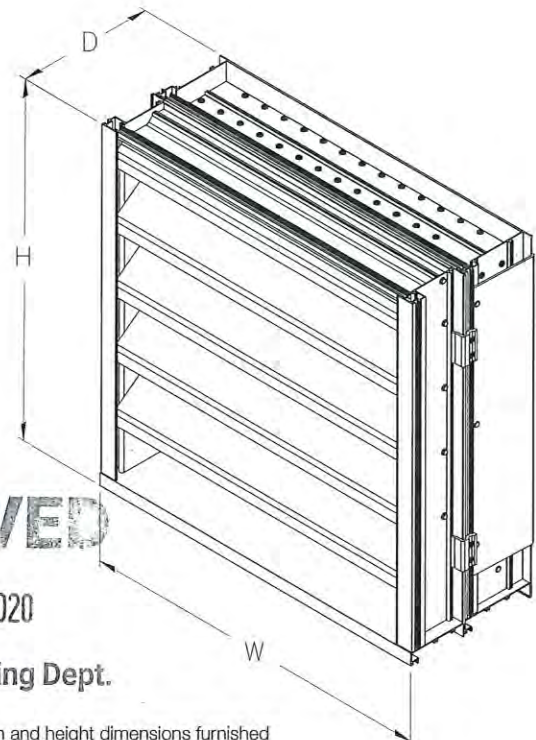


Standard Construction

- Frame** Heavy gauge extruded 6063-T5 aluminum (jamb), heavy gauge extruded 6063-T5 aluminum (head & sill), 9 in. x 0.081 in. nominal wall thickness
- Blades (Front)** J style, heavy gauge extruded 6063-T5 aluminum, 0.081 in. nominal wall thickness, positioned on approximately 4.25 in. blade spacing
- Blades (Rear)** Vertical rain resistant style, heavy gauge extruded 6063-T5 aluminum, 0.060 in. nominal wall thickness, positioned on approximately 1.5 in. blade spacing
- Construction** Mechanically fastened
- Birdscreen** 3/4 in. x 0.051 in. flattened expanded aluminum in removable frame, inside mount (rear)
- Finish** Mill
- Minimum Size** 12 in. W x 12 in. H (actual)
- Maximum Single Section Size** 60 in. W x 120 in. H (actual)

Options (at additional cost)

- A variety of bird and insect screens
- Blank-off panel
- Extended sill
- Filter rack
- Flanged frame
- Security bars
- A variety of architectural finishes including:
 - Clear anodize
 - Integral color anodize
 - Baked enamel
 - Kynar



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*Width and height dimensions furnished approximately 0.75 inch under size.

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PERFORMANCE DATA

EHV-901D

Planning / Building Dept.

Florida Product Approval No.: 19683

Miami-Dade, FL NOA No.: 19-0516.09 EXP. 7/28/2021

AMCA 540 and 550 Listed

Maximum Wind-load: +/-130 PSF

Wind-Driven Rain Performance

75mm/h (3 in/hr) Rainfall & 13 m/s (29 mph) Wind Velocity				200mm/h (8 in/hr) Rainfall & 22 m/s (50 mph) Wind Velocity			
Ventilation Air Core Velocity m/s (fpm)	Free Area Velocity m/s (fpm)	Water Penetration Effectiveness %	Water Penetration Classification	Ventilation Air Core Velocity m/s (fpm)	Free Area Velocity m/s (fpm)	Water Penetration Effectiveness %	Water Penetration Classification
0.0 (0)	0.0 (0)		A	0.0 (0)	0.0 (0)		A
0.5 (98)	0.8 (167)		A	0.5 (98)	0.8 (167)		A
1.0 (197)	1.7 (337)		A	1.0 (197)	1.7 (337)		A
1.5 (295)	2.6 (504)		A	1.5 (295)	2.6 (504)		A
2.0 (394)	3.4 (673)		A	2.0 (394)	3.4 (673)		A
2.5 (492)	4.3 (841)		A	2.5 (492)	4.3 (841)		A
3.0 (591)	5.1 (1010)		A	3.0 (591)	5.1 (1010)		A
3.5 (689)	6 (1178)		A	3.4 (664)	5.8 (1135)	99.8	A
4.0 (787)	6.8 (1345)		A	3.9 (771)	6.7 (1318)	99.6	A
4.4 (863)	7.5 (1475)	100.0	A	4.5 (877)	7.6 (1499)	99.2	A
5.0 (980)	8.5 (1675)	98.5	B	4.9 (964)	8.4 (1648)	98.5	B

Discharge Loss Coefficient Class (Intake) = 3

Weather louvers shall be classified by their ability to reject simulated rain. The table shows different classifications based on the maximum simulated rain penetration per square meter (square feet) of louver. Water penetration rating at a given louver face velocity is determined by the water penetration while the louver is subjected to a selected simulated rainfall rate and wind velocity.



Greenheck Fan Corporation certifies that the EHV-901D louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance, water penetration, and wind-driven rain ratings.



HIGH VELOCITY RAIN RESISTANT WITH BLADES FULLY OPEN AND IMPACT RESISTANT LOUVER
Enhanced Protection Level E
See www.AMCA.org for all certified or listed products

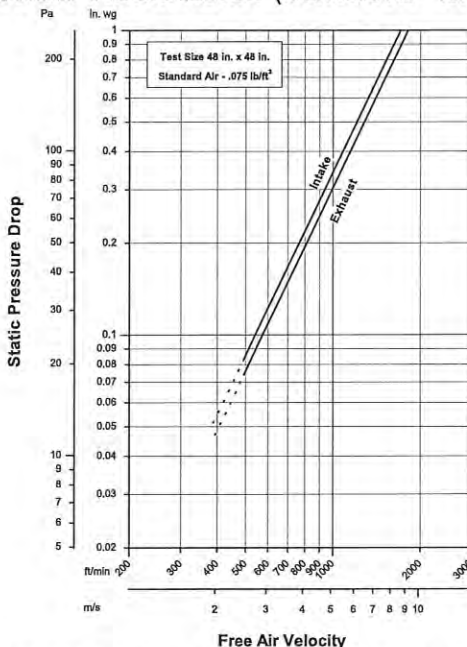
This label does not signify AMCA airflow performance certification.

Greenheck Fan Corporation certifies that the EHV-901D louvers shown herein are approved to bear the AMCA Listing Label. The Ratings shown are based on tests and procedures performed in accordance with AMCA Publications and comply with the requirements of the AMCA Listing Label Program. The AMCA Listing Label applies to Wind Borne Debris Impact Resistant Louvers and High Velocity Wind-Driven Rain Resistant Louvers.

Discharge Loss Coefficient Classifications	
Class	Discharge Loss Coefficient
1	0.4 and Above
2	0.3 to 0.399
3	0.2 to 0.299
4	0.199 and Below

Wind-driven Rain Penetration Classes	
Class	Effectiveness
A	1 to 0.99
B	0.989 to 0.95
C	0.949 to 0.80
D	Below 0.80

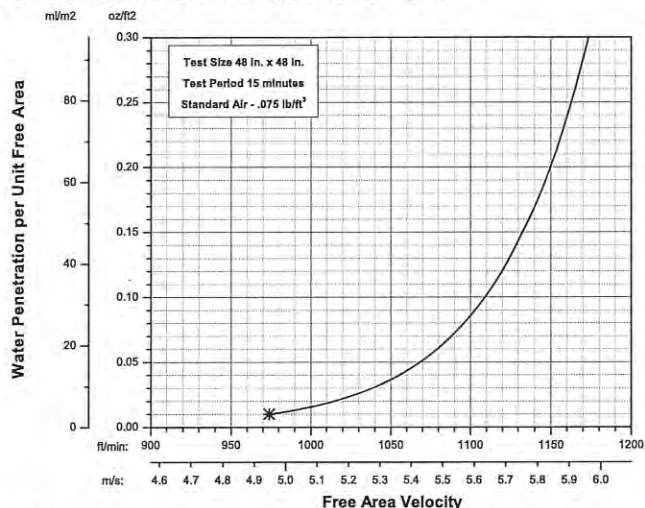
Airflow Resistance (Standard Air - .075 lb/ft³)



Model EHV-901D resistance to airflow (pressure drop) varies depending on louver application (air intake or air exhaust). Free area velocities (shown) are higher than average velocity through the overall louver size. See louver selection information. (Test Figure 5.5-6.5)

Water Penetration

Test Size 48 in. x 48 in. Test Duration of 15 min



The AMCA Water Penetration Test provides a method for comparing various louver models and designs as to their efficiency in resisting the penetration of rainfall under specific laboratory test conditions. The beginning point of water penetration is defined as that velocity where the water penetration curve projects through 0.01 oz. of water (penetration) per sq. ft. of louver free area. ***The beginning point of water penetration for Model EHV-901D is 974 fpm free area velocity.** These performance ratings do not guarantee a louver to be weather-proof or stormproof and should be used in combination with other factors including good engineering judgement in selecting louvers.

PERFORMANCE DATA

EHV-901D

Florida Product Approval No.: 19683
Miami-Dade, FL NOA No.: 19-0516.09 EXP. 7/28/2021
AMCA 540 and 550 Listed
Maximum Wind-load: +/-130 PSF

Free Area Chart (sq. ft.)

Louver Height Inches	Louver Width in Inches								
	12	18	24	30	36	42	48	54	60
12	0.24	0.44	0.63	0.83	1.02	1.22	1.41	1.60	1.80
18	0.45	0.81	1.17	1.53	1.89	2.26	2.62	2.98	3.34
24	0.66	1.18	1.71	2.24	2.77	3.30	3.83	4.35	4.88
30	0.86	1.56	2.25	2.95	3.64	4.34	5.03	5.73	6.43
36	1.07	1.93	2.79	3.66	4.52	5.38	6.24	7.11	7.97
42	1.28	2.31	3.33	4.36	5.39	6.42	7.45	8.48	9.51
48	1.48	2.68	3.88	5.07	6.27	7.46	8.66	9.86	11.05
54	1.69	3.05	4.42	5.78	7.14	8.51	9.87	11.23	12.59
60	1.90	3.43	4.96	6.49	8.02	9.55	11.08	12.61	14.14
66	2.10	3.80	5.50	7.19	8.89	10.59	12.29	13.98	15.68
72	2.31	4.18	6.04	7.90	9.77	11.63	13.49	15.36	17.22
78	2.47	4.46	6.44	8.43	10.42	12.41	14.40	16.39	18.38
84	2.67	4.83	6.99	9.14	11.30	13.45	15.61	17.76	19.92
90	2.88	5.20	7.53	9.85	12.17	14.49	16.82	19.14	21.46
96	3.09	5.58	8.07	10.56	13.05	15.54	18.02	20.51	23.00
102	3.30	5.95	8.61	11.26	13.92	16.58	19.23	21.89	24.55
108	3.50	6.33	9.15	11.97	14.80	17.62	20.44	23.26	26.09
114	3.71	6.70	9.69	12.68	15.67	18.66	21.65	24.64	27.63
120	3.92	7.07	10.23	13.39	16.54	19.70	22.86	26.02	29.17

Core Area Chart (sq. ft.)

Louver Height Inches	Louver Width in Inches								
	12	18	24	30	36	42	48	54	60
12	0.56	0.92	1.28	1.64	1.99	2.35	2.71	3.06	3.42
18	0.96	1.57	2.17	2.78	3.39	3.99	4.60	5.21	5.81
24	1.36	2.21	3.07	3.93	4.78	5.64	6.50	7.35	8.21
30	1.75	2.86	3.97	5.07	6.18	7.29	8.39	9.50	10.61
36	2.15	3.50	4.86	6.22	7.58	8.93	10.29	11.65	13.00
42	2.54	4.15	5.76	7.36	8.97	10.58	12.18	13.79	15.40
48	2.94	4.80	6.65	8.51	10.37	12.22	14.08	15.94	17.79
54	3.34	5.44	7.55	9.66	11.76	13.87	15.98	18.08	20.19
60	3.73	6.09	8.45	10.80	13.16	15.52	17.87	20.23	22.59
66	4.13	6.73	9.34	11.95	14.55	17.16	19.77	22.37	24.98
72	4.52	7.38	10.24	13.09	15.95	18.81	21.66	24.52	27.38
78	4.92	8.03	11.13	14.24	17.35	20.45	23.56	26.67	29.77
84	5.31	8.67	12.03	15.39	18.74	22.10	25.46	28.81	32.17
90	5.71	9.32	12.92	16.53	20.14	23.74	27.35	30.96	34.56
96	6.11	9.96	13.82	17.68	21.53	25.39	29.25	33.10	36.96
102	6.50	10.61	14.72	18.82	22.93	27.04	31.14	35.25	39.36
108	6.90	11.25	15.61	19.97	24.33	28.68	33.04	37.40	41.75
114	7.29	11.90	16.51	21.11	25.72	30.33	34.93	39.54	44.15
120	7.69	12.55	17.40	22.26	27.12	31.97	36.83	41.69	46.54

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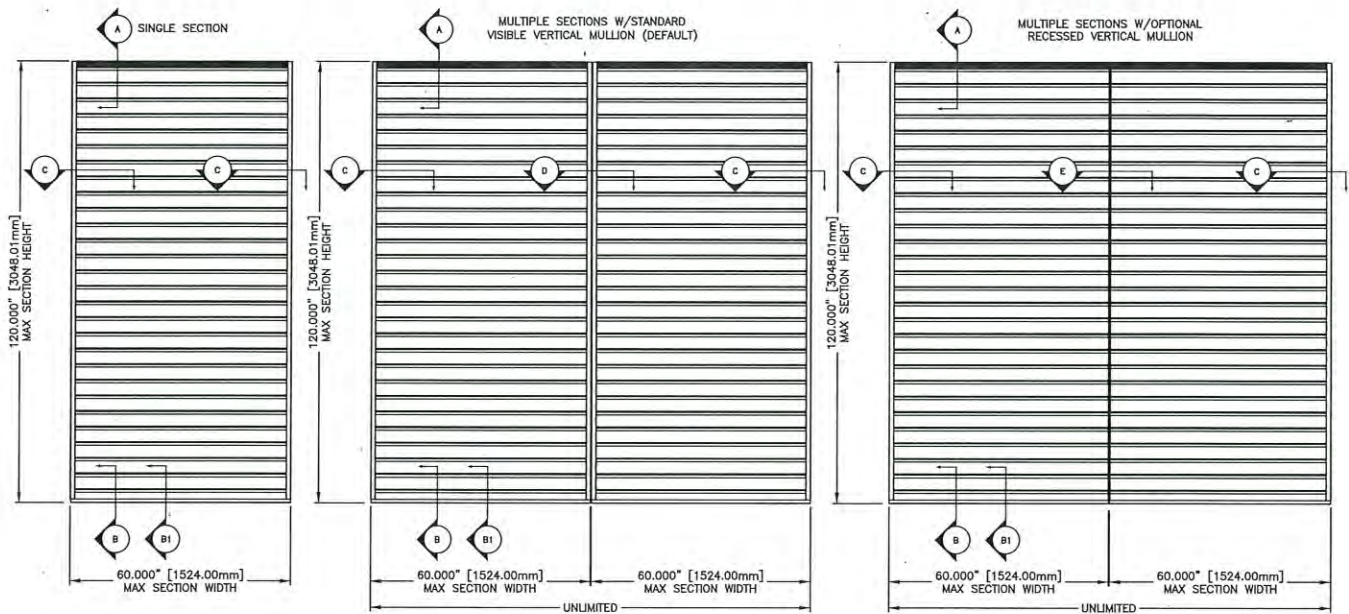
INSTALLATION DETAILS

EHV-901D

Florida Product Approval No.: 19683
Miami-Dade, FL NOA No.: 19-0516.09 EXP. 7/28/2021
AMCA 540 and 550 Listed
Maximum Wind-load: +/-130 PSF

Maximum Size and Installation Information

Model EHV-901D is a Miami-Dade Qualified and Florida Product Approved louver and must be installed in accordance with the installation instructions shown herein. Model EHV-901D is qualified for installation within concrete/masonry, steel, aluminum or wood substrate. Model EHV-901D is tested and qualified to withstand positive and negative wind pressure loads up to 130 PSF. The maximum single section width is 60 in. The maximum single section height is 120 in. Multi-wide assemblies are permitted provided suitable load bearing structure is provided (by others) at each louver section(s) head and sill condition so that the louver section(s) may be installed in accordance with the instructions shown herein. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and are not subject to structural analysis unless indicated otherwise by Greenheck.



**Minimum Actual Single
Section Size**
12 in. W x 12 in. H

**Maximum Actual Single
Section Size**
60 in. W x 120 in. H

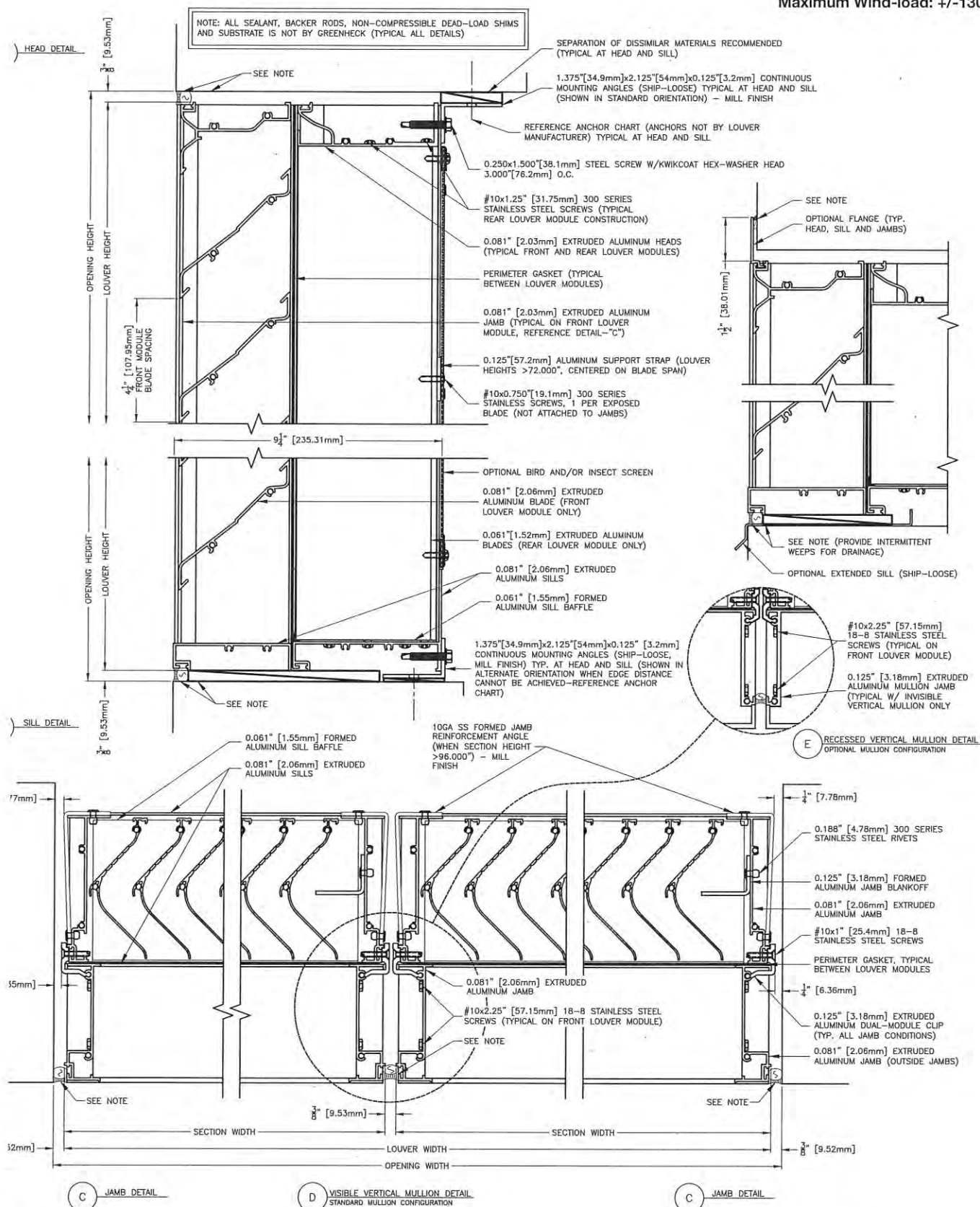
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Planning / Building Dept.

EHV-901D

Florida Product Approval No.: 19683
Miami-Dade, FL NOA No.: 19-0516.09 EXP. 7/28/2021
AMCA 540 and 550 Listed
Maximum Wind-load: +/-130 PSF



FASTENER CHART

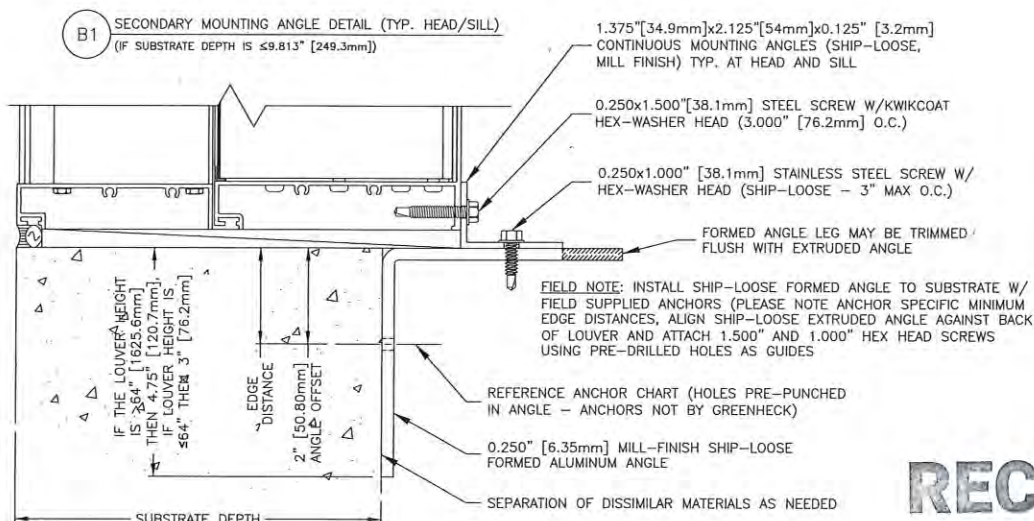
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Florida Product Approval No.: 19683
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AMCA 540 and 550 Listed
Maximum Wind-load: +/-130 PSF

ITEM 26, SUBSTRATE				ITEM 25, SUBSTRATE FASTENER FOR CONTINUOUS MOUNTING ANGLE, PRIMARY							
TYPE	MATERIAL MIN.	THICKNESS MIN.	DIA.	TYPE (ALL FASTENERS ARE HEX HEAD STYLE)	MAT'L	SPACING MAX.	EDGE MIN.	EMBED. MIN.	WASHER/FLANGE MIN.	ANGLE HOLE MAX.	SUBSTRATE HOLE MAX.
WOOD	G ≥ 0.42	3	1/4	LAG SCREW	*	3	1 1/2	2 7/8	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS
			3/8			6			13/16 AT HEAD	3/8	
STEEL	A36	16 GA	1/4-20	BOLT W/ NUT OR THREAD CUTTING/TAPPING SCREW	*	3	3/4	16 GA	NA	5/16	5/16 FOR BOLT & NUT CONNECTION
	A36	14 GA	3/8-16			6	1	14 GA		13/32	3/8 FOR BOLT & NUT CONNECTION
ALUMINUM	6063-T5	1/8	1/4-20	BOLT W/ NUT OR THREAD CUTTING/TAPPING SCREW	*	3	1/2	1/8	NA	5/16	1/4
		0.132	3/8-16			6	3/4	0.132	3/4 AT NUT	13/32	3/8
CONCRETE	2 KSI	NOTE 4	1/4	BUILDEX TAPCON (BLUE, WHITE, OR 410 SS)	VARIABLES	3	2 3/8	1 1/2	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS
	3 KSI			BUILDEX TAPCON (BLUE, WHITE, OR 410 SS)	VARIABLES			1 1/2		1/4	
	2.3 KSI			ELCO AGGRE-GATOR	300 SS			1 1/2		1/4	
	2.9 KSI			ELCO ULTRACON SS4	410 SS			2 1/2		1/4	
	3.4 KSI			ELCO CRETE-FLEX SS4, SMALL HEAD	410 SS			2 1/2		1/4	
	3.4 KSI			ELCO CRETE-FLEX SS4, FLANGED HEAD	410 SS			2 1/2		1/4	
	2.5 KSI			POWERS 316 STAINLESS STEEL WEDGE-BOLT	316 SS			2		5/16	
	2 KSI			POWERS WEDGE-BOLT PLUS	STEEL			1 1/2		5/16	
	2.5 KSI			POWERS 316 STAINLESS STEEL WEDGE-BOLT	316 SS			1 1/4		7/16	
	2 KSI			POWERS WEDGE-BOLT PLUS	STEEL			1 1/8		7/16	
	2.5 KSI			CRACKED OR UNCRACKED, POWERS WEDGE-BOLT PLUS	STEEL			1 3/4		7/16	
	2.5 KSI							2 1/8		7/16	
GROUT FILLED CMU	NOTE 1		1/4	ELCO AGGRE-GATOR	300 SS	3	2	2	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS
	NOTE 2		1/4	ELCO ULTRACON SS4	410 SS	3	2 1/2	2		1/4	
	NOTE 3		3/8	POWERS WEDGE-BOLT PLUS	STEEL	6	2	2 1/2		7/16	

ITEM 26, SUBSTRATE				ITEM 33, SECONDARY CONTINUOUS MOUNTING ANGLE SUBSTRATE FASTENER							
TYPE	MATERIAL MIN.	THICKNESS MIN.	DIA.	TYPE (ALL FASTENERS ARE HEX HEAD STYLE)	MAT'L	SPACING MAX.	EDGE MIN.	EMBED. MIN.	WASHER/FLANGE MIN.	ANGLE HOLE MAX.	SUBSTRATE HOLE MAX.
WOOD	G ≥ 0.42	3	1/4	LAG SCREW	*	3	1 1/2	2 7/8	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS
STEEL	A36	0.0677	1/4-20	BOLT W/ NUT OR THREAD CUTTING/TAPPING SCREW	*	3	3/4	0.0677	NA	1/4	1/4 FOR BOLT & NUT CONNECTION
ALUMINUM	6063-T5	0.138	1/4-20	BOLT W/ NUT OR THREAD CUTTING/TAPPING SCREW	*	3	1/2	0.138	0.6 AT NUT	1/4	1/4 FOR BOLT & NUT CONNECTION
	6005-T5	1/8						1/8	NA		
CONCRETE	2 KSI	NOTE 4	1/4	BUILDEX TAPCON (BLUE, WHITE, OR 410 SS)	VARIABLES	3	1 1/2	1 3/4	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS
	2.9 KSI			ELCO ULTRACON SS4	410 SS			1		1/4	
	3.4 KSI			ELCO CRETE-FLEX SS4, SMALL OR LARGE HEAD	410 SS			1		1/4	
	4 KSI			POWERS 316 STAINLESS STEEL WEDGE-BOLT	316 SS			1 3/4		5/16	
	2 KSI			POWERS WEDGE-BOLT PLUS	STEEL			2		5/16	
								1 1/2		5/16	
GROUT FILLED CMU	NOTE 1		1/4	ELCO AGGRE-GATOR	300 SS	3	2	2	NA	1/4	SEE FASTENER MANUFACTURER INSTRUCTIONS

NOTE * LAG SCREWS SHALL HAVE STRENGTHS OF MINIMUM GRADE 1 STEEL, OTHER BOLT AND SCREWS SHALL HAVE STRENGTHS OF MINIMUM GRADE 2 STEEL.
NOTE 1: CONCRETE MASONRY (CMU) SHALL BE > THE FOLLOWING; 6" WIDE, CMU CONFORMING TO ASTM C-90 FILLED WITH 4,747 KSI GROUT.
NOTE 2: CONCRETE MASONRY (CMU) SHALL BE > THE FOLLOWING; 6" WIDE, 2 KSI CMU CONFORMING TO ASTM C-90 WITH 1624 KSI GROUT.
NOTE 3: CONCRETE MASONRY (CMU) SHALL BE > THE FOLLOWING; 6" WIDE, GRADE N, TYPE II, LIGHT-WEIGHT/MEDIUM-WEIGHT/NORMAL-WEIGHT CMU CONFORMING TO ASTM C-90. MORTAR MUST BE TYPE N.
NOTE 4: VARIES WITH SIZE OF FASTENER USED, SEE FASTENER MANUFACTURER'S INSTRUCTIONS.
SS = STAINLESS STEEL



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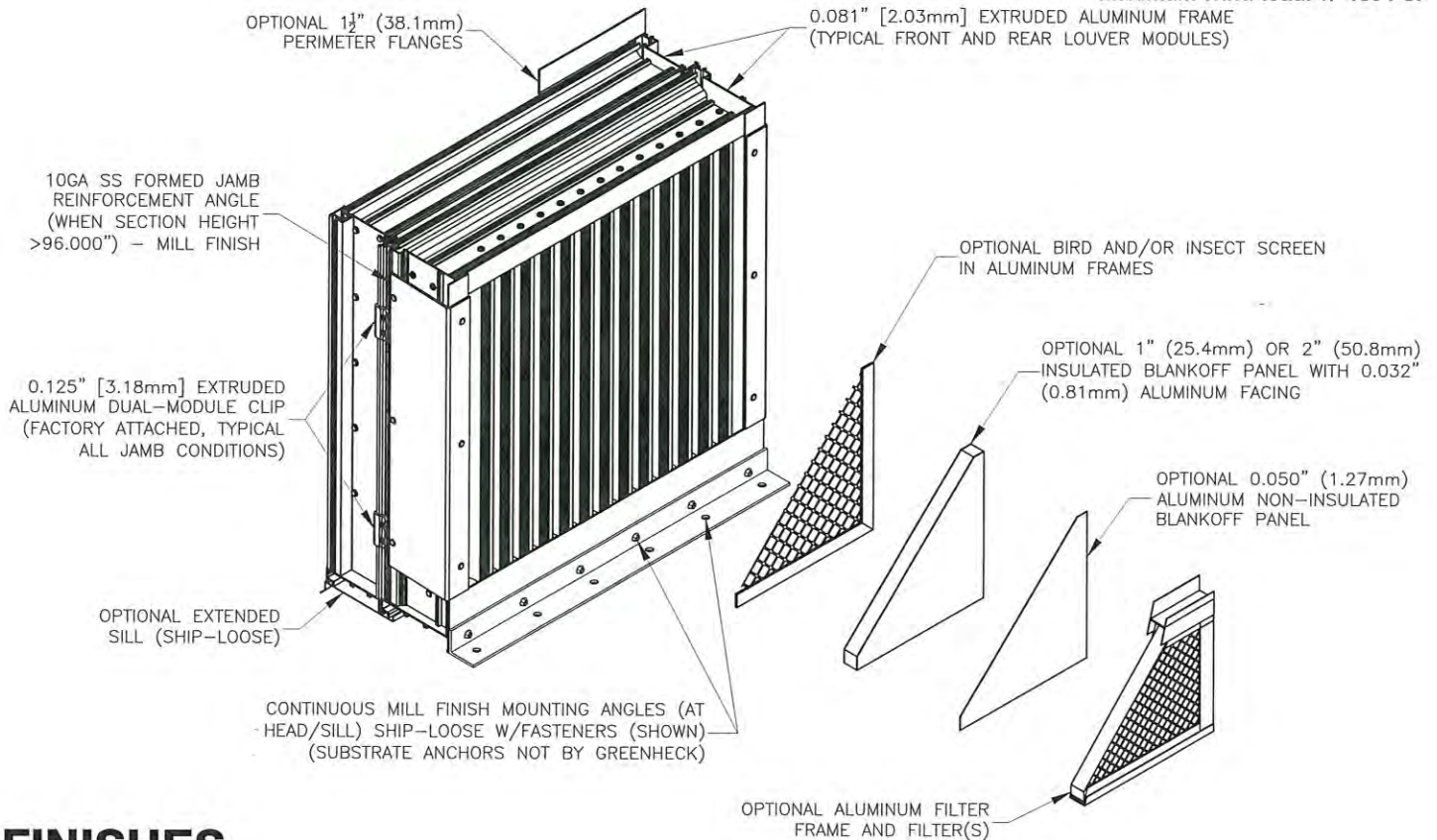


Planning / Building Dept.

OPTION DRAWINGS

EHV-901D

Florida Product Approval No.: 19683
Miami-Dade, FL NOA No.: 19-0516.09 EXP. 7/28/2021
AMCA 540 and 550 Listed
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FINISHES

Finish Type	Description/Application	Color Selection	Standard Warranty (Aluminum)
AAMA 2605 100% Fluoropolymer (FEVE) 2-Coat 70% Kynar® (PVDF) 3-Coat 70% Kynar® (PVDF) 4-Coat 70% Kynar® (PVDF)	"Best." The premier finish for extruded aluminum. Tough, long-lasting coating has superior color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	Standard Colors: Any of the 27 standard colors shown can be furnished in 70% or 50% Kynar®, 100% Fluoropolymer or Baked Enamel.	10 Years (20 Years Optional)
AAMA 2604 50% Kynar® / Acroflur®	"Better." Tough, long-lasting coating has excellent color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	Mica Colors: Greenheck offers 6 standard Mica colors for 70% Kynar® or 100% Fluoropolymer.	5 Years
AAMA 2603 Baked Enamel	"Good." Provides good adhesion and resistance to weathering, corrosion and chemical stain.	Custom Colors: Custom color matching is available. Consult your Greenheck representative for cost and/or lead-time implications if a custom color is required.	1 Year
AA-M10C22A42 Integral Color Anodize	"Two-step" anodizing is produced by following the normal anodizing step with a second, colorfast process.	Light, Medium, Dark or Extra Dark Bronze; Champagne; Black	5 years
AA-M10C22A41 Clear Anodize 215 R-1	Clear, colorless and hard oxide aluminum coating that resists weathering and chemical attack.	Clear	5 years
AA-M10C22A31 Clear Anodize 204	Clear, colorless and hard oxide aluminum coating that resists weathering and chemical attack.	Clear	1 Year
Prime Coat	Louvers or architectural products shall be cleaned, pre-treated and receive a prime coat finish suitable for field painting. Greenheck does not recommend prime coat or field painting of materials.		n/a
Mill	Materials may be supplied in natural aluminum or galvanized steel finish when normal weathering is acceptable and there is no concern for color or color change.		n/a

Finishes meet or exceed AAMA 2605, AAMA 2604, and AAMA 2603 requirements. Please consult www.greenheck.com for complete information on standard and extended paint warranties. Paint finish warranties are not applicable to steel products.



JUL 06 2020

EHV-901D
February 2020
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Weather Hood Models - WH-1, WH-2, WH-3, WH-4

Design Features – Protect louvers, dampers or fan systems from outside elements. Supplied with standard 1-1/2" flange on all sides ready for wall mount installation.

STANDARD CONSTRUCTION

MATERIAL

18 gauge galvanized steel – Galvanized construction
.063" thk. formed aluminum 5005-H34 – Aluminum construction

ASSEMBLY

Stitch welded construction

MINIMUM SIZE

Unlimited, with mullions, structural bracing supplied by others

MAXIMUM FACTORY ASSEMBLY SIZE

120" w x 60" h x 60" d (allows for best handling)
(Type of finish may limit maximum single section)

MINIMUM SIZE

12" x 12" x 12"

UNDERSIZED

1/4" under ordered size unless specified Exact or Actual

SCREEN

1/2" Mesh x 19 ga. galvanized screen – Galvanized construction
3/4" Mesh x 050 expanded alum. screen – Aluminum construction

FINISH

Mill

OPTIONAL CONSTRUCTION

MATERIAL – Available in heavier construction

SCREEN - Many styles available please consult screen listing

FINISH – Air-dry primer, polyurethane, epoxy, or enamel, baked epoxy or enamel, Kynar, or Powder coat.

SPECIAL PURPOSE CONSTRUCTION

Fully welded construction

Security bars

Filter racks

Hinged as walk through door or for swing out for access

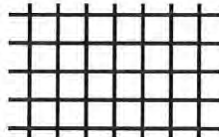
Sleeved for ductwork connection

** Consult DOWCO for additional technical information.

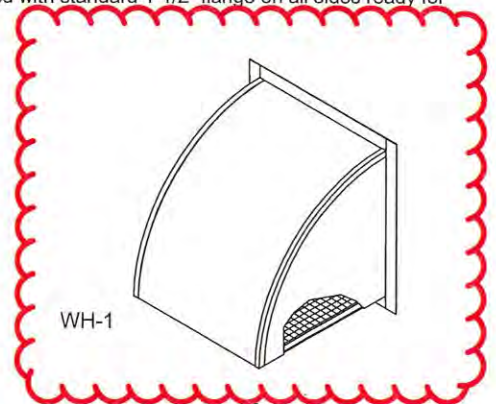
TYPICAL SCREEN STYLES



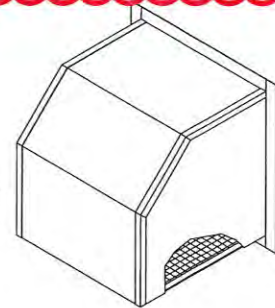
Expanded Aluminum
Std. for alum. const.



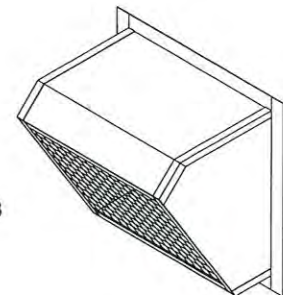
Wire Mesh
Std. for galv. const.



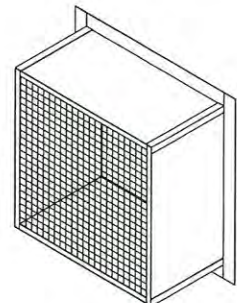
WH-1



WH-2



WH-3



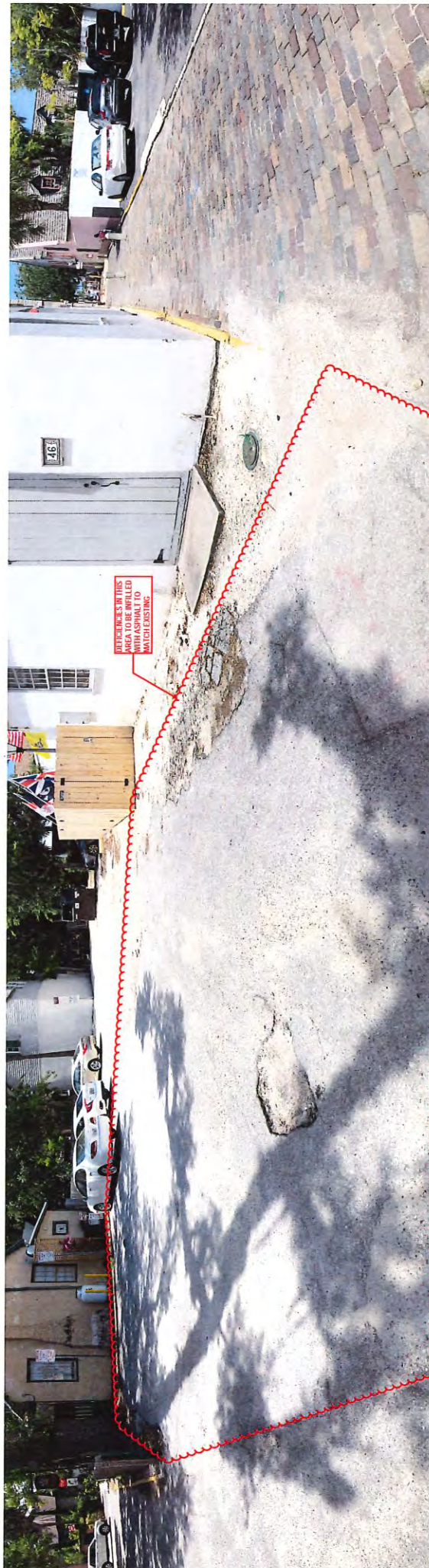
WH-4

DATE		ARCHITECT		CUSTOMER	
PROJECT					
ITEM	QTY	W	H	DESCRIPTION	
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Planning / Building Dept.



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JUL 06 2020

Planning / Building Dept.

90 24807

QUIT-CLAIM DEED

This instrument prepared
by Ken Rouse, General
Counsel, Florida
Department of State, Room
LL10, The Capitol,
Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee: 

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Documentary Tax Pd. \$.55
\$ 40 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theodor F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of \$52,600 which the Grantee neither assumes nor agrees to pay.

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, according to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBJECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of \$200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 15. Property Appraiser Parcel No. 0196490-0000

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and
delivered in our presence:

HISTORIC ST. AUGUSTINE PRESERVATION
BOARD

Rita H. O'Brien

By:

John Sundeman
Its Chairman:

Tom O'Brien

Attest:

Earl W. Newton
Its Executive Director

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earl W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Pelpeau
Notary Public, State of Florida
at Large

My Commission Expires: Nov. 4, 1990

(SEAL)



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

90 OCT -1 AM 11:02

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID 1974300000
Location Address 46 CUNA ST
60 ST GEORGE ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug ON St George St (COM) (610.07)
Tax Description* CITY OF ST AUGUSTINE LOT 18 BLK 12 OR871/61(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code State Owned - TIITF (8710)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.190
Homestead N

Owner Information

Owner Name [Tiitf/Dept Of State](#) 100%
Mailing Address C/O UNIVERSITY OF FLORIDA
PO BOX 115050
ATTN PLANNING DEPT
GAINESVILLE, FL 32611-5050

Map



Valuation Information

	2020
Building Value	\$96,310
Extra Features Value	\$766
Total Land Value	\$810,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$907,076
Total Deferred	\$575,018
Assessed Value	\$332,058
Total Exemptions	\$332,058
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$75,071	\$837	\$729,000	\$0	\$0	\$804,908	\$301,871	\$804,908	\$0
2018	\$76,016	\$766	\$648,000	\$0	\$0	\$724,782	\$274,428	\$724,782	\$0
2017	\$0	\$0	\$648,000	\$0	\$0	\$648,000	\$249,480	\$648,000	\$0
2016	\$0	\$0	\$226,800	\$0	\$0	\$226,800	\$226,800	\$226,800	\$0
2015	\$0	\$0	\$208,575	\$0	\$0	\$208,575	\$208,575	\$208,575	\$0
2014	\$0	\$0	\$208,575	\$0	\$0	\$208,575	\$208,575	\$208,575	\$0
2013	\$0	\$0	\$208,575	\$0	\$0	\$208,575	\$208,575	\$208,575	\$0
2012	\$0	\$0	\$208,575	\$0	\$0	\$208,575	\$208,575	\$208,575	\$0
2011	\$0	\$0	\$232,875	\$0	\$0	\$232,875	\$232,875	\$232,875	\$0
2010	\$0	\$0	\$259,200	\$0	\$0	\$259,200	\$259,200	\$259,200	\$0

Exemption Information

Exemption Type	Amount
State	\$332,058

Building Information

Building 1
Actual Area 656
Conditioned Area 656
Actual Year Built 1800
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Concrete Stucco, Wood

Roof Structure Flat
Roof Cover Built Up, Cedar Shanks
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Concrete Stucco	60%
Exterior Wall	Wood	40%
Roofing Structure	Flat	100%
Roofing Cover	Built Up	50%
Roofing Cover	Cedar Shanks	50%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	2" Fiberglass	100%
Electrical	Average	100%
Plumbing	2 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	656	656
Total SqFt	656	656

Building 2
Actual Area 1056
Conditioned Area 1584
Actual Year Built 1800
Use Tourist Attraction
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Structure Gable Hip
Roof Cover Wood Shingle
Interior Flooring Concrete 6-8"
Interior Wall Minimum
Heating Type None
Heating Fuel
Air Conditioning N/A
Baths

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete 6-8"	100%
Interior Walls	Minimum	100%
Electrical	Minimum	100%
Plumbing	0 Fixtures	100%
Heating Type	None	100%
Air Conditioning	N/A	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1584	1056
Total SqFt	1584	1056

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Wood Fence	0	0	0	0	208
Masonry Wall	0	0	0	0	208

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	0	0	8100	SF	\$810,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	\$0.00	QC	871	61	U	V		TIITF/STATE OF FLORIDA
	9/1/1990	\$0.00		871	55	U	V		
	3/1/1989	\$0.00		814	405	U	V		
	7/1/1987	\$0.00		752	614	U	V		
	2/1/1987	\$0.00		736	789	U	V		
	3/1/1983	\$0.00		578	115	U	V		

Sketch Information

Room Type

Base

41

16

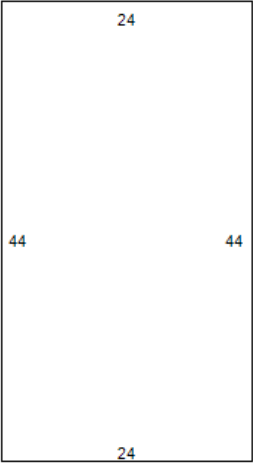
41

41

16

41

	Room Type
	OWH



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Detail by Entity Name

Florida Profit Corporation
TTV ARCHITECTS, INC.

Filing Information

Document Number P94000075530
FEI/EIN Number 59-3272368
Date Filed 10/12/1994
State FL
Status ACTIVE

Principal Address

115 EAST FORSYTH ST.
JACKSONVILLE, FL 32202

Changed: 01/12/2005

Mailing Address

115 EAST FORSYTH ST.
JACKSONVILLE, FL 32202

Changed: 01/12/2005

Registered Agent Name & Address

VU, TRI T
115 EAST FORSYTH ST
JACKSONVILLE, FL 32202

Address Changed: 01/28/2020

Officer/Director Detail

Name & Address

Title President

VU, TRI THIEN, MR.
115 EAST FORSYTH ST.
JACKSONVILLE, FL 32202

Title Senior Vice President

Noel, Christopher Philip, Mr.
115 EAST FORSYTH ST.
JACKSONVILLE, FL 32202

Title VP

Hoang, William Dinh-Bao, Mr.
115 EAST FORSYTH ST.
JACKSONVILLE, FL 32202

Annual Reports

Report Year	Filed Date
2018	02/07/2018
2019	03/27/2019
2020	01/28/2020

Document Images

01/28/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
02/12/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/11/2013 -- ANNUAL REPORT	View image in PDF format
02/16/2012 -- ANNUAL REPORT	View image in PDF format
02/01/2011 -- ANNUAL REPORT	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
03/27/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
01/09/2004 -- ANNUAL REPORT	View image in PDF format
01/30/2003 -- ANNUAL REPORT	View image in PDF format
01/23/2002 -- ANNUAL REPORT	View image in PDF format
01/25/2001 -- ANNUAL REPORT	View image in PDF format
03/06/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
01/29/1998 -- ANNUAL REPORT	View image in PDF format
04/17/1997 -- ANNUAL REPORT	View image in PDF format
04/10/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0065 Address: 287 St. George Street

Applicant: Don Crichlow & Associates

Property Owner: Scott and Nikki Gordon

Project description: To build 46" high masonry wall along front and partial north property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall. (See also F2020-0066 and F2020-0067)

Architectural Style:	Bungalow	Florida Master Site File:	SJ01933
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	ca. 1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003300000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located on the east side of St. George Street, the one and one-half story residential building built in the Bungalow style is situated in Historic Preservation Zone 1 and is a contributing building to the St. Augustine Town Plan National Register District.
- Currently there is no fence along the front of the property.
- The application's written overall project description lists the masonry wall height as 48", but the section drawing shows the height as 3'-10", with the picket fence height as 48" on both. The applicant confirmed that the heights of 3'-10" for the masonry wall and 48" for the picket fence is what is proposed.
- A 46" high wall will partially obscure the low standing Bungalow styled building, which has a moderate setback from the street. However, the wall is proposed to mitigate against future hurricane flood damage. A stackable flood barrier system "flood gate" will be able to be installed temporarily across the driveway openings between the proposed wall. A tall masonry wall already extends along the rear/east property line. The application indicated that the proposed wall is being planned with the adjacent neighbors at 289 and 295 St. George Street to create a flood barrier instead of raising the existing house 4 to 6 feet.
- Overall, the proposed 46" wall and 48" fence are compatible with the Architectural Guidelines for Historic Preservation (AGHP) in recommended material of stucco over masonry for the wall and wood pickets for the fencing and the recommended height of at least 4', but less than 5'. The proposed masonry wall will be behind the 4' high wood picket fence and it is only 2" shorter than the recommended 48".
- Different picket tops and finials are proposed for each property's wood picket fence that will run in front of 287 and 289 St. George Street.
- The specific finish of the wood picket fence and the wall's stucco was not indicated. The AGHP states fences should be painted white or left unpainted and walls painted white or left natural.
- The project is within archeological zone IC. If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria 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 the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 287 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation 3 and 9, with the following condition:**

1. That the finish of the wood fence and the masonry wall's outer stucco coat complies with the AGHP.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To build a waterproof 3'-10" high masonry wall with 8" concrete masonry units (CMU) clad with stucco along front and partial north property line to create a flood barrier.
2. To construct a 48" high wood picket fence with wood finials in front of masonry wall.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Fences, Walls and Gates

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

COA F2020-0065
287 St. George Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
287 St. George Street



Front Façade / West Elevation: looking east

STAFF PHOTOGRAPHS
287 St. George Street



Front Façade / West Elevation:
looking east down driveway and looking south to 289 St. George Street

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1933 1009==
Site Name: George L. Estes House 830== Survey Date: 7808 820==
Address: 287 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39A West 1/2 of 868==
(subdivision) (block) (lot)
Lot 5 868==
Owner of Site: Name: Wardell, Jack G. ;
Address: 287 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469962 3306150 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: Henderich, Fred A. 872==
Builder: _____ 874==
Style: Bungalow 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, shingles, butt _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 1/1, attic louver 942==
Foundation: Stuccoed piers, lattice infill 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip on L, porch 942==
Porches & Balconies: One story enclosed L-shaped porch on southwest
side 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Paired palm tree posts _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 1½ 950==
Other: _____ 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 287 St. George Street, now called the George L. Estes House, was constructed by Fred A. Henderich between 1910 and 1917 and is one of the later homes built in this neighborhood. The foundation is composed of stuccoed piers with lattice infill. The one-story enclosed L-shaped front porch has paired palm tree posts.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702

(over)

V. BIBLIOGRAPHY

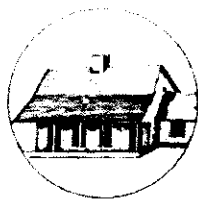
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustín," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustín de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.
3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

The house at 287 St. George Street was built by architect Fred A. Henderich for his brother-in-law George L. Estes and wife Clara. Estes was the vice president of the St. Augustine National Bank in the 1920's and 1930's. In 1934 the house was occupied by Rudyard K. Parsons, assistant general freight agent for the Florida East Coast Railway Company.(4)

4. St. Augustine City Directory, 1920-21, 1924-25, 1927-28, 1930, 1934; Historic Properties Inventory Research File.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01933**
 Field Date 5-4-2016
 Form Date 5-4-2016
 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) GEORGE L. ESTES HOUSE 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 287 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 287
 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 20 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2003300000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ 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): HENDERICH, Fred A. 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 Bungalow Exterior Plan L-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
 Roof Type(s) 1. Gable 2. Hip 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip on L, porch
 Windows (types, materials, etc.) DHS, 1/1, attic louver
 Distinguishing Architectural Features (exterior or interior ornaments) Paired palm tree posts; exposed rafters under eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) single car garage with 2nd story apartment -- detached from home

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. stuccoed, lattice infill
 Main Entrance (stylistic details) single wood 6-paneled door

Porch Descriptions (types, locations, roof types, etc.) one-story L-shaped porch on southwest side with palm posts and hip roof

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 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

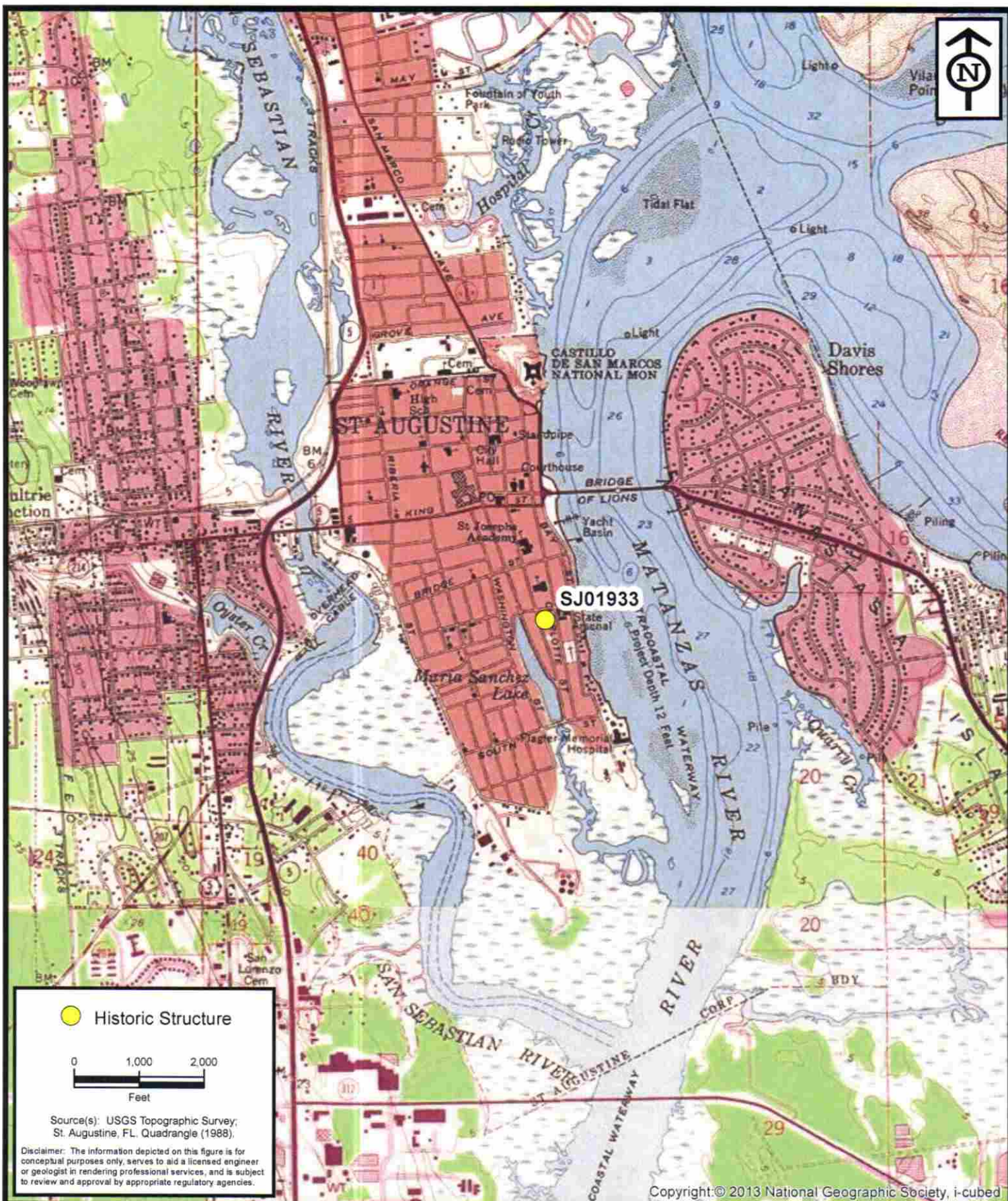
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

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.cc
 (address / phone / fax / e-mail)

Required Attachments

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



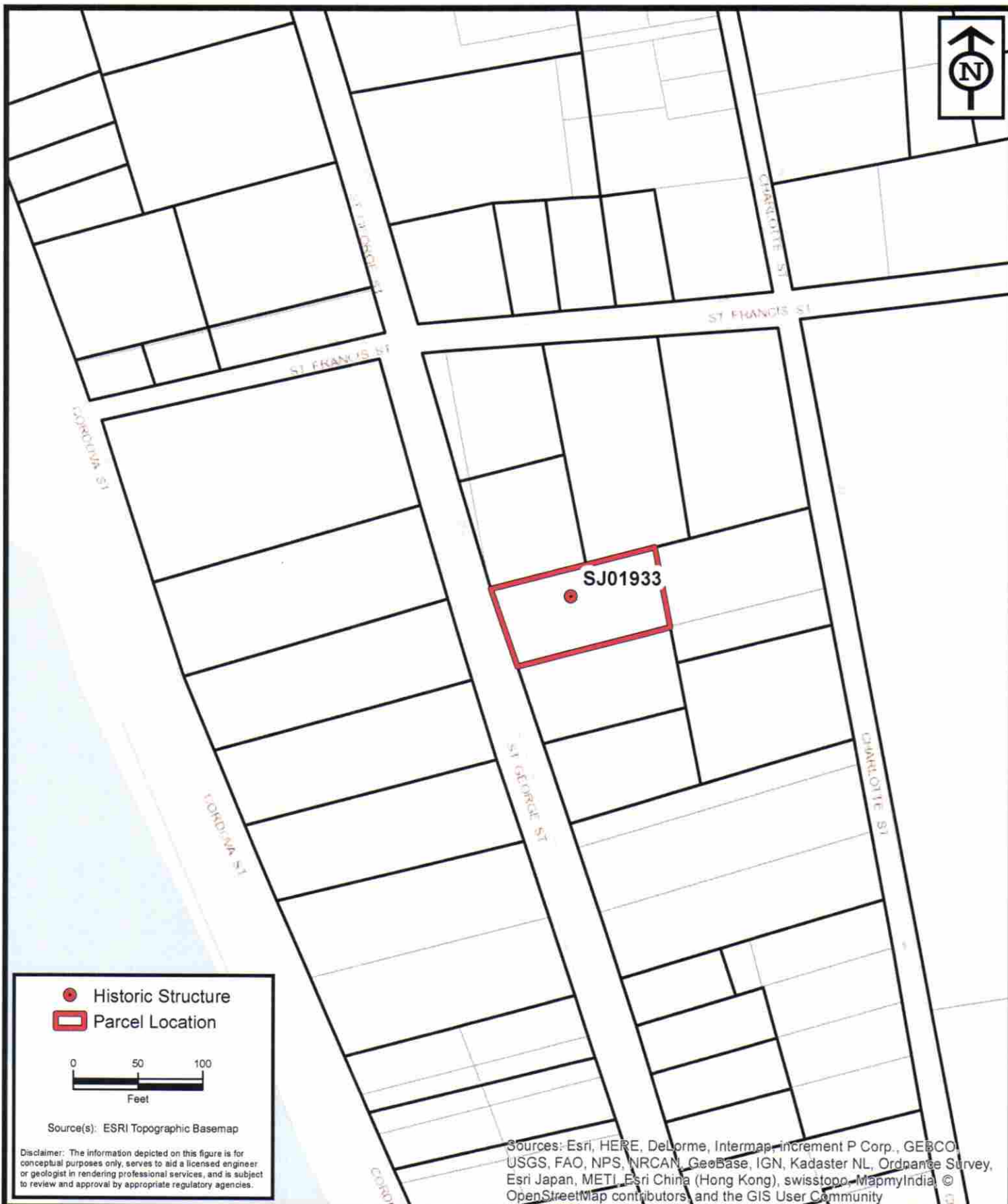
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01933
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Figure:	2







**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. 2020-0065

Receipt No. 1881108

Meeting Date: July 16, 2020

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

1. NAME OF APPLICANT Don Crichlow

Business (if applicable) Don Crichlow & Associates

Address 302 St. George St.

City St. Augustine State FL Zip Code 32084

Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Scott and Nikki Gordon

Business (if applicable) _____

Address 2809 Hitchcock Mill Run

City Marietta State GA Zip Code 30068

Daytime telephone (required) 678 429-1298 Other phone _____

3. PROJECT STREET ADDRESS 287 St. George St.

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision COSA Parcel 2003300000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

RECEIVED

JUN 12 2020

Planning / Building Dept.

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☒ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

Owner wishes to build a 48" high masonry wall along the front and partial north property lines. The purpose is to create, along with his adjacent neighbors, a 4' high floor barrier. This is in lieu of raising the existing house 4' to 6'. The owner proposes to construct a 48" wood picket fence in front of the masonry wall in order to match the architectural style of the residence which is Bungalow (1910-1940). (See attached drawing).

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 Donald C. Cuchlao

SIGNATURE OF APPLICANT Donald C. Cuchlao

DATE 6/10/20

PRINT OWNER'S NAME Scott J. Gordon Nikki C. Gordon

SIGNATURE OF OWNER Scott J. Gordon Nikki C. Gordon

DATE 6/11/2020

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

RECEIVED

JUN 12 2020

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need picket and final material labeled on drawings.

Project number: 2020-0065 Project Address: 287 Pt. George Street

Reviewed by: Julie Courtney Date: June 25, 2020



Owner's Authorization For Agent

DONALD A CRICHLIN is/are hereby authorized TO ACT ON BEHALF OF Scott + Nikki Gordon, the owner(s) of those lands described within ☐

the attached application, or ☒ described within the previously filed Application number: 2020-0065, 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 ^{APPROPRIATENESS} of ~~Demolition~~ for the structure located at: 281 ST. GEORGE ST.

BY: Scott Gordon / Nikki Gordon
Signature of Owner

SCOTT & NIKKI GORDON
Print Name of Owner

404-731-9758
Telephone Number

State of FLORIDA

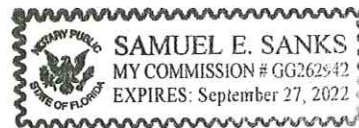
County of ST. JOHNS

Signed and sworn before me on this 1st day of July, 2020

By SCOTT + NIKKI GORDON

Identification verified:

Oath sworn: X Yes No



Notary Signature: Sal E Saks

My Commission expires: 09/27/2022

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Planning/Building Dept.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

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

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

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

[Signatures Appear on Following Page]

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PROPERTY OWNER

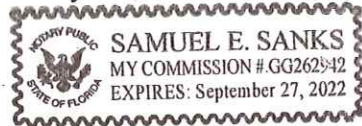
SCOTT & NIKKI GORDON
(Print Name)

Scott Gordon Nikki Gordon
(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, SCOTT + NIKKI GORDON, who is personally known to me or who has produced GA 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 1st day of JULY, 2020.



Samuel E. Sanks
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

DONALD A. CRICHLOW
(Print Name)

Donald A. Crichlow
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

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

Witness my hand and official seal, this 8 day of JULY, 2020.

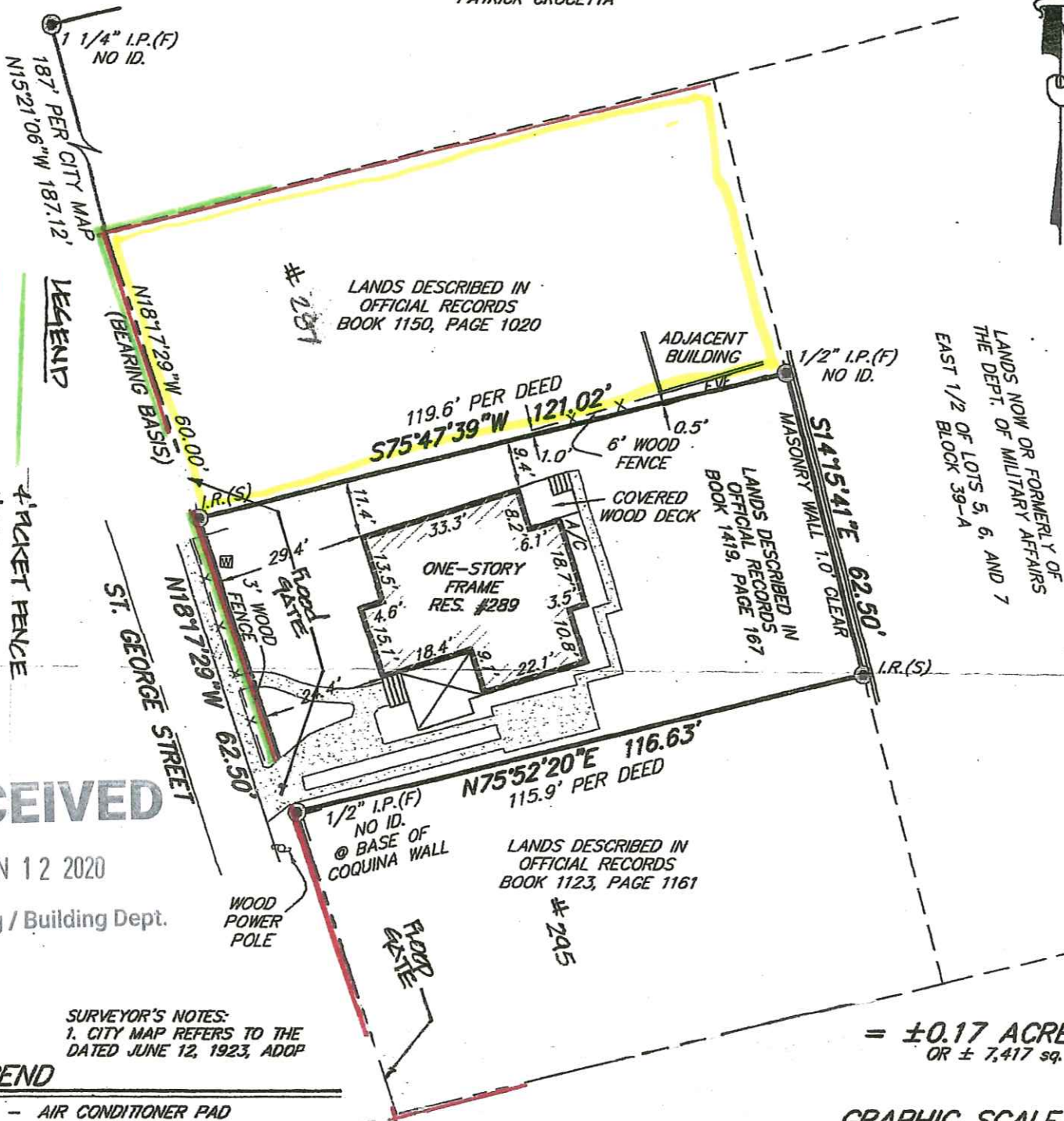


Jennifer M. Solomon
Notary Public, State of Florida

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JUN 12 2020

Planning / Building Dept.

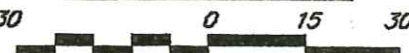
SURVEYOR'S NOTES:
1. CITY MAP REFERS TO THE
DATED JUNE 12, 1923, ADOP

LEGEND

- A/C - AIR CONDITIONER PAD
- ID. - IDENTIFICATION
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- sq. ft. - SQUARE FEET
- I.P.(F) - IRON PIPE FOUND
- I.R.(S) - 5/8" IRON ROD SET (LANDTECH)
- - BREAK LINE

- CENTERLINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER AS NOTED
- WATER METER
- EXPOSED CONCRETE
- COVERED AREA

GRAPHIC SCALE



1"=30'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:

- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No: 125145 0318 H effective date: 09/02/04, the property described hereon appears to lie in Zone AE 9'
 - Basis of bearing structure: SEE MAP
 - Basis of elevations: N.G.V.D. 29
- | JOB NO. | LAST FIELD DATE | SCALE | F.B./PAGE | CHK. BY: | DWG. BY: |
|---------|-----------------|--------|-----------|----------|----------|
| 09-0579 | 01/27/10 | 1"=30' | 640/47 | N.H.F. | M.P.F. |

TYPE: BOUNDARY

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LANDTECH

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other persons are prohibited without the written consent of the signing party.



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	2003300000	Physical	287 ST GEORGE ST	Building Value	\$427,601	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$11,499	Date	Price	Reason	Qual
Class	Family	Mailing	GORDON SCOTT J, NIKKI	Value		6/14/2018	\$795000	01	Q
Taxing	City of St	Address	C	Total Land Value	\$231,000	5/30/2014	\$675000	01	Q
District	Augustine		2809 HITCHCOCKMILL	Just Value	\$670,100				
Acres	0.18		RUN	Total Deferred	N/A				
			MARIETTA GA 30068-0000	Assessed Value	\$670,100				
				Total Exemptions	N/A				
				Taxable Value	\$670,100				

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

Date created: 6/9/2020

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287 ST. GEORGE ST.



287 ST. GEORGE ST.



REAR 287 ST. GEORGE ST.

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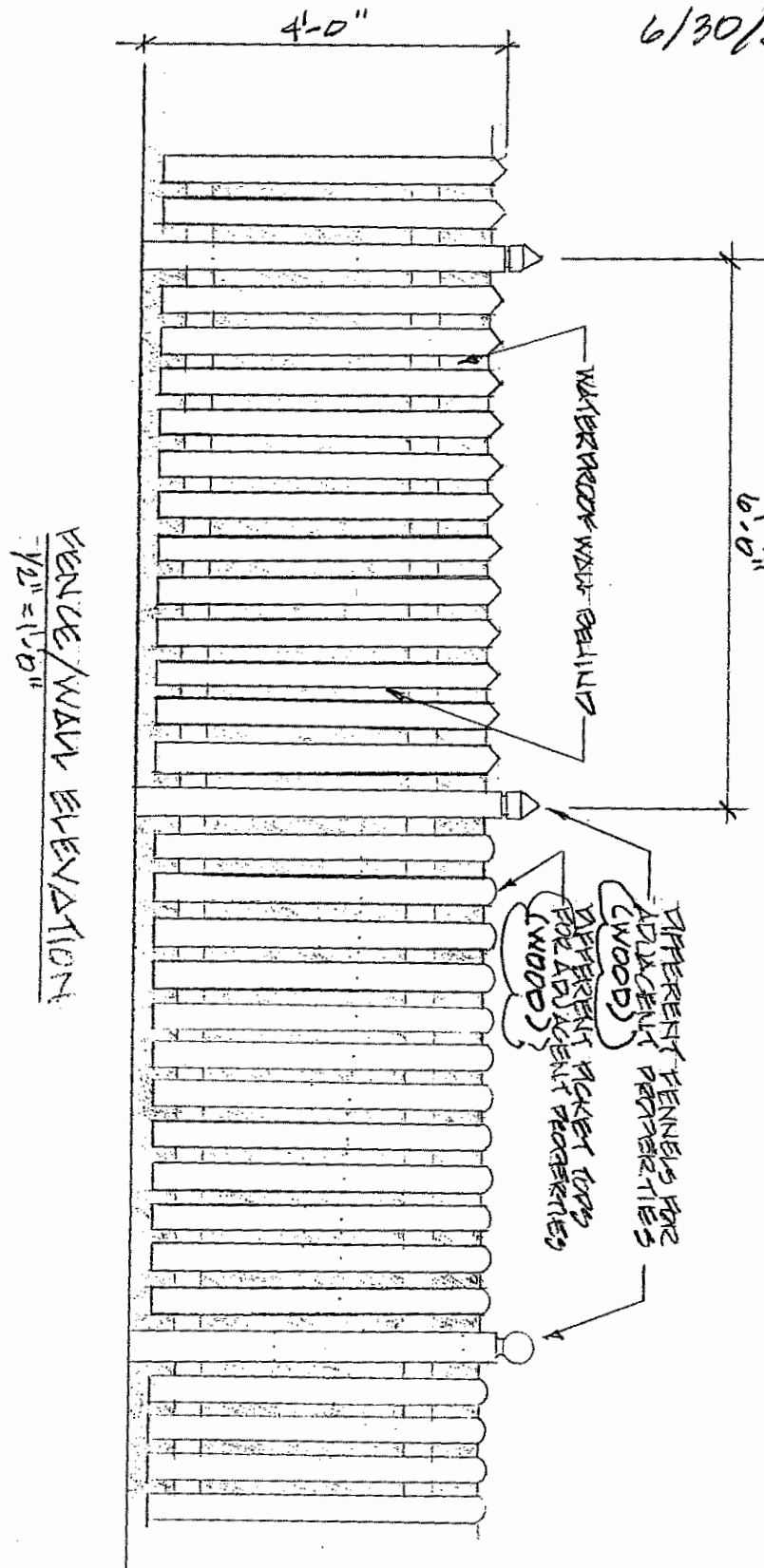
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Don Crichlow & Associates

St. Augustine, Florida

6/30/20



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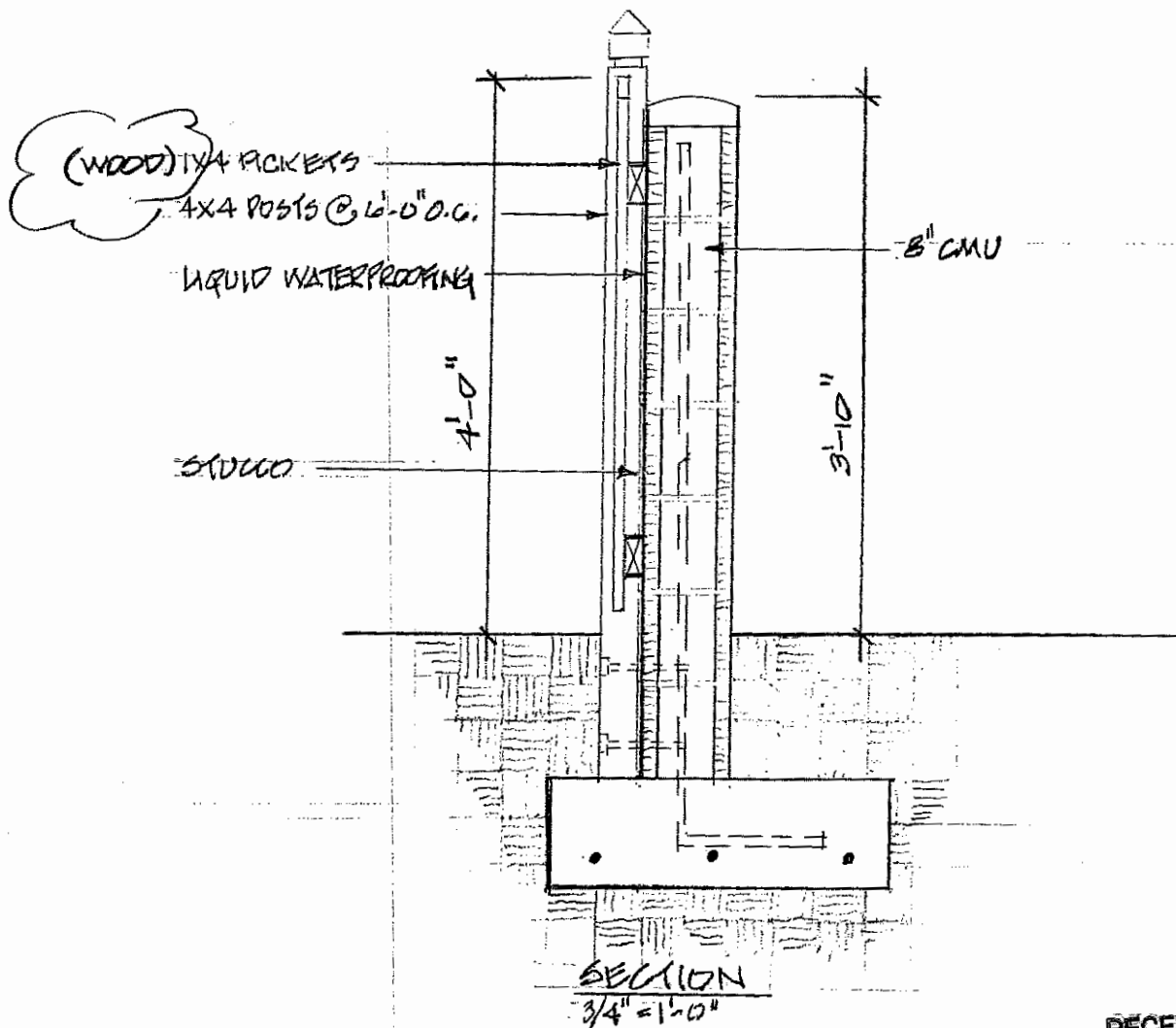
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Planning/Building Dept.

Don Crichlow & Associates

St. Augustine, Florida

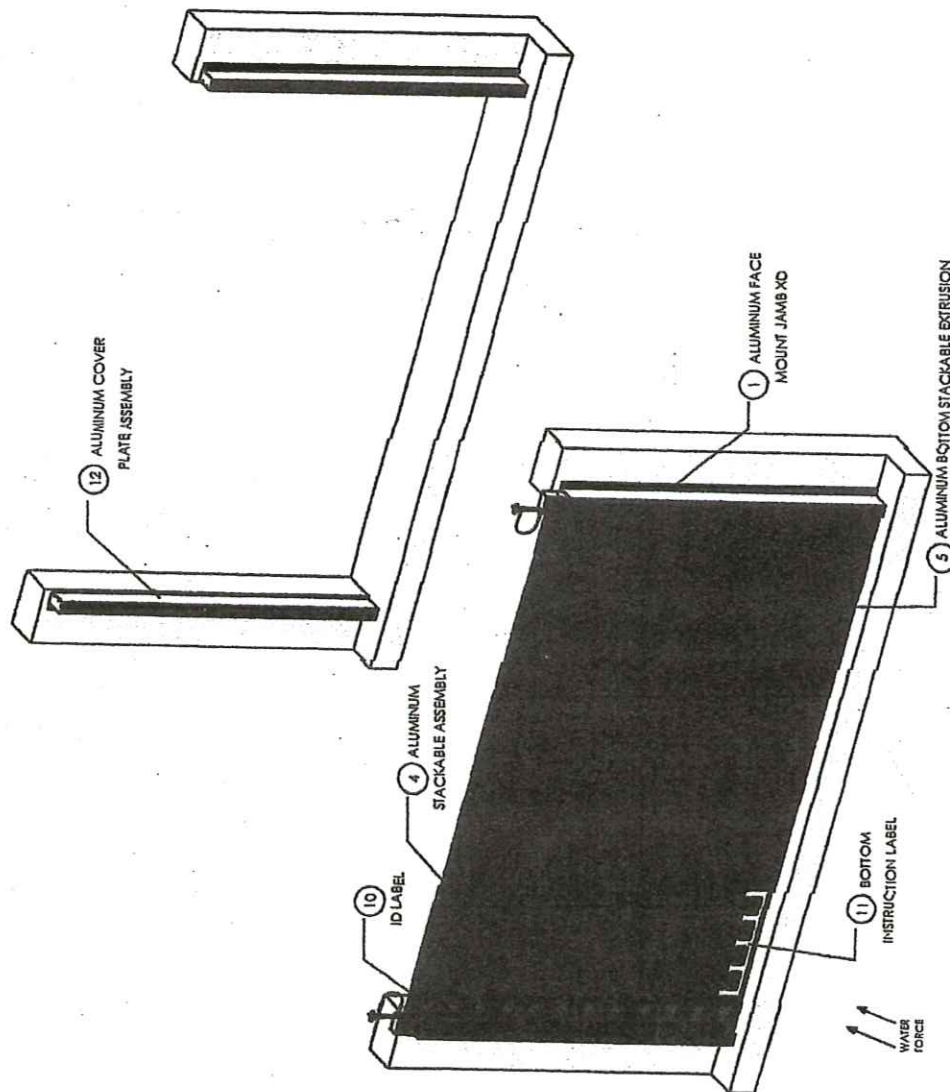
6/30/20



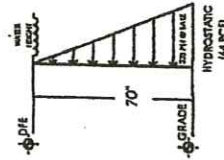
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ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	FMJ-XD	ALUMINUM FACE MOUNT JAMB XD	2
2	JS-100	JAMB SEAL	4
3	HI-433021	1/4"X1-3/4" KWIK CON HEX HEAD	18
4	STE-100	ALUMINUM STACKABLE EXTRUSION	11
5	STE-100	ALUMINUM BOTTOM STACKABLE EXTRUSION	1
6	TS-100	TOP SEAL	24
7	BS-100	BOTTOM SEAL	2
8	FCC-100	FOLDING COMPRESSION CLAMP	2
9	SIF-200	ALUMINUM COLORED SEALANT	1
10	IDL-100	ID LABEL	12
11	BIL-100	BOTTOM INSTRUCTION LABEL	1
12	CPA-100	ALUMINUM COVER PLATE ASSEMBLY	2



NOTE:

1. FOR INSTALLATION AND OPERATION, REFER TO OWNERS MANUAL.
2. SLAB AND WALL MUST BE SMOOTHED AND FREE OF CRACKS OR GAPS.
3. ALL TOLERANCES MUST BE MAINTAINED.
4. STACKABLE EXTRUSION, JAMB FRAMES, AND COVER PLATE - MILL FINISH.
5. STRUCTURE DESIGN AND ABILITY TO WITHSTAND LOADS WHERE BARRIER SYSTEM ATTACHES IS BY OTHERS, NOT SAK.

NAME AL DATE 5/6/19

CHECKED MA 5/6/19

SK

QTY:

OPENING NAME:

STE-100/FMJ-XD

DATE 5/6/19

MA 5/6/19

SK

QTY:

SK

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PROPRIETARY AND CONFIDENTIAL

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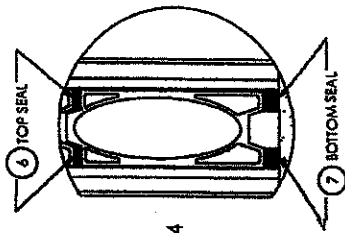
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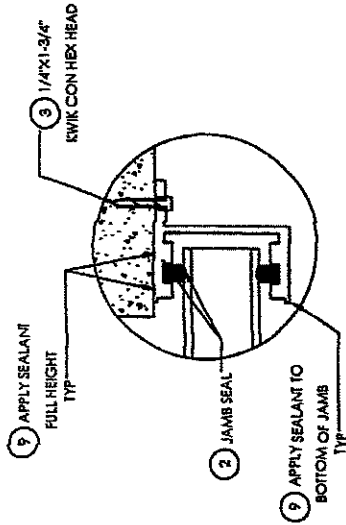
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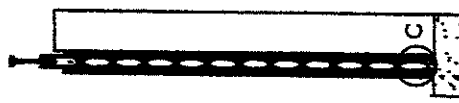
DETAIL C
SCALE 1:4



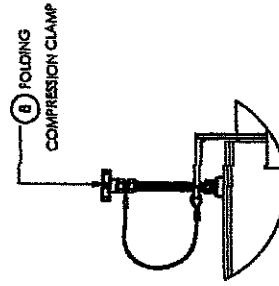
SECTION B-B



DETAIL D
SCALE 1:4



SECTION A-A



DETAIL E
SCALE 1:8

PROPRIETARY AND CONFIDENTIAL

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NAME AL DATE 5/6/19
DRAWN MA
CHECKED SN
QTY
PRODUCT STE-100 STACKABLE FLOOD BARRIER
WEIGHT OF EACH STACKABLE DIVISION APPROXIMATELY 49 LBS.

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OPENING NAME:

STE-100/FMJ-XD

STACKABLE SYSTEM

SIZE DWG. NO. STE-100

SCALE 1:12 SHEET 2 OF 2

REV A

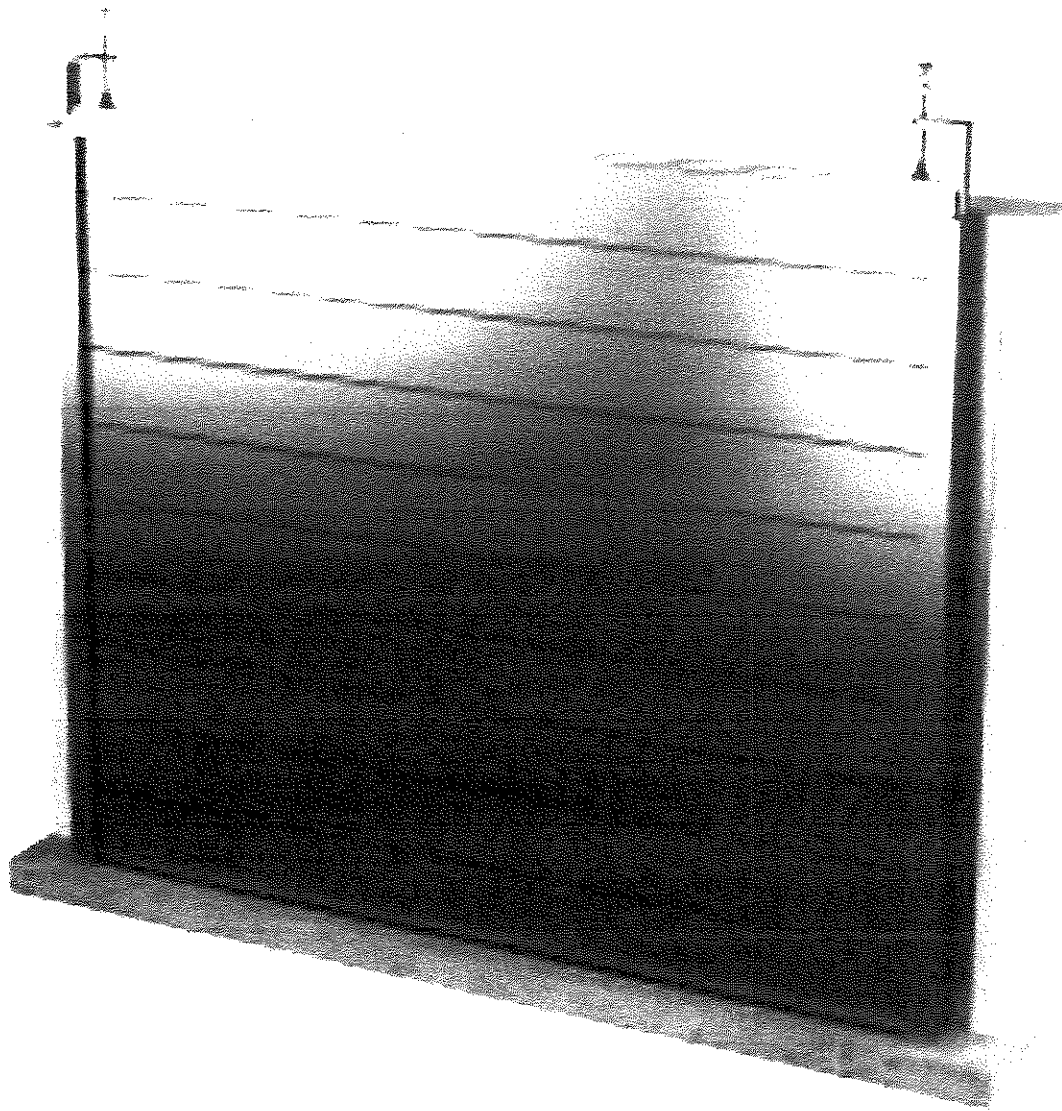


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www.sakenterprises.com
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Suite 103
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RECEIVED

JUN 12 2020

Planning / Building Dept.



STACKABLE FLOOD BARRIER

STE-100

RECEIVED

MAY 12 2020

Planning / Building Dept.

Prepared by and return to:
Vickie A. Rianda

Island Title of St. Augustine LLC
2085 A1A South Suite 206
St. Augustine, FL 32080
904-471-7272
File Number: 18-05305

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of June, 2018 between Louis J. Geanuleas and Deborah L. Geanuleas, husband and wife, whose post office address is 237 Hanover Street, Annapolis, Maryland 21401, grantor, and Scott J. Gordon and Nikki C. Gordon, husband and wife, whose post office address is 2809 Hitchcock Mill Run, Marietta, Georgia 30068, grantee:

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

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

Beginning at the Northwest corner of Lot 5, Block 39-A, City of St. Augustine, Florida, according to the Official Map of said city dated January 1, 1905; thence running Southerly 62 1/2 feet along St. George Street; thence Easterly, parallel to the North line of said Lot 5, for a distance of 119 feet more or less; thence Northerly 62 1/2 feet, more or less, to the North line of said Lot 5; thence Westerly 123 feet, more or less, to the point of beginning.

Parcel Identification Number: 200330-0000

Subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

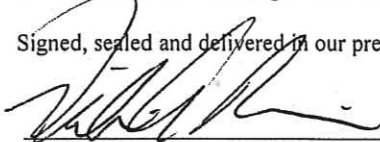
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

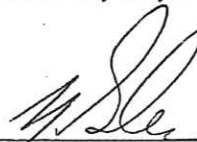
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

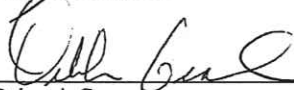
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Vickie A. Rianda


Witness Name: IRENE ARRIOLA


Louis J. Geanuleas (Seal)

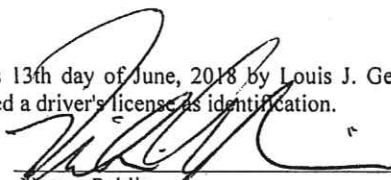

Deborah Geanuleas (Seal)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 13th day of June, 2018 by Louis J. Geanuleas and Deborah Geanuleas, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Vickie A. Rianda

My Commission Expires: August 13, 2018

COPY

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2003300000
Location Address	287 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE W1/2 LOT 5 BLK 39-A OR4563/1293 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Gordon Scott J, Nikki C 100%
	Gordon Nikki C 100%
Mailing Address	2809 HITCHCOCK MILL RUN MARIETTA, GA 30068-0000

Map



Valuation Information

	2020
Building Value	\$427,601
Extra Features Value	\$11,499
Total Land Value	\$231,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$670,100
Total Deferred	\$0
Assessed Value	\$670,100
Total Exemptions	\$0
Taxable Value	\$670,100

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	\$391,197	\$10,918	\$231,000	\$0	\$0	\$633,115	\$633,115	\$0	\$633,115
2018	\$370,400	\$6,495	\$231,000	\$0	\$0	\$607,895	\$535,921	\$121,974	\$485,921
2017	\$370,400	\$6,822	\$231,000	\$0	\$0	\$608,222	\$524,898	\$133,324	\$474,898
2016	\$374,609	\$7,221	\$210,000	\$0	\$0	\$591,830	\$514,102	\$127,728	\$464,102
2015	\$340,934	\$7,594	\$162,000	\$0	\$0	\$510,528	\$510,528	\$50,000	\$460,528
2014	\$150,395	\$2,174	\$145,800	\$0	\$0	\$298,369	\$298,369	\$50,000	\$248,369
2013	\$155,170	\$2,343	\$145,800	\$0	\$0	\$303,313	\$303,313	\$50,000	\$253,313
2012	\$157,557	\$2,512	\$145,800	\$0	\$0	\$305,869	\$305,869	\$50,000	\$255,869
2011	\$162,331	\$2,681	\$162,000	\$0	\$0	\$327,012	\$327,012	\$50,000	\$277,012
2010	\$164,718	\$2,850	\$180,000	\$0	\$0	\$347,568	\$332,126	\$65,442	\$282,126

Building Information

Building	1
Actual Area	3440
Conditioned Area	2389
Actual Year Built	1925
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	4

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	14 Fixtures	100%
Electrical	Very Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	300
FINISHED OPEN PORCH	0	147
FINISHED UPPER STORY	300	300
FRAME ADDITION	216	216
BASE AREA	1351	1351
FINISHED ENCLOSED PORCH	102	128
FINISHED DECK	0	189
OUTSIDE STAIRS	0	70
FINISHED OPEN PORCH	0	77
FINISHED UPPER STORY	420	420
FINISHED OPEN PORCH	0	242
Total SqFt	2389	3440

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	40
Pool (Concrete)	0	0	0	0	134
Kool Deck	0	0	0	0	266
Masonry Wall	0	0	0	0	545

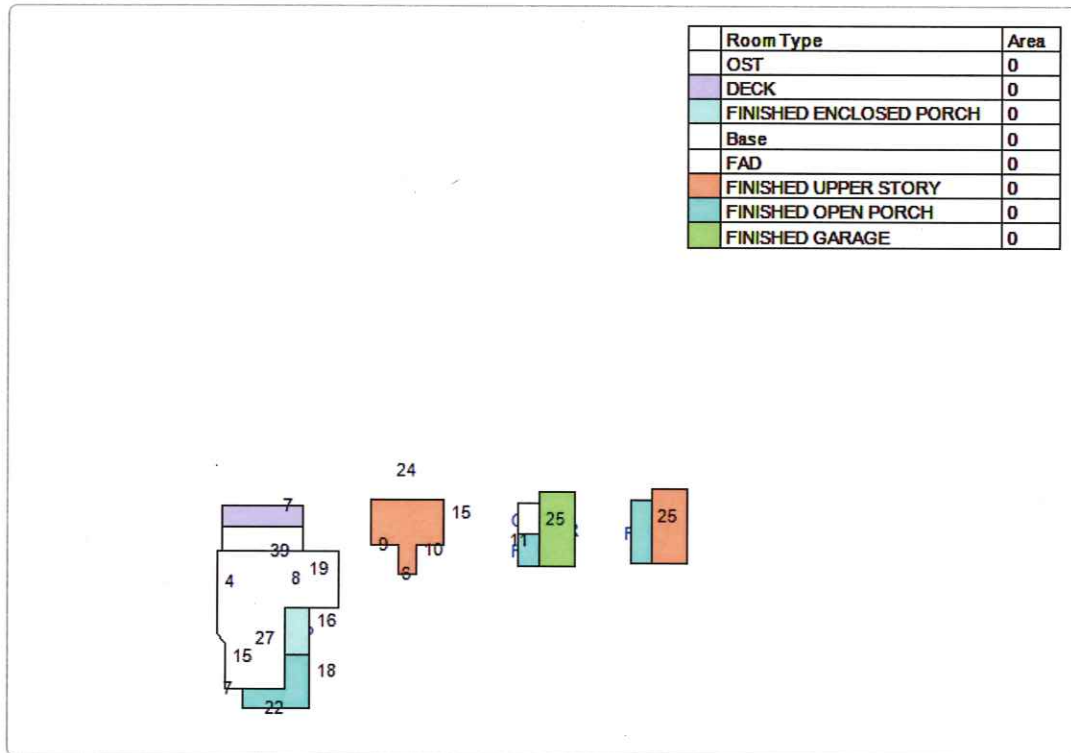
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	121	60	EF	\$231,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/14/2018	6/14/2018	\$795,000.00	WD	4563	1293	Q	I	GEANULEAS LOUIS J,DEBORAH L	GORDON SCOTT J,NIKKI C
5/30/2014	5/30/2014	\$675,000.00	WD	3885	1040	Q	I	HALBACK FREDERICK E & ANNEMARIE	GEANULEAS LOUIS J,DEBORAH L
	1/11/1996	\$180,000.00	WD	1150	1020	Q	I	MC CLELLAND WILLIAM G & DOROTHY JANE	HALBACK FREDERICK E & ANNEMARIE
	11/1/1986	\$113,000.00		721	1968	Q	I		MC CLELLAND WILLIAM G
	7/1/1985	\$0.00		679	1311	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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Version 2.3.63





**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0066 Address: 289 St. George Street

Applicant: Don Crichlow & Associates

Property Owner: Patrick Crocetta

Project description: To build 46" high masonry wall along front property line to create a flood barrier and to construct a 48" high wood picket fence in front of masonry wall. (See also F2020-0065 and F2020-0067)

Architectural Style:	Bungalow	Florida Master Site File:	SJ01935
National Register:	St. Augustine Town Plan Historic District	Construction date:	ca. 1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003400000		
Agenda Item:	7(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located on the east side of St. George Street, the one and one-half story residential building built in the Bungalow style is situated in Historic Preservation Zone 1 and is a noncontributing building to the St. Augustine Town Plan National Register District.
- Currently there is a low white painted picket wood fence along the front of the property.
- The application's written overall project description lists the masonry wall height as 48", but the section drawing shows the height as 3'-10", with the picket fence height as 48" on both. The applicant confirmed that the heights of 3'-10" for the masonry wall and 48" for the picket fence is what is proposed.
- A 46" high wall will partially obscure the low standing Bungalow styled building, which has a moderate setback from the street. However, the wall is proposed to mitigate against future hurricane flood damage. A stackable flood barrier system "flood gate" will be able to be installed temporarily across the driveway openings between the proposed wall. A tall masonry wall already extends along the rear/east property line. The application indicated that the proposed wall is being planned with the adjacent neighbors at 289 and 295 St. George Street to create a flood barrier instead of raising the existing house 4 to 6 feet.
- Overall, the proposed 46" wall and 48" fence are compatible with the Architectural Guidelines for Historic Preservation (AGHP) in recommended material of stucco over masonry for the wall and wood pickets for the fencing and the recommended height of at least 4', but less than 5'. The proposed masonry wall will be behind the 4' high wood picket fence and it is only 2" shorter than the recommended 48".
- Different picket tops and finials are proposed for each property's wood picket fence that will run in front of 289 and the next door 287 St. George Street.
- The specific finish of the wood picket fence and the wall's stucco was not indicated. The AGHP states fences should be painted white or left unpainted and walls painted white or left natural.
- The project is within archeological zone IC. If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria 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 the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 289 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation 3 and 9, with the following condition:**

1. That the finish of the wood fence and the masonry wall's outer stucco coat complies with the AGHP.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To build a waterproof 3'-10" high masonry wall with 8" concrete masonry units (CMU) clad with stucco along front and partial north property line to create a flood barrier.
2. To construct a 48" high wood picket fence with wood finials in front of masonry wall.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Fences, Walls and Gates

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

COA F2020-0066
289 St. George Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
289 St. George Street



**Front Façade / West Elevation: looking southeast
and looking south to 295 St. George Street**

STAFF PHOTOGRAPHS
289 St. George Street



**Front Façade / West Elevation: looking east
and looking south to 295 St. George Street**

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855 1935 1009==
Site Name: 289 St. George Street 830== Survey Date: 7808 820==
Address: 289 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39A West 1/2 of Lots 6 868==
(subdivision) (block) (lot)
and 7, 62.5' on St. George Street 868==
Owner of Site: Name: Vredenburg, Nelson and Isabel ;
Address: 289 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469965 3306120 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1924 844== Period: 20th Cent 845== Culture: American 840==
Architect: Henderich, Fred A. 872==
Builder: _____ 874==
Style: Bungalow 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, shingles, butt _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 9/1, metal awning 942==
Foundation: Brick piers with lattice infill 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip porch 942==
Porches & Balconies: Small 1 story enclosed porch on southwest corner
of front 942==
Chimney Location: Ridge, offset; offset, lateral slope 942==
Materials: (882)
Chimney: Brick, stuccoed 882==
Roof Surfacing: Metal, novelty 882==
Ornament Exterior: _____ 882==
Quantitative Data: (950-954)
Chimneys: 2 952== Dormers: _____ 954== Stories: 1½ 950==
Other: _____ 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Medicine, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 289 St. George Street was constructed by architect Fred A. Henderich between 1917 and 1924 and is one of the later homes built in the neighborhood. There is a small one-story enclosed porch on the southwest corner of the front.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte
(over)

V. BIBLIOGRAPHY

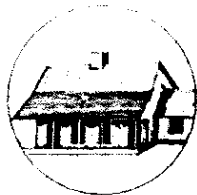
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.
3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

In the 1920's the house at 289 St. George Street was the residence of Harry M. Brown, structural engineer for the Florida East Coast Railway Company and special assistant to the vice president of the company. He was also the former treasurer of the Y.M.C.A. In the 1930's it was occupied by Grace Ames, a dietician at the East Coast Hospital.(4)

4. St. Augustine City Directory, 1924-25, 1927-28, 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SJ01935
 Field Date 5-4-2016
 Form Date 5-4-2016
 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) 289 ST GEORGE 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 289 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 289
 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 20 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2003400000 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: 1924 ☐ 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 windows
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): HENDERICH 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 Bungalow Exterior Plan Rectangular Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Metal shingles 2. _____ 3. metal- novelty
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porch
 Windows (types, materials, etc.) DHS, 9/1,

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and detached single car garage with gable roof and wood shingle siding

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____	Keeper - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. lattice infill
 Main Entrance (stylistic details) behind screened porch with single screen door

Porch Descriptions (types, locations, roof types, etc.) small 1-story enclosed porch on southwest corner of front

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

Narrative Description of Resource Constructed by architect Fred A. Henderich - see original form by David Nolan for additional information

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

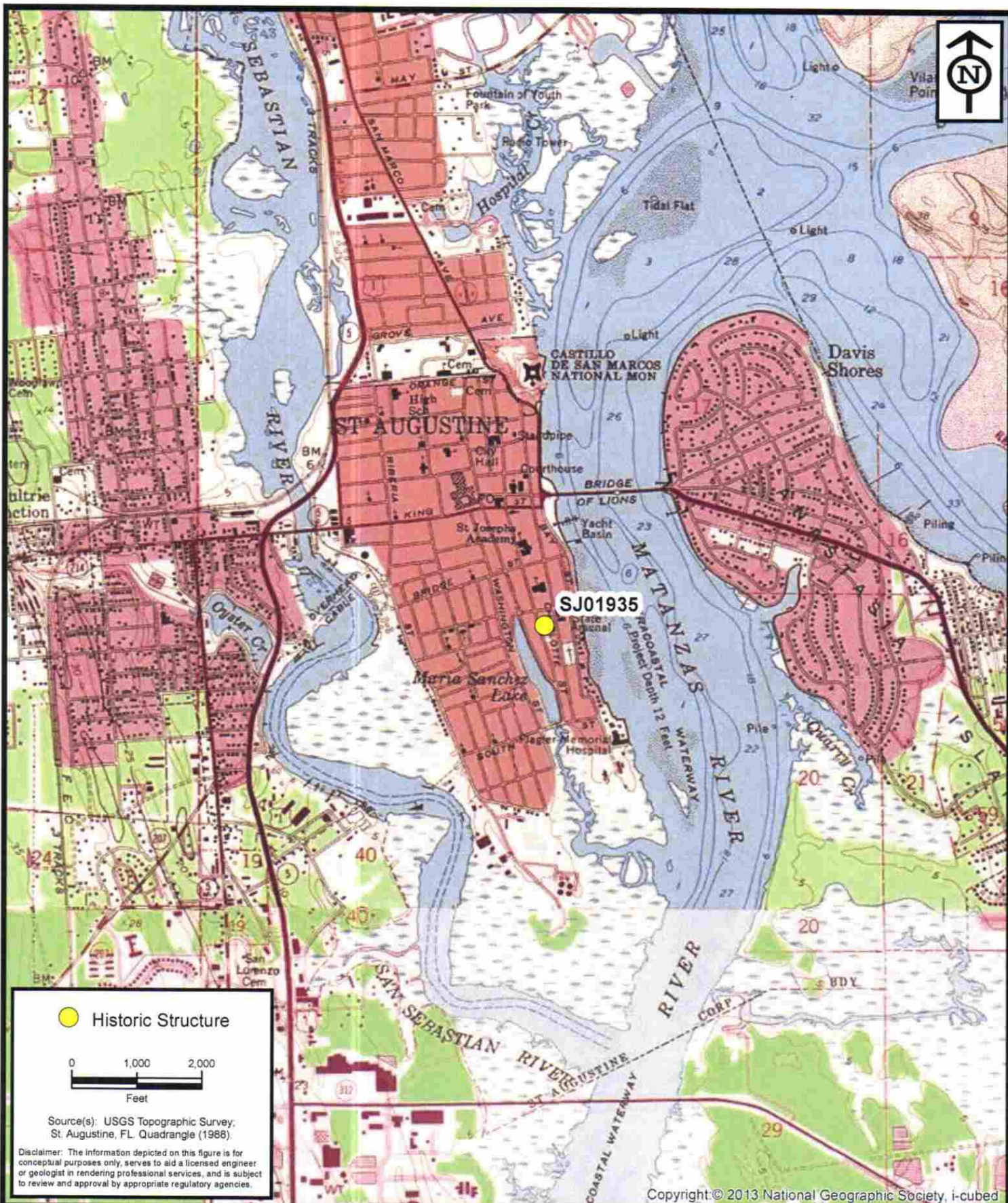
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



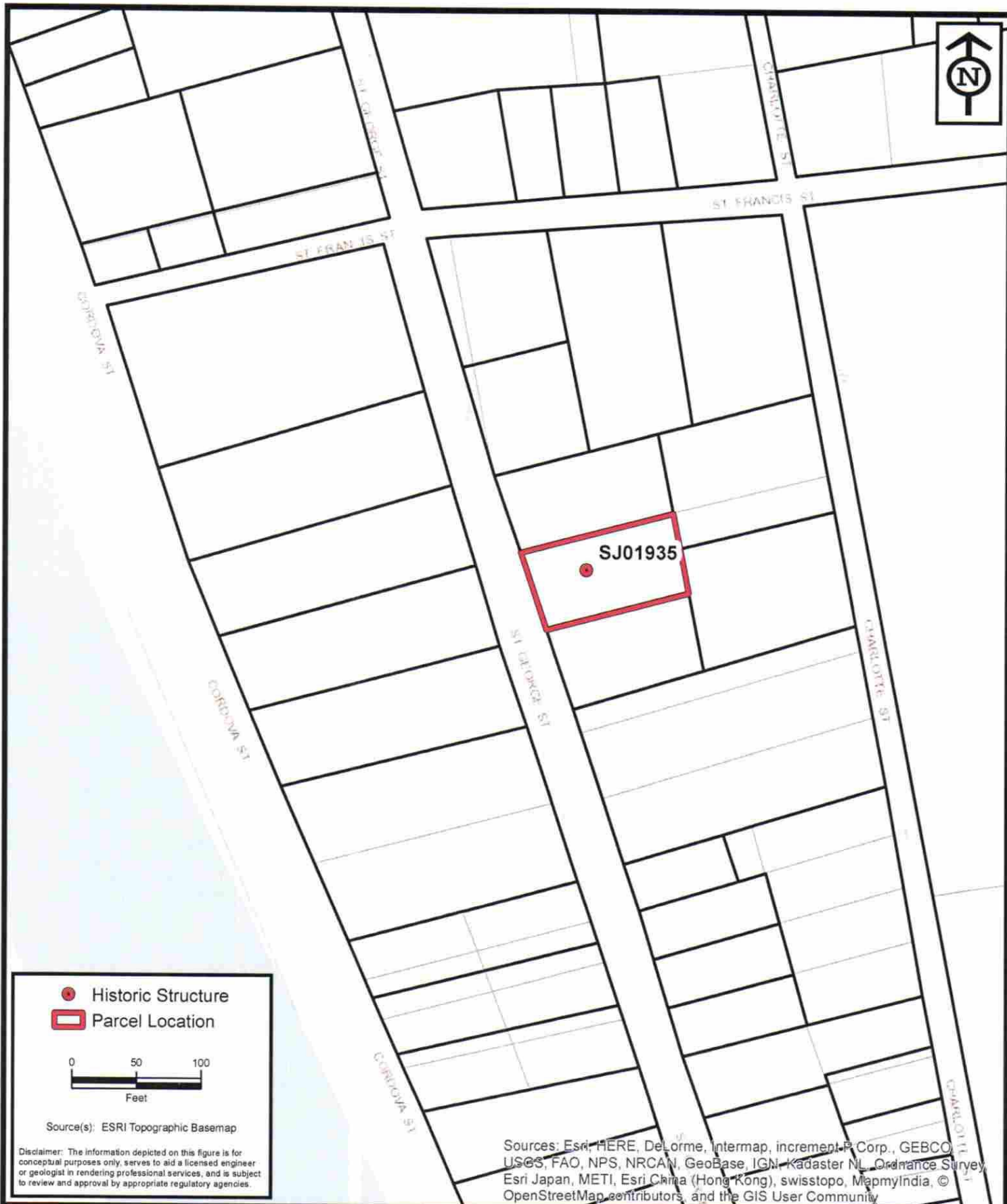
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01935
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



**ENVIRONMENTAL
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Figure:	2







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



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

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

Receipt No. 1881108
Advertising Costs \$ _____ Postage \$ _____ Paid on _____

BDAC Project No. 2020-0066
Meeting Date: July 16, 2020
Receipt No. _____

1. NAME OF APPLICANT Don Crichlow
Business (if applicable) Don Crichlow & Associates
Address 302 St. George St.
City St. Augustine State FL Zip Code 32084
Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Patrick Crocetta
Business (if applicable) _____
Address 289 St. George St.
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) 518-429-1825 Other phone _____

3. PROJECT STREET ADDRESS 289 St. George St.

4. LEGAL DESCRIPTION: Lot 5 Block 39 Subdivision COSA Parcel 2003400000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☒ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

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)

Owner wishes to build a 48" high masonry wall along the front property line of his residence. The purpose is to create, along with his adjacent neighbors, a 4' high floor barrier. This is in lieu of raising the existing house 4' to 6'. The owner proposes to construct a 48" wood picket fence in front of the masonry wall in order to match the architectural style of the residence which is Bungalow (1910-1940). (See attached drawing).

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 DONALD CRICHLOW
SIGNATURE OF APPLICANT Donald A. Crichlow DATE 6/10/20
PRINT OWNER'S NAME Patrick Crocetta
SIGNATURE OF OWNER [Signature] DATE 6/11/20

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

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	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)			
☐	☐	☐	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)			
☐	☐	☐	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			
☐	☐	☐	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 awnings/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need Picket and finish material labeled on drawings.

Project number: 2020-0066 Project Address: 289 St. George Street

Reviewed by: Julie Courtney Date: 6.25.2020



Owner's Authorization For Agent

DONALD A. CRICKHOW is/are hereby authorized TO ACT ON BEHALF
OF _____, the owner(s) of those lands described within ☐
the attached application, or ☒ described within the previously filed
Application number: 2020-0066, 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:

CERT. OF APPROPRIATENESS
289 ST. GEORGE ST.

BY: [Signature]
Signature of Owner

PATRICK CROCETTA
Print Name of Owner

Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 1st day of July, 2020.

By PATRICK CROCETTA

PHYSICAL PRESENCE

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]



My Commission expires: DEC 05 2020

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JUL 08 2020

Planning/Building Dept.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

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

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

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

[Signatures Appear on Following Page]

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Planning/Building Dept.

PROPERTY OWNER

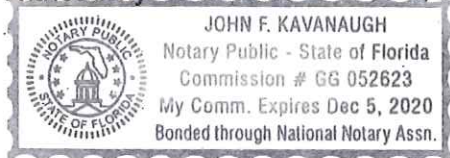
PATRICK CROCETTA
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF ST JOHN

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, PATRICK CROCETTA, 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 1st day of July, 2020.



[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

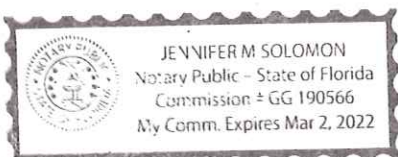
DONALD A. CRICHLOW
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, 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 8 day of July, 2020.

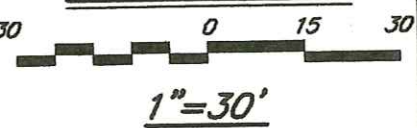


[Signature]
Notary Public, State of Florida

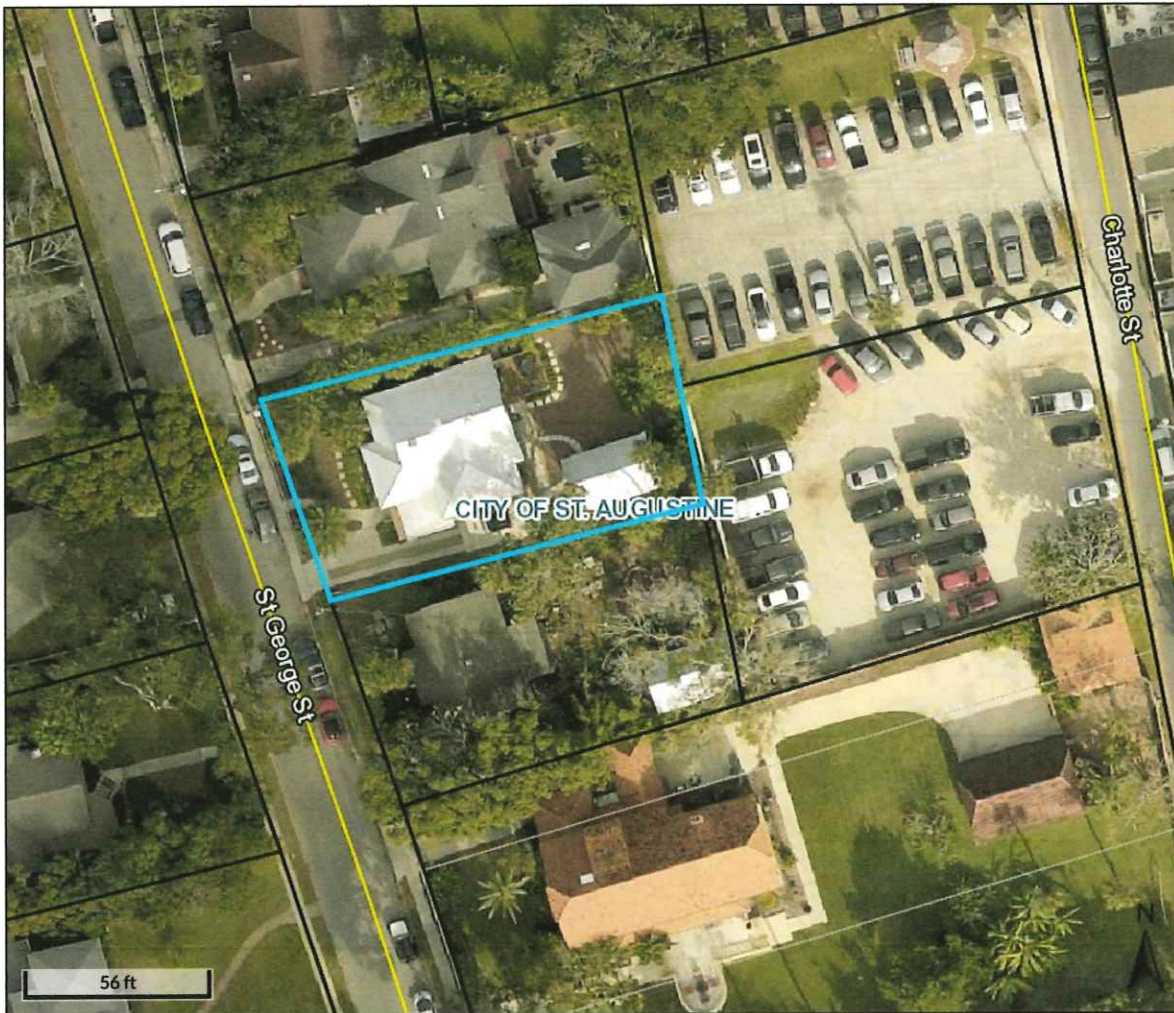
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JUL 08 2020

Planning/Building Dept.



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	2003400000	Physical Address	289 ST GEORGE ST	Building Value	\$154,850	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$7,182	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	CROCETTA PATRICK, GAIL	Total Land Value	\$237,699	12/24/2009	\$300,000	01	Q
Acres	0.17		***	Just Value	\$399,731	6/15/1999	\$150,000	01	Q
			289 SAINT GEORGE ST	Total Deferred	\$110,369				
			SAINT AUGUSTINE FL	Assessed Value	\$289,362				
			32084-0000	Total	\$50,000				
				Exemptions					
				Taxable Value	\$239,362				

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

Date created: 6/3/2020
Last Data Uploaded: 6/3/2020 3:09:08 AM

Developed by  **Schneider**
GEOSPATIAL

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JUN 12 2020

Planning / Building Dept.



289 ST. GEORGE ST.

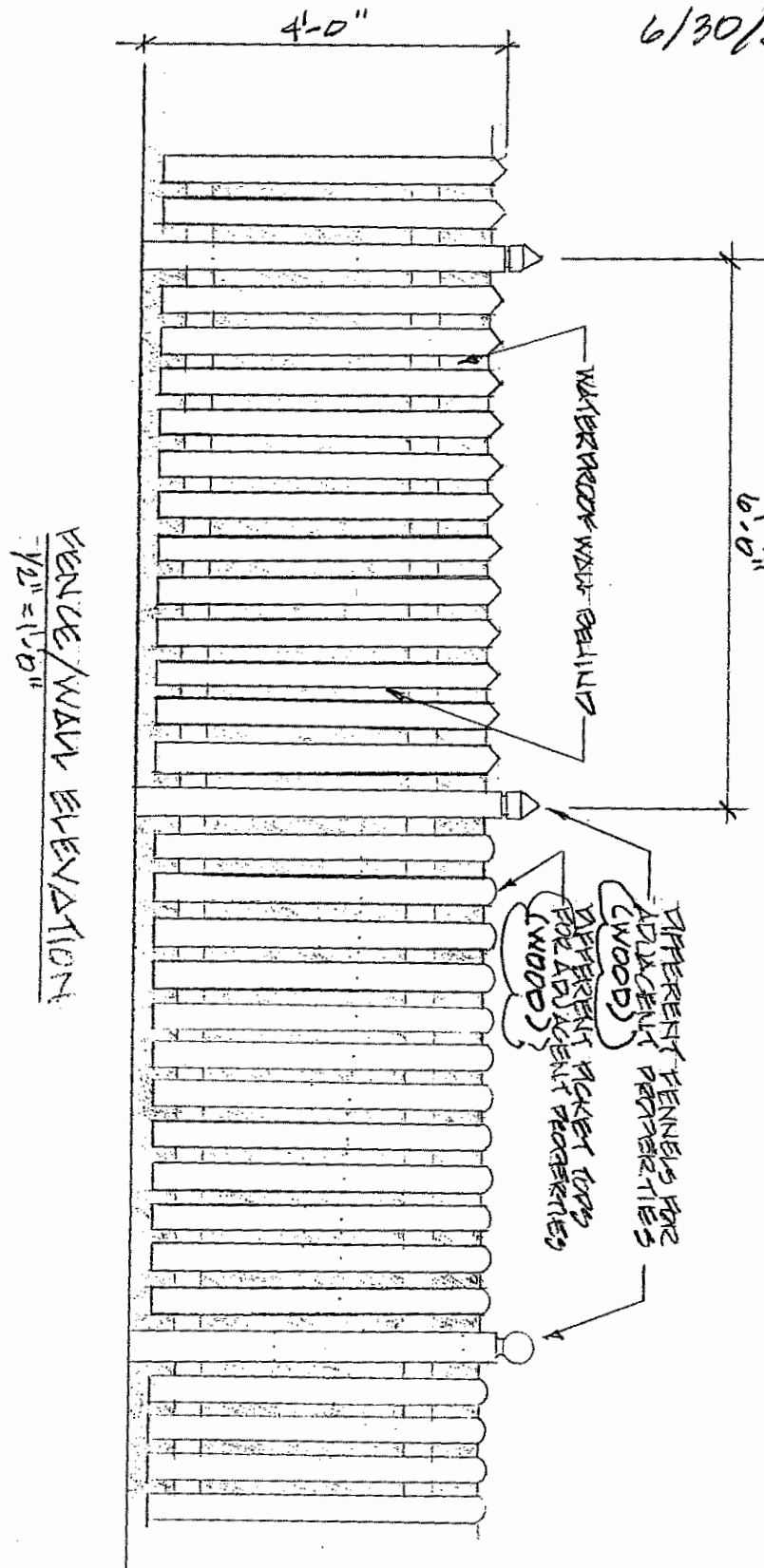


REAR 289 ST. GEORGE ST.

Don Crichlow & Associates

St. Augustine, Florida

6/30/20



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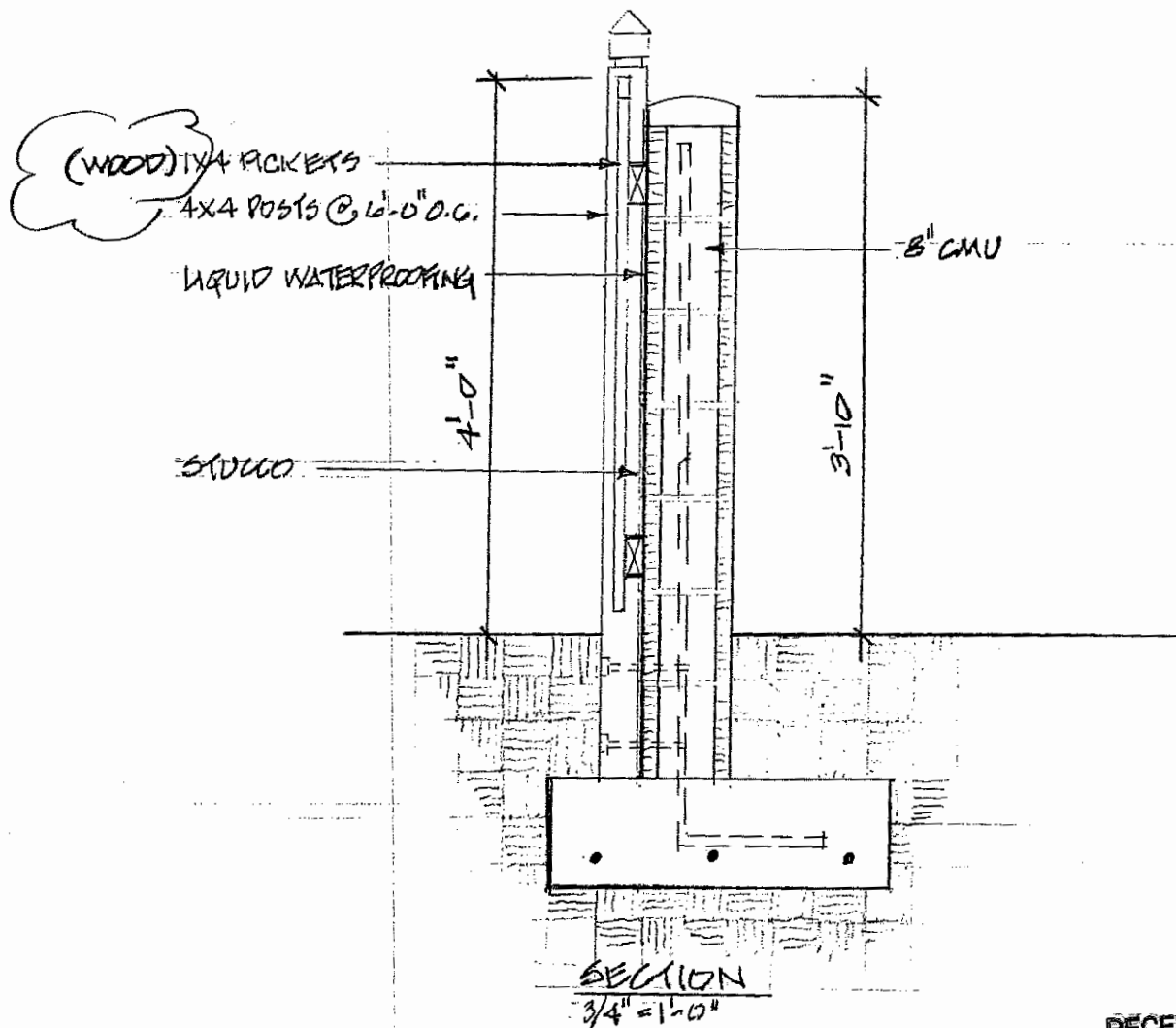
JUL 08 2020

Planning/Building Dept.

Don Crichlow & Associates

St. Augustine, Florida

6/30/20

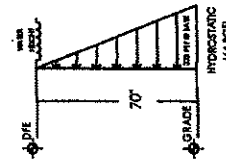
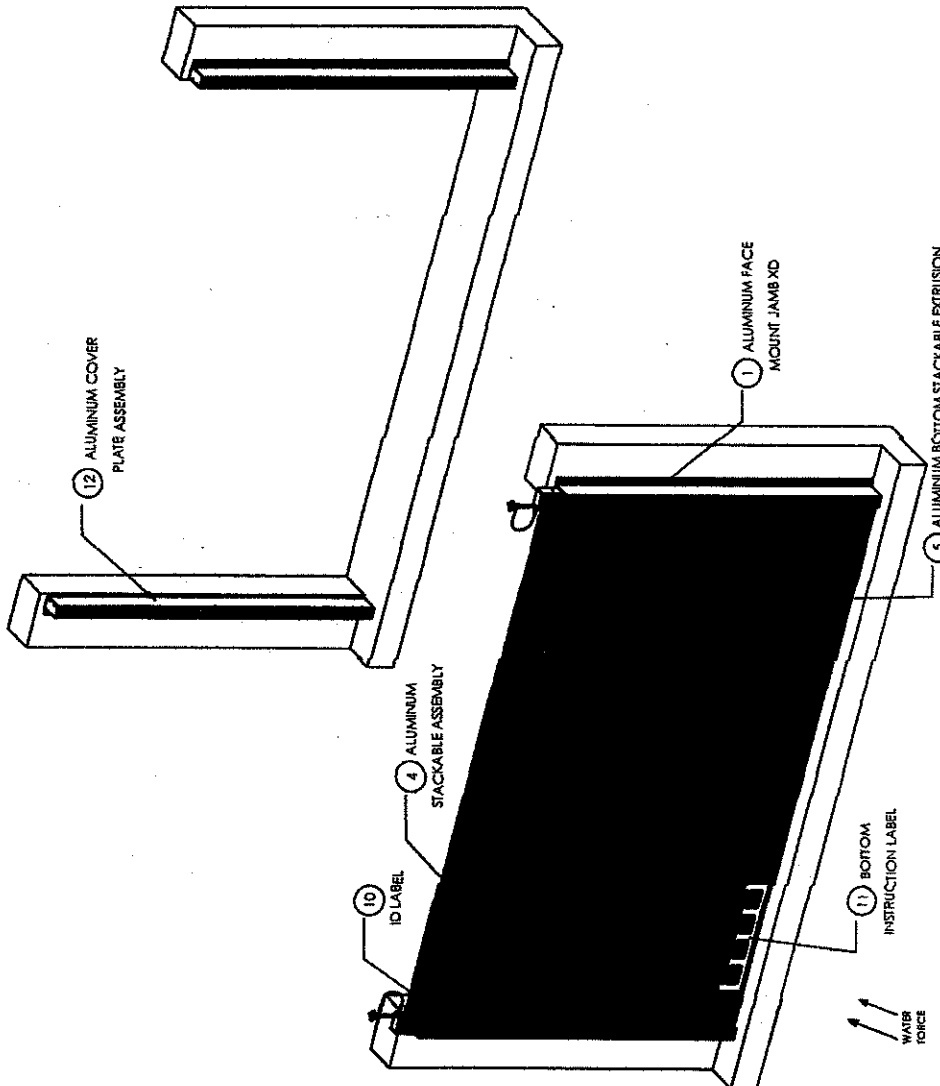


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ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	FMJ-XD	ALUMINUM FACE MOUNT JAMB XD	2
2	JS-100	JAMB SEAL	4
3	HI-433021	1/4"X1-3/4" KWIK CON HEX HEAD	18
4	STE-100	ALUMINUM STACKABLE EXTRUSION	11
5	STE-100	ALUMINUM BOTTOM STACKABLE EXTRUSION	1
6	TS-100	TOP SEAL	24
7	BS-100	BOTTOM SEAL	2
8	FCC-100	FOLDING COMPRESSION CLAMP	2
9	SIF-200	ALUMINUM COLORED SEALANT	1
10	IDL-100	ID LABEL	12
11	BIL-100	BOTTOM INSTRUCTION LABEL	1
12	CPA-100	ALUMINUM COVER PLATE ASSEMBLY	2



NOTES:

1. FOR INSTALLATION AND OPERATION, REFER TO OWNERS MANUAL.
2. SLAB AND WALL MUST BE SMOOTHED AND FREE OF CRACKS OR GAPS.
3. ALL TOLERANCES MUST BE MAINTAINED.
4. STACKABLE EXTRUSION, JAMB FRAMES, AND COVER PLATE - MILL FINISH.
5. STRUCTURE DESIGN AND ABILITY TO WITHSTAND LOADS WHERE BARRIER SYSTEM ATTACHES IS BY OTHERS, NOT SAK.

NAME DATE
AL 5/6/19
NA 5/6/19

OPENING NAME:
STE-100/FMJ-XD

DRAWN
CHECKED
BY

QC

QTY:

PRODUCT:

STE-100 STACKABLE FLOOD BARRIER

DO NOT SCALE DRAWING

WATER FORCE

WATER FORCE

WATER FORCE

WATER FORCE



STACKABLE SYSTEM

SIZE DWG. NO. STE-100

REV A

SCALE: 1:12

SHEET 1 OF 2

49 LBS.

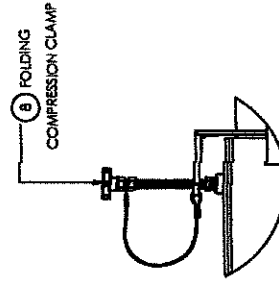
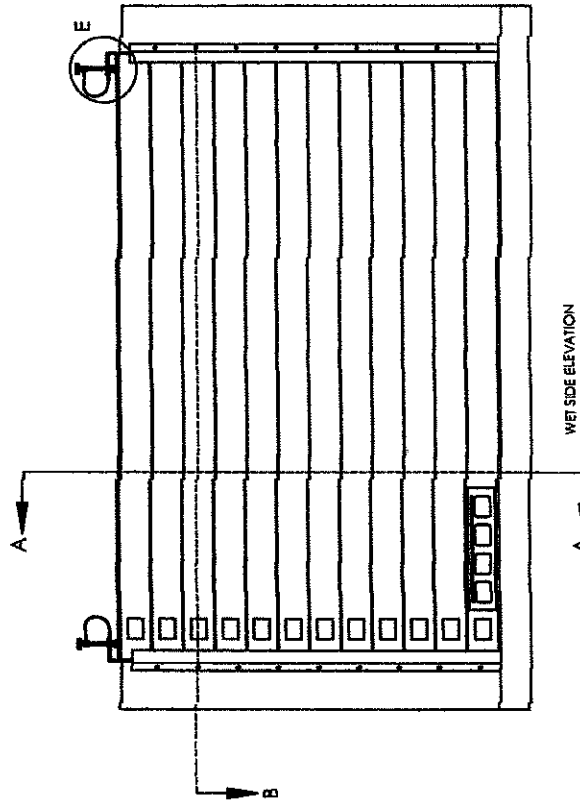
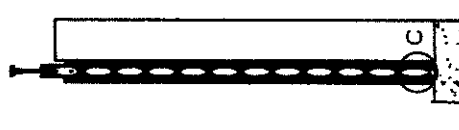
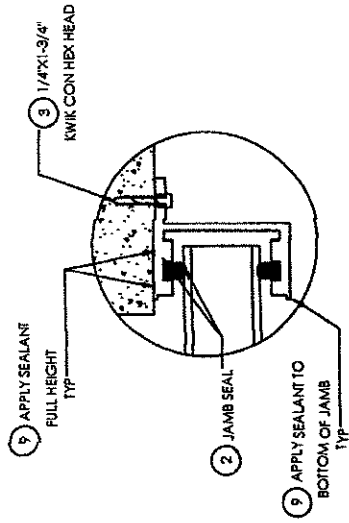
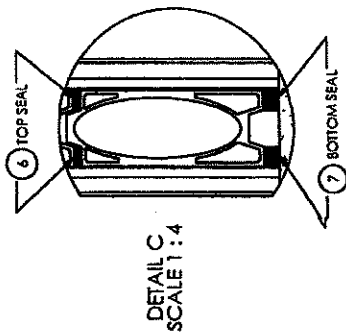
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www.sakenterprise.com
315 Lakewood Ranch Blvd.
Suite 103
Bradenton, FL 34211

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NAME DATE
AL 5/6/19
MA 5/6/19

DRAWN CHECKED
SAC QTH

PRODUCT
STE-100 STACKABLE FLOOD BARRIER

DO NOT SCALE DRAWING

WEIGHT OF EACH STACKABLE EXTENSION
APPROXIMATELY:
49 LBS.

OPENING NAME
STE-100/FMJ-XD

STACKABLE SYSTEM

SIZE DWG. NO. REV
B STE-100 A

SCALE: 1:12 SHEET 2 OF 2

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STACKABLE FLOOD BARRIER

STE-100

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This Document Prepared by and Return to:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 7 day of DECEMBER, 2015 by PATRICK R. CROCETTA AND GAIL CROCETTA, conveying homestead property, reserving a life estate to the Grantors, whose post office address is 289 St. George St., St. Augustine, FL 32084, hereinafter called the Grantors, PATRICK R. CROCETTA AND GAIL CROCETTA, TRUSTEES OF THE CROCETTA FAMILY TRUST, whose post office address is 289 St. George St., St. Augustine, FL 32084, hereinafter called the Grantees:

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

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

SEE ATTACHED EXHIBIT "A"

Parcel No. 200340-0000

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

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

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

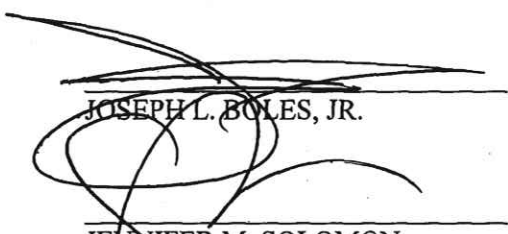
THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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

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

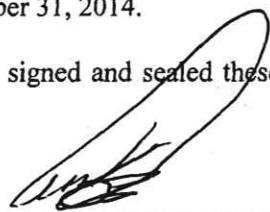
AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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


JOSEPH L. BOLES, JR.

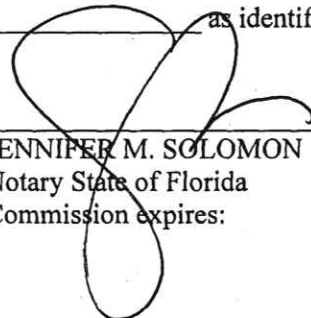
JENNIFER M. SOLOMON

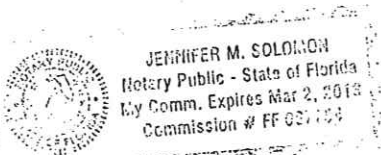
STATE OF FLORIDA
COUNTY OF ST. JOHNS


PATRICK R. CROCETTA


GAIL CROCETTA

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of December, 2015 by **PATRICK R. CROCETTA AND GAIL CROCETTA**, who ☒ are personally known to me or ☐ produced _____ as identification.


JENNIFER M. SOLOMON
Notary State of Florida
Commission expires:



BEGIN ON THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 82.5 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LOT FIVE (5), BLOCK THIRTY-NINE-A (39-A), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1806; THENCE RUN EASTERLY AND PARALLEL TO NORTH LINE OF SAID LOT FIVE (5) 119.8 FEET TO AN OLD FENCE; THENCE RUN SOUTHERLY ALONG THE OLD FENCE 82.5 FEET TO AN IRON STAKE; THENCE RUN WESTERLY AND PARALLEL TO NORTH LINE OF SAID LOT FIVE (5), 115.9 FEET TO THE EAST LINE OF ST. GEORGE STREET; THENCE NORTHERLY ALONG THE EAST LINE OF ST. GEORGE STREET, 82.5 FEET TO THE POINT OF BEGINNING.

COPY

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2003400000
Location Address	289 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG PART OF W1/2 OF LOTS 6 & 7 BLK 39-A 62.5FT ON ST GEORGE ST OR4124/1284 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.170
Homestead	Y

Owner Information

Owner Name	Crocetta Patrick,Gail *** 100% Crocetta Gail *** 100% Crocetta Family Trust 0%
Mailing Address	289 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$154,850
Extra Features Value	\$7,182
Total Land Value	\$237,699
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$399,731
Total Deferred	\$110,369
Assessed Value	\$289,362
Total Exemptions	\$50,000
Taxable Value	\$239,362

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	\$141,702	\$6,510	\$237,699	\$0	\$0	\$385,911	\$282,856	\$153,055	\$232,856
2018	\$143,617	\$6,720	\$237,699	\$0	\$0	\$388,036	\$277,582	\$160,454	\$227,582
2017	\$147,109	\$7,147	\$237,699	\$0	\$0	\$391,955	\$271,873	\$170,082	\$221,873
2016	\$149,045	\$7,357	\$216,090	\$0	\$0	\$372,492	\$266,281	\$156,211	\$216,281
2015	\$137,633	\$7,604	\$166,698	\$0	\$0	\$311,935	\$264,430	\$97,505	\$214,430
2014	\$104,453	\$7,850	\$150,028	\$0	\$0	\$262,331	\$262,331	\$50,000	\$212,331
2013	\$105,758	\$8,096	\$150,028	\$0	\$0	\$263,882	\$263,882	\$50,000	\$213,882
2012	\$107,064	\$8,342	\$150,028	\$0	\$0	\$265,434	\$265,434	\$50,000	\$215,434
2011	\$108,370	\$8,588	\$166,698	\$0	\$0	\$283,656	\$283,656	\$50,000	\$233,656
2010	\$99,762	\$398	\$185,220	\$0	\$0	\$285,380	\$285,380	\$50,000	\$235,380

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1732	Roof Cover	Metal
Conditioned Area	1396	Interior Flooring	Carpet, Pine Wood
Actual Year Built	1927	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle	Baths	2

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Carpet	50%
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
BASE AREA	1348	1348
FRAME ADDITION	48	48
FINISHED DECK	0	168
HALF SCREEN PORCH	0	168
Total SqFt	1396	1732

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	55
Garage	0	24	14	0	336

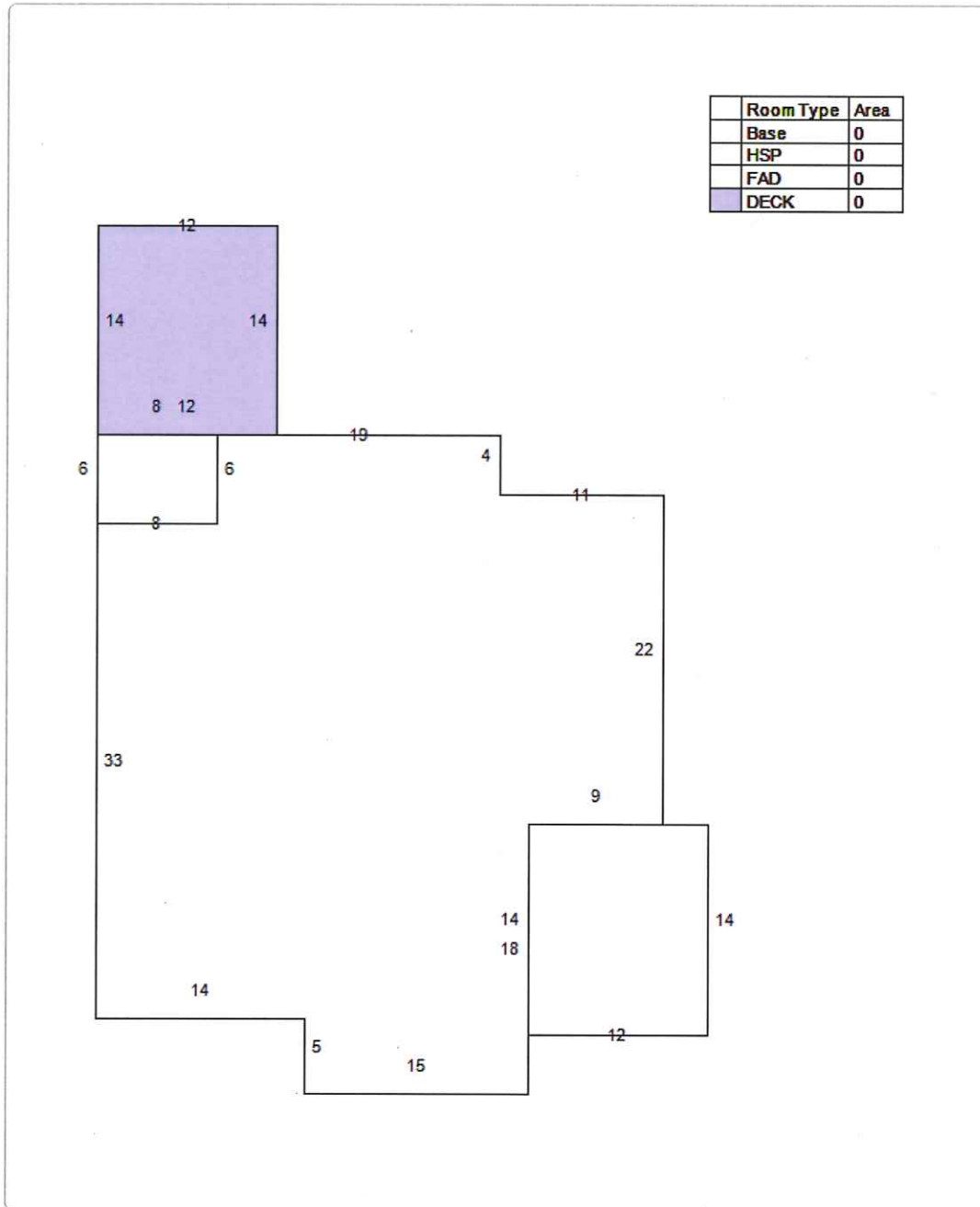
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	63	120	63	EF	\$237,699

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/16/2015	12/7/2015	\$0.00	WD	4124	1284	U	I	CROCETTA PATRICK,GAIL	CROCETTA PATRICK,GAIL ***
	12/24/2009	\$300,000.00	WD	3273	676	Q	I	PILLMORE WILLIAM J & BOBBIE J	CROCETTA PATRICK,GAIL
	6/15/1999	\$150,000.00	WD	1419	167	Q	I	VREDENBURGH ISABEL	PILLMORE WILLIAM J & BOBBIE J

Sketch Information



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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0067 Address: 295 St. George Street

Applicant: Don Crichlow & Associates

Property Owner: Maria Celia Pellecer

Project description: To build 46" high masonry wall along front and partial south property line to create a flood barrier. (See also F2020-0065 and F2020-0066)

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District	Construction date:	ca. 1952
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003700000		
Agenda Item:	7(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located on the east side of St. George Street, the two story residential building built in the St. Augustine Colonial Revival style is situated in Historic Preservation Zone 1 and is a noncontributing building to the St. Augustine Town Plan National Register District.
- An existing block wall runs along the front of the property. The submitted survey references a coquina wall, but this appears to be coquina concrete block, as shell aggregate and joints can be seen.
- The application's written overall project description lists the masonry wall height as 48", but the submitted section drawing shows the height as 3'-10", which was confirmed as the proposed height by the applicant.
- The wood picket fence indicated on the drawings is not proposed for this property.
- The proposed 3-10" high wall will be taller than the existing wall. However, the wall is proposed to mitigate against future hurricane flood damage. A stackable flood barrier system "flood gate" will be able to be installed temporarily across the driveway opening between the proposed wall. The application indicated that the proposed wall is being planned with the adjacent neighbors at 287 and 289 St. George Street to create a flood barrier instead of raising the existing house 4 to 6 feet.
- Overall, the proposed masonry wall is compatible with the Architectural Guidelines for Historic Preservation (AGHP) in recommended material of stucco over masonry and height, being only 2" shorter than the recommended height of at least 4', but less than 5'.
- The AGHP states walls should be painted white or left natural. The HARB may have a recommendation on the finish of the exposed stucco wall. The specific finish of the masonry wall's stucco coat was not indicated on the drawings, other than to be coated with a liquid weatherproofing. The applicant verbally stated that it may be done in a smooth, sand finish in a color to match the house.
- The project is within archeological zone IC. If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria 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 the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 295 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation 3 and 9, with the following conditions:**

1. That the finish of the masonry wall's outer stucco coat complies with the AGHP.
2. For any salvagable materials of the existing wall, to be reused or 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. To build a waterproof 3'-10" high masonry wall with 8" concrete masonry units (CMU) clad with stucco along front and partial south property line to create a flood barrier.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Fences, Walls and Gates

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

COA F2020-0067
295 St. George Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
295 St. George Street



**Front Façade / West Elevation and South Elevation
and looking southeast down St. George Street**

STAFF PHOTOGRAPHS

295 St. George Street



**Front Façade / West Elevation
and looking northeast
down St. George Street**

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



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

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$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. 2020-0067

Receipt No. 1881108

Meeting Date: July 16, 2020

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

1. NAME OF APPLICANT Don Crichlow
 Business (if applicable) Don Crichlow & Associates
 Address 302 St. George St.
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Maria Celia Pellecer
 Business (if applicable) _____
 Address 295 St. George St.
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) 904 687-3182 Other phone _____

3. PROJECT STREET ADDRESS 295 St. George St.

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision COSA Parcel 2023100000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

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

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

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

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)

Owner wishes to build a 48" high masonry wall along the front and partial south property lines. The purpose is to create, along with her adjacent neighbors, a 4' high floor barrier. This is in lieu of raising the existing house 4' to 6'. The residence is in the colonial style so a stucco masonry wall is appropriate.

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 DONALD C. CICHLOW

SIGNATURE OF APPLICANT Donald C. Cichlow

DATE 6/10/20

PRINT OWNER'S NAME Maria Delia Pellicer

SIGNATURE OF OWNER Maria Delia Pellicer

DATE 6-11-20

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

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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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	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)			
☐	☐	☐	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)			
☐	☐	☐	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			
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need clarification how this property of the 3 will be different with proposed wall. No drawing was included with material & dimensions noted.

Project number: 2020-0067 Project Address: 295 St. George Street
 Reviewed by: Julie Courtney Date: June 25, 2020



Owner's Authorization For Agent

DAVID A. CRICHLOW is/are hereby authorized TO ACT ON BEHALF
OF MARIA CELIA PELECE, the owner(s) of those lands described within ☐
the attached application, or ☒ described within the previously filed
Application number: 2020-0067, 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~~ ^{APPROPRIATENESS} for the structure located at:
295 ST. GEORGE ST.

BY: Maria C. Pellecer
Signature of Owner

MARIA CELIA PELECE
Print Name of Owner

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2nd day of July, 2020

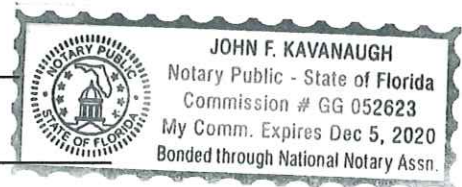
By MARIA CELIA PELECE
physical presence

Identification verified:

Oath sworn: ☒ Yes ☐ No FLDL P426543-49528-0

Notary Signature: [Signature]

My Commission expires: DEC 05 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]

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PROPERTY OWNER

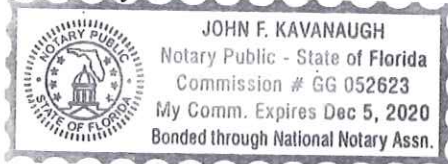
MARIA CELIA PEWEECER
(Print Name)

Maria C. Pellecer
(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, MARIA CELIA PEWEECER, who is personally known to me or who has produced FD-9426-54349-528-0 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 2nd day of July, 2020.



[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

DONALD A. CRICKMAN
(Print Name)

Donald A. Crickman
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

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

Witness my hand and official seal, this 8 day of July, 2020.

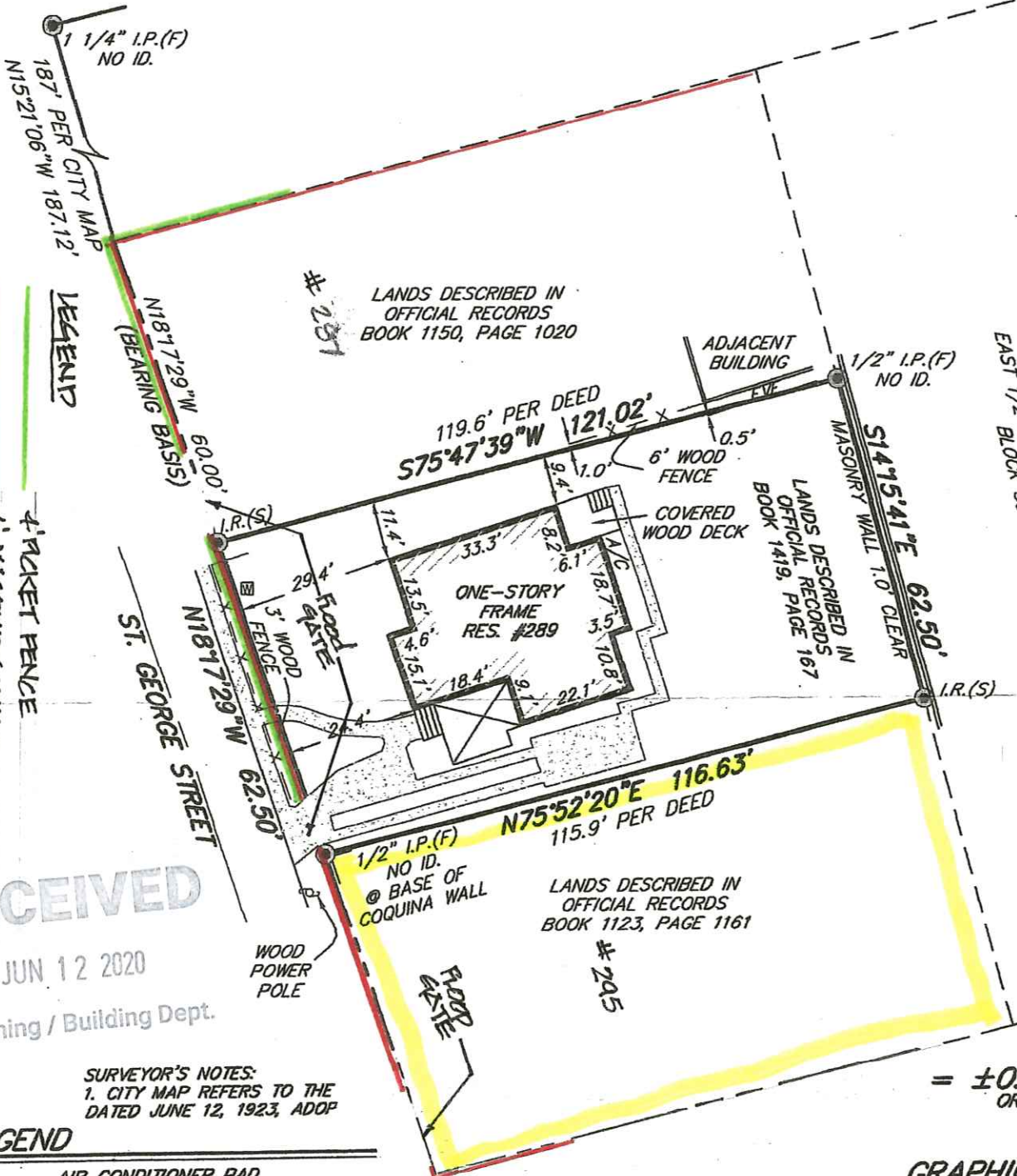


[Signature]
Notary Public, State of Florida

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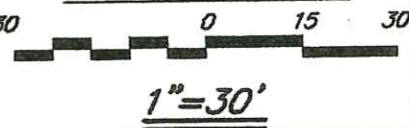
SURVEYOR'S NOTES:
1. CITY MAP REFERS TO THE DATED JUNE 12, 1923, ADOP

LEGEND

- A/C - AIR CONDITIONER PAD
- ID. - IDENTIFICATION
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- sq. ft. - SQUARE FEET
- I.P.(F) - IRON PIPE FOUND
- I.R.(S) - 5/8" IRON ROD SET (LANDTECH)
- + - BREAK LINE

- CENTERLINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER AS NOTED
- WATER METER
- EXPOSED CONCRETE
- COVERED AREA

GRAPHIC SCALE



= ±0.17 ACRES
OR ± 7,417 sq. ft.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:

- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No: 125145 0318 H effective date: 09/02/04, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: SEE MAP
- Basis of elevations: N.G.V.D.29

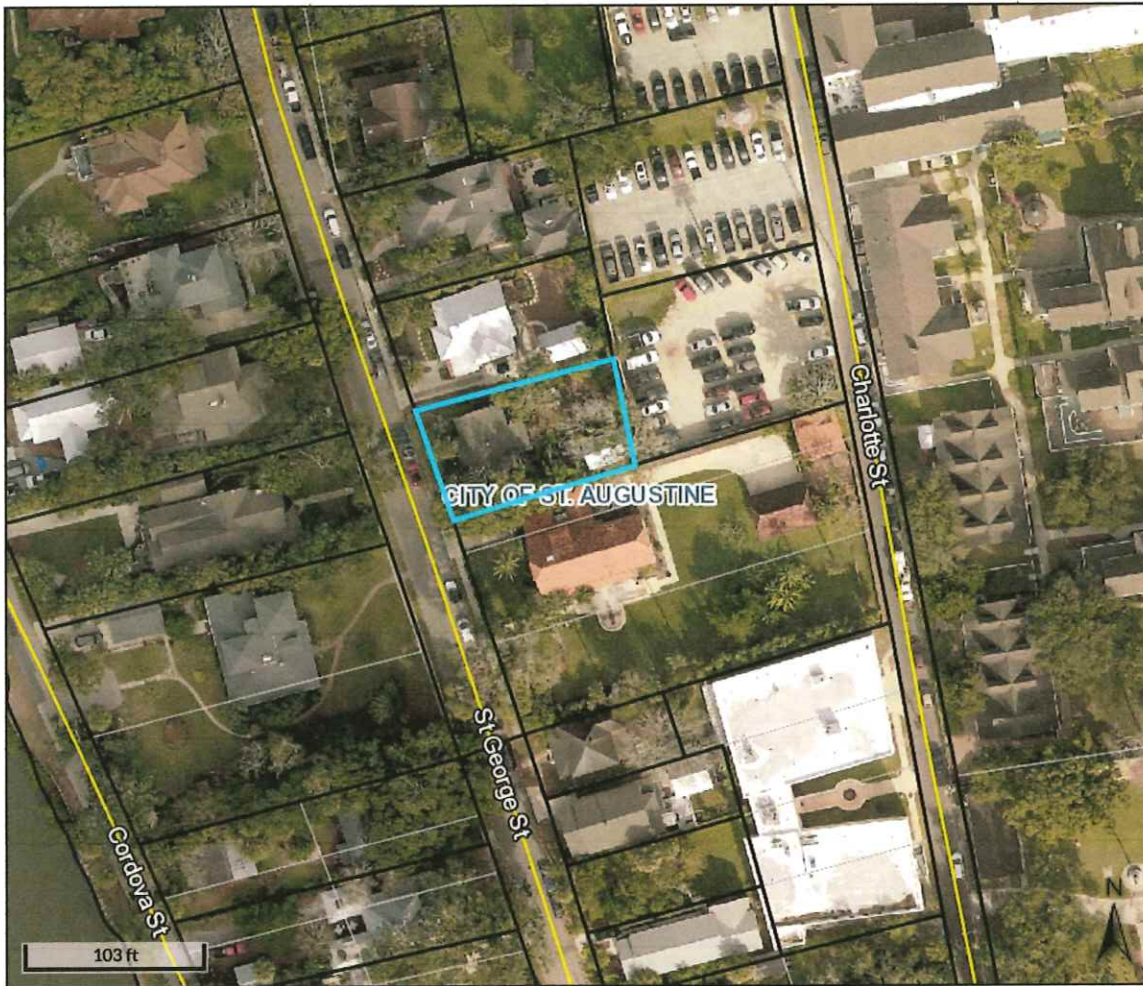
JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
09-0579	01/27/10	1"=30'	640/47	N.H.F.	M.P.F.

TYPE: BOUNDARY

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LANDTECH

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the original surveyor are prohibited without the written consent of the signing party.



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Cities

Parcel ID	2003700000	Physical Address	295 ST GEORGE ST	Building Value	\$129,166	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$7,711	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	PELLECEER MARIA	Total Land Value	\$254,100	n/a	0	n/a	n/a
Acres	0.16		295 SAINT GEORGE ST	Just Value	\$390,977	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL 32084-0000	Total Deferred	\$108,219				
				Assessed Value	\$282,758				
				Total Exemptions	\$50,000				
				Taxable Value	\$232,758				

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

Date created: 6/10/2020
Last Data Uploaded: 6/10/2020 12:17:19 AM

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295 ST. GEORGE ST.



295 ST. GEORGE ST.



REAR 295 ST. GEORGE ST.

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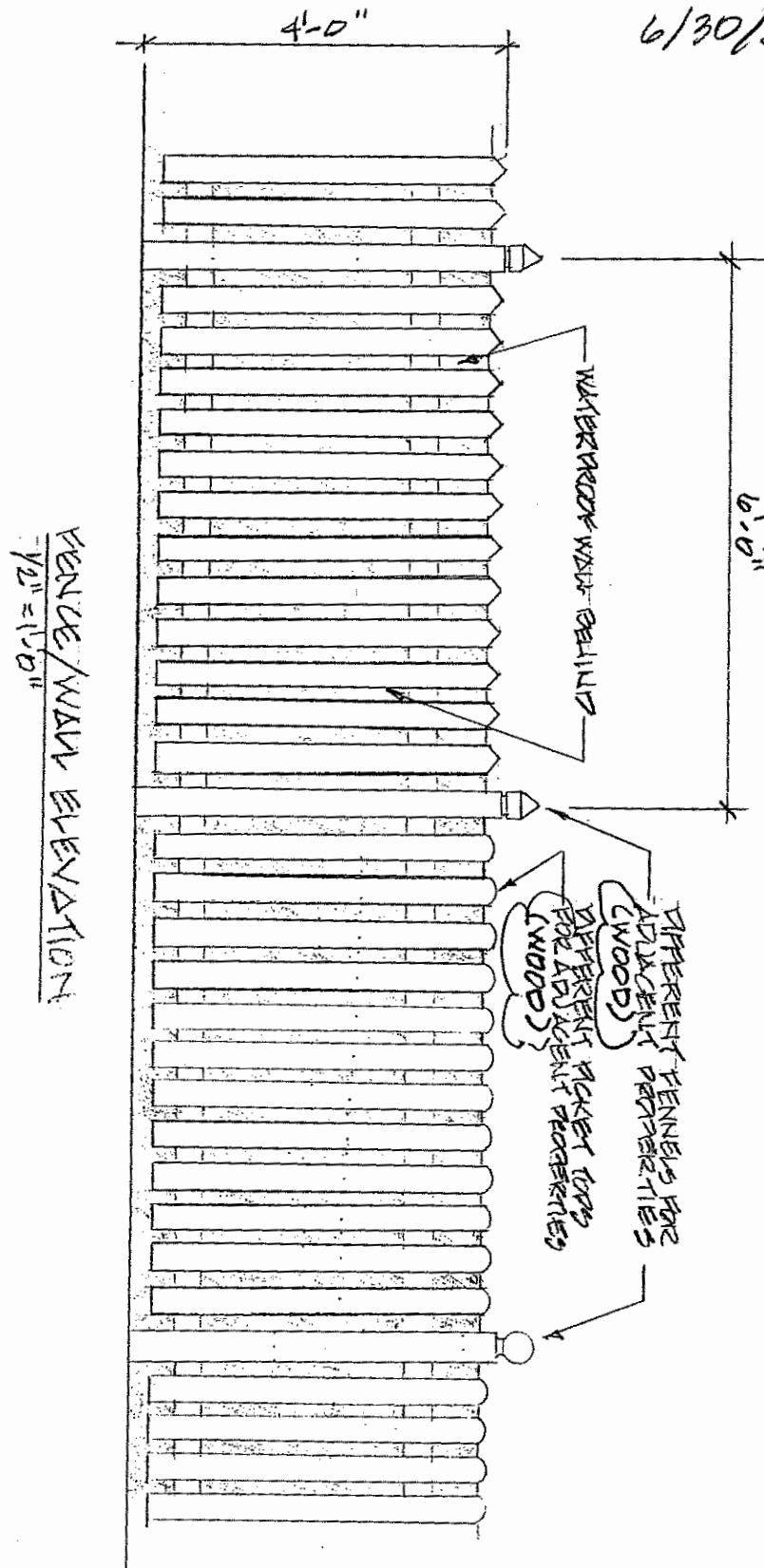
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St. Augustine, Florida

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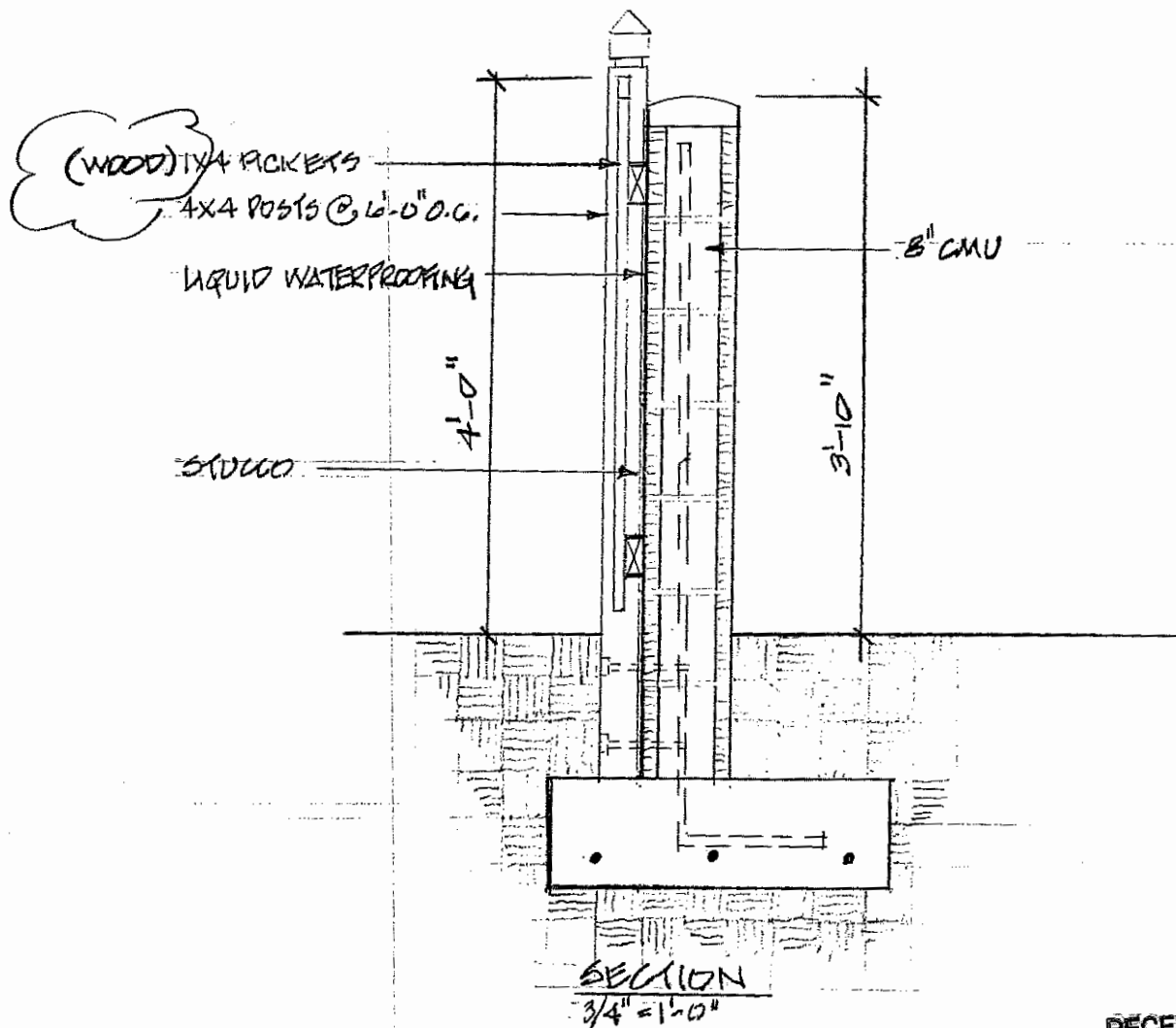
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Don Crichlow & Associates

St. Augustine, Florida

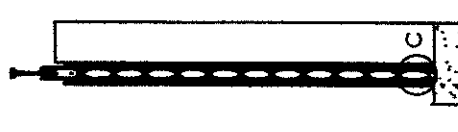
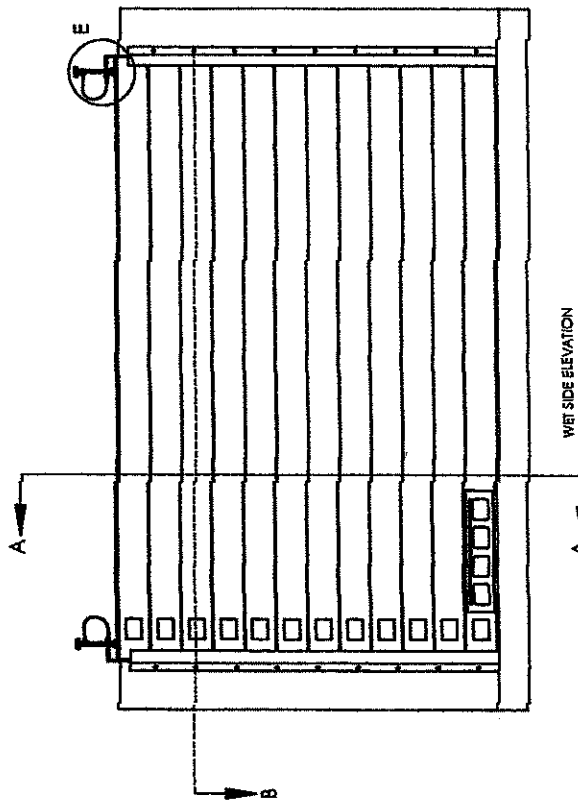
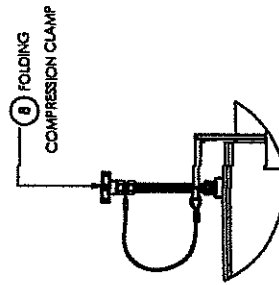
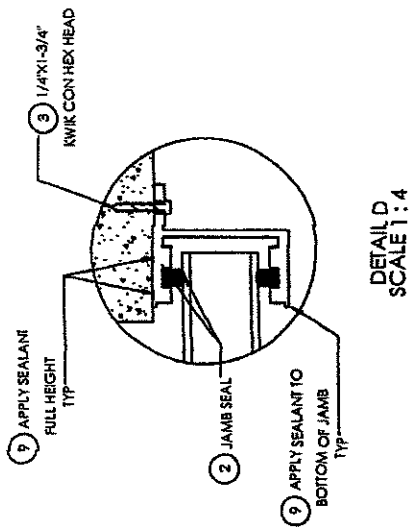
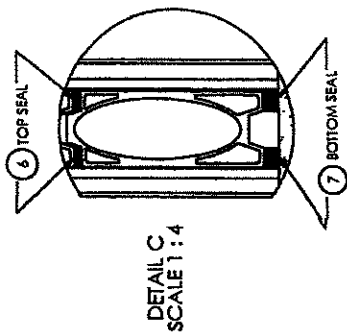
6/30/20



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OPENING NAME: STE-100/FMJ-XD
 STACKABLE STYSTEM
 SIZE DWG. NO. STE-100
 SCALE: 1:12
 SHEET 2 OF 2

NAME DATE
 AL 5/6/19
 MA 5/6/19
 DRAWN CHECKED
 SN: QTY:
 PRODUCT: STE-100 STACKABLE FLOOD BARRIER
 MODEL OF EACH IF ACTUAL DIFFER FROM APPROXIMATE: 49 LBS.

PROPRIETARY AND CONFIDENTIAL
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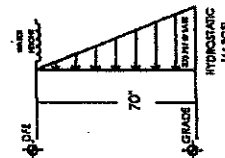
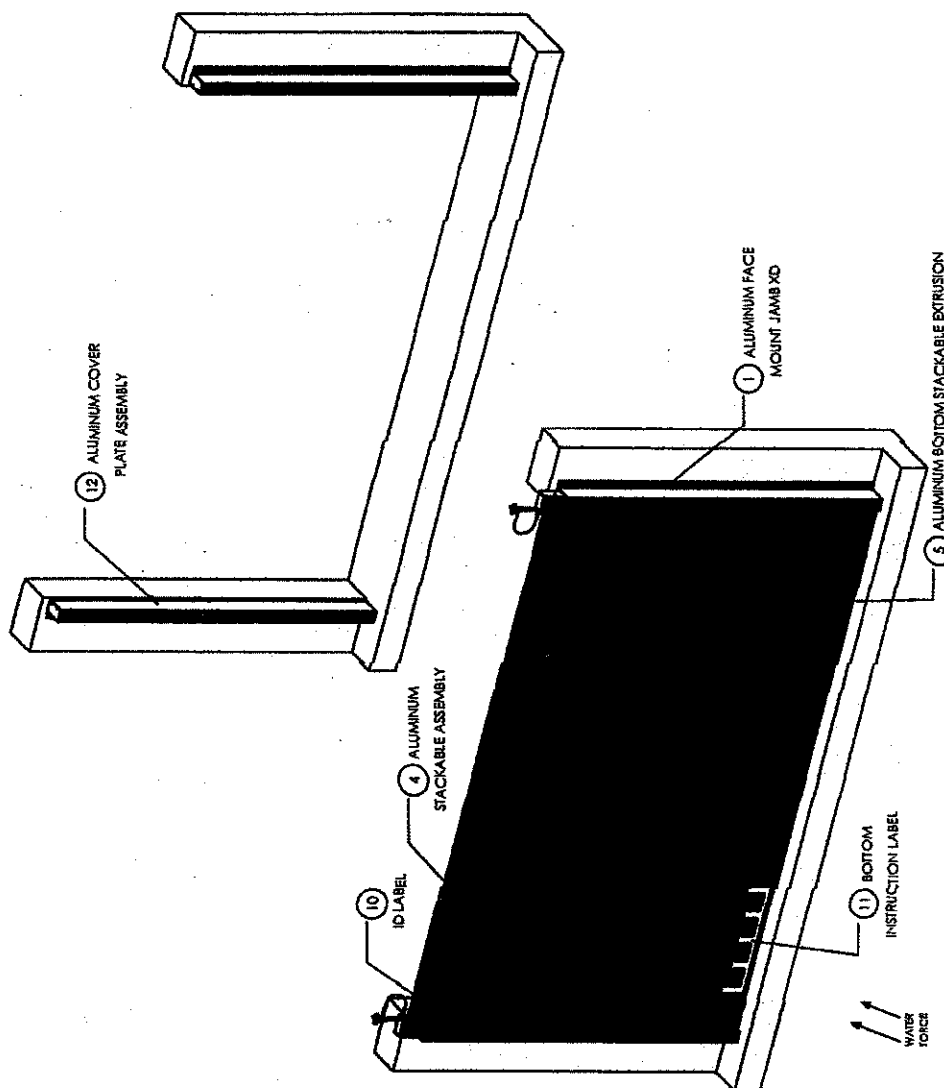
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11/12/2020

Planning / Building Dept

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	FMJ-XD	ALUMINUM FACE MOUNT JAMB XD	2
2	JS-100	JAMB SEAL	4
3	HI-433021	1/4"X1-3/4" KWIK CON HEX HEAD	18
4	STE-100	ALUMINUM STACKABLE EXTRUSION	11
5	STE-100	ALUMINUM BOTTOM STACKABLE EXTRUSION	1
6	TS-100	TOP SEAL	24
7	BS-100	BOTTOM SEAL	2
8	PCC-100	FOLDING COMPRESSION CLAMP	2
9	SIF-200	ALUMINUM COLORED SEALANT	1
10	IDL-100	ID LABEL	12
11	BIL-100	BOTTOM INSTRUCTION LABEL	1
12	CPA-100	ALUMINUM COVER PLATE ASSEMBLY	2



NOTES:

1. FOR INSTALLATION AND OPERATION, REFER TO OWNER'S MANUAL.
2. SLAB AND WALL MUST BE SMOOTHED AND FREE OF CRACKS OR GAPS.
3. ALL TOLERANCES MUST BE MAINTAINED.
4. STACKABLE EXTRUSION, JAMB FRAMES, AND COVER PLATE - MILL FINISH.
5. STRUCTURE DESIGN AND ABILITY TO WITHSTAND LOADS WHERE BARRIER SYSTEM ATTACHES IS BY OTHERS. NOT SAK.

PROPRIETARY AND CONFIDENTIAL

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Planning / Building Dept.

NAME DATE OPENING NAME:

AL 5/6/19

MA 5/6/19

DRAWN

CHECKED

BY

QTY:

PRODUCT:

STE-100 STACKABLE FLOOD BARRIER

DO NOT SCALE DRAWING

WEIGHT OF EACH STACKABLE EXTRUSION APPROXIMATELY:

49 LBS.

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STE-100/FMJ-XD

STACKABLE SYSTEM

SIZE DWG. NO. REV

B STE-100 A

SCALE: 1:12 SHEET 1 OF 2



941-981-3649
www.sakenterprises.com
3155 Lakewood Ranch Blvd.
Suite 103
Bradenton, FL 34211



STACKABLE FLOOD BARRIER

STE-100

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1
③

Prepared by and return to:
Daniel W. Humbert
Humbert | Law
1930 Harrison Street, Suite 303
Hollywood, FL 33020
(954) 926-5430

W. Humbert
(ENV)

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 28th day of May, 2009, between Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992, whose post office address 1930 Harrison Street, Suite 303, Hollywood, FL 33020, grantor, and Maria Pellecer, a single woman, whose post office address is 295 St. George Street, St. Augustine, FL 32084, grantee:

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

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

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

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

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

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 2009 and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

THIS DEED WAS PREPARED WITHOUTH BENEFIT OF TITLE SEARH.

Because this Deed is given as a conveyance by the Trustee to the Beneficiary for no consideration, and the property is not subject to any mortgage, minimum documentary stamps are affixed.

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

Signed, sealed and delivered in our presence:

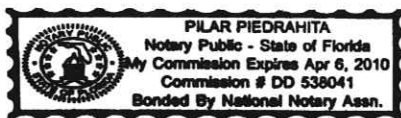
Pilar Piedrahita
 Witness Name: Pilar Piedrahita
David Humbert
 Witness Name: DAVID HUMBERT

[Signature] (Seal)
 Daniel W. Humbert, Esquire, as Successor Trustee
 of the Testamentary Trust created in Article Four
 of the Last Will and Testament of Todor M.
 Dobrovsky dated August 27, 1992

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 28th day of May, 2009 by Daniel W. Humbert, Esquire, as Successor Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Pilar Piedrahita
 Notary Public
 Printed Name: Pilar Piedrahita
 My Commission Expires: April 6, 2010

DECLARATION OF NON-HOMESTEAD

The undersigned warrants that at the time of this conveyance, the property described in this Trustee's Deed is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 438 SW 4 Avenue, Ft. Lauderdale, FL 33315.

Pilar Piedrahita
 Witness Name: Pilar Piedrahita
Daniel W. Humbert
 Witness Name: DANIEL HURST

[Signature] (Seal)
 Daniel W. Humbert, individually

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 28th day of May, 2009 by Daniel W. Humbert, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Pilar Piedrahita
 Notary Public

Printed Name: Pilar Piedrahita

My Commission Expires: April 6, 2010

COPY

②
Prepared by and return to: *VyStar*

Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this *24th* day of March, 2011, between Heather J. Pellecer f/k/a Heather Goldberg, a single woman, grantor, whose post office address is 295 St. George Street, St. Augustine, FL 32084, and Maria Pellecer, a single woman, grantee, whose post office address is 295 St. George Street, St. Augustine, FL 32084.

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Johns County, Florida to-wit:

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

DoubleTime®

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Lori Manis

[Signature]
Witness Name: Marshall W. Dunson

Heather J. Pellecer f/k/a Heather Goldberg
Heather J. Pellecer f/k/a Heather Goldberg

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of March, 2011, by **Heather J. Pellecer**, who
☐ is personally known to me or ☒ has produced a ~~driver's~~ license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Lori Manis

My Commission Expires: 3-19-13

COPY

Prepared by and return to: Vystar

Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of March, 2011, between Berna Racine f/k/a Berna Goldberg, a
Married, 385 Madruga Ave St. Aug FL 32086 grantor, whose post office address is
and Maria Pellecer, a single
woman, grantee, whose post office address is 295 St. George Street, St. Augustine, FL 32084.

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Johns County, Florida to-wit:

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 385 Madruga Ave. St. Aug. FL. 32086

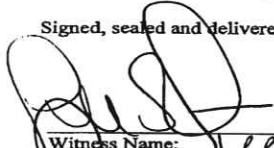
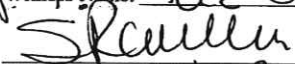
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

DoubleTime®

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

Signed, sealed and delivered in our presence:

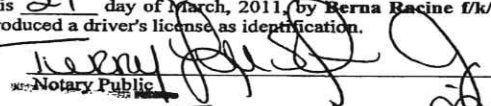

Witness Name: Terry Lee Quinn

Witness Name: Sheila Cantelero


Berna Racine f/k/a Berna Goldberg

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24 day of March, 2011, by Berna Racine f/k/a Berna Goldberg, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Terry Lee Quinn, Jr.

My Commission Expires: 1-3-12



COPY

Prepared by and return to: Vustar
Daniel W. Humbert
Humbert | Law
12 SE 7th Street, Ste 606
Ft. Lauderdale, FL 33301
(954) 533-8565

[Space Above This Line For Recording Data]

Corrective Trustee's Deed

This Trustee's Deed made this 28th day of February, 2011, between Daniel W. Humbert, Esquire, as Successor Trustee of the Testamentary Trust created in Article Four of the Last Will and Testament of Todor M. Dobrovsky dated August 27, 1992, whose post office address 1930 Harrison Street, Suite 303, Hollywood, FL 33020, grantor, and Maria Pellecer, a single woman, whose post office address is 295 St. George Street, St. Augustine, FL 32084, grantee:

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

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

A part of Lots 7 and 8 of Block 39-A, according to the official map of the City of St. Augustine, dated January 1, 1905, described as beginning on the east line of St. George Street, 125 feet northerly from the southwest corner of Lot 10 of Block 39-A; thence easterly and parallel to the south line of said lot 10 a distance of 105 feet to the property now or formerly of Forrester; thence northerly along the west line of property now or formerly of Forrester 61.63 feet to the property now or formerly of Babbitt and Ames; thence westerly along the south line of property now or formerly of Babbitt and Ames 115.9 feet to the east line of St. George Street; thence southerly along the east line of St. George Street 66 feet to the point of beginning.

Folio no. 200370-0000.

This Corrective Trustee's Deed is being recorded to correct the legal description in that certain Trustee's Deed recorded in Official Records Book 3200, Page 1540, of the Public Records of St. Johns County, Florida.

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

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

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 2009 and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

THIS DEED WAS PREPARED WITHOUTH BENEFIT OF TITLE SEARCH.

Because this Deed is given as a conveyance by the Trustee to the Beneficiary for no consideration, and the property is not subject to any mortgage, minimum documentary stamps are affixed.

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

Signed, sealed and delivered in our presence:

Witness Name: *M. J. Casella*

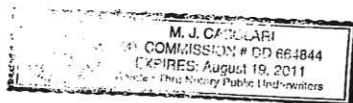
Witness Name: *Alberto Quiceno*

[Signature] (Seal)
Daniel W. Humbert, Esquire, as Successor Trustee
of the Testamentary Trust created in Article Four
of the Last Will and Testament of Todor M.
Dobrovsky dated August 27, 1992

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2011, by Daniel W. Humbert, Esquire, as Successor Trustee, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission
Expires: _____

DECLARATION OF NON-HOMESTEAD

The undersigned warrants that at the time of this conveyance, the property described in this Trustee's Deed is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 438 SW 4 Avenue, Ft. Lauderdale, FL 33315.

Witness Name: [Signature]

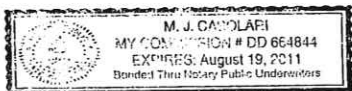
Witness Name: Alberto Quisen

[Signature] (Seal)
Daniel W. Humbert, individually

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2011, by Daniel W. Humbert, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

COPY

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2003700000
Location Address	295 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG PT OF W1/2 OF LOTS 7 & 8 BLK 39-A 66FT ON ST GEORGE ST OR 1123/1161(QC) & 3200/1540(T/R) & 3425/204 206 & 208(Q/C'S) & 210(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.160
Homestead	Y

Owner Information

Owner Name	Pellecer Maria 100%
Mailing Address	295 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$129,166
Extra Features Value	\$7,711
Total Land Value	\$254,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$390,977
Total Deferred	\$108,219
Assessed Value	\$282,758
Total Exemptions	\$50,000
Taxable Value	\$232,758

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	\$118,157	\$7,711	\$254,100	\$0	\$0	\$379,968	\$276,401	\$153,567	\$226,401
2018	\$120,062	\$7,711	\$254,100	\$0	\$0	\$381,873	\$271,247	\$160,626	\$221,247
2017	\$124,897	\$6,530	\$254,100	\$0	\$0	\$385,527	\$265,668	\$169,859	\$215,668
2016	\$126,819	\$6,530	\$231,000	\$0	\$0	\$364,349	\$260,204	\$154,145	\$210,204
2015	\$117,593	\$6,530	\$178,200	\$0	\$0	\$302,323	\$258,395	\$93,928	\$208,395
2014	\$89,434	\$6,530	\$160,380	\$0	\$0	\$256,344	\$256,344	\$50,000	\$206,344
2013	\$92,026	\$6,530	\$160,380	\$0	\$0	\$258,936	\$258,936	\$50,000	\$208,936
2012	\$93,323	\$6,530	\$160,380	\$0	\$0	\$260,233	\$260,233	\$50,000	\$210,233
2011	\$95,915	\$6,530	\$178,200	\$0	\$0	\$280,645	\$280,645	\$50,000	\$230,645
2010	\$97,211	\$6,530	\$198,000	\$0	\$0	\$301,741	\$301,741	\$50,000	\$251,741

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2136	Roof Cover	Composite Shingle
Conditioned Area	1731	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1952	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

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

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	162
BASE AREA	906	906
FINISHED OPEN PORCH	0	60
FINISHED OPEN PORCH	0	21
FINISHED UPPER STORY	825	825
HALF SCREEN PORCH	0	162
Total SqFt	1731	2136

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	350
Concrete Paving	0	0	0	0	2000
Masonry Wall	0	0	0	0	51

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	66	121	66	EF	\$254,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/6/2011	3/24/2011	\$100.00	QC	3425	206	U	I	RACINE BERNA/FKA GOLDBERG BERNA	PELLECEC MARIA
4/6/2011	3/24/2011	\$100.00	QC	3425	204	U	I	PELLECEC HEATHER J/FKA GOLDBERG HEATHER	PELLECEC MARIA
4/6/2011	3/3/2011	\$100.00	QC	3425	208	U	I	MC HONE ROSANGELA/FKA MULDER ROSANGELA	PELLECEC MARIA
4/6/2011	2/28/2011	\$0.00	CD	3425	210	U	I	HUMBERT DANIEL W SUCC TRSTEE/DOBROVSKY TODOR M TES	PELLECEC MARIA
	5/28/2009	\$100.00	TR	3200	1540	U	I	HUMBERT DANIEL W SUCCESSOR TRUSTEE	PELLECEC MARIA
	8/2/1995	\$100.00	QC	1123	1161	U	I	TRAYNOR JOHN MICHAEL SUCCESSOR TRUSTEE	HUMBERT DANIEL W SUCCESSOR TRUSTEE
	5/4/1994	\$100.00	PR	1051	1805	U	I	DOBROVSKY TODOR M & VLASTA ESTATES, PROBATE 93	TRAYNOR JOHN MICHAEL SUCCESSOR TRUSTEE

Sketch Information



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Version 2.3.63





**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 18, 2020 Meeting**



Application F2020-0071 Address: 43 Cordova Street

Applicant: Les Thomas Architect

Property Owner: David and Elizabeth Powell

Project description: To construct a detached carport in the rear courtyard.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	Noncontributing to St. Augustine Town Plan Historic District	Construction date:	ca. 1979
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1980500000		
Agenda Item:	7(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a "Spanish Colonial" Interpretation single-family residential building located on the east side of Cordova Street, between Hypolita and Cuna Streets in the Historic Preservation Three (HP-3) Zoning District and the St. Augustine Town Plan National Historic District. The stucco clad, masonry, U-shape building around a side courtyard has a two-story structure with gable roof that fronts Cordova Street and a one-story flat roof structure behind that backs to a rear courtyard covered in brick pavers, the location of the proposed detached carport.
- Open sided carports are not historically appropriate, according to the Accessory Buildings section of the Architectural Guidelines for Historic Preservation (AGHP). While the proposed carport is open sided, the proposed structure could be a covered pavilion or storage. The HARB should not consider its use, since the board's purview does not deal with building use, but should decide if the proposed design is appropriate for Spanish Colonial Architecture.
- Overall, the proposed structure appears large in scale in relation to the rear courtyard portion on the actual property of 43 Cordova, but benefits from the additional open space of the courtyard extending around 43A Cordova to the east, and is proposed to be completely behind a large building. The proposed structure complies with the AGHP in having a smaller mass and scale than the primary building (the proposed carport's 875 sq ft footprint is 29.86% of the existing primary building's 2930 sq ft footprint, so is less than the recommended 40% for accessory structures) and also meets the city's zoning requirements of HP-3 maximum lot coverage. Additionally, its placement near the side property line and the use of wood shingles and chamfered wood columns or posts, all help the design to comply with the AGHP. The proposed carport's placement does not fully follow the AGHP's recommendations for accessory structures to also be located near the rear property line and for them not to intrude into the yard or open space of the primary building. However, because of the proximity of the building at 43A Cordova, which is situated behind/to the east of, but facing the rear courtyard of 43 Cordova, there is less flexibility of the proposed carport's placement and being open sided will help to maintain a more open feel to the surrounding rear courtyard.
- The proposed design for the building height is 18' from grade. Height by zoning is measured from the design flood elevation, which is not indicated. Therefore, it is not clear if this is a primary or secondary structure for zoning purposes, which will impact required separation between primary buildings (see attached zoning code. (Structures greater than 15' are considered primary structures for zoning purposes and must have a 20' separation between other buildings).
- The gable on hip roof is not an appropriate roof style for this architectural period and should be either a gable or a hip.
- Staff finds the proposed dark brown stain color is appropriate for the wood elements including the chamfered columns and exposed rafters, instead of the white paint recommended in the AGHP.
- Any redevelopment or new building plans may require additional zoning review.
- This project is within Archaeological Zone 1A. If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria 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 the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** at **43 Cordova Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10, with the following conditions:

1. That the applicant provides evidence that the zoning height is less than 15' and if the building is 15' or greater for zoning purposes the applicant shall alter plans to meet the zoning requirements or request a variance through the Planning and Zoning Board.
2. Alter the roof to a hip or a gable roof structure
3. Consider altering the size of the structure to minimize the visual impact of the structure upon the visually open courtyard space.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. A detached, one-story high open sided carport, 35' x 25' (875 square feet) in size, is proposed to be constructed at the northwest corner of the rear courtyard, approximately 5' east/behind the existing building, 3 to 5' south or from the exiting 8' high wood picket fence that runs along the north or side property line, and 15' west of/from the rear property line. Western Red Cedar Shingles are proposed for the gable on hip roof (hip roof with gable peak) that is 18' in total height. Southern Yellow Pine, to be stained a dark brown color, is proposed for the 8x8" chamfered columns and exposed rafters.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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.

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

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

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Open sided carports, and attached or modern appearing garages are not historically appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. The visual impact of garage doors should be lessened by orienting them away from the street or by placing the garage near the rear property line. Garage door openings should be as small as possible. Garage doors must be made of wood, with the appearance of horizontal or vertical boards, and contain no glazing.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

COA F2020-0071
43 Cordova Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. St. Augustine, FL Code of Ordinances: Sec 28-188(b)(3)(b-c) and (b)(4)(b)

STAFF PHOTOGRAPHS
43 Cordova Street



Front Façade / West Elevation and Drive to Rear / East Courtyard

STAFF PHOTOGRAPHS
43 Cordova Street



Rear / East Elevation and rear courtyard

STAFF PHOTOGRAPHS
43 Cordova Street



**Facing north/side Property line and area of rear property line to the east
(inside rear courtyard area)**

STAFF PHOTOGRAPHS

Rear Courtyard Extending to 43A Cordova Street



43A Cordova Street located to the rear or east of 43 Cordova

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

- (a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.
- (b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:
 - (1) Minimum lot requirements:
 - a. Minimum lot width, thirty-five (35) feet.
 - b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.
 - (2) Maximum lot coverage by all buildings:
 - a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.
 - b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
 - (3) Maximum and minimum yard requirements:
 - a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.
 - 1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.
 - 2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.
 - b. Rear. Three (3) feet minimum.
 - c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
 - (4) Maximum height of structures:
 - a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.
 - b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.
- (c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic

preservation district 1:

(1) *Minimum lot requirements:*

- a. Minimum lot width, thirty-five (35) feet.
- b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings:*

- a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.
- b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

(3) *Maximum and minimum yard requirements:*

- a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.
 1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
 2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.
- b. Rear:
 1. Five (5) foot minimum for one-story structures.
 2. Ten (10) foot minimum for structures exceeding one story.
- c. Side:
 1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.
 2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

- a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.
- b. No portion of secondary buildings or structures and connections shall exceed a

height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11)

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. 2020-0071

Receipt No. 1885897

Meeting Date: July 16, 2020

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

Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES THOMAS ARCHITECT
 Address 32 CORDOVA ST
 City ST. AUGUSTINE State FL. Zip Code 32084
 Daytime telephone 904-824-9508 Other phone/email 904-826-6267

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

2. NAME OF PROPERTY OWNER DAVID AND ELIZABETH POWELL
 Business (if applicable) -
 Address 43 CORDOVA ST.
 City ST. AUGUSTINE State FL. Zip Code 32084
 Daytime telephone (required) 904-669-8105 Other phone _____

3. PROJECT STREET ADDRESS 43 CORDOVA ST.

4. LEGAL DESCRIPTION: Lot 6 Block _____ Subdivision _____ Parcel _____

5. EXISTING USE RESIDENCE PROPOSED USE CARPET FOR RESIDENCE

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

- ☒ New building OPEN CARPORT
- ☐ 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 EXISTING PAVED
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

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

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

NEW OPEN AIR CARPORT TO MATCH
2ND SPANISH REJON STYLE OF MAIN
RESIDENCE, OUT BUILDING.

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 WES THOMAS
SIGNATURE OF APPLICANT [Signature] DATE 6-17-20
PRINT OWNER'S NAME _____
SIGNATURE OF OWNER [Signature] DATE 6/18/20

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

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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. |

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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

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

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

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

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

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

❖ Other details necessary for review:

*Please provide what type of wood shingle is proposed and material for rafters

Project number: 2020-0071 Project Address: 43 Cordova Street
 Reviewed by: Julie Courtney Date: 6-25-2020

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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]

POWER OF ATTORNEY
"43 Cordova ST"

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

Les Thomas
(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced P/K 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.

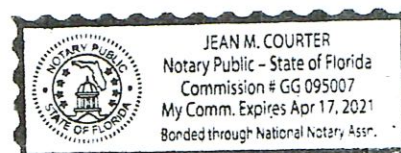
Witness my hand and official seal, this 2nd day of July, 2020.

Jean M. Courter
Notary Public, State of Florida

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JUL 06 2020

Planning / Building Dept.



PROPERTY OWNER

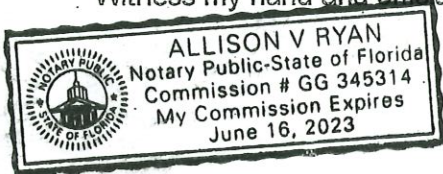
David Powell
(Print Name)

David Powell
(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, David Powell, who is personally known to me or who has produced Drivers License as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

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



Allison V Ryan
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

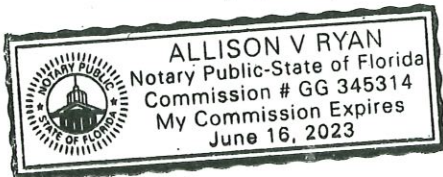
David Powell
(Print Name)

David Powell
(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, David Powell, who is personally known to me or who has produced Drivers License as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

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



Allison V Ryan
Notary Public, State of Florida

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JUL 07 2020

Planning/Building Dept.

PROPERTY OWNER

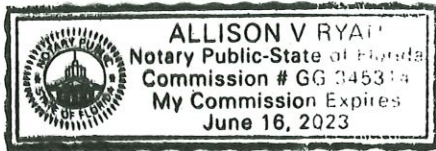
Elizabeth Powell
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

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

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



[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

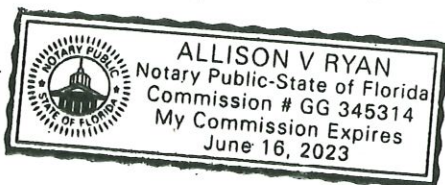
Elizabeth Powell
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

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

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



[Signature]
Notary Public, State of Florida

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JUL 07 2020



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JUN 19 2020

Planning/Building Dept.

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: lesthomasarchitect@gmail.com

Thu, Jun 18, 2020 at 5:05 PM



CARPORT LOCATION

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JUN 19 2020

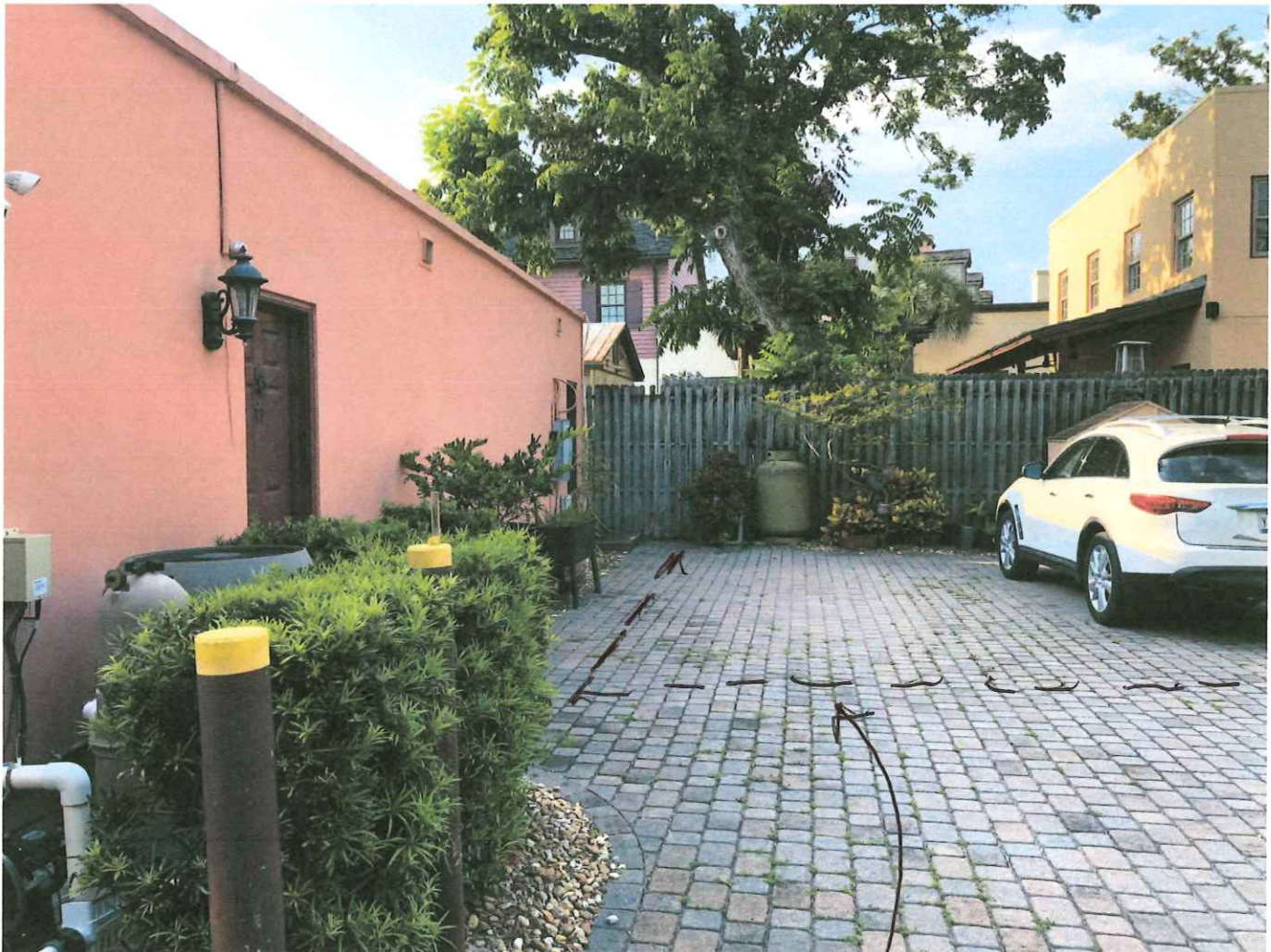
Planning/Building Dept.

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: lesthomasarchitect@gmail.com

Wed, Jun 17, 2020 at 6:33 PM

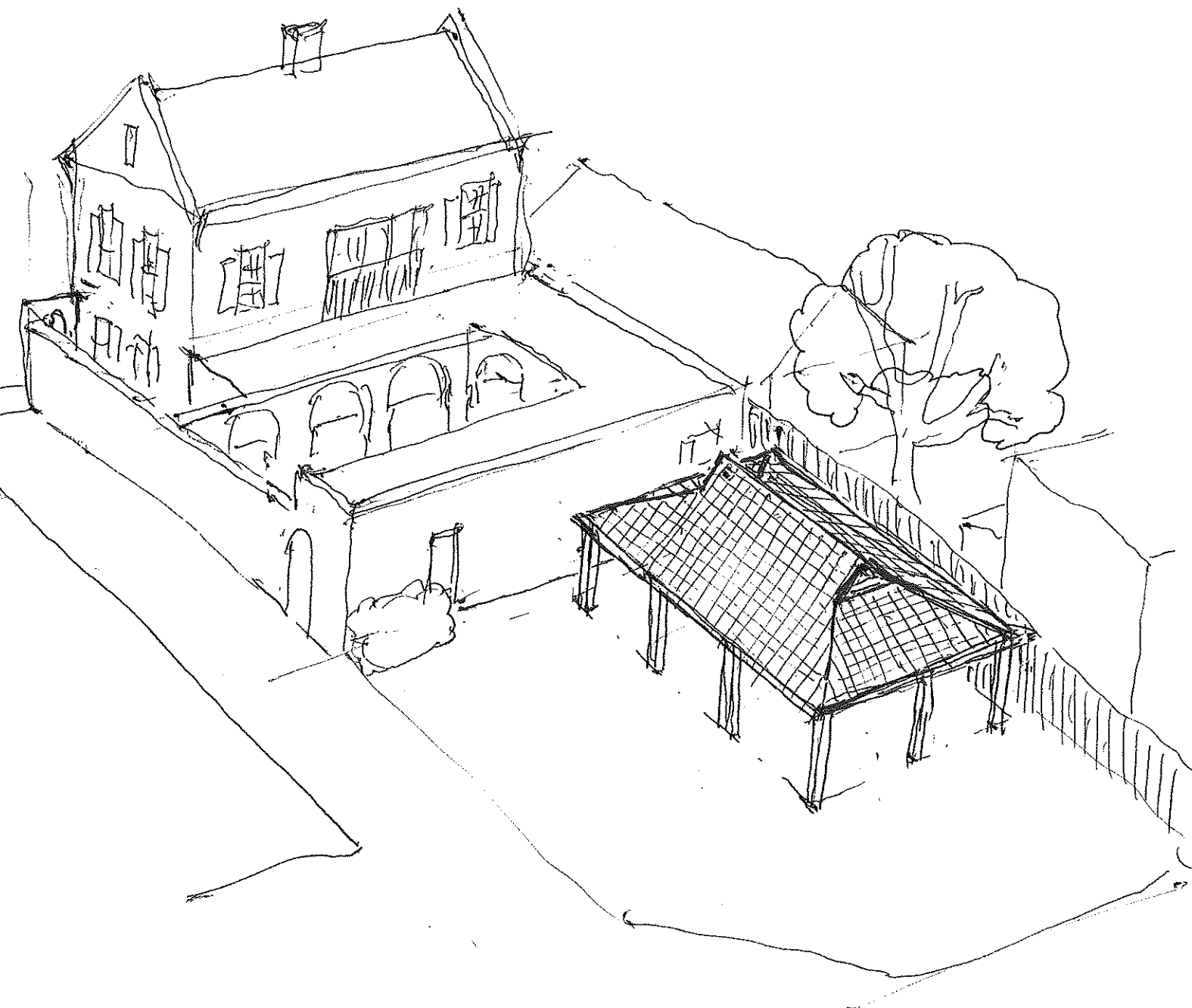


CARPORT
LOCATION

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JUN 19 2020

Planning/Building Dept.

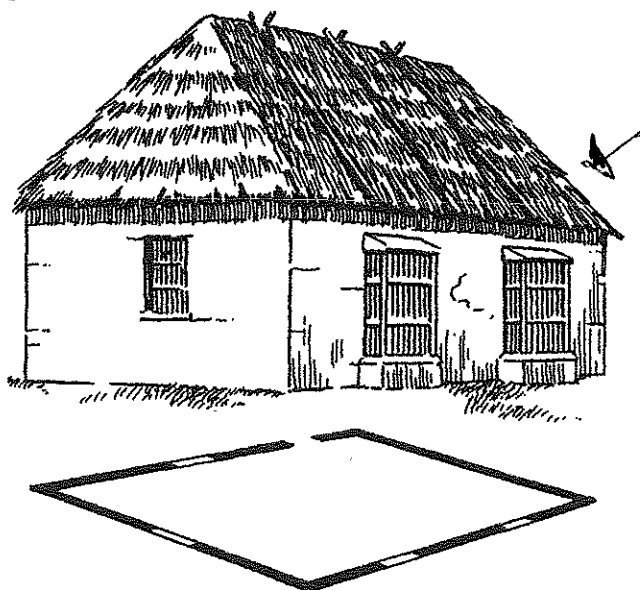
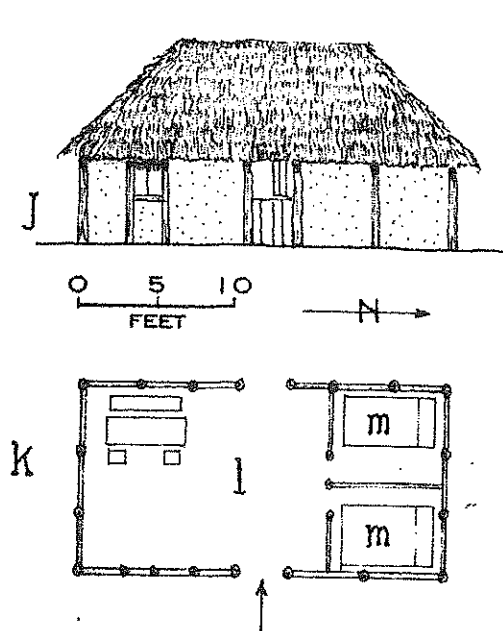


VIEW FROM
SOUTH EAST

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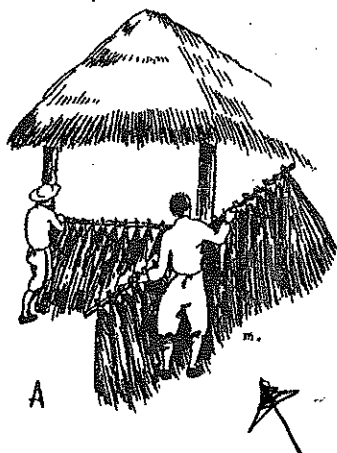
JUN 19 2020

Planning/Building Dept.



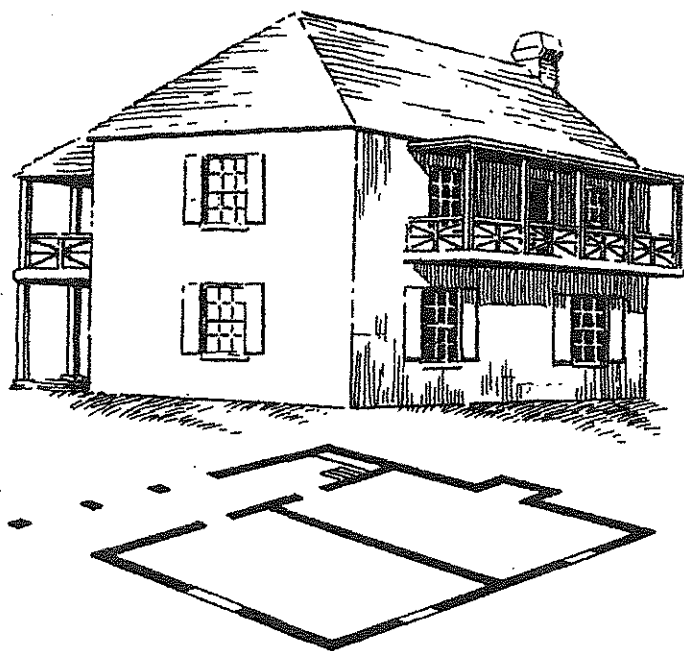
23. AN EVOLUTION
FROM COMMON
TO ST. AUGUSTINE
PLAN

FIGURE 8.5. Plot plan for Juan Mordazo, soldier and cordmaker. A: plot plan. B: house; C: arbor; D: well; E: kitchen; F: garden storage; G: garden; H: cord storage; I: rope walk. J: eastern (street) elevation; 12 x 24 foot tile-and-daub house with hip roof. K: floor plan. L: living/dining room; bedrooms. Courtesy of the St. Augustine Historical Society.



28. WALL CONSTRUCTION

- A — Thatch with cabbage palm
- B — A post wall. The spaces between posts were filled with sticks and plaster.
- C — Florida Indian sentry box (1564). Mud and clay filled the space between the posts.
- D — Board Wall. The structure was supported by cypress posts. Joints were probably lapped, fitted or battened.
- E — Weatherboard on timber-frame wall.



54

EXAMPLE OF EARLY BUILDINGS.
"MANUCY - HOUSES OF ST AUG."

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JUN 19 2020

Planning/Building Dept.

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: lesthomasarchitect@gmail.com

Fri, Jun 19, 2020 at 11:50 AM



H.A.R.B. Approved out Building
@ CASA MAYA.

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JUN 19 2020

Planning/Building Dept.

1
Powell Corymont
43 CORCORAN ST.

THE EXPOSED COLUMNS, AND
RAFTERS WILL BE SYELLOW
PINK AND BE STAINED A
DARK BROWN.

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JUL 06 2020

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All ▾ western red cedar shingles

Hello, Sign in

Returns

0

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Western Red Cedar Shingles Red Label in Contractor Packs

by AMAKE

21 ratings

Price: **\$100.99** + \$53.56 shipping

Get \$60 off instantly: Pay \$40.99 upon approval for the Amazon Rewards Visa Card.

- Western Red Cedar Shingle Clear Vertical Grain
- 17.5" inches long and average 3" to 8" with some wider widths
- 3/8" to 7/16" thick on the butt end and tapers to 1/8" thickness
- Each Bundle covers 24 square feet with a 7.5" exposure of the shingle

▶ See more product details

Compare with similar items

New (2) from **\$100.99** + \$53.56 Shipping

\$100.99

+ \$53.56 shipping

Arrives: **July 14 - 17**

Fastest delivery: **July 10 - 15**

Only 16 left in stock - order soon.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from and sold by **Cosas y Cosas**.

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Pearl Square Brick Mason

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Have one to sell?

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+



Total price: **\$277.28**

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☒ This item: Western Red Cedar Shingles Red Label in Contractor Packs **\$100.99**

☒ 24" x 5/8" Tapersawn Hip & Ridge **\$176.29**

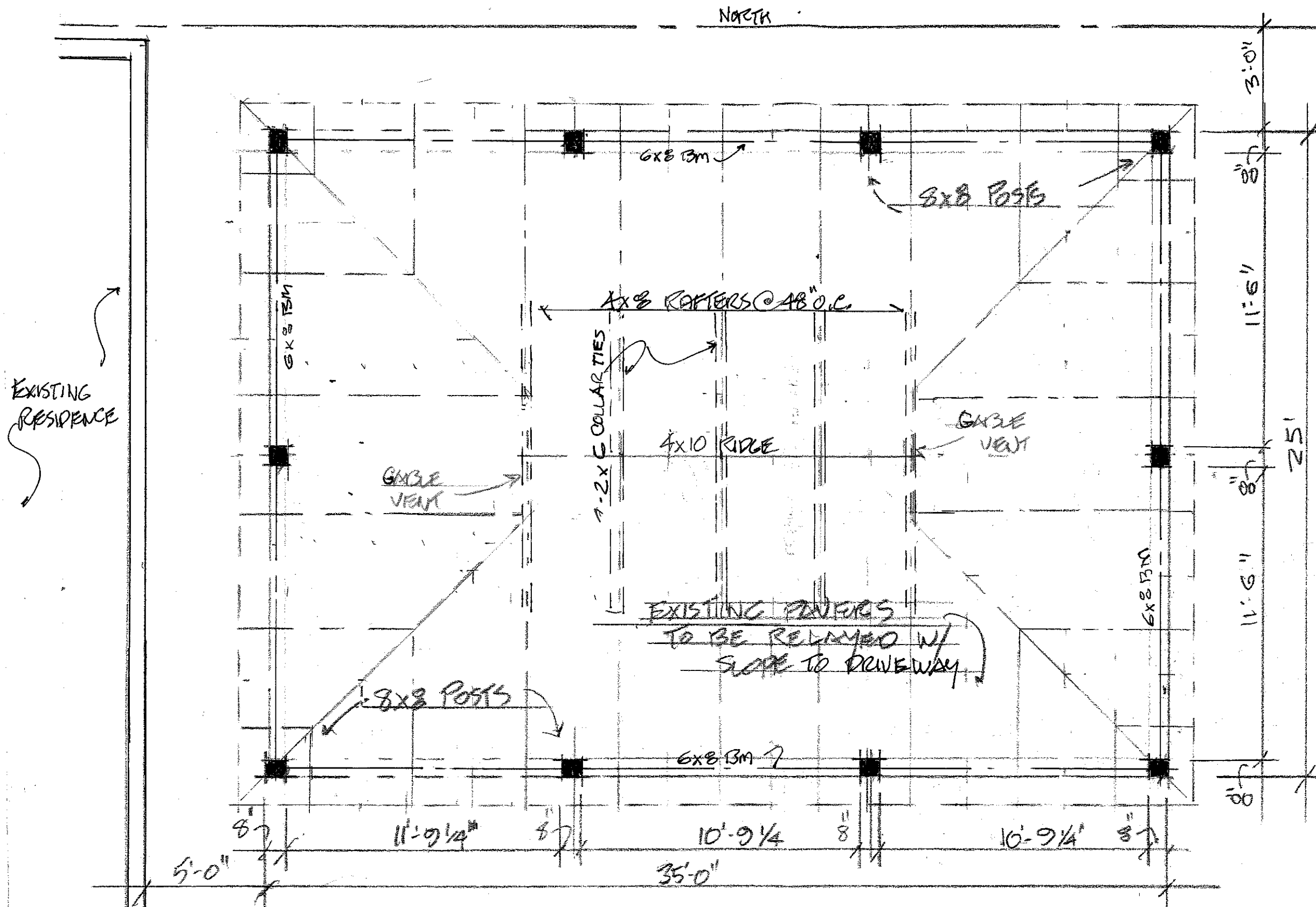
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FLOOR PLAN 1/4"=1'-0"

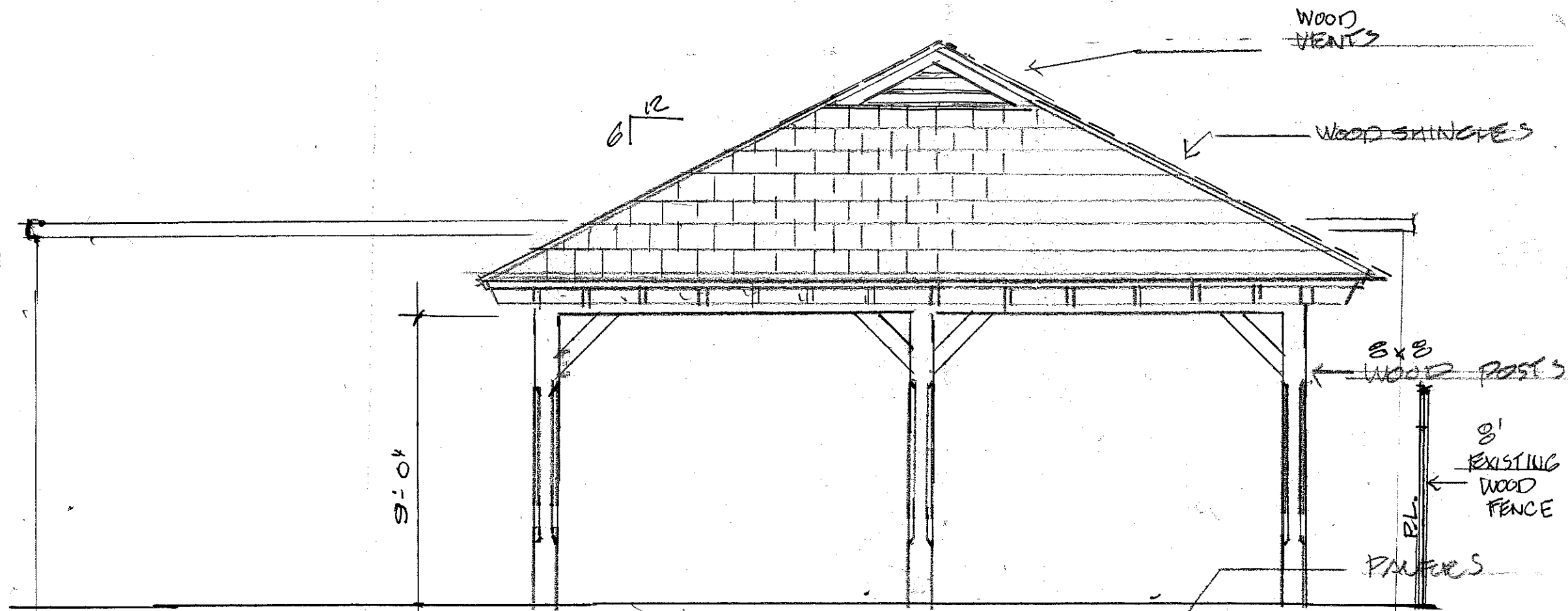
6-16-20

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

NEW GARAGE
POWELL RESIDENCE
13 CORDOVA ST. ST. AUGUSTINE, FL.

Date: _____
Scale: AS NOTED
Drawn: _____
Per: DWIGHT SPANGLER

SHEET
A-2



EAST ELEVATION

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JUN 19 2020

Planning/Building Dept.

6-16-20

LES THOMAS
ARCHITECT

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

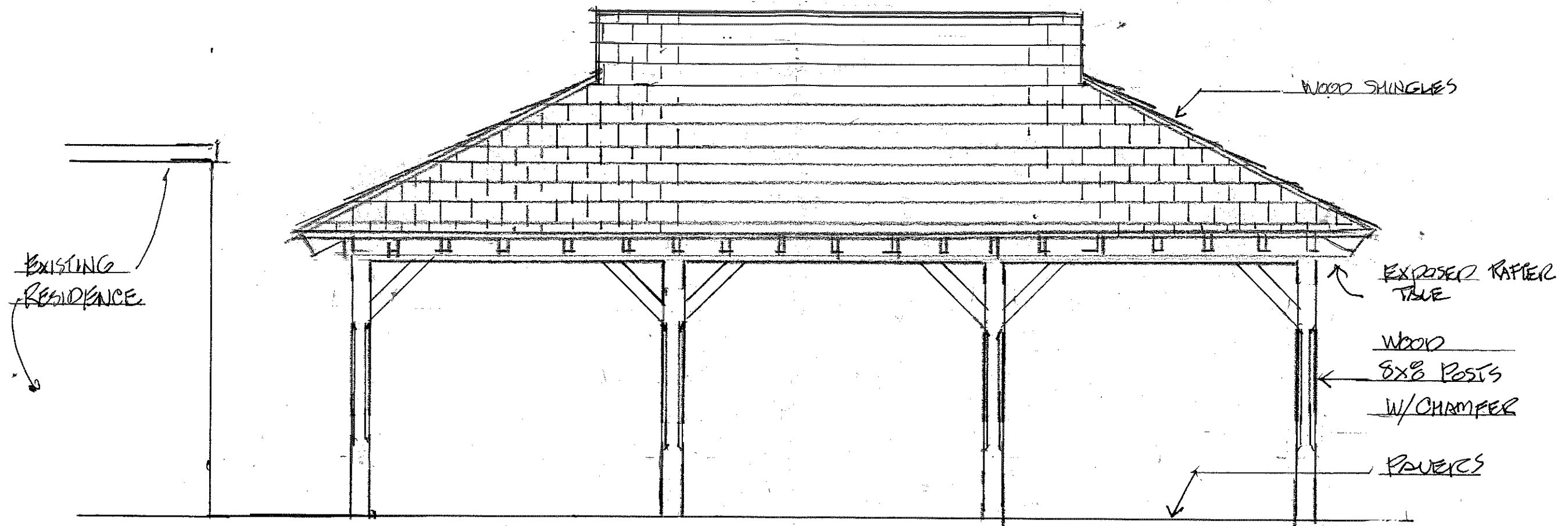
NEW CASABE
POWELL RESIDENCE
43 CORDOVA ST. ST. AUGUSTINE, FL

AS NOTED

DRAWN BY: [Signature]

SHEET

A-3



SOUTH ELEVATION

RECEIVED

JUN 19 2020

Planning/Building Dept

RECEIVED

JUN 19 2020

Planning/Building Dept.

6-16-20

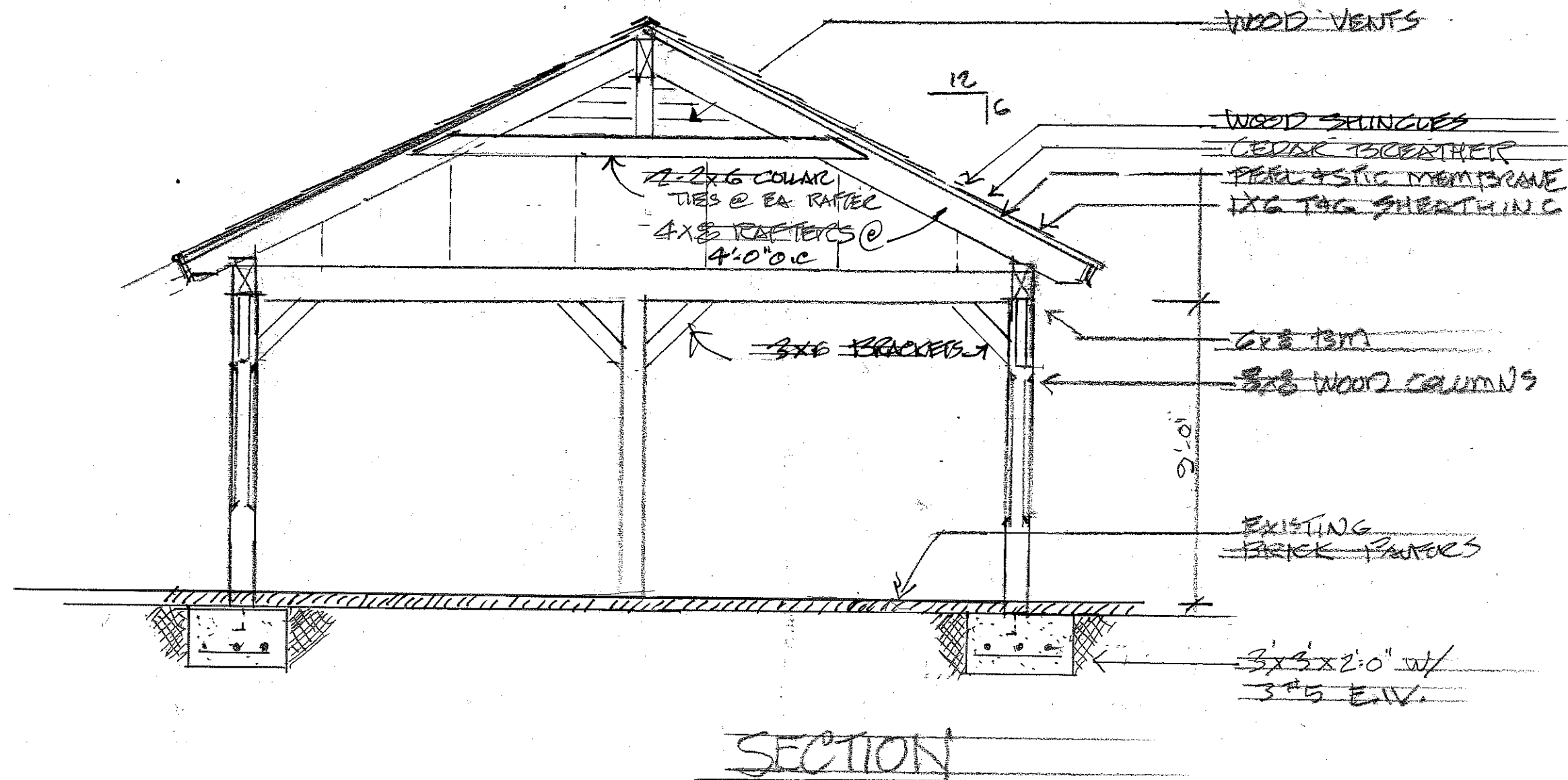
LES THOMAS
ARCHITECT

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

NEW CASAGE
POVELL RESIDENCE
43 CORDOVA ST. ST. AUGUSTINE, FL.

Date: / /
Scale: AS NOTED
Drawn:
Rev: ENGINEER/ARCHITECT

SHEET
A-4



RECEIVED

JUN 19 2020

Planning/Building Dept.

6-16-20

LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 324-9508

NEW GARAGE
POVELL RESIDENCE
13 CORDOVA ST. ST. AUGUSTINE, FL.

AS NOTED

DESIGN SPAN

SHEET

A-5



Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

15-0182R

Parcel Account Number: 198050-0000

(Space above for recording information)

Warranty Deed

This Indenture made this 29th day of April, 2015 BETWEEN Cordova Street Properties, LLC, a Florida limited liability company, GRANTOR*, whose post office address is 44 Avenida Menendez, Saint Augustine, FL 32084, and David F. Powell and Elizabeth P. Powell, husband and wife, GRANTEE*, whose post office address is 880 White Eagle Circle, Saint Augustine, FL 32086.

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

Lot 6 and part of Lot 17, Block 17, City of St Augustine, St. Johns County, Florida, according to the official map of the City of St. Augustine, dated June 12, 1923, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida, more particularly described as follows:

COMMENCING at an iron pipe being the intersection of the South line of Cuna Street and the East line of Cordova Street; run thence Southerly and along and with the East line of Cordova Street a distance of 213.31 feet to an iron pipe for the Northwest corner of Lot 6 and the POINT OF BEGINNING of this survey; run thence South 9 degrees East and along with the East line of Cordova Street a distance of 50 feet to an iron pipe for the Southwest corner of this survey; run thence North 81 degrees and 29 minutes East along and with the North line of a private lane a distance of 116.0 feet to an iron pipe; run thence North 46 degrees 46 minutes East a distance of 14.67 feet to an iron pipe for the Southeast corner of this survey; run thence North 6 degrees 7 minutes West a distance of 36.27 feet to an iron pipe located on the North line of Lots 17 and 6; run thence South 83 degrees and 58 minutes West along and with the North line of Lots 17 and 6 a distance of 130.2 feet to the POINT OF BEGINNING; all of the grantor's right, title and interest in a private lane running Easterly and Westerly in Block 17, between Lots 7 and 11 and Lots 6 and 17 all in Block 17 of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

An Easement for the convenience of the parties of the second part, their heirs and assigns, for ingress and egress to said private lane through, over and across land described as follows:

COMMENCING at the iron pipe located in the East line of Cordova Street and being the Southwest corner of the above described property; run thence North 81 degrees and 29 minutes East along and with the North line of a private lane a distance of 116.0 feet to an iron pipe for the POINT OF BEGINNING of this easement; run thence North 81 degrees and 29 minutes East along and with the North line of the said private lane a distance of 11.6 feet; run thence North 6 degrees and 7 minutes West a distance of 8.97 feet to an iron pipe being the Southeast corner of the above described property; run thence South 46 degrees and 46 minutes West a distance of 14.67 feet to the POINT OF BEGINNING of this easement.

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 2015 and Subsequent Years.

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.

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

WITNESSES

Samuel W. Hale
Witness: Samuel W. Hale

Troy Blevins
Witness: Troy Blevins

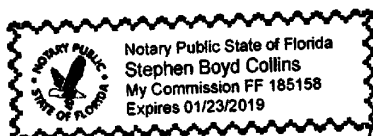
Cordova Street Properties, LLC, a
Florida limited liability company

L. John Arbizzani, Manager

County of Saint Johns
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me on April 29th, 2015 by L. John Arbizzani, Manager of Cordova Street Properties, LLC, a Florida limited liability company who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



Notary Public: Stephen Boyd Collins
My commission expires: 1/23/2019

Prepared by: David F. Powell
Record and Return to:

David & Elizabeth Powell
43 Cordova Street
St. Augustine, FL 32084

Quit Claim DEED

This Quit Claim Deed made on the 28th day of May, 2015

Between David F. & Elizabeth P. Powell, husband and wife, the GRANTORS

Whose mailing address is: 43 Cordova Street, St. Augustine, FL 32084

Hereinafter called the First Party,

and David F. Powell and Elizabeth P. Powell, as co-Trustees of THE POWELL LIVING TRUST, U/A dated 1/25/2012, the GRANTEE

Whose mailing address is: 43 Cordova Street, St. Augustine, FL 32084

Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of St. Johns, State of **FLORIDA** to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 198050-0000

To have and to hold the same together with all and singular the appurtenant thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 28th day of May, 2015.

(Wit.) Nicholas Kenyon
Nicholas Kenyon

[Signature] (Seal)

(Wit.) Andrew Gause
Andrew Gause

[Signature] (Seal)

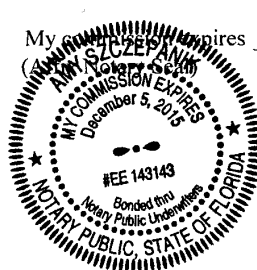
State of Florida }
County of St. Johns }

The foregoing instrument is acknowledged before me on this 28th day of May, 2015 by

David & Elizabeth Powell
who is personally known to me or who has/have produced _____ as identification
and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Amy Szczepanik
Notary Public



**SCHEDULE A
LEGAL DESCRIPTION**

CITY OF ST. AUGUSTINE LOT 6 & PT OF LOT 17 BLK 17
OR4022/845

More commonly known as: 43 Cordova Street, St. Augustine, FL 32084

Tax Parcel Number: 198050-0000

COPY

Prepared by and Return to:
VyStar Financial Group LLC dba VyStar Title Agency
760 Riverside Avenue, Jacksonville, Florida 32204
Parcel ID No: 198050-0000

Corrective Quit Claim Deed

This deed is being recorded to **correct legal description for Deed recorded in Book 4037, Page 1332**, filed and recorded in the Public Records of St. Johns County, Florida on 06/04/2015.

Made this 7th day of JANUARY 2016 A.D. by David F. Powell and Elizabeth P. Powell, husband and wife, whose post office address is: 43 Cordova St, St. Augustine, Florida 32084 hereinafter called the grantor, to David F. Powell and Elizabeth P. Powell, as co-trustees of the Powell Living Trust, U/A dated 01/25/2012 whose post office address is: 43 Cordova St, 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 re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Johns County, Florida, viz:

Lot 6 and part of Lot 17, Block 17, City of St. Augustine, St. Johns County, Florida, according to the official map of the City of St. Augustine, dated June 12, 1923, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida, more particularly described as follows:

Commencing at an iron pipe being the intersection of the South line of Cuna Street and the East line of Cordova Street; run thence Southerly and along and with the East line of Cordova Street a distance of 213.31 feet to an iron pipe for the Northwest corner of Lot 6 and the POINT OF BEGINNING of this survey; run thence South 9 degrees East and along with the East line of Cordova Street a distance of 50 feet to an iron pipe for the Southwest corner of this survey; run thence North 81 degrees and 29 minutes East along and with the North line of a private lane a distance of 116.0 feet to an iron pipe; run thence North 46 degrees 46 minutes East a distance of 14.67 feet to an iron pipe for the Southeast corner of this survey; run thence North 6 degrees 7 minutes West a distance of 36.27 feet to an iron pipe located on the North line of Lots 17 and 6; run thence South 83 degrees and 58 minutes West along and with the North line of Lots 17 and 6 a distance of 130.2 feet to the POINT OF BEGINNING; all of the grantor's right, title and interest in a private lane running Easterly and Westerly in Block 17, between Lots 7 and 11 and Lots 6 and 17 all in Block 17 of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

An Easement for the convenience of the parties of the second part, their heirs and assigns, for ingress and egress to said private lane through, over and across land described as follows:

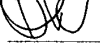
Commencing at the iron pipe located in the East line of Cordova Street and being the Southwest corner of the above described property; run thence North 81 degrees and 29 minutes East along and with the North line of a private lane a distance of 116.0 feet to an iron pipe for the POINT OF BEGINNING of this easement; run thence North 81 degrees and 29 minutes East along and with the North line of the said private lane a distance of 11.6 feet; run thence North 6 degrees and 7 minutes West a distance of 8.97 feet to an iron pipe being the Southeast corner of the above described property; run thence South 46 degrees and 46 minutes West a distance of 14.67 feet to the POINT OF BEGINNING of this easement.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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 signature

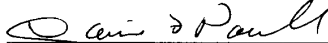
Printed Name

David F. Powell

Witness signature

Printed Name

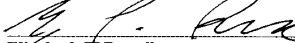
Elizabeth P. Powell



(Seal)

David F. Powell

Address: 43 Cordova St, St. Augustine, Florida 32084



(Seal)

Elizabeth P. Powell

Address: 43 Cordova St, St. Augustine, Florida 32084

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me this 7 day of Jan, 2016, by David F. Powell and Elizabeth P. Powell, who is personally known to me or who has produced proper as identification.

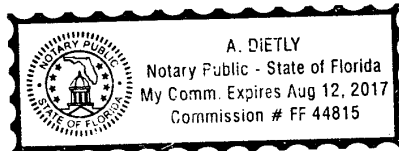
Notary Public

Print Name:

My Commission Expires:

A. Dietly
08/12/17

Quit Claim Deed
Closers' Choice



Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1980500000
Location Address	43 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 & PT OF LOT 17 BLK 17 OR4022/845 & 4037/1332(Q/C) 4149/698(C/Q) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.140
Homestead	Y

Owner Information

Owner Name	Powell Living Trust D:1-25-2012 100% Powell David F CO-Trustee 100% Powell Elizabeth P CO-Trustee 100%
Mailing Address	43 CORDOVA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$858,956
Extra Features Value	\$30,853
Total Land Value	\$364,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,254,309
Total Deferred	\$0
Assessed Value	\$1,254,309
Total Exemptions	\$50,000
Taxable Value	\$1,204,309

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	\$854,590	\$32,269	\$364,500	\$0	\$0	\$1,251,359	\$1,251,359	\$50,000	\$1,201,359
2018	\$1,019,029	\$9,722	\$279,450	\$0	\$0	\$1,308,201	\$1,229,816	\$128,385	\$1,179,816
2017	\$1,029,870	\$9,105	\$279,450	\$0	\$0	\$1,318,425	\$1,204,521	\$163,904	\$1,154,521
2016	\$941,606	\$9,516	\$243,000	\$0	\$0	\$1,194,122	\$1,179,746	\$64,376	\$1,129,746
2015	\$1,052,643	\$9,744	\$175,500	\$0	\$0	\$1,237,887	\$457,506	\$780,381	\$457,506
2014	\$230,261	\$10,154	\$175,500	\$0	\$0	\$415,915	\$415,915	\$0	\$415,915
2013	\$233,804	\$10,564	\$175,500	\$0	\$0	\$419,868	\$419,868	\$0	\$419,868
2012	\$226,718	\$10,975	\$167,375	\$0	\$0	\$405,068	\$405,068	\$0	\$405,068
2011	\$198,561	\$10,298	\$186,875	\$0	\$0	\$395,734	\$395,734	\$0	\$395,734
2010	\$200,953	\$10,708	\$208,000	\$0	\$0	\$419,661	\$419,661	\$0	\$419,661

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	4450	Roof Cover	Composite Shingle
Conditioned Area	3224	Interior Flooring	Hardwood, Saturnia
Actual Year Built	1979	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	3.5

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	30%
Interior Flooring	Saturnia	70%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	2216	2216
FINISHED OPEN PORCH	0	417
PATIO	0	719
POINTER	0	0
FINISHED UPPER STORY	1008	1008
BALCONY	0	90
Total SqFt	3224	4450

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Spa / Hot Tub	0	0	0	0	1
Pool (Concrete)	0	7	18	0	126
Masonry Wall	0	0	0	0	504
Summer Kitchen (Average)	0	0	0	0	1

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	6075	SF	\$364,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/12/2016	1/7/2016	\$100.00	CQ	4149	698	U	I	POWELL DAVID F,ELIZABETH P	POWELL LIVING TRUST D:01/25/12
6/4/2015	5/28/2015	\$100.00	QC	4037	1332	U	I	POWELL DAVID F,ELIZABETH P	POWELL LIVING TRUST D:1-25-2012
5/4/2015	4/29/2015	\$1,450,000.00	WD	4022	845	Q	I	CORDOVA STREET PROPERTIES LLC	POWELL DAVID F,ELIZABETH P
	10/20/2004	\$614,400.00	WD	2321	1581	Q	I	ROUX MICHEL & KATHLEEN	CORDOVA STREET PROPERTIES LLC
	5/1/2003	\$600,000.00	WD	1946	188	Q	I	WELCH ARTHUR S	ROUX MICHEL & KATHLEEN
	7/13/2001	\$0.00	HR	1631	1395	U	I	WELCH RACHEL ESTATE	WELCH ARTHUR S (ORD DET HX)
	1/18/2001	\$0.00	OI	1564	1630	U	I	WELCH RACHEL (DECD 12/14/00)	WELCH RACHEL ESTATE (LETT OF ADMIN)
	3/15/1989	\$0.00	WL	1564	1626	U	I	WELCH RACHEL	WELCH RACHEL (WILL)
	1/1/1977	\$25,000.00		325	451	U	I		WELCH RACHEL

No data available for the following modules: Sketch Information.

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

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Version 2.3.63



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**
Prepared for July 16, 2020 Meeting



Application F2020-0074 Address: 46 Charlotte Street
Marquis Latimer + Halback, Inc. – Applicant
46 Avenida Menendez, Inc. – Owner

Project description: To make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ0532
National Register:	Contributing to St. Augustine Town Plan NR District	Construction date:	c 1910-1917
Archaeology Zone:	1A	Zoning District:	HP-3
Parcel number:	1966800000		
Agenda Item:	7(g)	Previous Action(s):	OOA 2020-0040

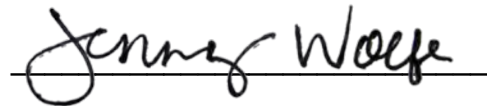
STAFF SUMMARY AND ANALYSIS:

- An Opinion of Appropriateness application was approved with the following recommendations: provide more details on landscape materials, mitigate the impact of the ADA lift system, and to address the alterations to the second floor of the front façade.
- Revised plans were received July 6 and reviewed for this report with many additional site, landscaping, and mechanical details.
- Outstanding questions remain regarding the following:
 1. Elevation view of the ADA light with respect to the window: the lift appears to be centered on the window but it is not clear and it is not clear what the visual impact because the view is obscured on the rendered image.
 2. Note that signs are permitted separately and must meet the sign code. If pre-approved fonts, colors, design, and material do not meet the AGHP the HARB must approve those items but they cannot approve prohibited sign types and sizes. Post signs are limited to wood, 2x3/6sf area; free standing signs may be 36x30inches (7.5 sq. ft. area) with 4'6" maximum overall height.
 3. Trellis elements in the rear courtyard are not specified as wood and are noted to be treated with a UV finish so it is not clear if these will appear as vinyl or are made of vinyl
 4. Specification details for the additional wood wall on the south side are not provided
 5. Architectural plans indicate the front façade to match the previously existing condition which needs to be field verified (in progress). Note that an additional railing is being added on the first floor porch.
- Tanks are not addressed in the AGHP although the applicant has designed them to be finished with coquina paver and stucco detailing.
- There is a significant amount of paving in the rear courtyard however this is an existing condition.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The project is within archeological zone IA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous Opinion of Appropriateness approval for the design concept and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE 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 with the following conditions:

1. A finding by the HARB that the tanks, pergolas, and seating features are appropriate and meet the SOIS #9 for compatible design and #10 for reversibility and are compatible with architectural style of the building such that the alteration or addition will not materially impair the architectural or historic value of the structure.
2. Applicant shall provide details regarding the elevation view of the ADA lift, light source details showing soft white light with output limited to the subject property, details for the extended wood fence, and material and finish for the pergola elements at the HARB meeting for their review and approval.
3. The second floor façade must be restored to its previous appearance with the balcony railing and columns unless a future Certificate of Appropriateness is submitted to cover any discrepancies.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

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

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

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessibility

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

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

Do...

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

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

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

Don't...

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

Accessory Buildings including porches

Do...

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

Don't...

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

Post-1821

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

Electrical and Mechanical Equipment

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

Post-1821

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

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

Parking, Landscaping and Site Features

Do...

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

Don't...

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

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

Post-1821

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

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

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

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

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

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

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

Historic Plant Materials

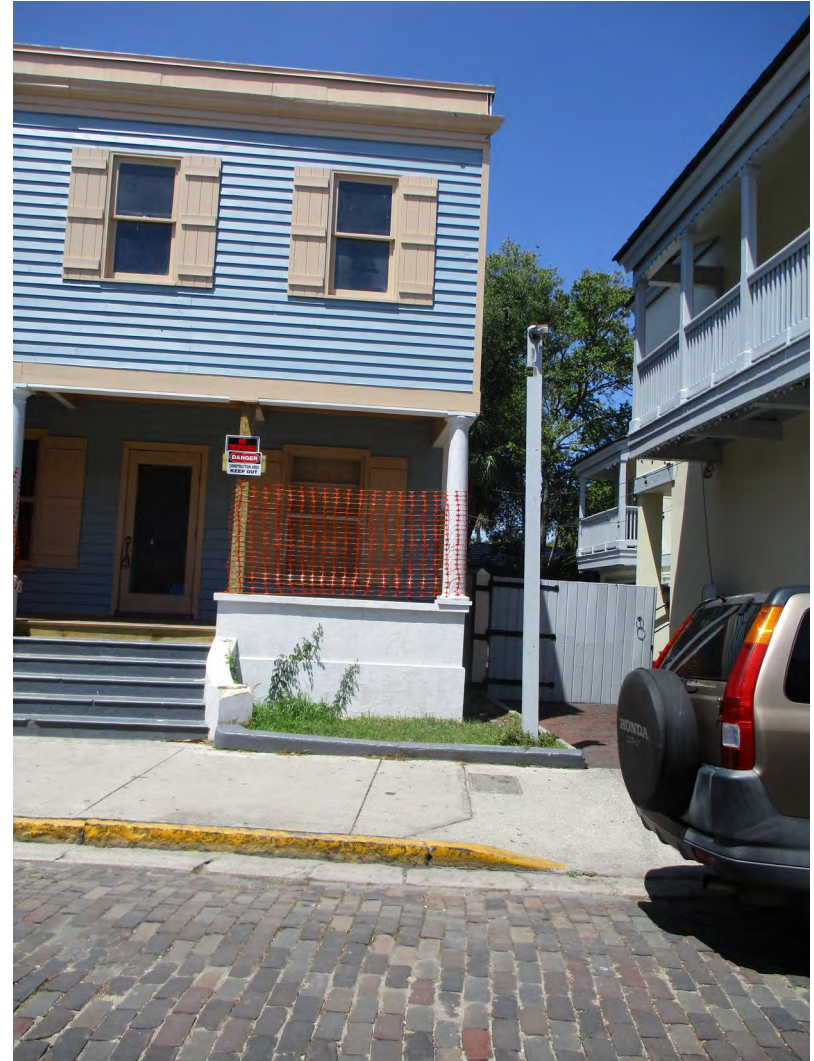
A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

COA F2020-0074
46 Charlotte Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
46 Charlotte Street



Front Façade / East Elevation and Northeast corner of front porch

STAFF PHOTOGRAPHS
46 Charlotte Street



Front Façade / East Elevation and Northeast corner of front porch taken
July 7, 2020

STAFF PHOTOGRAPHS
46 Charlotte Street



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

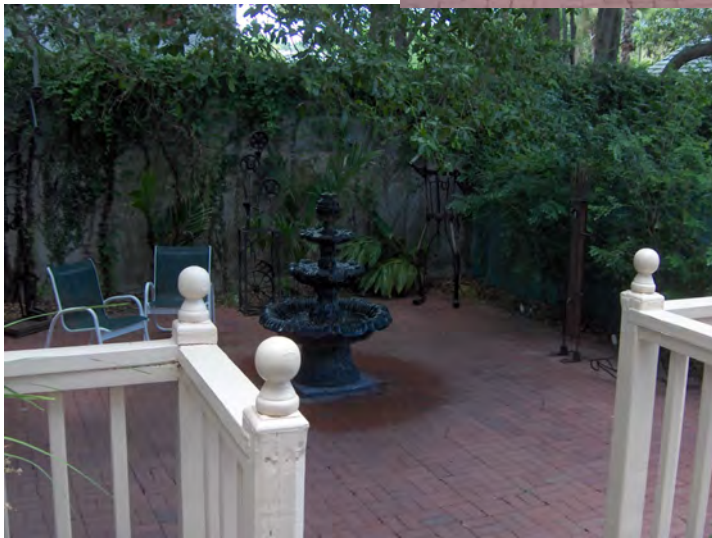
STAFF PHOTOGRAPHS
46 Charlotte Street



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

APPLICANT PHOTOGRAPHS OF REAR COURTYARD

46 Charlotte Street



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

Page 442 of 756

II. SITE DESCRIPTION, continued.

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

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

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

Women, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

ARCHAEOLOGY

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

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

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

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

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

5. Sanborn Fire Insurance Maps, 1888 to 1889.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

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

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

LOCATION & MAPPING

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

HISTORY

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

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

DESCRIPTION

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

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

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

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

DESCRIPTION (continued)

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

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

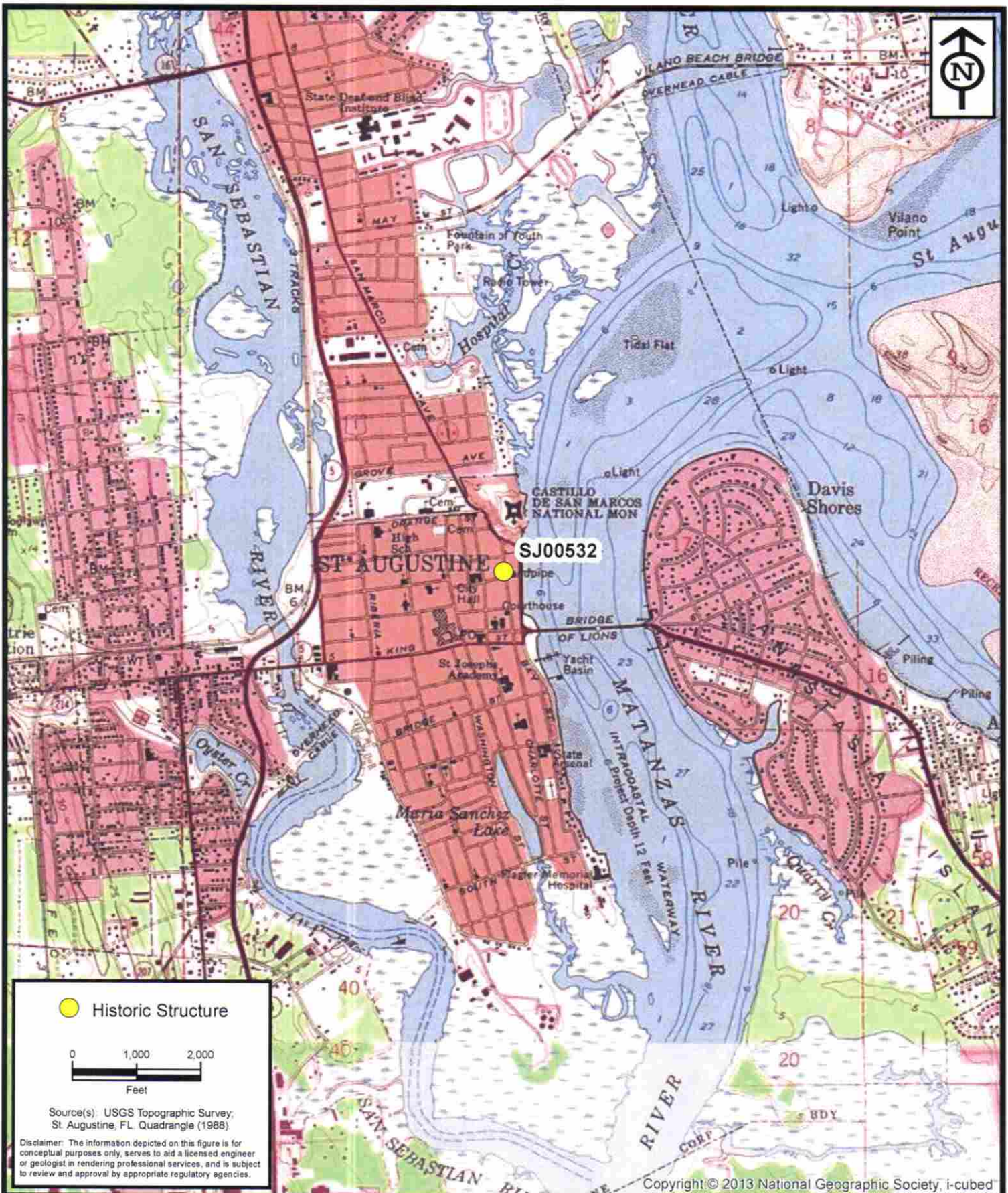
Affiliation Environmental Services, Inc.

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

Required Attachments

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

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



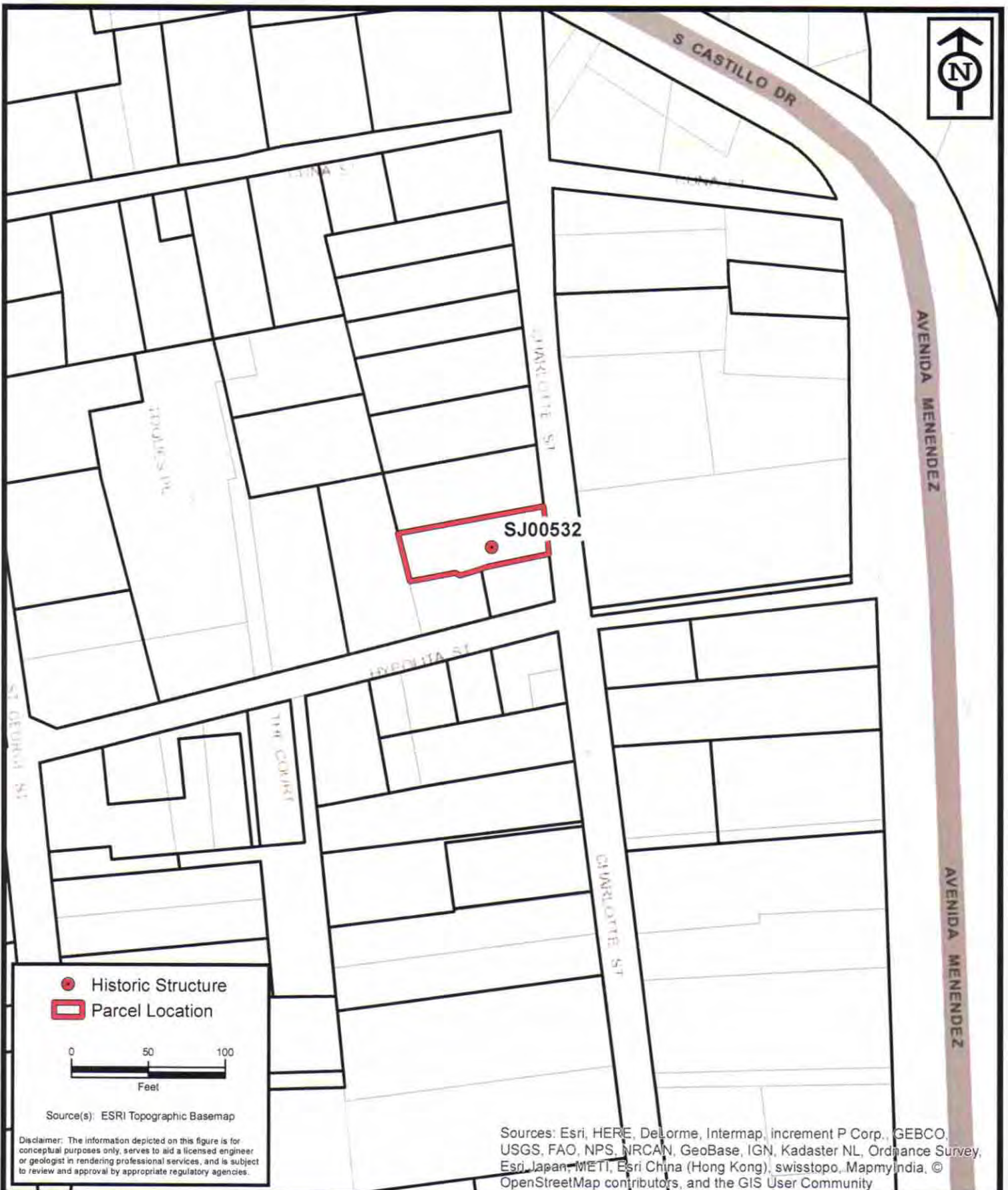
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

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

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

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

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



Page 450 of 756



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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



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

Receipt No. 1885916 BDAC Project No. 2020-0074
 Advertising Costs \$ _____ Postage \$ _____ Paid on _____ Meeting Date: July 16, 2020
 Receipt No. _____

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

- DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
- REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof <u>N/A</u>
☐	☐	Roof structures (dormers, chimneys, etc.) <u>N/A</u>
☐	☐	Exterior finishes (stucco, masonry, siding) <u>N/A</u>
☒	☐	Porch/Deck/Balcony <u>Modify front porch for ADA access via wheelchair lift.</u>
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☒	☐	Existing fences, walls & gates <u>Increase rear wall height to 8'; add gate in rear for emergency exit.</u>
☒	☐	Existing parking, walkways & other site features <u>Curb edit for access to wheelchair lift.</u>

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

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

D. PAINT COLORS (check one)

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

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

Renovation of the exterior hardscape, landscape, and lighting for proposed museum of shipwreck artifacts. FRONT: Minimal renovations to front porch include (a) installing a wheelchair lift, (b) updating landscape and exterior lighting. REAR: Patio provides spaces for displaying shipwreck artifacts; modifications include (a) wall height increase (not to exceed 8'-0"), (b) access gate, (c) ramp from porch to courtyard, hardscape and landscape, (e) water tanks with ROVs and trellises over interactive control stations, (f) outbuilding for storage of water tank equipment, and (g) landscape lighting and appropriate pathway lighting.

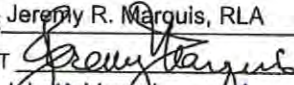
8. AGREEMENT

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

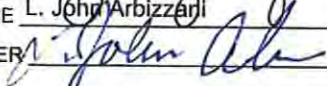
In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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

PRINT APPLICANT'S NAME Jeremy R. Marquis, RLA

SIGNATURE OF APPLICANT  DATE 18 June 2020

PRINT OWNER'S NAME L. John Arbizzari

SIGNATURE OF OWNER  DATE 18 June 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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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ 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 |
|--------------------------|--------------------------|--------------------------|
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |

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

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |

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

- | OK | Need | N/A |
|-------------------------------------|-------------------------------------|--------------------------|
| ☐ | ☒ | ☐ |
| ☒ | ☒ | ☐ |
| ☒ | ☒ | ☐ |
| ☒ | ☒ | ☐ |
| ☒ | ☒ | ☐ |
| ☒ | ☒ | ☐ |

AWNING/CANOPY

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |

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

- | OK | Need | N/A |
|--------------------------|--------------------------|--------------------------|
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |
| ☐ | ☐ | ☐ |

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

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.

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.

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

☒ ☒ ☐ 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) *would be help ful to indicate where height increase is proposed*

☐ ☒ ☐ Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

☒	☐	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

[illegible]

Other details necessary for review:

- * Need details on AOA lift and drawings to show impact to building.
- * Need details for front porch + stair railing, visitor experience station (trellis, benches, lighting, wall (where increase of height proposed)).

Reviewed by: Julie Courtney Date: June 25, 2020



Design Team

Marquis Latimer + Halback, Inc.

Landscape Architecture

Project Manager: Jeremy Marquis | jeremy@halback.com

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

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

Ph: 904.825.6747

LC0000391

Property Owner

46 AVENIDA MENENDEZ, INC.

44 AVENIDA MENENDEZ

ST AUGUSTINE, FL 32084

Tax Parcel No:

ST JOHNS COUNTY #1966800000

Site Location

46 CHARLOTTE STREET

SAINT AUGUSTINE, FL 32084

Jurisdictional Review

CITY OF SAINT AUGUSTINE, FLORIDA



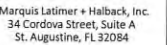
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Sheet Index		
Drawing no.	Drawing Title	Revision Date
L-1.0	SITE CONTEXT	7/6/20
L-1.1	SURVEY	UNK
L-1.2	HARDSCAPE PLAN	7/6/20
L-1.3	ENLARGEMENT: FRONT ENTRANCE	7/6/20
L-1.4	ENLARGEMENT: BACK PATIO	7/6/20
L-1.5	3D MODELING: STREET FRONT	7/6/20
L-1.6	3D MODELING: BACK PATIO	7/6/20
L-1.7	HARDSCAPE DETAILS	7/6/20
L-1.8	HARDSCAPE DETAILS	7/6/20
L-2.1	LANDSCAPE PLAN + DETAILS	7/6/20
L-3.1	LANDSCAPE LIGHTING PLAN	7/6/20
A1	NEW FRONT RAILING AND A.D.A. LIFT	7/1/20
A2	NEW FRONT RAILING AND A.D.A. LIFT	7/1/20

JUL 06 2020

Planning / Building Dept.



904.825.6747 www.halback.com
0000391

EMY MARQUIS
#6667110

AWN BY: _____ DF _____

SHIPWRECK MUSEUM
46 Charlotte Street, St. Augustine, Florida 32084
Cover Sheet

HARB CoA Presentation	07.06.20
HARB CoA	06.19.20
HARB OoA Presentation	05.21.20
Sufficiency Ltr. Resp.	05.13.20
HARB OoA	04.17.20

DESCRIPTION	DATE
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SIZE: ANSI D

PRIME PROJECT #:

ML+H PROJECT #: 20.7.0

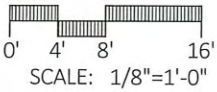
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COVER



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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
DRAWN BY: DF

SEAL

SHIPWRECK MUSEUM

46 Charlotte Street, St. Augustine, Florida 32084

Site Context

	HARB CoA Presentation	07.06.20
	HARB CoA	06.19.20
	HARB OoA Presentation	05.21.20
	Sufficiency Ltr. Resp.	05.13.20
	HARB OoA	04.17.20
SYM	DESCRIPTION	DATE

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

DRAWING NO.:
L-10



JUL 06 2020

Planning / Building Dept.



SCALE: $\frac{1}{4}'' = 1' - 0''$

SHIPWRECK MUSEUM

46 Charlotte Street, St. Augustine, Florida 32084

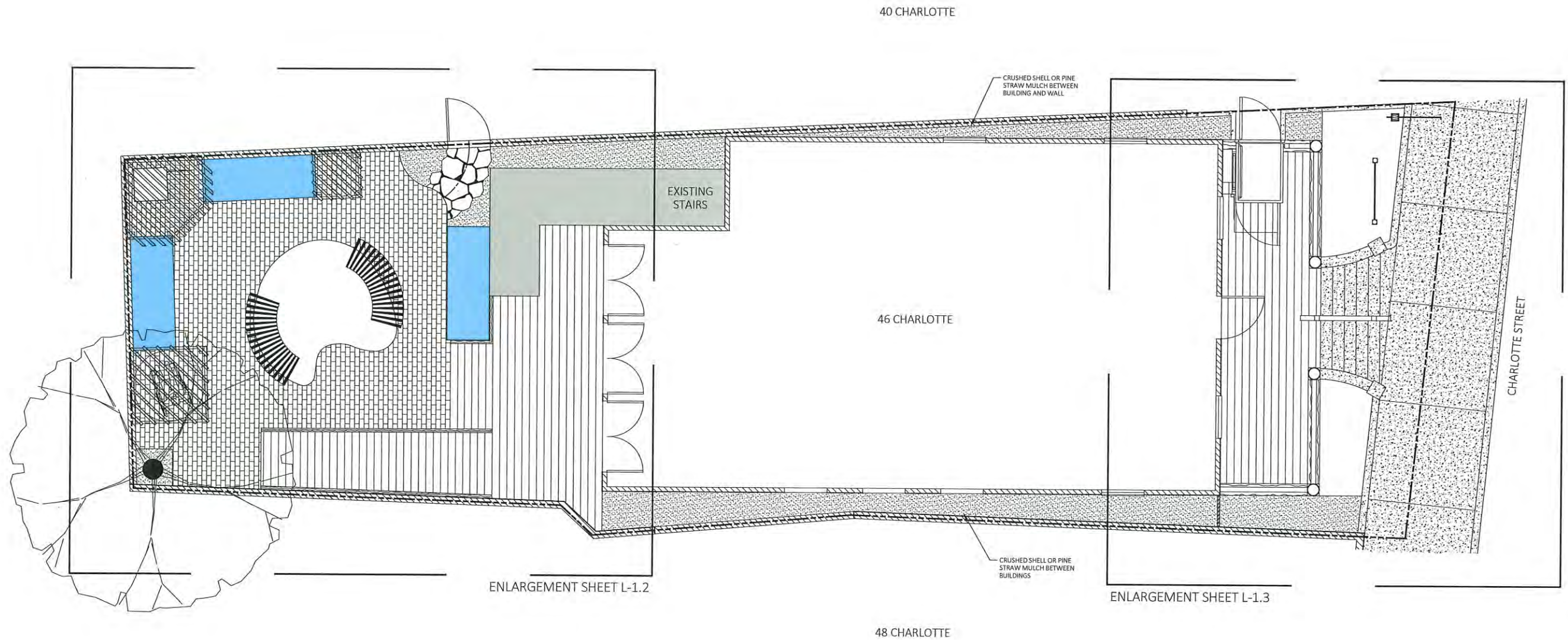
Landscape Plan

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	HARB CoA	06.19.20
	HARB CoA Presentation	05.21.20
	Sufficiency Ltr. Resp.	05.13.20
	HARB OoA	04.17.20
CYRIM	DESCRIPTION	DATE

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

DRAWING NO.:

Page 459 of 75



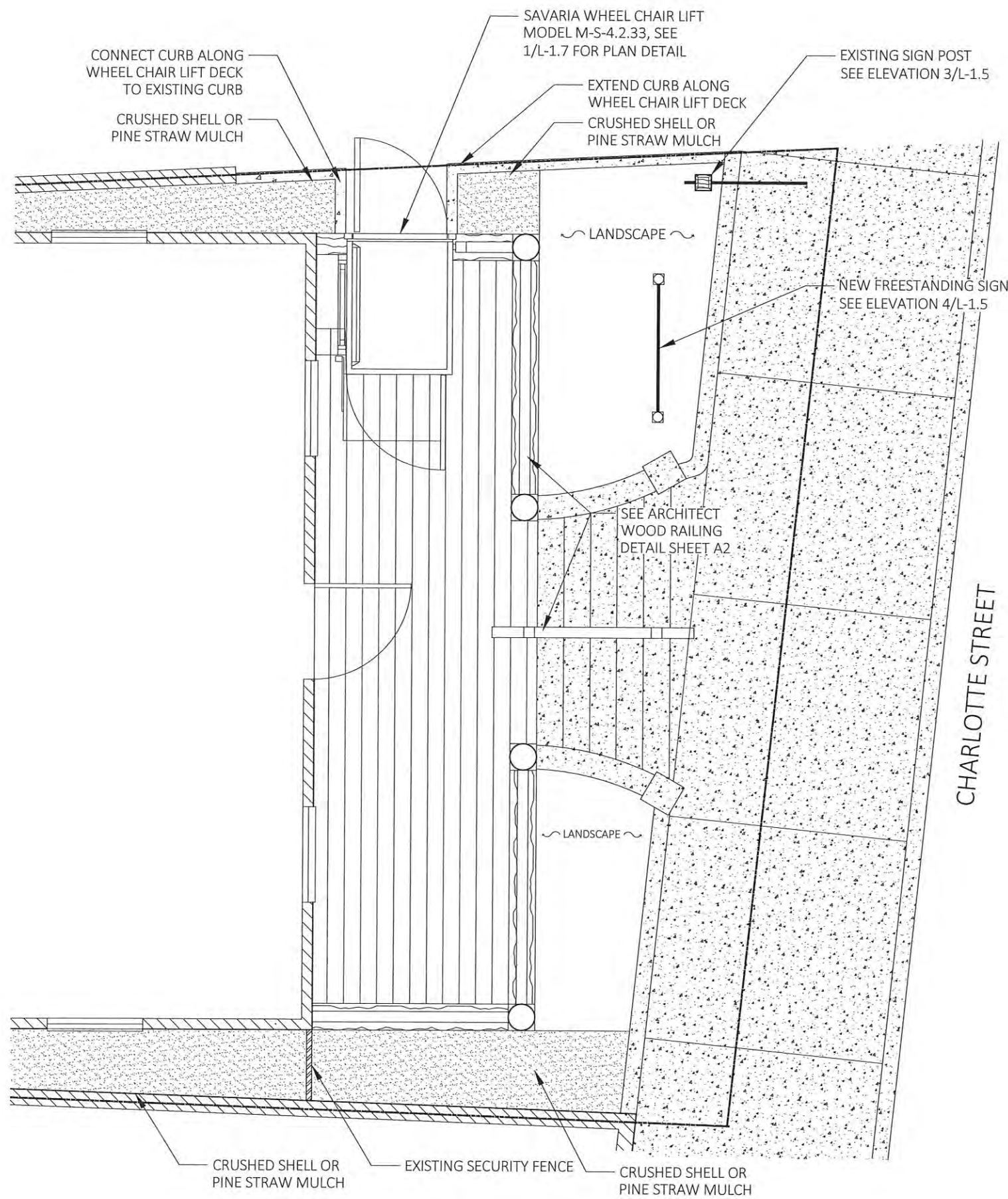
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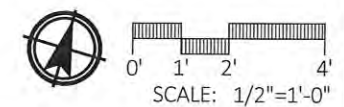
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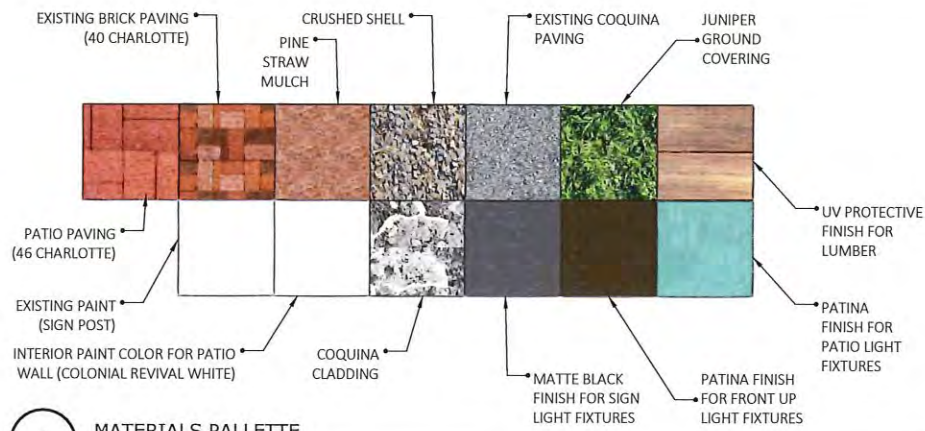
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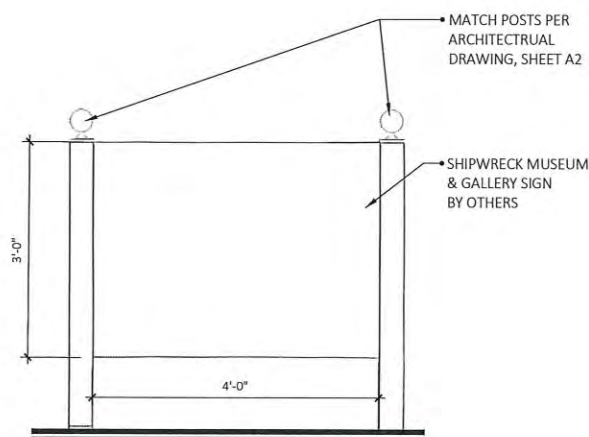
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	Sufficiency Ur. Resp.	05.13.20
	HARB CoA	04.17.20

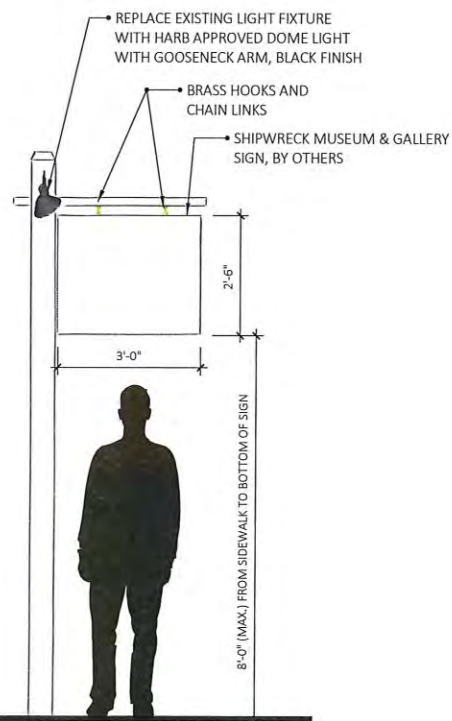


5 MATERIALS PALLETTE



4 ELEVATION OF NEW FREESTANDING SIGN

1/2" = 1'-0"



3 ELEVATION OF EXISTING POST WITH SIGN + LIGHTS

1/2" = 1'-0"

NEW PORCH RAILING PER ARCHITECT SEE WOOD RAILING DETAIL SHEET A2

SEA GRAPE (COCOLOBA UVIFERA) AND SHORE JUNIPER (JUNIPERUS PROCUMBENS)

LOCATION FOR PALM UPLIGHT SEE DETAIL 2/L-3.1

CRUSHED SHELL OR PINE STRAW MULCH



2 STREET LEVEL VIEW OF VEGETATION

NOTE: 3D MODEL ONLY SHOWS BUILDING MASSING AND WINDOW LOCATION FOR CONTEXT SEE SHEET A2 FOR ARCHITECT'S ELEVATION

NEW PORCH RAILING PER ARCHITECT SEE WOOD RAILING DETAIL SHEET A2



1 BIRD'S EYE VIEW OF STREET FRONT

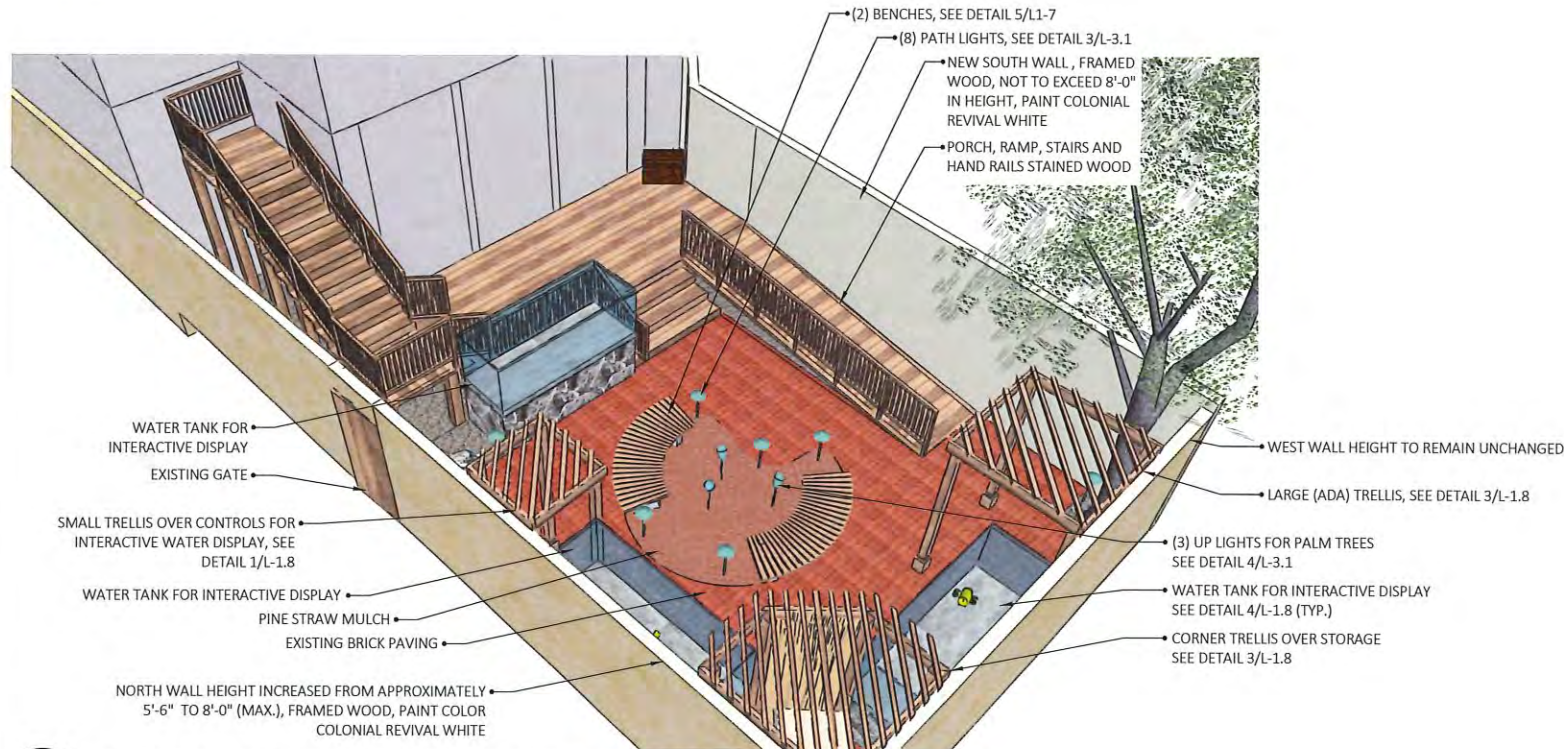
- (2) DOME LIGHT FIXTURES ON GOOSENECK ARMS SEE DETAIL 1/L-3.1
- SHIPWRECK MUSEUM & GALLERY SIGN ON EXISTING POST, BY OTHERS, SEE DETAIL 3/L-1.5
- VERTICAL WHEELCHAIR PLATFORM LIFT AS ACCESSED FROM ADJACENT PROPERTY (40 CHARLOTTE) SEE DETAIL 1/L-1.7 FOR TYPICAL LIFT PLAN
- SHIPWRECK MUSEUM & GALLERY FREESTANDING SIGN, BY OTHERS, SEE DETAIL 4/L-1.5
- PROPERTY LINE DIVIDING 46 AND 40 CHARLOTTE ACCESS TO WHEEL CHAIR LIFT FROM SIDEWALK VIA 40 CHARLOTTE STREET DRIVEWAY

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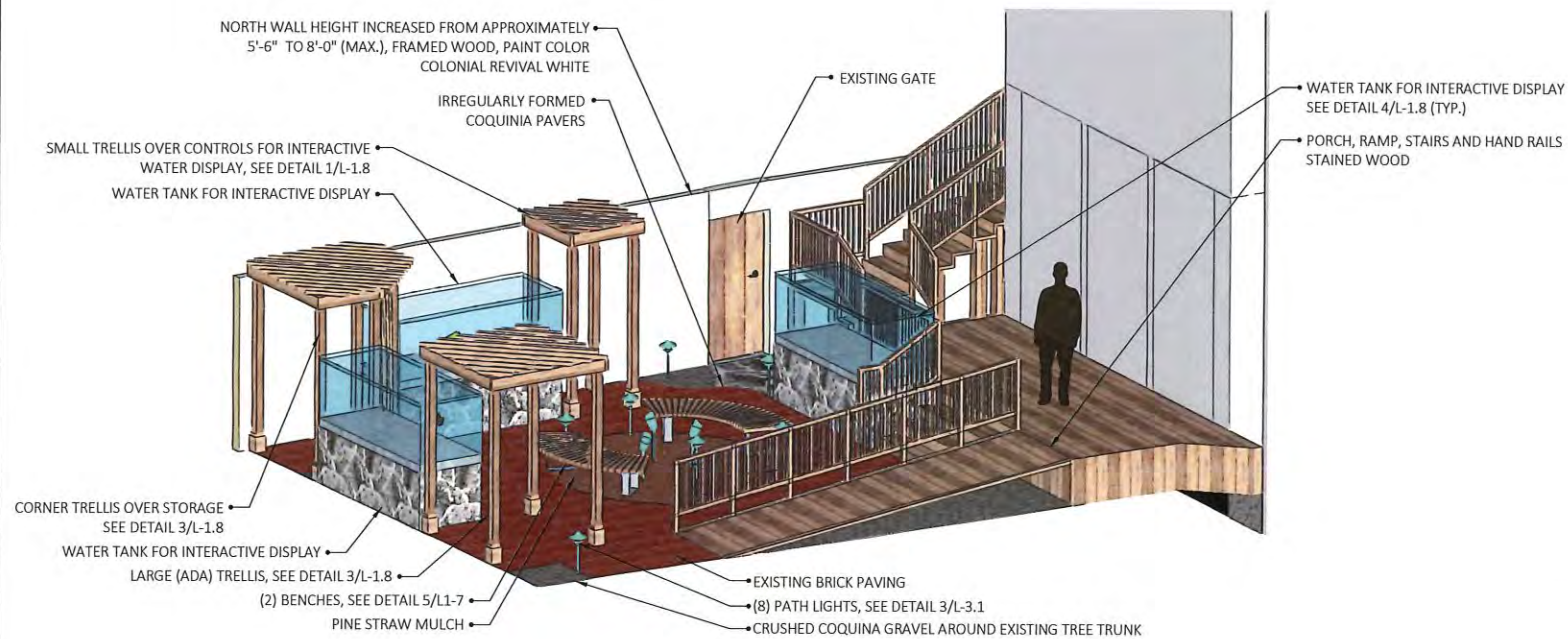
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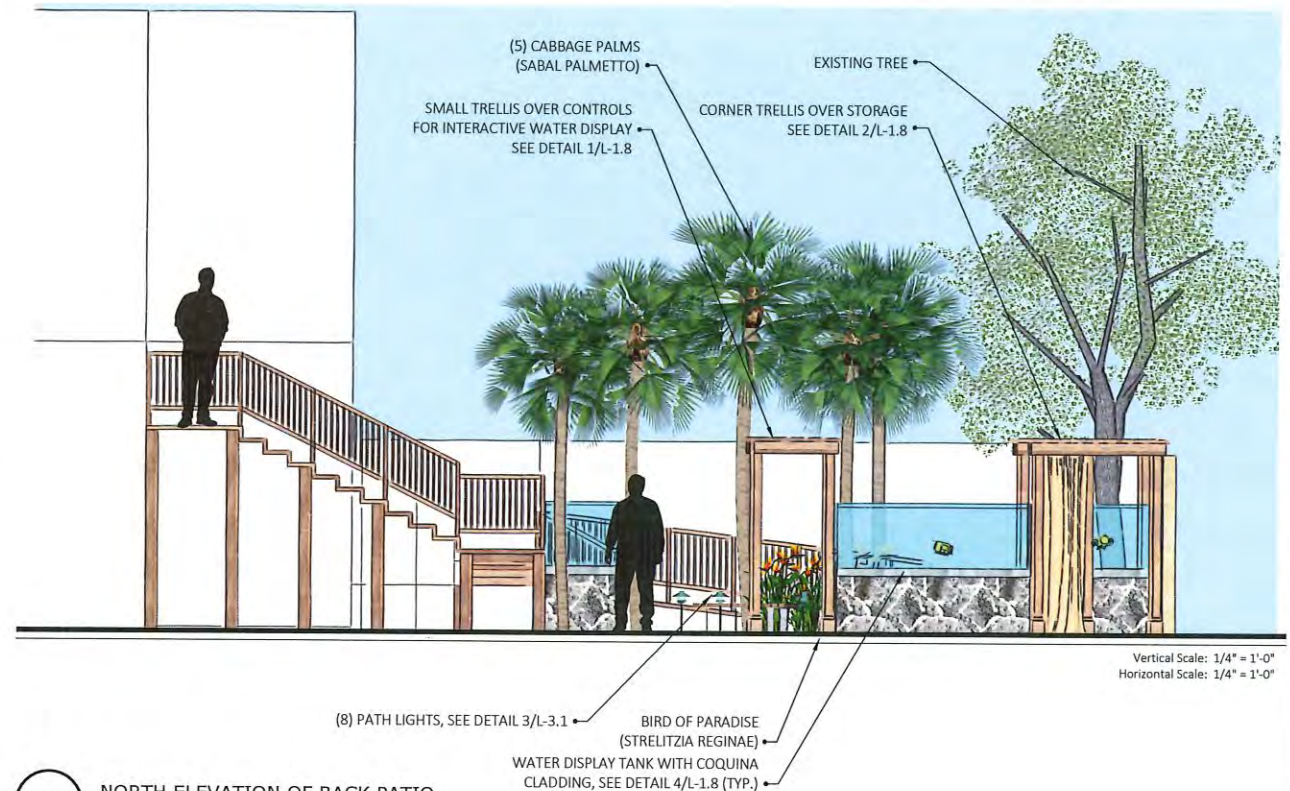
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	HARB CoA Presentation	05.21.20
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	HARB CoA	04.17.20



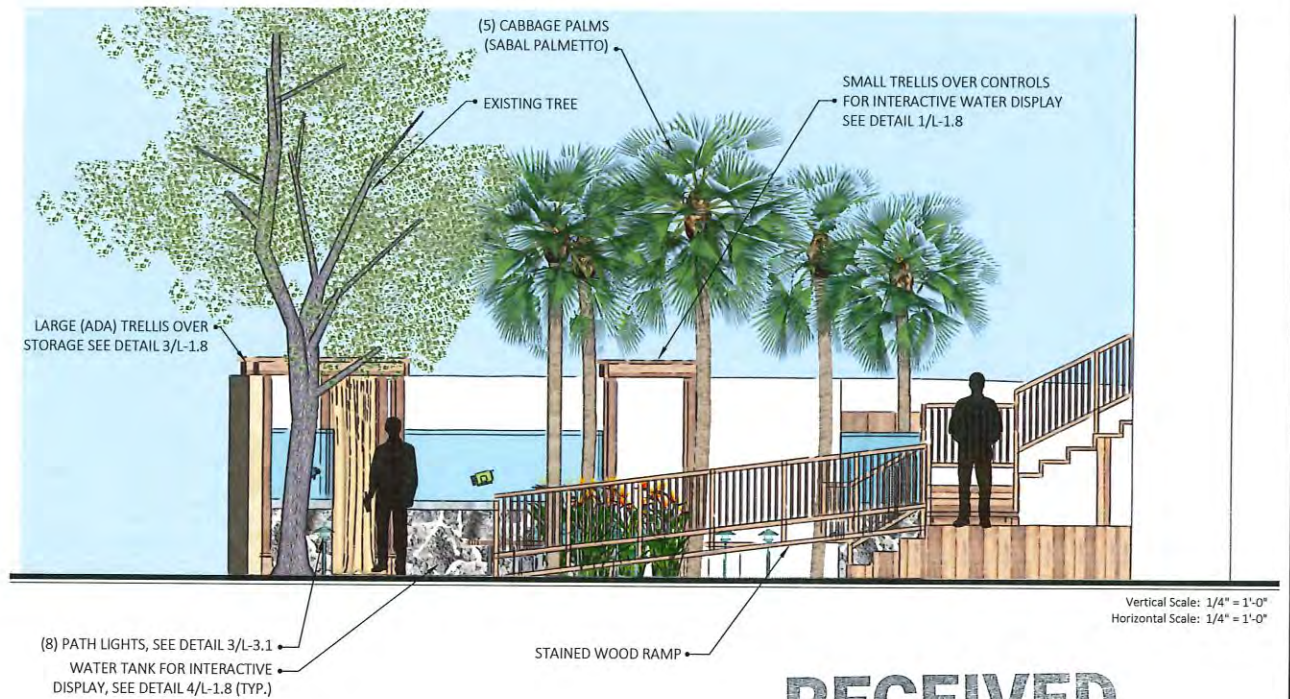
4 BIRD'S EYE VIEW FROM NORTHWEST (PROPOSED VEGETATION REMOVED FOR CLARITY)



3 BIRD'S EYE VIEW FROM SOUTHWEST (PROPOSED VEGETATION REMOVED FOR CLARITY)



2 NORTH ELEVATION OF BACK PATIO



1 SOUTH ELEVATION OF BACK PATIO

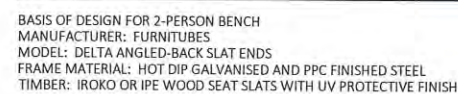
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HARB CoA	04.17.20
DESCRIPTION	DATE

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ML+H PROJECT #: 20.7.0
DRAWING NO.:



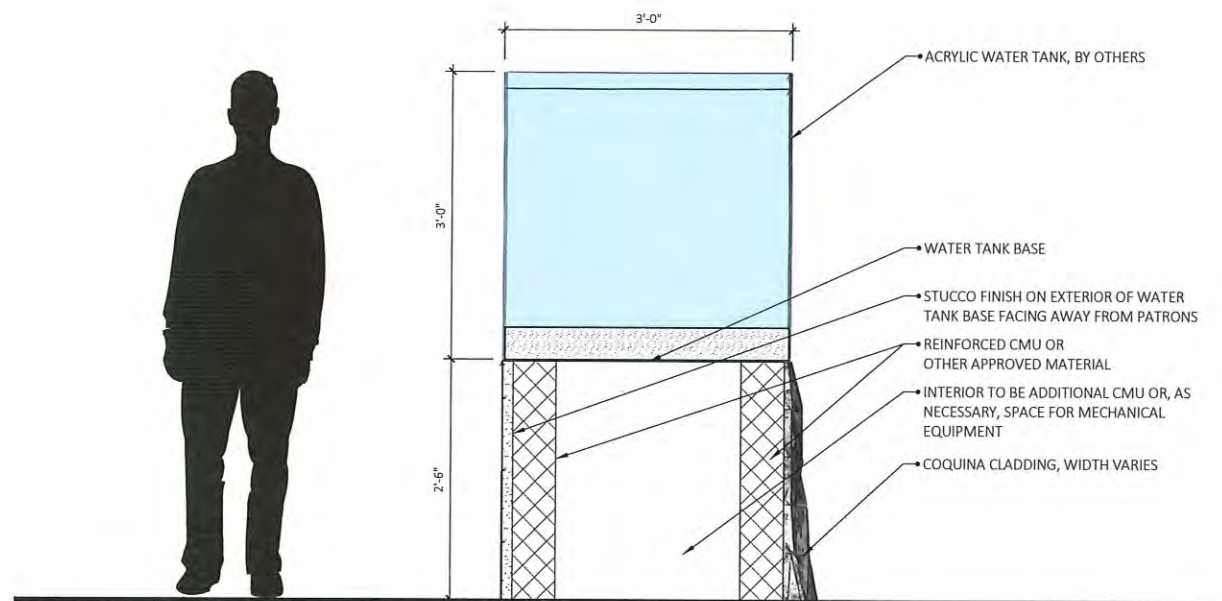
4 N.T.S.

P-CO-SHI-03

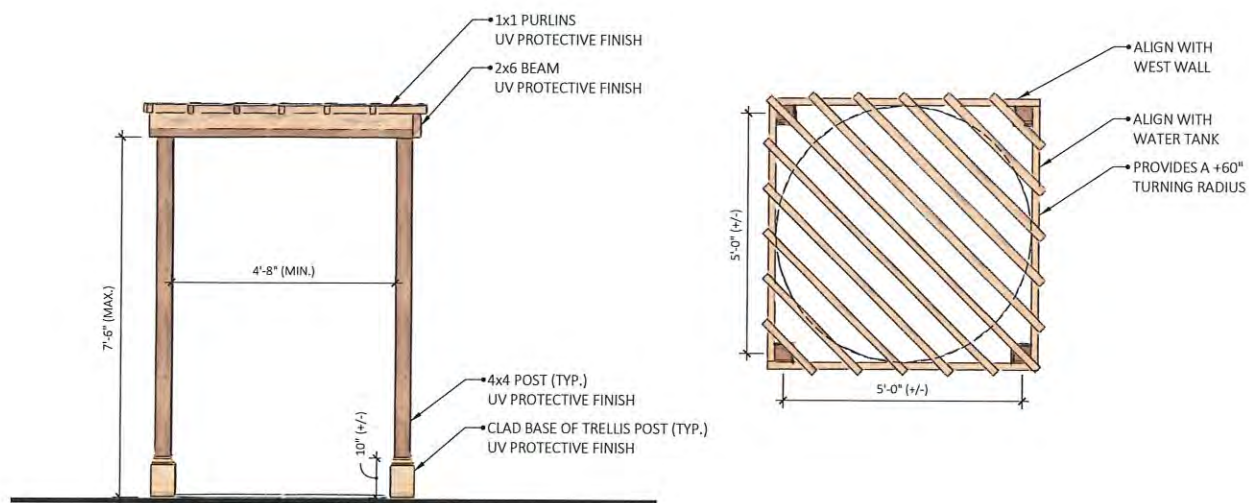


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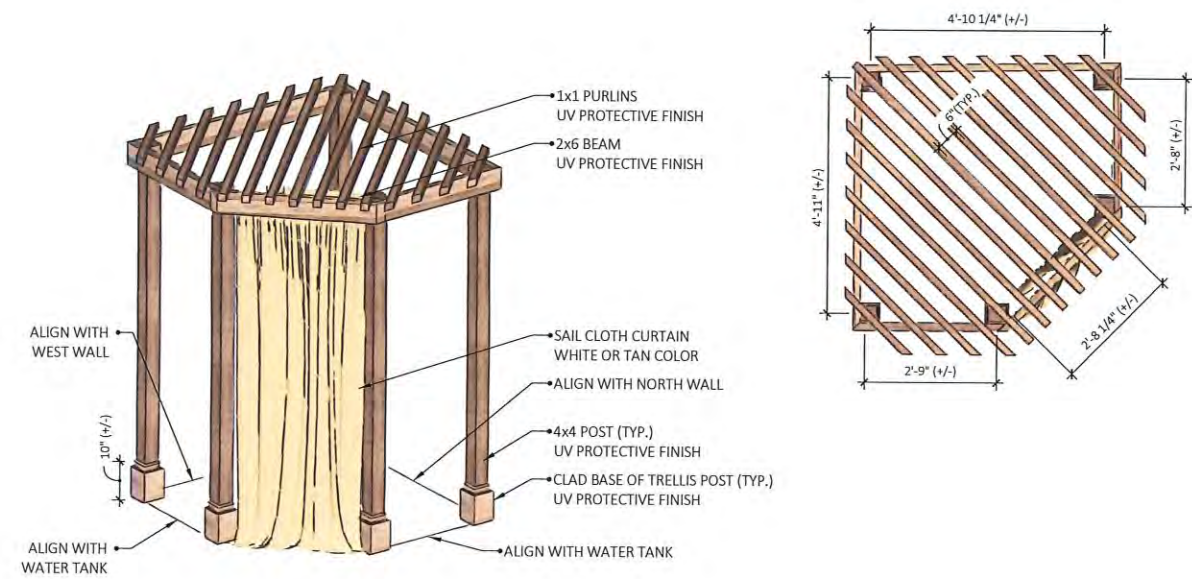
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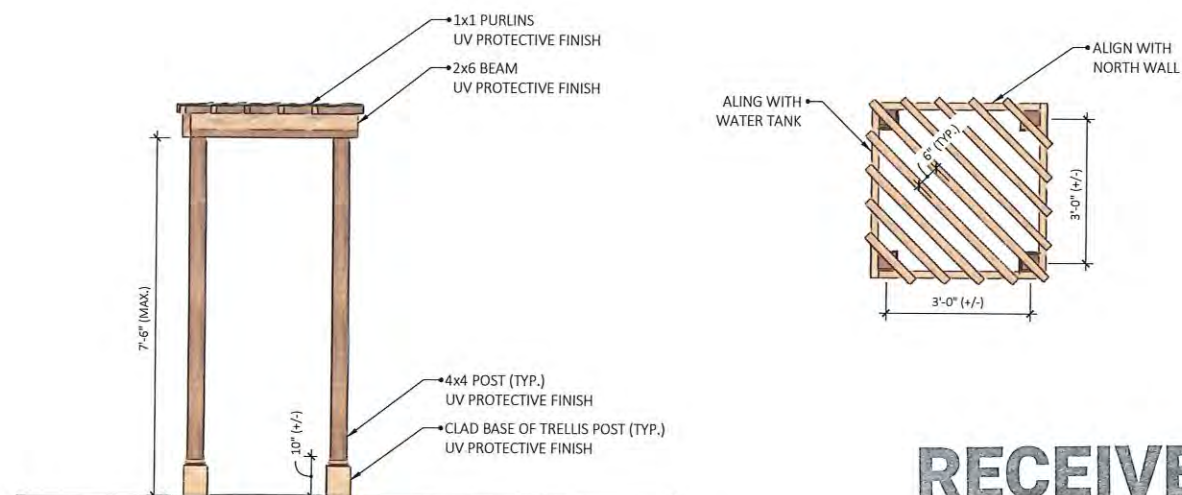
4 ISOMETRIC DETAIL OF SMALL TRELLIS
1/2" = 1'-0"



3 ELEVATION + PLAN DETAILS OF LARGE (ADA) TRELLIS
1/2" = 1'-0"



2 ISOMETRIC + PLAN DETAILS OF CORNER TRELLIS
1/2" = 1'-0"



1 ELEVATION + PLAN DETAILS OF SMALL TRELLIS
1/2" = 1'-0"

RECEIVED

JUL 06 2020

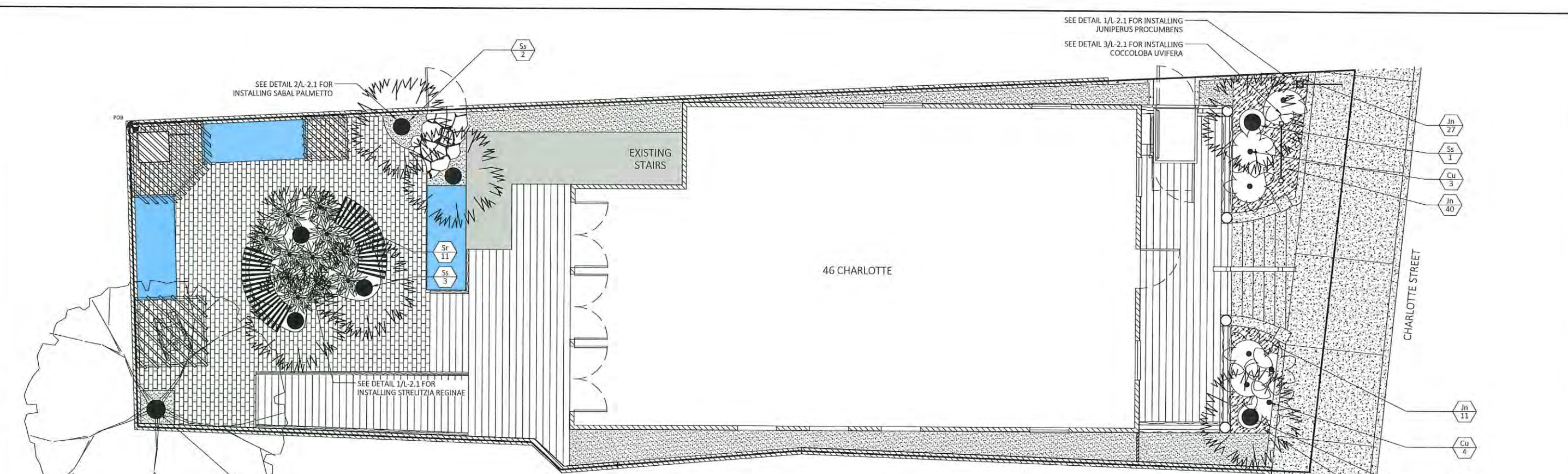
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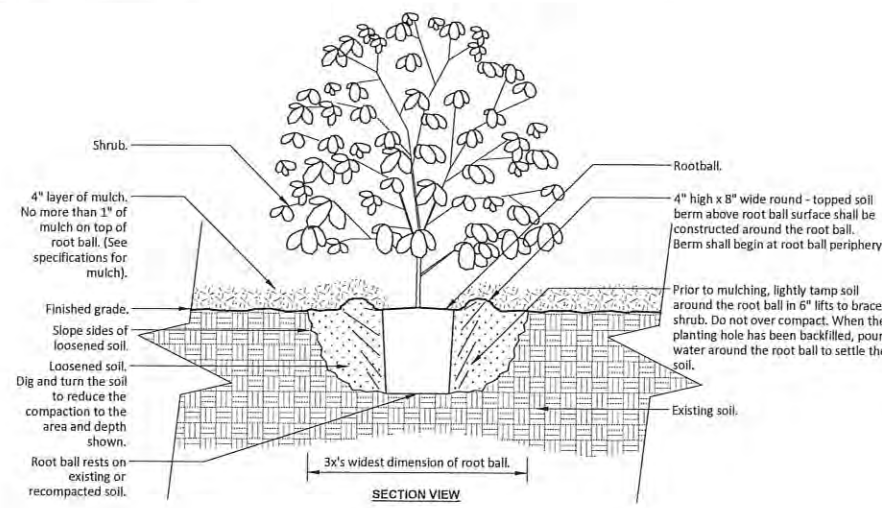
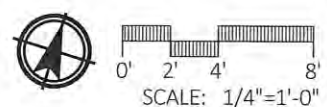
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ML+H PROJECT #:	20.7.0

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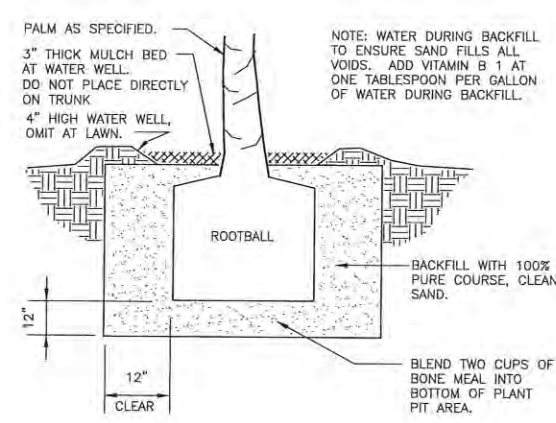
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PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED		7	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	QTY
	Cu	COCCOLOBA UVIFERA / SEA GRAPE	3 GAL.	48"	48" o.c.	7
	Sr	STRELITZIA REGINAE / BIRD OF PARADISE	3 GAL.		36" o.c.	11
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY		
	Jn	JUNIPERUS PROCUMBENS 'NANA' / SHORE JUNIPER	8" o.c.	89		

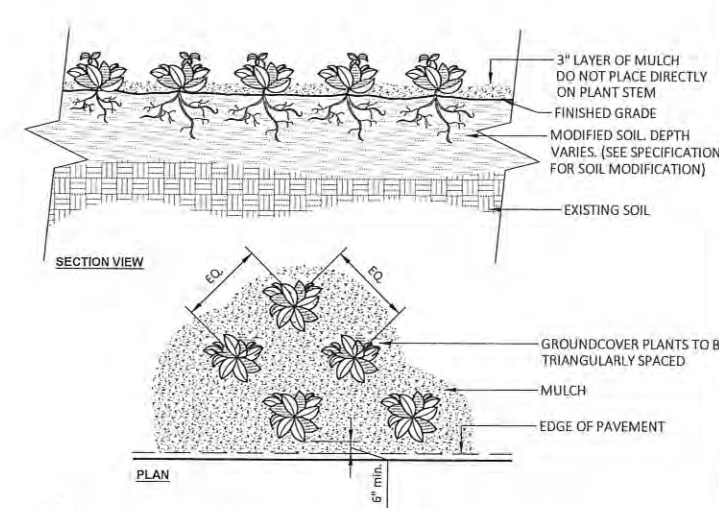


- Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 SHRUB - UNMODIFIED SOIL
3/4" = 1'-0"

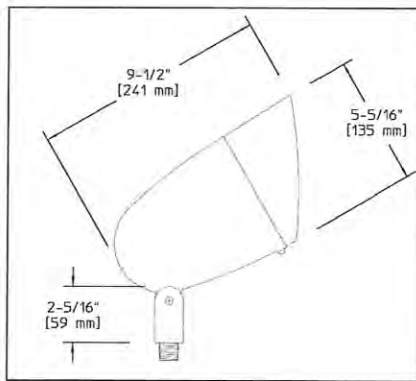
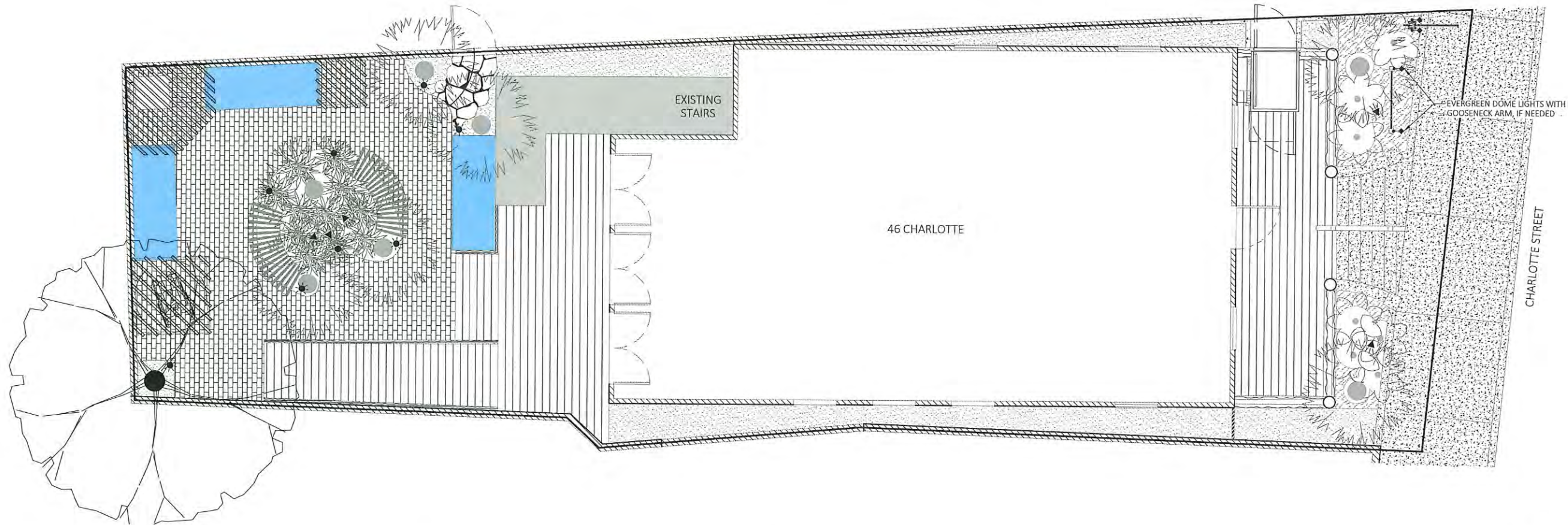


2 PALM TREE PLANTING
1" = 1'-0"



- NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER
NOT TO SCALE

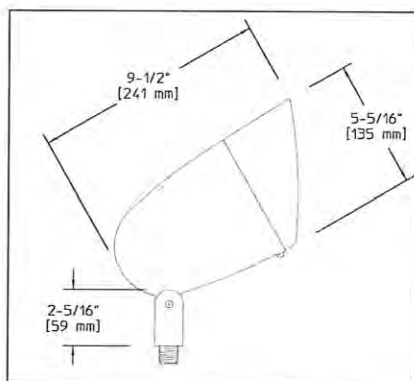


BASIS OF DESIGN UP-LIGHTING
MANUFACTURER: HADCO BY SIGNIFY
MODEL: BU3 LED COMPOSITE BULLYTE
FINISH: VERDE (PATINA APPEARANCE)
CODE: BU3-G-LED13-NF-W
REQUIRES LOW VOLTAGE MOUNTING STAKE
TO EXTEND ABOVE VEGETATION
MODEL/CODE: S6
FINISH: NONE



4 UP LIGHT
1" = 1'-0"

P-CO-SHI-05

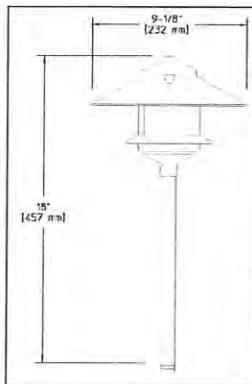


BASIS OF DESIGN UP-LIGHTING
MANUFACTURER: HADCO BY SIGNIFY
MODEL: BU3 LED COMPOSITE BULLYTE
FINISH: BLACK
CODE: BU3-A-LED13-NF-W
REQUIRES LOW VOLTAGE MOUNTING STAKE
TO EXTEND ABOVE VEGETATION
MODEL/CODE: S6
FINISH: NONE
NOTE: PLACE 36" (MIN.) FROM TREE TRUNK



2 UP LIGHT (STREET FRONT)
1" = 1'-0"

P-CO-SHI-06

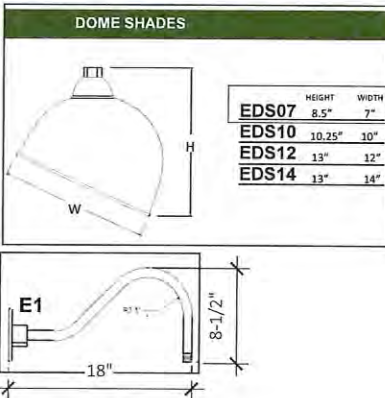


BASIS OF DESIGN PATH LIGHTING
MANUFACTURER: HADCO BY SIGNIFY
MODEL: R3 ALUMINUM PATHLYTE
FINISH: VERDE (PATINA APPEARANCE)
CODE: R3-G
REQUIRES LINE VOLTAGE MOUNTING STAKE
MODEL: S3
FINISH: VERDE (PATINA APPEARANCE)
CODE: S3-A



3 PATH LIGHT
N.T.S.

P-CO-SHI-04



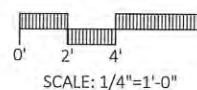
BASIS OF DESIGN SIGN LIGHTING
MANUFACTURER: EVERGREEN
MODEL: DOME DOME WITH GOOSENECK
MOUNTING ARM
FINISH: MATTE BLACK
CODE: EDS07-MBK-E1-SQ1/2+SMSWL-MBK-LED12W
ACCESSORIES: 1/8" NPT SWIVEL AND SQ1" SQUARE
BACKPLATE

1 SIGN LIGHT
N.T.S.

P-CO-SHI-07

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HADCO R3 PATHLYTE PRODUCT CODE: R3-G Verde (Patina)	8	3/L-3.1
	HADCO BU3 BULLYTE WITH MOUNTING STAKE PRODUCT CODE: BU3-G-LED13-NF-W VERDE (PATINA) 3000	3	4/L-3.1
	EVERGREEN DOME SHADE ON GOOSENECK MOUNTING ARM PRODUCT CODE: EDS07-MBK-SQ1/2+SMSWL-MBK-LED12W MATTE BLACK	4	1/L-3.1
	HADCO BU3 BULLYTE WITH MOUNTING STAKE PRODUCT CODE: BU3-H-LED13-NF-W BRONZE 3000	2	2/L-3.1



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

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HARB CoA Presentation	07.06.20
HARB CoA	06.19.20
HARB CoA Presentation	05.21.20
Sufficiency Utr. Resp.	05.13.20
HARB CoA	04.17.20

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

DRAWING NO.: 1-31

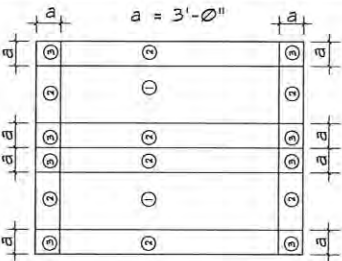
BUILDING FOOTAGE INFORMATION table with 3 columns: Description, Status, and Unit. Rows include 1st Floor Under Roof, 2nd Floor Under Roof, Total Building Footprint, Lot Size, and Lot Coverage.

STRUCTURE INFORMATION table with 2 columns: Description and Status. Rows include Mean Roof Height, Total Roof Height, and Number of Stories.

TYPE OF CONSTRUCTION
TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

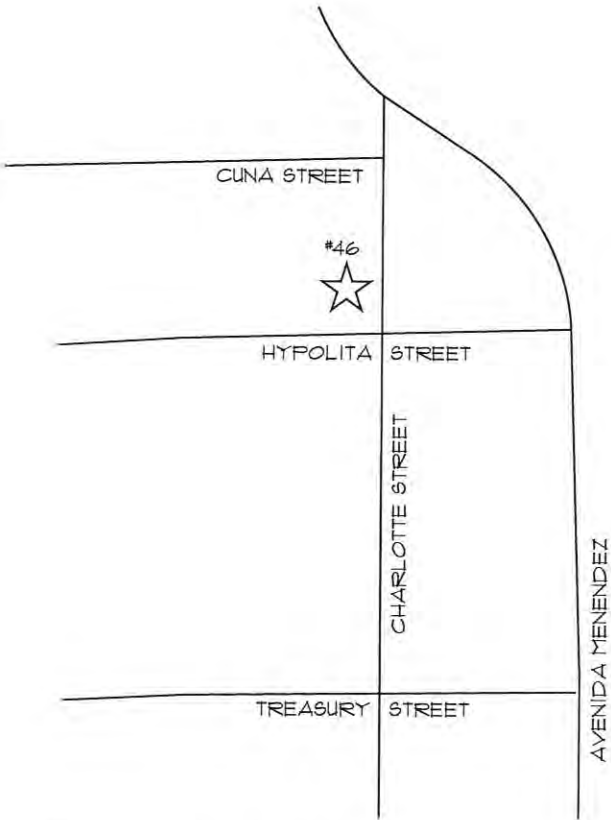
WIND ZONE INFORMATION
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE 2011 EDITION OF THE FLORIDA BUILDING CODE
1. BASIC WIND SPEED (3 SECOND GUSTS) - 130 M.P.H.
2. WIND IMPORTANCE FACTOR - 1.0
3. WIND EXPOSURE CATEGORY - B
4. INTERNAL PRESSURE COEFFICIENT - +/- 0.18 OR -0.18
5. COMPONENT & CLADDING WIND LOADS - Lbs./Sq.Ft.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00 table with 5 columns: Effective Wind Area, FL, Sq., and 4 columns of coefficients for Roof, Wall, and Roof Overhang.



NOTES:
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

HEADER SCHEDULE table with 3 columns: Opening Width, Bearing Wall or Shear Wall, and Non-Bearing Wall. It lists various opening sizes and the corresponding wall and non-bearing wall specifications.



Location Map
N.T.S.

Shipwreck Museum

46 Charlotte Street
Saint Augustine, Florida

INDEX OF DRAWINGS
A1 LOCATION MAP, CODE INFO, AND SHEET INDEX
A2 FLOOR PLAN, FRONT ELEVATION, AND DETAILS

CODE ANALYSIS
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2011 6th EDITION
EXISTING BUILDING - FLORIDA BUILDING CODE, EXISTING 2011 6th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2011 EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2011 EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 5th EDITION
WITH UP TO DATE ADMENDMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 5th EDITION
WITH UP TO DATE ADMENDMENTS
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2011
NATIONAL ELECTRIC CODE 2014

STRUCTURAL NOTES

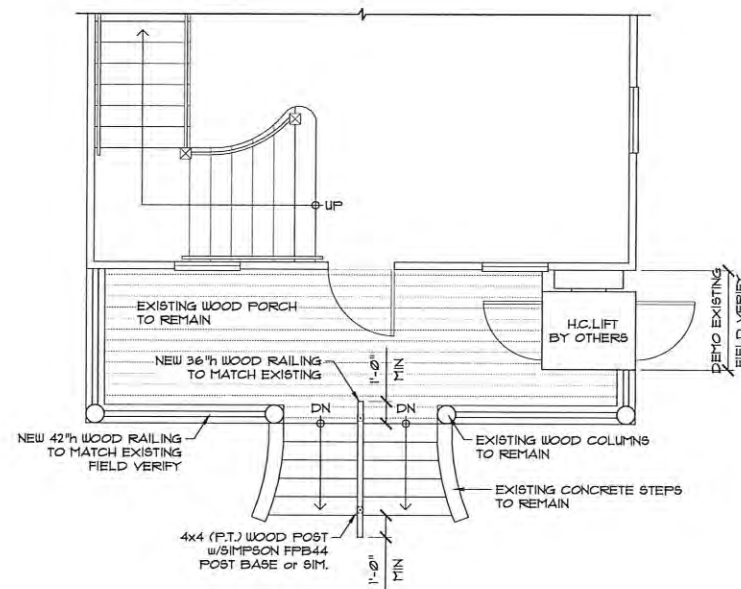
- 1. DESIGN LOADS:
A. ROOF LIVE LOADS - 16 p.s.f.
B. FLOOR LIVE LOADS - 40 p.s.f.
C. WIND LOADS - 130 mph (FL. BLDG. CODE 2011)
2. MATERIAL
A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83
ITEM COMPRESSIVE STRENGTH # 28 DAYS
SLAB 3500 P.S.I.
CMU FILLED CELLS & BEAMS 3500 P.S.I.
B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
1. SHAPES AND PLATES CONFORM TO ASTM A-36
2. WELDING CONFORM TO "A.I.S.C. II, STRUCTURAL WELDING CODE"
3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 # 19% M.C.
2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 # 19% M.C.
E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
F. PLYWOOD ROOF AND WALL SHEATHING:
CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
MORTAR SHALL BE TYPE M OR S.
H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
I. CONCRETE MASONRY UNITS:
A. ALL CMU SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GAUGE GALVANIZED WIRE.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
K. SHEATHING NAILING:
A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
8d RING SHANK NAILS
8d NAILS # 6" O.C. AT PANEL EDGES.
8d NAILS # 9" O.C. AT ALL INTER-MEDIATE SUPPORTS.
8d NAILS # 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
8d NAILS # 4" O.C. AT PANEL EDGES.
8d NAILS # 8" O.C. AT ALL INTER-MEDIATE SUPPORTS.
C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
PLY-WOOD NAILING TO BE: 8d NAILS # 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 0 THREADED ROD WITHIN 8" OF SHEAR WALL.
L. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILL S SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3/4" LONG "TAPCONS" # 18" O.C.
M. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

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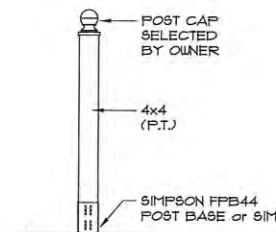
LES THOMAS ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508
NEW FRONT RAILING AND A.D.A. LIFT
SHIPWRECK MUSEUM
46 CHARLOTTE STREET, SAINT AUGUSTINE, FLORIDA
Date: 7.1.20
Scale: AS NOTED
Drawn: Murphy
File: 46 Charlotte
SHEET
A1
Page 468 of 756



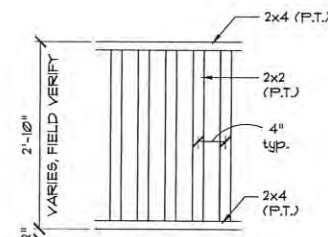
Floor Plan
1/4" = 1'-0"



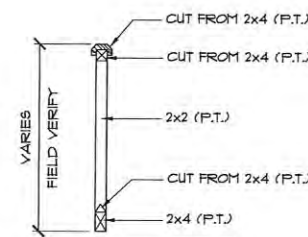
East (Front) Elevation
1/4" = 1'-0"



POST DETAIL



RAILING ELEVATION



RAILING DETAIL

Wood Railing
3/4" = 1'-0"

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NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

NEW FRONT RAILING AND A.D.A. LIFT
SHIPWRECK MUSEUM

46 CHARLOTTE STREET, SAINT AUGUSTINE, FLORIDA

LES THOMAS
ARCHITECT

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

Date: 7.1.20
Scale: AS NOTED
Drawn: Murphy
File: 46 Charlotte

SHEET

A2

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JUL 06 2020

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This Warranty Deed

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

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

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

hereinafter called the grantee:

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

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

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

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

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

Parcel Identification Number: 196680-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

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

Signed, sealed and delivered in our presence:

Name: Gloria A. Worley

Name: Gloria A. Worley

Name: Brenda E. Mazzeo

BRENDA E. MAZZEO

Name:

Name & Address: GEORGE R. L. GARDNER

Name & Address: SARAH V. Z. GARDNER

Name & Address: 46 Charlotte St.

Name & Address: ST Augustine FL 32084

State of Florida
County of St. Johns

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

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



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

Notary Public
Print Name:
My Commission Expires:

Deborah J. Keller

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

SCHEDULE "A"

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

COPY

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID 1966800000
Location Address 46 CHARLOTTE ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug E of St George (COM) (610.08)
Tax Description* CITY OF ST AUGUSTINE N30.49FT FRONT OF LOT 8 BLK 8 OR1406/1918
**The Description above is not to be used on legal documents.*
Property Use Code Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.070
Homestead N

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$68,380	\$0	\$186,000	\$0	\$0	\$254,380	\$228,391	\$25,989	\$228,391
2018	\$58,828	\$0	\$148,800	\$0	\$0	\$207,628	\$207,628	\$0	\$207,628
2017	\$67,791	\$0	\$148,800	\$0	\$0	\$216,591	\$192,007	\$24,584	\$192,007
2016	\$70,256	\$0	\$136,400	\$0	\$0	\$206,656	\$174,552	\$32,104	\$174,552
2015	\$72,721	\$0	\$100,750	\$0	\$0	\$173,471	\$158,684	\$14,787	\$158,684
2014	\$43,508	\$0	\$100,750	\$0	\$0	\$144,258	\$144,258	\$0	\$144,258
2013	\$44,958	\$0	\$100,750	\$0	\$0	\$145,708	\$145,708	\$0	\$145,708
2012	\$45,683	\$0	\$100,750	\$0	\$0	\$146,433	\$146,433	\$0	\$146,433
2011	\$47,134	\$0	\$111,600	\$0	\$0	\$158,734	\$158,734	\$0	\$158,734
2010	\$47,858	\$0	\$124,000	\$0	\$0	\$171,858	\$171,858	\$0	\$171,858

Building Information

Building	1	Roof Structure	Flat
Actual Area	2437	Roof Cover	Built Up
Conditioned Area	1992	Interior Flooring	Pine Wood
Actual Year Built	1890	Interior Wall	Drywall
Use	Mixed Use (City/Historical)	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	Flat	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

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

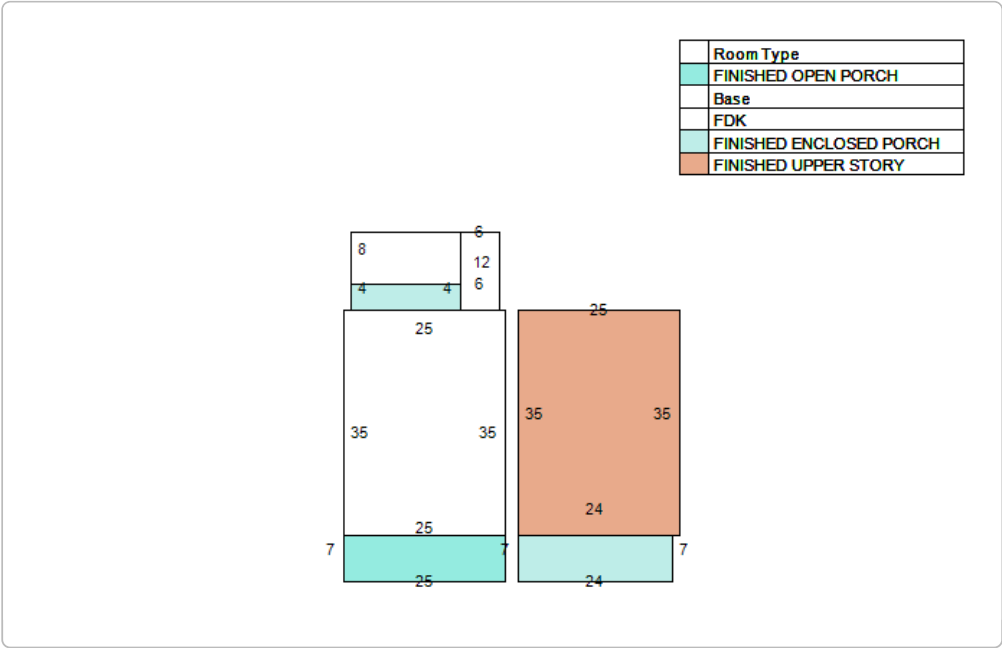
Land Information

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

Sale Information

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

Sketch Information



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

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Detail by Entity Name

Florida Profit Corporation
46 AVENIDA MENENDEZ, INC.

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Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title P

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

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/30/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
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03/19/2018 -- ANNUAL REPORT	View image in PDF format
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03/25/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- Name Change	View image in PDF format
09/06/2013 -- Merger	View image in PDF format
07/16/2013 -- Domestic Profit	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0076 Address: 272 St. George Street

Applicant: Les Thomas Architect

Property Owner: James and Cole Wilson

Project description: To partially demolish a building limited to the detached structure built ca. 1960-1970.

Architectural Style:	Post World War II	Florida Master Site File:	SJ01928
National Register:	St. Augustine Town Plan Historic District	Construction date:	-House: ca. 1887 -COD Structure: ca. 1960-1970
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997500000		
Agenda Item:	8(a)	Previous Action(s):	F2017-0175

STAFF SUMMARY AND ANALYSIS:

- This is a Certificate of Partial Demolition Application to demolish the detached structure ca. 1960-70 to the rear or west of the house at 272 St. George Street. To the front, the two and one-half story residential Queen Anne style building is located on the east side of St. George Street, in the Historic Preservation One (HP-1) Zoning District, and is contributing to the St. Augustine Town Plan National Historic District.
- Located at the end of a long drive to the north of the house, the one-story concrete block building with a linear orientation has a low flat roof, wide overhanging eaves with exposed rafters, a wood door, and ties into the rear concrete block wall which continues the horizontal lines.
- The detached concrete masonry unit building is estimated to have been built in the 1960s or 1970s, outside the significance of the St. Augustine Town Plan National Register District, and replaced wood framed outbuildings that were in the same location over the house's history. Sanborn Maps dated 1893 and 1899 show wood framed outbuildings at the northwest corner of the property, one with a larger square footprint that was a one-story stable and the other, a rectangular building labeled in 1893 as a carriage house. Maps from 1917 show two wood framed outbuildings with similar sized rectangular footprints, including a one story building labeled "auto." Starting on the 1924 Sanborn map and through the maps corrected to 1960, the second building, which is one and one-half stories and touching the northwest property lines, is labeled as shed. (On the 1930 map revised to 1960, the primary building fronting St. George Street is labeled as Magnolia Inn with six apartments.)
- The applicant provided replacement designs for a two car garage, with an application also being heard at the July 16, 2020 HARB meeting under F2020-0070.
- Located in archeological zone IB, demolition could meet the ground-disturbance criteria outlined 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 Partial Demolition for the one story detached structure at 272 St. George Street because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvagable historic materials such as the wood door and 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. To partially demolish a building limited to the detached structure built ca. 1960-1970.

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 detached structure proposed for demolition is estimated to have been built ca. 1960 -1970 and is more than 50 years old. It is located within the Historic Preservation One (HP-1) Zoning District and to the rear of a ca. 1887 residential building that is a contributing building in the St. Augustine Town Plan National Register Historic District and recorded in the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* Yes, the building is in the Historic Preservation One (HP-1) Zoning District.
2. *The contribution of the structure to the mass and scale of the streetscape.* The small, one-story building is to the rear of a two and one-half story residential building, at the north property line, and has a large set back from the street. The building has a small mass and scale in comparison to the primary building and others along 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.* Plans were submitted under application F2020-0070 for a replacement two car garage structure, with wood siding and a gable roof, which will be larger in scale and be more visible from the street.
5. *The historical or cultural merit of the structure.* The detached building proposed for demolition is outside the period of significance of the St. Augustine Town Plan National Register Historic District and not individually listed in the Florida Master Site File. No evidence was discovered that the detached building is the work of a master or that the detached building 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 detached building is an example of the Post-World War II 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 is not a typical garage or outbuilding style, but is not the last surviving example of its style, type of architecture 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 block building proposed for demolition 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 two car garage proposed at the northwest corner of the property under application F2020-0070.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2020-0076
272 St. George Street
July 16, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
272 St. George Street



Front Façade / East Elevation of Queen Anne House (ca. 1887)

STAFF PHOTOGRAPHS
272 St. George Street



Looking west to ca. 1960-1970 detached structure proposed for demolition
and to northwest corner of property, the area of proposed garage

STAFF PHOTOGRAPHS
272 St. George Street



East Elevation of ca. 1960-1970 detached structure
and looking to northwest corner of property

STAFF PHOTOGRAPHS
272 St. George Street



Northeast Elevations of ca. 1960-1970 detached structure: looking southwest

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1928 1009==
 Site Name: Magnolia Inn/Hibbard Cottage 830== Survey Date: 7808 820==
 Address: 272 St. George Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 38 9 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Peterson, Ralph S. & Phyllis J. ;
 Address: 272 St. George 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 469900 3306245 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: C.+1887 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Queen Anne 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver 942==
Foundation: Concrete block wall 942==
Roof Type: Gable intersecting 942==
Secondary Roof Structures: Bay, flat tower, dormer, hip 942==
Porches & Balconies: one-story open front porch 942==
Chimney Location: Ridge, offset 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Turned spindle posts, frieze work, decorative windows 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: House originally had a tower-flattened over the years 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building diagonally across the street from a school. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Archaeology, Religion, Literature,
Tourism, Banking, Social Reform.

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Queen Anne Style residence at 272 St. George Street was constructed about 1887. It originally had an open tower on the south side, which was removed and flattened in the early 20th century. It is one of a small number of surviving Queen Anne "cottages" from the Flagler Era in St. Augustine. Distinctive architectural features include ornamental windows in different shapes, turned wood porch posts, frieze work, and X-pattern balustrade. An early 20th century postcard shows that the main body of the house was painted in a light color. The trim, contrasting darker color. The postcard also shows that there was a second story open porch on the front between the tower and gable sections. This porch has since been enclosed. The loss of the porch and tower have unbalanced the house from its original appearance. There were two original outbuildings to the west of the house: a wood shed and a carriage house.

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 Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th
 (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 Roque, "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.

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)

The land where 272 St. George Street stands was purchased in 1869 by John P. Howard, a wealthy New York hotel man who was a winter resident and large landowner in St. Augustine.(3) This, along with other Howard properties, was transferred in 1880 to Amos C. Spear of Burlington, Vt., a relative by Marriage.(4)

The 1885 Birds-Eye View Map of St. Augustine shows this lot vacant. Just to the north stood the old Presbyterian Church, which was demolished in the 1890's.

In 1886 Spear sold the property to Curtis A. Hibbard, also of Burlington Vt. The sale price of \$12,000 would indicate that the house had probably been constructed by the time.(5) If not, it certainly went up shortly thereafter. Following the disastrous fire in the downtown area in 1887, an advertisement for slate roofing appeared in the St. Augustine Press, noting:

"The attention of parties intending to rebuild is called to this excellent fire proof roofing material as seen on the Lyon Building and C.H. Hibbard's residence."(6)

Hibbard, while he was in St. Augustine, worked for the dry goods firm of Sabin, Abbott and Company.(7) Hibbard sold the house in 1897 to Mollie H. Pease of Burlington, Vt., who was a relative and heiress of the Spear family.(8)

Apartments in the "Hibbard Cottage," as it was called, were rented out to winter guests during the Flagler era. In 1897 the Tatler, the society newspaper of time, reported:

"Miss Jean Morrison Van Keuren of Peekskill-on-the-Hudson, who is a guest of the Hibbard House, has been coming to this city for a number of years, enjoying its climate and out door life."(9)

Some of the guests returned year after year. The Tatler, reported in 1899:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, are domiciled at the Hibbard Cottage, on St. George Street, where they have charming departments."(10)

They had stayed there in 1898 as well. And in 1900 it was announced:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, have returned to their winter home at the Hibbard Cottage, South St. George Street."(11)

In 1901 it was reported:

"The friends of Mrs. Mary Ware will regret to learn that owing to ill health she will be unable to come South this season. She has had a severe illness, but is improving. There are few women who can look back upon a life so profitably spent as she. She was one of first to agitate separate prisons for women, and was instrumental in securing them in her native State--Massachusetts. She was at the head of a board of women who acted as prison inspectors there, accomplishing great good for members of her sex. This is only one of the many good works that she may now look back upon."(12)

In 1902 it was reported:

"Mr. and Mrs. Oliver Clyde Fuller, of Milwaukee, have taken the Hibbard Cottage on South St. George Street and are domiciled therein, and rapidly adapting themselves to the delightful life here. They are by no means strangers, as they have spent their winters in Florida for twenty years, making frequent visits here, sometime long ones. Both Mr. and Mrs. Fuller are members of the St. Augustine Golf Club. Mr. Fuller came on from Milwaukee to spend Christmas with his family, business preventing his spending the entire winter here. Mrs. Fuller is a gentlewoman of the charming personality, bright and entertaining and so youthful in appearance that it is difficult to believe her the mother of the two winsome young girls who are her constant companions. Although still in the schoolroom they are occasionally permitted to attend dances and teas and are accomplished with great charm of manner and personal beauty. Miss Edythe, the elder, is an expert golfer, who

has carried off the honors in many a contest on the links at Tampa, Kissimmee and other resorts.

"There are in addition a number of very bright, clever young people in the Fuller household, who are very popular with the quite young folk of the city."(13)

Mollie Pease, who had acquired the Hibbard Cottage in 1897, sold it in 1904 to Mrs. Mary Frazer.(14) The price for the house and furnishings was \$8,000. Mrs. Frazer was the manager of the Valencia Hotel, located one door to the south at 276 St. George Street. At her death the property passed to her daughter, Elizabeth Frazer White. She had briefly served as proprietor of the Valencia Hotel after her mother's death. Then she married Reginald White, who rose from bookkeeper to Vice President of the First National Bank of St. Augustine-- and also served as treasurer of the Board of Trade and its successor, the Chamber of Commerce.

After his death in 1930, Mrs. White served as superintendent of the St. George Street Nursery School, and also rented out rooms in the house.

One of the boarders was novelist Marjorie Kinnan Rawlings' "Aunt Ida" Tarrant. Among the Marjorie Kinnan Rawlings Papers at the University of Florida Library, there are many letters addressed to and from 272 St. George Street.

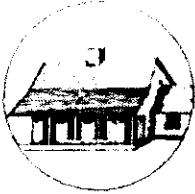
Mrs. White owned the house until 1950. She is remembered today with memorial cross on the grounds of Trinity Episcopal Church, where she and her husband had long been prominent members.

The purchaser of the property in 1950 was Martin Firestone.(15) Who made some modifications in the building and operated it as the Magnolia Inn. His wife Helen continued to operate it until her death by suicide in 1965.

In 1966 it was purchased by Ralph and Phyllis Peterson, who operates Peterson's Bakery on King Street in St. Augustine. They reconverted some of the interior features to make it serve as a family residence.(16)

3. St. Johns County Courthouse, Deed Book R, p. 544.
4. Deed Book Z, p. 117.
5. Deed Book HH, p. 471.
6. St. Augustine Press, Saturday, June 18, 1887, p. 1.
7. Elliott's Florida Encyclopedia, (1889) p. 240.
8. Deed Book 1, p. 96.
9. Tatler, January 23, 1897, p. 11.
10. Ibid., January 23, 1899, p. 9.
11. Ibid., January 13, 1900, p. 14.
12. Ibid., January 19, 1901, p. 3.
13. Ibid., January 11, 1902, p. 4.
14. Deed Book 11, p. 120.
15. Deed Book 185, p. 318.
16. (Information provided by Mrs. Phyllis Peterson, Telephone interview, January 8, 1980).

☐ 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 # SJ01928
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

Site Name(s) (address if none) MAGNOLIA INN HIBBARD COTTAGE 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 272 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 272
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1997500000 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: 1887 ☐ 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: early 20th Nature open tower on south side flattened
 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 Queen Anne (Revival) Exterior Plan Rectangular Number of Stories 2-3
 Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. intersecting
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. Bay, Flat tower,
 Windows (types, materials, etc.) DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver, single pane casement
 Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle posts, frieze work, decorative windows with hinges; ornamental gable

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date

Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. continuous
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) double entry with screen doors and paired wood panel doors on interior

Porch Descriptions (types, locations, roof types, etc.) one-story open front porch with turned post, x detailing in rail, under a hip roof

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

Narrative Description of Resource tower that was once flattened, has been reconstructed

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) would contribute to a district

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

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

DOCUMENTATION

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

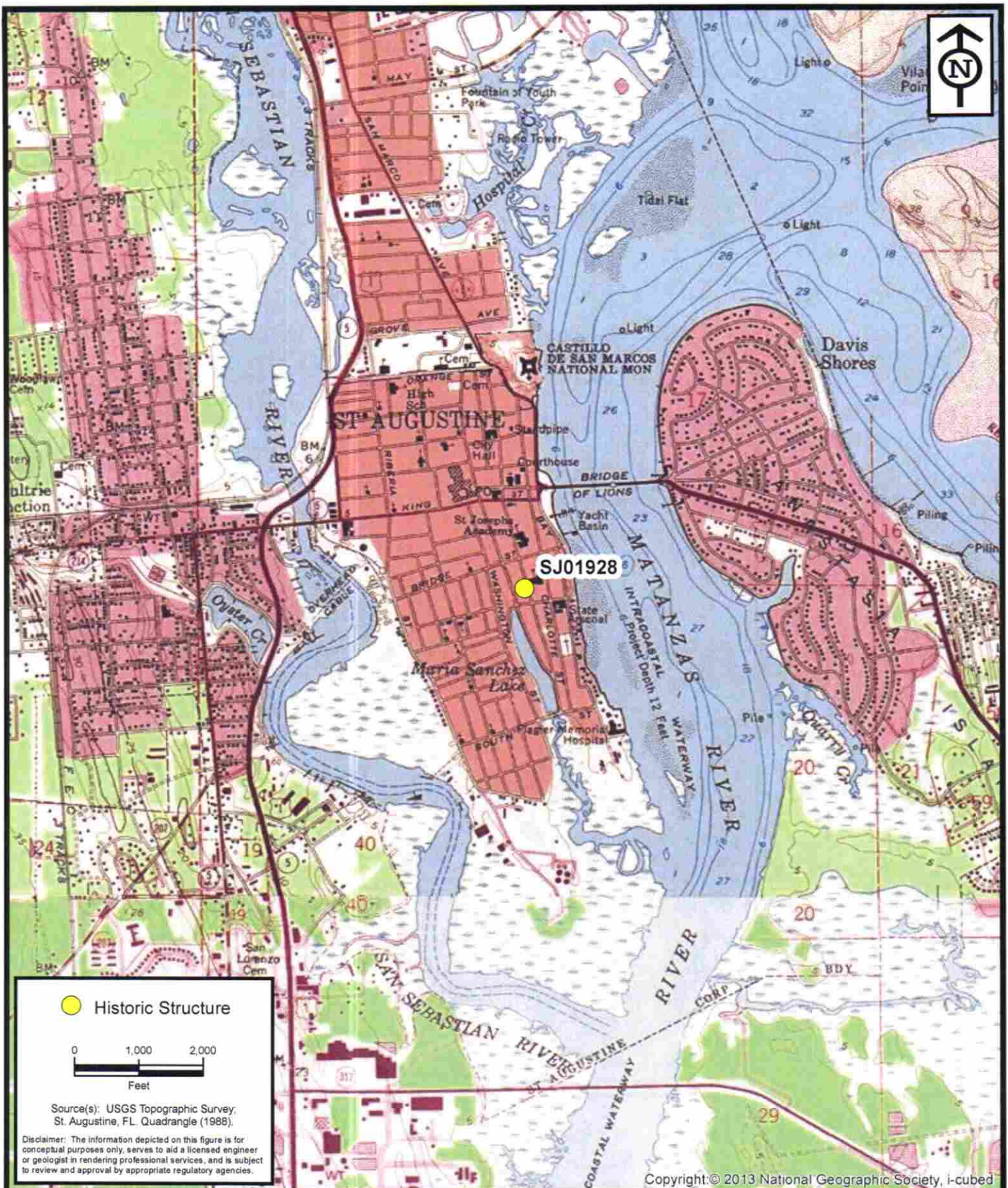
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



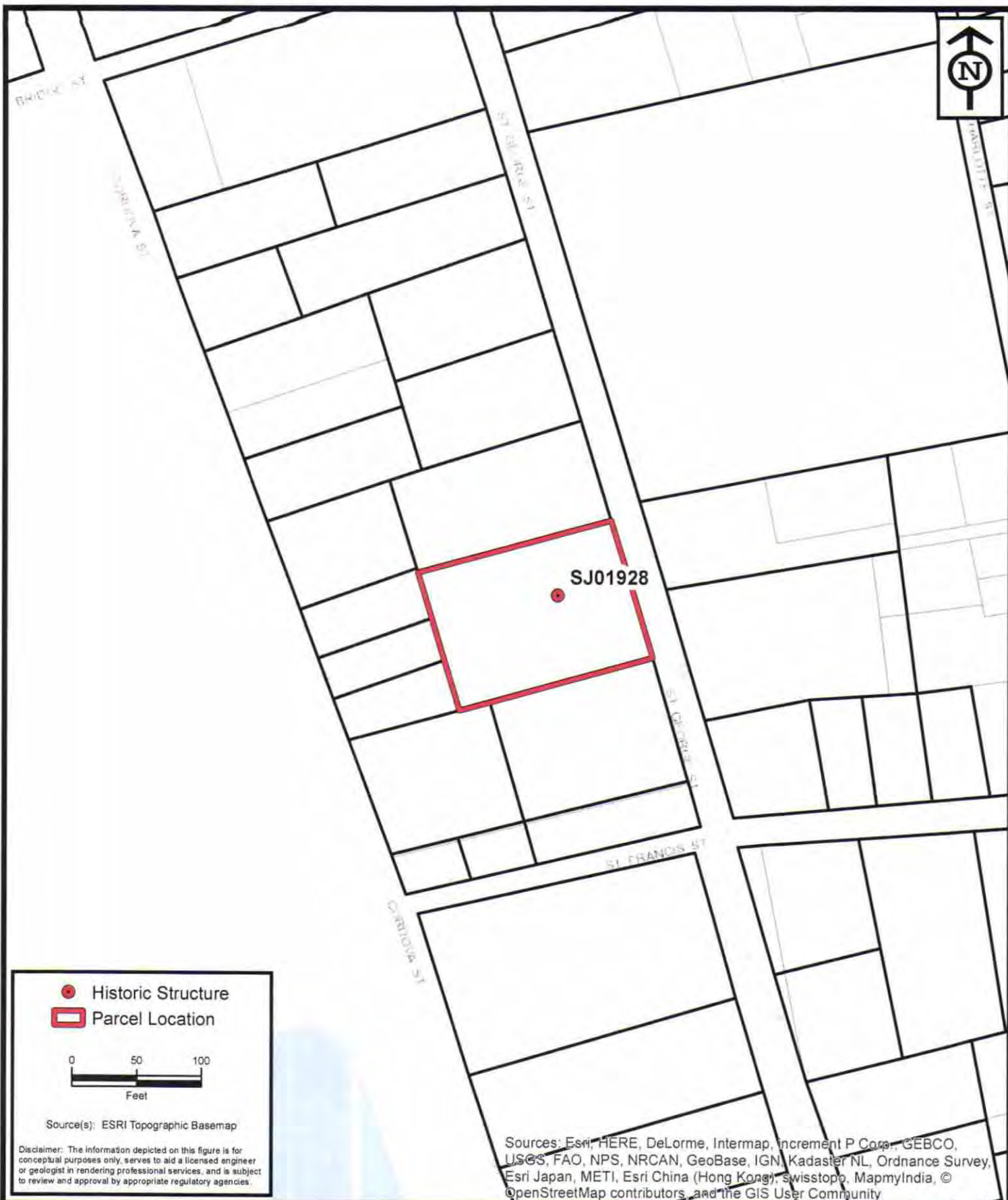
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01928
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Figure:	2

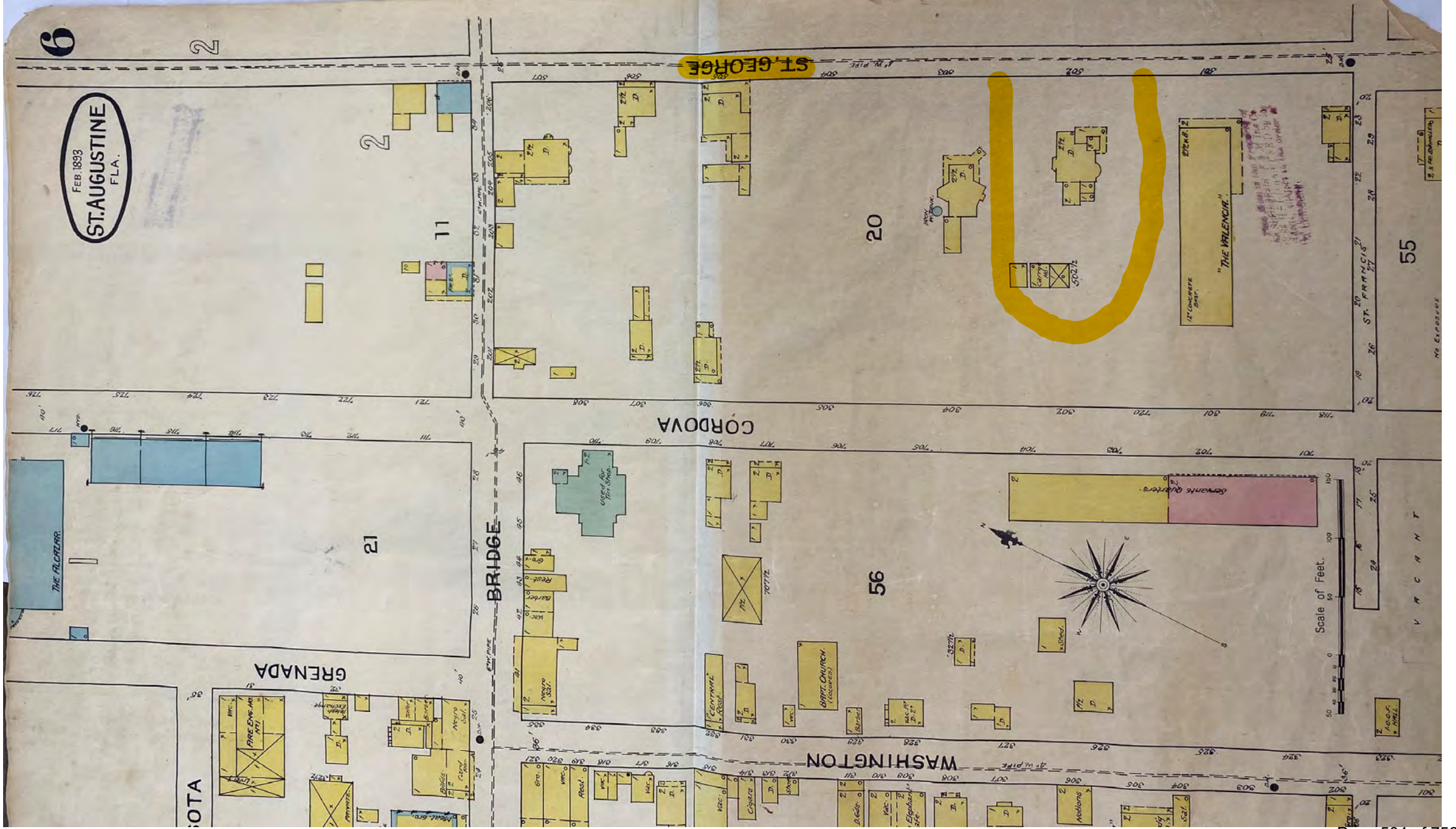








1893 Sanborn Map: 272 St. George Street



ST. GEORGE

5

8

AUG. 1899
ST. AUGUSTINE
FLA.

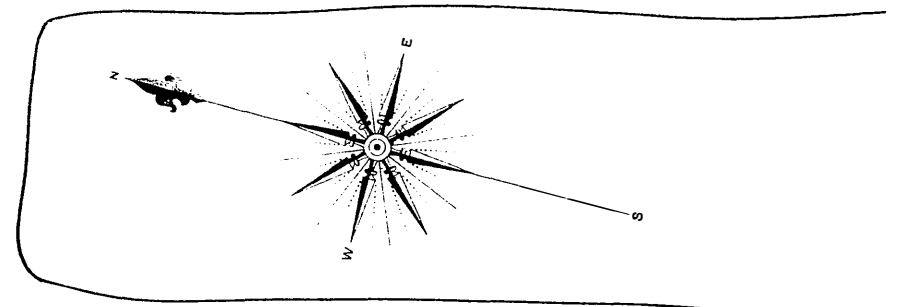
55

4

CORDOVA

PONCE DE LEON BARRACKS.
Servants' Quarters.

56



WASHINGTON

BRIDGE

7

ONEIDA

57

60

58

DUMAS

CRADDOCK Ho.

9

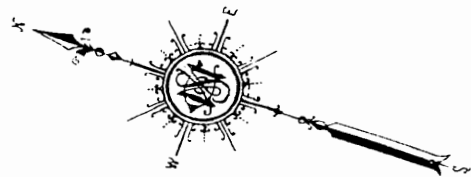
58 1/2

CENTRAL

AV.

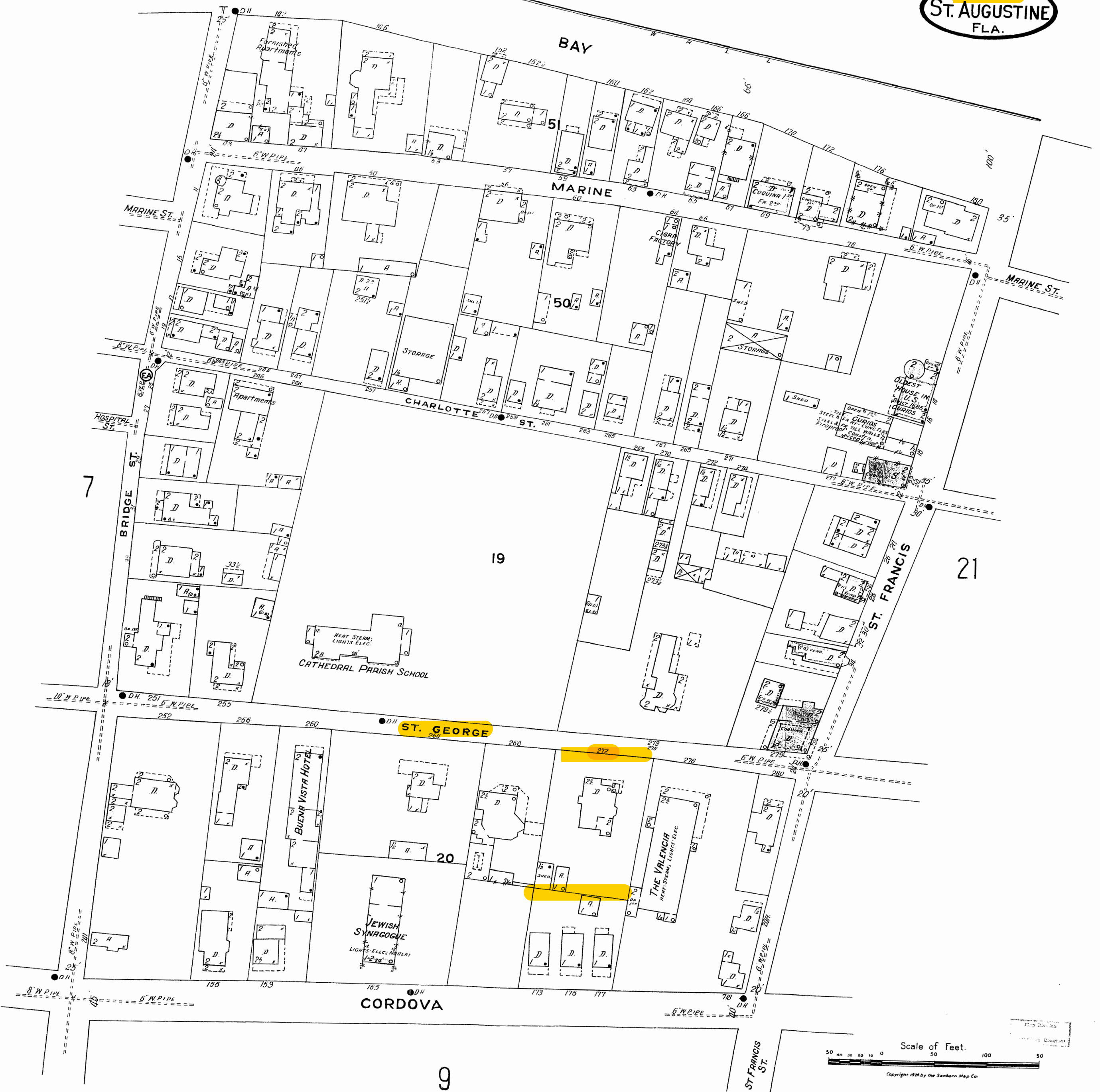
10

Scale of Feet.



M a t a n z a s R i v e r
(T i d e W a t e r)

JULY 1924
ST. AUGUSTINE
FLA.



1930 Sanborn Map Revised to 1960: 272 St. George Street





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

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JUN
Planning / Building Dept.

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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2020-0076

Receipt No. 1888778

Meeting Date July 16, 2020

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

1. NAME OF APPLICANT LES THOMAS
Business (if applicable) LES THOMAS ARCHITECT
Address 32 CARDANO ST.
City ST. AUGUSTINE FL. State FL. Zip 32084
Daytime telephone 904-824-9508 Other phone/email -826-6269

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

2. NAME OF PROPERTY OWNER JAMES & CDE WILSON
Business (if applicable) _____
Address 272 ST. GEORGE ST.
City ST AUGUSTINE State FL Zip 32084
Daytime telephone (required) 1-858-736-6124 Other phone _____

3. PROJECT STREET ADDRESS 272 ST. GEORGE ST.

4. LEGAL DESCRIPTION OF PROPERTY
Lot 9 Block _____ Subdivision _____ Parcel Number _____

5. DATE OF CONSTRUCTION 1960 ± Source: MSF.

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.

(partial only
of out-
building)

8. PROPOSED REPLACEMENT BUILDING/FEATURE: SEE PARO3 App.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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JUN 25 2020

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) |

Planning / Building Dept.

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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JUN 25 2020

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME Les Thomas DATE 6-25-20

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME James Wilson DATE 6-25-20

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

RECEIVED

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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JUN 25 2020

Planning / Building Dept.

Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF
OF James Wilson, 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: James Wilson
Signature of Owner
James Wilson
Print Name of Owner

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 25 day of June, 2020

By James Wilson

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature: Jean M. Courter

My Commission expires: April 17, 2021



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]

WILSON GIBBER

"272 ST GEORGE ST,"

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

Les Thomas
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced P/K 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.

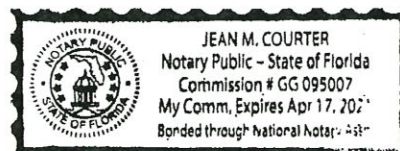
Witness my hand and official seal, this 2nd day of July, 2020.

Jean M. Courter
Notary Public, State of Florida

RECEIVED

JUL 06 2020

Planning / Building Dept.



PROPERTY OWNER

James D Wilson Jr
(Print Name)

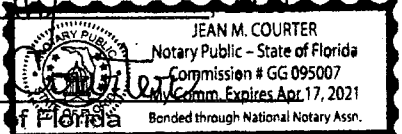
[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, James D Wilson Jr, who is personally known to me or who has produced CADL# A6843764 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 8th day of July, 2020.

Jean M. Courter
Notary Public, State of Florida



APPLICANT OR APPLICANT'S AGENT

Les Thomas
(Print Name)

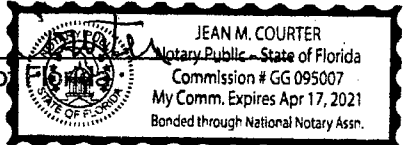
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced P/K 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 8th day of July, 2020.

Jean M. Courter
Notary Public, State of Florida



PROPERTY OWNER

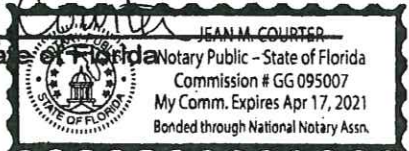
COLLETT WILSON
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, COLLETT WILSON, who is personally known to me or who has produced DL CA AG 843875 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 13th day of July, 2020.

Jean M. Courter
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

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JUL 13 2020

Planning / Building Dept.

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 19-0246

General Warranty Deed

Made this 4th day of February, 2020, by **Christopher L. Leitch and Giovanna M. Leitch, husband and wife**, hereinafter called the grantor, to **James Don Wilson, II aka James D. Wilson II, aka Jamie Wilson, and Collette Elizabeth Wilson, aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, both as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015 as amended and restated**, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Sec. 689.071, F.S., whose post office address is: 272 St. George Street, St Augustine, Florida 32084, hereinafter called the grantee:, whose post office address is: 272 St. George Street, 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 \$1,175,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida, viz:**

See Exhibit A attached hereto and by reference made a part hereof.

Parcel ID Number: **199750-0000**

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

Subject To taxes subsequent to December 31, 2020, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

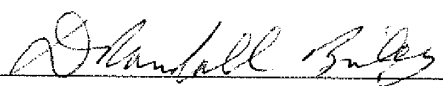
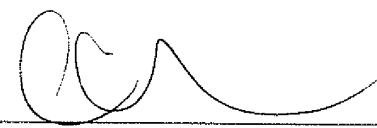
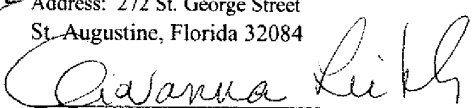
To Have and to Hold, the same in fee simple forever.

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, 2020.

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:

	 (Seal)
Witness Printed Name <u>Christopher L. Leitch</u>	Christopher L. Leitch Address: 272 St. George Street St. Augustine, Florida 32084
	 (Seal)
Witness Printed Name <u>Nancy A. McAlum</u>	Giovanna M. Leitch

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization, this 4th day of February, 2020, by Christopher L. Leitch and Giovanna M. Leitch, husband and wife, who produced driver's license as identification.



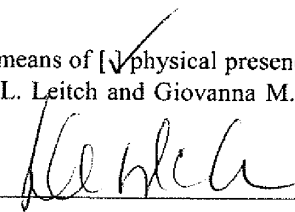

Notary Public

EXHIBIT "A"

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET; THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINIER.

ALSO DESCRIBED AS LOT 9, BLOCK 38, CITY OF ST. AUGUSTINE, FLORIDA.

COPY

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

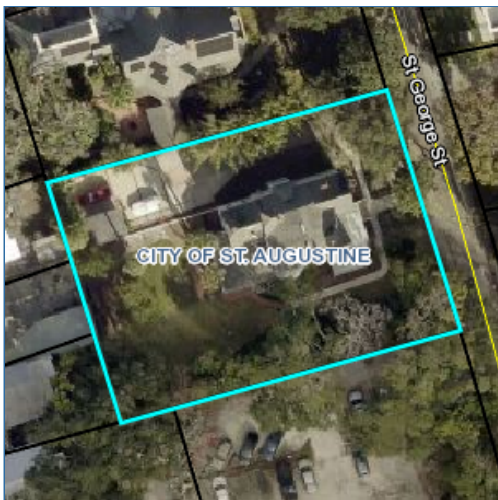
Summary

Parcel ID	1997500000
Location Address	272 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 9 BLK 38 OR4885/598 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.390
Homestead	Y

Owner Information

Owner Name	Wilson 5 Family Trust U/A/D 06-03-2015 100% Wilson James Don II Trustee 0% Wilson Collette Elizabeth Trustee 0%
Mailing Address	272 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5032

Map



Valuation Information

	2020
Building Value	\$568,347
Extra Features Value	\$1,346
Total Land Value	\$436,205
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,005,898
Total Deferred	\$127,784
Assessed Value	\$878,114
Total Exemptions	\$50,000
Taxable Value	\$828,114

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	\$420,829	\$1,337	\$436,205	\$0	\$0	\$858,371	\$858,371	\$50,000	\$808,371
2018	\$426,366	\$1,361	\$436,205	\$0	\$0	\$863,932	\$863,932	\$50,000	\$813,932
2017	\$249,500	\$3,621	\$436,205	\$0	\$0	\$689,326	\$484,017	\$255,309	\$434,017
2016	\$259,285	\$3,621	\$396,550	\$0	\$0	\$659,456	\$474,062	\$235,394	\$424,062
2015	\$242,158	\$3,621	\$305,910	\$0	\$0	\$551,689	\$470,767	\$130,922	\$420,767
2014	\$188,091	\$3,621	\$275,319	\$0	\$0	\$467,031	\$467,031	\$50,000	\$417,031
2013	\$194,691	\$3,621	\$275,319	\$0	\$0	\$473,631	\$473,631	\$50,000	\$423,631
2012	\$197,991	\$3,621	\$275,319	\$0	\$0	\$476,931	\$476,931	\$50,000	\$426,931
2011	\$204,590	\$3,621	\$305,910	\$0	\$0	\$514,121	\$514,121	\$50,000	\$464,121
2010	\$207,890	\$3,621	\$339,900	\$0	\$0	\$551,411	\$551,411	\$50,000	\$501,411

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	4652	Roof Cover	Composite Shingle
Conditioned Area	3916	Interior Flooring	Pine Wood
Actual Year Built	1889	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	4

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	16 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	305
BASE AREA	1946	1946
FINISHED UPPER STORY	1660	1660
FINISHED OPEN PORCH	0	308
FINISHED OPEN PORCH	0	42
FINISHED OPEN PORCH	0	81
FINISHED UPPER STORY - FORCED	310	310
Total SqFt	3916	4652

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Storage Building	0	0	0	0	200
Masonry Wall	0	0	0	0	408

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	135	110	EF	\$436,205

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2020	2/4/2020	\$1,175,000.00	WD	4885	598	Q	I	LEITCH CHRISTOPHER L,GIOVANNA M	WILSON 5 FAMILY TRUST U/A/D 06-03-2015
8/25/2017	8/14/2017	\$938,800.00	WD	4426	1700	Q	I	EMERICK CHRISTOPHER G & CHRISTINA M	LEITCH CHRISTOPHER L,GIOVANNA M
	11/15/2001	\$0.00	CD	1694	138	U	I	DENT JAMES G & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	11/15/2001	\$653,000.00	WD	1679	155	Q	I	DENT J GREG & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	3/27/1998	\$0.00	WD	1309	1325	U	I	BRYANT BONNY	DENT J GREG & OSBORNE NANCY M (H/W)
	3/27/1998	\$0.00	WD	1309	1323	U	I	PETERSON DENNIS	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	\$0.00	WD	1309	1327	U	I	PETERSON CHARLENE,GARY & BAKKE KAROLEE ETAL	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	\$215,200.00	WD	1309	1321	U	I	PETERSON PHYLLIS J ESTATE BY CO-PERS REPS	DENT J GREG & OSBORNE NANCY M (H/W)
	8/7/1997	\$0.00	OI	1258	1598	U	I	PETERSON PHYLLIS J (DECEASED 5/30/97)	PETERSON PHYLLIS J ESTATE

No data available for the following modules: Sketch Information.

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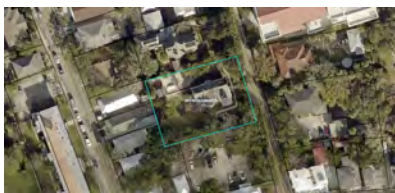
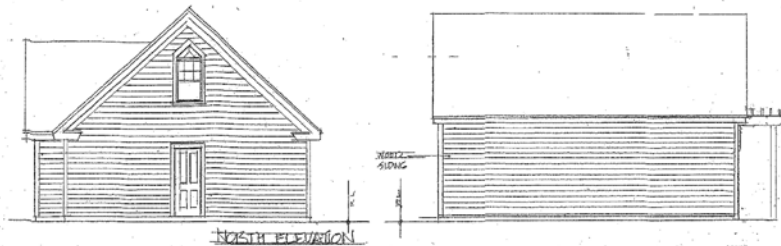


Version 2.3.63



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**
Prepared for July 16, 2020 Meeting



Application F2020-0070 Address: 272 St. George Street

Applicant: Les Thomas Architect

Property Owner: James and Cole Wilson

Project description: To construct a new garage to replace existing detached structure built ca. 1960-1970.

Architectural Style:	Queen Anne	Florida Master Site File:	SJ01928
National Register:	St. Augustine Town Plan Historic District	Construction date:	House: ca. 1887
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997500000		
Agenda Item:	8(b)	Previous Action(s):	F2017-0175

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application is to construct a new detached two car garage to the rear of a Queen Anne style, two and one-half story residential building, located on the east side of St. George Street in the Historic Preservation One (HP-1) Zoning District and contributing to the St. Augustine Town Plan National Historic District. The existing rear detached structure, with an estimated construction date of 1960-1970, is not contemporary to the primary structure, and is being proposed for demolition under the F2020-0076 application also being heard at the July 16, 2020 HARB meeting.
- According to the Architectural Guidelines for Historic Preservation (AGHP), garages should appear as outbuildings with the garage doors not oriented to the street and garage door openings being as small as possible. With the proposed two garage doors on the East Elevation and facing St. George Street, the building will be visibly a garage from the street, although with a large (over 100') setback.
- With the 21' height and interior stairs, the proposed building is one and one-half stories tall. Garage apartments are allowed on properties and are typically more than one story high.
- The proposed building follows the AGHP in its placement near the rear and side property lines. However, because of the 21' overall height, thereby exceeding one story, it does not meet the required minimum 10' for rear setback of buildings, in the attached city ordinance of Sec 28-188(c)(3)b-c.
- The proposed detached garage structure's mass and scale are in proportion to the primary building (the proposed garage's 910 sq ft footprint is 40.26% of the existing primary building's 2260 sq ft, so is right at the recommended 40% for accessory structures), and also meets the city's zoning requirements of maximum lot coverage.
- The garage's design may appear more ornate for this type of accessory structure for the historic time period that it should be representing. The applicant should provide evidence showing why or how the design is compatible.
- With the arched garage doorways and gabled dormer, the proposed design of the East Elevation appears inconsistent with traditional garage features in relation to the architectural styles of the area (for example, the opening patterns on the primary building are rectangular).
- Rotating the building so that the proposed South Elevation faces the street should be considered as this elevation has a more traditional scale of a detached structure in the vernacular tradition.
- Proposed details for the garage were requested on the drawings, including for the following: materials of the roof, windows, and doors; the proposed paint colors; the height of the roof should also be noted. The applicant has since submitted examples of roofing, windows and doors proposed. While Kolbe Windows and Doors do manufacture all-wood products, they offer multiple product lines, including ones with aluminum clad and vinyl and fiberglass products. Therefore, notation of the actual materials proposed should be made on the drawings since the actual product line was not specified.
- Any redevelopment or new building plans may require additional zoning review.
- The project is within archeological zone IB. This project likely requires an A14 Archaeological Review Application. 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 AGHP and without the support of evidence to the contrary, staff finds the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 272 St. George Street to allow the applicant to provide evidence that the design is compatible with the architecture and scale of a garage or detached outbuilding for that time period.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To build a new two car garage structure with proposed cross-gable roof with charcoal color asphalt shingles to match the existing house, a roof dormer, wood siding, one-over-one sash windows, a six-over-one sash window, triangular pediments over three of the windows, and a wood trellis. Additional information provided by the applicant indicates that Kolbe wood windows and doors and Clopay arched wood doors are proposed for the new building. The proposed new garage will be 910 square feet in size, and located at the northwest corner of the property, replacing the existing one story, 211 square feet detached structure that is proposed for demolition under F2020-0070. An interior staircase is on the proposed designs. According to the applicant, the proposed garage will be one and one-half stories, at a total of 21 feet high, with the upper level space to be used for storage.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

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.

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.

COA F2020-0070
272 St. George Street
July 16, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. St. Augustine, FL Code of Ordinances: Sec 28-188(c)(3)b-c

STAFF PHOTOGRAPHS
272 St. George Street



Front Façade / East Elevation

STAFF PHOTOGRAPHS
272 St. George Street



Looking west to northwest corner of property, the area of proposed garage

STAFF PHOTOGRAPHS

272 St. George Street



Looking to northwest corner of property to the area of proposed garage

Looking southeast towards the primary building: from within the area of proposed garage

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1928 1009==
Site Name: Magnolia Inn/Hibbard Cottage 830== Survey Date: 7808 820==
Address: 272 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 38 9 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Peterson, Ralph S. & Phyllis J. ;
Address: 272 St. George 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 469900 3306245 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: C.+1887 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Queen Anne 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver 942==
Foundation: Concrete block wall 942==
Roof Type: Gable intersecting 942==
Secondary Roof Structures: Bay, flat tower, dormer, hip 942==
Porches & Balconies: one-story open front porch _____ 942==
Chimney Location: Ridge, offset 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Turned spindle posts, frieze work, decorative windows _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: House originally had a tower-flattened over the years 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building diagonally across the street from a school. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Archaeology, Religion, Literature,
Tourism, Banking, Social Reform.

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Queen Anne Style residence at 272 St. George Street was constructed about 1887. It originally had an open tower on the south side, which was removed and flattened in the early 20th century. It is one of a small number of surviving Queen Anne "cottages" from the Flagler Era in St. Augustine. Distinctive architectural features include ornamental windows in different shapes, turned wood porch posts, frieze work, and X-pattern balustrade. An early 20th century postcard shows that the main body of the house was painted in a light color. The trim, contrasting darker color. The postcard also shows that there was a second story open porch on the front between the tower and gable sections. This porch has since been enclosed. The loss of the porch and tower have unbalanced the house from its original appearance. There were two original outbuildings to the west of the house: a wood shed and a carriage house.

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 Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th
 (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.

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, Puella, 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)

The land where 272 St. George Street stands was purchased in 1869 by John P. Howard, a wealthy New York hotel man who was a winter resident and large landowner in St. Augustine.(3) This, along with other Howard properties, was transferred in 1880 to Amos C. Spear of Burlington, Vt., a relative by Marriage.(4)

The 1885 Birds-Eye View Map of St. Augustine shows this lot vacant. Just to the north stood the old Presbyterian Church, which was demolished in the 1890's.

In 1886 Spear sold the property to Curtis A. Hibbard, also of Burlington Vt. The sale price of \$12,000 would indicate that the house had probably been constructed by the time.(5) If not, it certainly went up shortly thereafter. Following the disastrous fire in the downtown area in 1887, an advertisement for slate roofing appeared in the St. Augustine Press, noting:

"The attention of parties intending to rebuild is called to this excellent fire proof roofing material as seen on the Lyon Building and C.H. Hibbard's residence."(6)

Hibbard, while he was in St. Augustine, worked for the dry goods firm of Sabin, Abbott and Company.(7) Hibbard sold the house in 1897 to Mollie H. Pease of Burlington, Vt., who was a relative and heiress of the Spear family.(8)

Apartments in the "Hibbard Cottage," as it was called, were rented out to winter guests during the Flagler era. In 1897 the Tatler, the society newspaper of time, reported:

"Miss Jean Morrison Van Keuren of Peekskill-on-the-Hudson, who is a guest of the Hibbard House, has been coming to this city for a number of years, enjoying its climate and out door life."(9)

Some of the guests returned year after year. The Tatler, reported in 1899:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, are domiciled at the Hibbard Cottage, on St. George Street, where they have charming departments."(10)

They had stayed there in 1898 as well. And in 1900 it was announced:

"Mrs. Mary Ware and her niece, Miss Chandler, of Boston, have returned to their winter home at the Hibbard Cottage, South St. George Street."(11)

In 1901 it was reported:

"The friends of Mrs. Mary Ware will regret to learn that owing to ill health she will be unable to come South this season. She has had a severe illness, but is improving. There are few women who can look back upon a life so profitably spent as she. She was one of first to agitate separate prisons for women, and was instrumental in securing them in her native State--Massachusetts. She was at the head of a board of women who acted as prison inspectors there, accomplishing great good for members of her sex. This is only one of the many good works that she may now look back upon."(12)

In 1902 it was reported:

"Mr. and Mrs. Oliver Clyde Fuller, of Milwaukee, have taken the Hibbard Cottage on South St. George Street and are domiciled therein, and rapidly adapting themselves to the delightful life here. They are by no means strangers, as they have spent their winters in Florida for twenty years, making frequent visits here, sometime long ones. Both Mr. and Mrs. Fuller are members of the St. Augustine Golf Club. Mr. Fuller came on from Milwaukee to spend Christmas with his family, business preventing his spending the entire winter here. Mrs. Fuller is a gentlewoman of the charming personality, bright and entertaining and so youthful in appearance that it is difficult to believe her the mother of the two winsome young girls who are her constant companions. Although still in the schoolroom they are occasionally permitted to attend dances and teas and are accomplished with great charm of manner and personal beauty. Miss Edythe, the elder, is an expert golfer, who

has carried off the honors in many a contest on the links at Tampa, Kissimmee and other resorts.

"There are in addition a number of very bright, clever young people in the Fuller household, who are very popular with the quite young folk of the city."(13)

Mollie Pease, who had acquired the Hibbard Cottage in 1897, sold it in 1904 to Mrs. Mary Frazer.(14) The price for the house and furnishings was \$8,000. Mrs. Frazer was the manager of the Valencia Hotel, located one door to the south at 276 St. George Street. At her death the property passed to her daughter, Elizabeth Frazer White. She had briefly served as proprietor of the Valencia Hotel after her mother's death. Then she married Reginald White, who rose from bookkeeper to Vice President of the First National Bank of St. Augustine-- and also served as treasurer of the Board of Trade and its successor, the Chamber of Commerce.

After his death in 1930, Mrs. White served as superintendent of the St. George Street Nursery School, and also rented out rooms in the house.

One of the boarders was novelist Marjorie Kinnan Rawlings' "Aunt Ida" Tarrant. Among the Marjorie Kinnan Rawlings Papers at the University of Florida Library, there are many letters addressed to and from 272 St. George Street.

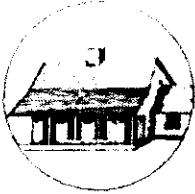
Mrs. White owned the house until 1950. She is remembered today with memorial cross on the grounds of Trinity Episcopal Church, where she and her husband had long been prominent members.

The purchaser of the property in 1950 was Martin Firestone.(15) Who made some modifications in the building and operated it as the Magnolia Inn. His wife Helen continued to operate it until her death by suicide in 1965.

In 1966 it was purchased by Ralph and Phyllis Peterson, who operates Peterson's Bakery on King Street in St. Augustine. They reconverted some of the interior features to make it serve as a family residence.(16)

-
3. St. Johns County Courthouse, Deed Book R, p. 544.
 4. Deed Book Z, p. 117.
 5. Deed Book HH, p. 471.
 6. St. Augustine Press, Saturday, June 18, 1887, p. 1.
 7. Elliott's Florida Encyclopedia, (1889) p. 240.
 8. Deed Book 1, p. 96.
 9. Tatler, January 23, 1897, p. 11.
 10. Ibid., January 23, 1899, p. 9.
 11. Ibid., January 13, 1900, p. 14.
 12. Ibid., January 19, 1901, p. 3.
 13. Ibid., January 11, 1902, p. 4.
 14. Deed Book 11, p. 120.
 15. Deed Book 185, p. 318.
 16. (Information provided by Mrs. Phyllis Peterson, Telephone interview, January 8, 1980).

☐ 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 # SJ01928
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

Site Name(s) (address if none) MAGNOLIA INN HIBBARD COTTAGE 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 272 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 272
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1997500000 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: 1887 ☐ 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: early 20th Nature open tower on south side flattened
 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 Queen Anne (Revival) Exterior Plan Rectangular Number of Stories 2-3
 Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. intersecting
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. Bay, Flat tower,
 Windows (types, materials, etc.) DHS 1/1, 3/1, awning (metal), DHS multipane/1 attic louver, single pane casement
 Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle posts, frieze work, decorative windows with hinges; ornamental gable

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date

Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. continuous
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) double entry with screen doors and paired wood panel doors on interior

Porch Descriptions (types, locations, roof types, etc.) one-story open front porch with turned post, x detailing in rail, under a hip roof

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

Narrative Description of Resource tower that was once flattened, has been reconstructed

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) would contribute to a district

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

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

DOCUMENTATION

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

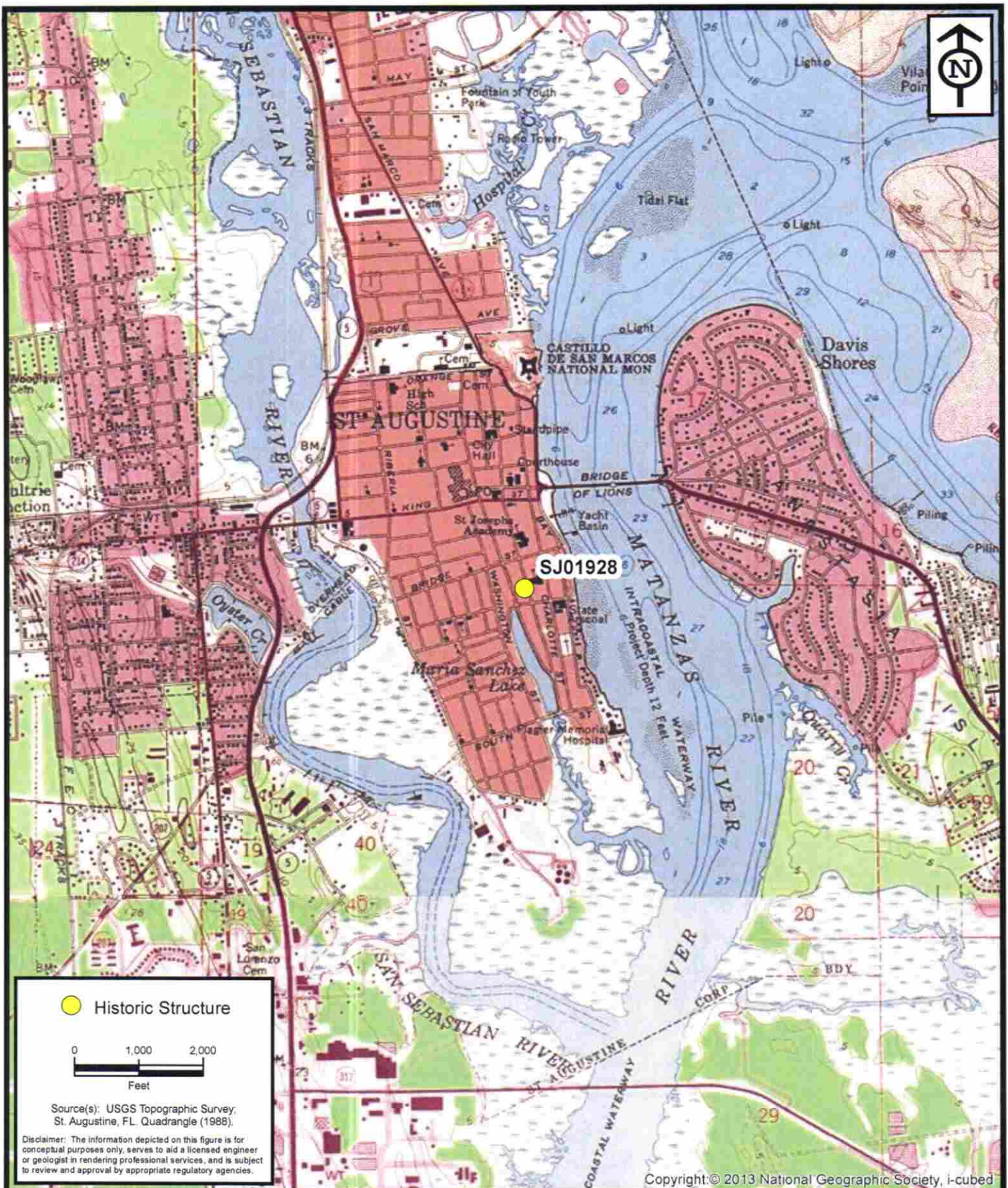
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



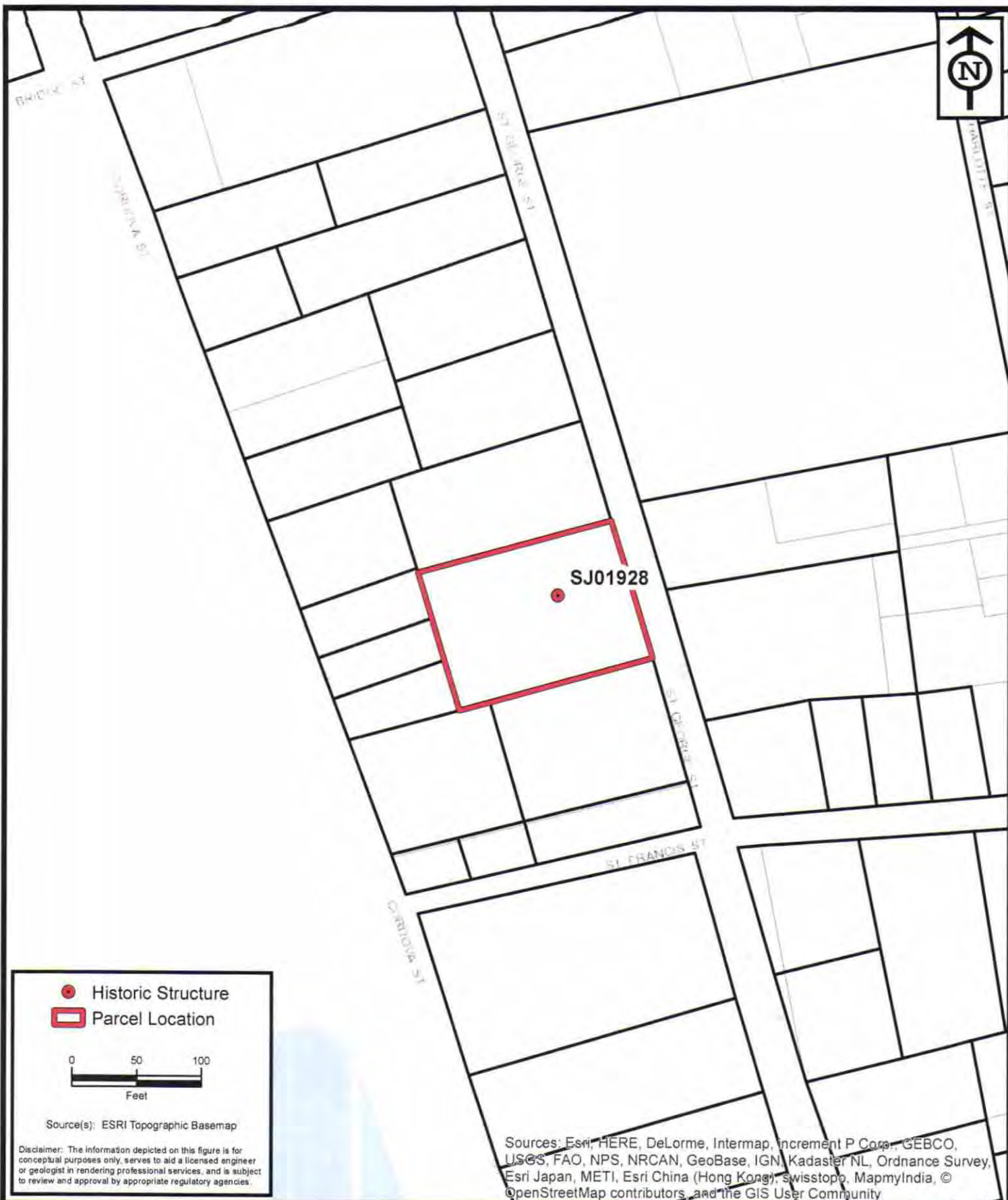
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01928
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Figure:	2









Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

- (a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.
- (b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:
 - (1) Minimum lot requirements:
 - a. Minimum lot width, thirty-five (35) feet.
 - b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.
 - (2) Maximum lot coverage by all buildings:
 - a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.
 - b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
 - (3) Maximum and minimum yard requirements:
 - a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.
 - 1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.
 - 2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.
 - b. Rear. Three (3) feet minimum.
 - c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
 - (4) Maximum height of structures:
 - a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.
 - b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.
- (c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic

preservation district 1:

(1) *Minimum lot requirements:*

- a. Minimum lot width, thirty-five (35) feet.
- b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings:*

- a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.
- b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

(3) *Maximum and minimum yard requirements:*

- a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.
 1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
 2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.
- b. Rear:
 1. Five (5) foot minimum for one-story structures.
 2. Ten (10) foot minimum for structures exceeding one story.
- c. Side:
 1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.
 2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

- a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.
- b. No portion of secondary buildings or structures and connections shall exceed a

height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11)

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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

Receipt No. 1885896
Advertising Costs \$ _____ Postage \$ _____ Paid on _____

BDAC Project No. 2020-0070
Meeting Date: July 16, 2020
Receipt No. _____

- NAME OF APPLICANT LES THOMAS
Business (if applicable) LES THOMAS ARCHITECT
Address 32 CORDONA ST.
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone 904-824-9508 Other phone/email 904-826-6267
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER JAMES & COLE WILSON
Business (if applicable) _____
Address 272 ST. GEORGE ST.
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 272 ST. GEORGE ST.
- LEGAL DESCRIPTION: Lot 2 Block _____ Subdivision _____ Parcel _____
- EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL
- PROPOSED PROJECT WORK

- DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☒ YES ☐ NO BUILT IN 1960 or 1970
- REHABILITATION (check repair or replace and provide a description on the line provided)

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

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JUN 19 2020

Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

NEW GARAGE TO REPAIR EXISTING
STRUCTURE BUILT IN 1966 OR 1970.

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 LESTHOMAS ARCHITECT
SIGNATURE OF APPLICANT [Signature] DATE 6-16-20
PRINT OWNER'S NAME James Wilson
SIGNATURE OF OWNER [Signature] DATE 6-18-20

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

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JUN 19 2020

COMPLETENESS REVIEW CHECKLIST

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

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

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

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

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

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

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

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

❖ Other details necessary for review:

(Partial)
 @ Certificate of Demolition application needed for 1960-70 garage.*
 → Need materials for all elements listed on drawings (roof, window/door) and proposed paint colors.

Project number: 2020-0070 Project Address: 272 St. George Street

Reviewed by: Julie Courtney

Date: 6.25.2020

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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]

WILSON GIBBER

"272 ST GEORGE ST."

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

Les Thomas
(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced P/K 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.

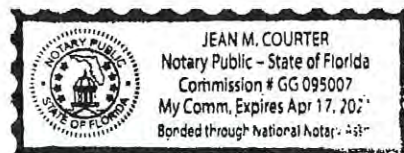
Witness my hand and official seal, this 2nd day of July, 2020.

Jean M. Courter
Notary Public, State of Florida

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Planning / Building Dept.



PROPERTY OWNER

James D Wilson Jr
(Print Name)

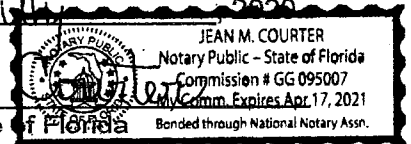
[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, James D Wilson Jr, who is personally known to me or who has produced CADL# A6843764 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 8th day of July, 2020.

Jean M. Courter
Notary Public, State of Florida



APPLICANT OR APPLICANT'S AGENT

Les Thomas
(Print Name)

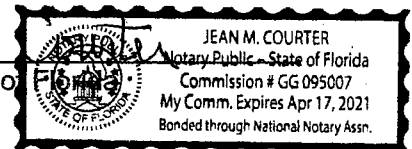
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced P/K 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 8th day of July, 2020.

Jean M. Courter
Notary Public, State of Florida



PROPERTY OWNER

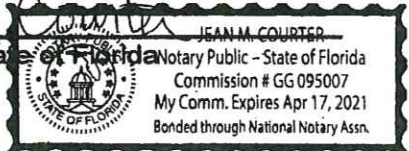
COLLETT WILSON
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, COLLETT WILSON, who is personally known to me or who has produced DL CA AG 843875 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 13th day of July, 2020.

Jean M. Courter
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

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JUL 13 2020

Planning / Building Dept.

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: lesthomasarchitect@gmail.com

Thu, Jun 18, 2020 at 5:07 PM



REAR OF 272 ST. GEORGE ST

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JUN 19 2020

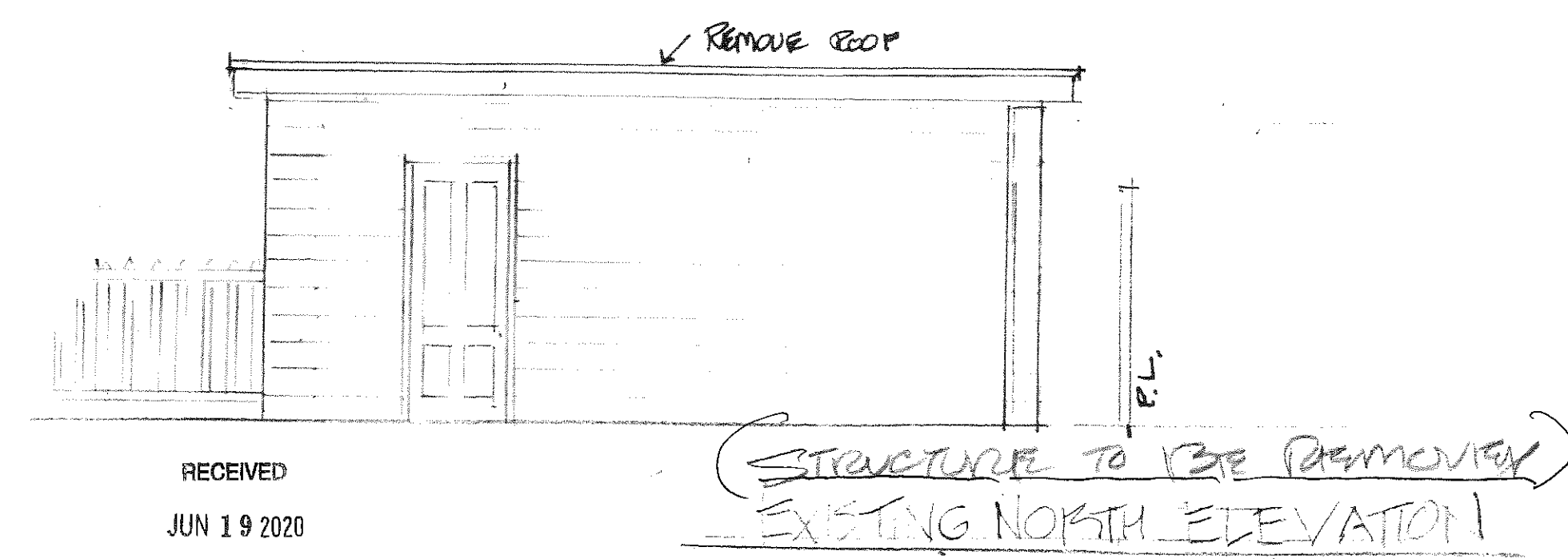
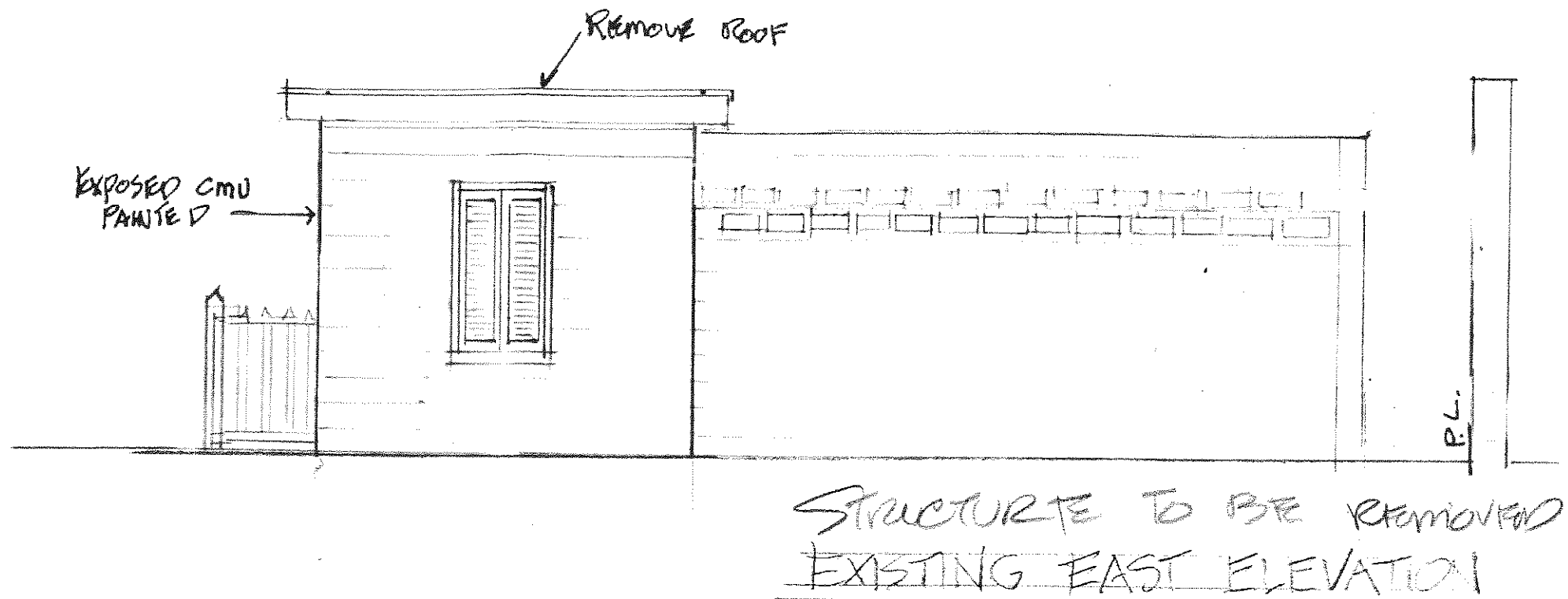
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HOUSE @ 272 ST. GEORGE ST RECEIVED

JUN 19 2020

Planning/Building Dept. 558 of 756



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JUN 19 2020

Planning/Building Dept.

3-17-20

LES THOMAS
ARCHITECT
32 CONNOR STREET
St. Augustine, FL 32084
904.824.9508

WILSON GARAGE
272 ST. GEORGE ST.
ST. AUGUSTINE, FL.

DATE: 3-17-20
SCALE: AS NOTED
DRAWN: JMD
FILE: 2020-03-17-20

SHEET
A-7
Page 559 of 756

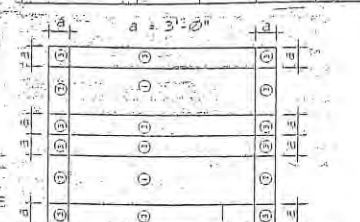
TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED WEST OF I-95 WIND-
BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE 2011 EDITION
OF THE FLORIDA BUILDING CODE
1. BASIC WIND SPEED (3 SECOND GUSTS) 135 MPH
2. WIND IMPORTANCE FACTOR 1.0
3. WIND EXPOSURE CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT 0.5 OR -0.5
5. COMPONENT 4 CLADDING WIND LOADS 15.4 psf
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS 1.00

EFFECTIVE WIND AREA - FL 2nd									
WIND	10	20	30	40	50	60	70	80	90
ROOF	10.5	7.5	5.0	3.5	2.5	1.8	1.3	0.9	0.6
WALL	10.5	7.5	5.0	3.5	2.5	1.8	1.3	0.9	0.6
ROOF OVERHANG	10	7.5	5.0	3.5	2.5	1.8	1.3	0.9	0.6



NOTES:
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN
ABOVE THE LOAD MAY BE INTERPOLATED BY THE
DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED
WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING
TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

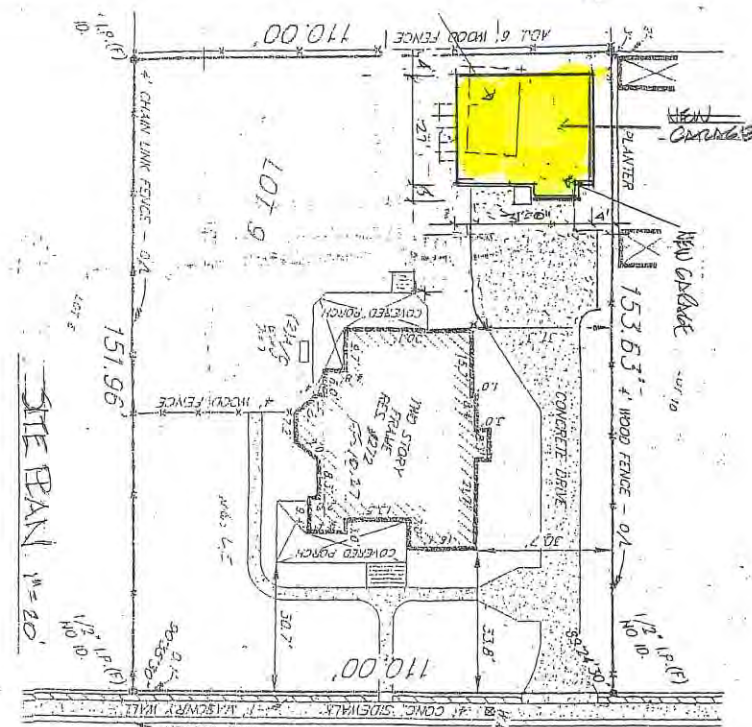
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE
WITH THE REQUIREMENTS OF
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2011 6th EDITION
EXISTING BUILDING - FLORIDA BUILDING CODE, EXISTING 2011 6th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2011 EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2011 EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 6th EDITION
WITH UP TO DATE ADHOCORMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 6th EDITION
WITH UP TO DATE ADHOCORMENTS
HANDICAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2011 EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2011
NATIONAL ELECTRIC CODE 2014

HEADER SCHEDULE		
OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL
0' 0" TO 3' 0"	(2) 2"x8"	(2) 2"x6"
3' 0" TO 5' 0"	(2) 2"x10"	(2) 2"x8"
5' 0" TO 7' 0"	(2) 2"x12"	(2) 2"x10"
7' 0" TO 10' 0"	(2) 2"x12" WITH 1/2" PLYWOOD BUTCH	(2) 2"x12"

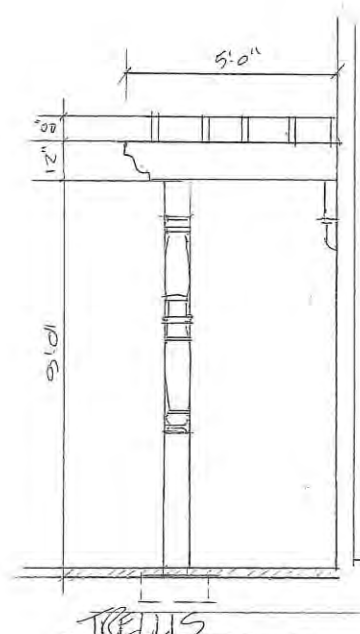
NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC.) WERE SIZED USING
1000 PSI EXTREME FIBER IN BENDING (SINGLE)
30 PSI HORIZONTAL SHEAR
1.6E 10" MODULUS OF ELASTICITY
3. JOISTS, PARTIAL, LENTIL, ETC WERE SIZED USING
1000 PSI EXTREME FIBER IN BENDING (SINGLE)
30 PSI HORIZONTAL SHEAR
1.6E 10" MODULUS OF ELASTICITY

STRUCTURAL NOTES

- DESIGN LOADS:
A. ROOF LIVE LOADS 16 psf
B. FLOOR LIVE LOADS 40 psf
C. WIND LOADS 135 mph
(FL BLDG CODE 2011)
- MATERIAL
A. CONCRETE DESIGN AND CONSTRUCTION PER A.C.I. 318.03
- ITEM
SLAB 3500 PSI
CHUI FILLED CELLS 1 BEAMS 3500 PSI
REINFORCING STEEL CONFORM TO ASTM A615 GRADE 60
C. STRUCTURAL STEEL DESIGN PER CURRENT EDITION
OF AISC
1. SHAPES AND PLATES CONFORM TO ASTM A-36
2. WELDING CONFORM TO AWS D11.1 STRUCTURAL
WELDING CODE
3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM
TO ASTM A-307
4. WELDED CONNECTIONS NOT SHOWN ON DRAWINGS SHALL
HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS
WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE
TENSILE MATERIAL
5. FRAMING LUMBER, SOUTHERN PINE PER H.P.F.A. NATIONAL
DESIGN VALUES FOR WOOD CONSTRUCTION
6. SAUN LUMBER 2x4 TRUSS JOIST SHALL BE SOUTHERN PINE
NO. 2 - 15% MC
7. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
8. LVL BEAMS SHALL BE SOUTHERN PINE NO. 2 - 15% MC
9. SAUN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN
PINE NO. 1 - 15% MC
10. WOOD FLOOR & ROOF TRUSSES DESIGN BY THE MANU-
FACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS
11. MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS FOR
REVIEW BEFORE FABRICATING TRUSSES
12. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND
DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM
13. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY
THE MANUFACTURER
14. PLYWOOD ROOF AND WALL SHEATHING
15. CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS
16. AND SHALL BE AP 5-0-101 WITH EXTERIOR GRADE (CDX) MIN 1/2"
17. CONCRETE MASONRY UNITS CONFORM TO ASTM C-90
18. MORTAR SHALL BE TYPE M OR S
- WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
SHALL BE "GO-BOLTS" OR EQUAL
19. CONCRETE MASONRY UNITS
A. ALL CHUI SHALL HAVE 6 BAR VERTICAL WITH CELL FILLED
WITH CONCRETE AS SHOWN ON DRAWINGS
B. ALL CHUI SHALL HAVE HORIZONTAL JOINT REINFORCING
SPACED 16" O.C. VERTICAL REINFORCING SHALL BE
FABRICATED FROM 3 GAUGE GALVANIZED WIRE
C. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING
UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE
20. SHEATHING NAILING
A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
ED RING SHANK NAILS
ED NAILS 6" O.C. AT PANEL EDGES
ED NAILS 4" O.C. AT ALL INTERMEDIATE SUPPORTS
ED NAILS 6" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES
B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS
ED NAILS 4" O.C. AT PANEL EDGES
ED NAILS 6" O.C. AT ALL INTERMEDIATE SUPPORTS
C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS
SHALL BE SHEAR WALL BRACINGS
PLYWOOD NAILING TO BR, ED NAILS 6" O.C. EACH SHEAR
WALL SEGMENT SHOULD HAVE 1/2" 6 THREADED ROD WITHIN
6" OF SHEAR WALL
D. CHUI WALL OPENING HEADS, JAMBES, AND WINDOW SILLS SHALL
BE 2x6 MIN P.T. WITH 1/4" DIA 3/4" LONG "TAPCONS" 16" O.C.
E. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 MPH WIND
SPEED WIND BORNE DEBRIS PROTECTION REQUIRED. IF IMPACT
RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR



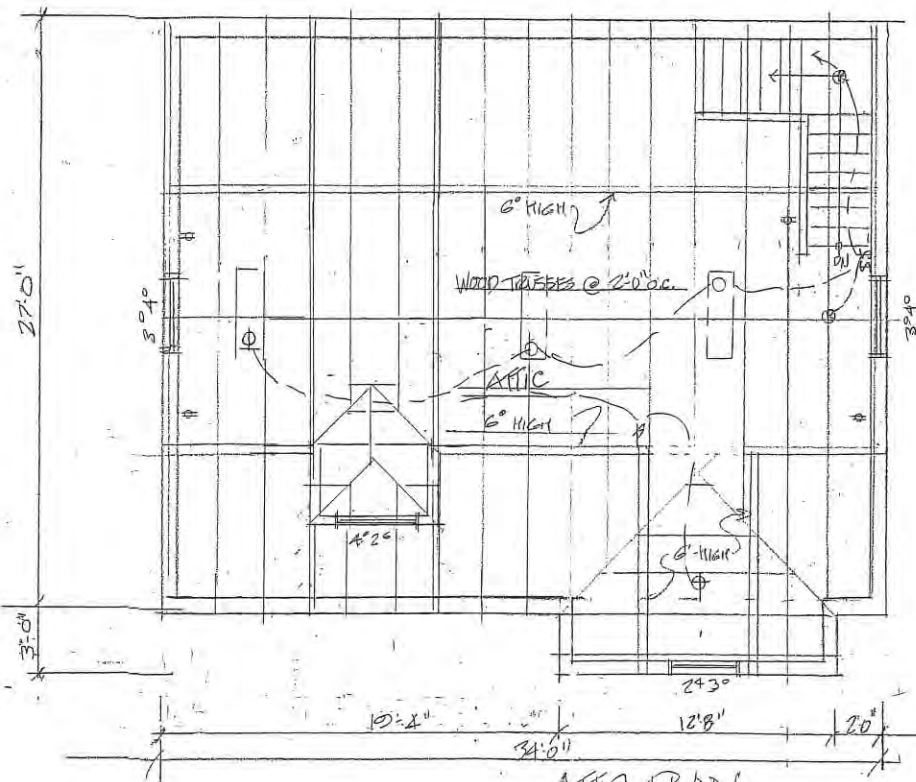
SITE 16,808 SF ST. GEORGE ST.
EXISTING RESIDENCE -
HOUSE 2260
PORCHES 644
SHEED (REMOVED) 211 SF
TOTAL 2904 (17%)
NEW GARAGE 910 SF
NEW TOTAL = 3814 SF (22.6%)



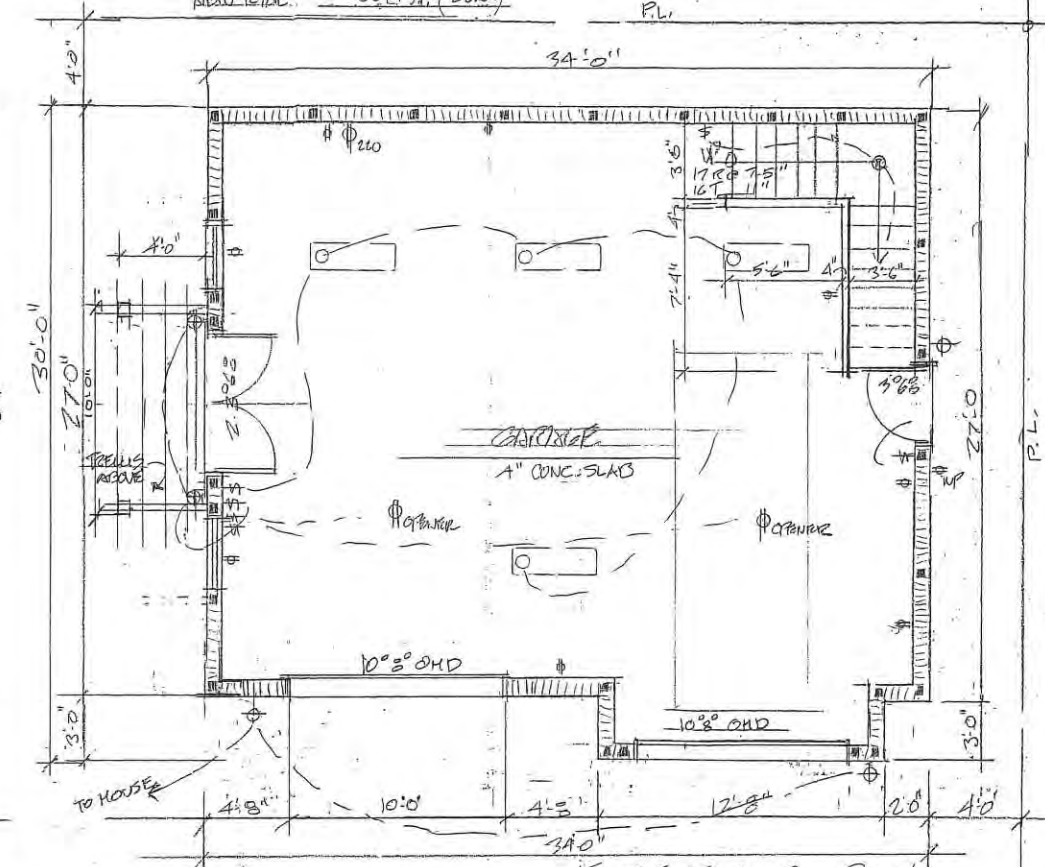
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ATTIC PLAN



FIRST FLOOR PLAN

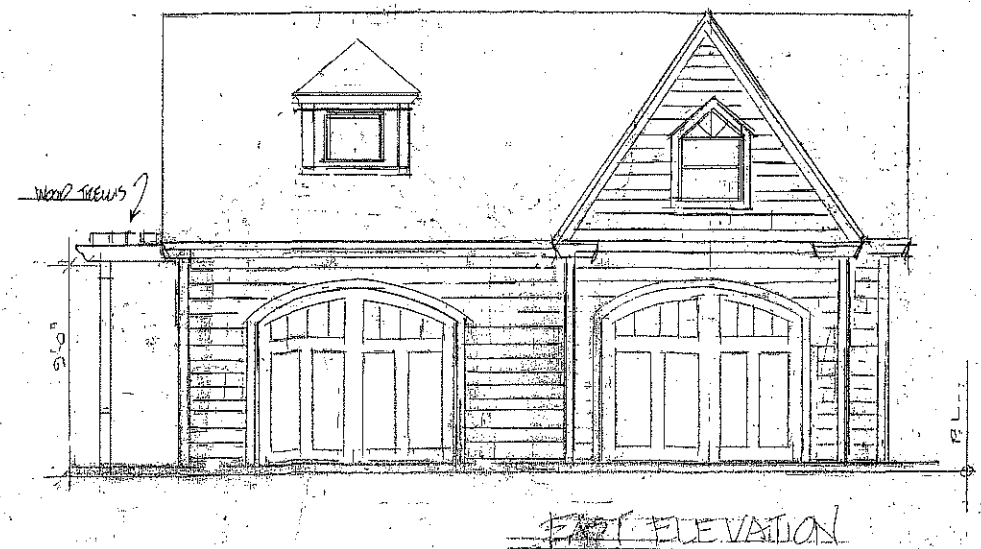
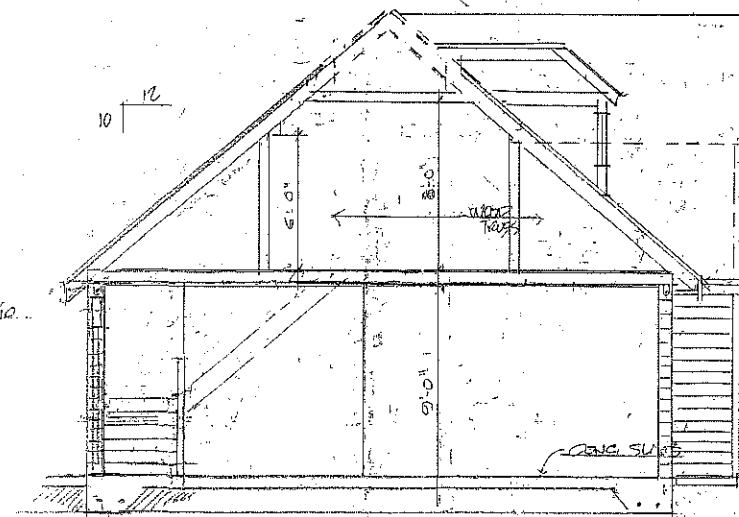
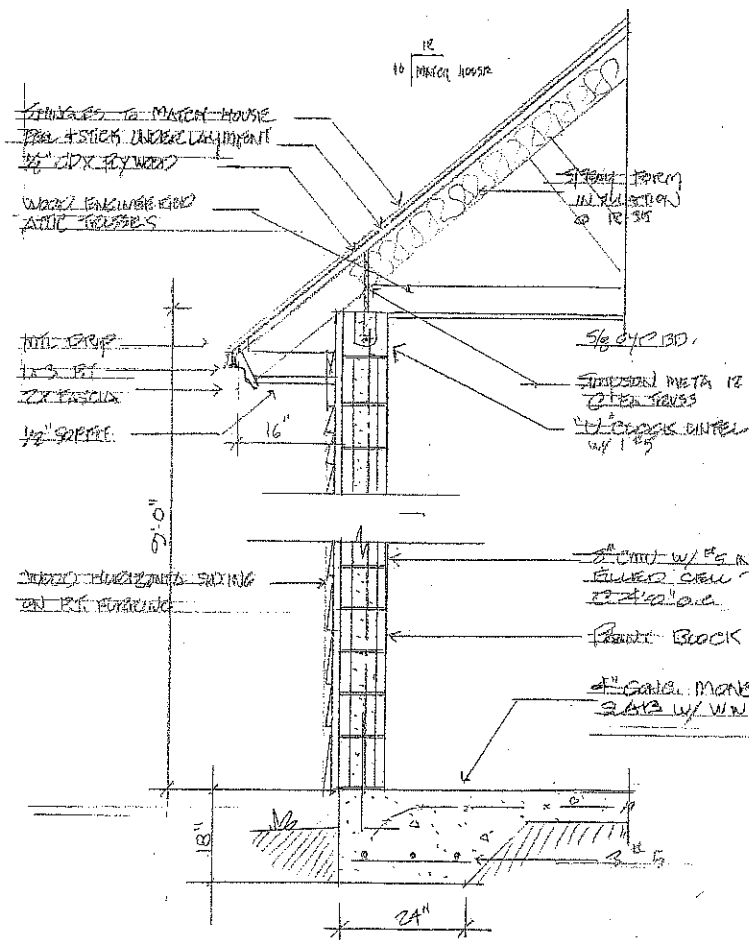
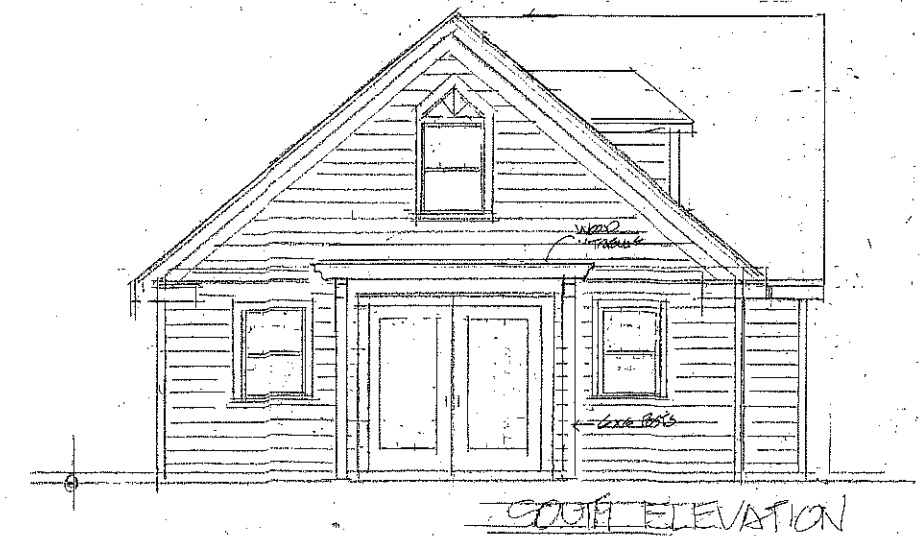
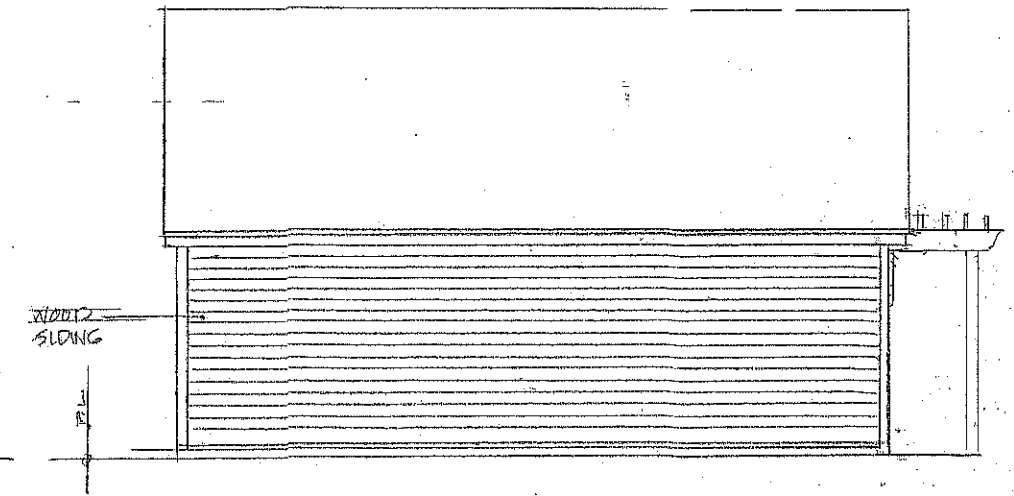
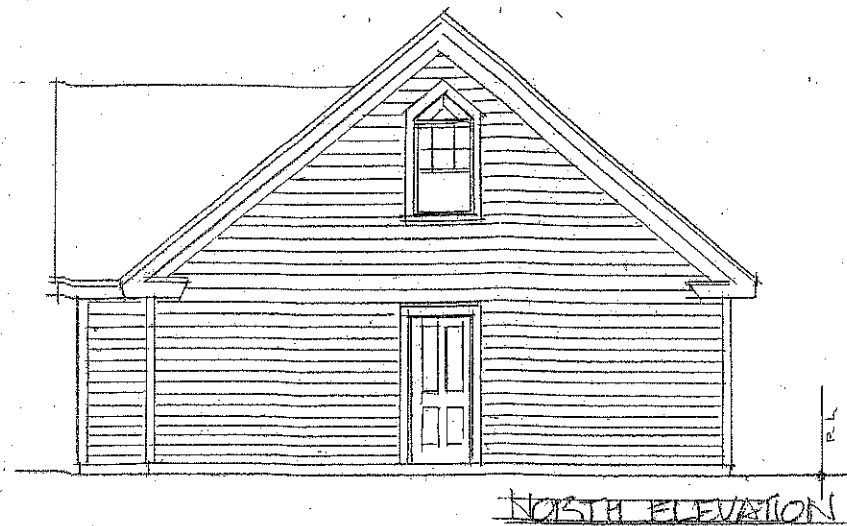
LES THOMAS
ARCHITECT

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

NEW GARAGE
WILSON RESIDENCE
2772 ST. GEORGE ST., ST. AUGUSTINE, FL.

Date: 6-18-20
Scale: AS NOTED
Drawn: 4
File:

SHEET
A1



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LES THOMAS
ARCHITECT

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

NEW GARAGE
"VILSON RESIDENCE"

Date: 6-18-20
Scale: AS NOTED
Drawn: [Signature]
File:

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A2



French Doors for Wilson Garage
" Kolbe"

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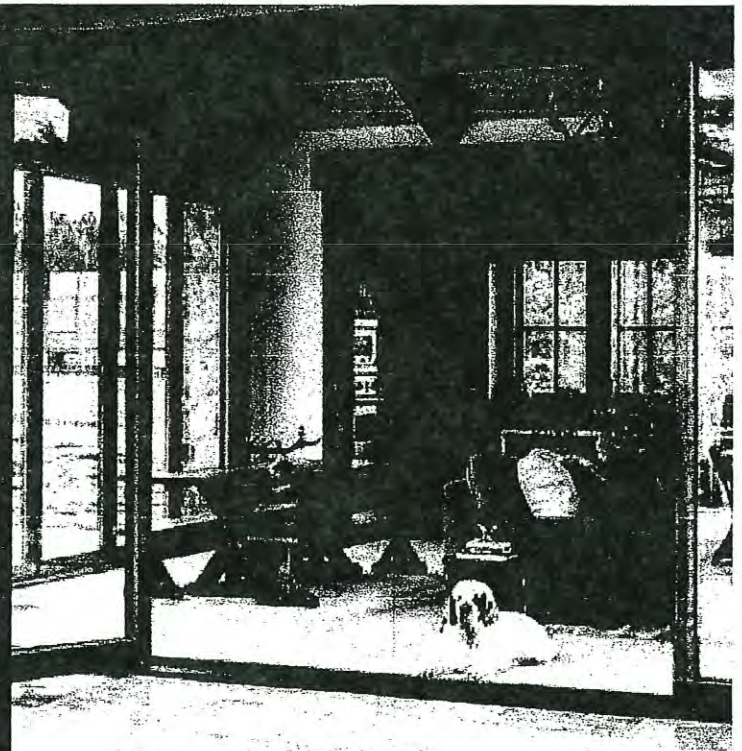
Folding Doors

VistaLuxe WD LINE ▶

VistaLuxe AL LINE ▶

Ultra Series ▶

Heritage Series ▶

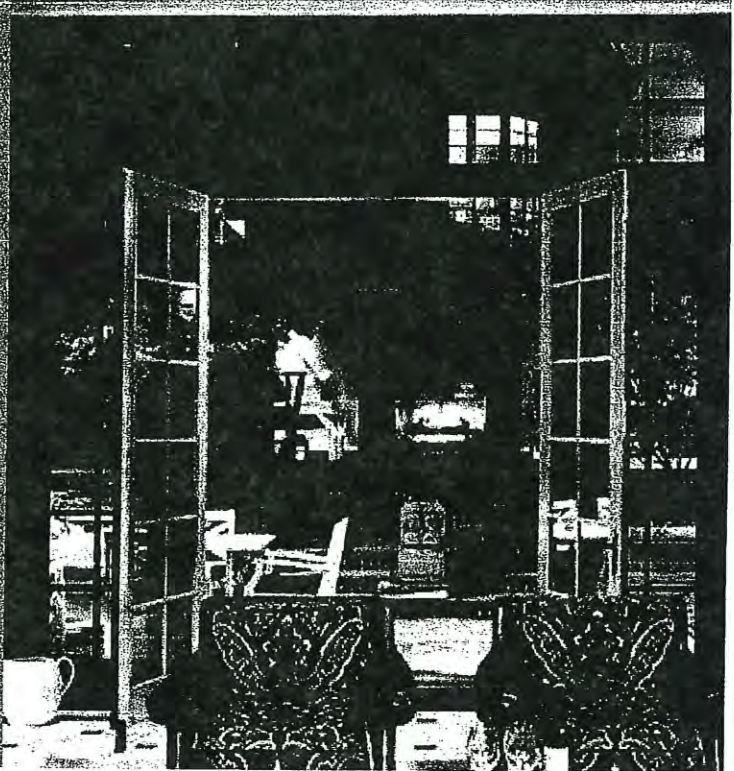


Swinging Patio Doors

Ultra Series ▶

Heritage Series ▶

Forgent Series ▶



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WILSON GARAGE
1 GARAGE DOORS



[HOME](#) / [BUYING GUIDE](#) / [GARAGE DOOR MATERIALS](#) / [WOOD GARAGE DOORS](#)

WOOD GARAGE DOORS

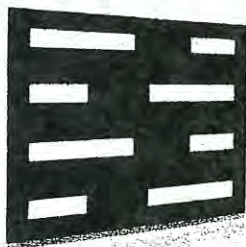
Clopay's wood garage doors are handcrafted from the finest wood species and built with pride in the U.S.A. Harvested from sustainable and naturally fallen forestry, each overhead door is designed and built to create a unique and artistic addition to your home.

Wooden garage doors by Clopay come in a wide variety of species and finishes, from the beauty of tropical Luan wood to other common species like Cedar and Redwood – we even have the capability to build reclaimed wood garage doors for an ultra-rustic look.

Homeowners that seek the classic style of a painted-white garage door can find their vision realized in garage door styles from carriage-house style to traditional raised- and flush-panel styles. Other popular tones are available to complement the exteriors of many home styles, and some series even offer custom paint options to help you achieve just the right shade for maximum curb appeal.

If you seek the natural elegance of real wood garage doors, take a look at the collections below, then [find a Clopay Dealer near you](#) to have your door professionally installed. Don't see exactly what you're looking for? Give us a sketch of your dream door and we'll custom manufacture and install it exclusively for you.

RESERVE® WOOD COLLECTION



MODERN SERIES

- RESERVE WOOD collection MODERN series garage doors showcase the natural beauty of wood with a sleek, clean style.
- Seven base designs are available for this garage door.
- Wood choices include Cedar in light, mixed or dark options, Redwood, Meranti, or Fir.
- Clear, tempered glass comes standard with our offset window models, with additional glass options including obscure or frosted glass.
- Polystyrene insulation is used with wood in the construction of this four-layer garage door. The R-Value for this door is 5.9*.
- Factory options for these doors include primed, stained, or finish-painted white.



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LIMITED EDITION SERIES

- Our LIMITED EDITION series features eight different door designs to provide carriage house style that complements your home's

CHAT WITH US +

- Construction ranges between four and five layers based on design and features and includes energy-efficient insulation. Wood options include Cedar (choose between Dark, Light, or Mixed), Meranti, Fir, or Redwood.
- Decorative hardware and windows are available, but optional on these doors.
- Windows are offered on these doors, and can be "true divided" or "simulated divided" based on your preference.
- Factory finish options for these doors include stained, primed, or finish-painted white.
- For extra peace of mind, reinforced Windcode rated doors available in this series.



CUSTOM

- Designs for these doors are as limitless as your imagination!
- Custom design capabilities for these doors include classic "swing-out" style operation as well as modern overhead doors.
- Any available wood species can be used on these wooden doors, from specialty wood to reclaimed woods for a true rustic feel.
- Energy-efficient insulation is included in the construction of these doors, with layers ranging from four to five depending on your design preferences.
- Doors can be painted or stained with custom colors based on your curb-appeal preference!

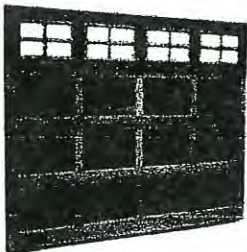


WILSON GARAGE

SEMI-CUSTOM

- Choose from six different base door designs, then customize your door with your choice of wood species and more.
- These doors feature a two-layer construction and are not insulated.
- Wood species available include Hemlock, Redwood, and Cedar.
- These doors accommodate windows and decorative hardware as part of the customization process. See the door's design options for more information on available options.
- Factory finishes for these doors include stained, primed, or finish-painted white.
- For additional reinforcement, Windcode rated doors are available in the SEMI-CUSTOM series

CLASSIC™ WOOD COLLECTION

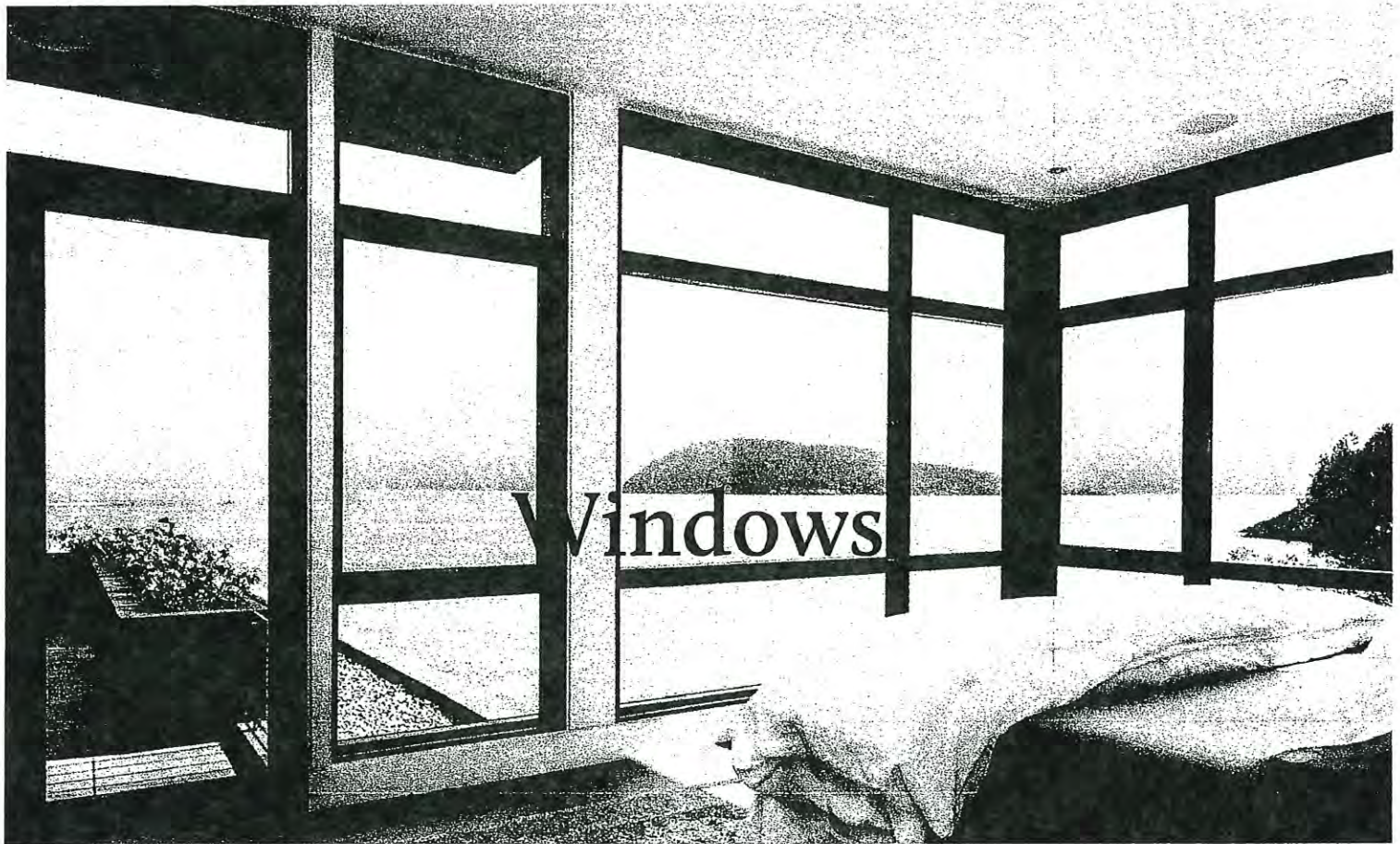


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" WILSON GARRAGE
KOLBE WINDOWS "

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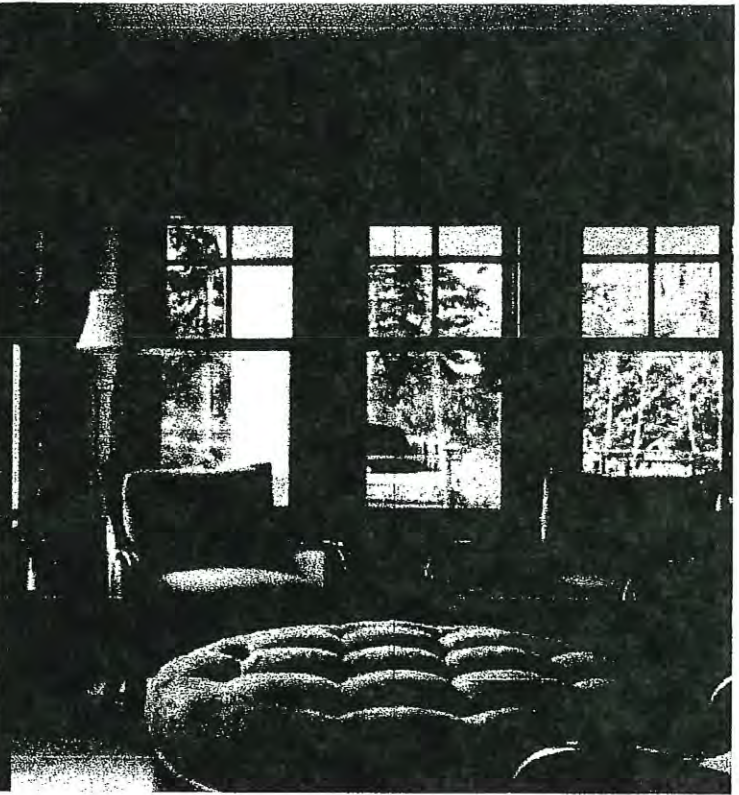
JUL 06 2020

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Double Hung Windows

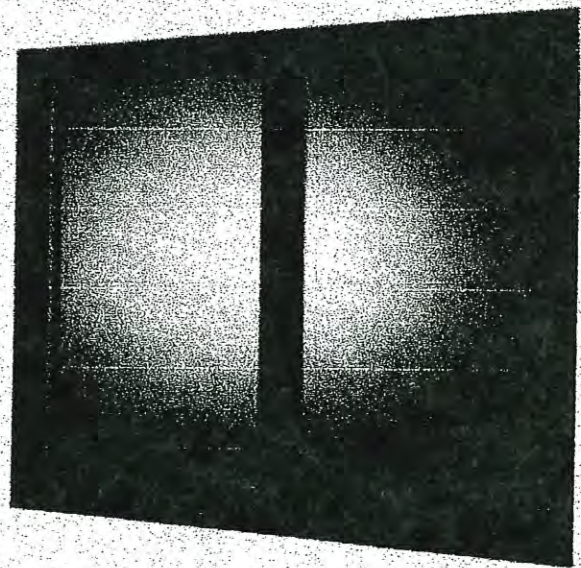
- Sterling ▶
- Traditional ▶
- Majesta ▶
- Old World Classic ▶
- Replacement ▶

WILSON
GARAGE



Sliding Windows

- Single ▶
- Double ▶
- Triple ▶
- Quad ▶



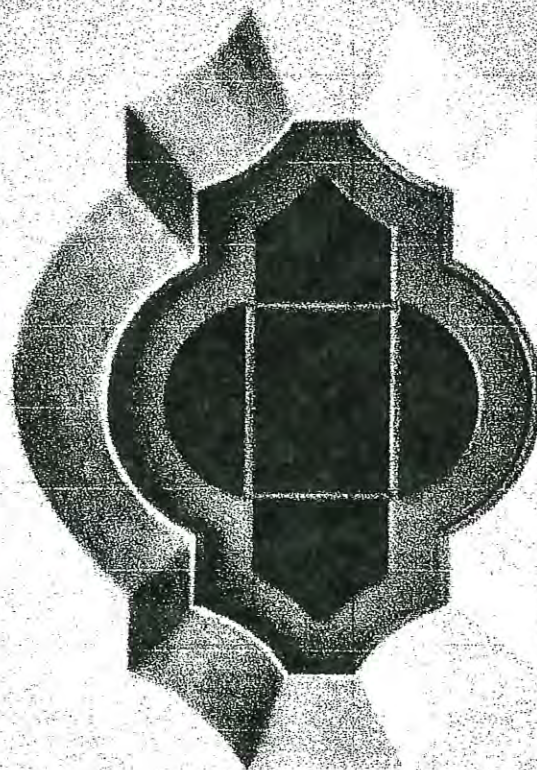
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Specialty Windows

- Corner ▶
- Direct Sets ▶
- Folding ▶
- Radius ▶ *✓*
- Geometrics ▶ *✓*
- Tilt-Turns ▶ *WILSON*
- Hoppers ▶ *GRABER*



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City, state or zip code

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CAREERS

WHAT'S
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TEAM MEMBER
PORTAL

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ABOUT
US

7/2/2020

GAF Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles (33.33 sq. ft. per. Bundle) (26-pieces)-U201180 - The Home Depot

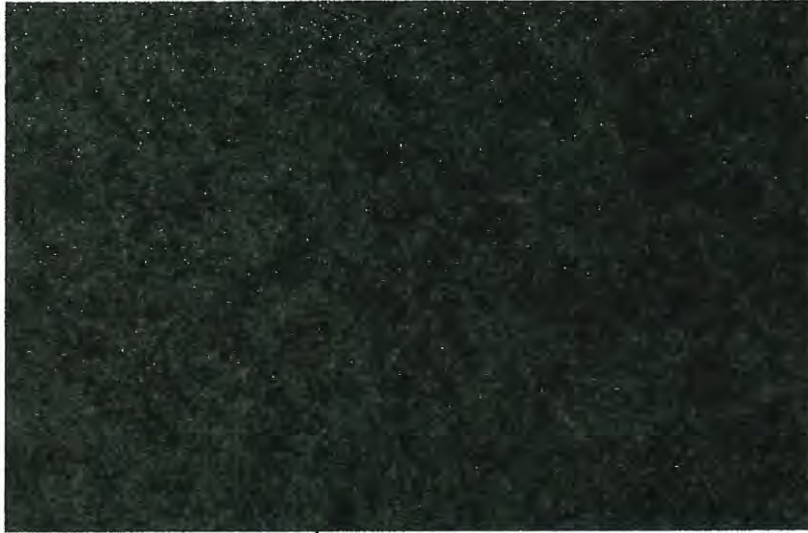
Home / Building Materials / Roofing & Gutters / Roofing / Roof Shingles



Internet #100040028

Model # 0201180

Store SKU #929291



WILSON GARAGE

St Augustine

✓ 94 in stock

Aisle: 22 Bay: 004

Text to Me

Save to Favorites

GAF

Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles (33.33 sq. ft. per. Bundle) (26-pieces)

(301)

Write a Review

\$27⁰⁰

/bundle

Buy 48 or more \$21.60 /bundle

TO MATCH
EXISTING RESIDENCE

Save up to \$100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: **Charcoal**



How to Get It



Ship to Home
Not available for this item

Scheduled Delivery
As soon as Tomorrow
\$35.00

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JUL 06 2020

Planning / Building Dept.

94 in stock at **St Augustine.**

Check Nearby Stores



Due to order volume, this item may not be available for pickup until **tomorrow.**

- 1 +

— or —

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Product Overview

Durable 3-tab asphalt shingle covered by 25-year limited warranty

Made with advanced color sequencing for a rich and vivid design

Class A fire rating & 60 mph wind warranty provide peace of mind

Model #: 0201180

Sku #: 929291

Internet #: 100040028

Royal Sovereign Shingles have a simple yet timeless beauty. Some people think all 3-tab shingles look pretty much alike. Not so. GAF has gone to great pains to make Royal Sovereign the most beautiful strip shingle you can install.

- 25-years ltd transferable warranty with smart choice protection (non prorated material and installation labor coverage) for the first 5-years (see GAF shingle and accessory ltd warranty for complete coverage and restrictions)
- Proven quality with over 10 billion Royal sovereign shingles having been installed in North America - enough to circle the earth more than 200 times if they were laid end to end
- Advanced protection shingle technology reduces the use of precious natural resources while providing excellent protection for your home
- Looks great with color lock ceramic firing (granules) that helps maintain the true shingle color
- Stainguard protection helps ensure the beauty of your roof against unsightly blue green algae (StainGuard protection applies only to shingles with StainGuard labeled packaging; see GAF shingle and accessory ltd warranty for details)
- Passes the industry's 2 toughest wind tests: ASTM's 110 MPH and 150 MPH wind tests (under controlled laboratory conditions)
- Micro weave core offers a strong foundation that helps resist cracking and splitting
- Meets the highest roofing fire rating, UL class A, listed to ANSI/UL 790

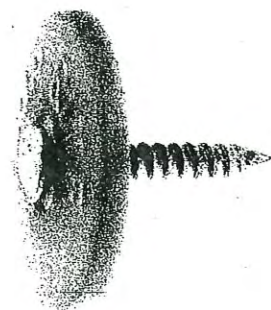
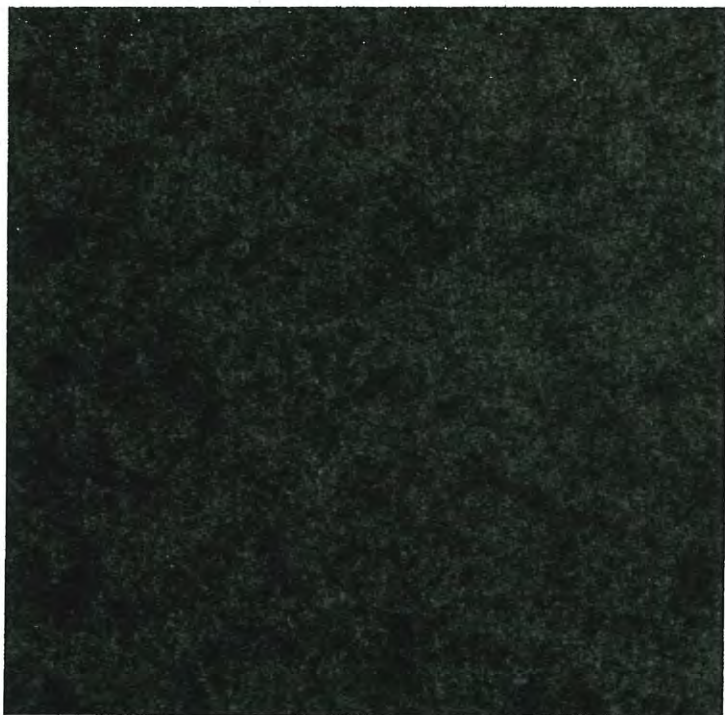
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10

Get Everything You Need



+3 More items

Coordinating Items



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Planning / Building Dept.

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 19-0246

General Warranty Deed

Made this 4th day of February, 2020, by **Christopher L. Leitch and Giovanna M. Leitch, husband and wife**, hereinafter called the grantor, to **James Don Wilson, II aka James D. Wilson II, aka Jamie Wilson, and Collette Elizabeth Wilson, aka Collette E. Wilson, aka Cole Wilson, fka Collette Elizabeth Brown, both as Trustees of The Wilson 5 Family Trust u/a/d June 3, 2015 as amended and restated**, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Sec. 689.071, F.S., whose post office address is: 272 St. George Street, St Augustine, Florida 32084, hereinafter called the grantee:, whose post office address is: 272 St. George Street, 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 \$1,175,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida, viz:**

See Exhibit A attached hereto and by reference made a part hereof.

Parcel ID Number: **199750-0000**

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

Subject To taxes subsequent to December 31, 2020, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

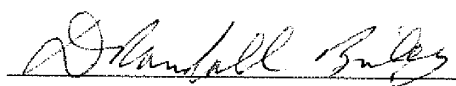
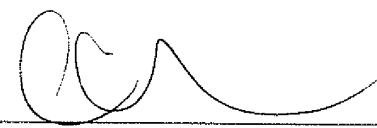
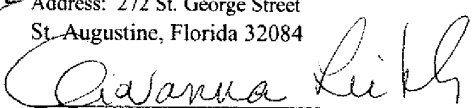
To Have and to Hold, the same in fee simple forever.

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, 2020.

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:

	 (Seal)
Witness Printed Name <u>Christopher L. Leitch</u>	Christopher L. Leitch Address: 272 St. George Street St. Augustine, Florida 32084
	 (Seal)
Witness Printed Name <u>Nancy A. McAlum</u>	Giovanna M. Leitch

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization, this 4th day of February, 2020, by Christopher L. Leitch and Giovanna M. Leitch, husband and wife, who produced driver's license as identification.



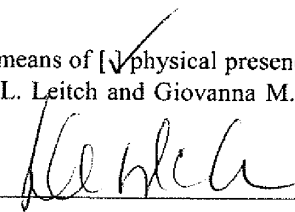

Notary Public

EXHIBIT "A"

BEGINNING IN THE WEST LINE OF ST. GEORGE STREET IN THE CITY OF ST. AUGUSTINE, AT A POINT 133 FEET AND 4 INCHES, NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF ST. FRANCIS STREET, RUN THENCE WESTERLY ON THE NORTH LINE OF LAND FORMERLY OWNED BY JOHN LOTT PHILLIPS, BUT NOW BY BONFIELD, 155 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF ST. GEORGE STREET, 110 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BONFIELD 155 FEET TO THE WEST LINE OF ST. GEORGE STREET; THENCE SOUTHERLY IN THE WEST LINE OF ST. GEORGE STREET, 110 FEET, TO THE PLACE OF BEGINNING. BOUNDED EAST BY ST. GEORGE STREET, SOUTH BY LAND ON BONFIELD WEST BY LANDS FORMERLY OF DISER BUR NOW OF BERGER, AND NORTH BY LANDS FORMERLY OF UPHAM, NOW OF BIRD AND MINIER.

ALSO DESCRIBED AS LOT 9, BLOCK 38, CITY OF ST. AUGUSTINE, FLORIDA.

COPY

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

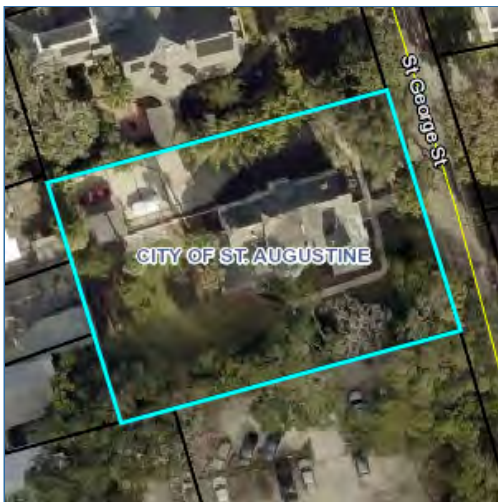
Summary

Parcel ID	1997500000
Location Address	272 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 9 BLK 38 OR4885/598 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.390
Homestead	Y

Owner Information

Owner Name	Wilson 5 Family Trust U/A/D 06-03-2015 100% Wilson James Don II Trustee 0% Wilson Collette Elizabeth Trustee 0%
Mailing Address	272 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5032

Map



Valuation Information

	2020
Building Value	\$568,347
Extra Features Value	\$1,346
Total Land Value	\$436,205
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,005,898
Total Deferred	\$127,784
Assessed Value	\$878,114
Total Exemptions	\$50,000
Taxable Value	\$828,114

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	\$420,829	\$1,337	\$436,205	\$0	\$0	\$858,371	\$858,371	\$50,000	\$808,371
2018	\$426,366	\$1,361	\$436,205	\$0	\$0	\$863,932	\$863,932	\$50,000	\$813,932
2017	\$249,500	\$3,621	\$436,205	\$0	\$0	\$689,326	\$484,017	\$255,309	\$434,017
2016	\$259,285	\$3,621	\$396,550	\$0	\$0	\$659,456	\$474,062	\$235,394	\$424,062
2015	\$242,158	\$3,621	\$305,910	\$0	\$0	\$551,689	\$470,767	\$130,922	\$420,767
2014	\$188,091	\$3,621	\$275,319	\$0	\$0	\$467,031	\$467,031	\$50,000	\$417,031
2013	\$194,691	\$3,621	\$275,319	\$0	\$0	\$473,631	\$473,631	\$50,000	\$423,631
2012	\$197,991	\$3,621	\$275,319	\$0	\$0	\$476,931	\$476,931	\$50,000	\$426,931
2011	\$204,590	\$3,621	\$305,910	\$0	\$0	\$514,121	\$514,121	\$50,000	\$464,121
2010	\$207,890	\$3,621	\$339,900	\$0	\$0	\$551,411	\$551,411	\$50,000	\$501,411

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	4652	Roof Cover	Composite Shingle
Conditioned Area	3916	Interior Flooring	Pine Wood
Actual Year Built	1889	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	4

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	16 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	305
BASE AREA	1946	1946
FINISHED UPPER STORY	1660	1660
FINISHED OPEN PORCH	0	308
FINISHED OPEN PORCH	0	42
FINISHED OPEN PORCH	0	81
FINISHED UPPER STORY - FORCED	310	310
Total SqFt	3916	4652

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Storage Building	0	0	0	0	200
Masonry Wall	0	0	0	0	408

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	110	135	110	EF	\$436,205

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2020	2/4/2020	\$1,175,000.00	WD	4885	598	Q	I	LEITCH CHRISTOPHER L,GIOVANNA M	WILSON 5 FAMILY TRUST U/A/D 06-03-2015
8/25/2017	8/14/2017	\$938,800.00	WD	4426	1700	Q	I	EMERICK CHRISTOPHER G & CHRISTINA M	LEITCH CHRISTOPHER L,GIOVANNA M
	11/15/2001	\$0.00	CD	1694	138	U	I	DENT JAMES G & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	11/15/2001	\$653,000.00	WD	1679	155	Q	I	DENT J GREG & OSBORNE NANCY M	EMERICK CHRISTOPHER G & CHRISTINA M
	3/27/1998	\$0.00	WD	1309	1325	U	I	BRYANT BONNY	DENT J GREG & OSBORNE NANCY M (H/W)
	3/27/1998	\$0.00	WD	1309	1323	U	I	PETERSON DENNIS	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	\$0.00	WD	1309	1327	U	I	PETERSON CHARLENE,GARY & BAKKE KAROLEE ETAL	DENT J GREG & OSBORNE NANCY M (H/W)
	3/26/1998	\$215,200.00	WD	1309	1321	U	I	PETERSON PHYLLIS J ESTATE BY CO-PERS REPS	DENT J GREG & OSBORNE NANCY M (H/W)
	8/7/1997	\$0.00	OI	1258	1598	U	I	PETERSON PHYLLIS J (DECEASED 5/30/97)	PETERSON PHYLLIS J ESTATE

No data available for the following modules: Sketch Information.

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0072 Address: 35 Magnolia Avenue

Applicant: Les Thomas Architect

Property Owner: Modesto Gómez and Heidi Sykes-Gómez

Project description: To partially demolish a building, constructed ca. 1925 that is not located in a district but is recorded on the Florida Master Site File, limited to the garage addition (ca. 1950s).

Architectural Style: Colonial Revival	Florida Master Site File: SJ05178
National Register: N/R	-House: 1925 -Garage addition: ca. 1950s
Archaeology Zone: ID	Zoning District: RS-1
Parcel number: 1920000000	
Agenda Item: 9(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This is a Certificate of Partial Demolition application for a ca. 1950s garage block attached addition that was later added to a residential building, constructed in 1925, and modified through 2010.
- Located in the Miramar Subdivision north of the Fountain of Youth Archaeological Park, the building is on the northeast corner of Magnolia Avenue and Dufferin Street. According to the current owner, the ca.1950s garage addition has been altered over time through 2010 by previous owners, with only a portion of the concrete block wall and possibly the wood window with six-over-six sashes on the North Elevation and the paired wood windows with four-over-one sashes on the West Elevation that remain from the 1950s addition. The sheet metal on the gable roof was installed in the 1990s, covering the asphalt shingles from the 1950s, the metal garage doors were installed around 2009-2010, and most of the windows were replaced with four-over-one aluminum sashes in the 1990s and 2010.
- A Sanborn Map dated 1930 and the subsequent 1930 revised to 1947 map shows a detached one story auto related building and smaller outbuilding to the rear directly behind or to the east of the two-story frame and stucco covered house. By the 1930 revised to 1957 map, those detached outbuildings are no longer showing. Instead a block one-story L-shaped garage addition is shown to the north and east of the home. This addition was added onto with another attached perpendicular garage wing at a later date.
- The applicant did not provide replacement designs, which is not required, but indicated that a replacement addition structure is planned for the same general area of the attached garage section that is proposed for demolition that will be above the flood elevation.
- 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.
- The building is within archeological zone ID. Demolition could meet the ground-disturbance criteria outlined 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 Partial Demolition** limited to the ca. 1950s garage addition **at 35 Magnolia Avenue** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvagable historic materials, including 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 of a building limited to the garage addition (ca. 1950s).

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 1925 building's garage addition that is proposed for demolition was built ca. 1950s and is more than 50 years old. The house is 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 CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **The contribution of the structure to the mass and scale of the streetscape.** The attached garage portion of the building proposed for demolition is visible from Dufferin Street. The overall building has a larger mass and scale to the surrounding buildings, but although it is arranged in smaller sections, the building is unique to the surrounding streetscape.
3. **The impact of the loss of the structure on the streetscape.** The 1950s garage addition proposed for demolition does not have 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 structure to replace the 1950s addition proposed for demolition, which is not required, so the impact can not be determined. The application indicated that replacement designs were still being worked on at this time. Design review is not required. Vacant lots in neighborhoods with regular development pattern are not desirable, but this is an application for a partial demolition limited to the garage addition that was added in ca. 1950s, not the primary structure.
5. **The historical or cultural merit of the structure.** The residential 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 Colonial Revival style, while the portion of the concrete block garage proposed for demolition was added onto the house ca. 1950s. 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 block addition is not a last surviving example of its style or type of architecture or a 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 1950s block addition 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 garage addition that was added to the house ca. 1950s was below flood elevation and had flooded during the last two hurricanes. The proposed partial demolition limited to the ca. 1950s garage addition is desired so a replacement addition can be rebuilt above flood elevation.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2020-0072
35 Magnolia Avenue
July 16, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
35 Magnolia Avenue



**Rear / East Elevation of ca. 1925 house
and south drive from Dufferin Street leading to ca. 1950s garage addition**

STAFF PHOTOGRAPHS

35 Magnolia Avenue



**South Elevation of ca. 1950s garage addition and subsequent garage addition
and ca. 1950s garage addition attached to ca. 1925 house**

STAFF PHOTOGRAPHS
35 Magnolia Avenue



**Facing northwest where ca. 1950s garage addition is attached to ca. 1925 house
and West Elevation of ca. 1950s garage addition**

STAFF PHOTOGRAPHS
35 Magnolia Avenue



**North Elevation of a portion of the subsequent garage addition
and the ca. 1950s garage addition**



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05178
Recorder # _____
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 35 Magnolia Avenue Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name North City 2006 Suvey Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>35</u>		<u>Magnolia</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) San Carlos/Dufferin Ave.
City / Town (within 3 miles) St. Augustine In Current City Limits? YES
County St. Johns Tax Parcel #(s) _____
Subdivision Name Miramar Add. Block D Lot 6-8
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> ST. AUGUSTINE; 1988
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 7S ; 30E ; 52 ; UNSP
Irregular Section Name: N/A
Landgrant Mil y Quientas
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Colonial Revival Other Style N/A
Exterior Plan Irregular Other Exterior Plan N/A
Number of Stories 1
Structural System(s) _____ >> Wood frame
Other Structural System(s) N/A
Foundation Type(s) _____ >> Piers
Other Foundation Types N/A
Foundation Material(s) _____ >> Concrete Block
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Stucco
Other Exterior Fabric(s) N/A
Roof Type(s) _____ >> Gable
Other Roof Type(s) N/A
Roof Material(s) _____ >> Composition shingles
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc) _____ >> Not applicable
Other Roof Secondary Structure(s) _____
Number of Chimneys 0
Chimney Material _____
Other Chimney Material(s) N/A
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8SJ05178

DESCRIPTION (continued)

Window Descriptions Sash, 1/1-Light, Wood

Main Entrance Description (stylistic details) Central, Solid Core

Porches: #open 1 #closed #incised Location(s) Front (West), Stoop

Porch Roof Types(s)

Exterior Ornament None

Interior Plan Unknown Other Interior Plan N/A

Condition Fair

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1925

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;</u>			

Structure Use History

Use Year Use Started Year Use Ended >> Residence--private;1925;

Other Structure Uses Continuation Sheet

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

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >> Community planning & development

Other Historical Associations See continuation sheet

Explanation of Evaluation (required) See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05178

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

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

Recorder Affiliation Historic Property Associates Other Affiliation _____

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

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

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

Form Comments: _____

SHPO's Evaluation of Resource

Date

FMSF Staffer:

Computer Entry Date:

REQUIRED PAPER ATTACHMENTS

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

SJ05178-

Supplementary Printout

- > **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988
- > **Township/Range/Section/Qtr:**
7S ;30E ;52;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Concrete Block
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Not applicable
- > **Change status/year changed/date noted/nature:**
Unspecified;;
- > **Original, intermediate, present uses/year started/year ended:**
Residence--private;1925;
- > **Research methods:**
Examine local property records
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

RN:77 SJ5178/35 Magnolia Avenue Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

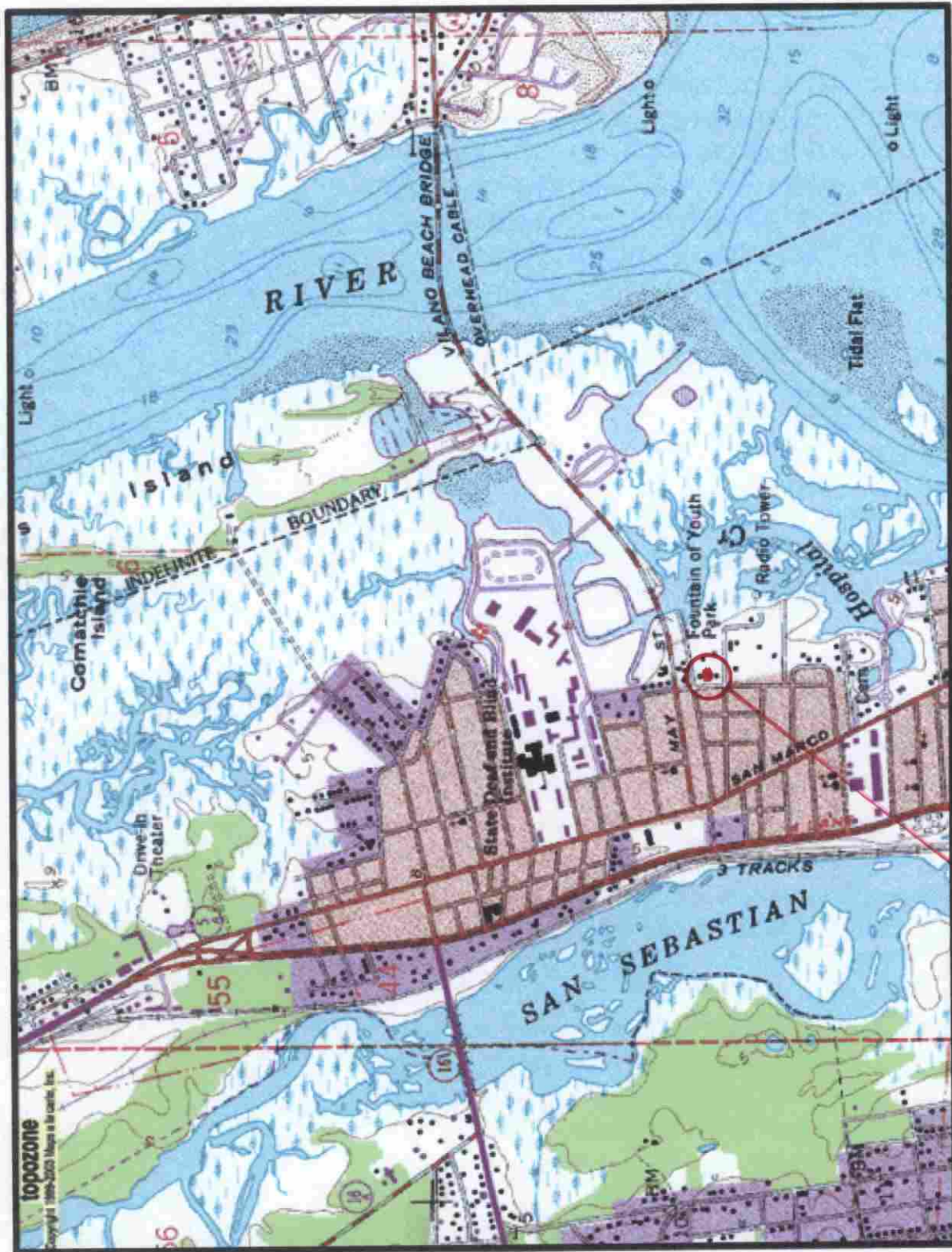
North, beyond the Mission Nombre de Dios property, are Williams Addition, San Marco, Miramar, Miramar-on-the Bay subdivisions and the Fountain of Youth Tract. These subdivisions extend from Ocean Avenue to San Carlos Avenue, the northern limit of the City of St. Augustine until 1923, and east from San Marco Avenue. They were formed from the northern six grants in the Mil y Quinientas. Between 1826 and 1835 Stephen Arnau, a Minorcan and officer in the Florida Territorial Militia consolidated these grants under his ownership. In 1851 he deeded them to his son, Paul, five term mayor of St. Augustine. In 1868 the Arnau sold the tract to Senator Henry H. Williams, who subdivided the portion of the land between San Marco and Magnolia avenues between 1883 and 1886. Williams built a large home and cultivated citrus and roses on land east of Magnolia Avenue in what today is the Fountain of Youth Park. San Marco, Miramar, Miramar-on-the-Bay and the Fountain of Youth Tract were all subdivided in the 1920s. The Fountain of Youth Tract was acquired during this period by Walter B. Fraser, Mayor of St. Augustine from 1934-1942 and a state senator. This area lacks the concentration of historic buildings found in the Abbott Tract and the adjacent neighborhood to the west. It does, however, include the Old St. Johns County Jail, a National Register property; the Fountain of Youth Park, where the original settlement of St. Augustine is likely located; and Magnolia Avenue, whose arching live oaks provide one of the city's most scenic vistas.

This two-story residential building is located in the Miramar Subdivision. It embodies the pre-World War II development and architecture of the subdivision. It is an example of frame vernacular construction. Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After the 1920 frame vernacular buildings often diminished to one story. In addition to height and methods of construction frame vernacular building of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Bungalow windows, with a single lower light and 3,4 or more lights in the upper sash, were typical. Porches usually full-widths entrance types, remained common.

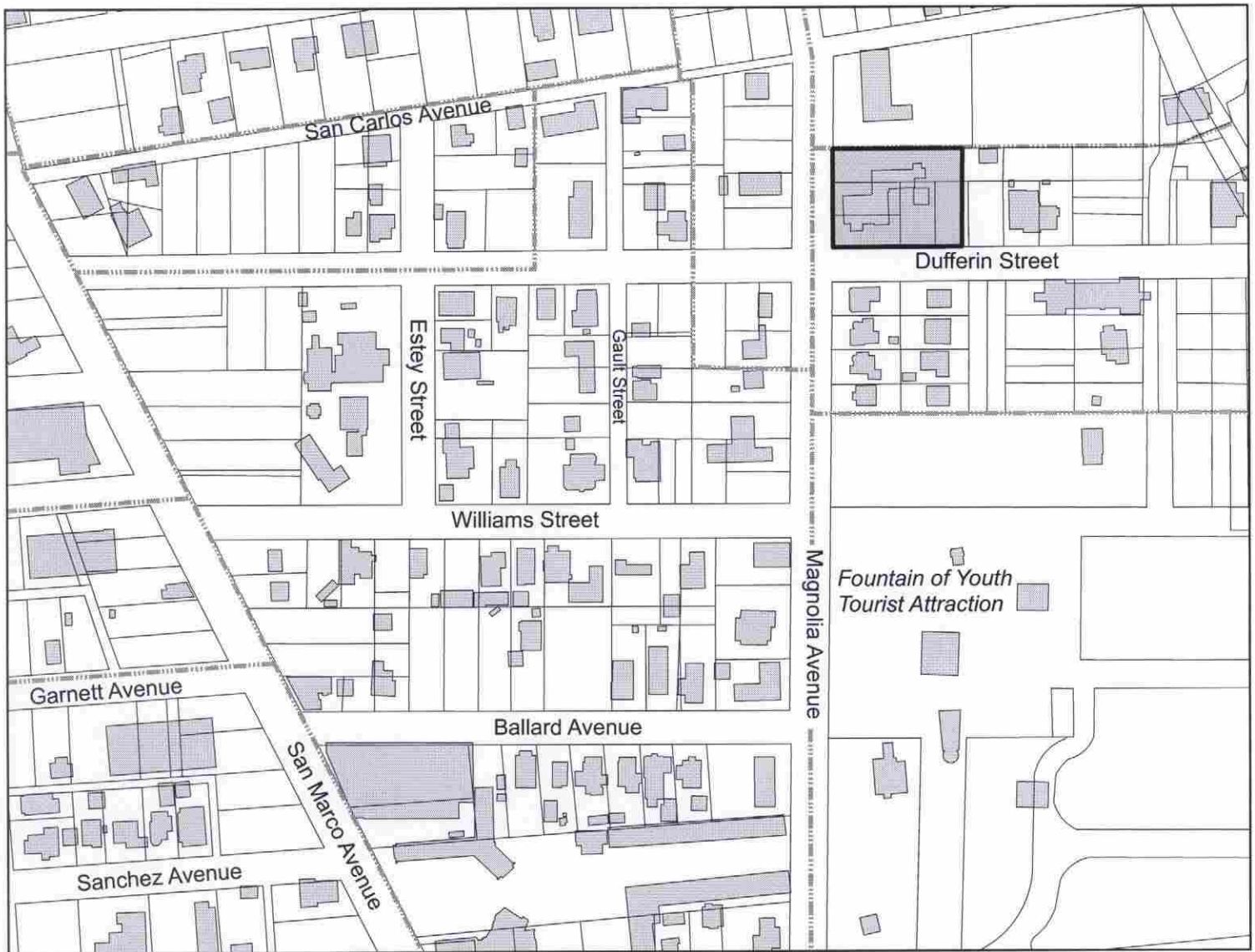
The building's architectural features include a continuous concrete slab foundation, a wood frame structural system, stucco exterior finish, a side facing gable roof, and a three-bay entrance porch with full-height columns.

Property Appraiser records suggest a construction date of 1925. The building appears on the 1953 Sanborn Fire Insurance update. According to the 1957 St. Augustine City Directory, the building was the residence of Reddin Britt. The building is not individually eligible for National Register designation and is not located in an area which appears eligible for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5178
ADDRESS: 35 MAGNOLIA AVENUE



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

0 75 150 300 Feet



Miramar City Subdivision

35 Magnolia Avenue

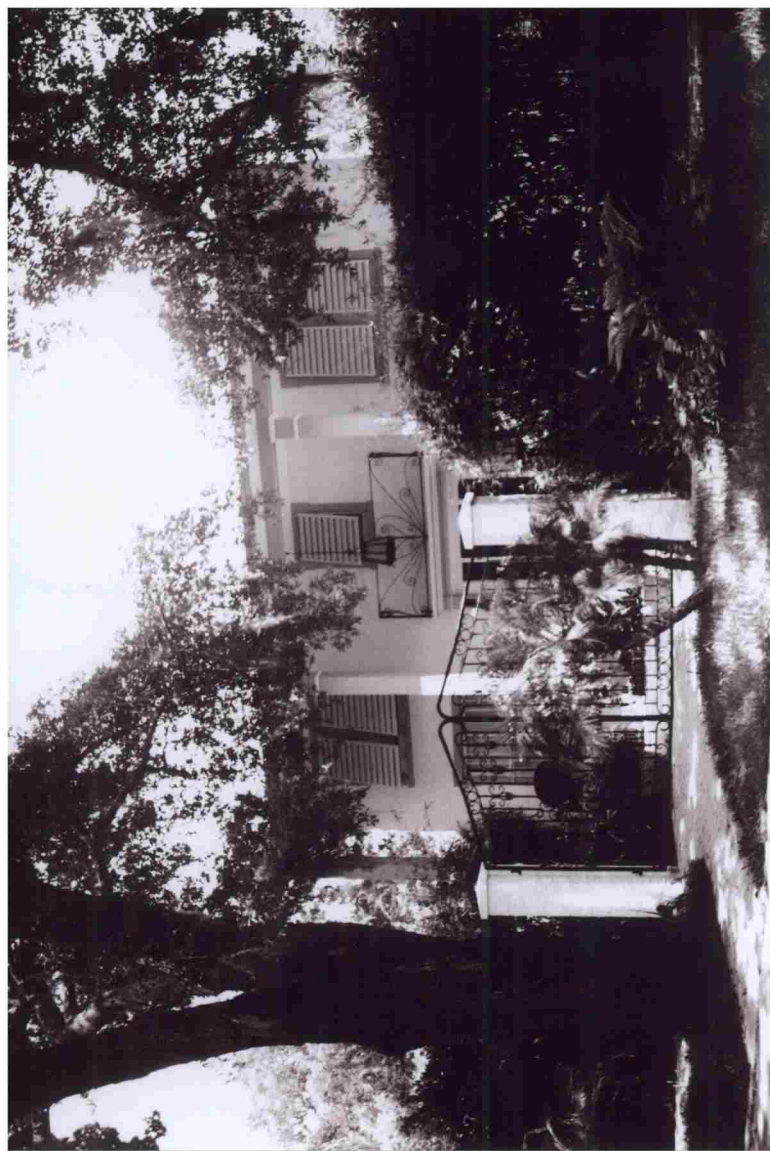
West 40 feet of Lot 5 and all Lots 6, 7, and 8, Block D
 and West 190 feet of South 50 feet of Block H

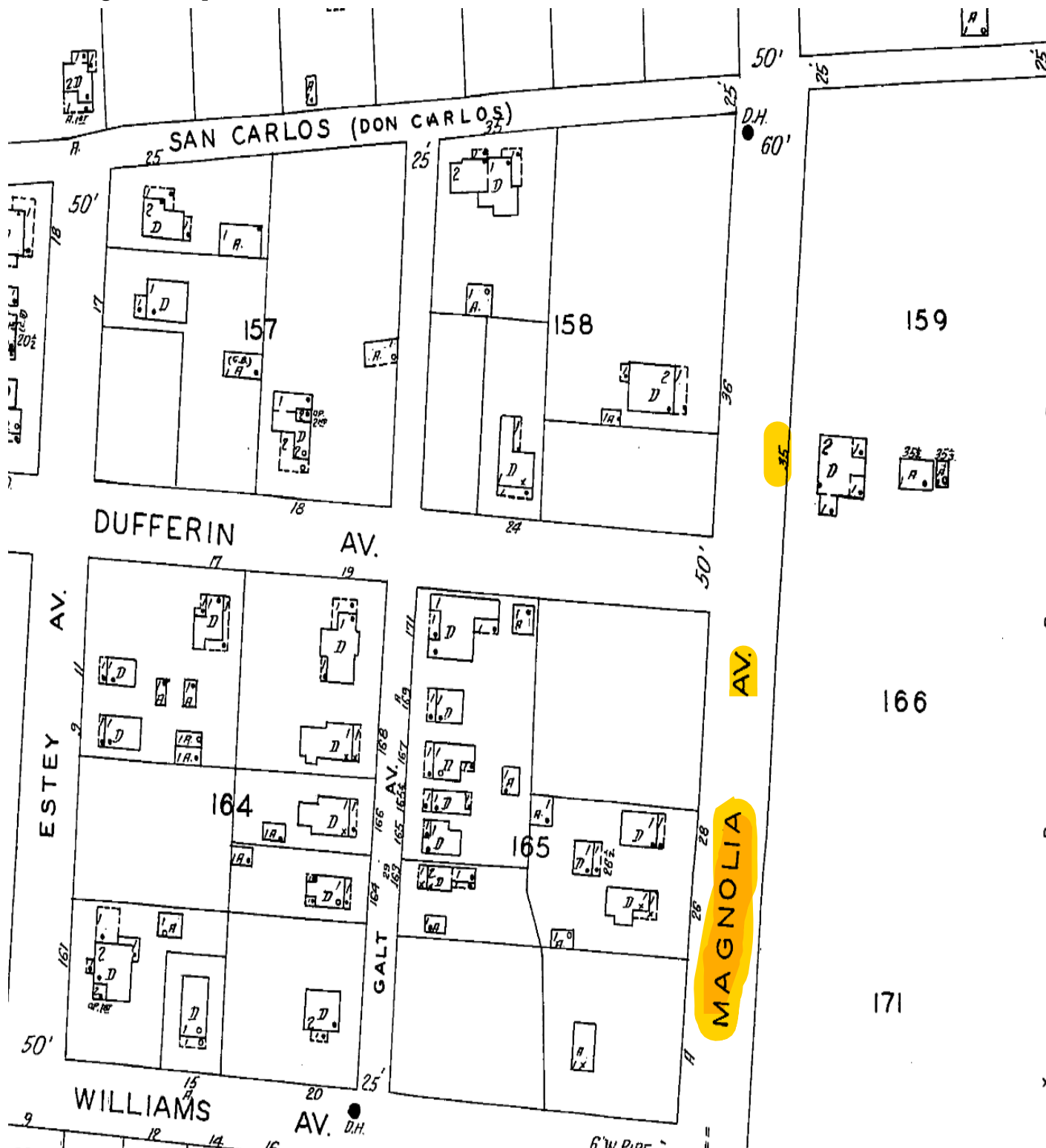
= Subdivision Boundary

= Subject Property

= Building Footprint

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





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Corrected to 1957

APR. 1930
ST. AUGUSTINE
FLA.

23





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. 2020-0072

Receipt No. 1885905

Meeting Date July 16, 2020

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

1. NAME OF APPLICANT LES THOMAS
Business (if applicable) LES THOMAS ARCHITECT
Address 32 CORDOVA ST
City ST. AUGUSTINE State FL Zip 32084
Daytime telephone 904-824-9508 her phone/email 1904-826-6269

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

2. NAME OF PROPERTY OWNER MODESTO GOMEZ & HEIDI SYKES-GOMEZ
Business (if applicable) _____
Address 35 MAGNOLIA AVE
City ST. AUGUSTINE State FL Zip 32084
Daytime telephone (required) 904-342-2775 Other phone _____

3. PROJECT STREET ADDRESS 35 MAGNOLIA AVE.

4. LEGAL DESCRIPTION OF PROPERTY
Lot 5 Block D Subdivision MIRAMAR Parcel Number _____

5. ⁶²⁸¹DATE OF CONSTRUCTION PRIOR TO 1950 Source: MASTER SITE FILE

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:

NOTE, THIS PART OF RESIDENCE IS BELOW THE FLOOD ELEV.
AND FLOODED DURING LAST TWO STORMS. THEY WILL
RE BUILD TO ABOVE FLOOD ELEVATION.

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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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 (<u>GARAGE</u>)
☒	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: <u>ROOF</u>
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☒	☐	☐	Exterior walls
☒	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☒	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME LES THORNTON DATE 6-17-20

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME Modesto Gómez DATE 6-18-20 ✓

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME Heidi M. Sykes-Gómez DATE 6-18-20 ✓

SIGNATURE OF 2nd PROPERTY OWNER Heidi M. Sykes-Gómez

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PRINT 3rd OWNER'S NAME _____ DATE _____

JUN 19 2020

SIGNATURE OF 3rd PROPERTY OWNER _____

Planning/Building Dept.

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

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]

JUL 06 2020

PROPERTY OWNER'S

Planning/Building Dept.

Modesto Gómez

(Print Name)

(Signature)

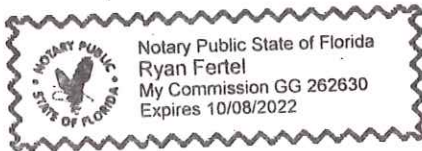
Heidi Sykes-GómezHeidi Sykes Gómez

STATE OF FLORIDA

COUNTY OF Saint Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Modesto and Heidi Gómez, who is personally known to me or who has produced Florida Drivers Lic 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 2nd day of July, 2020.



[Signature]
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

35 MAGNOLIA AVE.

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

LES THOMAS
(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, LES THOMAS, who is personally known to me or who has produced P/K 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 2nd day of July, 2020.

Jean M. Courter
Notary Public, State of Florida

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JUL 06 2020

Planning / Building Dept.



Re: 35 Magnolia Avenue

1 message

Heidi Sykes-Gómez <hsgnc@hotmail.com>

Tue, Mar 24, 2020 at 9:56 AM

To: Les Thomas <lestthomasarchitect@gmail.com>

Cc: Heidi Sykes-Gómez <hsgnc@hotmail.com>

Thank you. This is the 1943 photo we have. The original c.1927 house ends at the kitchen in the NE corner.

The 1993 photos show the concrete walls erected in the early to mid 1950s as well as the swimming pool, back porch roof, and back deck that was added c. 1992.

The garage on the left in the 1993 photo was renovated into a hallway and laundry room later. The two garage doors on the right are now the two garage bays with the old ceiling beams.

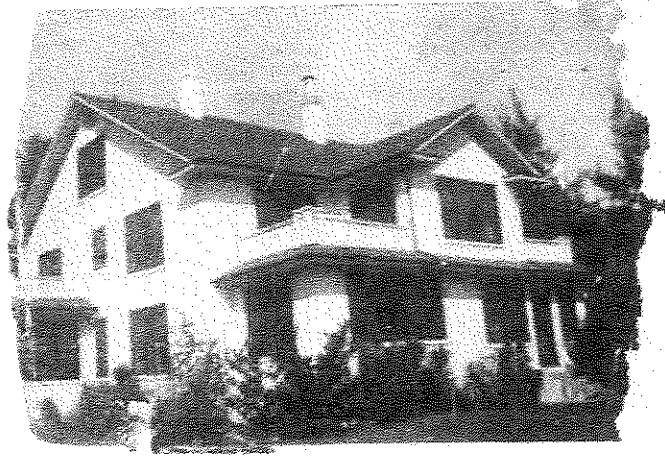
We could supply you with others showing the 1990s-2010 changes (all done by prior owners, not us) when we prepare the HARB application.

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*This picture was taken
October 2, 1943*



*The Dotters purchased the house from
Mrs. Reddin Britt in
1993*



Pre: 1993

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JUN 19 2020

Planning/Building Dept.

Page 607 of 756

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ



Front

FRONT OF EXISTING RESIDENCE @ 35 MAGNOLIA AVE

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JUN 19 2020

Planning/Building Dept.

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ



Back

REAR OF EXISTING RESIDENCE
@ 35 MAGONUA AVE.

RECEIVED

JUN 19 2020

Planning/Building Dept.

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ



Left Side

RECEIVED

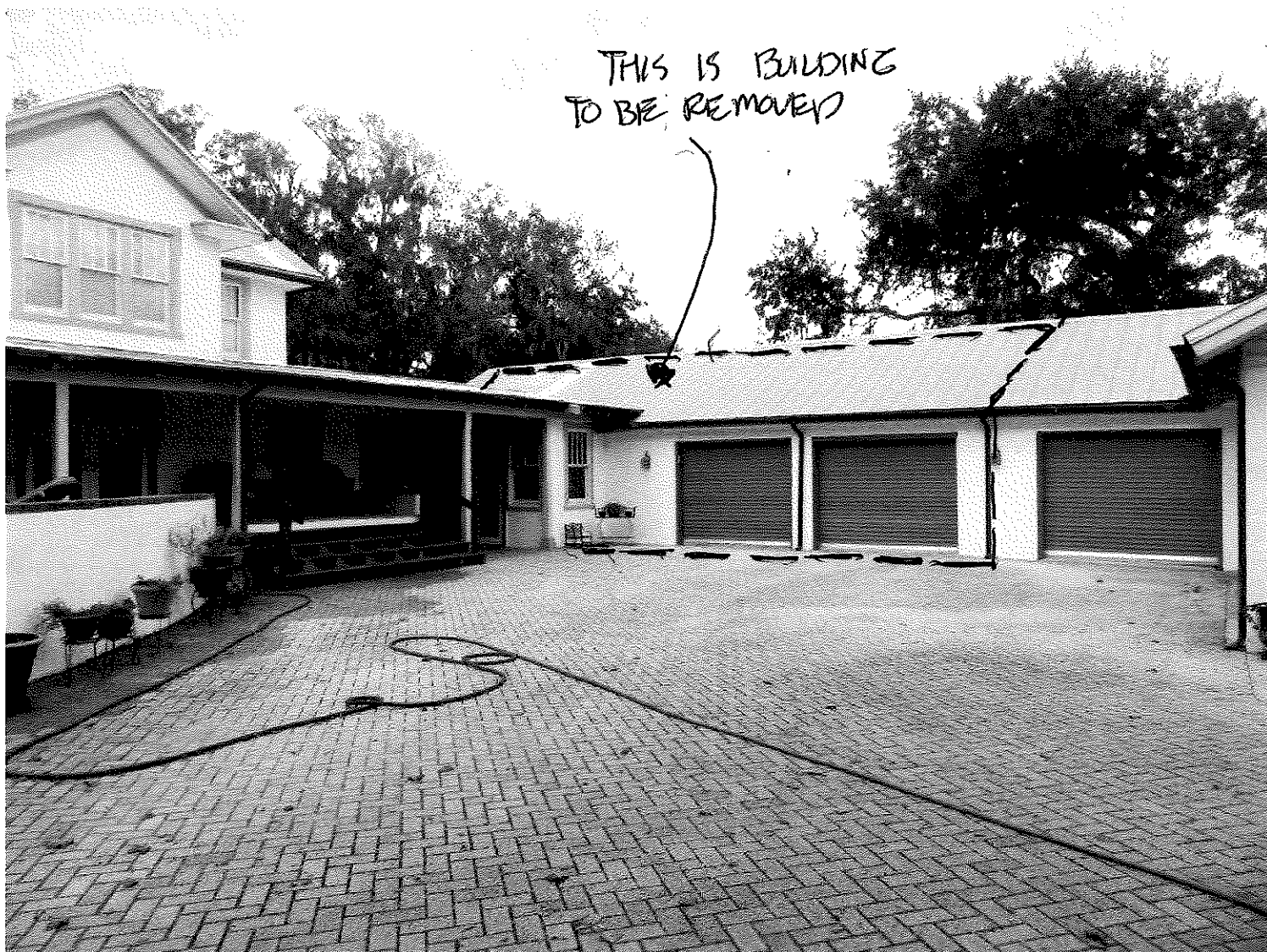
JUN 19 2020

Planning/Building Dept.

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ



Back

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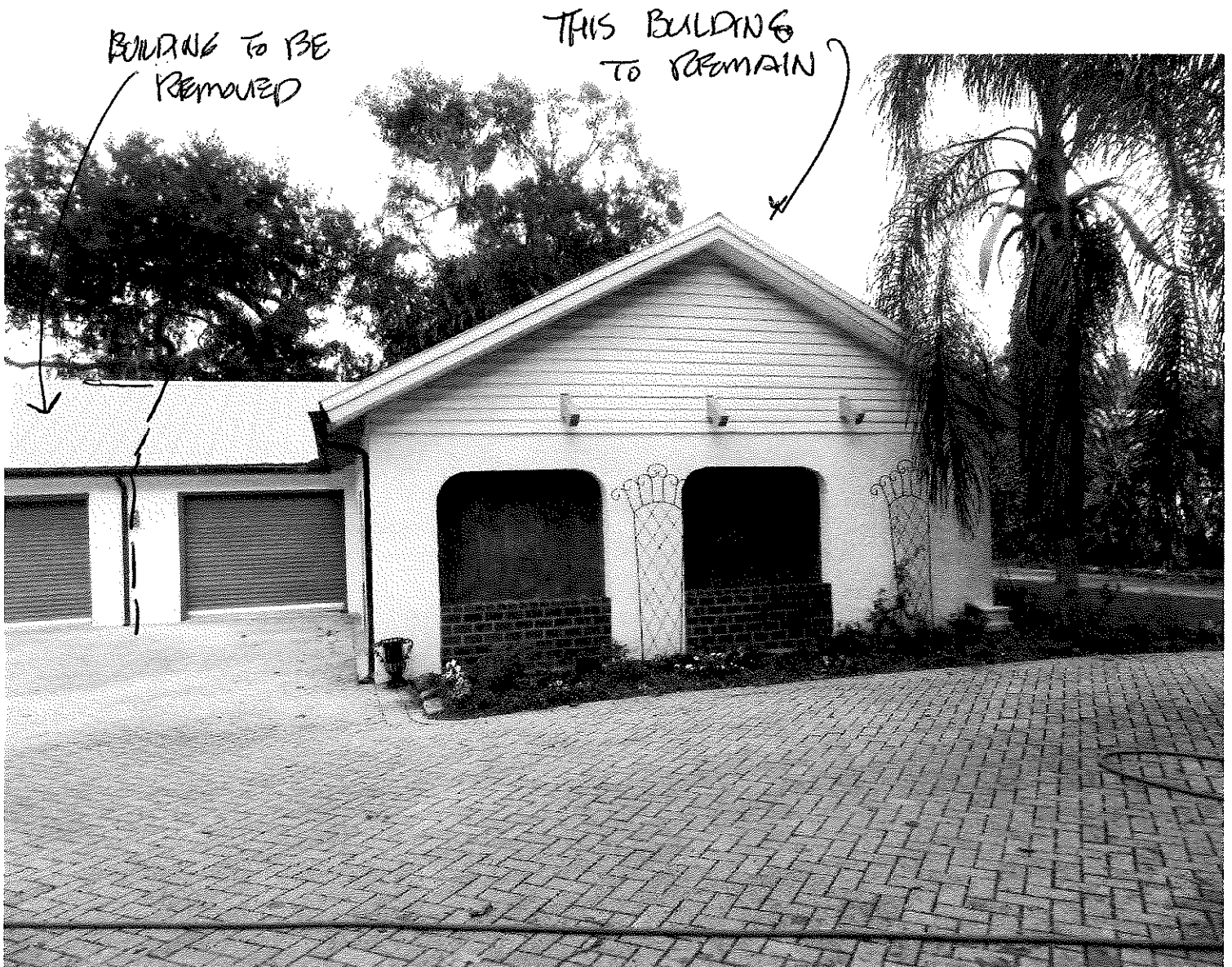
JUN 19 2020

Planning/Building Dept.

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ



Back

RECEIVED

JUN 19 2020

Planning/Building Dept.

TOWER HILL HIGH VALUE - 360

Policy #: 8004808387

Insured: MODESTO GOMEZ

NORTH ELEVATION OF
BUILDING TO BE
REMOVED



Left Side

RECEIVED

JUN 19 2020

Planning/Building Dept.

From: [Jennifer Wolfe](#)
To: [Julie Courtney](#)
Subject: FW: Photos 35 Magnolia
Date: Thursday, March 19, 2020 10:38:25 AM
Attachments: [All.pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

These are the photos....note that he mixed up the address, it is 35 not 36 Magnolia.

Jenny Wolfe

Historic Preservation Officer

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



City of St. Augustine

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



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

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Wednesday, March 18, 2020 2:42 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Fwd: Photos 35 Magnolia

Jenny,
Here are the photos of 36 Magnolia St
It's hard to see back in there.
Les

----- Forwarded message -----

From: **Modesto Gomez** <modestogomez2012@gmail.com>
Date: Wed, Mar 18, 2020 at 1:43 PM
Subject: Photos 35 Magnolia
To: <lesthomasarchitect@gmail.com>

Hi Les this is from Heidi and Modesto

Here are six photos.

Two are a close up and distance shot of the south side, showing the three garage doors which

were installed 2009-2010.

Two are shots of the north side. Some of the cinderblock wall dates from the 1950s. The window on the left is from the 1990s, the other windows are 2010.

The two photos of the western wall shows the new windows and a close up of the only windows that may date from the 1950s, both of which have cracked glass.

The metal roof is from the 1990s; of of it it is covering the (non-asbestos) asphalt shingles from the 1050s.

Let me know if you need anything else.





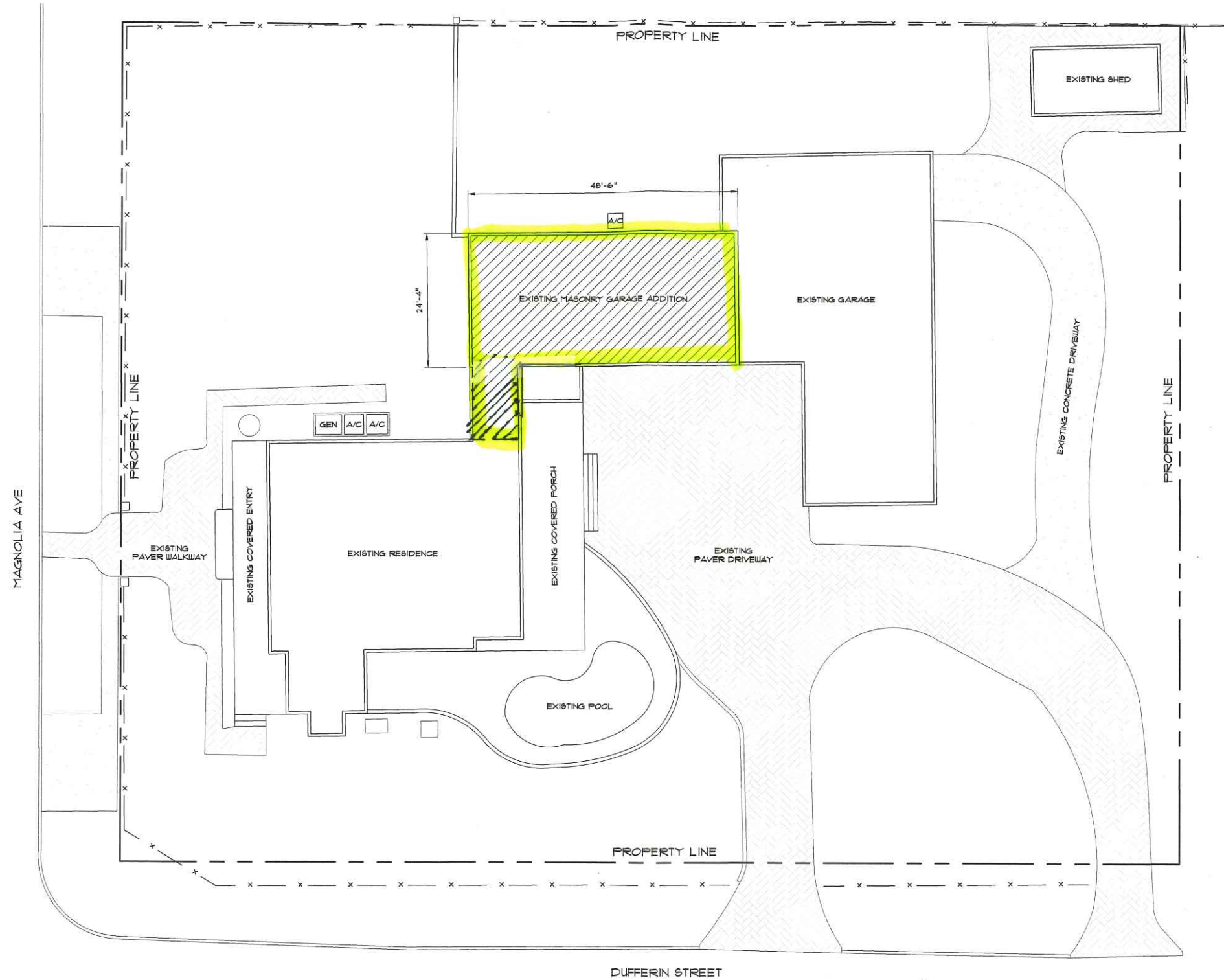








KOHLER
POWER SYSTEMS
TRANSFER SWITCH



Gomez Residence

Garage As-Built

35 Magnolia Ave
Saint Augustine, Florida

RECEIVED

JUN 19 2020

Planning/Building Dept.

INDEX OF DRAWINGS

- A1 SITE PLAN AND SHEET INDEX
- A2 FLOOR PLAN
- A3 NORTH AND WEST ELEVATIONS
- A4 SOUTH AND EAST ELEVATIONS

Site Plan
1"=10'-0"

Garage As-Built

GOMEZ RESIDENCE

35 MAGNOLIA AVE, SAINT AUGUSTINE, FLORIDA

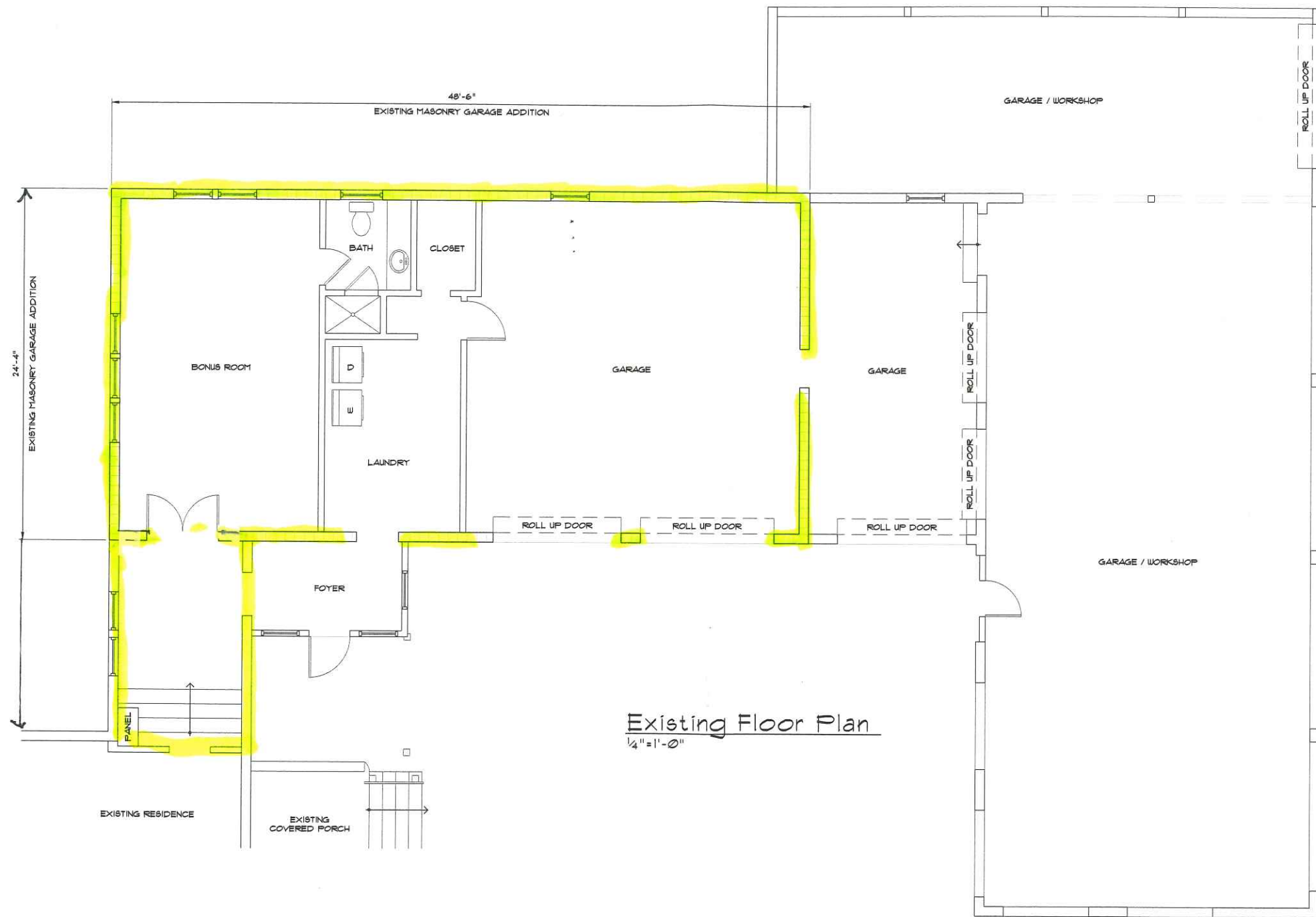
LES THOMAS
ARCHITECT

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

Date: 6.17.20
Scale: AS NOTED
Drawn: Murphy
File: 35 Magnolia

SHEET

A1



Existing Floor Plan
1/4" = 1'-0"

RECEIVED
JUN 19 2020
Planning/Building Dept.

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

Garage As-Built
GOMEZ RESIDENCE
35 MAGNOLIA AVE, SAINT AUGUSTINE, FLORIDA

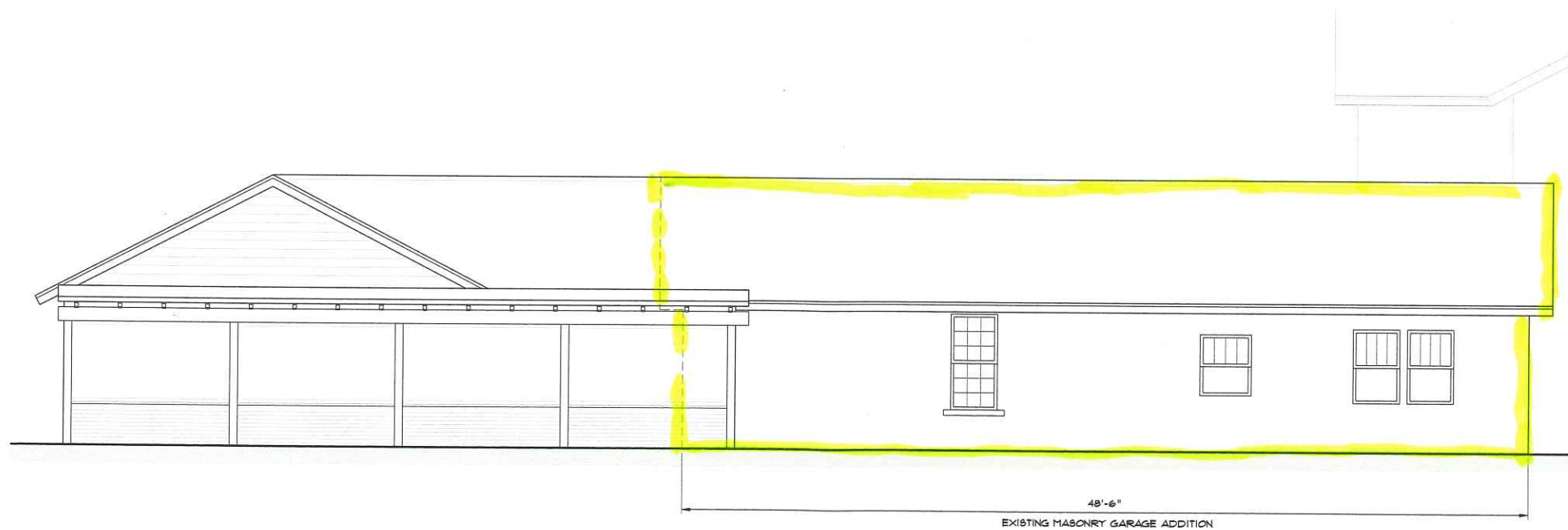
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Date: 6.17.20
Scale: AS NOTED
Drawn: Murphy
File: 35 Magnolia

SHEET
A2



Existing West Elevation
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"

RECEIVED
JUN 19 2020
Planning/Building Dept.

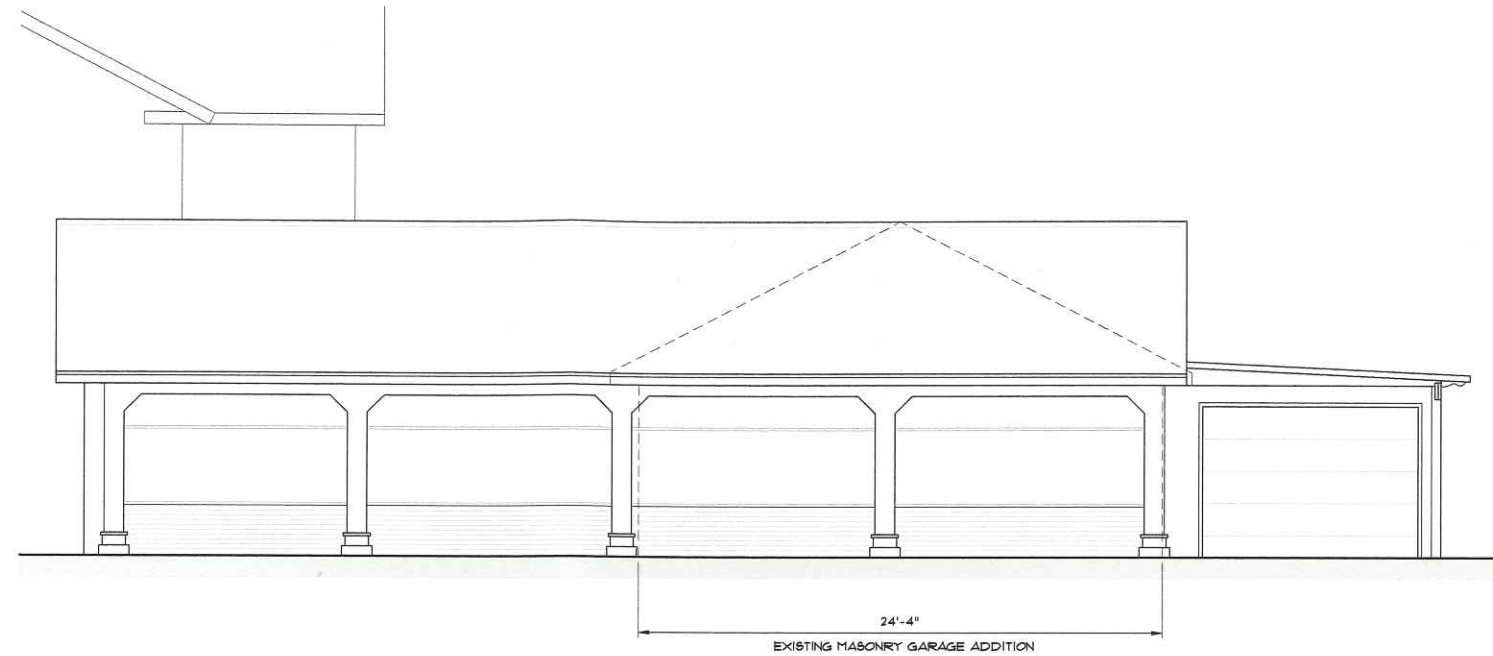
NOTE:
ELEVATION DRAWINGS ARE INTENDED
FOR DESIGN PURPOSES ONLY.
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

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

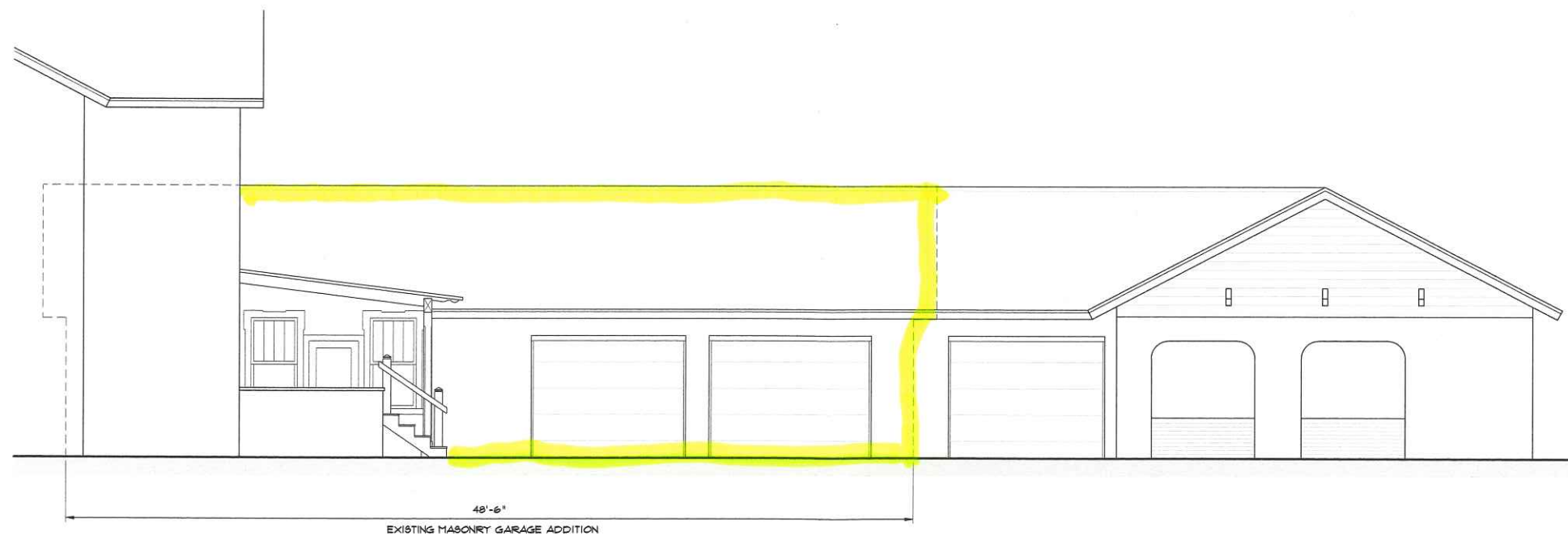
Garage As-Built
GOMEZ RESIDENCE
35 MAGNOLIA AVE, SAINT AUGUSTINE, FLORIDA

Date: 6.17.20
Scale: AS NOTED
Drawn: Murphy
File: 35 Magnolia

SHEET
A3



Existing East Elevation
1/4"=1'-0"



Existing South Elevation
1/4"=1'-0"

RECEIVED
JUN 19 2020
Planning/Building Dept.

NOTE:
ELEVATION DRAWINGS ARE INTENDED
FOR DESIGN PURPOSES ONLY.
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

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

Garage As-Built
GOMEZ RESIDENCE
35 MAGNOLIA AVE, SAINT AUGUSTINE, FLORIDA

Date: 6.17.20
Scale: AS NOTED
Drawn: Murphy
File: 35 Magnolia

SHEET
A4



Prepared by:

Maureen Tomasello

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

14-0182B

Parcel Account Number: 192000-0000

(Space above for recording information)

Warranty Deed

This Indenture made this 13th day of November, 2014 BETWEEN **LINDA M. LUHRS, an unmarried woman**, GRANTOR*, whose post office address is PO Box 529, Saint Augustine, FL 32085-0529, and **MODESTO GOMEZ and HEIDI M. SYKES-GOMEZ, husband and wife**, GRANTEE*, whose post office address is 35 Magnolia Ave, 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:

The West 40 feet of Lot 5, and all of Lots 6, 7 and 8, Block D, and the West 190 feet of the Southerly 50 feet of Block H. "MIRAMAR", accoridng to plat or map thereof recorded in Map Book 4, page 54, Public Records of Saint Johns County, Florida.

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 2015 and Subsequent Years.

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.

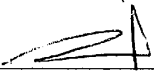
*Singular and plural are interchangeable, as context requires.

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

WITNESSES

Witness: 
Roni Heinrich

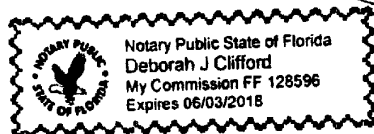

LINDA M. LUHRS

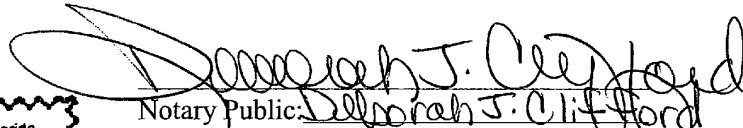
Witness: 
IRENE ARRIOLA

County of Saint Johns
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me on **November 13th, 2014** by **LINDA M. LUHRS**, who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]




Notary Public: Deborah J. Clifford
My commission expires: _____

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

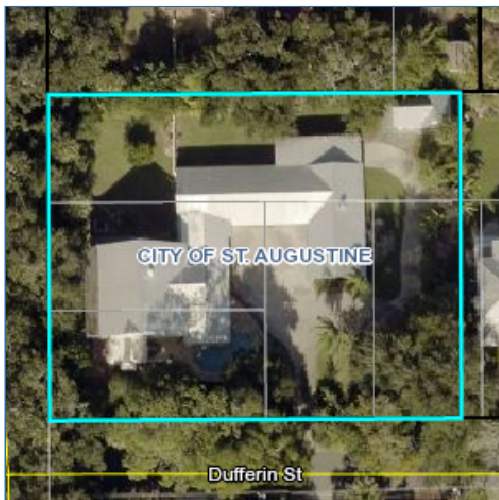
Summary

Parcel ID	1920000000
Location Address	35 MAGNOLIA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Miramar (600)
Tax Description*	4/54 MIRAMAR W40FT OF LOT 5 ALL LOTS 6 7 & 8 BLK D & W190 OF S50FT OF BLK H OR3953/1557 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Miramar
Sec/Twp/Rng	52-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.650
Homestead	Y

Owner Information

Owner Name	Gomez Modesto Etal 100% Sykes-Gomez Heidi M 100%
Mailing Address	35 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$799,536
Extra Features Value	\$19,322
Total Land Value	\$240,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,058,858
Total Deferred	\$259,416
Assessed Value	\$799,442
Total Exemptions	\$50,000
Taxable Value	\$749,442

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	\$747,417	\$13,114	\$240,000	\$0	\$0	\$1,000,531	\$781,468	\$269,063	\$731,468
2018	\$756,644	\$13,844	\$234,000	\$0	\$0	\$1,004,488	\$766,897	\$287,591	\$716,897
2017	\$691,755	\$15,672	\$186,750	\$0	\$0	\$894,177	\$751,123	\$193,054	\$701,123
2016	\$612,563	\$16,316	\$169,500	\$0	\$0	\$798,379	\$735,674	\$112,705	\$685,674
2015	\$543,952	\$17,108	\$169,500	\$0	\$0	\$730,560	\$730,560	\$50,000	\$680,560
2014	\$424,162	\$11,216	\$153,750	\$0	\$0	\$589,128	\$465,221	\$174,407	\$414,721
2013	\$355,990	\$11,901	\$151,875	\$0	\$0	\$519,766	\$458,346	\$111,420	\$408,346
2012	\$286,207	\$12,602	\$151,875	\$0	\$0	\$450,684	\$450,684	\$50,000	\$400,684
2011	\$289,785	\$13,288	\$218,025	\$0	\$0	\$521,098	\$521,098	\$50,000	\$471,098
2010	\$293,362	\$13,975	\$242,250	\$0	\$0	\$549,587	\$549,587	\$0	\$549,587

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	7742	Roof Cover	Metal
Conditioned Area	4284	Interior Flooring	Hardwood
Actual Year Built	1925	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Stucco	Baths	4.5

Category	Type	Pct
Exterior Wall	Stucco	80%
Exterior Wall	Concrete Stucco	20%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	18 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	2679	2679
FINISHED GARAGE	0	576
FINISHED GARAGE	0	288
FINISHED OPEN PORCH	0	1200
FINISHED GARAGE	0	494
FINISHED OPEN PORCH	0	562
FRAME ADDITION	77	77
PATIO	0	110
FINISHED OPEN PORCH	0	228
POINTER	0	0
FINISHED UPPER STORY	1528	1528
Total SqFt	4284	7742

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	336
Kool Deck	0	0	0	0	290
Masonry Wall	0	0	0	0	387
Fireplace Exterior	0	0	0	0	1
Residential Fence	0	0	0	0	680
Shop	0	12	23	0	276

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	150	190	150	FF	\$240,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/14/2014	11/13/2014	\$950,000.00	WD	3953	1557	Q	I	LUHRS LINDA M	GOMEZ MODESTO & HEIDI M SYKES-
11/5/2013	9/18/2013	\$0.00	LA	3810	1012	U	I	LUHRS LINDA M	LUHRS LINDA M
	12/2/2008	\$800,000.00	WD	3146	1515	Q	I	SPIRES CHARLES C JR TRUSTEE	LUHRS LINDA M
	3/14/1997	\$250,000.00	WD	1233	743	Q	I	POTTER WILLIAM M JR & BETTY LOU	SPIRES CHARLES C JR TRUSTEE
	3/30/1994	\$34,500.00	WD	1047	1774	U	I	THEODORE JAMES W & TINA	POTTER WILLIAM M JR & BETTY LOU
	9/24/1993	\$160,000.00	TR	1014	1066	Q	I	BARNETT BANKS TRUST CO TRUSTEE	POTTER WILLIAM M JR,BETTY LOU
	3/1/1991	\$0.00		887	1601	U	I		BARNETT BANKS TRUST CO TRUSTEE

No data available for the following modules: Sketch Information.

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Last Data Upload: 6/19/2020, 1:43:10 AM

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Version 2.3.63



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0068 Address: 25 Miruela Avenue

Applicant: John and Sheryl Foti

Property Owner: John and Sheryl Foti

Project description: To demolish a building constructed ca. 1950 and not located in a district but is recorded on the Florida Master Site File.

Architectural Style: Ranch	Florida Master Site File: SJ05798
National Register: N/A	Construction date: ca. 1950
Archaeology Zone: N/A	Zoning District: RS-1
Parcel number: 2150700000	
Agenda Item: 9(b)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- This residential building is located in the Davis Shores neighborhood on a lot with mature trees on the south side of Miruela Avenue, on the point of land that extends to Salt Run to the east and the Matanzas River to the west.
- The Ranch style one-story rectangular shape wood frame building has a low side-facing gable asphalt shingle roof, two brick chimneys, wide overhanging eaves, paired and tripled windows with one-over-one aluminum sashes, and is clad with what looks to be asbestos scalloped siding that appear to possibly be covering the original siding. Both at the front and rear entrance, a small stoop is covered by the extension of the main roof. An enclosed breezeway extends from the main block of the house and leads to the single car garage with a front facing gable roof.
- A Sanborn Map dated 1960 shows the residential building in place with two vacant lots to the west and more in the blocks in the adjacent vicinity, indicating that this area of town was still being filled in.
- A Polk City Directory search revealed that the house was built before the 1964 estimated date from the Florida Master Site File survey. Miruela Avenue was not listed in the city directories up until around 1950. The first listing found for the address was in 1951. Walter B. Leonard and Mrs. Claire W. Leonard, who were at times alternately listed as the owners, were likely the original owners, residing at the house through at least 1962.
- The applicant did not provide replacement designs, which is not required, and indicated that a single-family home was proposed for the lot. The building owner and real estate listing indicated the property had received flood damage from past hurricanes.
- 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 25 Miruela Avenue** 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. 1950, 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 CRITERIA (AGHP):

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* N/A
2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale as most of the surrounding buildings, which are also one-story residences.
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 applicant indicated a single-family home is planned. 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 Ranch 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 Ranch 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 wood frame 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:

COD F2020-0068
25 Miruela Avenue
July 16, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
25 Miruela Avenue



Front Façade / North Elevation and Northeast Elevations

STAFF PHOTOGRAPHS
25 Miruela Avenue



Front Façade / North Elevation Entrance and Triple Windows

STAFF PHOTOGRAPHS
25 Miruela Avenue



Front Façade / North Elevation garage and enclosed breezeway
and looking east

STAFF PHOTOGRAPHS
25 Miruela Avenue



Possible asbestos siding covering original

STAFF PHOTOGRAPHS
25 Miruela Avenue



South / Rear Elevation

STAFF PHOTOGRAPHS
25 Miruela Avenue



East end of South / Rear Elevation and back yard

STAFF PHOTOGRAPHS
25 Miruela Avenue



East and West Elevations

STAFF PHOTOGRAPHS

25 Miruela Avenue



Interior

STAFF PHOTOGRAPHS
25 Miruela Avenue: Context Area



On south side of Miruela Avenue: Looking east and west

STAFF PHOTOGRAPHS
25 Miruela Avenue: Context Area



On north side of Miruela Avenue: Looking northeast and northwest

☒ 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 **SJ05798**
 Field Date 3-24-2015
 Form Date 3-24-2015
 Recorder # _____

Site Name(s) (address if none) 25 Miruela Avenue Multiple Listing (DHR only) _____
 Survey Project Name Architectural Survey of Anastasia Is. Structure Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 25 Direction _____ Street Name Miruela Street Type Avenue Suffix Direction _____
 Address: 25
 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 # 2150700000 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: 1964 ☐ 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 breezeway, siding
 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 Ranch Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Other 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single, paired and triple set metal 1/1 SHS replacements

Distinguishing Architectural Features (exterior or interior ornaments) minimal detail with small entry and single car garage

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) single drive, concrete walkway, large mature trees

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Unknown 2. _____ 3. _____
 Foundation Type(s): 1. Unknown 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single contemporary door with cross panel detail on bottom and 9 lights on top with metal and glass storm doors
 Porch Descriptions (types, locations, roof types, etc.) small front stoop with concrete slab extended main roof and no supports

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) possible enclosed breezeway, replacement windows but retains --and features

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

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

DOCUMENTATION

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

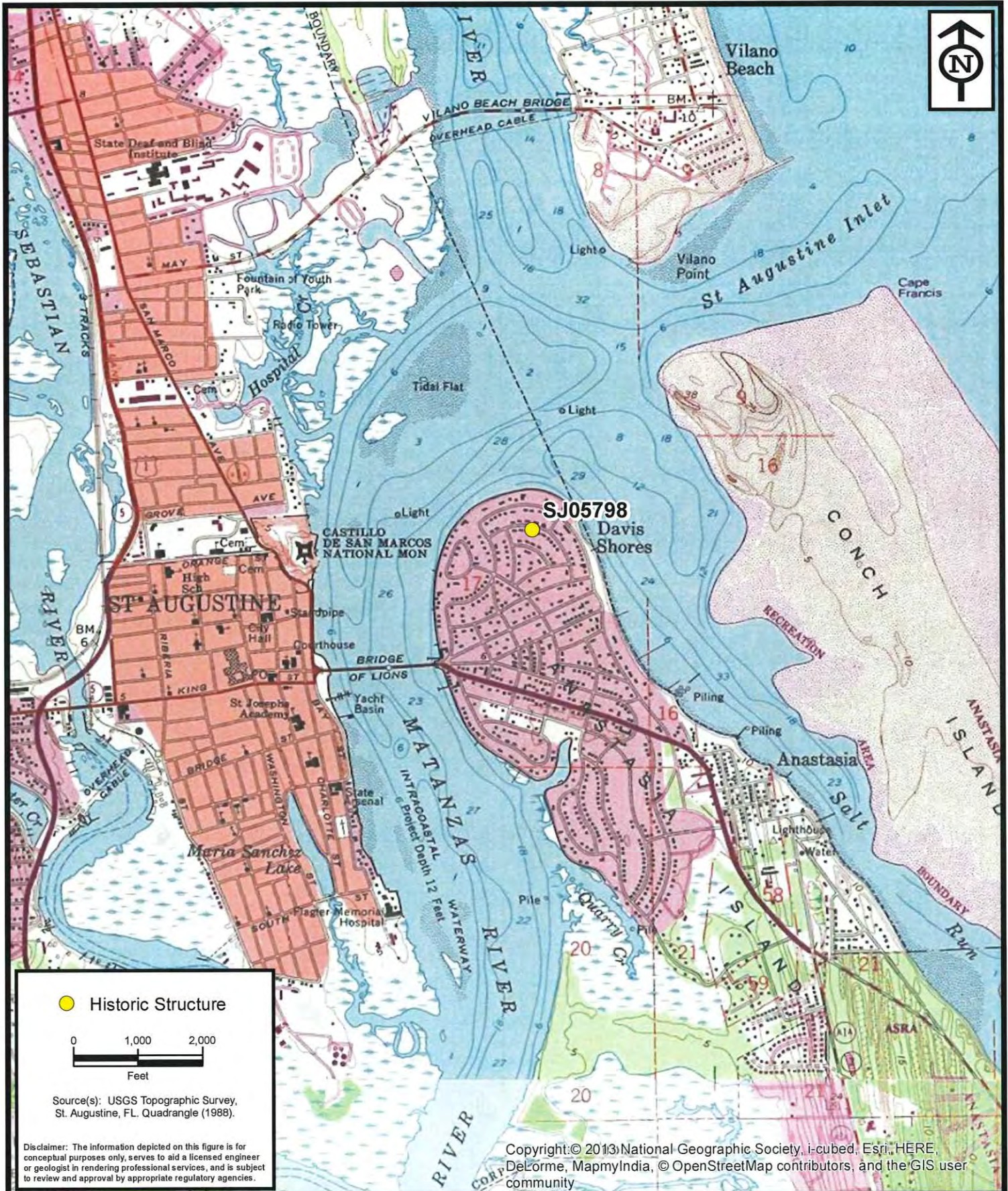
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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





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

Project Location - SJ05798

City of St. Augustine

Historic Structure Survey

St. Johns County, Florida

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



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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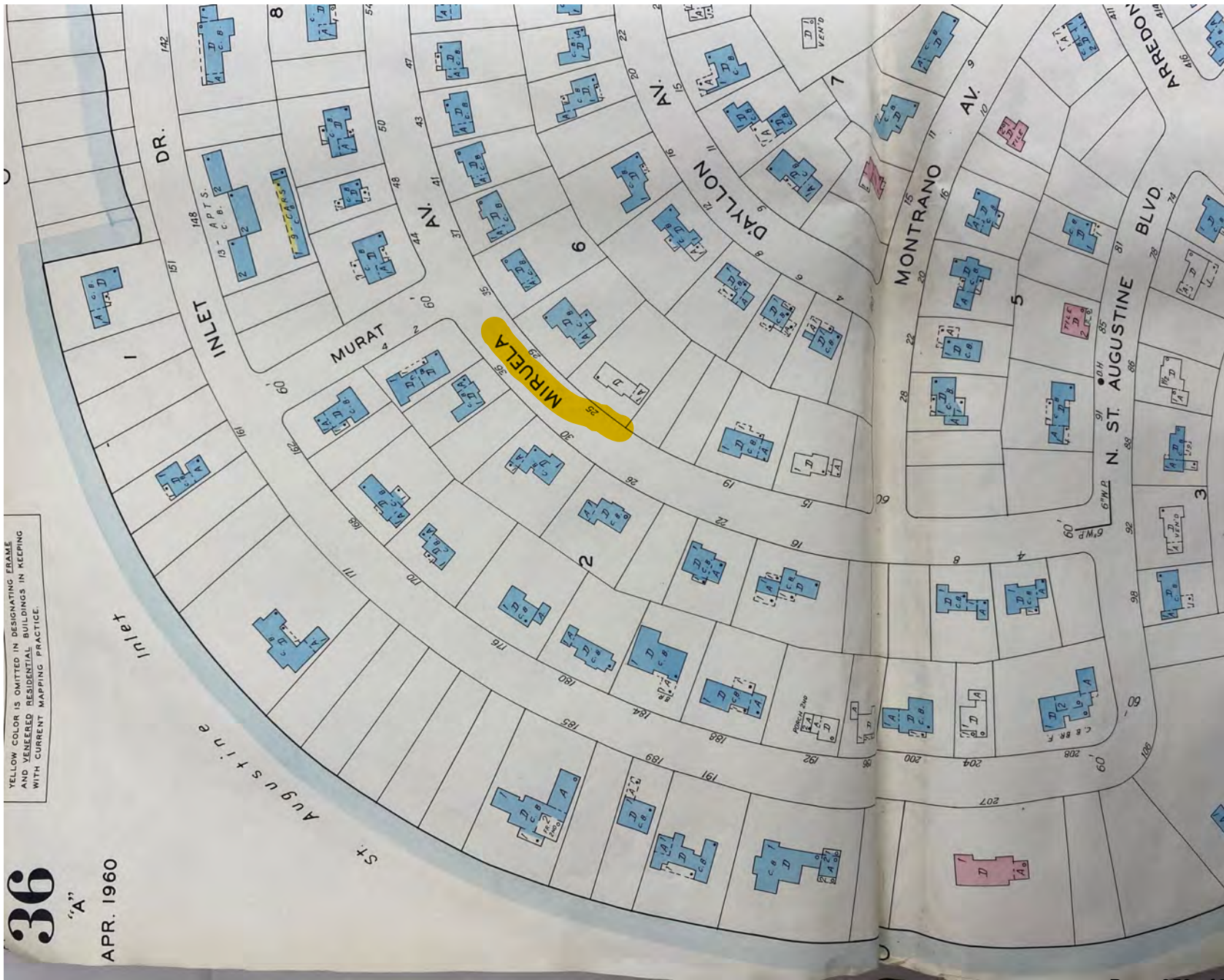
Parcel Location - SJ05798
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



5505798 IMG 1

1960 Sanborn Map: 25 Miruela Avenue

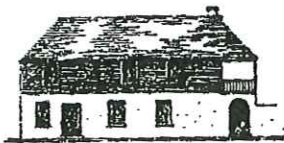


A detailed map of a neighborhood in Mexico City, showing streets like Murat, Dayllon, and Montrano. A yellow highlight marks a specific lot labeled 'MIRUELA'. The map includes various lot numbers, street names, and building footprints. The highlighted area is a large, irregularly shaped lot located between Murat and Dayllon streets. The lot is labeled 'MIRUELA' in bold, black, uppercase letters. The surrounding area includes several other lots, some of which are occupied by buildings. The map is oriented with Murat street running vertically on the left and Dayllon and Montrano streets running horizontally at the top. The highlighted lot is situated in the lower-left quadrant of the map, adjacent to the Murat street. The lot number '25' is visible near the highlighted area. The map also shows other street names like 'MURAT', 'DAYLLON', and 'MONTRANO'. The highlighted area is a large, irregularly shaped lot located between Murat and Dayllon streets. The lot is labeled 'MIRUELA' in bold, black, uppercase letters. The surrounding area includes several other lots, some of which are occupied by buildings. The map is oriented with Murat street running vertically on the left and Dayllon and Montrano streets running horizontally at the top. The highlighted lot is situated in the lower-left quadrant of the map, adjacent to the Murat street. The lot number '25' is visible near the highlighted area. The map also shows other street names like 'MURAT', 'DAYLLON', and 'MONTRANO'.

25 Miruela Avenue
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1951*	Walter B Leonard	O (owner)	Clerk, FEC
1955	Mrs. Claire W Leonard	O (owner)	Clerk, State Arsenal
1957	Mrs. Claire W Leonard	O (owner)	
	Walter B Leonard		Clerk, FEC
1959	Mrs. Claire W Leonard	O (owner)	Clerk, State Arsenal
	Walter B Leonard		Clerk, FEC
1960	Walter B Leonard (Clara W)	O (owner)	Clerk, FEC /
1962	Walter Leonard (Claire)	O (owner)	Tradewinds Bart Lounge/ Office worker, National Guard Armory (Mrs. Claire)
1964	Transients		
1965	Abraham R Friedman (Belle G)	O (owner)	-Vice President, The Exchange Bank of St. Augustine (24-28 Cathedral Place), Home: 130 Washington -Clerk, Junior Shop (Belle)
1970	Abraham R Friedman (Belle G)	O (owner)	-Vice President, The Exchange Bank of St. Augustine (24-28 Cathedral Place), Home: 25 Miruela -Saleswoman, Junior Department Store (Belle)
1975	Abraham R Friedman (Belle G)	O (owner)	Retired
1979-80	John W Cunningham (Karen)	O (owner)	--

**25 Miruela Avenue 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. 2020-0068

Receipt No. 1885208

Meeting Date July 16, 2020

Advertising Costs \$

Paid on

Receipt No.

1. NAME OF APPLICANT John + Sheryl Felt
Business (if applicable) _____
Address 159 Thornwood Rd
City Stamford State CT Zip 06903
Daytime telephone 203-329-9091 Other phone/email Sheryl@M

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

2. NAME OF PROPERTY OWNER John + Sheryl Felt
Business (if applicable) _____
Address 159 Thornwood Rd
City Stamford State CT Zip 06903
Daytime telephone (required) 203-329-9091 Other phone 203-801-8173

3. PROJECT STREET ADDRESS 25 Miruela

4. LEGAL DESCRIPTION OF PROPERTY
Lot 115 Block 6 Subdivision Davis Shores Parcel Number 32080

5. DATE OF CONSTRUCTION No Date 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: _____

JUN 17 2020

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

Planning / Building Dept.

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

JUN 17 2020

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: 25 Miruela Planning / Building Dept

B. Estimated costs:

- o Purchase price \$199,000.00
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME John Fetti DATE 6-17-2020

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME John Fetti DATE 6-17-2020

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME Steph B. Fetti DATE 6-17-2020

SIGNATURE OF 2nd PROPERTY OWNER [Signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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



Owner's Authorization For Agent

Kyle Foti is/are hereby authorized TO ACT ON BEHALF
OF John & Sheryl Foti, 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]
Signature of Owner
Sheryl Foti
Print Name of Owner
203-329-9094
Telephone Number

State of Connecticut

County of Sacred Heart

Signed and sworn before me on this 29th day of JUNE, 2020

By Najah Hines

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

[Signature]

My Commission expires: _____

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JUN 30 2020

Planning / Building Dept.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

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

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

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

[Signatures Appear on Following Page]

PROPERTY OWNER

John Foti
(Print Name)

[Signature]
(Signature)

STATE OF CONNECTICUT
COUNTY OF Fairfield

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, John Foti, who is personally known to me or who has produced Driver's 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 16 day of July, 2020.

NAJAH TATIANA HINES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2022

[Signature]
Notary Public, State of Connecticut

APPLICANT OR APPLICANT'S AGENT

(Print Name)

(Signature)

STATE OF CONNECTICUT
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 Connecticut

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JUL 06 2020

Planning / Building Dept.

PROPERTY OWNER

Sheryl Foti

(Print Name)

[Signature]

(Signature)

STATE OF CONNECTICUT

COUNTY OF Fairfield

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Sheryl Foti, who is personally known to me or who has produced Driver Licenses 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 16 day of July, 2020.

NAJAH TATIANA HINES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2022

[Signature]
Notary Public, State of Connecticut

APPLICANT OR APPLICANT'S AGENT

(Print Name)

(Signature)

STATE OF CONNECTICUT

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 Connecticut

RECEIVED

JUL 06 2020

Planning / Building Dept.

PROPERTY OWNER

(Print Name)

(Signature)

STATE OF CONNECTICUT
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 Connecticut

APPLICANT OR APPLICANT'S AGENT

Kyle Foti
(Print Name)

Kyle Foti
(Signature)

STATE OF CONNECTICUT
COUNTY OF Fairfield

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Kyle Foti, 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 6 day of July, 2020.

Cheryl Hines
Notary Public, State of Connecticut

NAJAH TATIANA HINES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2022

RECEIVED

JUL 06 2020

Planning / Building Dept.

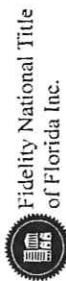
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JUN 17 2020

Planning / Building Dept.

FIELD WORK DATE: 4/15/2020 REVISION DATES: (REV) 6/16/2020

20062042
BOUNDARY SURVEY
ST. JOHNS COUNTY



PROPERTY ADDRESS: SURVEY NUMBER: FL2006.2042
25 MIRUELA AVENUE, ST AUGUSTINE, FLORIDA 32080



CLIENT ORDER NUMBER: 52-20-0301 DATE: 06/16/20
BUYER: JOHN FOTI AND SHERYL FOTI
SELLER: HELEN JOHNS HENDERSON
CERTIFIED TO:
JOHN FOTI AND SHERYL FOTI, FIDELITY NATIONAL TITLE OF
FLORIDA; FIDELITY NATIONAL TITLE INSURANCE COMPANY

LOTS 15 AND 16, BLOCK 6, DAVIS SHORES OCEAN VIEW
SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 3, PAGES 97-102, RECORDS OF THE PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA.

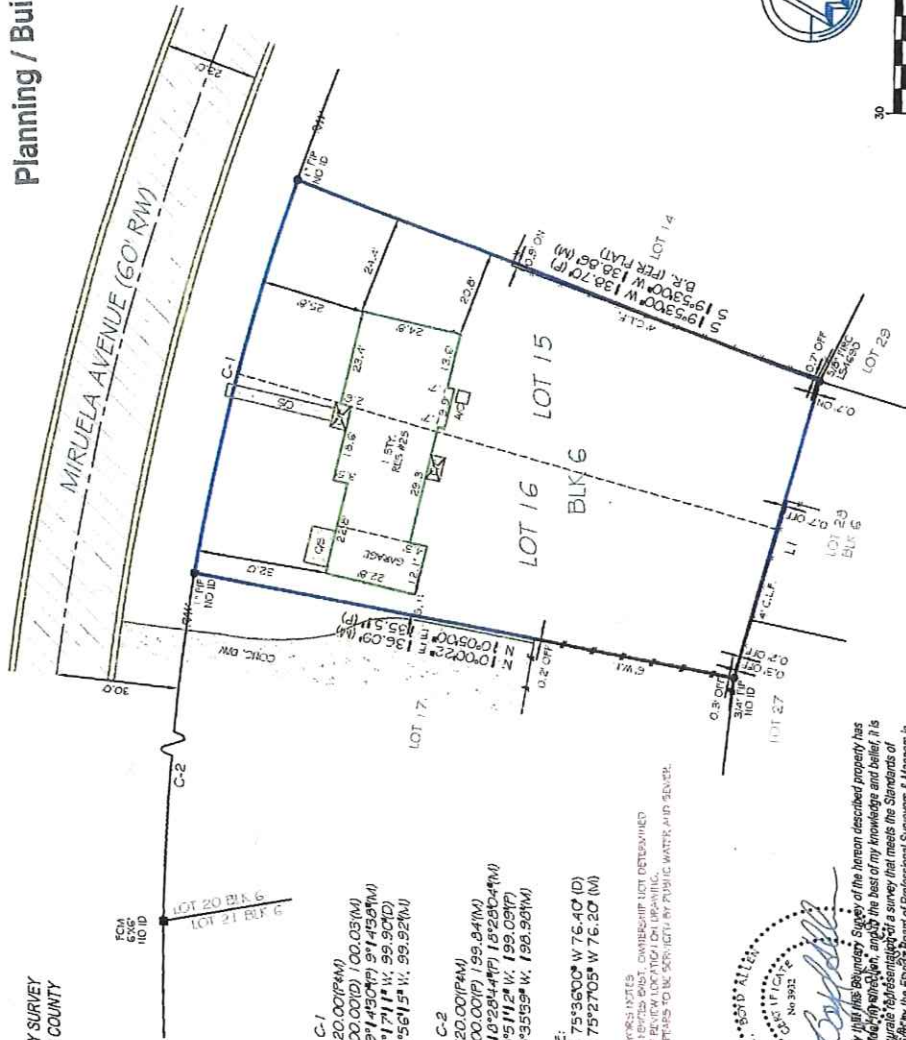
NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OF ST. AUGUSTINE, FLORIDA, THE SURVEYOR
HAS DETERMINED THAT THE PROPERTY IS NOT SUBJECT TO
ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.
THIS PROPERTY WAS FOUND IN THE CITY OF ST. AUGUSTINE,
COMMUNITY NUMBER 125145, DATED 12/07/18.

THE BEARING REFERENCE OF 51°53'00"W IS BASED ON THE
EASTERN PROPERTY LINE OF LOT 15, BLOCK 6, DAVIS SHORES
OCEAN VIEW SECTION, AS RECORDED IN PLAT BOOK 3, PAGES
97-102, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS
COUNTY, FLORIDA.



AFFILIATE
MEMBERS



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

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

EXACTA
LAND SURVEYORS, LLC

LO# 6231 | 11540 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.935.1315 | F: 866.444.2852

ELEVATION CERTIFICATE

FL2006.2642EC

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JOHN FOTI AND SHERYL FOTI				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 MIRUELA AVENUE				Company NAIC Number:	
City ST AUGUSTINE		State FLORIDA		ZIP Code 32080	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 215070-0000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL					
A5. Latitude/Longitude: Lat. 29°53'55.7" N Long. -081°18'01.0" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 8					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 1236 sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 1					
c) Total net area of flood openings in A8.b 360 sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage 276 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A9.b 0 sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number THE CITY OF ST AUGUSTINE 125145			B2. County Name ST. JOHNS		B3. State FLORIDA
B4. Map/Panel Number 12109C - 0318	B5. Suffix J	B6. FIRM Index Date 12/7/2018	B7. FIRM Panel Effective/ Revised Date 12/07/18	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

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ELEVATION CERTIFICATE

FL2006.2642EC OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
25 MIRUELA AVENUE			
City	State	ZIP Code	Company NAIC Number
ST AUGUSTINE	FLORIDA	32080	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: H 15 RESET 1957 ; AQ0286 ; 5.98 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

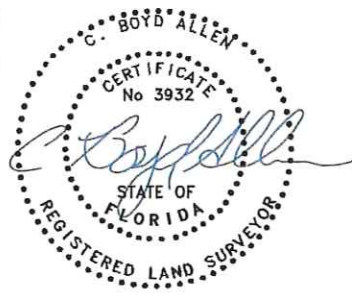
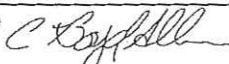
Check the measurement used.

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>5. 3</u> | ☒ feet ☐ meters |
| b) Top of the next higher floor | <u>6. 43</u> | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A.</u> | ☒ feet ☐ meters |
| d) Attached garage (top of slab) | <u>6. 07</u> | ☒ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>5. 89</u> | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>5. 0</u> | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>5. 3</u> | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>5. 3</u> | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
C BOYD ALLEN	3932	
Title		
PROFESSIONAL SURVEYOR AND MAPPER		
Company Name		
EXACTA LAND SURVEYORS, LLC		
Address		
11940 FAIRWAY LAKES DRIVE SUITE 1		
City	State	ZIP Code
FT. MYERS	FL	33913
Signature 	Date	Telephone
	6/16/2020	P: (866)735-1916
		6/16/2020

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

LATITUDE & LONGITUDE ESTABLISHED BY GPS
 CENTERLINE OF ROAD ELEVATION = 4.72
 NOTE: C2.E = AC UNIT PAD, SOUTH SIDE.

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Planning / Building Dept.

ELEVATION CERTIFICATEOMB No. 1660-0008
FL2006.2642EC Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 MIRUELA AVENUE			Policy Number:
City ST AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

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☐ Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
FL2006.2642EC Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 25 MIRUELA AVENUE			Policy Number:
City ST AUGUSTINE	State FLORIDA	ZIP Code 32080	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

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☐ Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6. FL2006.2642EC

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

25 MIRUELA AVENUE

City

State

ZIP Code

Company NAIC Number

ST AUGUSTINE

FLORIDA

32080

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View



Rear View

Front View Date: 6/16/2020

Rear View Date: 6/16/2020



Right Side View



Left Side View

Right Side View: 6/16/2020

Left Side View: 6/16/2020

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ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

FL2006.2642EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

25 MIRUELA AVENUE

City

State

ZIP Code

Company NAIC Number

ST AUGUSTINE

FLORIDA

32080

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One

Photo Two

Photo Three

Photo Four

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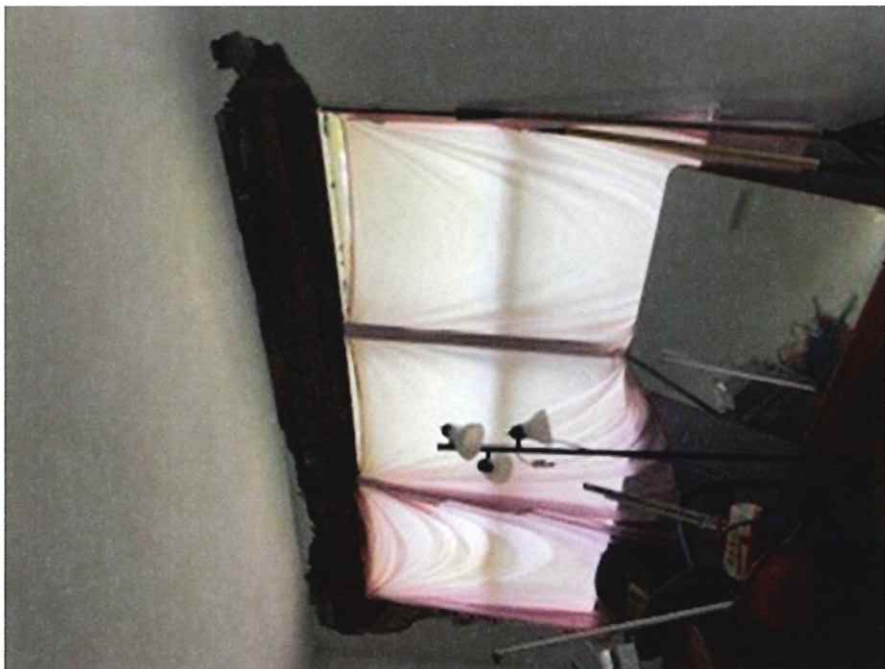
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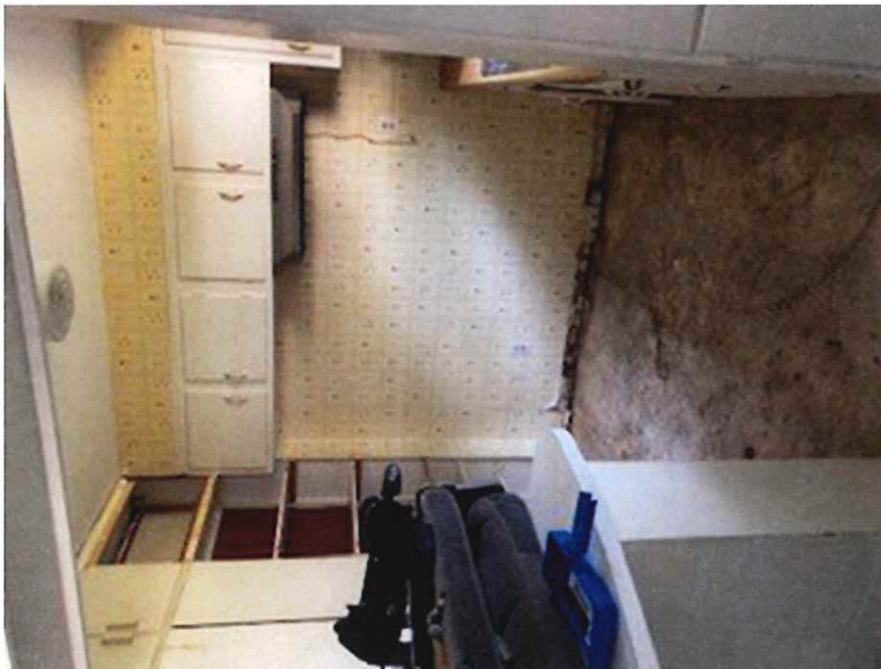
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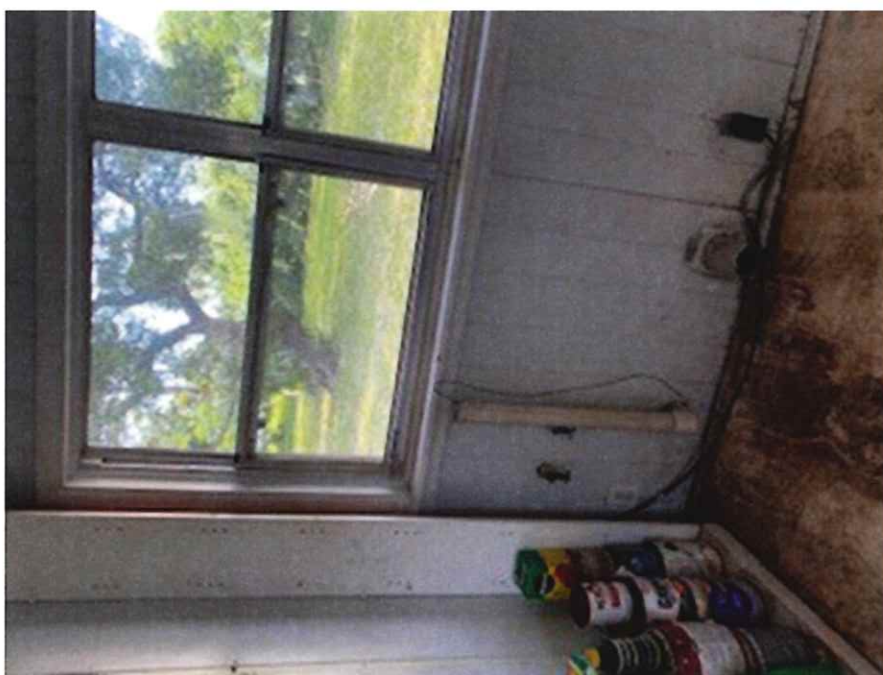


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Prepared by and Return To:
Erica Lawrence
Fidelity National Title of Florida, Inc.
601 Riverside Avenue, Bldg V - 5th Floor
Jacksonville, FL 32204

Order No.: 52-20-0301

For Documentary Stamp Tax purposes the
consideration is \$199,000.00

Doc Stamp: \$1,393.00

APN/Parcel ID(s): 215070-0000

WARRANTY DEED

THIS WARRANTY DEED dated June 12, 2020, by Helen Johns Henderson, Individually and as Trustee of The Helen Johns Henderson Trust U/T/A dated June 25, 1998, hereinafter called the grantor, to John Foti and Sheryl Foti, husband and wife, whose post office address is 25 Miruela Avenue, Saint Augustine, FL 32080, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remeets, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Johns, State of Florida, to wit:

Lot (s) 15 and 16, Block 6, Davis Shores Ocean View Section, according to the map or plat thereof, as recorded in Map Book 3, Page 97 through 102, inclusive, of the Public Records of St. Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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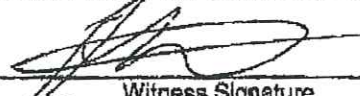
JUN 18 2020

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WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature

DS Delle Sals
Print Name


Witness Signature

Kathleen R. Stroud
Print Name

The Helen Johns Henderson Trust U/T/A dated June 25, 1998

BY: Helen Johns Henderson
Helen Johns Henderson
Individually and as Trustee

Address: 36 Miruela Ave
Saint Augustine, FL 32080

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2020, by Helen Johns Henderson, Individually and as Trustee of The Helen Johns Henderson Trust U/T/A dated June 25, 1998, to me known to be the person(s) described in or who has/have produced Driver's license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.


NOTARY PUBLIC
My Commission Expires:



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JUN 18 2020

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Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2150700000
Location Address	25 MIRUELA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 15 & 16 BLK 6 OR4966/1946 <i>*The Description above is not to be used on legal documents.</i>
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	0.260
Homestead	Y

Owner Information

Owner Name	Foti John Sheryl 100%
	Foti Sheryl 100%
Mailing Address	25 MIRUELA AVE SAINT AUGUSTINE, FL 32080-3863

Map



Valuation Information

	2020
Building Value	\$68,228
Extra Features Value	\$0
Total Land Value	\$183,540
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$251,768
Total Deferred	\$121,296
Assessed Value	\$130,472
Total Exemptions	\$50,000
Taxable Value	\$80,472

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	\$13,644	\$0	\$183,540	\$197,184
2018	\$26,720	\$0	\$173,880	\$200,600
2017	\$27,173	\$0	\$156,975	\$184,148
2016	\$44,382	\$0	\$156,975	\$201,357
2015	\$46,194	\$0	\$120,750	\$166,944
2014	\$45,182	\$0	\$101,430	\$146,612
2013	\$46,886	\$0	\$82,110	\$128,996
2012	\$48,591	\$0	\$72,378	\$120,969
2011	\$50,296	\$0	\$80,420	\$130,716
2010	\$51,149	\$0	\$89,355	\$140,504

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1560	Roof Cover	Composite Shingle
Conditioned Area	1236	Interior Flooring	Hardwood
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	Asbestos	Baths	

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

Description	Conditioned Area	Actual Area
BASE AREA	1236	1236
FINISHED OPEN PORCH	0	24
UNFINISHED GARAGE	0	276
FINISHED OPEN PORCH	0	24
Total SqFt	1236	1560

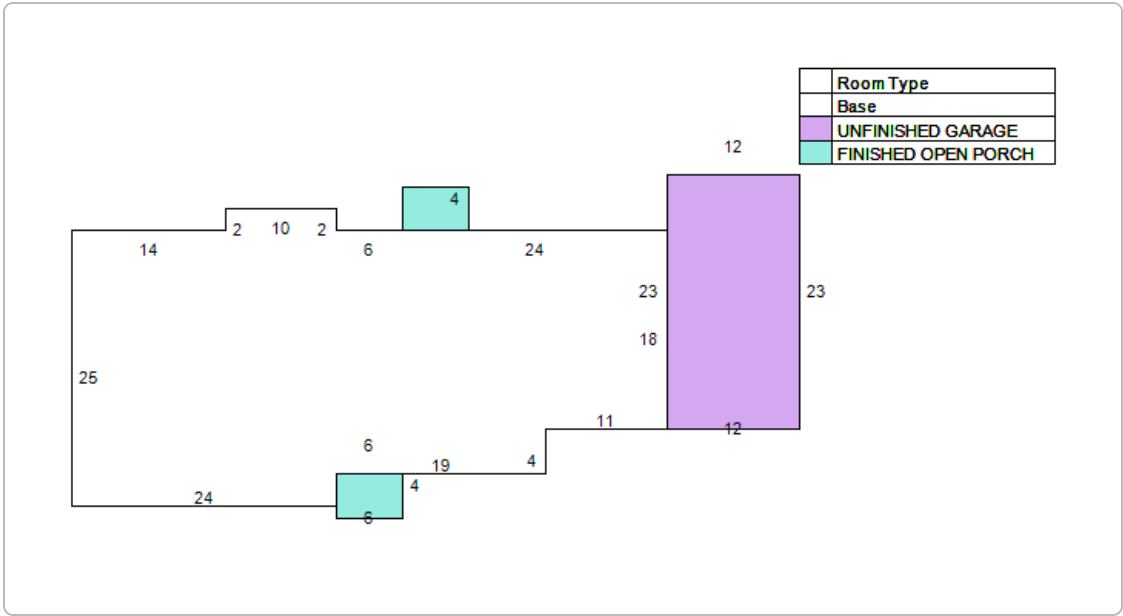
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	92	139	92	EF	\$183,540

Sale Information

Recording Date	Sale Date	Sale Price
6/17/2020	6/12/2020	\$199,000.00
	12/31/1998	\$70,000.00
	8/20/1997	\$0.00
	8/19/1997	\$100,000.00
	8/18/1997	\$0.00
	7/21/1997	\$0.00
	6/30/1997	\$0.00
	5/1/1997	\$0.00
	2/4/1997	\$0.00
	5/17/1988	\$0.00
	12/1/1983	\$0.00
	11/1/1983	\$50,000.00

Sketch Information



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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for July 16, 2020 Meeting**



Application F2020-0075 Address: Spanish, Cuna, Tolomato Rights-of-way
Marquis Latimer + Halback, Inc. – Applicant
City of St. Augustine/Public Works Department – Owner

Project description: To continue the Downtown Improvements District Phase 1, completed in 2015, with addition of new streetscape, landscape features, and street lights.

Architectural Style:		Florida Master Site File:	
National Register:	Located in St. Augustine Town Plan NR District	Construction date:	N/A
Archaeology Zone:	1A	Zoning District:	HP-3
Parcel number:	Multiple r/w		
Agenda Item:	10(a)	Previous Action(s):	OOA 2013-0090

STAFF SUMMARY AND ANALYSIS:

- An Opinion of Appropriateness application was approved for the concept designs in 2013 outlining the scope of work and future areas that were planned for this type of treatment which is consistent with the design presented in this application.
- Additional details are recommended to clarify the finished appearance of a 'finished' street when it intersects an existing street of dissimilar conditions (i.e. Cordova and Charlotte Streets).
- Additional details are recommended to clarify the design of the resiliency garden near the Tolomato parking lot including landscape materials and depth of underground water storage/filtration systems.
- The applicant has provided Civil plans, Landscape plans, and Renderings.
- The project is within archeological zone IA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist.

STAFF RECOMMENDATION:

Staff does not provide recommendations on city projects and is available to answer any questions related to the previous Opinion of Appropriateness and attached application materials.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Redesign and reconstruct road surfaces with the complete streets model of flush curb, coquina concrete, and the St. Augustine color palette of clay brick
2. Black finished Colonial-style light fixtures showing 2700K LED lamination and 12' pole height
3. Resiliency garden/stormwater mitigation feature
4. St. Augustine design stormwater covers
5. 12 Sabal Palms

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

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

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

LIST OF ATTACHMENTS:

1. Historic Downtown Streetscape Design Guidelines are not attached due to their length but will be provided as a link for informational purposes

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. 2020-0075

Receipt No. _____

Meeting Date: July 16, 2020

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

Receipt No. _____

1. NAME OF APPLICANT Jeremy Marquis

Business (if applicable) Marquis Latimer + Halback, Inc.

Address 34 Cordova Street, Suite A

City St. Augustine State FL Zip Code 32084

Daytime telephone 904.540.6940 Other phone/email jeremy@halback.com

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

2. NAME OF PROPERTY OWNER Reuben Franklin, Public Works Director

Business (if applicable) City of St. Augustine

Address 75 King Street

City St. Augustine State FL Zip Code 32084

Daytime telephone (required) 904.825.1040 Other phone rfranklin@citystaug.com

3. PROJECT STREET ADDRESS Spanish St (Cuna to Orange); Cuna St (Cordova to Charlotte); Tolomato Ln

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

5. EXISTING USE ROW PROPOSED USE ROW

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☒ | Exterior lighting & other appurtenances <u>New street lights to match DID Phase 1</u> |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☒ | Existing parking, walkways & other site features <u>Streetscape to match DID Phase 1</u> |

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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 New (limited) landscape
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

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

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

This project is a continuation of the "Downtown Improvements District" Phase 1, which was completed in 2015. Phase 2 completes Spanish Street to Orange, along with the cross roads of Cuna and Tolomato Lane. Materials (clay brick, coquina concrete sidewalks, light fixtures, and landscape) are consistent with the approved Historic Streetscape Guidelines and COA for DID Phase 1.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Jeremy Marquis, RLA, LEED AP BD+C

SIGNATURE OF APPLICANT *Jeremy Marquis* DATE 06.19.20

PRINT OWNER'S NAME Reuben Franklin, PE, Public Works Director

SIGNATURE OF OWNER _____ DATE 06.19.20

(See updated signature page)

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

RECEIVED

JUN 19 2020

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

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- ☐ 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 New (limited) landscape
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JUN 23 2020

Planning / Building Dept.

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- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
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7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

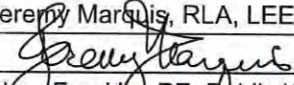
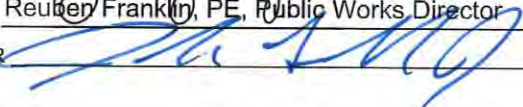
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PRINT APPLICANT'S NAME Jeremy Marquis, RLA, LEED AP BD+CSIGNATURE OF APPLICANT DATE 06.19.20PRINT OWNER'S NAME Reuben Franklin, PE, Public Works DirectorSIGNATURE OF OWNER DATE 06.19.20

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

JUN 19 2020

COMPLETENESS REVIEW CHECKLIST

Planning / Building Dept.

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

JUN 19 2020

Planning / Building Dept

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

Project number: 2020-0075 Project Address: DID Phase 2: Spanish + Cuna Streets, Tolomato Lane

Reviewed by: Julie Courtney Date: June 25, 2020

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

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

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

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

[Signatures Appear on Following Page]

RECEIVED

JUL 14 2020

Planning / Building Dept.

PROPERTY OWNER

REUBEN FRANKLIN
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Reuben Franklin, 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 14th day of July, 2020.

[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Jeremy Marquis
(Print Name)

[Signature]
(Signature)



ERAL. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

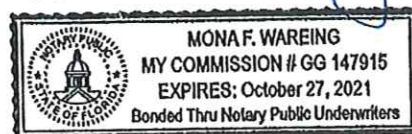
Witness my hand and official seal, this 14th day of July, 2020.

[Signature]
Notary Public, State of Florida

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JUL 14 2020

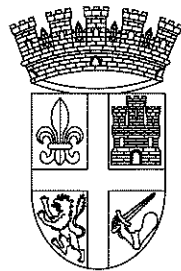
Planning / Building Dept.



COMPONENTS OF CONTRACT PLANS SET

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2 - 4	TYPICAL SECTION
5	UTILITY NOTES
6	PROJECT NOTES
7 - 14	ROADWAY PLAN SHEET
15 - 18	SPECIAL DETAILS



JOHN REGAN, P.E.
CITY MANAGER

REUBEN FRANKLIN, P.E.
PUBLIC WORKS DIRECTOR

GOVERNING STANDARD PLANS:
Florida Department of Transportation, FY2020-21 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, JULY 2020 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/implemented/SpecBooks>

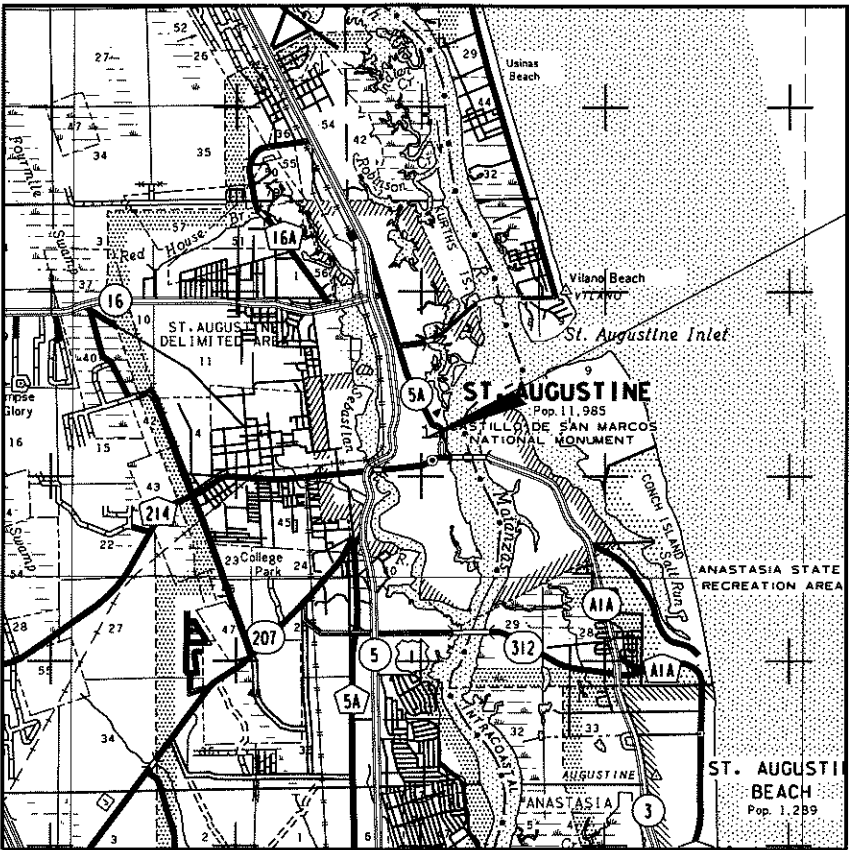
CITY OF ST AUGUSTINE,
UTILITY MANUAL (CURRENT EDITION)
PAVING AND DRAINAGE DETAILS (CURRENT EDITION)
Available on the City of St. Augustine Web Site:
<http://www.citystaug.com/DocumentCenter>

PROPOSED IMPROVEMENTS

DOWNTOWN IMPROVEMENTS DISTRICT
PHASE II

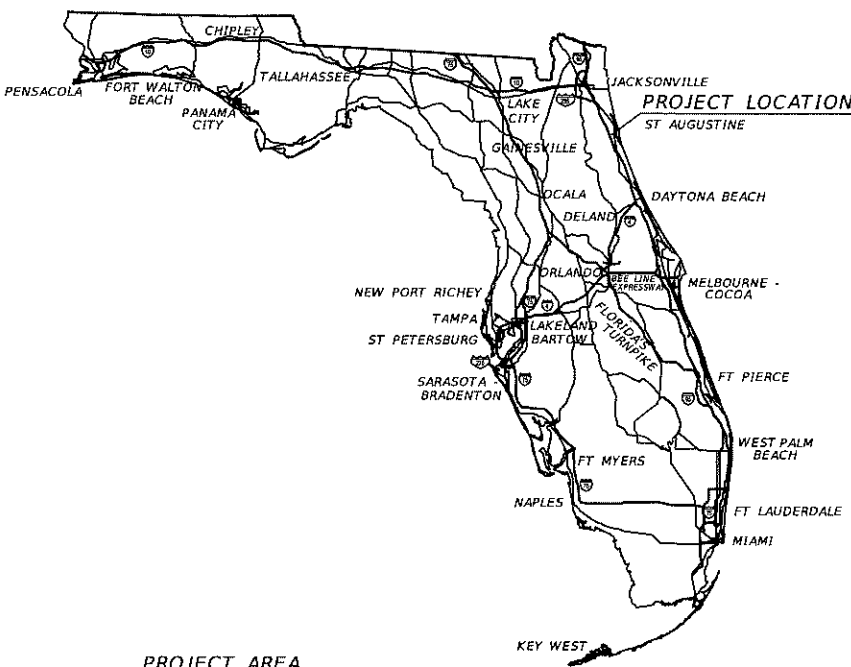
St. Augustine, FL
for

CITY OF ST. AUGUSTINE

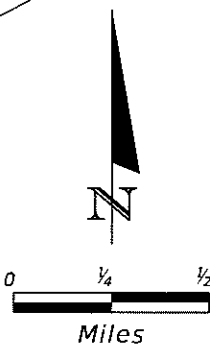


MAYOR TRACY UPCHURCH
VICE-MAYOR LEANNA FREEMAN
COMMISSIONER ROXANNE HORVATH
COMMISSIONER NANCY SIKES-KLINE
COMMISSIONER JOHN VALDES

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



PROJECT AREA



ROADWAY SHOP DRAWINGS
TO BE SUBMITTED TO:
ENGINEER OF RECORD RICHARD N. WESTHEIMER
P.E. LICENSE NUMBER 84657
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
CERTIFICATE OF AUTHORIZATION 00002584

PLANS PREPARED BY:
ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

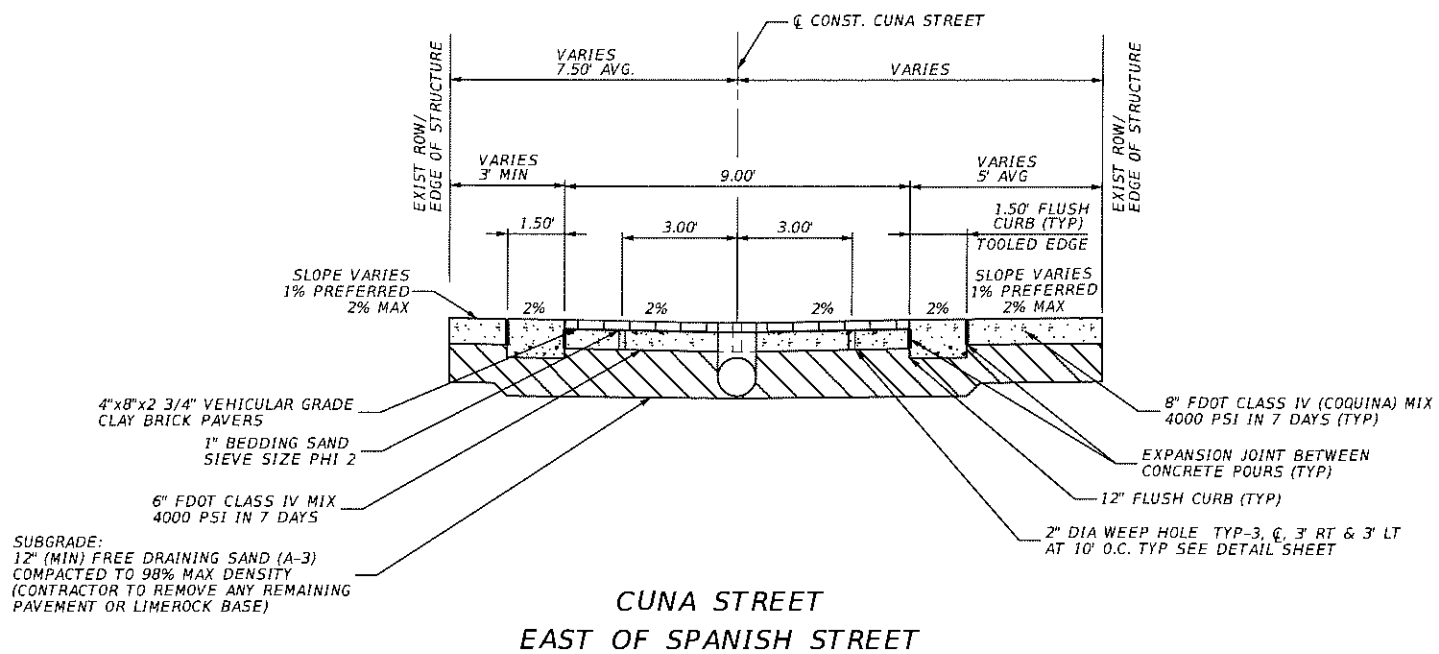
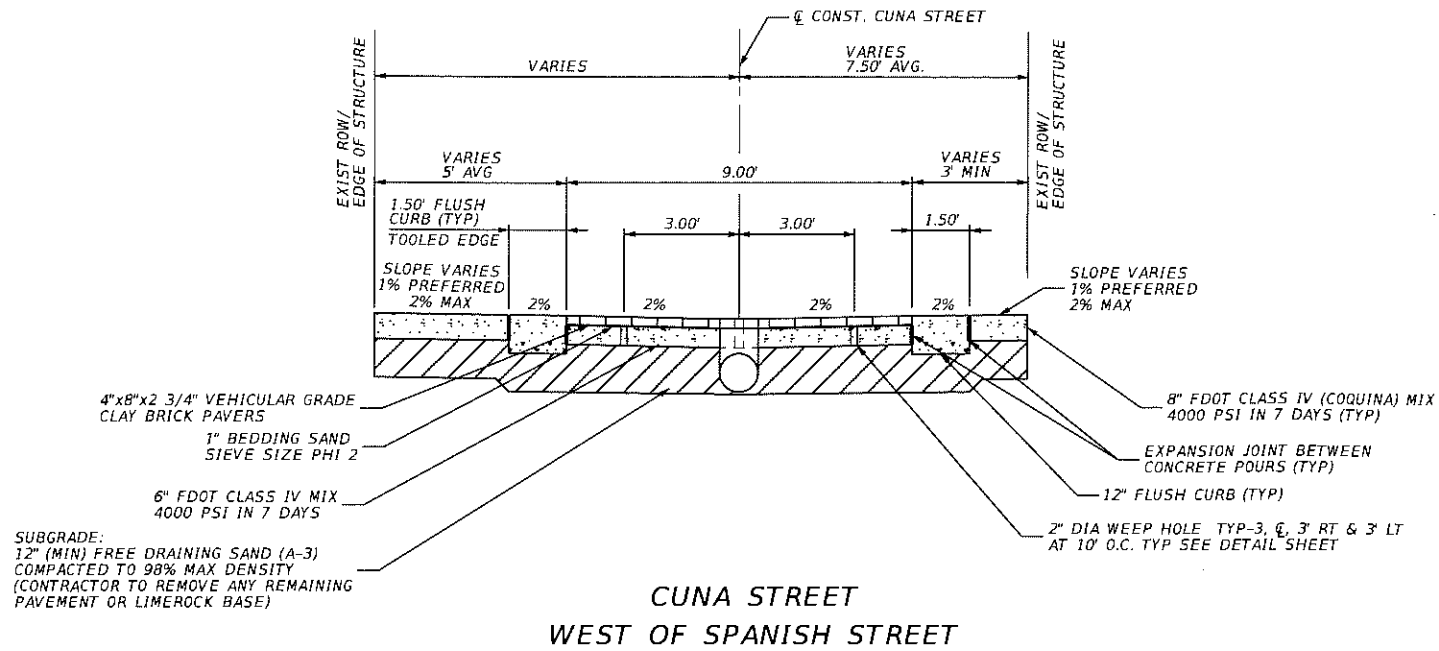
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JUN 19 2020 JUN 1 2020
Planning / Building Dept. Planning / Building Dept.

ENGINEER OF RECORD: RICHARD N. WESTHEIMER, P.E.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
		1

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

6/19/2020 11:11:31 AM Westheimer/R
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Planning / Building Dept.

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Planning / Building Dept.

MODEL: TYPICALSHEETS

6/19/2020 11:11:36 AM WestheimerR
6/16-238-15-DIDYTRANSPORTATION DESIGN\ROADWAY-TYP\SRD01.DGN

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM

RICHARD N. WESTHEIMER

England-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32239
TEL: (904) 542-8990
FAX: (904) 545-9485
Registry - 2584 LC - 0000316

Licence No. 84657

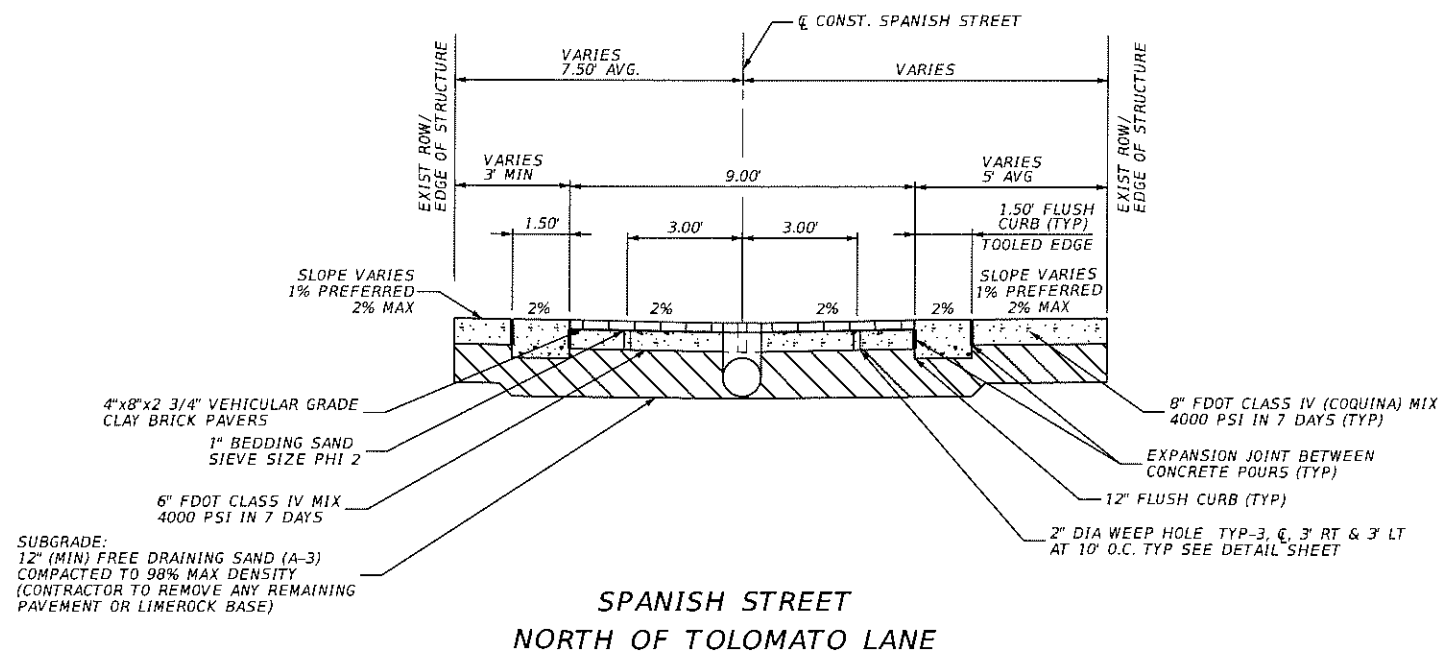
City of St. Augustine
PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904)825-1040



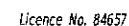
DOWNTOWN IMPROVEMENT DISTRICT
TYPICAL SECTION

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TYPICAL SECTION

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Planning / Building Dept.



RICHARD N. WESTHEIMER

Registry - 2564 LC - 0000316

Licence No. 84657

P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904)825-1040



TYPICAL SECTION

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GENERAL NOTES

- THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESEIDE. THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
- THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS (LATEST EDITION) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.augustinefl.com --> Forms, Applications & Docs --> Public Works Documents and Reports.
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
- FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS, LATEST EDITION. C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
- ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
- PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS AND PRIOR TO SHOWING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS, LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
- VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
- SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- UNUSABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
- THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
- THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
- ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
- ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL, PRESENT EDITION, AND THE C.O.S.A. STANDARDS, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
- ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-553.314, F.A.C.).
- DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPES BY AS NECESSARY AND/OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
- LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES (CONTINUED)

- ALL ROCK AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTRACTORS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS ABOVE THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
- DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
- FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
- INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE BOX OF THAT RECOMMENDED BY THE MANUFACTURER.
- FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
- ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
- ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
- LOCAL WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCAL WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF EACH VALVE BOX. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, THE ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A LICENSED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING, WHERE INSTALLED UNDER PAVEMENT AREAS. TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRADER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
- CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
- NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IF THE CITY INSPECTION IS REQUIRED, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M. OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
- THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
- ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS FOSTER ADAPTERS FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
- ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
- ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
- CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
- IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

- ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
- C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
- IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
- WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
- ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
- ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILT", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
- "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
- REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
- ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
- ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE M40 B3 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
- A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACK-ON-WHITE "AS-BUILT" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
- THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CONTENTS OF UNJOINT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL UTILITY CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 16 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

- ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, OR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-900 HOPE OR 11 COLOR "BLUE" OR DIP CLASS 350.
- ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-900, OR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-900 HOPE OR 11 COLOR "BLUE" OR DIP CLASS 250.
- ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
- ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HOPE CTS OR 9 COLOR "BLUE".
- ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
- THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
- A FULL UNJOINT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
- WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
- NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
- JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
- ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
- ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
- THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE AS-BUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
- ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

- INTERIOR LINES ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINES SHALL BE SPEED-THREADED, SERRATED, OR EQUAL AS APPROVED BY THE C.O.S.A.
- SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
- SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR23 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE CITY. C.O.S.A. SANITARY SEWER FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

- AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605, ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

- ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY LOCATIONS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
- ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO REUSE EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED

WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, F.A.C. BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

*62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING NEWLY LAID PIPE AND APPURTENANCES, THAT ARE PARTIALLY OR FULLY UNDER CITY INSPECTOR'S OBSERVATION. DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

STANDARD WATER/SEWER/RECLAIMED

WATER SEPARATION REQUIREMENTS (CONTINUED)

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND OTHER UTILITIES SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM, AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-8.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL SECTION OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. INADVERTENTLY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THESE REQUIREMENTS. IF A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PERMIT APPLICATION THE FOLLOWING INFORMATION:

- TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
- A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT.
- ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.
- EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATER-TIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
- WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATER-TIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
- EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
- GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND LINES SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-8.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF PROTECTION AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

- WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS, THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE.
- THE OTHER PIPELINE; OR
- USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE.
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN
- USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASUREMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTAL FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE.

- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASUREMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASUREMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

CITY OF ST. AUGUSTINE WATER AND SEWER GENERAL NOTES

REVISION
DATE: FEB 2017
NOT TO SCALE: N=1



DOWNTOWN IMPROVEMENT DISTRICT

UTILITY NOTES

SHEET
NO.

5



RICHARD N. WESTHEIMER

Engelhardt-Thibault & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 842-4990
FAX: (904) 846-9485
Registry - 2584 LC - 0000316

Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT

P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040



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PROJECT SPECIFIC GENERAL NOTES

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1. CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF UTILITY CONFLICT MAY OCCUR.
2. ALL UTILITY OWNERS SHALL BE GIVEN 2 FULL BUSINESS DAYS NOTICE BEFORE ANY WORK IS BEGUN ON THE SITE. CALL 811 (SUNSHINE ONE CALL OF FLORIDA), PRIOR TO CONSTRUCTION. CURRENT UTILITY CONTACTS ARE AS FOLLOWS:

WATER AND SEWER:
CITY OF ST AUGUSTINE PUBLIC WORKS: (904) 825-1040
STEPHEN SLAUGHTER, P.E.

ELECTRICAL:
FLORIDA POWER AND LIGHT (904) 824-7630
LINDA CLARK

TELEPHONE:
P.K. PATEL (904) 256-3224

CABLE TELEVISION:
COMCAST CABLE
KURT KREBS (904) 759-2034

GAS:
TECO PEOPLES GAS
JERROD CARTER (904) 443-7355

3. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTION OF UTILITY SERVICES TO LOCAL BUSINESSES A MINIMUM OF SEVEN (7) DAYS IN ADVANCE. CONTRACTOR SHALL PLAN THEIR WORK TO MINIMIZE FREQUENCY AND DURATIONS OF SUCH DISRUPTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING A DEWATERING SYSTEM(S) TO REMOVE WATER FROM THE EXCAVATIONS. PRIOR TO BEGINNING ANY DEWATERING, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE CITY REPRESENTATIVE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL COMPLY WITH ALL SAMPLING REQUIREMENTS LISTED IN FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) DEWATERING REGULATIONS (62-621.300(2) F.A.C.) BEFORE ANY DEWATERING CAN BEGIN.
5. REMOVAL AND REPLACEMENT OF CONCRETE DRIVEWAY OR SIDEWALK SHALL BE FROM THE NEAREST CONCRETE JOINT TO CONCRETE JOINT OR FROM THE NEAREST CONCRETE JOINT TO EDGE OF CONCRETE CURB. CONTRACTOR SHALL INSTALL 1/2" EXPANSION JOINTS AND/OR CONTROL JOINTS FOR ALL CONCRETE SECTIONS. CONCRETE DRIVEWAYS SHALL BE A MINIMUM THICKNESS OF 6" 3,000 PSI CONCRETE. CONCRETE SIDEWALKS SHALL BE A MINIMUM THICKNESS OF 4" 3,000 PSI CONCRETE. CONCRETE SHALL BE INSTALLED PER C.O.S.A. STANDARDS.
6. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL ITEMS IN THE RIGHT OF WAY TO EXISTING OR BETTER CONDITION AFTER CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS WITHIN PROJECT LIMITS WITH SOD MATCHED TO EXISTING LAWN TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD WITHIN 24 HOURS OF PLACING SOD AND AS NECESSARY FOR PERMANENT VEGETATION.
8. CONTRACTOR IS RESPONSIBLE TO LOCATE, IDENTIFY AND PLAN FOR ALL SEWER LATERAL CONNECTIONS, CLEANOUTS AND CROSSINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY MANHOLES TO THE NEW GRADE AND CROSS SLOPE. CONTRACTOR SHALL COORDINATE WITH APPLICABLE FACILITY OWNERS. OWNERS TO PROVIDE NEW RING AND COVER FOR EACH STRUCTURE.

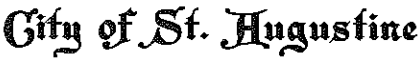
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



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VISION • EXPERIENCE • RESULTS

Richard N. Westheimer
Licence No. 84657

England-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-0485
Registry - 2584 LC - 0000316



City of St. Augustine
PUBLIC WORKS DEPARTMENT



P.O. BOX 210, ST. AUGUSTINE, FL. 32085-0210 PHONE (904)825-1040

DOWNTOWN IMPROVEMENT DISTRICT

PROJECT NOTES

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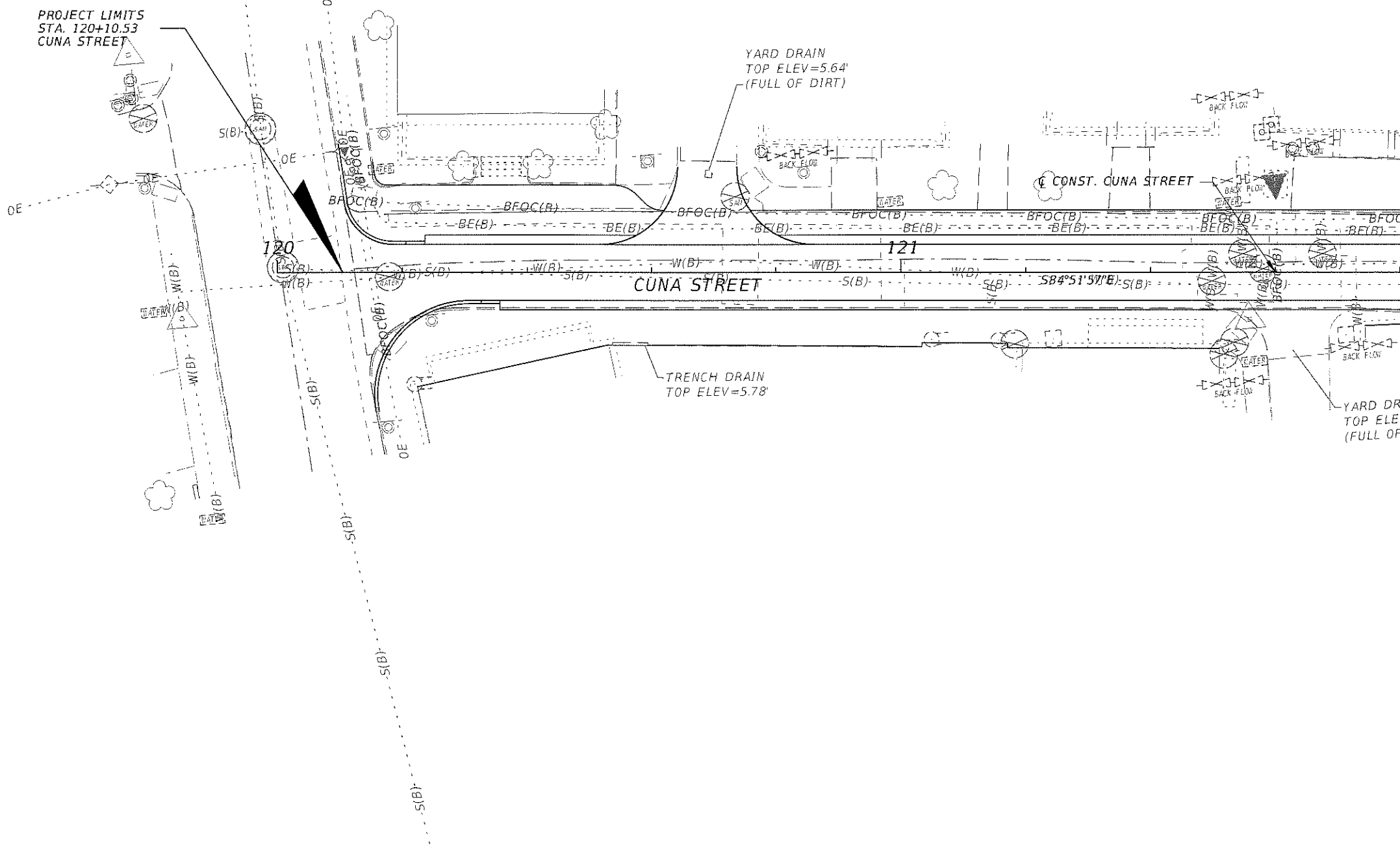
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RICHARD N. WESTHEIMER

Engelund-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-8485
Registry - 2584 LC - 0000316
Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL. 32085-0210 PHONE (904) 825-1040



DOWNTOWN IMPROVEMENT DISTRICT
CUNA STREET
ROADWAY PLAN

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7

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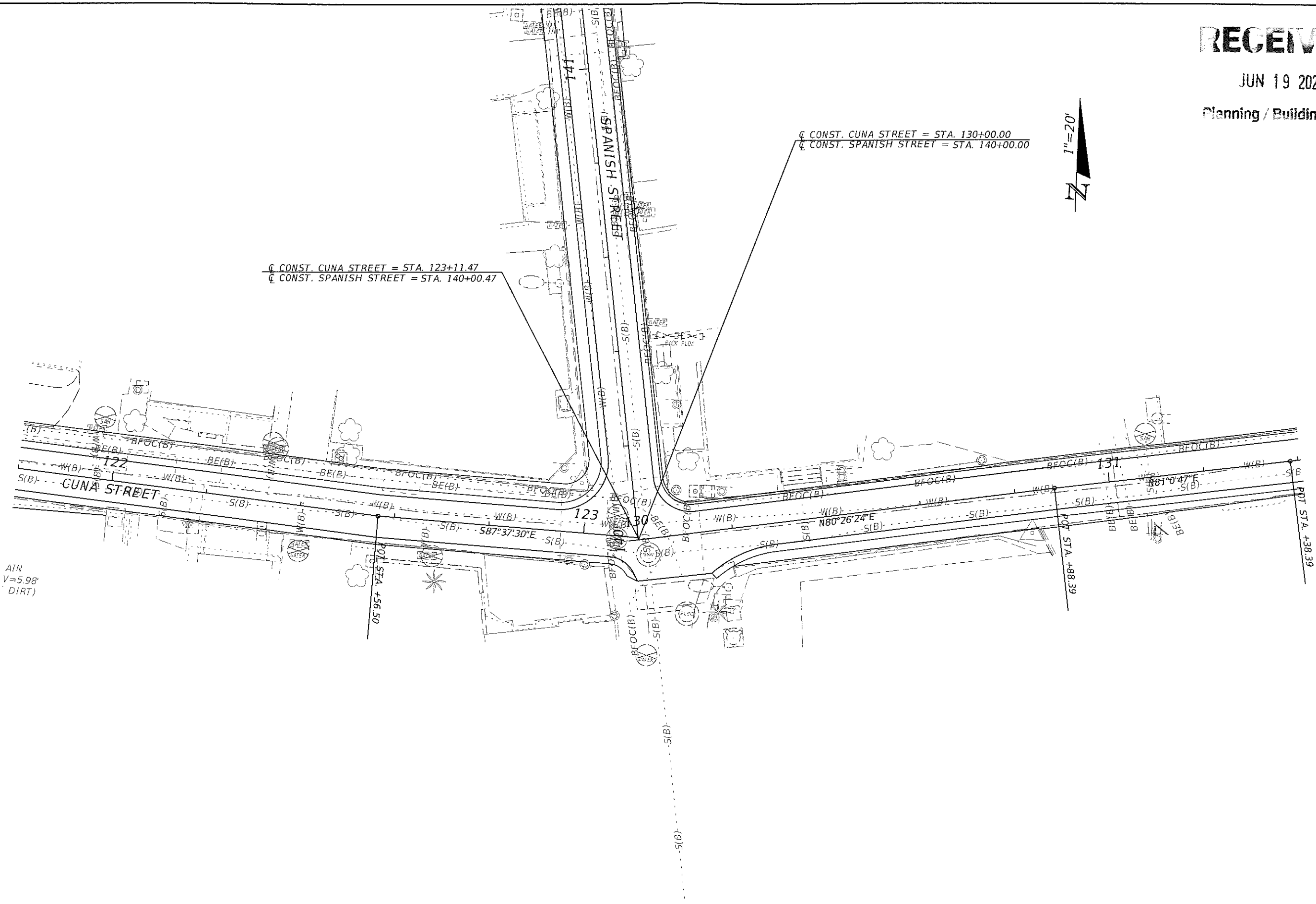
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Q CONST. SPANISH STREET = STA. 140+00.00

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RICHARD N. WESTHEIMER

Englund-Thompson & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32259
TEL: (904) 642-0900
FAX: (904) 848-9485
Registry - 2584 LC - 0000316
Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040

DOWNTOWN IMPROVEMENT DISTRICT
CUNA STREET
ROADWAY PLAN

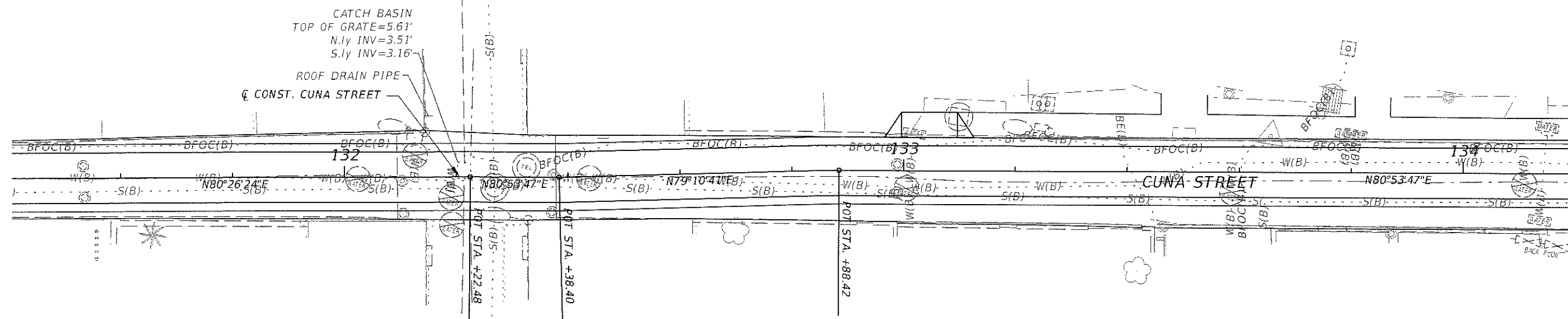
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RICHARD N. WESTHEIMER

England-Thorn & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 842-8990
FAX: (904) 848-9485
Registry - 2584 LC - 0000316

Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT

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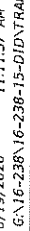
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CUNA STREET
ROADWAY PLAN

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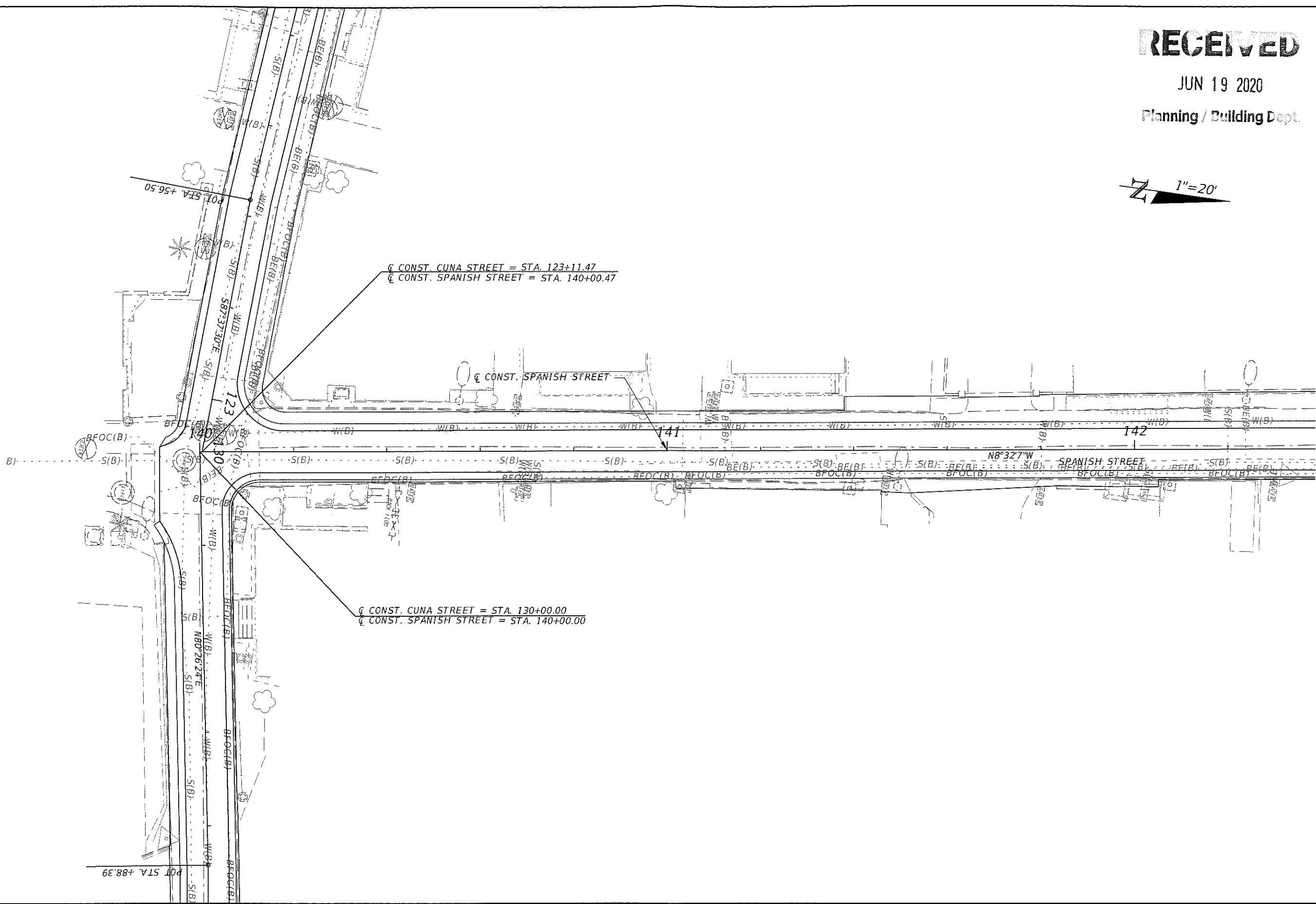
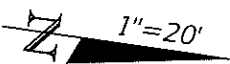
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RICHARD N. WESTHEIMER

Englund-Thompson & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
Licence No. 84657

City of St. Augustine
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DOWNTOWN IMPROVEMENT DISTRICT
SPANISH STREET
ROADWAY PLAN

SHEET NO.
11

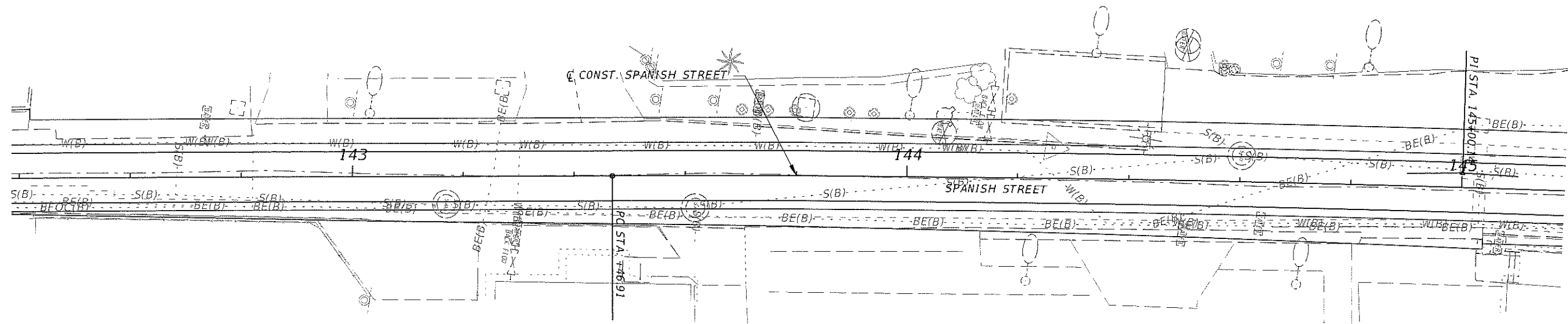
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RICHARD N. WESTHEIMER

England-Thong & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316

Licence No. 84657

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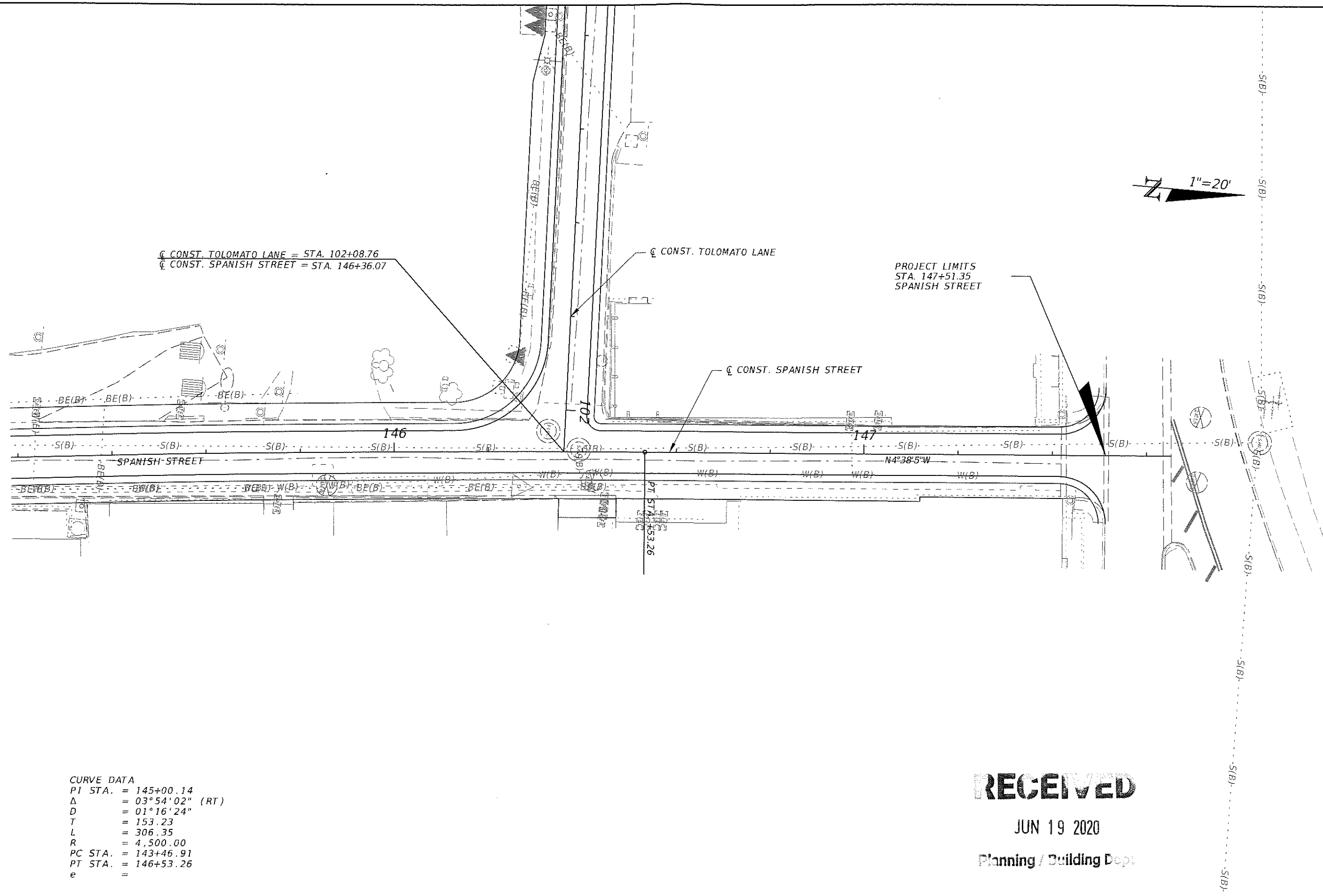
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SPANISH STREET
ROADWAY PLAN

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RICHARD N. WESTHEIMER

Engelhard-Thimo & ITT Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-3990
FAX: (904) 646-8485
Registry - 2584 LC - 0000316

Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT

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DOWNTOWN IMPROVEMENT DISTRICT
SPANISH STREET
ROADWAY PLAN

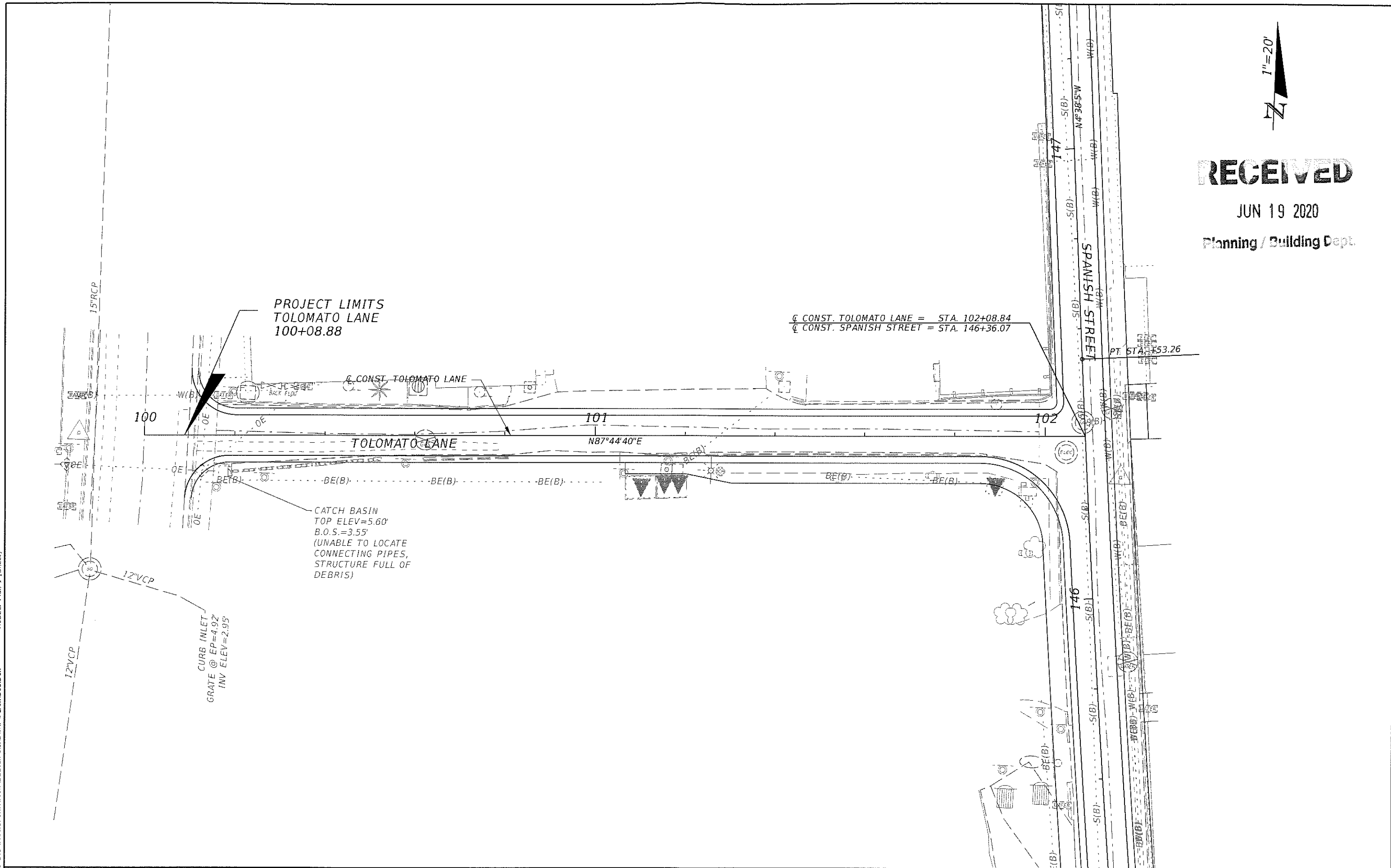
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RICHARD N. WESTHEIMER

England-Thompson & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32255
TEL: (904) 842-8990
FAX: (904) 846-9485

Registry - 2584 LC - 0000316
Licence No. 84657

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PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040



DOWNTOWN IMPROVEMENT DISTRICT
TOLOMATO LANE
ROADWAY PLAN

SHEET
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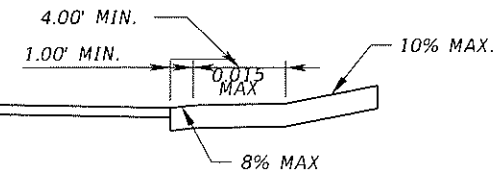
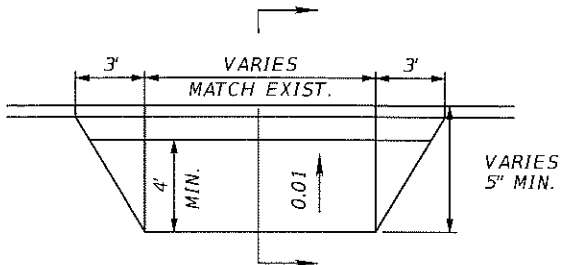
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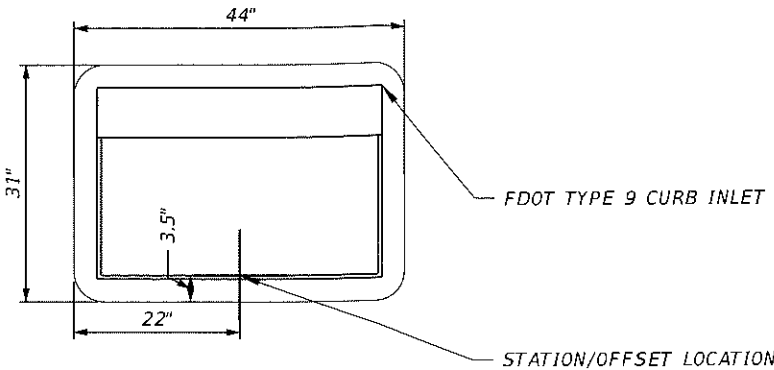
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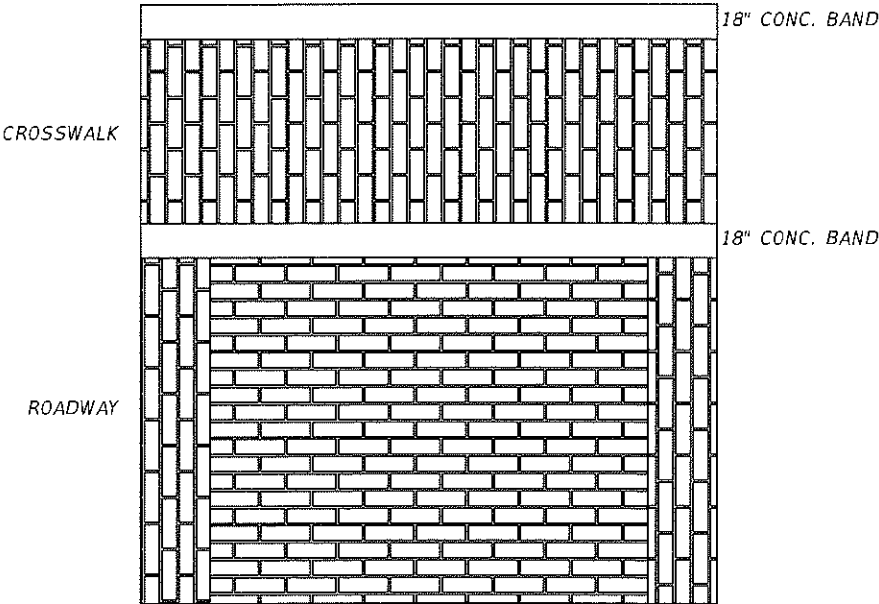
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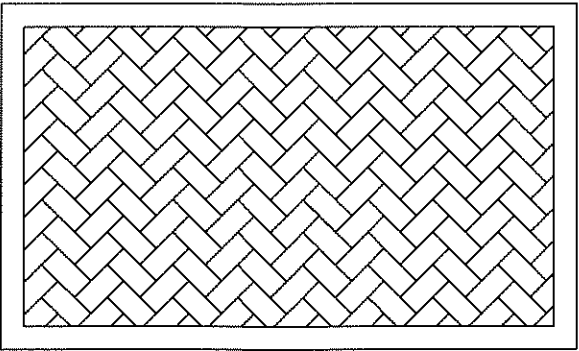
DRIVEWAY DETAIL



DRAINAGE DETAIL



BRICK PATTERN DETAIL
ROADWAY



HARRINGBONE PATTERN DETAIL
STREET INTERSECTION

6/19/2020 11:12:05 AM
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MODEL: SPECIALDETAILSHEETS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



ETM
VISION • EXPERIENCE • RESULTS
RICHARD N. WESTHEIMER

Englund-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-8465
Registry - 2584 LC - 0000316
Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL. 32085-0210 PHONE (904) 825-1040



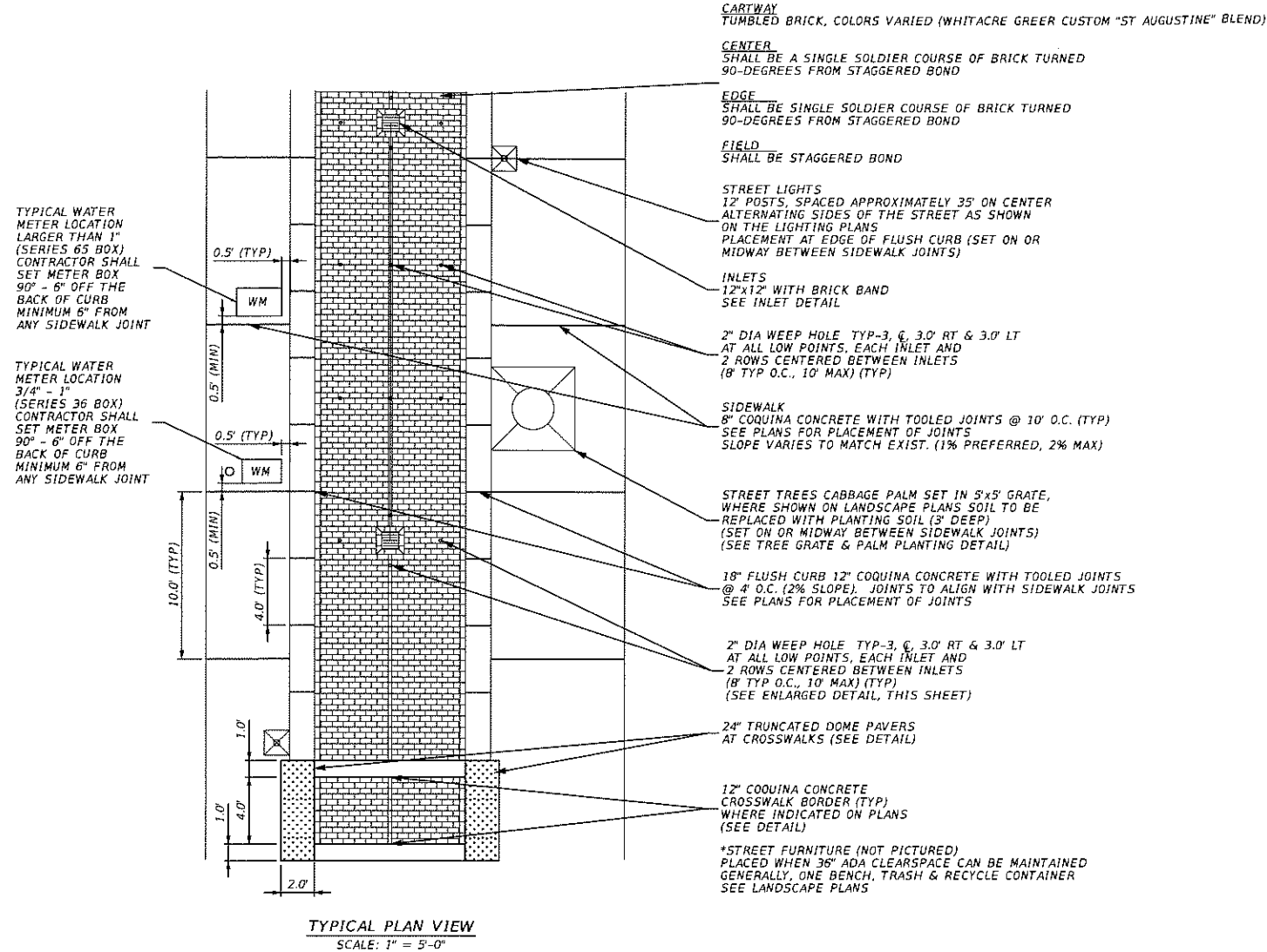
DOWNTOWN IMPROVEMENT DISTRICT

SPECIAL DETAILS

SHEET NO.
15

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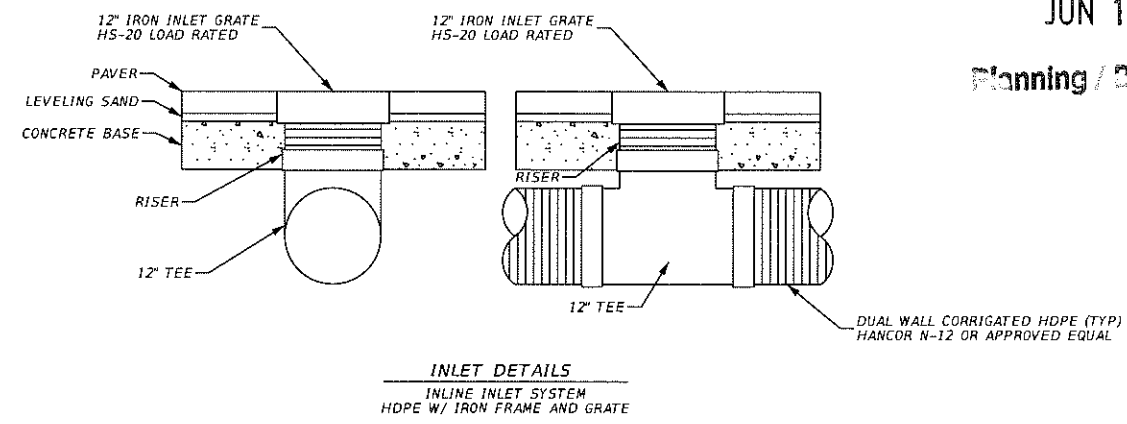
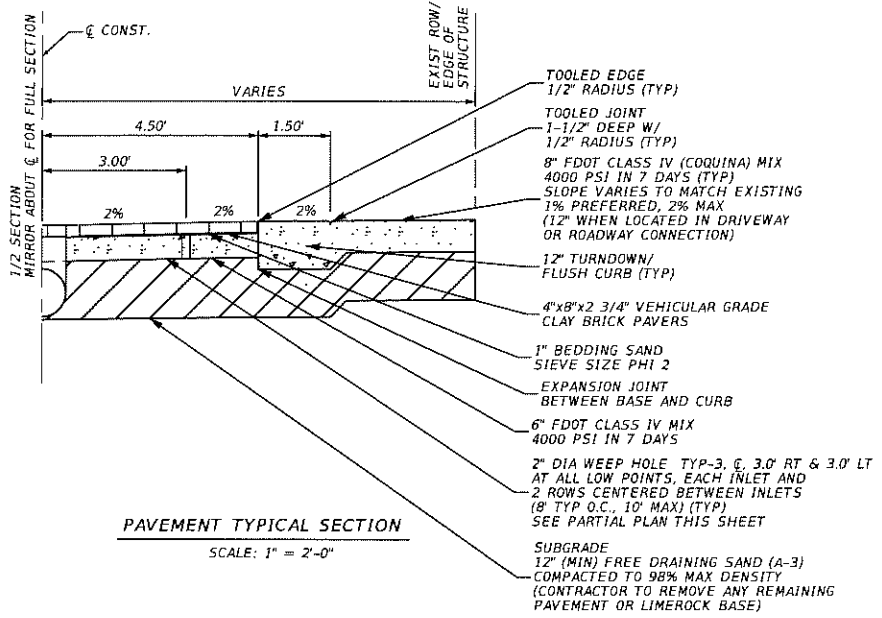
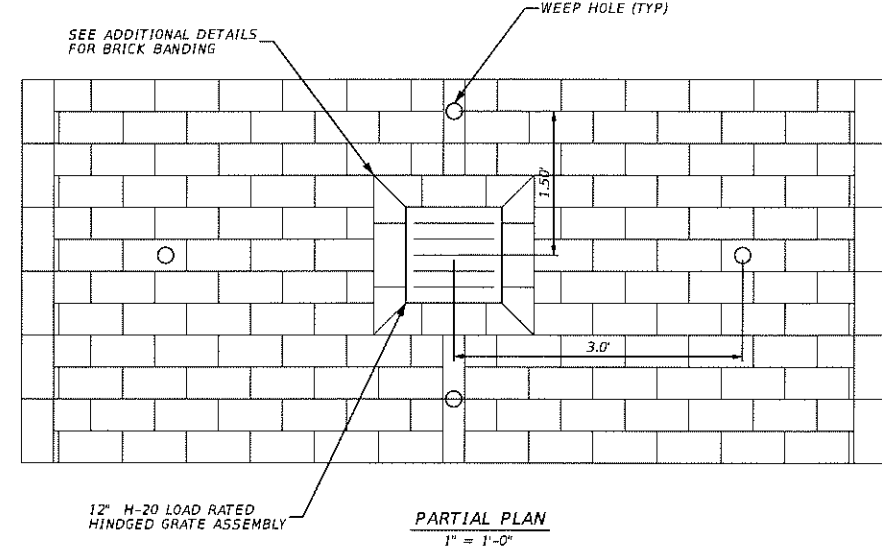
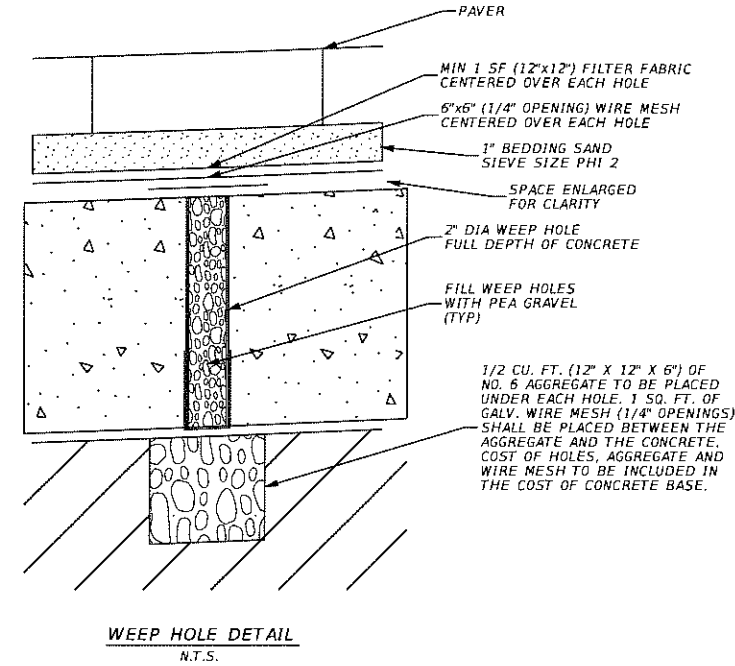
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MODEL: SPECIALDETAILS.SHEETS



WHITACRE GREER
"ST AUGUSTINE" BLEND
10% DARK ANTIQUE (33)
20% MULBERRY (34)
20% MAHOGONY (44)
20% CIMMERIAN (53)
30% CHOCOLATE (54)**

**** 25% OF CHOCOLATE BRICK SHALL BE STAMPED "CoSA"**

BRICK TO BE PURCHASED AND SUPPLIED BY THE CITY OF ST AUGUSTINE



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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Richard N. Westheimer
Licence No. 84657

Englund-Thompson & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 L.C. - 0000316

City of St. Augustine
PUBLIC WORKS DEPARTMENT

P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040

DOWNTOWN IMPROVEMENT DISTRICT

SPECIAL DETAILS

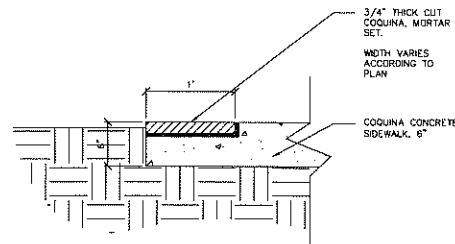
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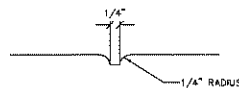
JUN 19 2020

Planning / Building Dept.

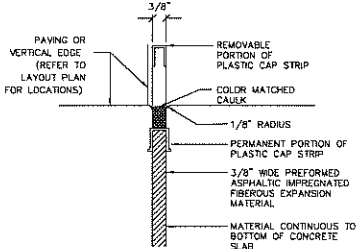


8
23
CUT COQUINA BAND
1" = 1'-0"

(A) CONTROL JOINT
(NOT TO SCALE)

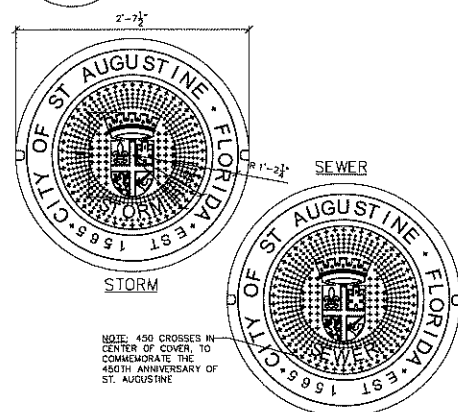


(B) EXPANSION JOINT
(NOT TO SCALE)



NOTE: REFER TO PLANS FOR LOCATIONS OF CONTROL & EXPANSION JOINTS.
REFER TO CIVIL ENGINEER DETAILS FOR SIDEWALK & CURB THICKNESS AND CONCRETE MIX.
PROVIDE SAMPLE FOR APPROVAL OF EXPOSED COQUINA CONCRETE.
FLUSH CURBS SHALL HAVE TOOLED JOINTS. SEE TYPICAL DETAIL, SHT L1-2.

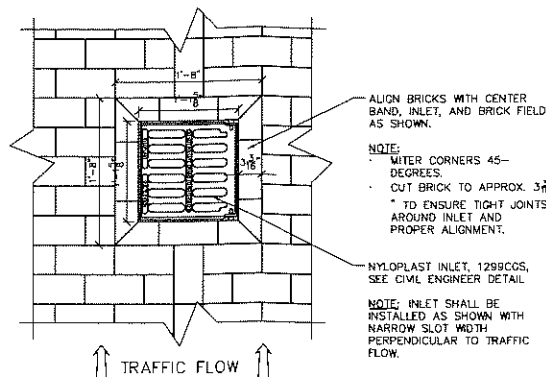
7
23
SIDEWALK JOINT DETAILING
NOT TO SCALE



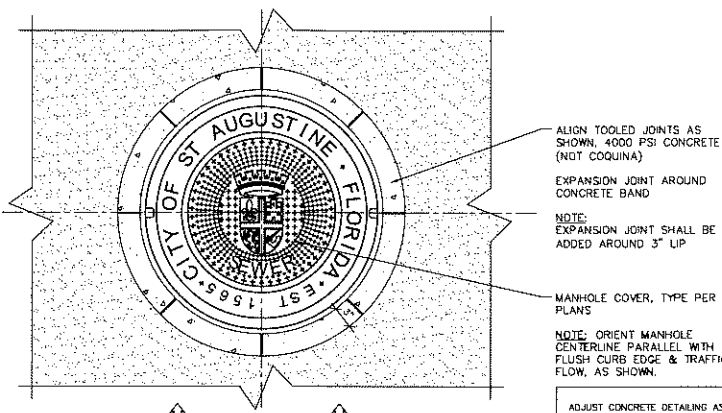
6
23
MANHOLE COVER
1" = 1'-0"

BASIS OF DESIGN SHOWN
MANUFACTURER:
US FOUNDRY INC.
MODEL NAME & NUMBER:
CUSTOM BASED ON
USF-655-CW-M
SIZE:
31 1/2" - TO MATCH EXISTING
CITY STANDARD
TEXT FONT:
GARAMOND
TEXT SIZE - OUTER BAND:
APPROX. 2"
EXCEPT 'EST 1565' (1 1/2")
TEXT SIZE - SEWER/STORM:
APPROX. 1 1/2"
QUANTITIES PER ENGINEER
NOTE: PROVIDE SHOP
DRAWING FOR REVIEW &
SAMPLE FOR FINAL
APPROVAL.

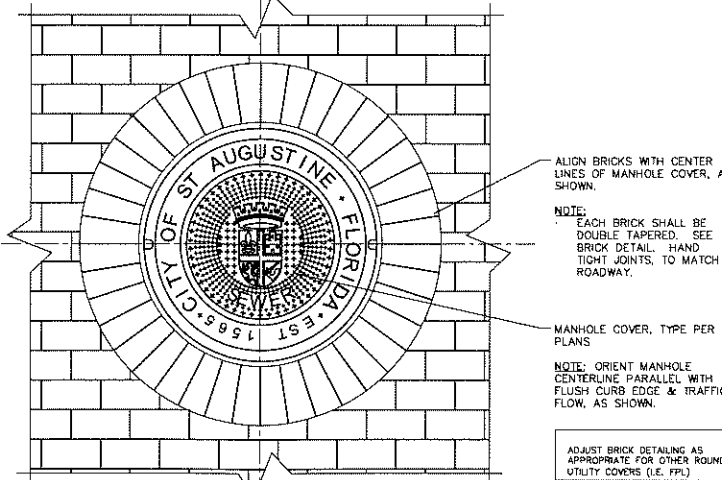
NOTE: 450 CROSSES IN
CENTER OF COVER, TO
COMMEMORATE THE
450TH ANNIVERSARY OF
ST. AUGUSTINE



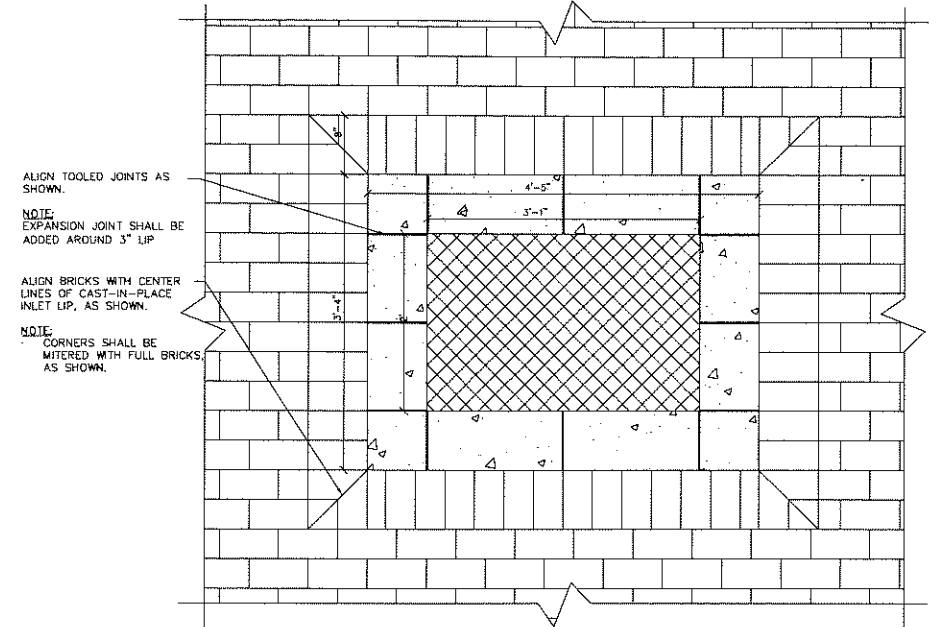
5
23
12" SQ. DRAINAGE INLET BAND
1" = 1'-0"



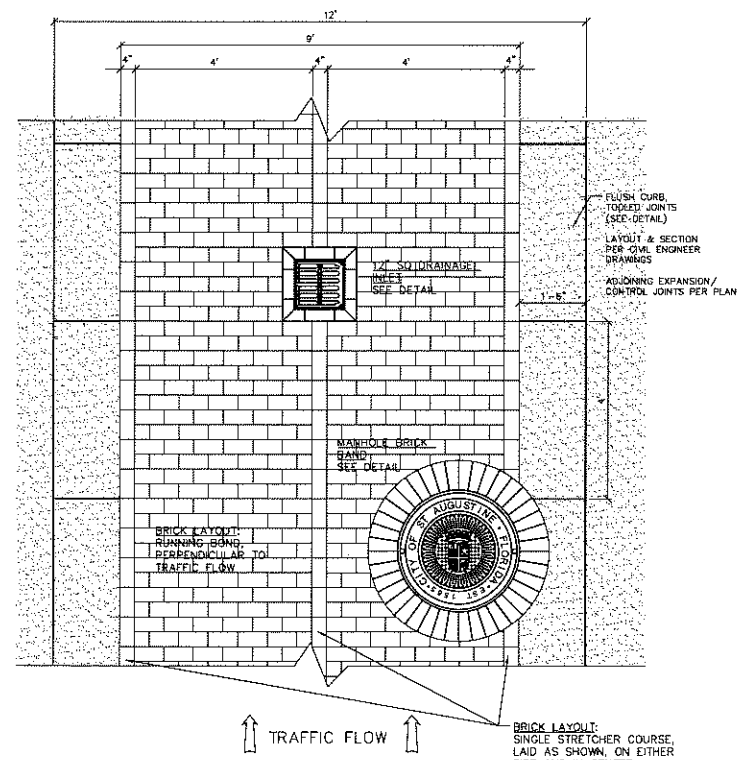
4
23
MANHOLE CONCRETE BAND
1" = 1'-0"



3
23
MANHOLE BRICK BAND
1" = 1'-0"



2
23
FDOT TYPE "C" INLET BAND
1" = 1'-0"



1
23
BRICK CARTWAY + FLUSH CURB
1 1/2" = 1'-0"

ETM
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RICHARD N. WESTHEIMER

England-Thibault & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-9998
FAX: (904) 646-9485
Registry - 2584 L.C. - 0000316

Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT

P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040



DOWNTOWN IMPROVEMENT DISTRICT

SPECIAL DETAILS

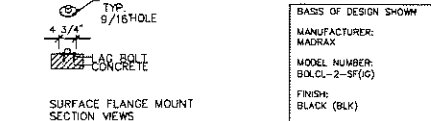
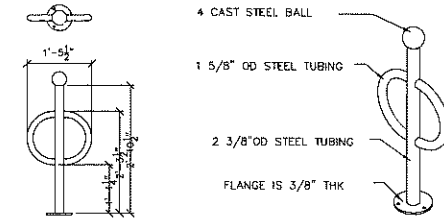
SHEET
NO.

17

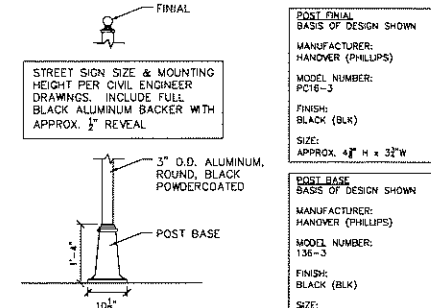
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JUN 19 2020

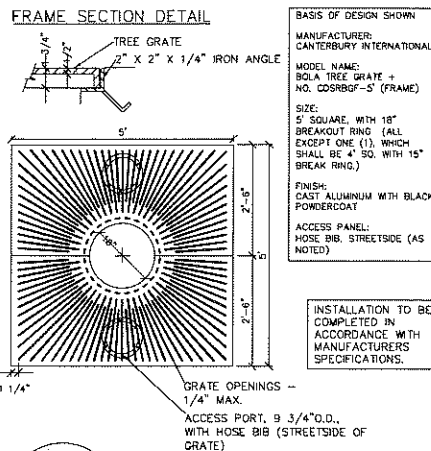
Planning / Building Dept



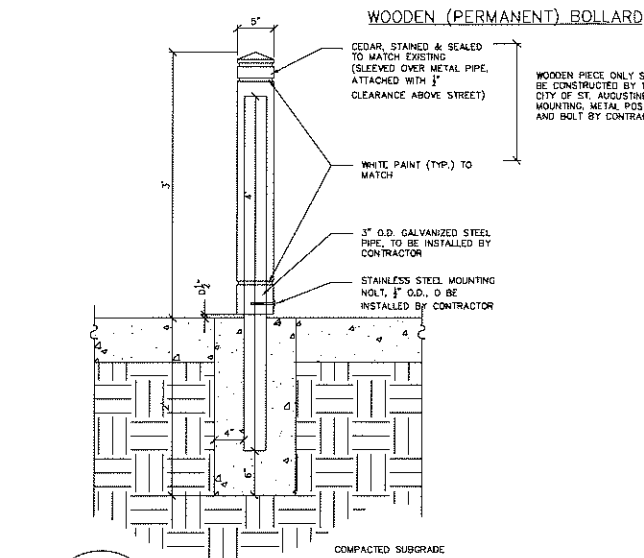
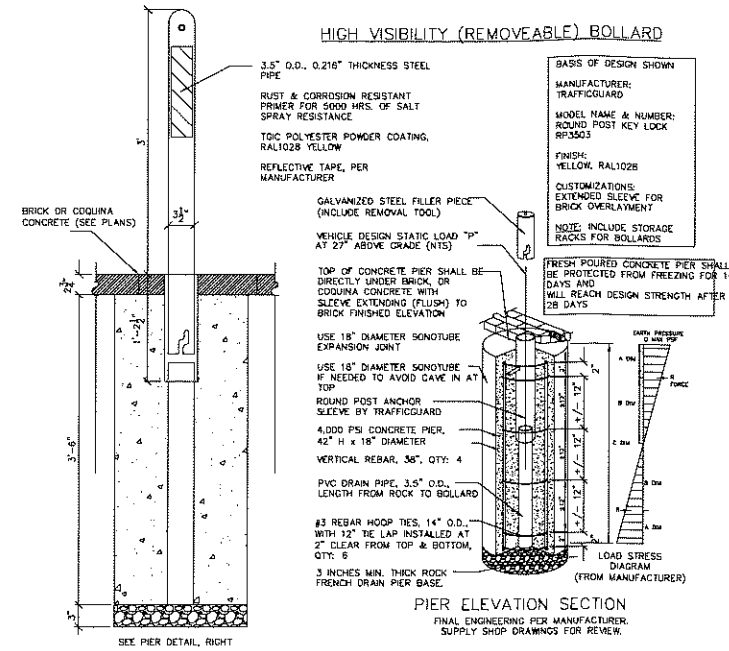
7 BIKE RACK
24 1/2" = 1'-0"



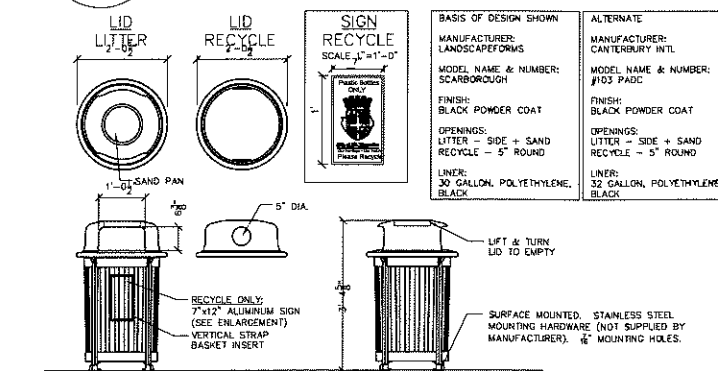
6 STREET SIGN POST
24 1/2" = 1'-0"



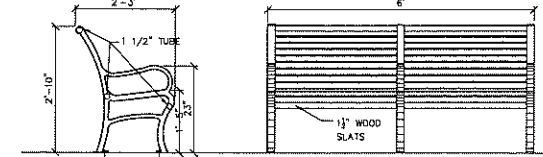
5 PALM TREE GRATES
24 1/2" = 1'-0"



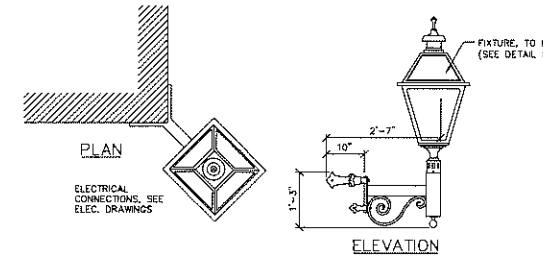
1 BOLLARDS
25 1/2" = 1'-0"



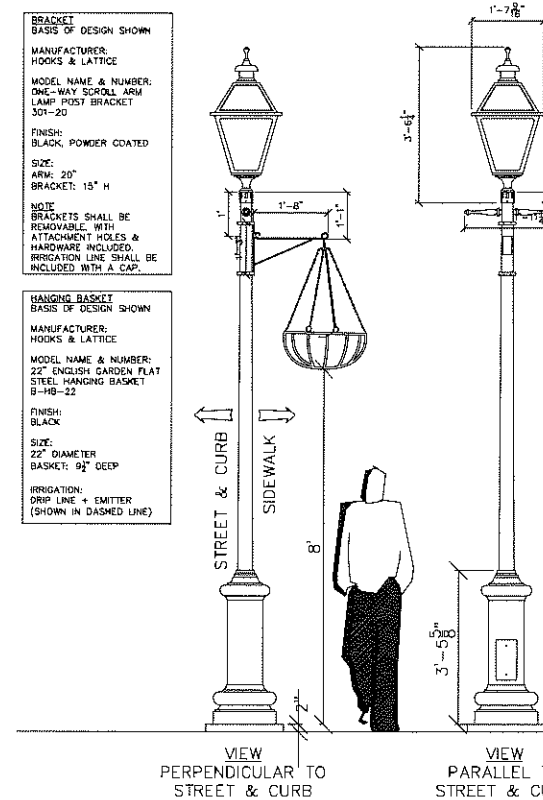
4 LITTER + RECYCLE RECEPTACLES
24 1/2" = 1'-0"



3 BENCH
24 1/2" = 1'-0"



2 CORNER MOUNT LIGHT BRACKET
24 1/2" = 1'-0"



1 CITY STANDARD LIGHT
24 1/2" = 1'-0"

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MODEL: SPECIALDETAILS.DGN

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



RICHARD N. WESTHEIMER

England-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-6485
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City of St. Augustine
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P.O. BOX 210, ST. AUGUSTINE, FL. 32085-0210 PHONE (904) 825-1040



DOWNTOWN IMPROVEMENT DISTRICT

SPECIAL DETAILS

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CITY OF
ST. AUGUSTINE
EST. 1565

DOWNTOWN IMPROVEMENT DISTRICT RECEIVED PHASE 2

Street Perspectives
July 6, 2020 v2
(ML+H Project No. 20.13.0)

JUL 06 2020

Planning / Building Dept.

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JUL 06 2020
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BEFORE & AFTER STREET PERSPECTIVES

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BEFORE | SPANISH STREET- VIEW FACING NORTH

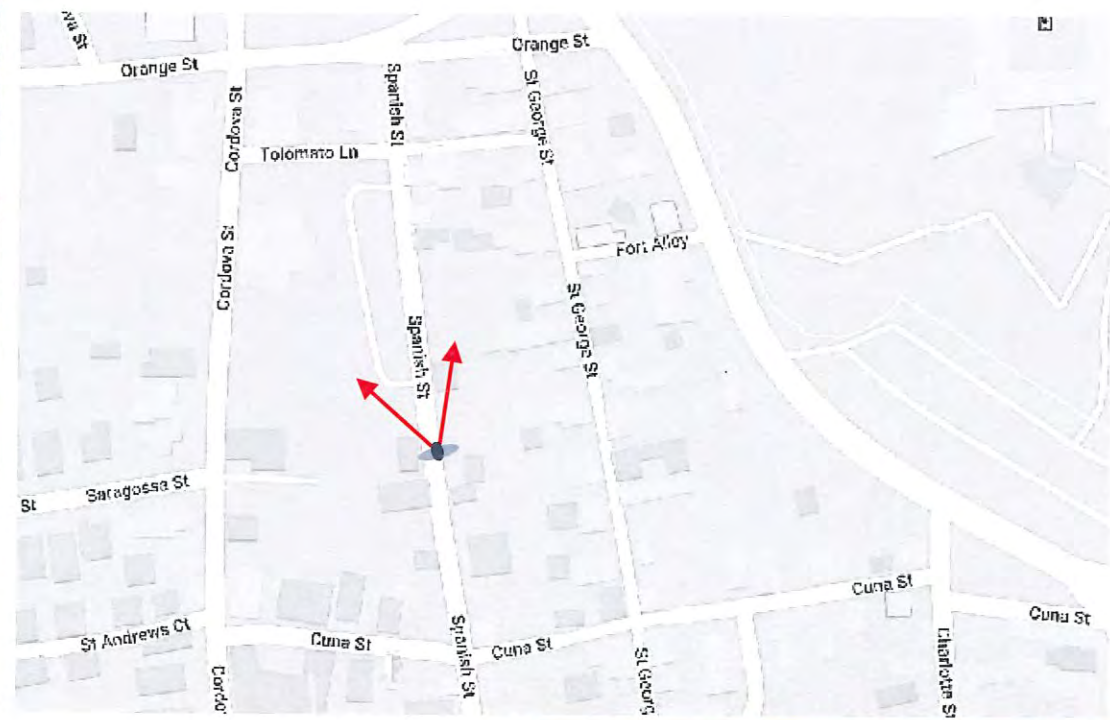
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AFTER | SPANISH STREET- VIEW FACING NORTH

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AFTER WITH DIMENSIONS | SPANISH STREET- VIEW FACING NORTH

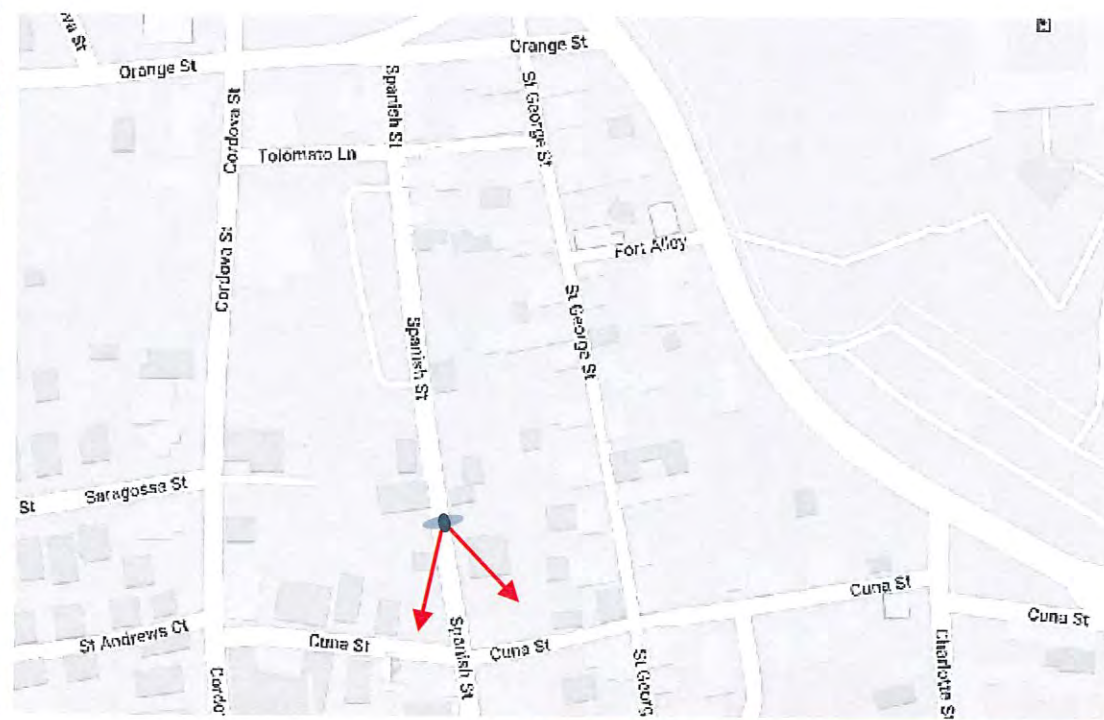
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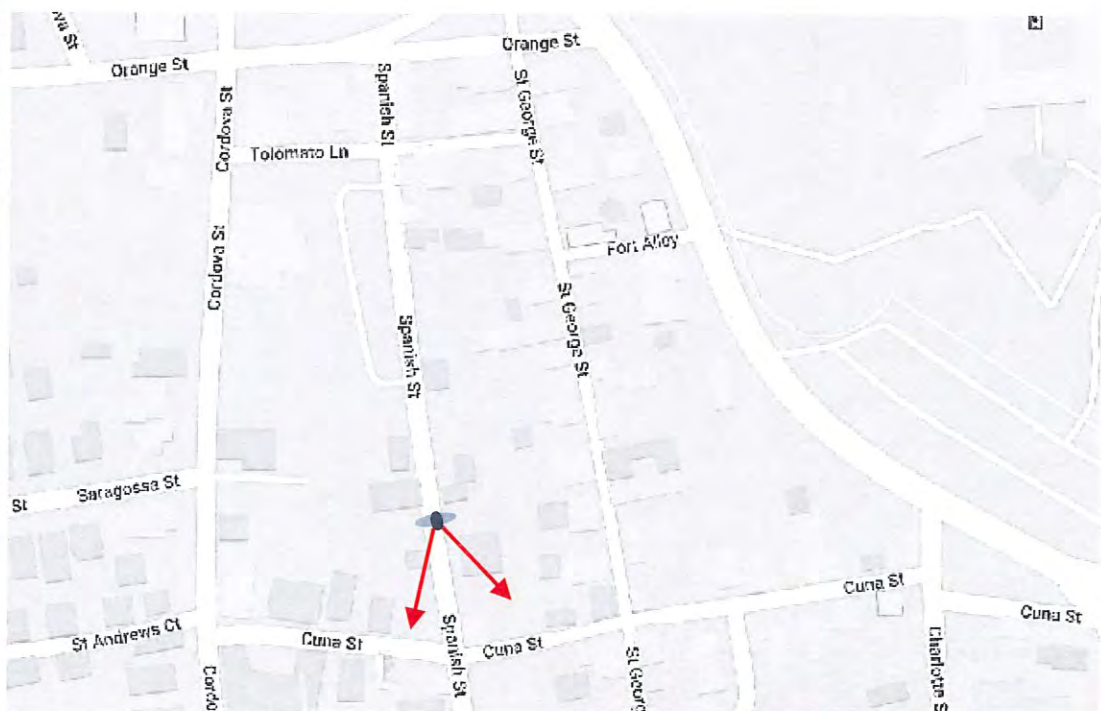


BEFORE | SPANISH STREET - VIEW FACING SOUTH

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JUL 06 2020



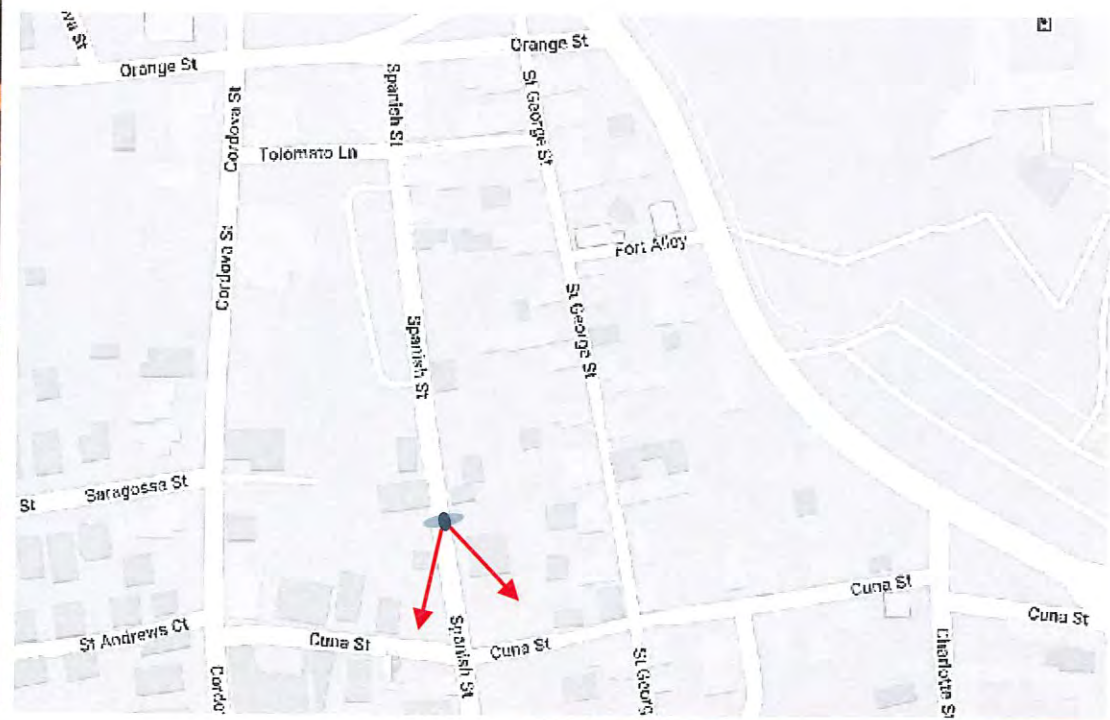


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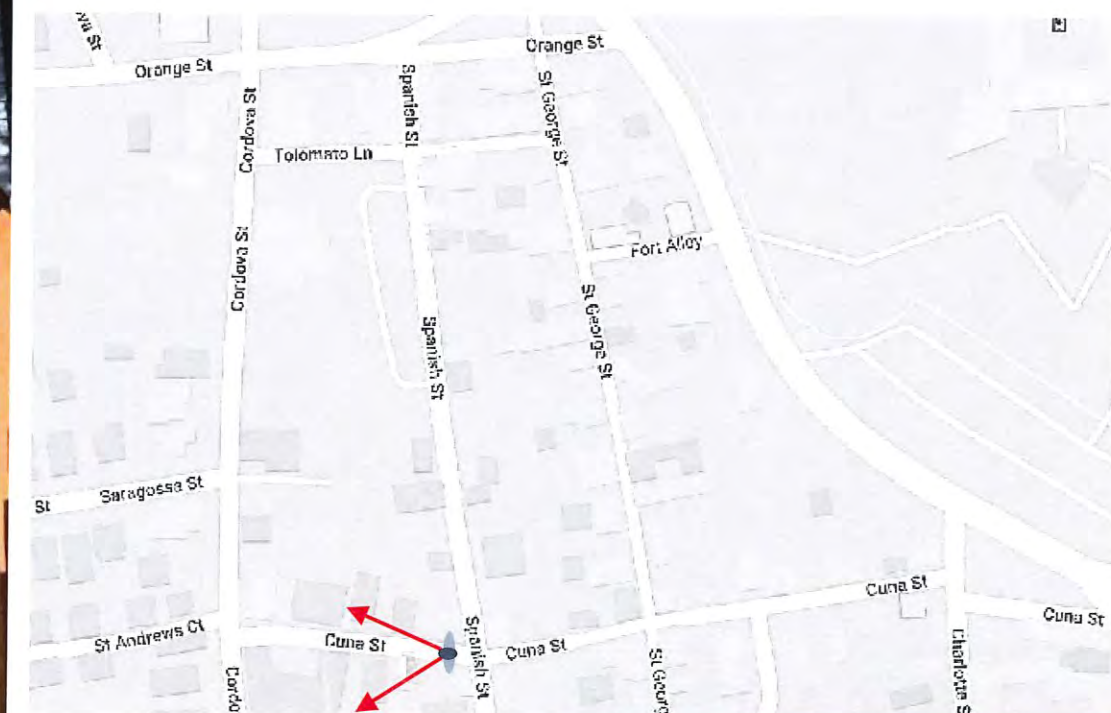
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BEFORE | CUNA STREET - VIEW FACING WEST

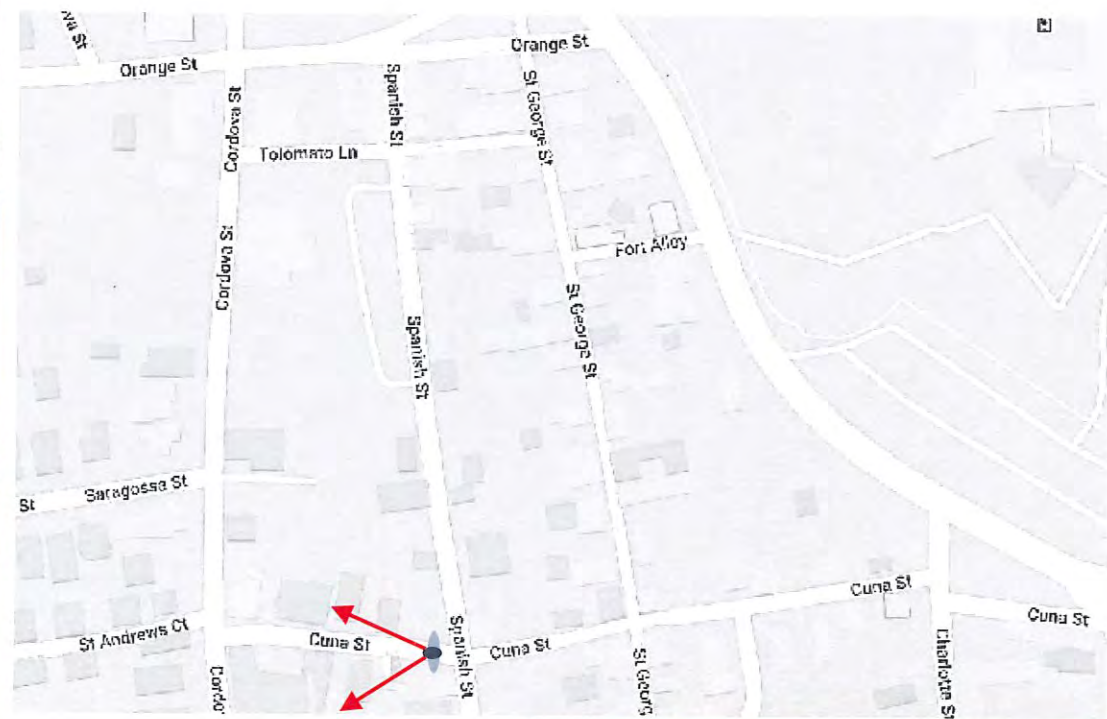
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AFTER | CUNA STREET - VIEW FACING WEST

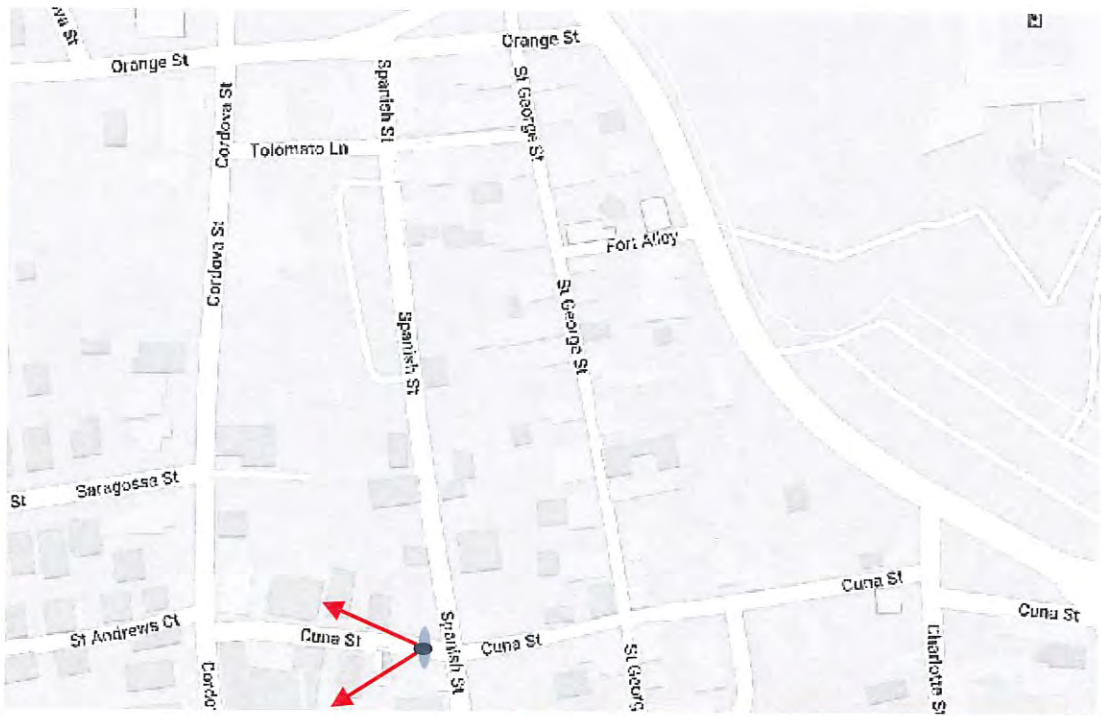
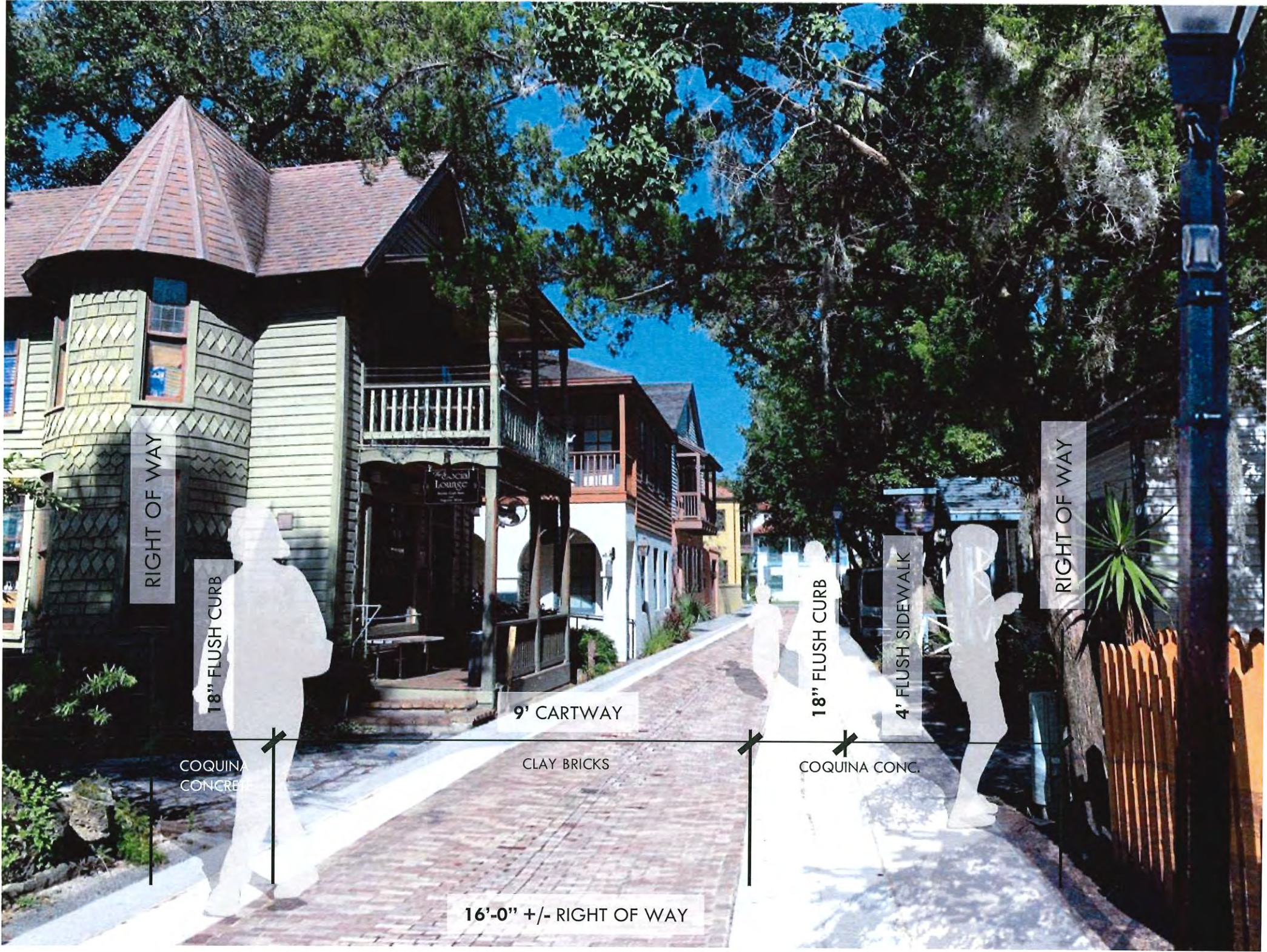
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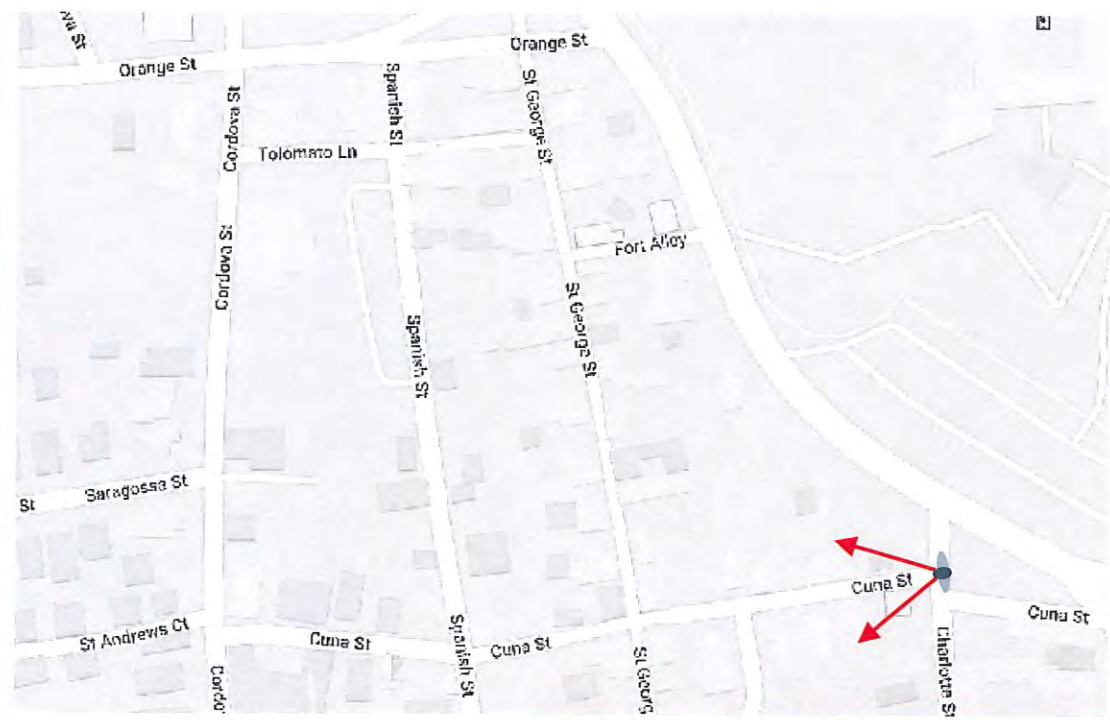


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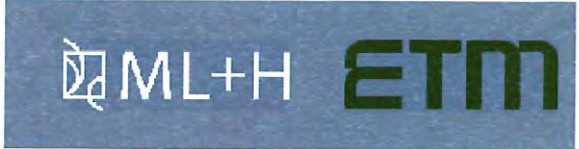
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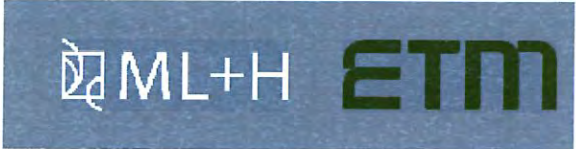
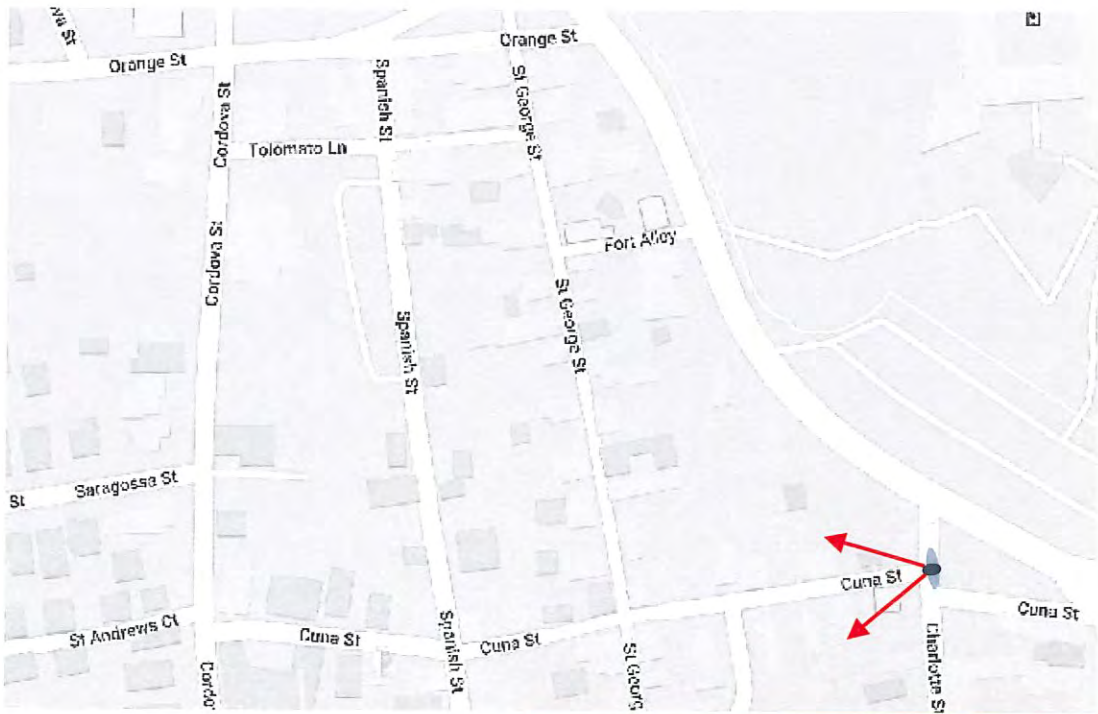
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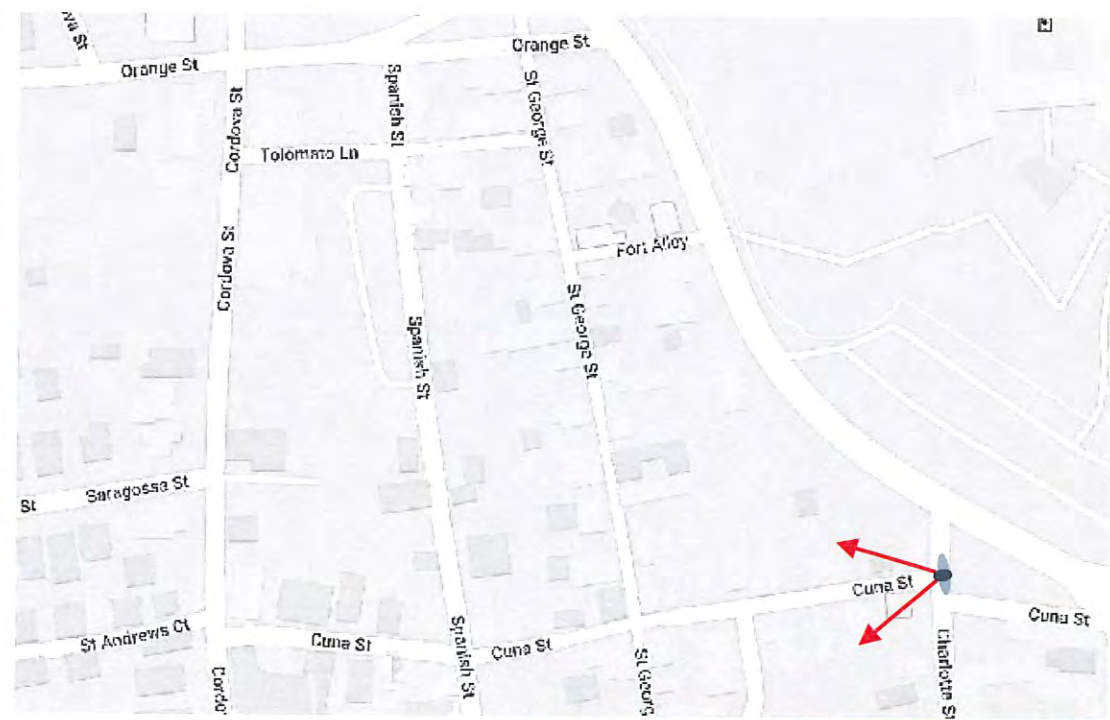
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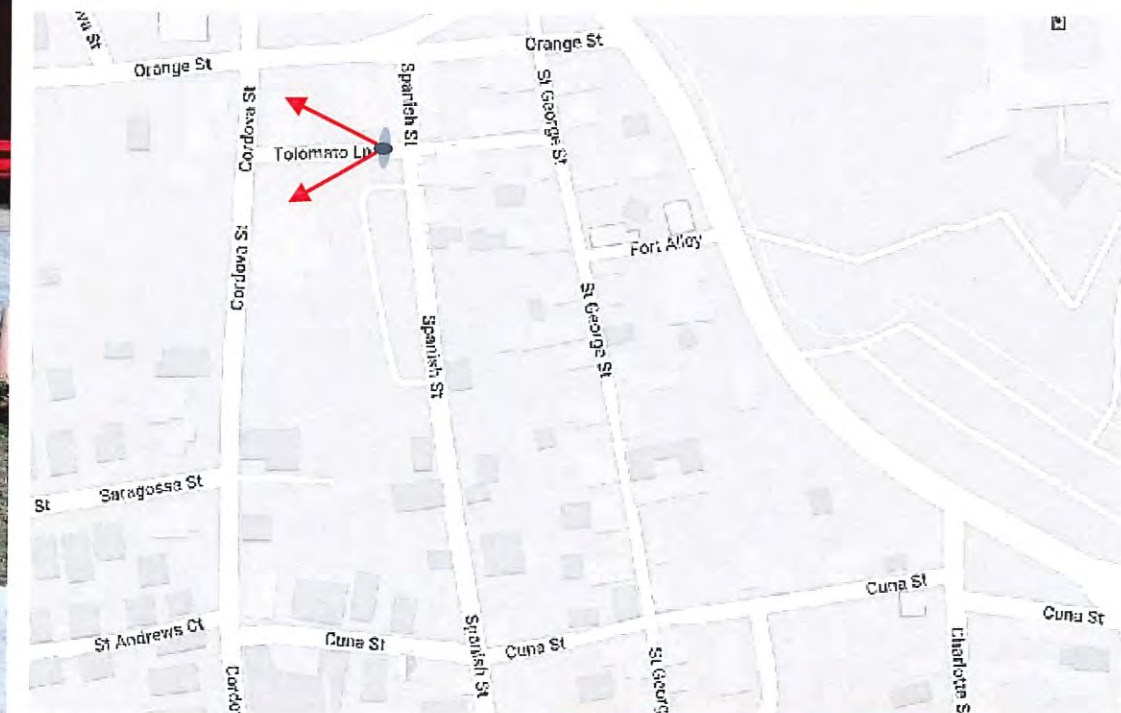
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BEFORE | TOLOMATO LANE - VIEW FACING WEST

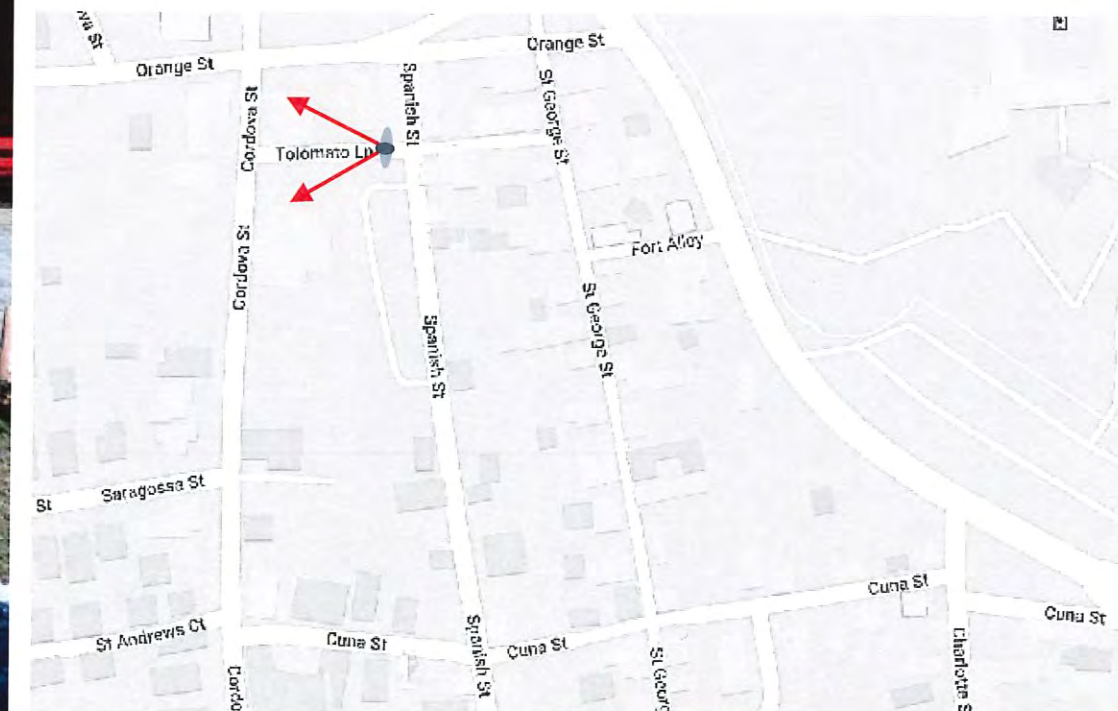
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AFTER | TOLOMATO LANE - VIEW FACING WEST

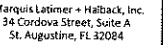
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REMY MARQUIS
6667110
SEAL
AWN BY: EG

DOWN-TOWN IMPROVEMENT IS DISTRICT PHASE 2

CITY OF ST. AUGUSTINE

THE UNIVERSITY OF CHICAGO

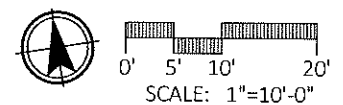
Planning / Building Dept.

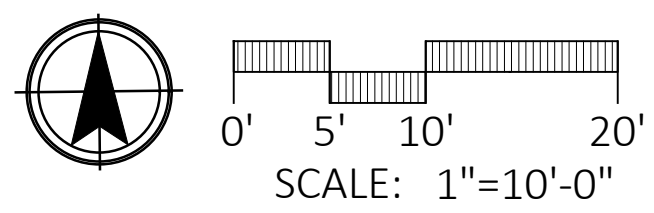
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SYM	DESCRIPTION	DATE

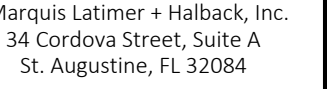
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PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0

DRAWING NO.:

Page 215 of 756







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MY MARQUIS
6667110 SEAL

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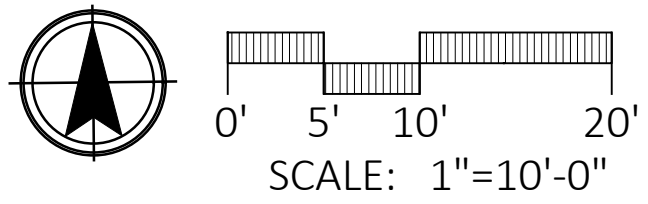
DOWNTOWN IMPROVEMENTS DISTRICT PHASE 2

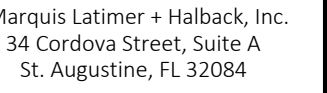
CITY OF ST. AUGUSTINE

HARDSCAPE PLAN

	HARB REV. 1	7.06.2020
	HARB SUBMITTAL	6.19.2020
SYM	DESCRIPTION	DATE

SIZE:
PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0
DRAWING NO.:
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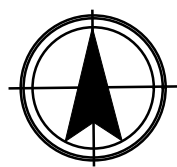
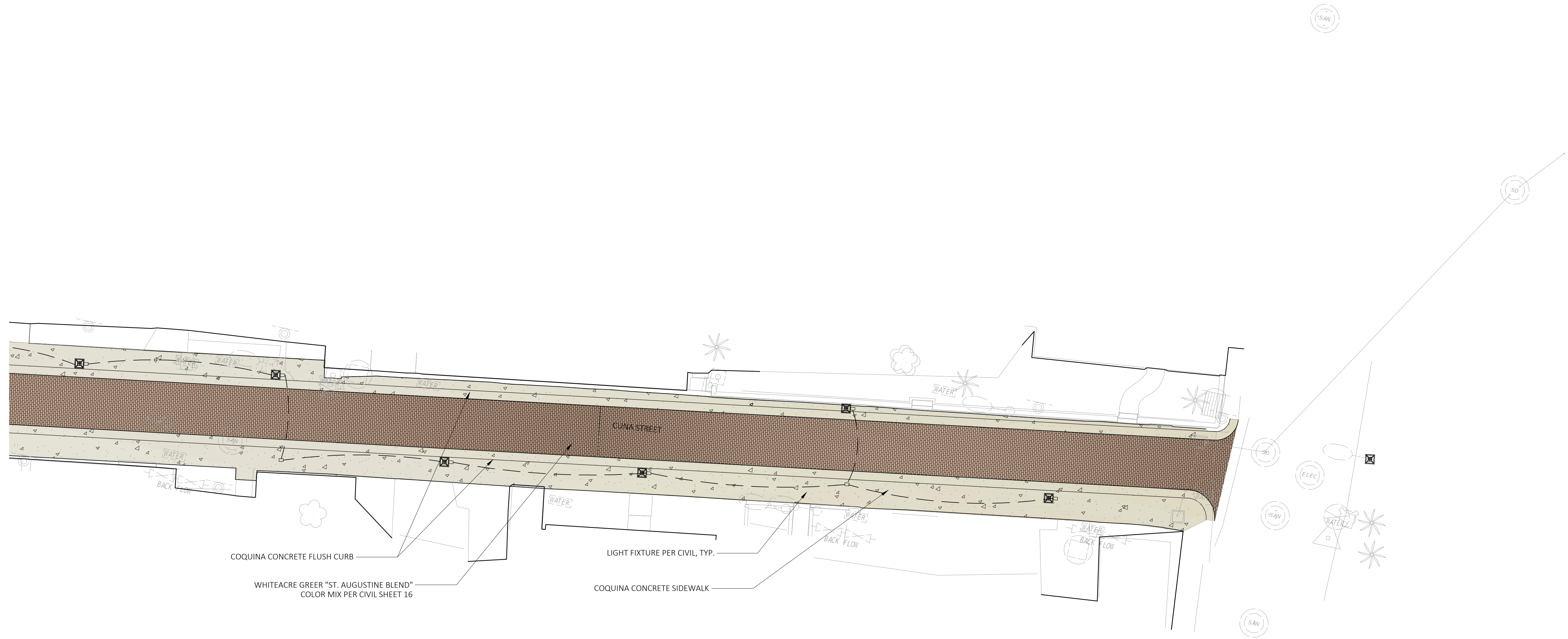
CITY OF ST. AUGUSTINE

HARDSCAPE PLAN

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HARB SUBMITTAL	6.19.2020
DESCRIPTION	DATE

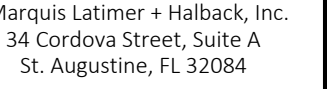
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PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0

AWING NO.:
L-2.4



0' 5' 10' 20'

SCALE: 1"=10'-0"



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MY MARQUIS	
# 6667110	SEAL
OWN BY:	EG

DOWNTOWN IMPROVEMENTS DISTRICT PHASE 2

CITY OF ST. AUGUSTINE

HARDSCAPE PLAN

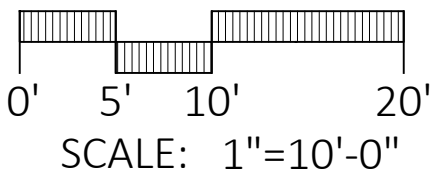
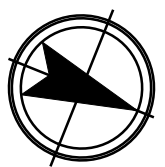
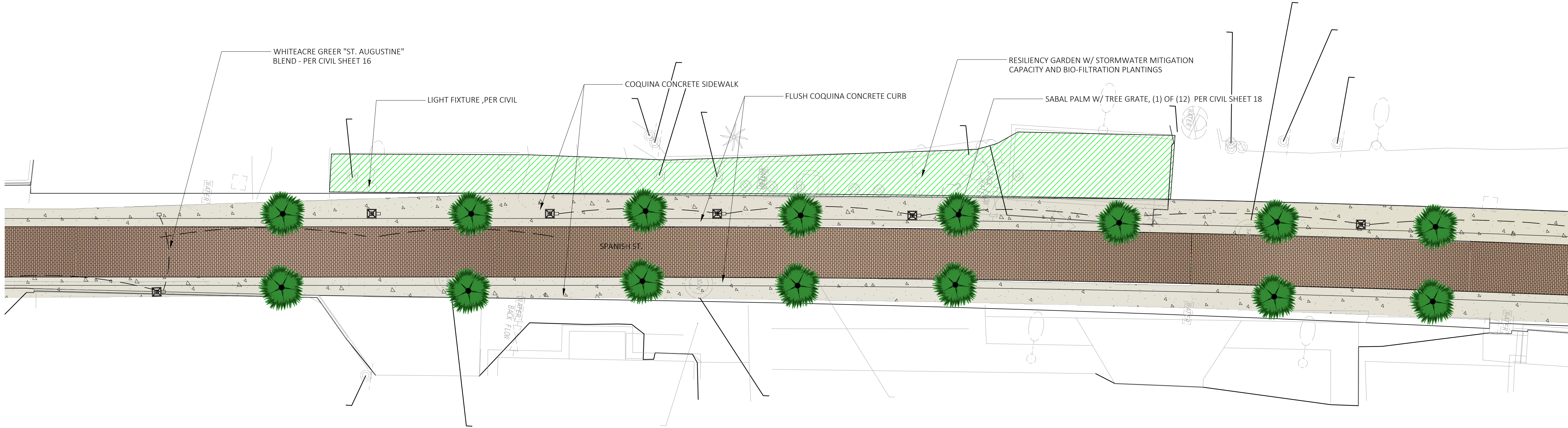
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SYM	DESCRIPTION	DATE

SIZE:
PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0

DRAWING NO.:
L-2.5



SCALE: 1"=10'-0"



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: EG

DOWNTOWN IMPROVEMENTS DISTRICT PHASE 2

CITY OF ST. AUGUSTINE

HARDSCAPE PLAN

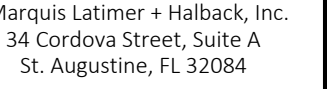
HARB REV. 1 7.06.2020

HARB SUBMITTAL 6.19.2020

SYM DESCRIPTION DATE

SIZE:
PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0

DRAWING NO.:
L-2.6



04.825.6747 www.halback.com
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MY MARQUIS
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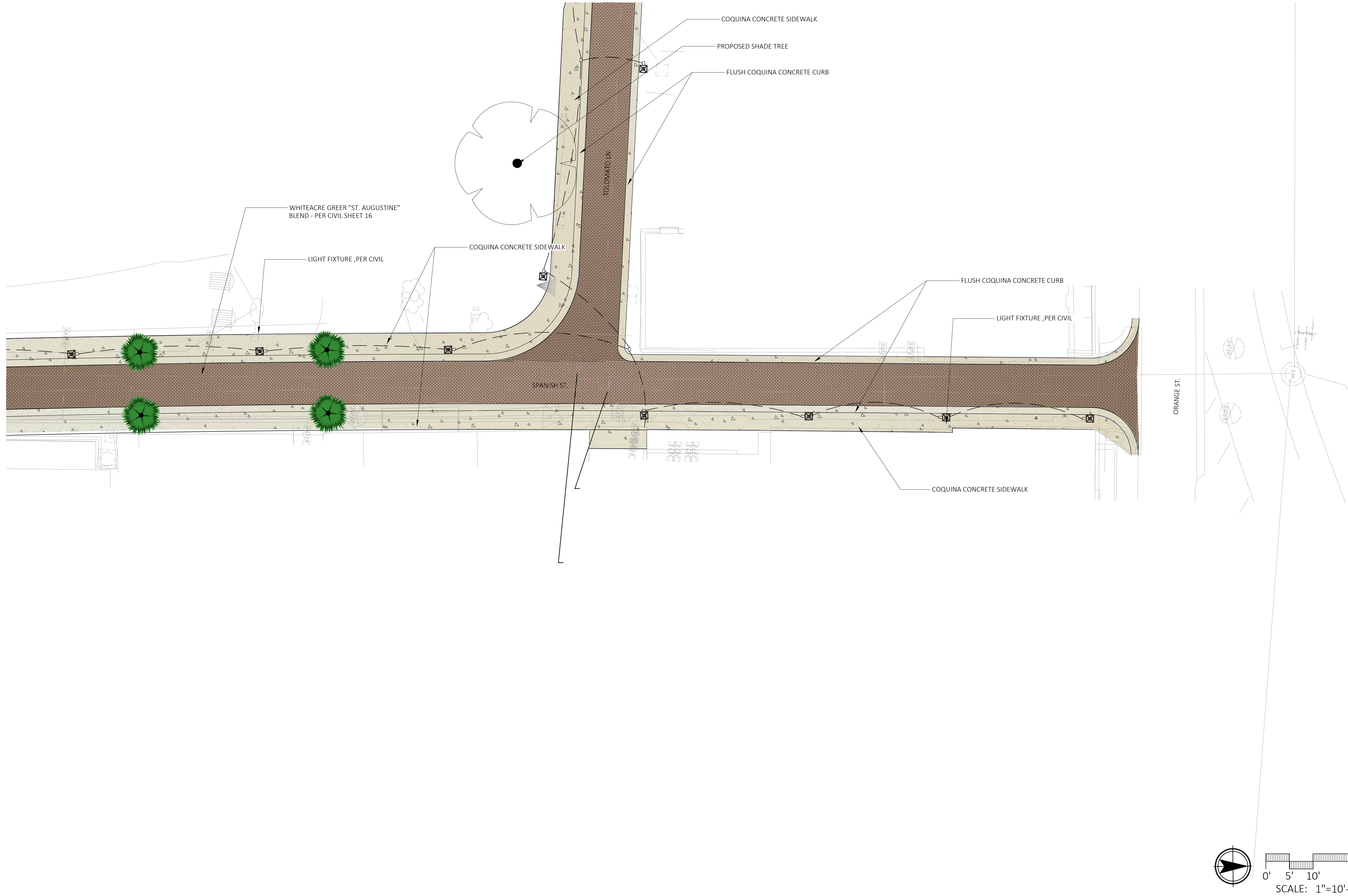
DOWNTOWN IMPROVEMENTS DISTRICT PHASE 2

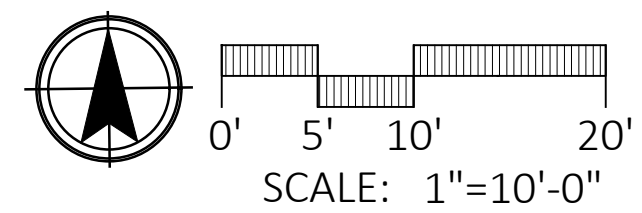
CITY OF ST. AUGUSTINE

HARDSCAPE PLAN

	HARB REV. 1	7.06.2020
	HARB SUBMITTAL	6.19.2020
SYM	DESCRIPTION	DATE

SIZE:
PRIME PROJECT #: ANSI D
ML+H PROJECT #: 20.13.0
DRAWING NO.:
L-2.7





CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: July 16, 2020

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

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

SIGN PERMITS

950 Anastasia Boulevard (1 new non-illuminated Wayfinding/directional free-standing sign 30" x 48", 10 SQ FT)

51 Cordova Street (Second Read Books: 1 new non-illuminated Bracket sign 24" x 36", 6 SQ)

215 St. George Street (1 new free-standing sign, non-illuminated, 48" x 36", 12 SQ FT; 1 new free-standing sign, non-illuminated, 24" x 36", 6 SQ FT. Total 18 SQ FT)

200 Anastasia Boulevard (1 existing roof sign 183.5" x 99", 126 SQ, illuminated. 1 existing wall sign 45" x 65", 20 SQ, non-illuminated. 146 total SQ)

35 Hypolita Street (Café del Hidalgo: 2 New Bracket signs each 24" x 36", 6 SQ; New Wall sign 12" x 72", 6 SQ, non-illuminated. Total 18 SQ)

115 St. George Street (New Hanging Wood Sign "Tootsy's Footsies Custom Fitted Toe Rings" 24" x 36" 6 SQ, non-illuminated)

300 Anastasia Boulevard (1 New sign "Old Coast Ales Brewery" 40" x 60", 16.6 SQ, illuminated; 1 New sign "Osprey Tacos" 20" x 60", 8 SQ, illuminated. Total 25 SQ FT)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

287 St. George Street (Exterior carpentry repairs, replace cedar shingles on south gable like for like, repair/replace rotten rafter tails like for like, replace/repair rotten front porch deck boards like for like, replace missing window glazing)

190 San Marco Avenue, Building 2 (Install car charger at Davenport Park – 40 amp circuit utilizing existing panel addressed as 10 W San Carlos Ave)

48 San Marco Avenue (Panel replacement adding 8 receptables; Add a 120-gallon gas tank; Installing hand sink, mop sink, 3 compartment sinks to existing plumbing, and grease trap)

290 St. George Street (Complete rewire of the home)
297 St. George Street (Install decorative fence on top of west and south wall)
14 St. George Street (New fire alarm)
243 St. George Street, Building 5 (New fire sprinkler for room addition – 17 heads)
47 Grove Avenue (Run gas line for range)
10 Marine Street (Mini split A/C replacement, nothing structural, no change to landscaping – Room #1)
224 San Marco Avenue (4-ton roof A/C system change out)
825 Anastasia Boulevard, Unit A-1 (Change out central A/C)
64 Marine Street (Tear off shingle replace with shingle)
2800 N Ponce De Leon Boulevard (Reroof, 114 squares, 4/12 pitch, shingles)
527 W King Street (Tear off existing roof, install new metal roof)

HARB APPROVED DEMOLITION

435 Flagler Boulevard (Demolish Structure – HARB Approved)
165 Cordova Street (Demolition of existing garage structure – HARB Approved)

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

Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

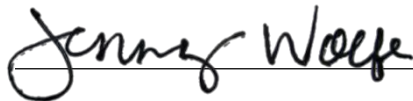
DATE: July 16, 2020

RE: **Agenda item for Other Business Item 12(a)**

The City of St. Augustine is a Certified Local Government (CLG) and as a result plays a role in commenting on federal and state projects where applicable. Furthermore, the City of St. Augustine Municipal Ordinance 28-89 recognizes the responsibility of the HARB to cooperate with the agencies of city, county, regional, state and federal governments in planning proposed and future projects.

The Florida Department of Transportation (FDOT) is requesting the HARB, acting as the CLG, to comment on design options for the replacement of the bridge roadway and railing system for the San Sebastian Bridge between Malaga Street and Ponce de Leon Blvd/US1. The bridge is a concrete bridge with concrete barriers that was constructed in 1949 according to the photographs. The FDOT is seeking an opinion regarding the aesthetic preference between two railing options provided in their supporting information.

Please feel free to contact me if you have any questions.

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

Jenny Wolfe
Historic Preservation Officer

Project Description

FDOT project 437428-1 is a bridge replacement project for structure number 780003 on SR 5A (King Street) over the San Sebastian River. This project proposes to replace the existing three-lane bridge with a new three-lane bridge. The existing bridge has three 11-foot lanes, sidewalks on each side of the bridge, and no shoulders. The proposed structure will have three 11-foot lanes, one 6-foot sidewalk along the southern side of the bridge, one 10-foot sidewalk along the northern side of the bridge, curb and gutter, and sharrows. FDOT is seeking an opinion from the City of St Augustine regarding two bridge aesthetic railings.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BRIDGE RECORD



ELEVATION VIEW FROM THE SOUTH

SECTION # 78010027

SR # 5A

US # 1 BUS.

DESIGN 4 MS 18 (H 20)

BRIDGE NUMBER 780003

PARALLEL BRIDGE N/A

BRIDGE NAME/LOCATION US-1 BUS. (SR-5A) OVER SAN SEBASTIAN RIVER

UPDATE

INSPECTION DATE: 08/23/18

BRIDGE RECORD CONTENTS

- I. Inspection Reports – This section contains periodic bridge inspection reports, bridge repair work orders, and accident reports.
- II. Inventory – Contained in this section is the following bridge information: photographs; location map; data files and reports; load capacity information; bridge history; inspection preparation; description and drawings; fracture critical procedures; and channel and scour information.
- III. Communications – Correspondence such as letters, memorandums and notices directly related to this bridge are contained in this section.

BRIDGE NUMBER: 780003

LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

PHOTO INVENTORY

UPDATE

INSPECTION DATE: 08/23/18



ELEVATION VIEW FROM THE NORTH



TYPICAL VIEW OF HANDRAIL BARRIERS

BRIDGE NUMBER: 780003

LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

PHOTO INVENTORY

UPDATE

INSPECTION DATE: 08/23/18



VIEW OF STRUCTURE FROM THE WEST APPROACH



WEST APPROACH TAKEN FROM THE STRUCTURE

BRIDGE NUMBER: 780003

LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

PHOTO INVENTORY

UPDATE

INSPECTION DATE: 08/23/18



EAST APPROACH TAKEN FROM THE STRUCTURE



VIEW OF STRUCTURE FROM THE EAST APPROACH

BRIDGE NUMBER: 780003

LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

PHOTO INVENTORY

UPDATE

INSPECTION DATE: 08/23/18



TYPICAL VIEW OF INTERMEDIATE BENT CONFIGURATION

FIN 437428-1-22-01

Project Development and Environment Study for the Replacement of
THE US-1 (SR-5A) OVER SAN SEBASTIAN RIVER BRIDGE (No. 780003)



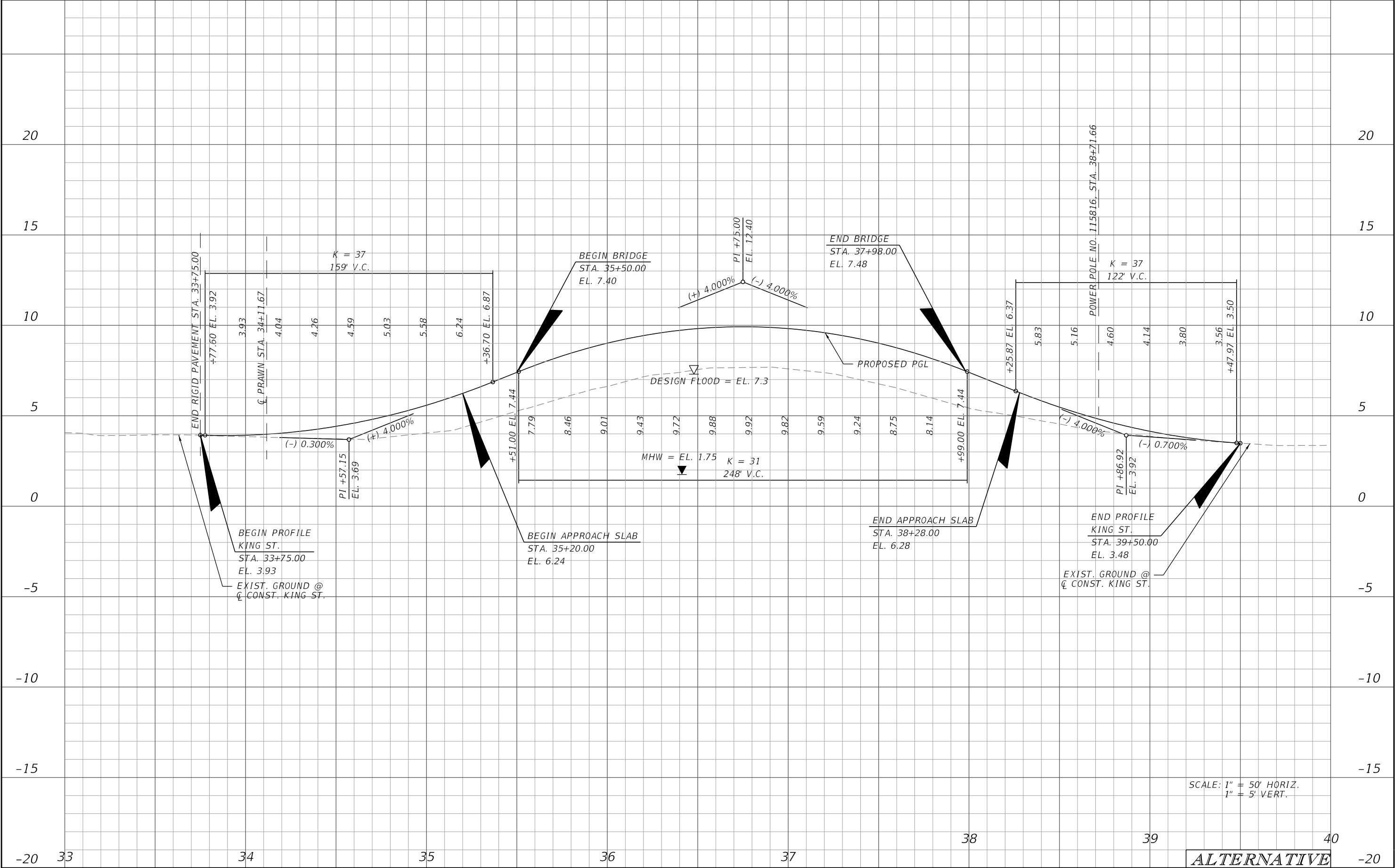
TRAFFIC RAILING BARRIER TYPE C412
TxDOT - 42 INCHES

FIN 437428-1-22-01

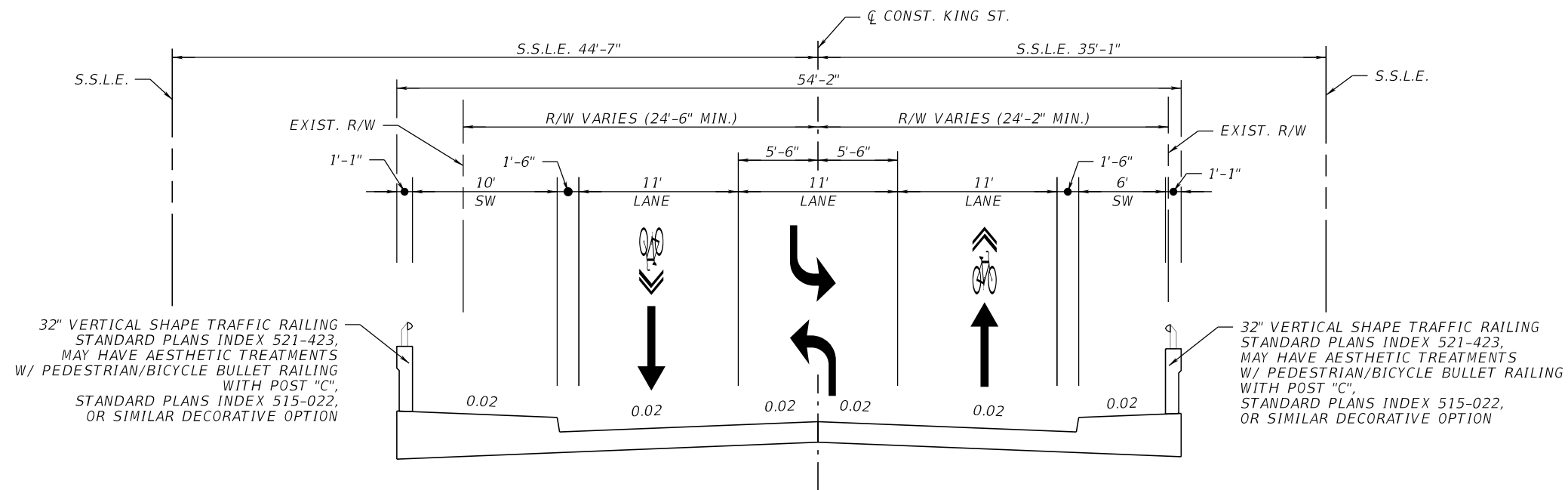
Project Development and Environment Study for the Replacement of THE US-1 (SR-5A) OVER SAN SEBASTIAN RIVER BRIDGE (No. 780003)



**RECESSED ARCH TRAFFIC BARRIER WITH
V-GROOVE & METAL RAILING - 42 INCHES**



REVISIONS				CONSOR ENGINEERS, LLC FRANK C. HICKSON, P.E. - No. 57478 1069 MAIN STREET, SUITE 112 SEBASTIAN, FLORIDA 32958 Ph.: 772.388.1661 Fax: 407.957.8744 FL Certificate of Authorization No. 6876	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PROFILE		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID			
					SR 5A	ST. JOHNS	437428-1-22-01			



TYPICAL SECTION 2
SAN SEBASTIAN RIVER BRIDGE NO. 780003
STA. 35+20.00 TO STA. 38+28.00

REVISIONS				CONSOR ENGINEERS, LLC FRANK C. HICKSON, P.E. - No. 57478 1069 MAIN STREET, SUITE 112 SEBASTIAN, FLORIDA 32958 Ph.: 772.388.1661 Fax: 407.957.8744 FL Certificate of Authorization No. 6876	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		Page 756 of
					SR 5A	ST. JOHNS	437428-1-22-01		