

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, AUGUST 20, 2020 - 1:00 PM

VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)*

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft minutes from July 16, 2020 HARB CMT meeting
4. Modification and approval of Agenda
5. Continued Items from the previous HARB meetings
 - a) F2020-0070 Les Thomas Architect – Applicant
Certificate of James and Cole Wilson – Owner
Appropriateness 272 St. George Street
To construct a new garage to replace existing detached structure
built ca. 1960-1970.
6. Certificate of Appropriateness
 - a) Opinion of Appropriateness Marquis Latimer + Halback, Inc.
F2020-0084 and Lightner Museum – Applicants
City of St. Augustine Trustee – Owner
75 King Street
To create an expanded garden and plaza concept on the south side
of the building and city parking lot with the proposed addition of
landscape and hardscape features, including walls, pavers, and
lighting.

7. Certificate of Demolition and Partial Demolition

- a) F2020-0082 Brightstar Builders Inc – Applicant
 Dan and Karen Mullen – Owner
 2 and 4 Murat Street (Duplex)
 To demolish a building constructed c. 1960 that is recorded in the
 Florida Master Site File and is not located in a district.

8. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

9. Other Business

10. 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.



HISTORIC ARCHITECTURAL REVIEW BOARD COMMUNICATIONS MEDIA TECHNOLOGY (CMT) MEETING

Pursuant to the Charter of the City of St. Augustine and Resolution 2019-21, as modified and amended by Resolution 2020-23 and Resolution 2020-25. The procedures adopted provide 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, as amended.

The Alcazar Room at City Hall 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
- c. City Manager
- d. City Clerk
- e. Required staff for public records and multi-media operation
- f. Public participants

HOW TO VIEW THE MEETING:

The meeting will be broadcast live at:

The City's website <http://CityStAugTV.com>

Government Comcast Channel 3

- 1) **FOR ITEMS REQUIRING A SEPARATE PUBLIC HEARING:** these items include quasi-judicial hearings, second readings of ordinances, and resolutions or other matters identified in the agenda as requiring separate public hearings pursuant to law.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. All public comment will be limited to three (3) minutes. Planning and Building staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record the equivalent of three (3) minutes or 400 words. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

PHONE

Members of the public who wish to participate utilizing CMT are requested to dial in 904-293-4330 only when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

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

- 2) **FOR REGULAR BUSINESS ITEMS ON THE AGENDA:** these items include first readings of ordinances, most resolutions or other matters identified in the agenda as requiring a vote or decision of the HARB, but not requiring a separate public hearing.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. Planning and Building staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record a brief synopsis of each written comment and a tally of the number of comments in support or in opposition to the agenda item. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

- 3) **FOR GENERAL PUBLIC COMMENT:** this comment period is for items not on the agenda, nor anticipated for a vote or decision of the HARB.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. Planning and Building staff will forward all written public comments to each Board Member and preserve all written comment consistent with Florida Public Records law. If multiple comments received relate to a common identifiable issue, the Planning and Building staff will tally the number of comments in support of, or in opposition to, the issue and read that tally into the record. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting July 16, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 16, 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
Paul Weaver, III
Gaere MacDonald

Absent:

Jon Benoit

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Reuben Franklin, Director, Public Works
Laura Morse, Recording Secretary
Maria Lopes, Office Assistant
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed public participation instructions for virtual meetings.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Heard after item 4.

MOTION

Mr. Weaver MOVED to APPROVE the June 18, 2020 as presented. The motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Ms. Wingo MOVED to APPROVE the June 25, 2020 minutes with the above corrections. Motion SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Wingo, Weaver, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. MacDonald MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2020-0052 – Paul J. Thompson – Applicant
Paul Thompson and Maxie Thompson – Owners
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. Wolfe 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 **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

She noted that conditions 1 and 2 had been satisfied by the applicant and only condition 3 still needed response.

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 **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

Paul Thompson and Steve Schuyler reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:¹

- Concern that raising the structure to accommodate a new garage was not a flood mitigation strategy consistent with what has previously been approved²
- Previous meeting wherein HARB had heard the Opinion of Appropriateness for the property
- Ms. Wingo's clarification of conditions attached to the Opinion approval including maintaining the chimney

¹ Mr. Weaver lost connection from 10:30 a.m. to 10:36 a.m.

² Referenced letter from Mr. Birchim and addendum to staff report were included in the Board packet

- Concern that the proposed garage doors would change the architectural integrity of the structure
- Lifting of the structure alone would destroy its architectural integrity
- Additions should be architecturally different to define it as a newer portion of the structure
- Streetscape provided showed that raising of the structure would not negatively impact adjacent structures
- Applicant's intent to rebuild the chimney after the structure was lifted
- Current flood mitigation strategies leaned toward lifting houses to the minimum height needed to avoid flood damage
- Garage addition was proposed by applicant to mitigate parking deficiency
- Applying law consistently in spite of application differences
- Potential limitations to the Opinion approval made over two years ago
- The chimney as a character-defining feature
- Future codification of flood mitigation design standards
- Similarly lifted homes in the neighborhood
- Drawings submitted during the Opinion hearing were the same as those being proposed
- Finished floor elevation proposed to be 14 feet rather than the 12 feet preferred by the Board
- Utilizing other flood mitigation measures to allow for a lower elevation of the structure

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0052 for 67 Marine Street to elevate the building to 12 feet (5 feet above the existing floor elevation) to incorporate flood mitigation measures without the proposed garage addition because it is inappropriate and would lead to loss of architectural character.

Ms. Wolfe voiced concern for the motion, noting that the building design he described had not been reviewed by the Board or staff. She noted that the concept designs approved during the opinion showed the proposed garage.

Mr. Weaver CHANGED his motion and MOVED to CONTINUE application F2020-0052 to allow the applicant time to alter the design of the building.

Mr. Thompson expressed a desire to receive an approval or denial at the hearing.

Mr. Weaver CHANGED his motion and MOVED to DENY Certificate of Appropriateness application F2020-0052, for 67 Marine Street based on the fact that the request was not flood mitigation management but rather a substantial new addition to the building which was not appropriate and would result in a loss of character to the building, particularly the loss of the chimney which was described as a character defining feature in the staff report. The motion was SECONDED by Mr. MacDonald.

Mr. Schuyler noted that the motion overturned the original opinion of appropriateness approval.

Ms. Wolfe advised that nowhere in the guidelines was the Board required to approve only elevations if related to flood mitigation, regardless of whether that intent was included in the application.

Mr. Weaver clarified that the major driving force of his motion was that he felt the requested elevation was inappropriate.

Mr. Thompson asked whether he would be able to start demolition of the non-historic walls and patio which did not require a certificate of demolition.

Mr. Weaver AMENDED his motion to include allowing the applicant to remove the non-historic property walls. Mr. MacDonald SECONDED the amended motion.

VOTE ON MOTION:

AYES: Weaver, Mac Donald, Duncan

NAYES: Wingo

MOTION CARRIED 3/1

**6. (b) Certificate of Partial Demolition
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.

Item heard in conjunction with previous item.

Mr. Thompson noted that the house mover was concerned with lifting the structure with the chimney attached and that he intended to re-build the chimney once work was complete.

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

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

There was discussion regarding:

- The possibility of continuing the application until concerns with the lifting of the structure had been resolved
- The necessity of removing the chimney to enable to lifting of the structure

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Partial Demolition application F2020-0053 to partially demolish a structure limited to the chimney with the condition that the applicant make every effort to preserve the stone a re-purpose it in the reconstructed chimney. The motion was SECONDED by Mr. MacDonald.

Ms. Duncan felt the demolition should be contingent upon the approval to raise the house and voiced concern that the chimney would be removed well before the raising of the structure may occur.

There was a discussion regarding the logistics of removing the chimney, as well as other non-historic features, prior to the house being lifted.

The applicant expressed a desire to receive an approval or denial at the hearing.

Mr. Weaver CHANGED his motion and MOVED to DENY Certificate of Partial Demolition Application F2020-0053. The motion was SECONDED by Ms. Duncan

VOTE ON MOTION:

AYES: Weaver, Duncan, MacDonald

NAYES: Wingo

MOTION CARRIED 3/1³

7. Certificates of Appropriateness

**7. (a) F2020-0069 – Geraldine and Peter Vaccaro – Applicant
Peter Vaccaro and Geraldine Nowak – Owner
15 Bridge Street**

Application was heard after item 7(b) to allow the applicants time to join the meeting.

After the fact approval to replace gate and framing using design approved in 2006,

³ Brief Recess from 11:56a.m. to 12:10p.m.

with colors and hardware finish that are not preapproved.

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 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. She said staff suggests that the applicant discuss with the HARB how the gate can be restored to a previous condition that is administratively approvable.

Geraldine and Peter Vaccaro reviewed the application, expressing a willingness to utilize pre-approved colors per staff recommendations.

Ex Parte Communication:

(None)

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

The Board discussed:

- Support for steps the owners are willing to take to bring the gate back into compliance
- Recommendations to alter the hardware design and color to bring the design of the gate back into compliance

MOTION

Mr. Weaver MOVED to DENY application F2020-0069, 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 preapproved. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was discussion regarding the expectations of the Board for the get design that would be approved administratively including:

- Painting the hardware black
- Removing the hinge from dummy-strap
- Preference to revert back to the 2006 concept and replace the door with a similar color

7. (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.

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 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.

Donnell Pinder, Billy Triay, and Christopher Noel reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Staff recommendation for compacted stairs seemed more in keeping with the building's Spanish Colonial architecture and applicant was amenable to utilizing the design
- Second-story was intended for storage only
- Paint colors for handicap parking spots and the possibility of finding other ways, through state approval, to denote ADA parking

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0073 at 46 Cuna Street as shown in the plans and with the second option for the stairs as recommended by staff. The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding other conditions provided by staff which the staff felt the applicants had addressed during their presentation.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) F2020-0065 – Don Crichlow & Associates – Applicant **Scott and Nikki Gordon – Owner** **287 St. George Street**

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.

Item heard in conjunction with items 7(d) and 7(e).

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 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.

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 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.

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 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 salvageable 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.

Don Crichlow reviewed all three applications.

Ex Parte Communication:

(None)

Public hearing was opened for all three items; however, there was no response.

The Board discussed:

- Fence colors and consideration of utilizing a stain rather than paint to either paint the fences white or match the existing trim color of the house
- Consideration for hydrostatic pressure ratings of the proposed flood barrier
- Re-use of blocks being removed
- No walls would be built between the properties
- Stone would be a natural stucco or painted light color to differentiate fence, and the waterproofing would be under the stucco
- The proposed method as a future flood mitigation strategy at other properties

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0065, 287 St. George Street, to construct a masonry wall with a stucco finish either painted white or left

natural with a fence in front that is either white or matching the trim color of the associated house. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (d) F2020-0066 – Don Crichlow & Associates – Applicant
Patrick Crocetta – Owner
289 St. George Street**

Item heard in conjunction with items 7(c) and 7(e).

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.

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0066 with the picket fence painted white to match the trim color of the building. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (e) F2020-0067 – Don Crichlow & Associates – Applicant
Maria Celia Pellecer – Owner
295 St. George Street**

To build 46" high masonry wall along front and partial south property line to create a flood barrier.

Item heard in conjunction with items 7(c) and 7(d).

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0067 for 295 St. George Street for a masonry wall left natural to match the building and with no picket fence. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (f) F2020-0071 – Les Thomas Architect – Applicant

David and Elizabeth Powell – Owner
43 Cordova Street

To construct a detached carport in the rear courtyard.

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 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

Les Thomas and David Powell reviewed the application.

⁴ Brief recess from 2:09p.m. to 2:16p.m.

Ex Parte Communication:

(None)

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

The Board discussed:

- Roof pitch and style
- Height concerns
- Setback concerns which staff determined were not an issue as long as the applicant lowered the height of the roof to 15 feet or less

There was Board consensus to lower roof to a 5/12 pitch with vented gable roof

MOTION

Mr. Weaver MOVED to APPROVED application F2020-0071, 43 Cordova Street with the condition that the rood be at a 5/12 pitch with the Boston-hip roof with gable vent. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

7. (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.

Mr. Weaver recused himself. ⁵

⁵ Form attached to original minutes

Ms. Wolfe read the staff report and said 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.

Jeremy Marquis and Dustin Felix reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Resolution of staff report concerns

- Trellis in the rear would match the wood
- Hand rail on both sides may be required on front steps
- Possibility of venting the walls to allow for breezes to move through the property

MOTION

Ms. Wingo MOVED to APPROVE Certificate of Appropriateness application F2020-0074, at 46 Charlotte Street, which includes changes to the ADA accessibility to the front and rear porches and site features. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition and Partial Demolition with Related Certificate of Appropriateness

8. (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.

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 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 salvageable 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.

James and Cole Wilson and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

29 certified notices were sent and 3 were returned in favor.

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

The Board discussed:

- Other than the door, the structure seemed to lack historic architectural significance
- Preference of the Board to salvage material, particularly the door

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition application F2020-0076, 272 St. George Street, due to the fact that it is a non-historic building, fall outside the period of significance in the St. Augustine Historic District with the condition that the applicant make a good-faith effort to salvage materials. The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the demolition of accessory buildings.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (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.

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 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

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Possibility of a carriage house style rather than a garage
- Applicant's desire to have two garage doors
- Concern for the scale of the structure
- Pitch of roof was chosen to match roof pitch of the house
- Possible zoning issues due to the height of the structure which may require a variance application to the Planning and Zoning Board
- The need to see clear evidence that a garage/carriage house structure would be compatible with the style of the primary building
- Structure appeared to be a one and a half story house

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2020-0070, 272 St. George Street, to the August 20, 2020 meeting. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, MacDonald, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Certificate of Demolition and Partial Demolition

9. (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, limited to the garage addition (ca. 1950s).

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 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 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.

Les Thomas and Heidi Sikes-Gomez reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed that the garage did not qualify for a denial as it was not a historic building or local landmark.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application F2020-0072, 35 Magnolia Avenue, based on the fact that the structure to be demolished from circa 1950s was listed on the Florida Master Site File, but did not meet the criteria as a historic structure or local landmark with the condition that the applicant make every effort to repurpose and salvage materials. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (b) F2020-0068 – John and Sheryl Foti – Applicant and Owner 25 Miruela Avenue

To demolish a building constructed ca. 1950 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 **25 Miruela Drive**

because it is not a local landmark or otherwise designated as a historic building.

Kyle Foti reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed that the structure did not meet any criteria for denial.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0068, 25 Miruela Avenue, based on the staff report which indicated that the structure did not meet any criteria as a historic structure. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁶

10. Certificate of Appropriateness – City Owned Property

10. (a) F2020-0075 – Marquis Latimer + Halback, Inc. – Applicant
City of St. Augustine/Public Works Department – Owner
Spanish, Cuna, Tolomato Rights-of-way

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

Ms. Wolfe read stated that 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.

Jeremy Marquis, Elijah George, Reuben Franklin, and Jason Hall reviewed the application.⁷

Ex Parte Communication:

(None)

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

The Board discussed:

- Resilient garden was a positive addition that would soften the streetscape and help prevent heat retention
- Recommendation that all the light fixtures have hanging baskets and that greenscaping be maximized throughout the design
- Clarification of cross-walk noted between Cuna and Spanish Streets
- Staff concerns which had been addressed by applicant
- Applicant's intent to use pre-approved plant materials
- Awareness of archeology zone impacts which had been discussed in the previously approved Tolomato Lot application

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0075, addressing the Spanish Street, Cuna Street, and Tolomato Lane rights-of-way for the City Plan. The motion was SECONDED by Ms. Duncan.

⁶ Brief recess from 4:10p.m. to 4:14p.m.

⁷ Mr. Weaver excused himself from the meeting at 4:30p.m.

VOTE ON MOTION:

AYES: MacDonald, Duncan, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Communications

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

(Provided for informational purposes only)

12. Other Business

12. (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)

Dr. Ian Pawn reviewed the subject.

Board discussion included:

- Closed concrete railing, at 38 inches high, would not block view from vehicles
- San Sebastian bridge was built in 1949
- Preference for the simple concrete design that would distinguish it from the replacement bridge on US-1

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

11. Adjournment

There being no further business, the meeting was adjourned at 4:58 P.M.⁸

Catherine Duncan, Chairperson

⁸ Transcribed by Candice Seymour



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for August 20, 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. *(Continued from July 16, 2020 HARB meeting)*

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:	5(a)	Previous Action(s):	F2020-0076, F2017-0175,

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness (COA) 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. While a Certificate of Demolition application (F2020-0076) was approved for the existing rear detached structure at the July 16, 2020 HARB meeting, this COA application was continued at that meeting. The HARB requested for the applicant to provide evidence that the proposed design for the new garage is compatible with Victorian architecture and the specific character of the main building/house, with specific reference to carriage houses in St. Augustine.
- Staff noted in the July report that the garage's design may appear more ornate for this type of accessory structure for the historic time period that it should be representing and that the proposed design of the East Elevation appears inconsistent with traditional garage features in relation to the architectural styles of the area. Concern was also expressed at the HARB meeting on the proposed garage's roof height. Since the July HARB meeting, the applicant submitted examples of other carriage houses, as requested by HARB, as well as local garage apartments as remaining intact carriage houses were not found. The examples include buildings with tall, steeply pitched roofs and arched openings, as well as rectangular openings, and other ornamentation like cupolas.
- Since the application was continued, new drawings were submitted revising the building height to 19'-6" from the original 21' total height. The interior upper space below the roof was lowered to 6'-8" high. To be considered a habitable space, the ceiling height has to be a minimum of 7' according to the building code. The lower overall height helps the revised proposed design seem not as large in scale.
- With the revised attic space not being habitable or able to be later considered habitable, the building would no longer be considered to exceed one story. Therefore, the proposed garage no longer requires the minimum 10' rear setback, but is allowed the 5' rear setback outlined in the attached city ordinance of Sec 28-188(c)(3)b-c.
- In addition, staff noted in the July report that proposed details for the garage were requested on the drawings, including for the following: materials of the roof, windows, and doors, and the proposed paint colors. Since the notation of the actual materials proposed were not made on the revised drawings, the possible approval of the application should include a condition that the materials and colors are compatible with the AGHP (the proposed asphalt shingles for the roof are compatible but need to be in keeping with the approved colors, along with the proposed paint colors, and that all windows and doors need to be wood. The double doors on the south elevation should have raised muntins with profiles.
- 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 the HARB direction and comments at the July 16, 2020 meeting, 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 272 St. George Street** with the following conditions:

1. That the materials of the siding, roof, windows, and doors, and the proposed paint colors be compatible with the AGHP (the proposed asphalt shingles for the roof are compatible but need to be in keeping with the approved colors, along with the proposed paint colors, and that all windows and doors need to be wood).
2. The double doors on the south elevation should have raised muntins with a profile.

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, with the upper area under the roof is being planned for storage. The space under the roof in the revised drawings submitted after the application was continued at the July 2020 meeting now has a 6'-8" ceiling height, with the proposed garage now at a total height of 19'-6".

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
August 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map
4. 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" Tar-rant. Among the Marjorie Kinnan Rawlings Papers at the University of Florida Library, there are many letters addressed to and from 272 St. George Street.

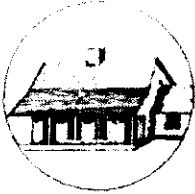
Mrs. White owned the house until 1950. She is remembered today with memorial cross on the grounds of Trinity Episcopal Church, where she and her husband had long been prominent members.

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)

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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. _____ 3. _____
 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

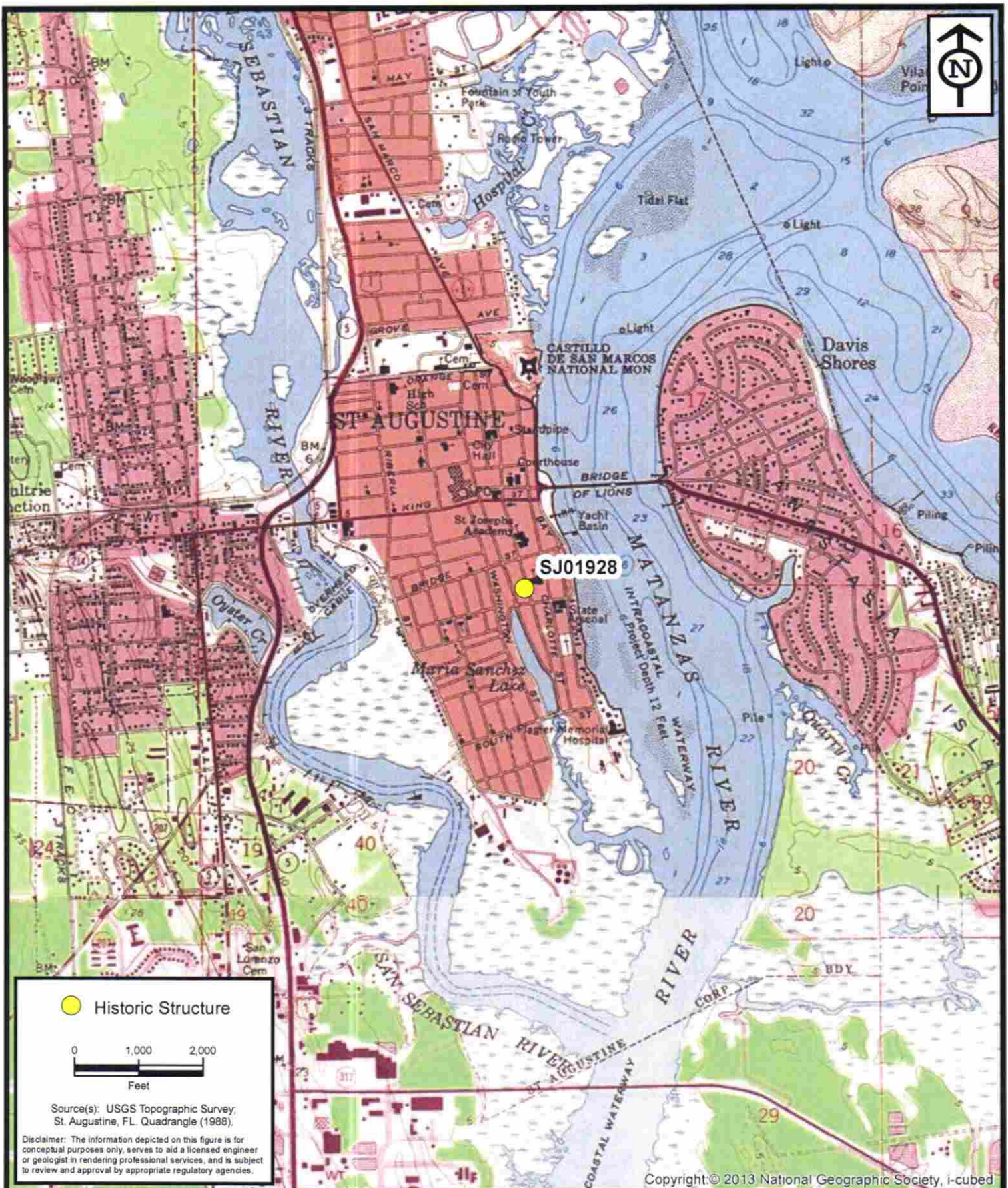
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

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.



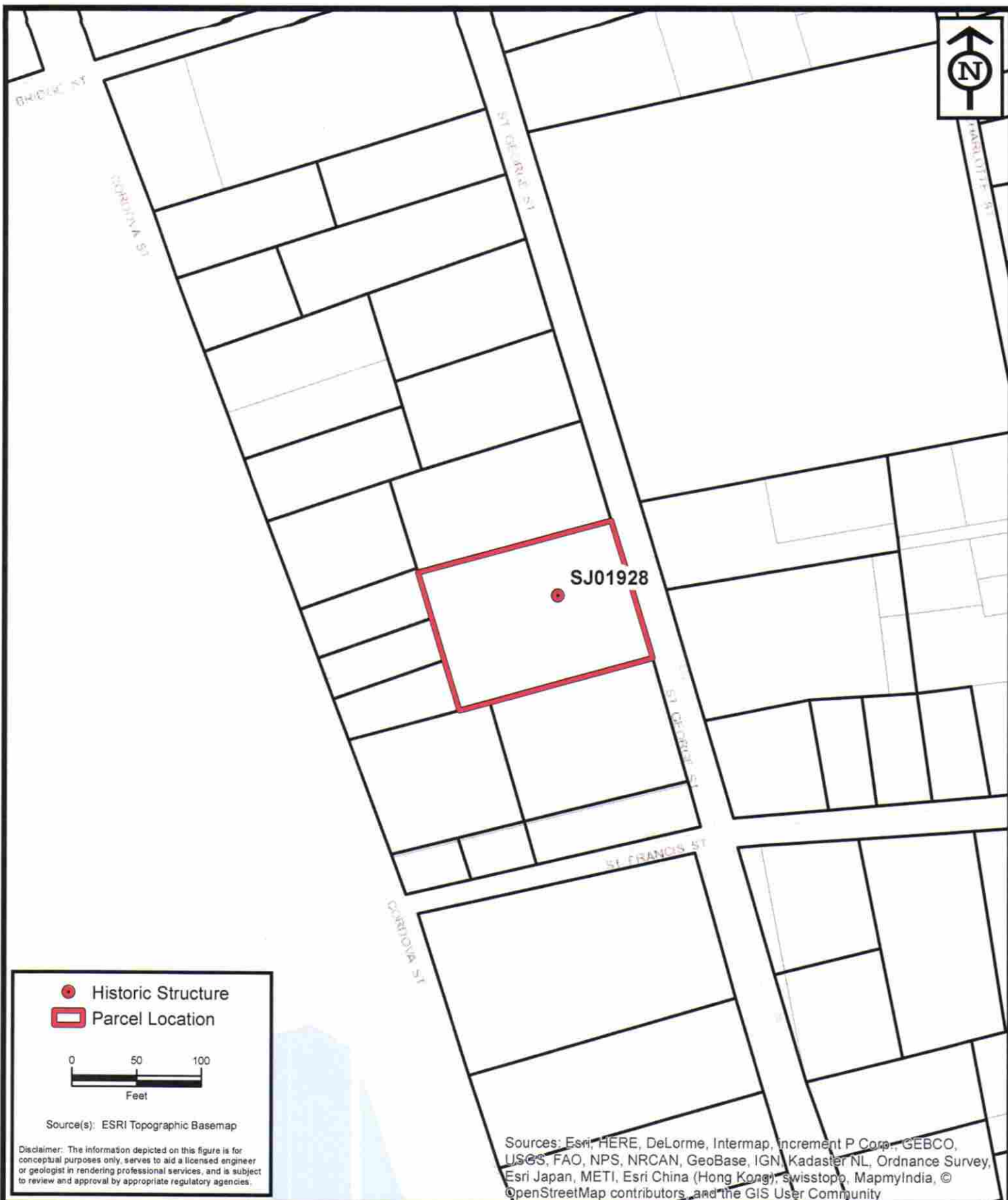
**ENVIRONMENTAL
SERVICES, INC.**

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



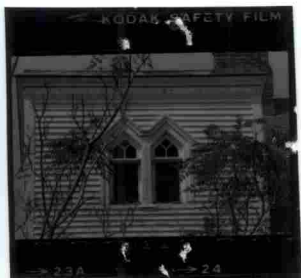
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Figure:	2

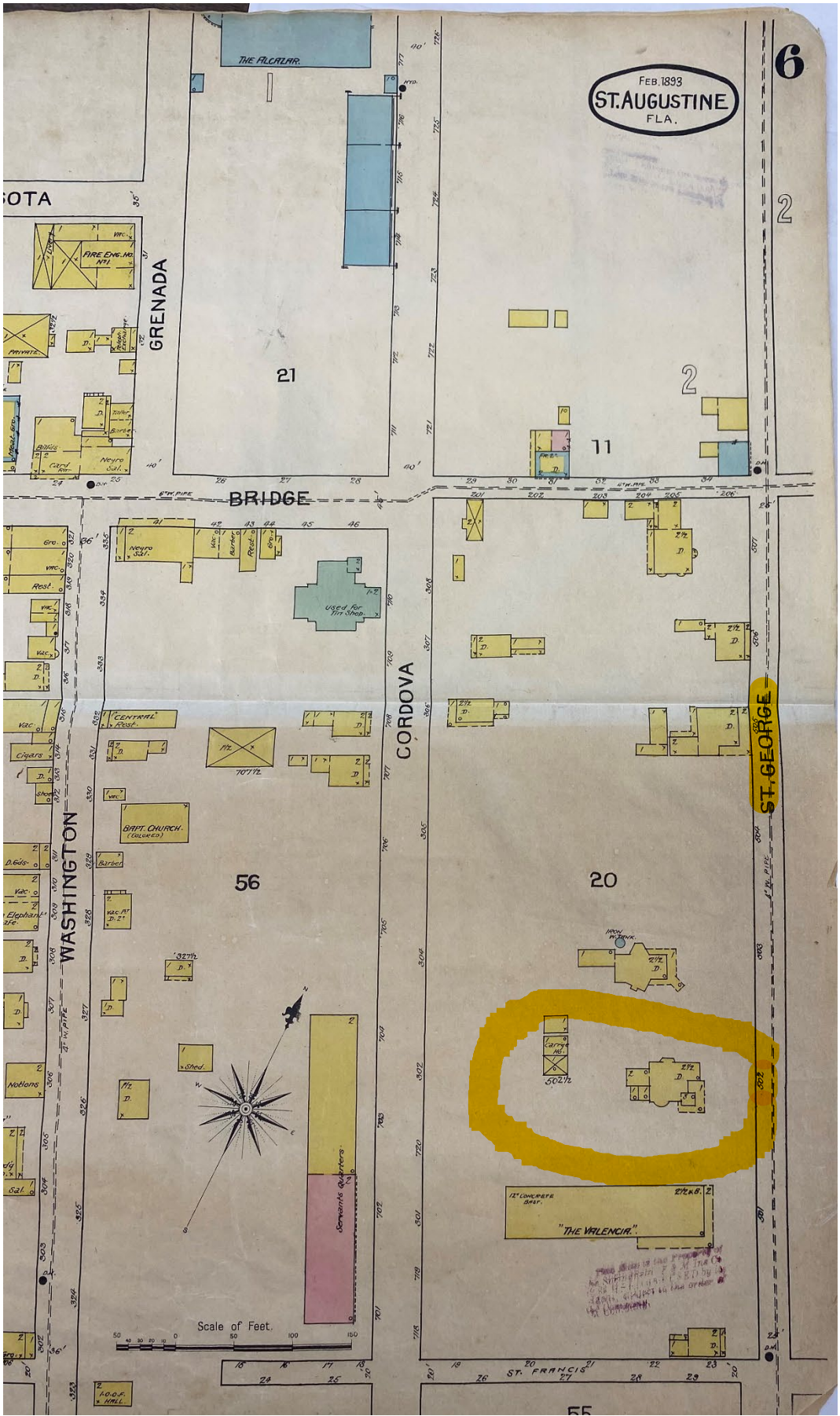








1893 SANBORN MAP: 272 St. George Street



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)

FOR AUGUST 20, 2020 HARB MEETING

2020-0070: 272 St. George Street

Materials submitted by
Les Thomas – Applicant

TYPE OF CONSTRUCTION

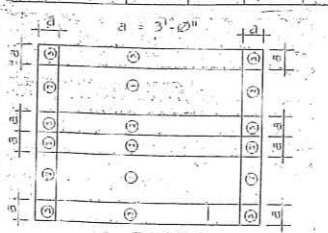
TYPE V-B
PROJECT IS LOCATED WEST OF I-30 WIND-
BORNE DEBRIS PROTECTION IS REQUIRED

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 (1 SECOND GUST) 150 MPH
2. WIND IMPORTANCE CATEGORY C
3. WIND EXPOSURE CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT +0.0 OR -1.0
5. ROOF/CLIFF CLADDING WIND LOADS 150/50/11

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS - 100

ROOF	10	20	30	40	50	60	70	80	90	100
1	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
2	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
3	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
4	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
5	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
6	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
7	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
8	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
9	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3
10	10.5	7.5	5.0	3.0	2.0	1.5	1.0	0.7	0.5	0.3



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 JOISTS.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING
TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

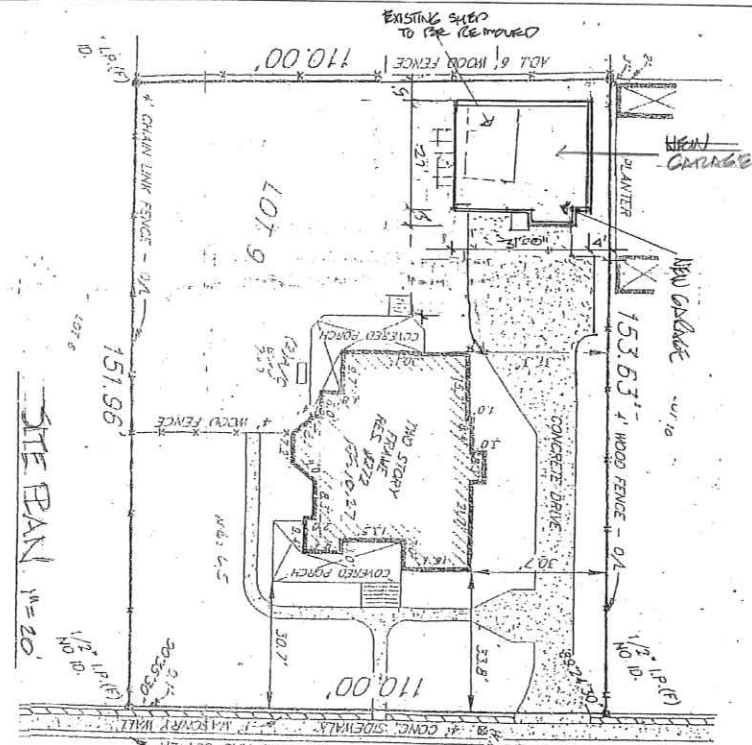
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE
WITH THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2011 6th EDITION
EXISTING BUILDING - FLORIDA BUILDING CODE, EXISTING 2011 6th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2011 EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2011 EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 8th EDITION
WITH UP TO DATE AMENDMENTS
PIPE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, 2011 8th EDITION
WITH UP TO DATE AMENDMENTS
HARDI-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 2011

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL
0' - 0" TO 3' - 0"	(1) 2"x8"	(1) 2"x6"
3' - 0" TO 5' - 0"	(2) 2"x8"	(2) 2"x6"
5' - 0" TO 7' - 0"	(3) 2"x8"	(3) 2"x6"
7' - 0" TO 10' - 0"	(4) 2"x8"	(4) 2"x6"

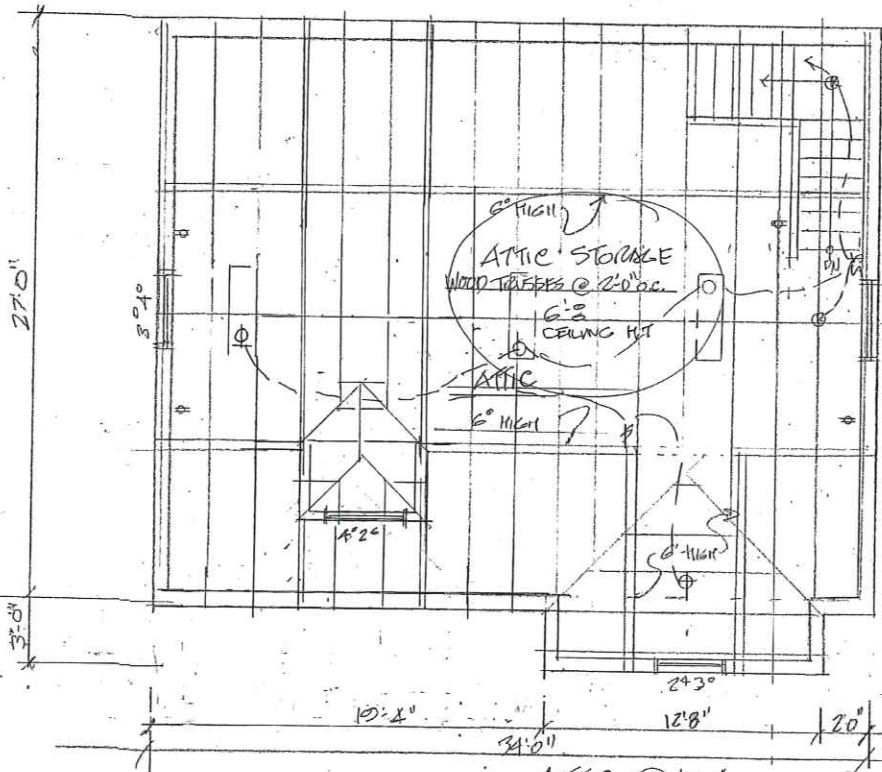
NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON TRIMMING PLAN
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXTERIOR) WERE SIZED USING
1500 PSI EXTREME FIBER IN BENDING (SINGLE)
50 PSI HORIZONTAL SHEAR
1800 PSI MODULUS OF ELASTICITY
3. JOISTS, PARTIAL, LENTIL, ECT WERE SIZED USING
1500 PSI EXTREME FIBER IN BENDING (SINGLE)
50 PSI HORIZONTAL SHEAR
1800 PSI MODULUS OF ELASTICITY

STRUCTURAL NOTES

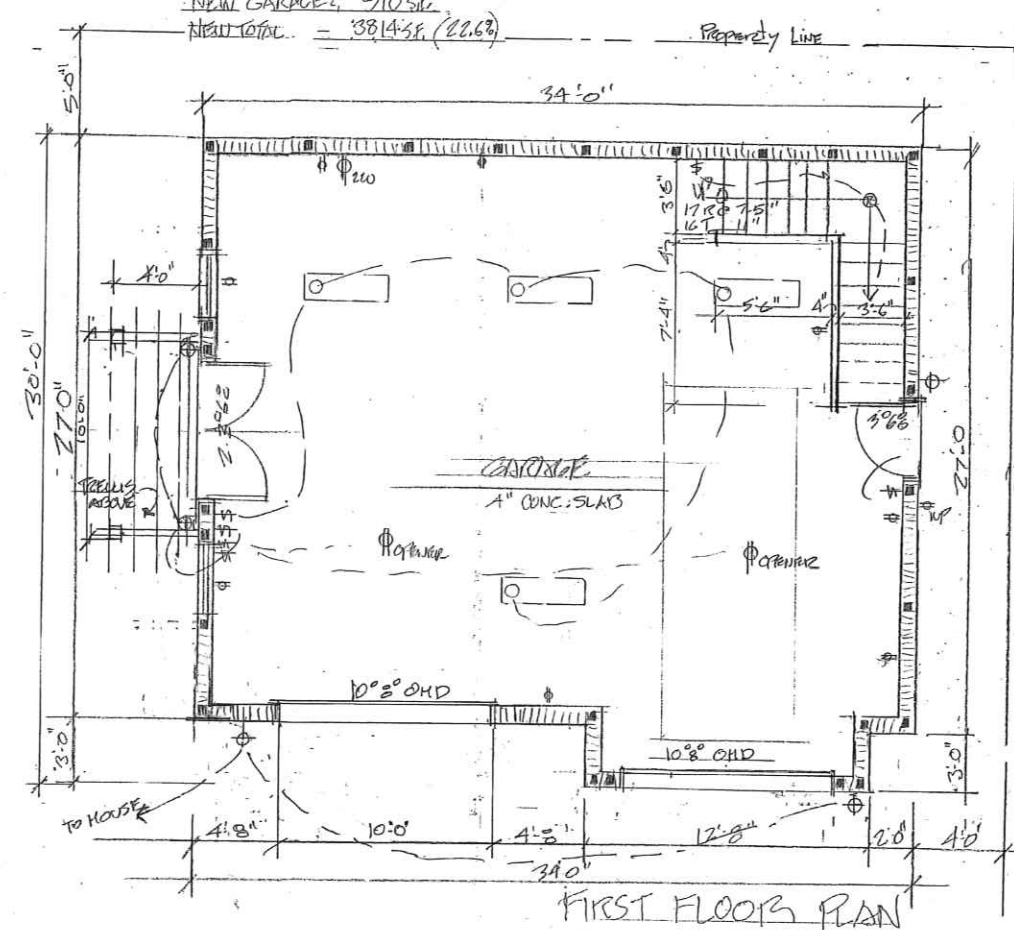
- DESIGN LOADS:
A. ROOF LIVE LOADS 15 psf
B. FLOOR LIVE LOADS 40 psf
C. WIND LOADS 150 mph
(FL BLDG CODE 2011)
- MATERIAL:
A. CONCRETE - DESIGN AND CONSTRUCTED PER ACI 308.3
B. REINFORCING STEEL - CONFORM TO ASTM A618 GRADE 60
C. STRUCTURAL STEEL - DESIGN PER CURRENT ADDITION
OF AISC
D. SHAPES AND PLATES CONFORM TO ASTM A-10
E. WELDING CONFORM TO AWS D1.1 STRUCTURAL
WELDING CODE
F. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM
TO ASTM A-307
G. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL
HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS
WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE
TURNER MATERIAL
H. FRAMING LUMBER: SOUTHERN PINE PER (FPA) NATIONAL
DESIGN SPECS. FOR WOOD CONSTRUCTION
I. MAIN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE
NO. 2 OR B.B. MC
J. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO. 2
K. LVL BEAMS SHALL BE SOUTHERN PINE NO. 2-2400 PSI
L. MAIN LUMBER AND LARGER SHALL BE SOUTHERN
PINE NO. 1 OR B.B. MC
M. WOOD FLOOR, ROOF TRUSSES: DESIGN BY THE MANU-
FACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS
N. MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS FOR
REVIEW BEFORE FABRICATING TRUSSES
O. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND
DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM
P. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY
THE MANUFACTURER
Q. FLYWOOD ROOF AND WALL SHEATHING:
R. CONFORM TO THE AMERICAN FLYWOOD ASSOC. STANDARDS
AND SHALL BE 4x8-11/16" WITH EXTERIOR GRADE (CON) 11
S. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90
T. MORTAR SHALL BE TYPE M OR S
- WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
SHALL BE "GO-BOLTS" OR EQUAL
CONCRETE MASONRY UNITS:
A. ALL CMU SHALL HAVE 8 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 3 GAUGE GALVANIZED WIRE
C. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING
UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE
D. SHEATHING NAILING:
E. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
F. RING SHANK NAILS
G. NAILS 6" O.C. AT PANEL EDGES
H. NAILS 4" O.C. AT ALL INTERMEDIATE SUPPORTS
I. NAILS 4" O.C. AT ALL SUPPORTS WITHIN 4' OF EDGES
J. PORCH CEILING OR SUB CEILING WITH RIG SHANK NAILS
K. NAILS 6" O.C. AT PANEL EDGES
L. NAILS 4" O.C. AT ALL INTERMEDIATE SUPPORTS
M. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS
SHALL BE SHEAR WALL BRIGHTS
N. FLYWOOD NAILING TO BR: 6" O.C. EACH SHEAR
WALL SECTION SHOULD HAVE 1/2" 2 THREADED ROD WITH 1/2"
OF SHEAR WALL
O. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILL SHALL
BE 2x6 MIN. FT. WITH 1/4" DIA. 2 1/4" LONG TAPSCREWS 6" O.C.
P. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET UP WITH WIND
SPEED WIND BORNE DEBRIS PROTECTION REQUIRED. IF IMPACT
RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR



SITE PLAN 1" = 20'
SITE 16,808 S.F.
EXISTING RESIDENCE:
HOUSE 2260
PORCHES 644
SHED (REMOVED) 211 S.F.
TOTAL 2904 S.F. (17%)
NEW GARAGE 910 S.F.
NEW LOT 38,145 S.F. (22.6%)
PROPERTY LINE



ATTIC PLAN



FIRST FLOOR PLAN

RECEIVED RECEIVED

AUG 12 2020

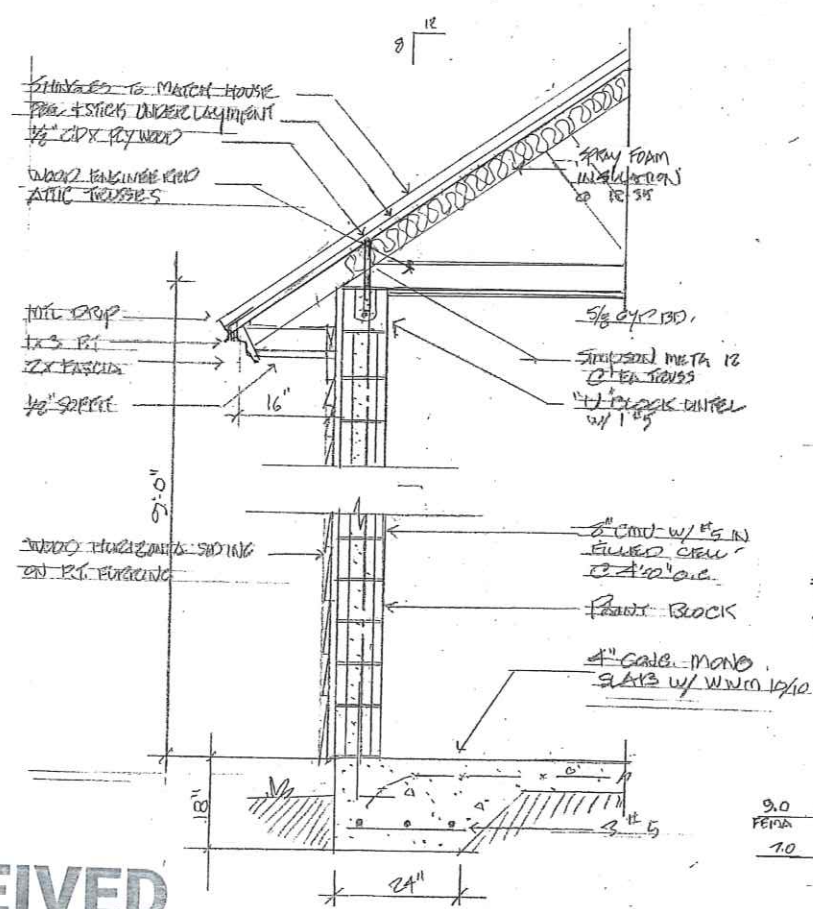
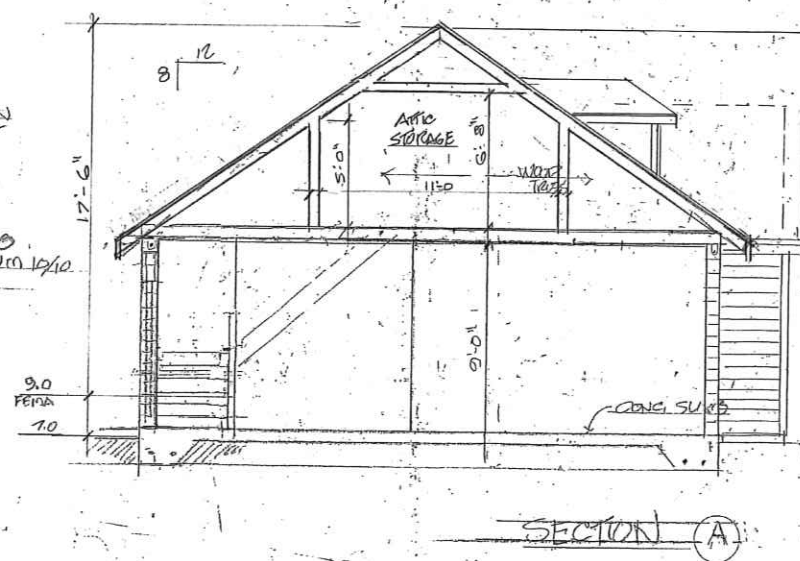
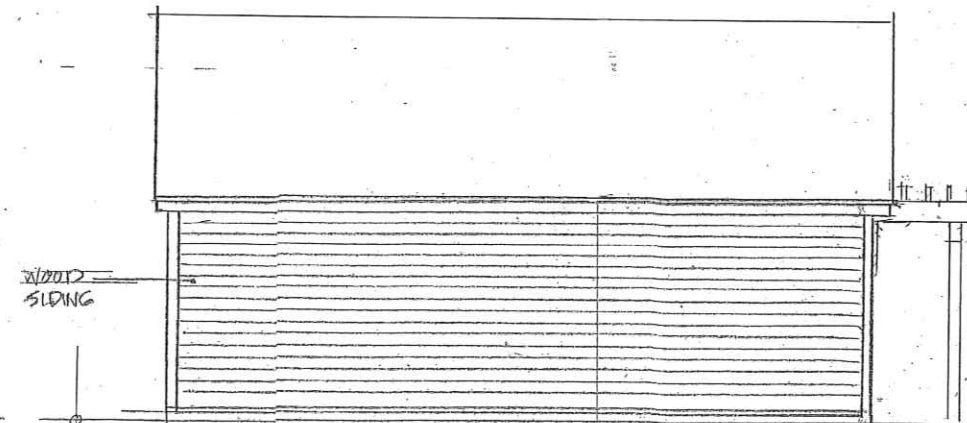
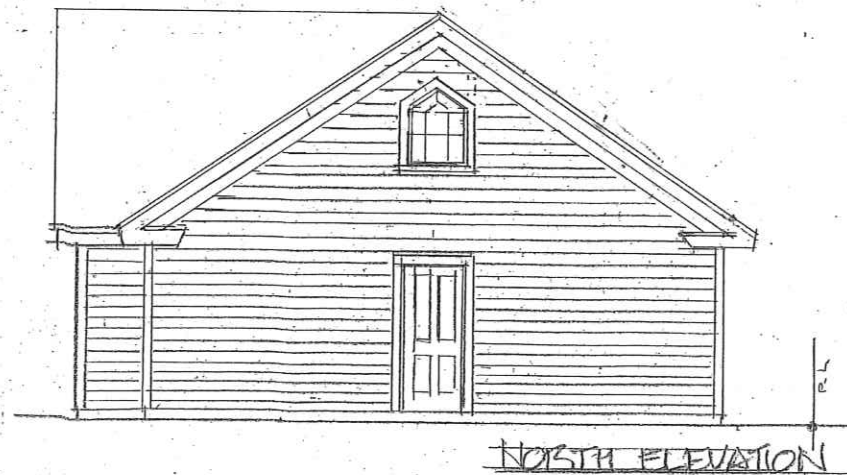
Planning / Building Dept. Planning / Building Dept.

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

NEW GARAGE
WILSON RESIDENCE
32 CORDOVA ST., ST. AUGUSTINE, FL.

Date: 6-18-20
Scale: AS NOTED
Drawn: 4
File:

SHEET
A1



RECEIVED

AUG 12 2020

Planning / Building Dept.

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

NEW GARAGE
"VISON RESIDENCE"
272 ST. GEORGE ST. ST. AUGUSTINE, FL.

Date: 8-10-20
Scale: AS NOTED
Drawn: JF
File:

SHEET
A2

①

Modern Carriage House
Garage Plans

Victorian Style
Garage Plans

Victorian Detached
Garage Plans

Garage Homes
Carriage House

Carriage House
Designs



GARAGE W/ STORAGE ABOVE

669.0724

www.CDOLhouseplans.com/HomePlans/Search
Form



Victorian Carriage
House Garage

Victorian Style
Garage Plans



Victorian Detached
Garage Plans



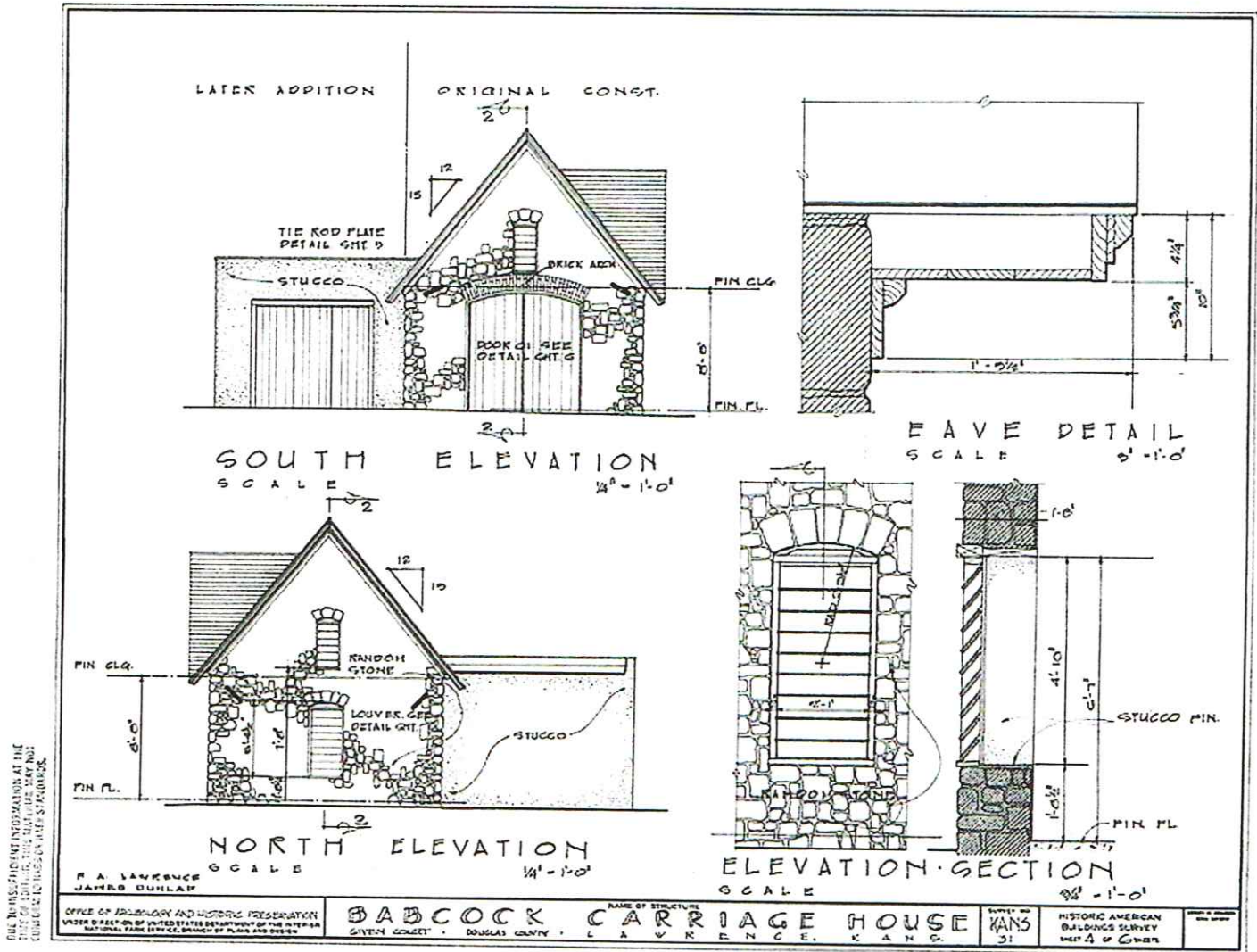
Garage Homes
Carriage House

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AUG 11 2020

Planning / Building Dept.





HISTORIC ENGLISH CARRIAGE HOUSE

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AUG 11 2020

Planning / Building Dept.

3

Historic Carriage House
Barns

Carriage House Major
Barns

Old Carriage House
Plans

Carriage House
Style Barns

Barn
Homes



CARRIAGE HOUSE / BARN

Carriage House Barns

Carriage House Barns

Carriage House Barns



Carriage House Barns

Carriage House Barns



Historic Carriage
House Barns

Carriage House
Historic Barns



Old Carriage
House Plans

Carriage House
Style Barns

Carriage House Barns

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AUG 11 2020

Planning / Building Dept.



Historic Carriage House
Barn

Small Carriage House
Barns

Carriage House
Style Barns

Barn Plans
Carriage House

Carriage House
Garage



SOUTHERN
CARRIAGE HOUSE W/ STORAGE ABOVE

Carriage House Barns

Carriage House Barns



Carriage House Barns

Carriage House Barns



Victorian Carriage
House Barn

Carriage House
Historic Barns



Carriage House
Style Barns

Barn Plans
Carriage House

Carriage House Barns

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5

Carriage House
Plans

Carriage House
Designs

Carriage House
Plans

Carriage House
Apartments

Garage Homes
To Buy

Detached Garage
Plans

Modern
Carriage House



CARRIAGE HOUSE W/ STORAGE

Search results for Carriage House Architecture

SouthlandLogHomes.com



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Victorian Style
Garage Doors

Garage Homes
Garage Doors

Victorian Style
Garage Doors

Garage Homes
Garage Doors

Victorian Style
Garage Doors



CARRIAGE HOUSE BEHIND EXISTING
RESIDENCE IN THE SAME
STYLE AS RESIDENCE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



Victorian Carriage
House Garage

Historic Carriage
House Doors



Victorian Style
Garage Doors

Garage Homes
Carriage House

RECEIVED

AUG 11 2020

Planning / Building Dept.



7



CARRIAGE HOUSE/GARAGE IN SAME STYLE AS
RESIDENCE

RECEIVED

AUG 11 2020

Planning / Building Dept.

8



THIS is the only actual carriage
HOUSE I COULD find in ST AUGUSTINE
Circumstances.

RECEIVED

AUG 11 2020

Planning / Building Dept.

(9)



GARAGE APT. CONVERSION ON
CARROLL ST.

RECEIVED

AUG 11 2020

Planning / Building Dept.

(10)



NEW GARAGE/APT ON SEULLA ST.

RECEIVED

AUG 11 2020

Planning / Building Dept.

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



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

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

[Signature]

SIGNATURE OF OWNER

JAMES WILSON

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: (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 GIBSON

"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.

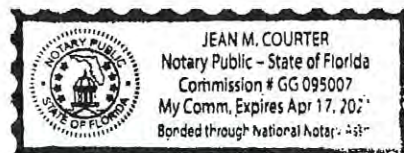
Witness my hand and official seal, this 2nd day of July, 2020.

Jean M. Courter
Notary Public, State of Florida

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JUL 06 2020

Planning / Building Dept.



PROPERTY OWNER

James D Wilson Jr
(Print Name)

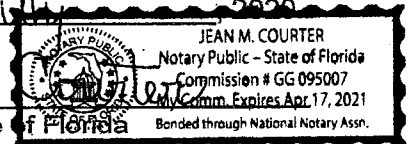
[Signature]
(Signature)

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)

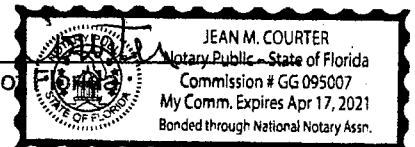
(Signature)

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

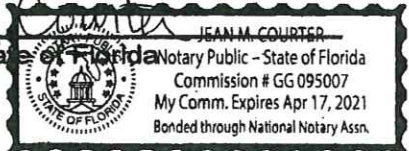
COLLETT WILSON
(Print Name)

[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.

(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

Planning/Building Dept.



HOUSE @ 272 ST. GEORGE ST RECEIVED

JUN 19 2020

Planning/Budgeting Dept. Page 66 of 217

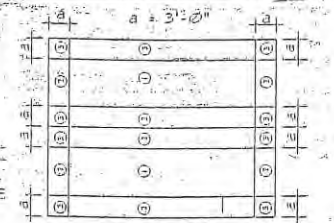
TYPE OF CONSTRUCTION

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
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9
WIND	10.5	7.5	5.5	4.0	3.0	2.2	1.6	1.2	0.9



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

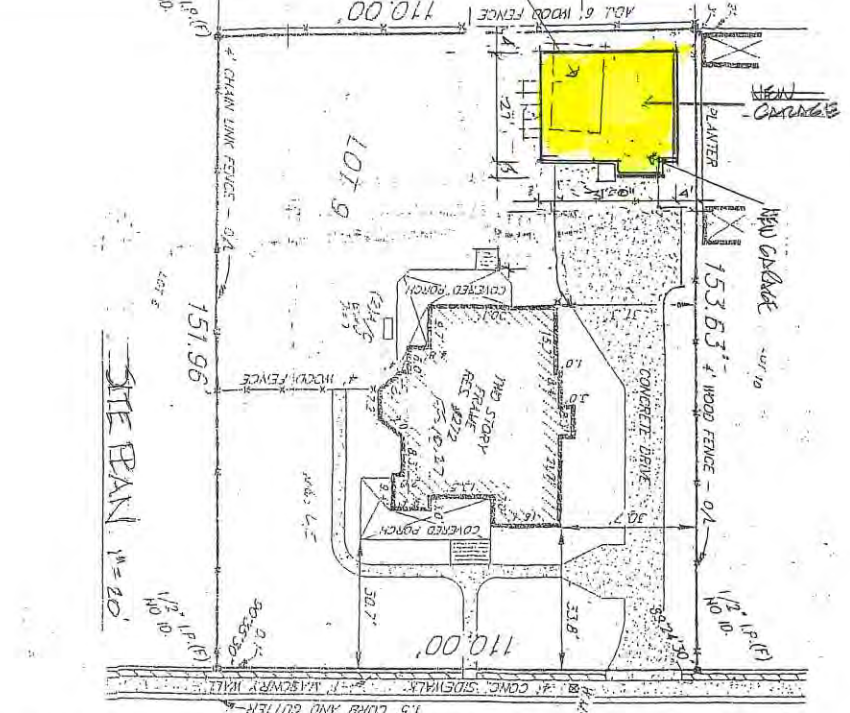
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE
WITH THE REQUIREMENTS OF
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2011 6th EDITION
EXISTING BUILDING - FLORIDA BUILDING CODE, EXISTING 2011 6th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2011 EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 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"

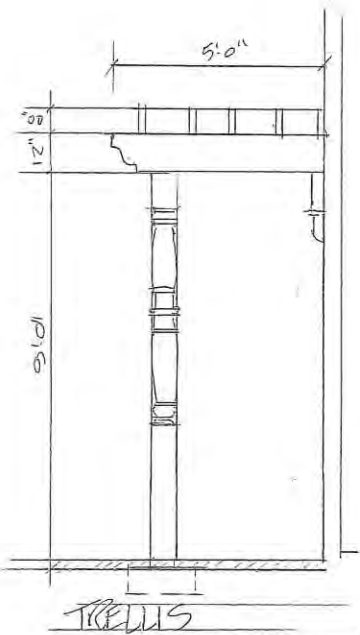
NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC.) WERE SIZED USING
1000 PSI EXTREME FIBER IN BENDING (SINGLE)
30 PSI HORIZONTAL SHEAR
1.6E 7E MODULUS OF ELASTICITY
3. JOISTS, PARTIAL, LENTIL, ETC WERE SIZED USING
1000 PSI EXTREME FIBER IN BENDING (SINGLE)
30 PSI HORIZONTAL SHEAR
1.6E 7E MODULUS OF ELASTICITY

STRUCTURAL NOTES

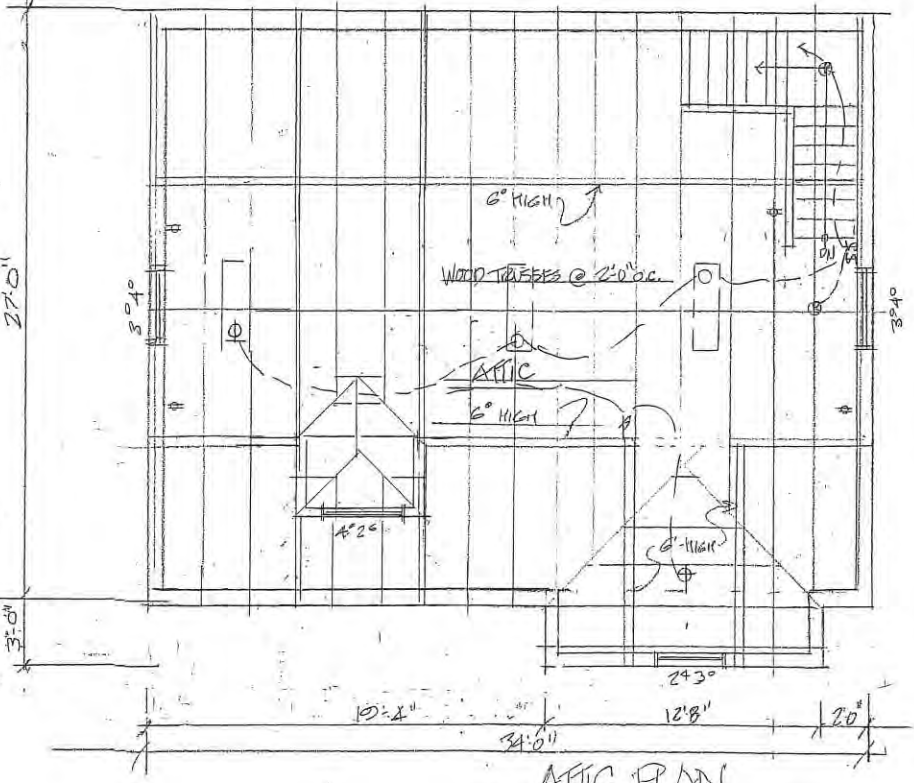
1. DESIGN LOADS
A. ROOF LIVE LOADS 16 psf
B. FLOOR LIVE LOADS 40 psf
C. WIND LOADS 135 mph
(FL. BLDG. CODE 2011)
2. MATERIAL
A. CONCRETE DESIGN AND CONSTRUCTION PER A.C.I. 318.03
3. ITEM
A. SLAB 3500 PSI
B. CHUI FILLED CELLS 1 BEAMS 3500 PSI
C. REINFORCING STEEL CONFORM TO ASTM A615 GRADE 60
D. STRUCTURAL STEEL DESIGN PER CURRENT EDITION
OF AISC
E. SHAPES AND PLATES CONFORM TO ASTM A36
F. WELDING CONFORM TO AWS D1.1 STRUCTURAL
WELDING CODE
G. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM
TO ASTM A307
H. WELDED CONNECTIONS NOT SHOWN ON DRAWINGS SHALL
HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS
WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE
SHEARER MATERIAL
I. FRAMING LUMBER, SOUTHERN PINE PER NFPA NATIONAL
DESIGN VALUES FOR WOOD CONSTRUCTION
J. SAUN LUMBER 2x4 TRUSS JOIST SHALL BE SOUTHERN PINE
NO. 2 - 15% MC
K. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
L. LVL BEAMS SHALL BE SOUTHERN PINE NO. 2 - 15% MC
M. SAUN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN
PINE NO. 1 - 15% MC
N. WOOD FLOOR / ROOF TRUSSES DESIGN BY THE MANU-
FACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS
O. MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS FOR
REVIEW BEFORE FABRICATING TRUSSES
P. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND
DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM
Q. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY
THE MANUFACTURER
R. PLYWOOD ROOF AND WALL SHEATHING
S. CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS
T. AND SHALL BE 1/2" 5-PLY WITH EXTERIOR GRADE (CONFORM) 11A
U. CONCRETE MASONRY UNITS CONFORM TO ASTM C-90
V. MORTAR SHALL BE TYPE M OR S
W. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
SHALL BE "GO-BOLTS" OR EQUAL
X. CONCRETE MASONRY UNITS
Y. ALL CHUI SHALL HAVE 6 BAR VERTICAL WITH CELL FILLED
WITH CONCRETE AS SHOWN ON DRAWINGS
Z. ALL CHUI SHALL HAVE HORIZONTAL JOINT REINFORCING
SPACED 16" O.C. VERTICAL REINFORCING SHALL BE
FABRICATED FROM 3 GAUGE GALVANIZED WIRE
AA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING
UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE
AB. SHEATHING NAILING
AC. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS
AD. PING SHANK NAILS
AE. NAILS 6" O.C. AT PANEL EDGES
AF. NAILS 4" O.C. AT ALL INTERMEDIATE SUPPORTS
AG. NAILS 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES
AH. NAILS 6" O.C. AT ALL INTERMEDIATE SUPPORTS
AI. NAILS 4" O.C. AT PANEL EDGES
AJ. NAILS 6" O.C. AT ALL INTERMEDIATE SUPPORTS
AK. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS
SHALL BE SHEAR WALL BRACINGS
AL. PLYWOOD NAILING TO BR. 6" O.C. EACH SHEAR
WALL SEGMENT SHOULD HAVE 1/2" 6 THREADED ROD WITHIN
4'-0" OF SHEAR WALL
AM. CHUI WALL OPENING HEADS, JAMBES, AND WINDOW SILLS SHALL
BE 2x6 MIN. P.T. WITH 1/4" DIA. 3x4x8 "TAPCON" 6" O.C.
AN. 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



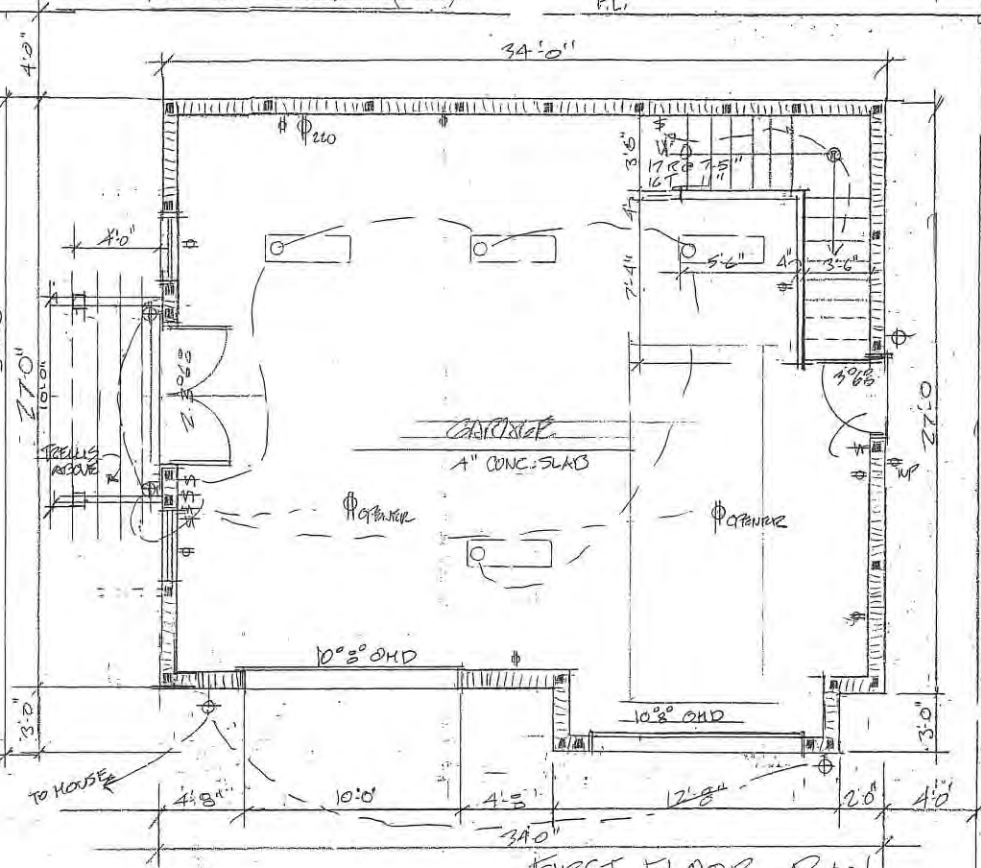
SITE 16,808 SF ST. GEORGE ST.
EXISTING RESIDENCE -
HOUSE 2260
PORCHES 644
SHED (REMOVED) 211 SF
TOTAL 2904 (17%)
NEW GARAGE 910 SF
NEW TOTAL = 3814 SF (22.6%)
SITE PLAN 1"=20'



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ATIC PLAN



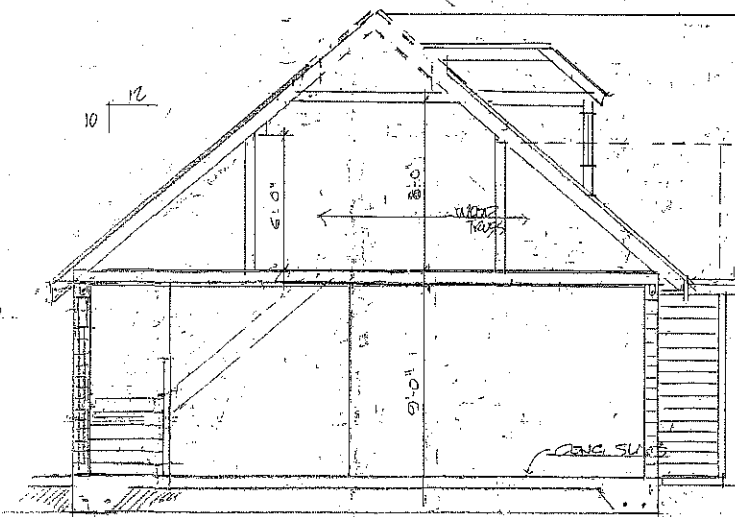
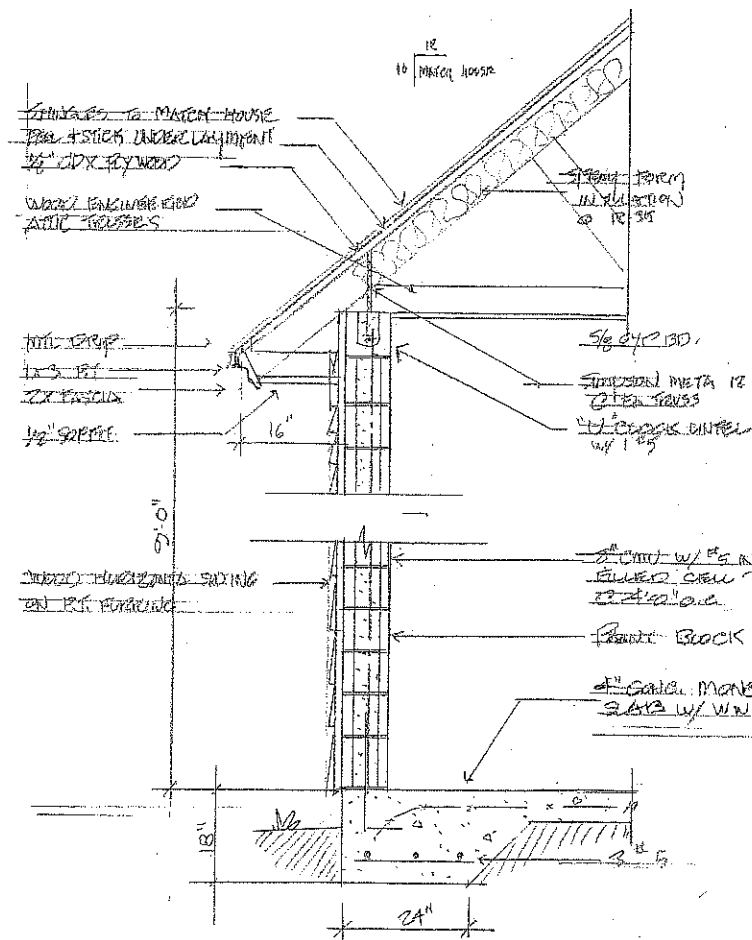
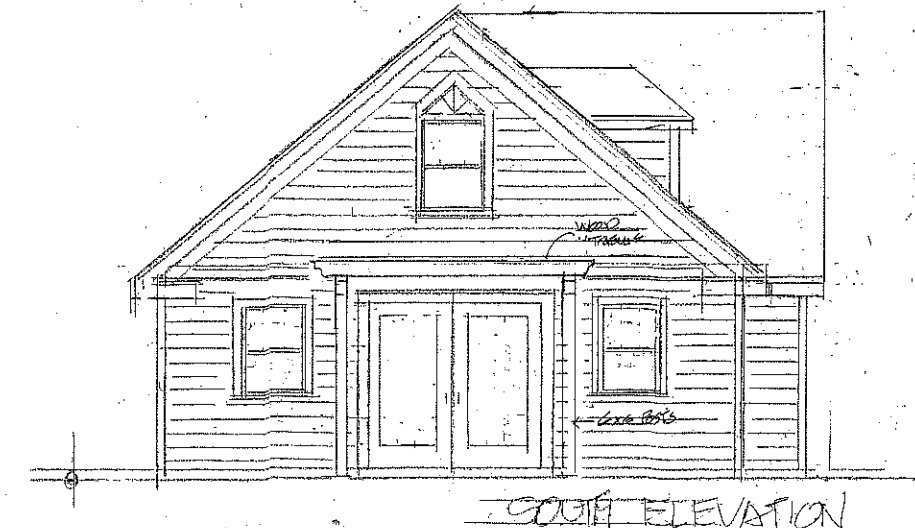
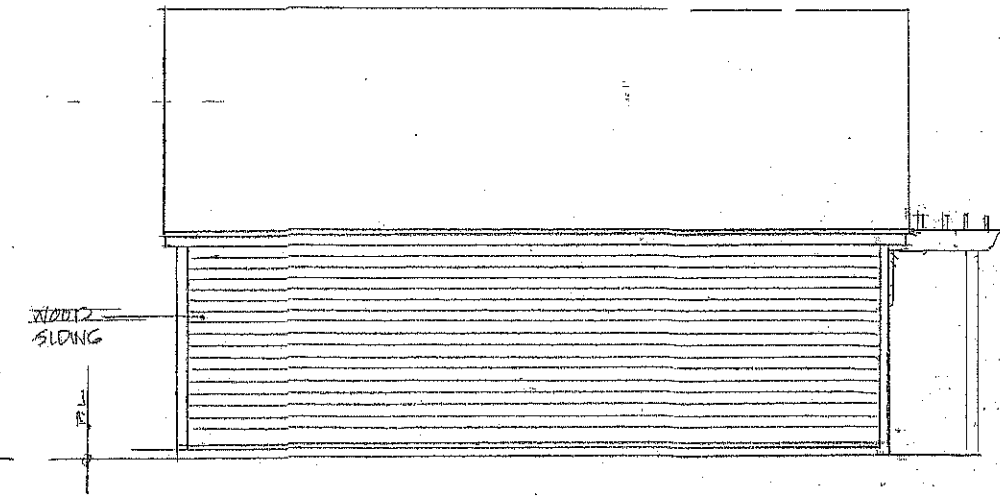
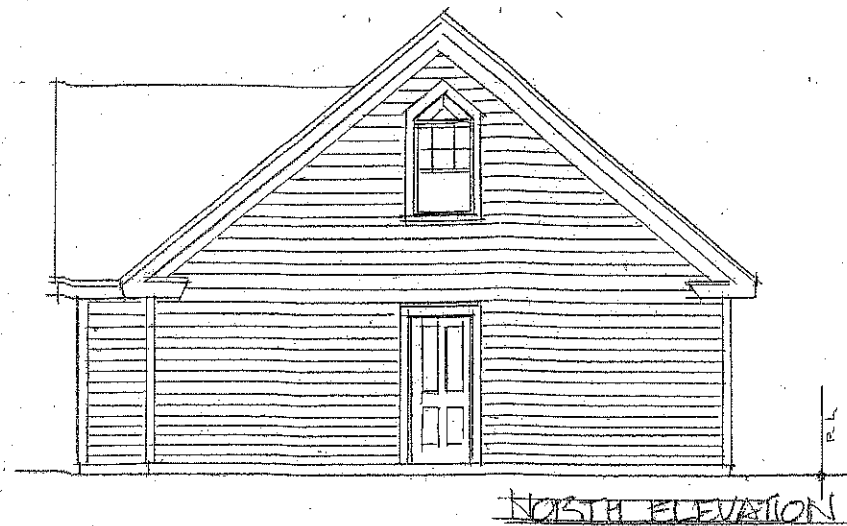
FIRST FLOOR PLAN

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"
222 ST. GEORGE ST. ST. AUGUSTINE, FL.

Date: 6-18-20
Scale: AS NOTED
Drawn: [Signature]
File:

SHEET
A2



French Doors for Wilson Garage
" Kolbe"

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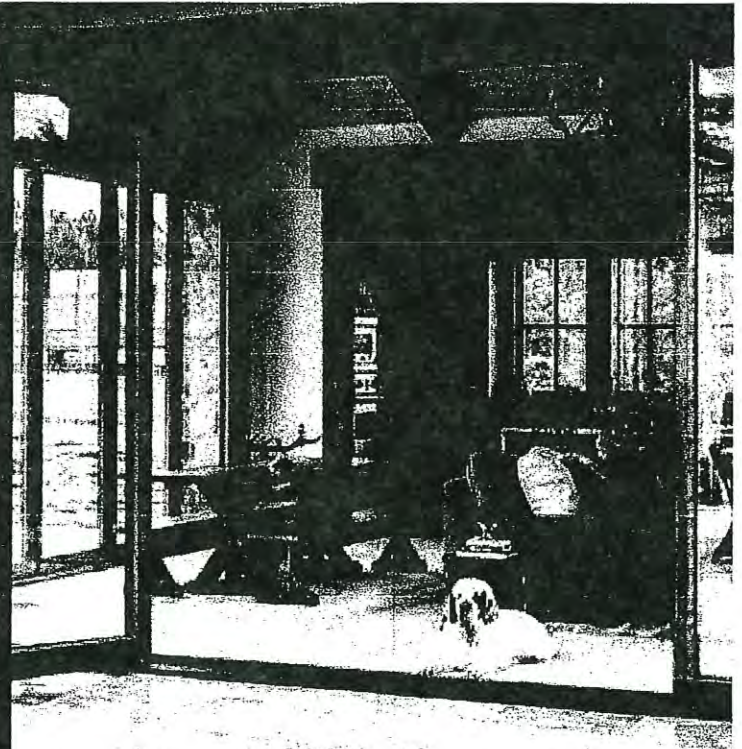
Folding Doors

VistaLuxe WD LINE ▶

VistaLuxe AL LINE ▶

Ultra Series ▶

Heritage Series ▶

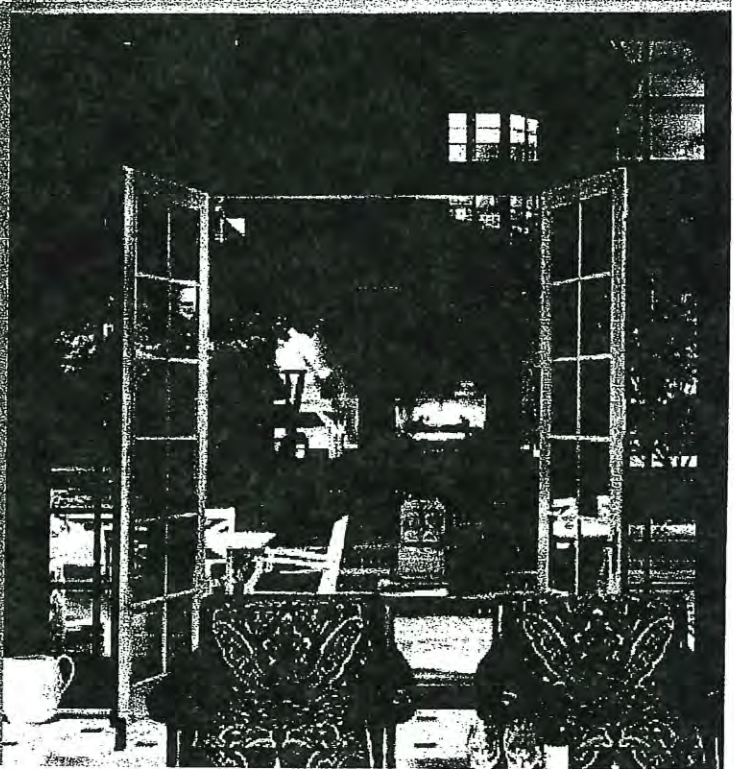


Swinging Patio Doors

Ultra Series ▶

Heritage Series ▶

Forgent Series ▶



WILSON

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WILSON GARAGE
1 GARAGE DOORS



[HOME](#) / [BUYING GUIDE](#) / [GARAGE DOOR MATERIALS](#) / [WOOD GARAGE DOORS](#)

WOOD GARAGE DOORS

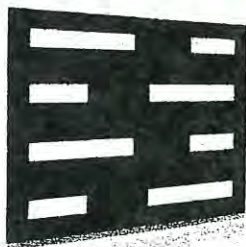
Clopay's wood garage doors are handcrafted from the finest wood species and built with pride in the U.S.A. Harvested from sustainable and naturally fallen forestry, each overhead door is designed and built to create a unique and artistic addition to your home.

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!

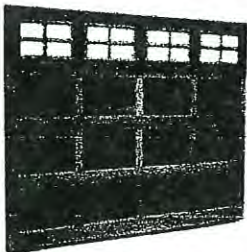


WILSON GARAGE

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

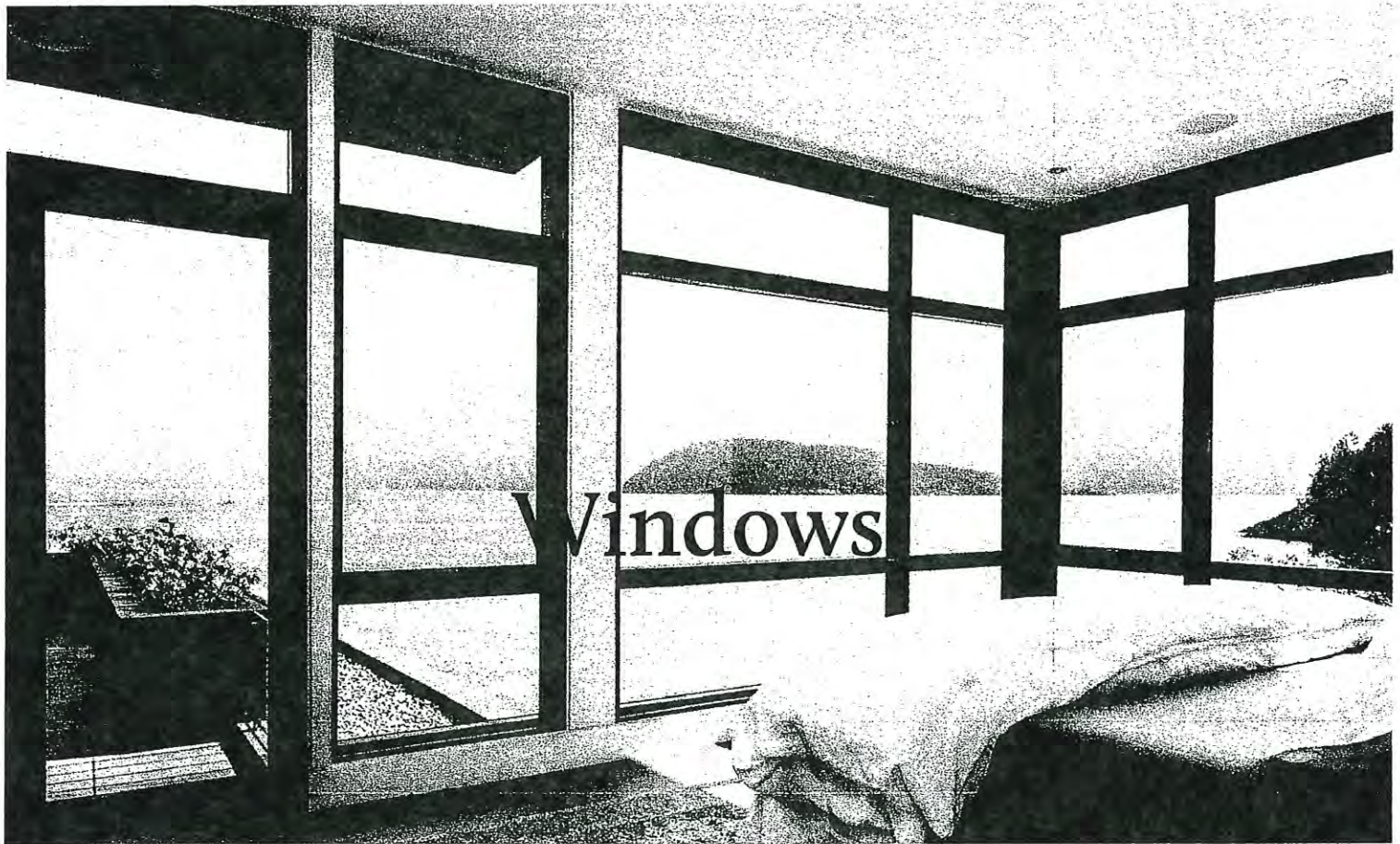


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CHAT WITH US +



" WILSON GARRAGE
KOLBE WINDOWS "

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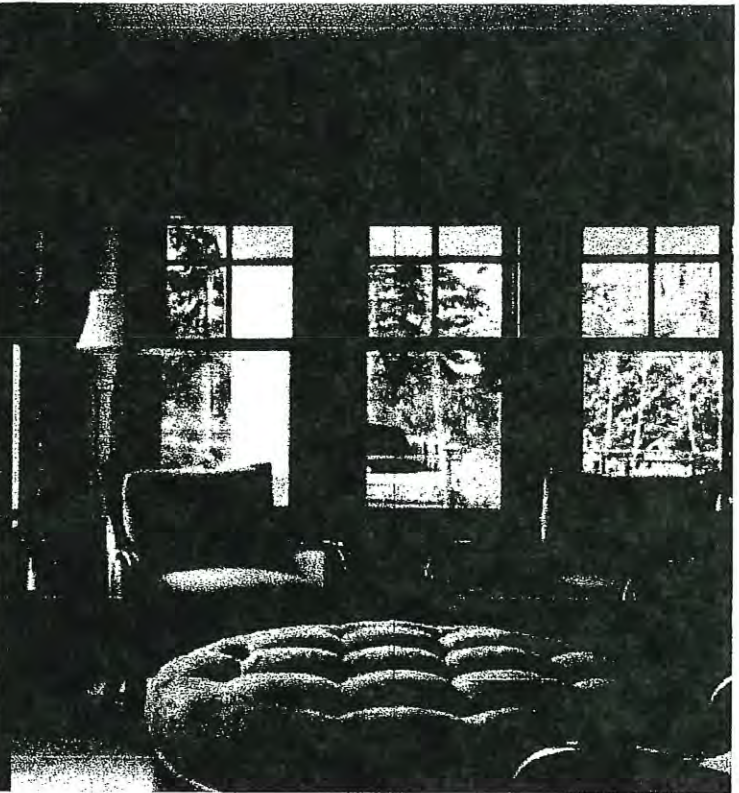
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Double Hung Windows

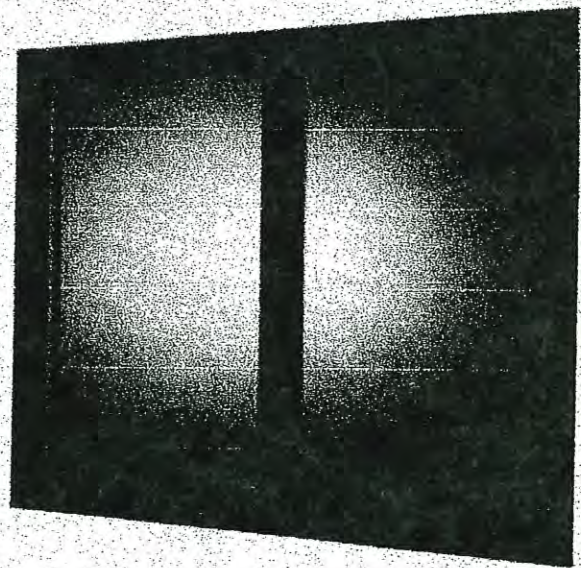
- Sterling ▶
- Traditional ▶
- Majesta ▶
- Old World Classic ▶
- Replacement ▶

WILSON
GARAGE



Sliding Windows

- Single ▶
- Double ▶
- Triple ▶
- Quad ▶



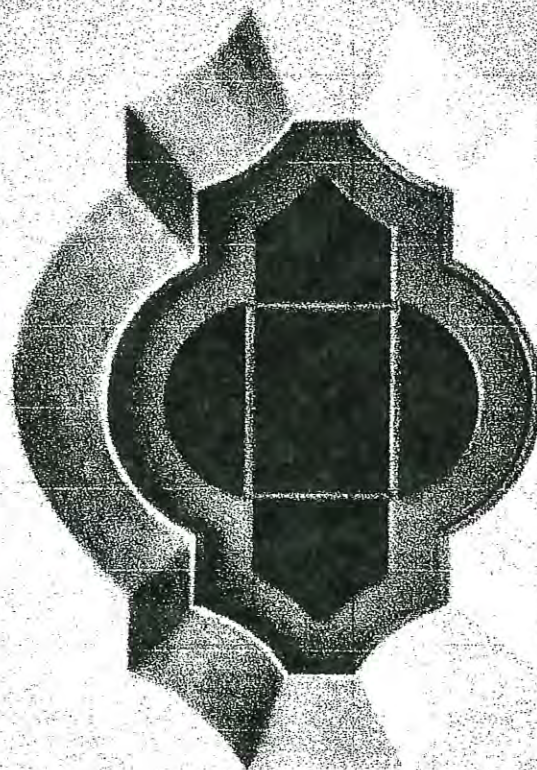
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Specialty Windows

- Corner ▶
- Direct Sets ▶
- Folding ▶
- Radius ▶ *✓*
- Geometrics ▶ *✓*
- Tilt-Turns ▶ *WILSON*
- Hoppers ▶ *GRABER*



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LEGAL

CAREERS

WHAT'S
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TEAM MEMBER
PORTAL

PRESS

ABOUT
US

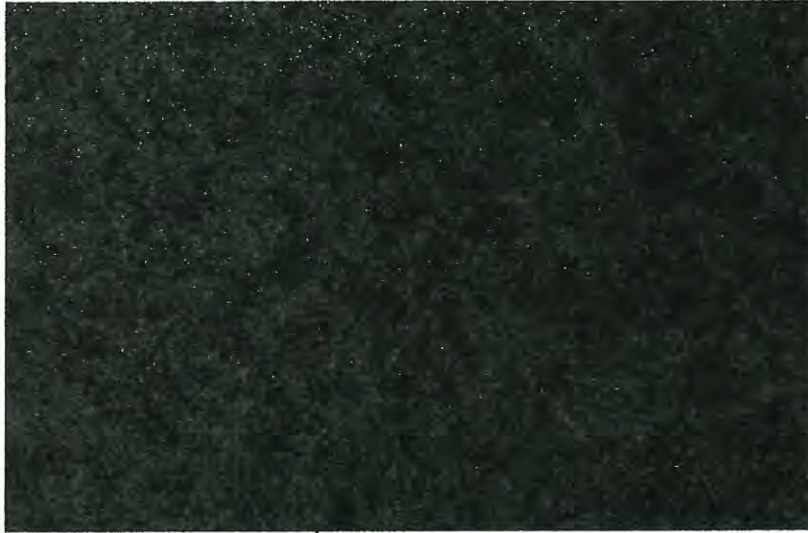
7/2/2020

GAF Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles (33.33 sq. ft. per. Bundle) (26-pieces)-0201180 - 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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9

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 —

Buy now with

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

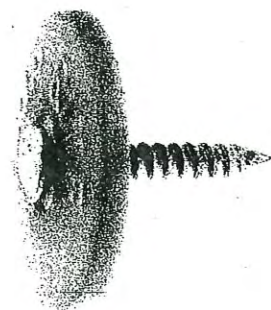
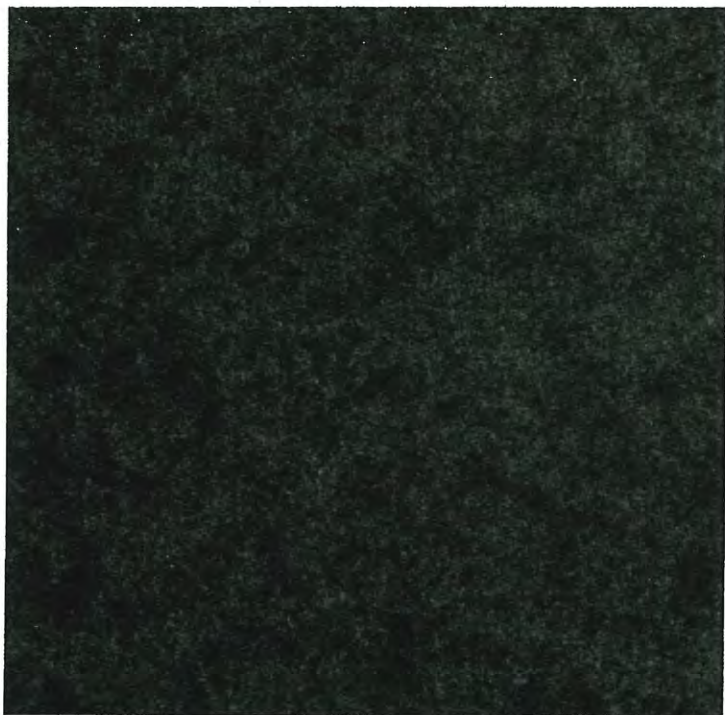
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10

Get Everything You Need



+3 More items

Coordinating Items



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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.

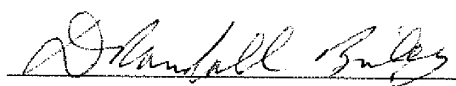
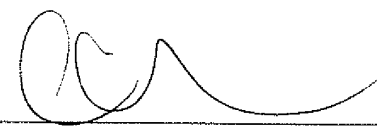
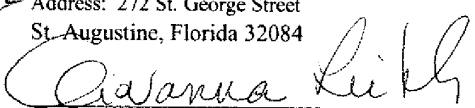
To Have and to Hold, the same in fee simple forever.

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.



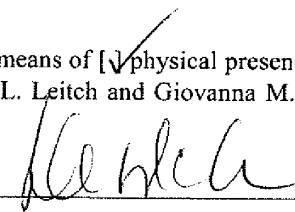

Notary Public

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

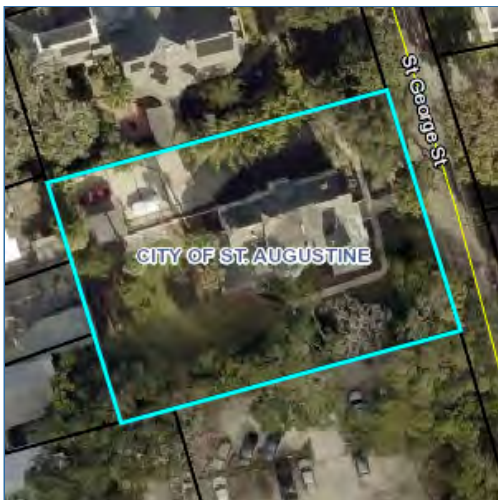
Summary

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



Application F2020-0084 Address: 75 King Street
Marquis Latimer + Halback, Inc. and Lightner Museum – Applicants
City of St. Augustine Trustee – Owner

Project description: To create an expanded garden and plaza concept on the south side of the building and city parking lot with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed and Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is an Opinion of Appropriateness (OOA) application where HARB is to make a determination if the general concept, preliminary construction plans, or details of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
- The proposed project for the South Garden area is bounded by the historic Alcazar Hotel, now known as the Lightner Museum and City Hall to the north, Granada Street to the west, Cordova Street to the east, and city public and employee parking lots to the south.
- Sanborn map research shows the south fountain visible by 1899. A rectangular masonry/block one-story building, just south of the hotel's east gate house, runs along Cordova Street, with units housing mechanical systems. A cistern was added onto the northwest end by 1899, with another small addition to the south and a frame addition to the west by the time the Sanborn 1930 map was revised in 1960.
- The proposed expansion of the fountain plaza would require the removal of four of the existing public parking spaces in the adjacent lot. Approval by the city would be required.
- Three hardscape options were presented for the conceptual multi-use parking plan including: coquina concrete stalls, brick stalls, and all brick.
- On the application, a 3' coquina wall with a 1' metal fence was indicated for the 4' high proposed perimeter wall. The "Entry from the Parking Area" drawings show slightly different proportions with a 2'6" coquina wall topped by 1'6" decorative metal fencing, which would be beneficial in increasing the visual transparency to the garden area from the outside.
- Enclosing the area with the proposed wall may change the way pedestrians normally have interacted with this space. The applicants are encouraged to provide information if there ever were perimeter fencing or other enclosures in this space and also when the coquina concrete bollards were put in and if they have any significance to the landscape of the building as it changed over time. If the space was never closed off to the public sidewalks, historically the space has been open to pedestrians, and extending such a linear feature creates a visual and physical barrier that may be incompatible to the historic setting.
- The application master plan drawings do not show the existing light fixtures. Removal of these fixtures is not recommended as they are part of the architectural integrity of the Alcazar Hotel site.
- The use of festoon lighting is not addressed in the AGHP but would be considered a more modern style of light fixture, which the AGHP states should be inconspicuous. Therefore, the permanent attachment of this style of lights to the building may not be appropriate.
- Other than the lighting and enclosure concerns, the proposed alterations and additions do not appear to permanently impact the historic building or seem incompatible to the existing site.
- Any plantings shall conform to the AGHP.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.

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** to create an expanded garden and plaza concept on the south side of the building at **75 King Street**, with the following condition:

1. That HARB evaluates the visual and physical barrier of the proposed design on the historic landscape.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To create an expanded garden and plaza concept on the south side of the building and city parking lot, while keeping the existing fountain as the central focus.

Proposed changes of site include:

1. Addition of new festoon lighting crisscrossed between the building and the wooden flag poles at the upper exterior courtyard level. Lantern style lighting is also shown hanging from the trees on the Master Plan's Shade Garden Photorealistic sheet
2. Replacing existing coquina concrete bollards with metal railing with a new 4-feet high perimeter wall with inverted rounded corners on the east and west ends, comprised of a 30" to 3-feet high coquina wall with a 12" to 18" high decorative fencing on top, around the "South Garden" of the Lightner Museum that extends to the south end of the building on both the east and west sides
3. Incorporating two new gated access points with proposed wall at the south end of the garden area
4. Altering existing walkways and expanding the existing hardscape with use of brick pavers and coquina concrete, to include a nine-feet wide "entry allee" or entry walk that extends from each of the existing hipped roof gate house structures on the east and west sides and runs parallel to the south elevation of the building, to add brick pavers at the center of the upper exterior courtyard (that is accessible from ground level by the dual stairs that face east and west) as part of the overall cross pattern that extends from the sculpture and fountain below and then crossed by the entry walk, expanding the fountain plaza and garden toward the south.
5. Implementing a landscape plan with a vegetated buffer around the perimeter of the garden, relocation of oak tree, a gathering / sculpture / event lawn area, a shade garden, a mulch gathering area under the existing oak tree, to install planters along the upper exterior courtyard, and to add trees to the parking plaza areas
6. To add a tile mosaic to the existing fountain
7. To possibly incorporate a multi-use parking concept with the creation of a brick/coquina plaza that would be separated from the perimeter wall of the south garden with a 4-feet coquina concrete sidewalk

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
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

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.

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.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. 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.

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.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- 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.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- 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.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- 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.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- 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.
- 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.

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.

Masonry bench seating is appropriate within loggias.

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.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Historic Plant Materials

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

OOA F2020-0084
75 King Street
August 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Portion of the National Register Nomination and Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



Granada Street / West Side: Facing east

STAFF PHOTOGRAPHS

75 King Street



Cordova Street / East Side

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



Looking east and west along upper exterior courtyard space

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



SEE SITE FILE STAFF FOR 85j60
ORIGINAL PHOTO(S) OR MAP(S)

85j60

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Alcazar Hotel (Lightner Municipal Exposition)	
AND/OR HISTORIC: Historic Lightner Museum <i>NR listed 2-24-71</i>	

2. LOCATION			
STREET AND NUMBER: 79 King Street			
CITY OR TOWN: St. Augustine			
STATE Florida	CODE 12	COUNTY: St. Johns	CODE 109

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP		STATUS
☐ District ☐ Site ☐ Object ☒ Building ☐ Structure 	☐ Public ☐ Private ☒ Both Public Acquisition: ☐ In Process ☐ Being Considered		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
ACCESSIBLE TO THE PUBLIC			
Yes: ☒ Restricted ☐ Unrestricted ☐ No			
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Commercial ☒ Educational ☒ Entertainment	☐ Government ☐ Industrial ☐ Military ☒ Museum	☐ Park ☐ Private Residence ☐ Religious ☒ Scientific	☐ Transportation ☐ Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: City of St. Augustine			
STREET AND NUMBER: City Hall			
CITY OR TOWN: St. Augustine	STATE: Florida	CODE 12	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse			
STREET AND NUMBER: King and Cordova Streets			
CITY OR TOWN: St. Augustine	STATE: Florida	CODE 12	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Part of St. Augustine Historic District National Register			
DATE OF SURVEY: nomination ☐ Federal ☐ State ☐ County ☐ Local			
TERMINATION FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

STATE: Florida
COUNTY: St. Johns
ENTRY NUMBER
DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings.

The building was completed in 1889 after two years of construction at a cost in excess of \$1,000,000. It was first used, in its then unfinished stage, in 1888 to accommodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year.

This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth.

The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete.

The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accommodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities.

In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property.

Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation.

Continued...

SEE INSTRUCTIONS

2

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Florida	
COUNTY St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Alcazar Hotel
7. Description
Page 2

On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggan, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted \$150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☒ Engineering	☐ Religion/Phi-	☐ Other (Specify)
☒ Historic	☐ Industry	losophy	
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☒ Landscape	☐ Sculpture	
☐ Art	Architecture	☐ Social/Human-	
☐ Commerce	☐ Literature	itarian	
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☒ Transportation	
STATEMENT OF SIGNIFICANCE			
The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States. The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.			

560

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Houses of St. Augustine. St. Augustine: The St. Augustine Historical Society, 1962.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	29° 53' 53"	81° 19' 02"		29° 53' 25"	81° 18' 54"	
NE	29° 53' 58"	81° 18' 40"				
SE	29° 53' 12"	81° 18' 33"				
SW	29° 53' 09"	81° 18' 55"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation		DATE: 8/3/70
ORGANIZATION: Department of State		
STREET AND NUMBER: The Capitol		
CITY OR TOWN: Tallahassee	STATE: Florida	CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name J. P. Schuck

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

May 3, 1971

Mr. Ernest P. Kidd
City Manager
City of Saint Augustine
Post Office Drawer 210
Saint Augustine, Florida 32084

Dear Mr. Kidd:

It is a pleasure to advise you that the Alcazar Hotel has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

With every good wish and warmest regards.

Cordially,

Richard (Dick) Stone



RDS/wps

Enclosure



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

Alcayor
SJ60
RECEIVED

FEB 24 1971

MAR 8 1971

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Division of Archives
History & Records Management

Dear Senator Chiles:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Florida and have been entered into the National Register of Historic Places. Senator Edward J. Gurney and the appropriate Representatives have also been provided with this information. By copy of this letter, the State Liaison Officer, Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines Street, Tallahassee, Florida 32304, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

FEB 24 1971

Entered in the National Register _____

cc: Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines St., Tallahassee, Florida 32304

Also notified: Hon. Edward J. Gurney
United States Senate
Washington, D. C.

Hon. Bill Chappell, Jr.
House of Representatives
Hon. Don Fuqua
House of Representatives

Properties added to the National Register of Historic Places

FLORIDA

Alcazar Hotel

St. Johns County, Florida

Union Bank

Leon County, Florida

5360

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85160 1009==
Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==
Address: 75 King Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 36A 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: City of St. Augustine ;
Address: City Hall
St. Augustine, FL 32084 902==
Occupant or Manager: City of St. Augustine/Lightner Museum 904==
Type of Ownership: City 848== Zoning: HP-4
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469660 3306620 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: Commercial 838== Present Use: Commercial 850==
 Date: +1889 844== Period: 19th cent 845== Culture: American 840==
 Architect: Carrere and Hastings, New York 872==
 Builder: McGuire and McDonald, St. Augustine 874==
 Style: Spanish Renaissance Revival 964==
 Plan Type: 966==
 Exterior Fabrics: Natural concrete, terra cotta, brick
 854==
 Structural Systems: Concrete, cast-in-place 856==
 Features of Structure: (942)
 Window Type: 942==
 Foundation: Concrete wall 942==
 Roof Type: Hip; flat, parapet 942==
 Secondary Roof Structures: Tower, hip; bay, dome 942==
 Porches & Balconies: Arcaded porches
 942==
 Chimney Location: Offset, lateral slope; interior 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Clay tile 882==
 Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn
rafters, spires 882==
 Quantitative Data: (950-954)
 Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==
 Other: 5 story towers 956==
 Surroundings: Commercial 864==
 Relationship to Surroundings: Occupies block bounded by commercial and
residential building.
 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joséph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.
2. 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, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

"Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larger parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalleled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accommodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

"The third floor forms one of the handsomest ball-rooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.

4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.

5. Tatler, December 15, 1894, p. 3.

6. Ibid., January 18, 1896.

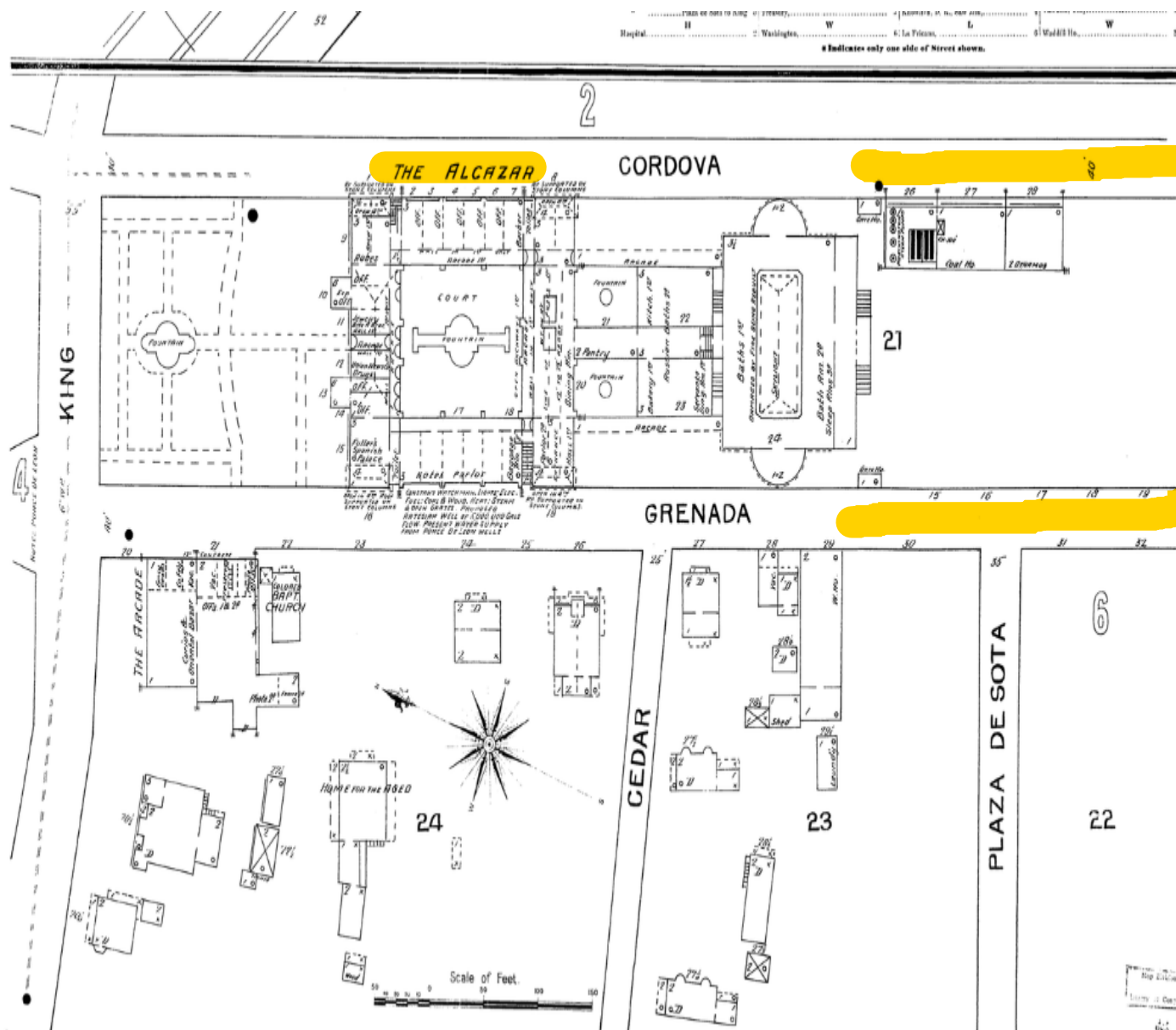
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.

8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Feb. 1893, Sheet 1

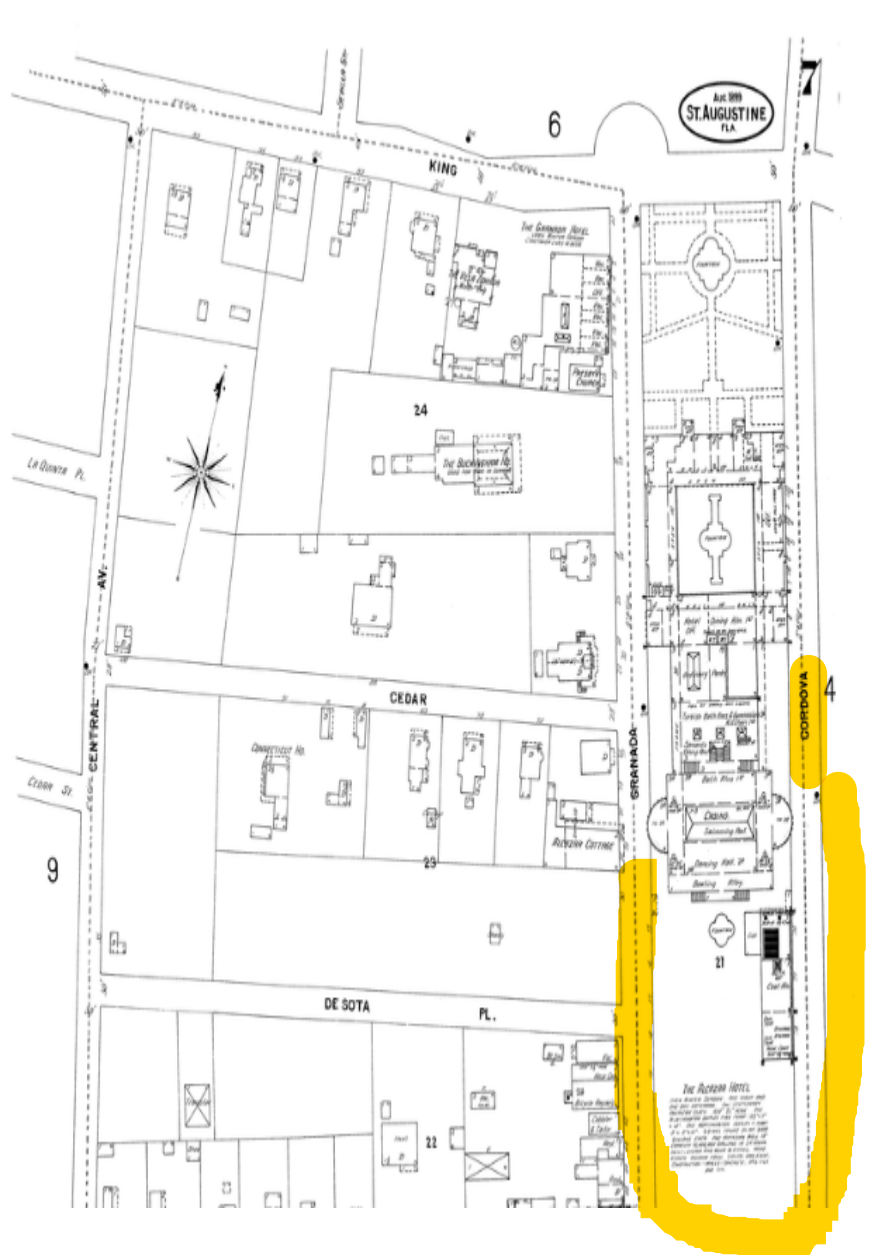


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 7

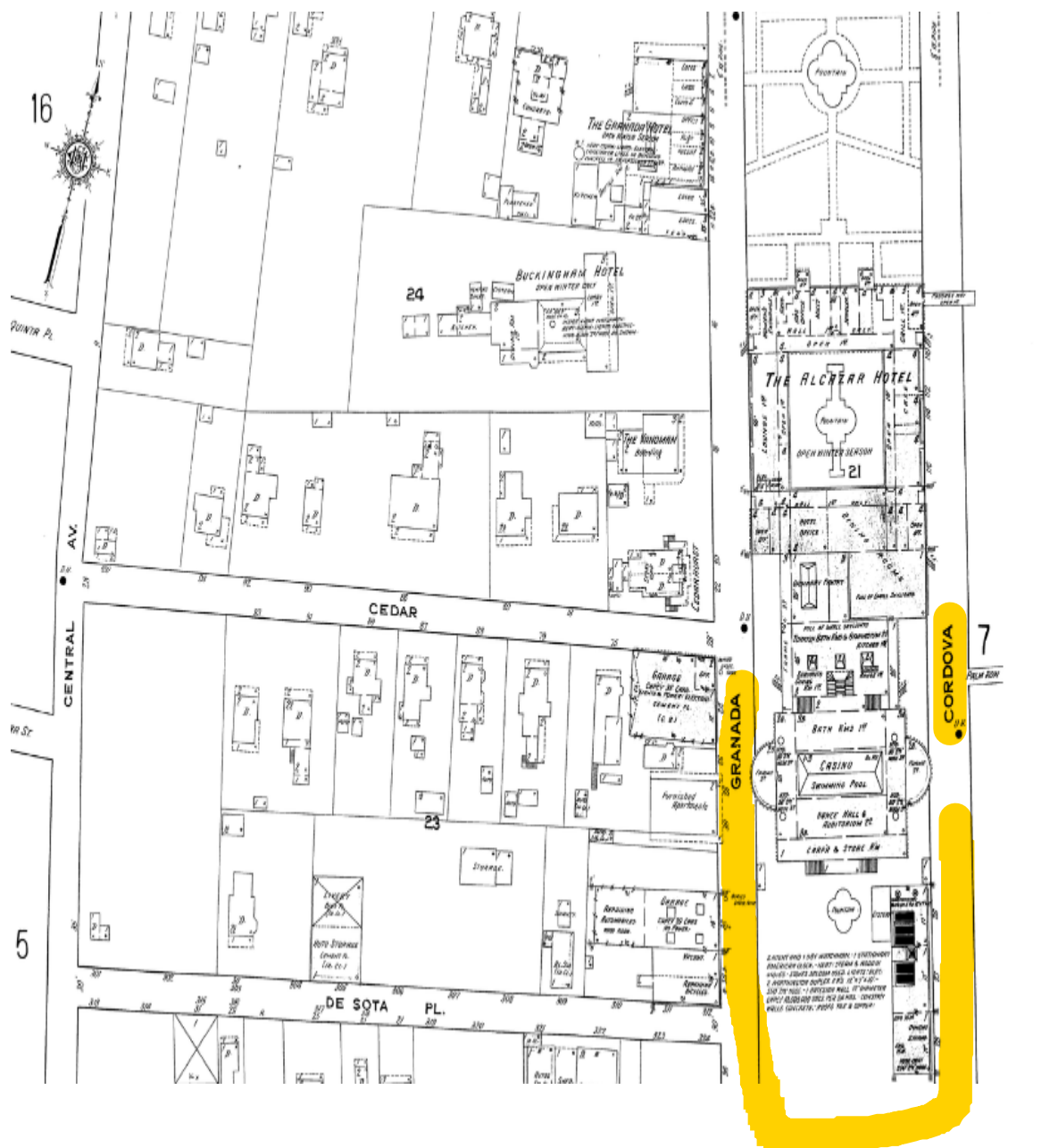


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 6



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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. 1905689

BDAC Project No. 2020-0084

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

Meeting Date: August 20, 2020

Receipt No. _____

1. NAME OF APPLICANT Jeremy Marquis, RLA, LEED AP BD+C

Business (if applicable) Marquis Latimer + Halback, Inc.

Address 34 Cordova Street, Suite 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.

2. NAME OF PROPERTY OWNER Lightner Museum

Business (if applicable) _____

Address 75 King Street

City St. Augustine

State FL

Zip Code 32084

Daytime telephone (required) 904.824.2874

Other phone reme@lightnermuseum.org

3. PROJECT STREET ADDRESS 75 King Street, St. Augustine, FL 32084

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

5. EXISTING USE Garden and Museum PROPOSED USE Garden and Museum

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 addition of mosaic in fountain; brick and concrete parking areas

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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 addition of lighting _____
- ☒ New fence/wall/gate new 3' coquina wall + 1' metal + gates _____
- ☒ New parking/walkways/other site features edited walkways; expanded hardscape _____
- ☐ 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)

The exterior "south garden" to the Lightner Museum was traditionally a gathering place, particularly for active and passive recreation (the parking lots were once tennis courts). The garden design looks to return a more active use for the museum with opportunities for sculpture, events, and exhibits. The fountain is the central focus. The multi-use parking area is envisioned as a brick / coquina plaza (still able to be used for parking). The parking area is a conceptual idea pending City feedback.

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

SIGNATURE OF APPLICANT [Signature] DATE 07.07.20

PRINT OWNER'S NAME Ray Erme, Associate Director and/or Teresa Radzinski, Board Chair

SIGNATURE OF OWNER Teresa A. Radzinski DATE 7/10/20

PRINT OWNER'S NAME: Jim Pyett SIGNATURE OF OWNER: [Signature] DATE: 7/22/20

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

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, domers, 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)

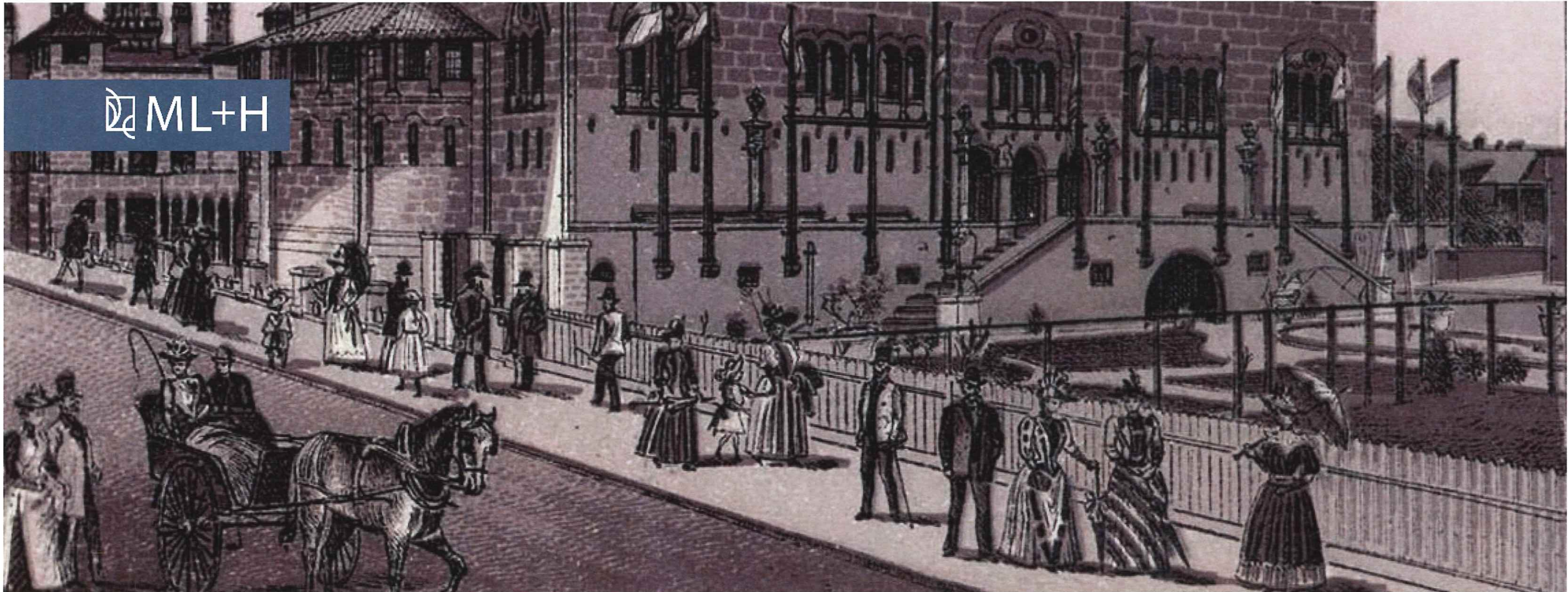
- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like 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 |

The details checked above will be needed for a Certificate of Appropriateness.

❖ Other details necessary for review:

*Even though this is for an Opinion of Appropriateness, providing more detail if available will be helpful for THRB to be able to give more thorough feedback. (Info on hard scape / plant materials + dimensions?)

Project number: 2020-0084 Project Address: 75 King Street
Reviewed by: Julie Courtney Date: 7.24.2020



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

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Planning / Building Dept.

Task 2.1.5 Final Master Plan
August 10, 2020
(ML+H Project No. 20.5.0)

Marquis Latimer + Halback, Inc. | St. Augustine, Florida | www.halback.com | LC00000391 (Florida)



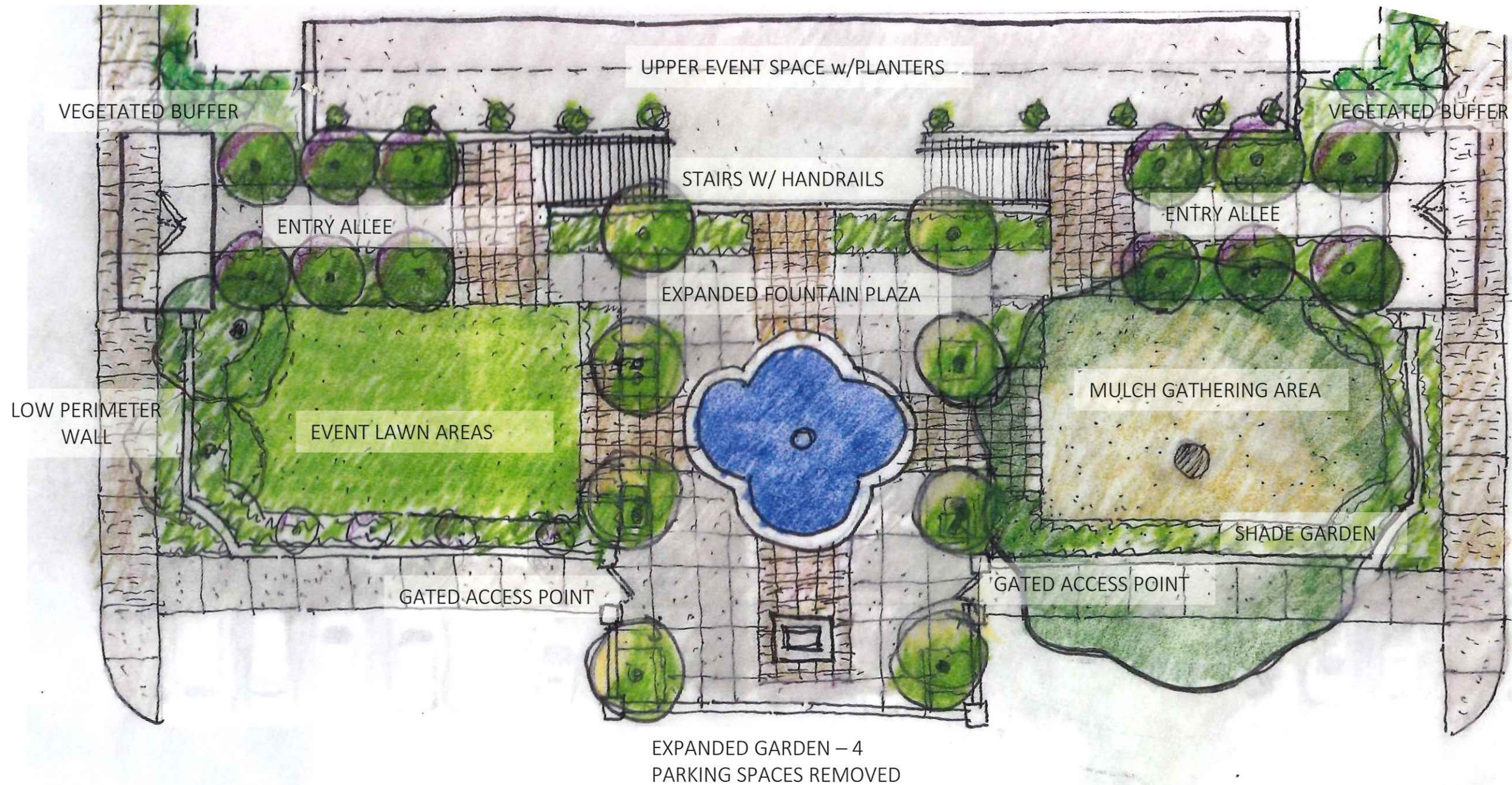
APPROVED CONCEPT

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CONCEPT C | APPROVED ON JUNE 5, 2020

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SCALE: 1" = 20'



ML+H



ILLUSTRATIVE SITE PLAN

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ILLUSTRATIVE SITE PLAN

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SCALE: 1"= 20'



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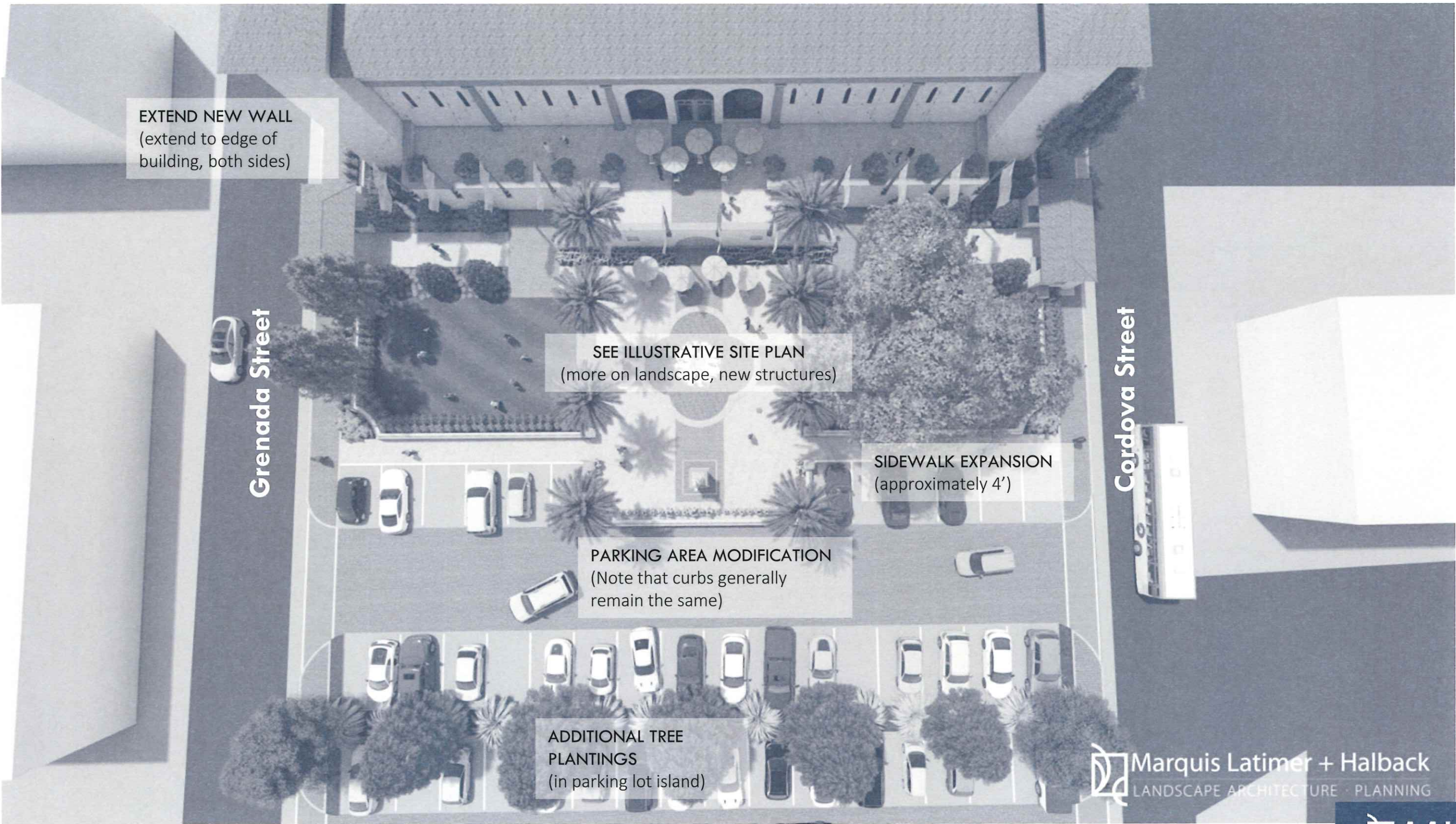
SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN

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SCALE: 1" = 30'



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SITE DEVELOPMENT PLAN

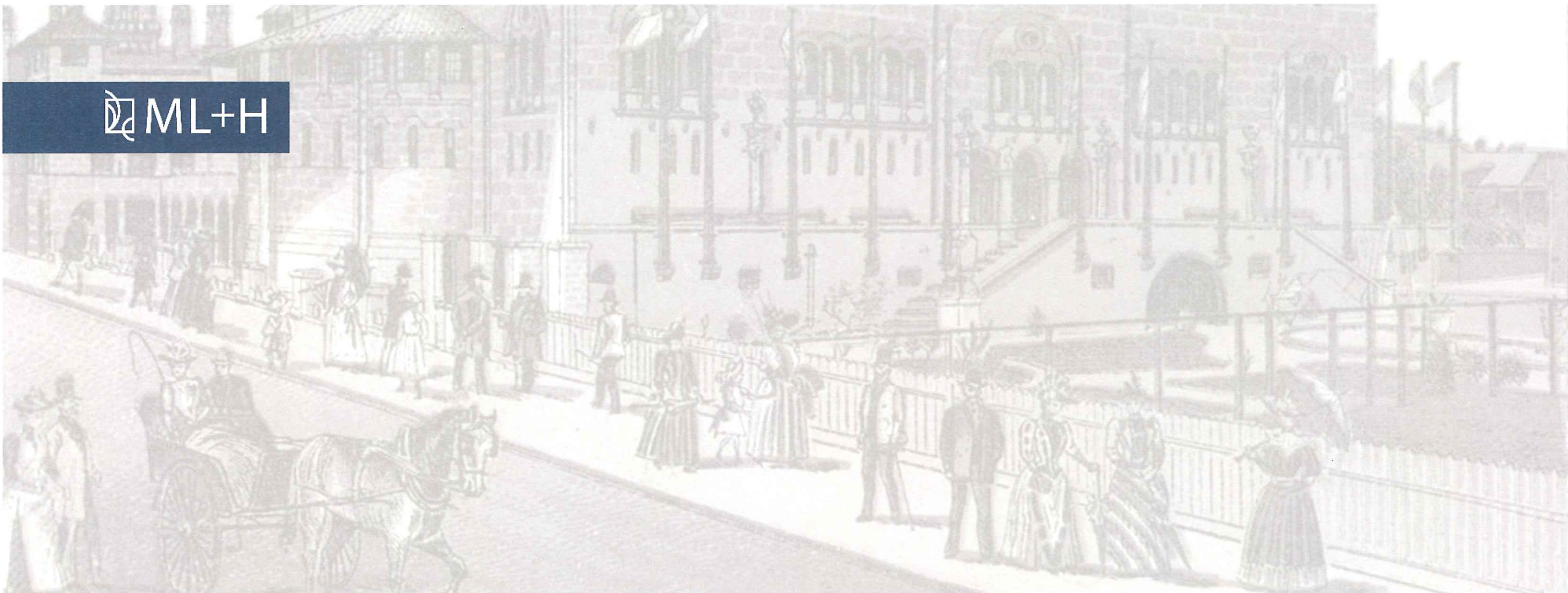
RECEIVED

SCALE: 1" = 30'



AUG 10 2020
Planning / Building Dept.

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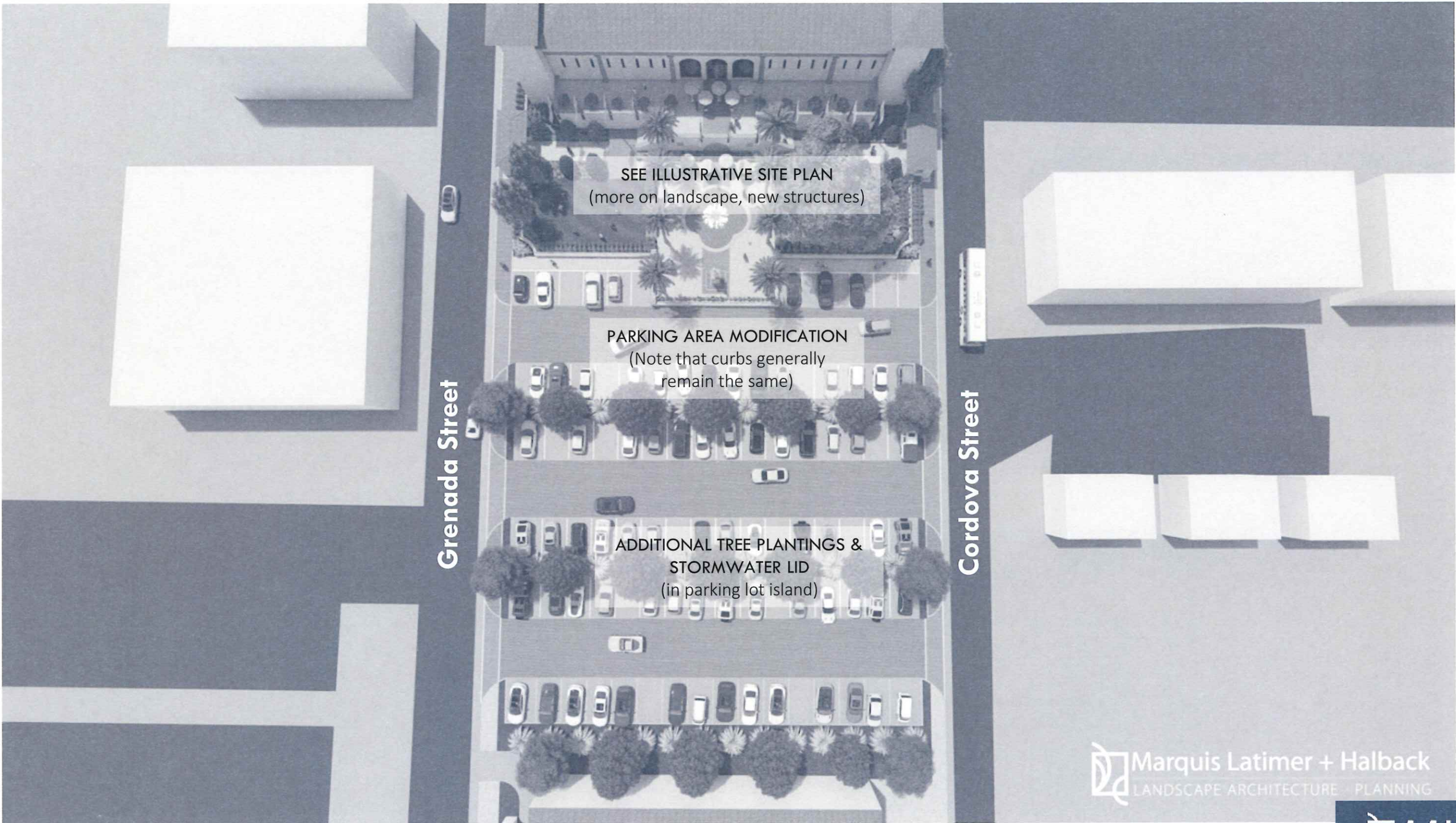
MULTI-USE PARKING SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN | MULTI-USE PARKING

SCALE: 1" = 30'



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SITE DEVELOPMENT PLAN | MULTI-USE PARKING

SCALE: 1" = 30'

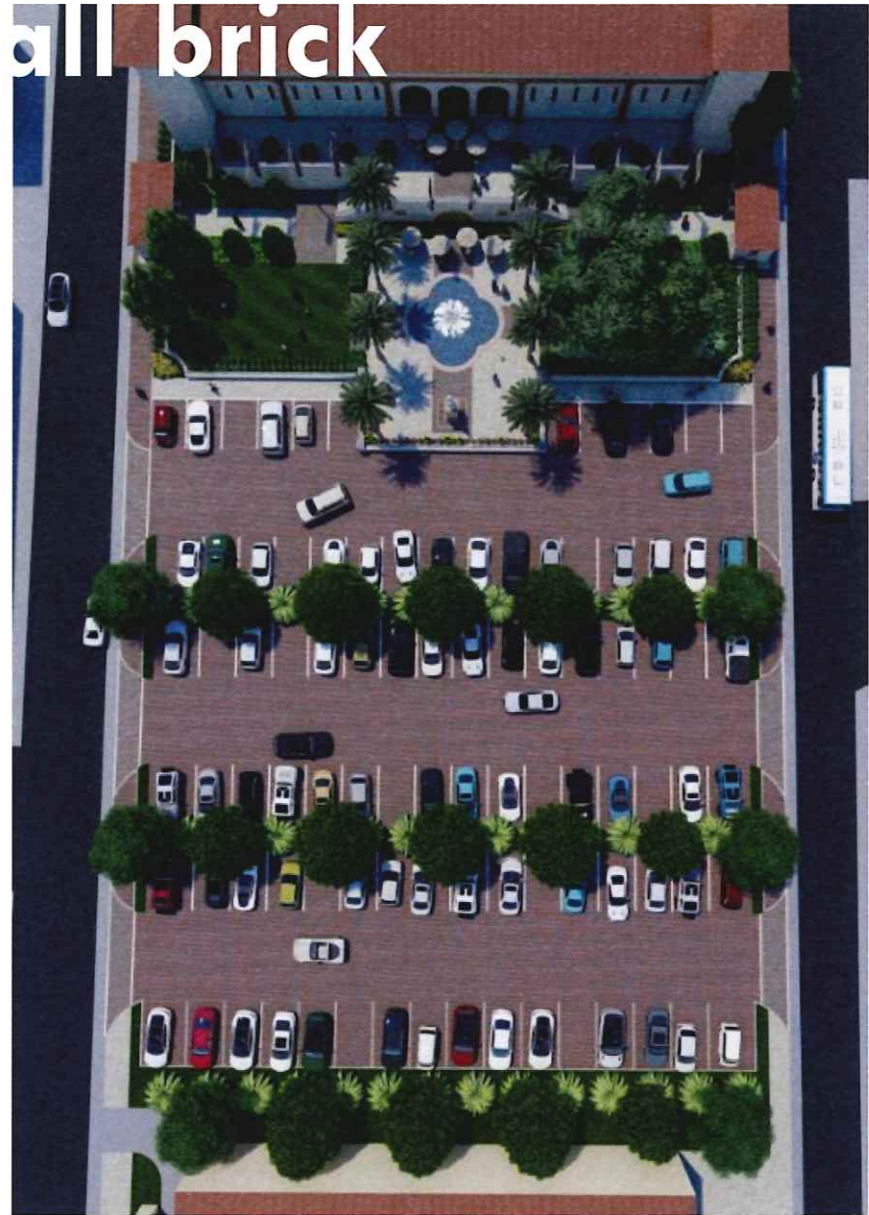
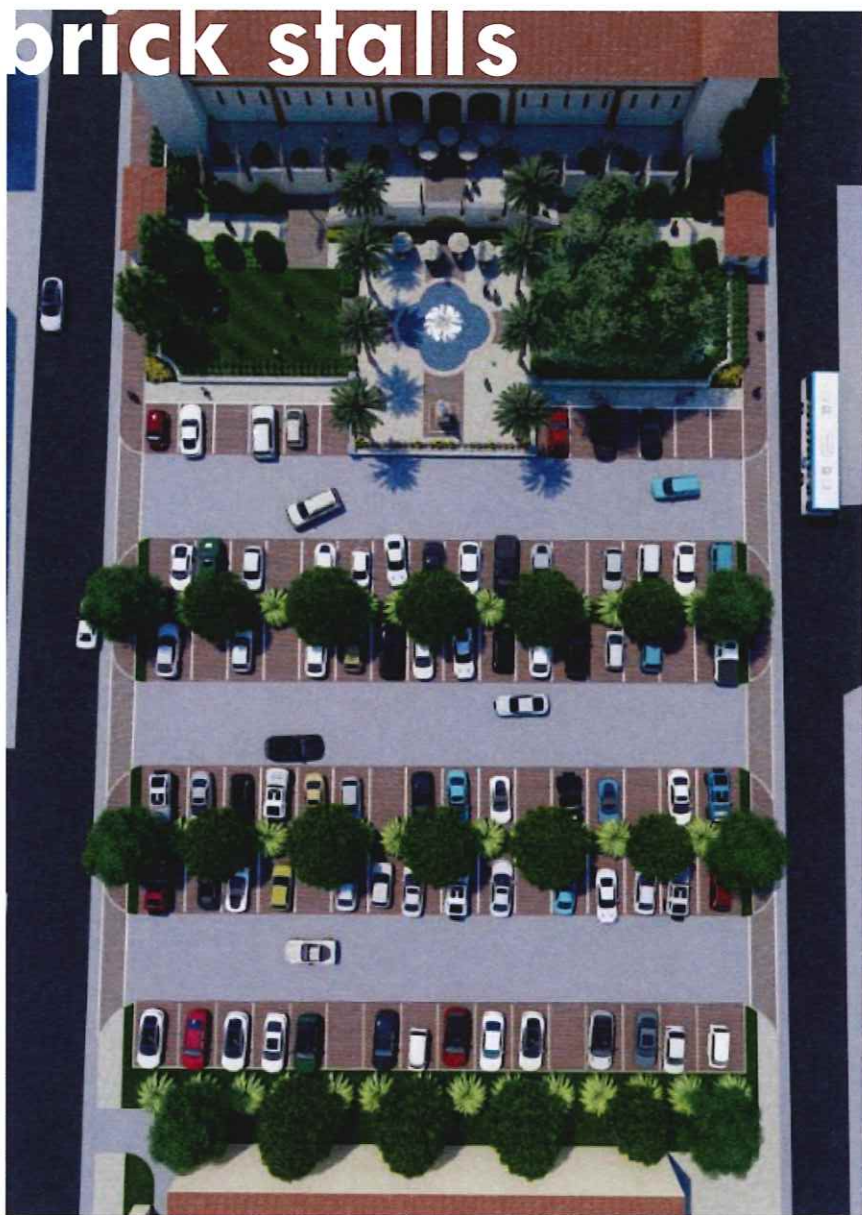
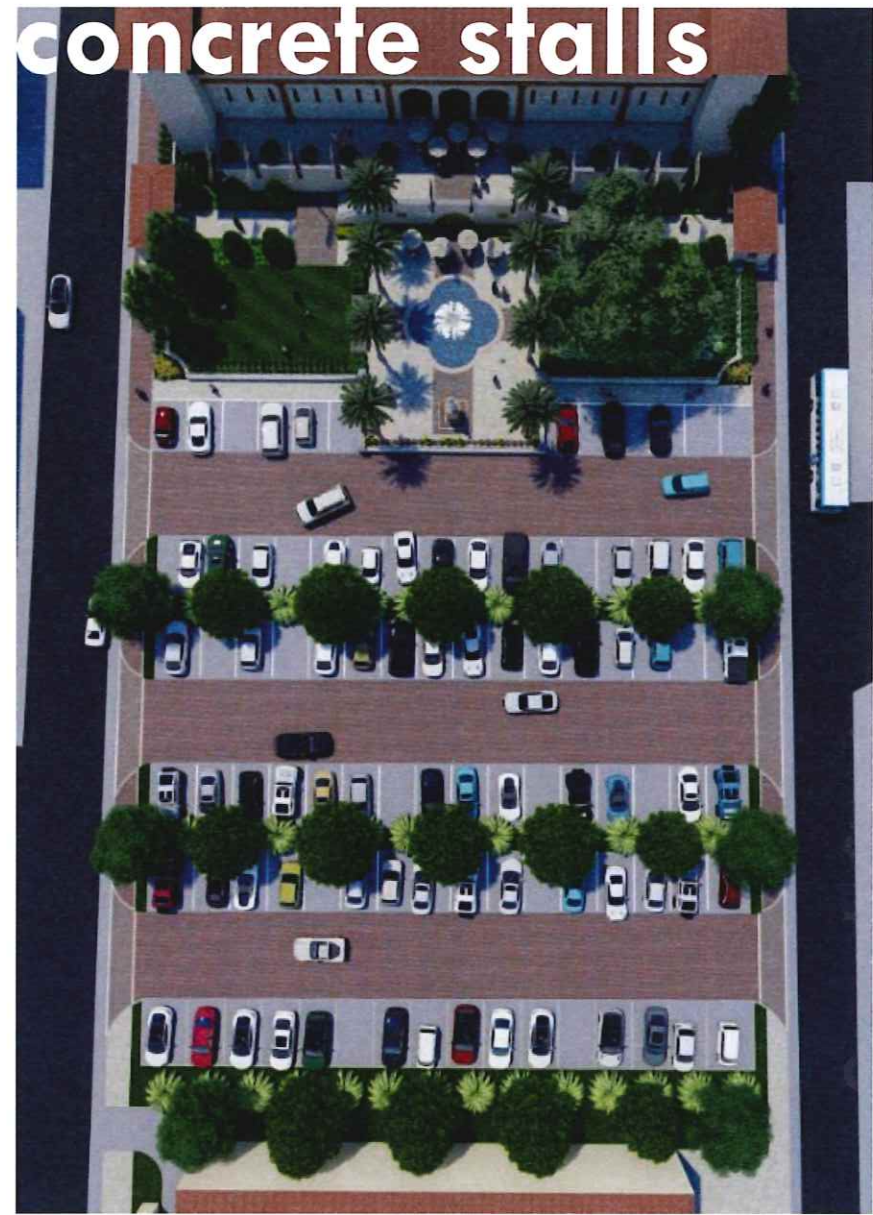


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- HISTORIC BRICK
- COQUINA CONCRETE
- COQUINA CONCRETE (DRIVE AISLE)



MULTI-USE PARKING PLAN | HARDSCAPE OPTIONS

SCALE: 1" = 30'

ML+H

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SITE DEVELOPMENT PLAN | MULTI-USE PARKING

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AUG 10 2020

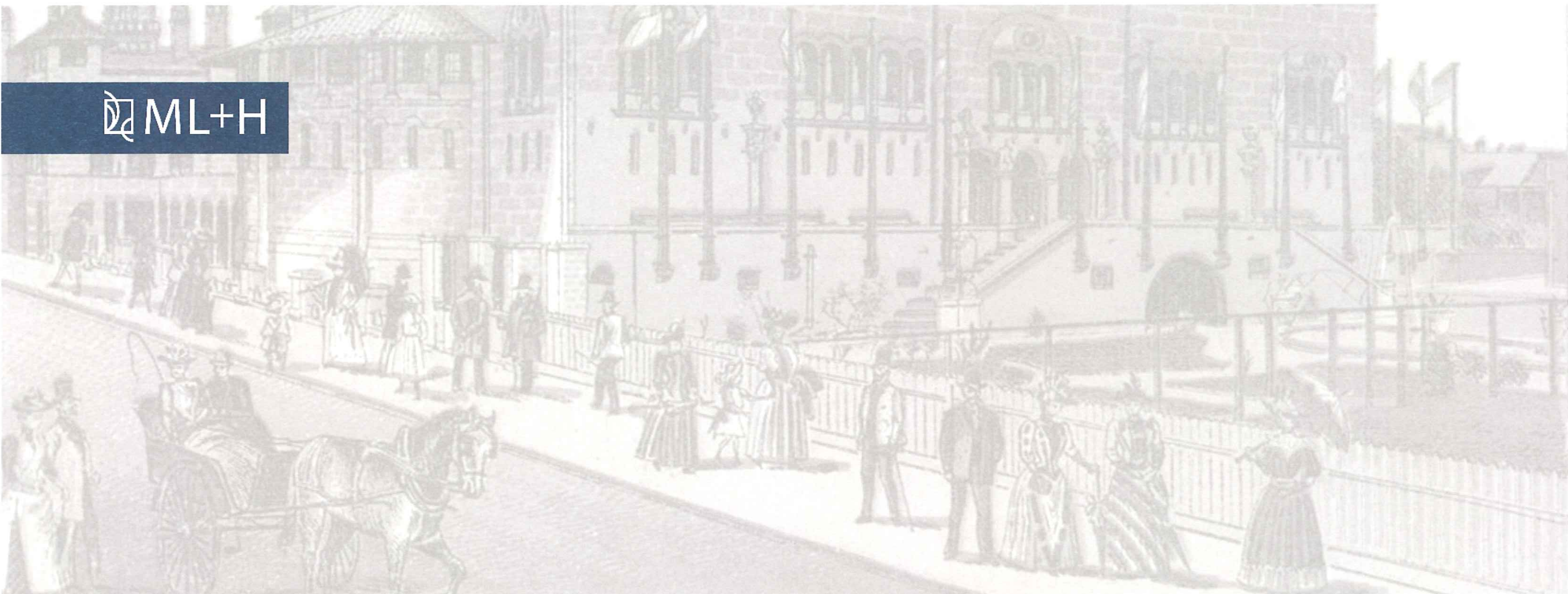
Planning / Building Dept.

SCALE: 1" = 30'



ML+H

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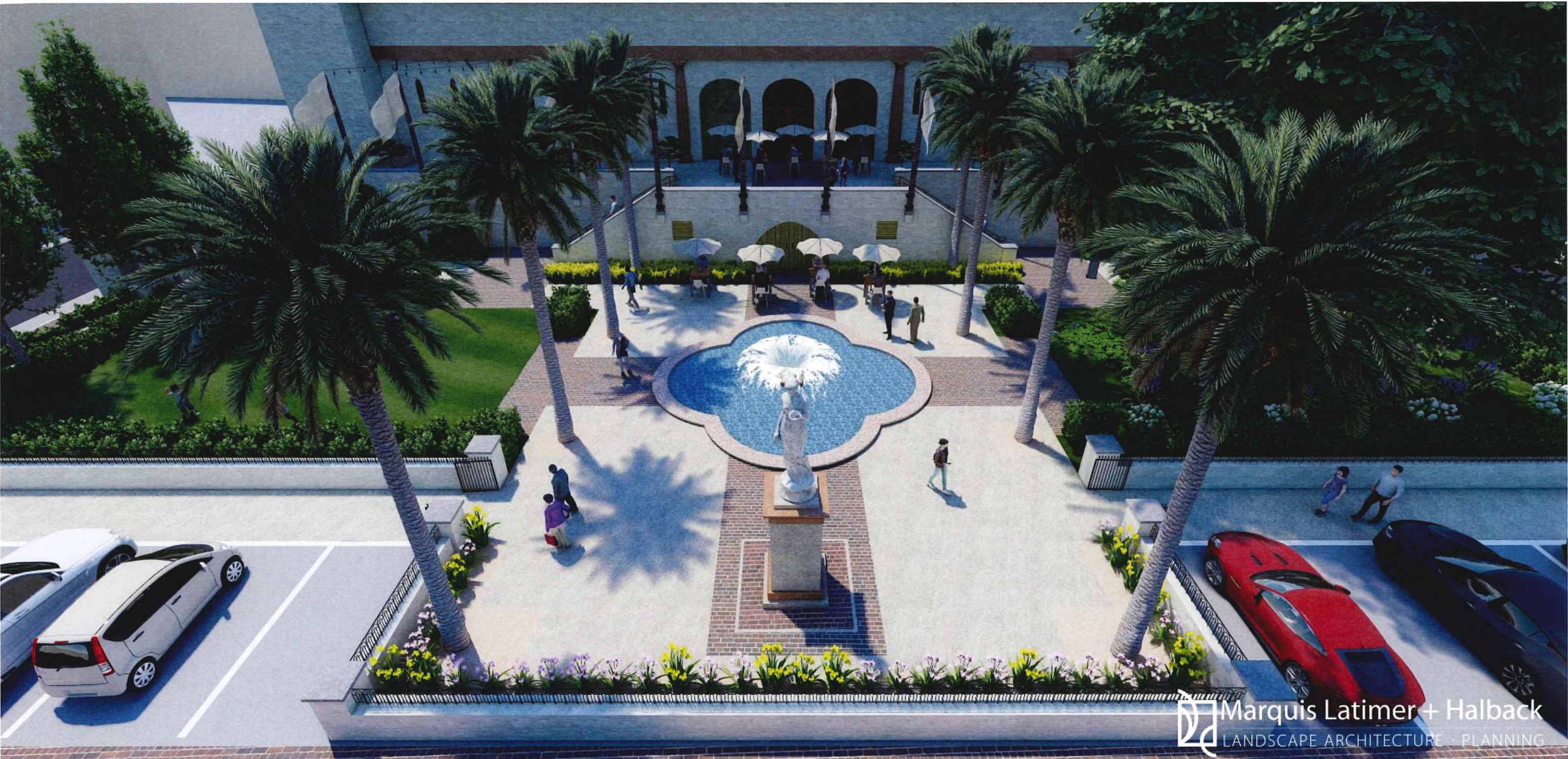
PHOTOREALISTIC IMAGES

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LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | VIEW FACING NORTH

RECEIVED

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 ML+H



PHOTOREALISTIC | VIEW FACING SOUTH FROM TERRACE

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LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | TERRACE GATHERING AREA

RECEIVED

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 ML+H



PHOTOREALISTIC | GATHERING + SCULPTURE LAWN



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 Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | SHADE GARDEN

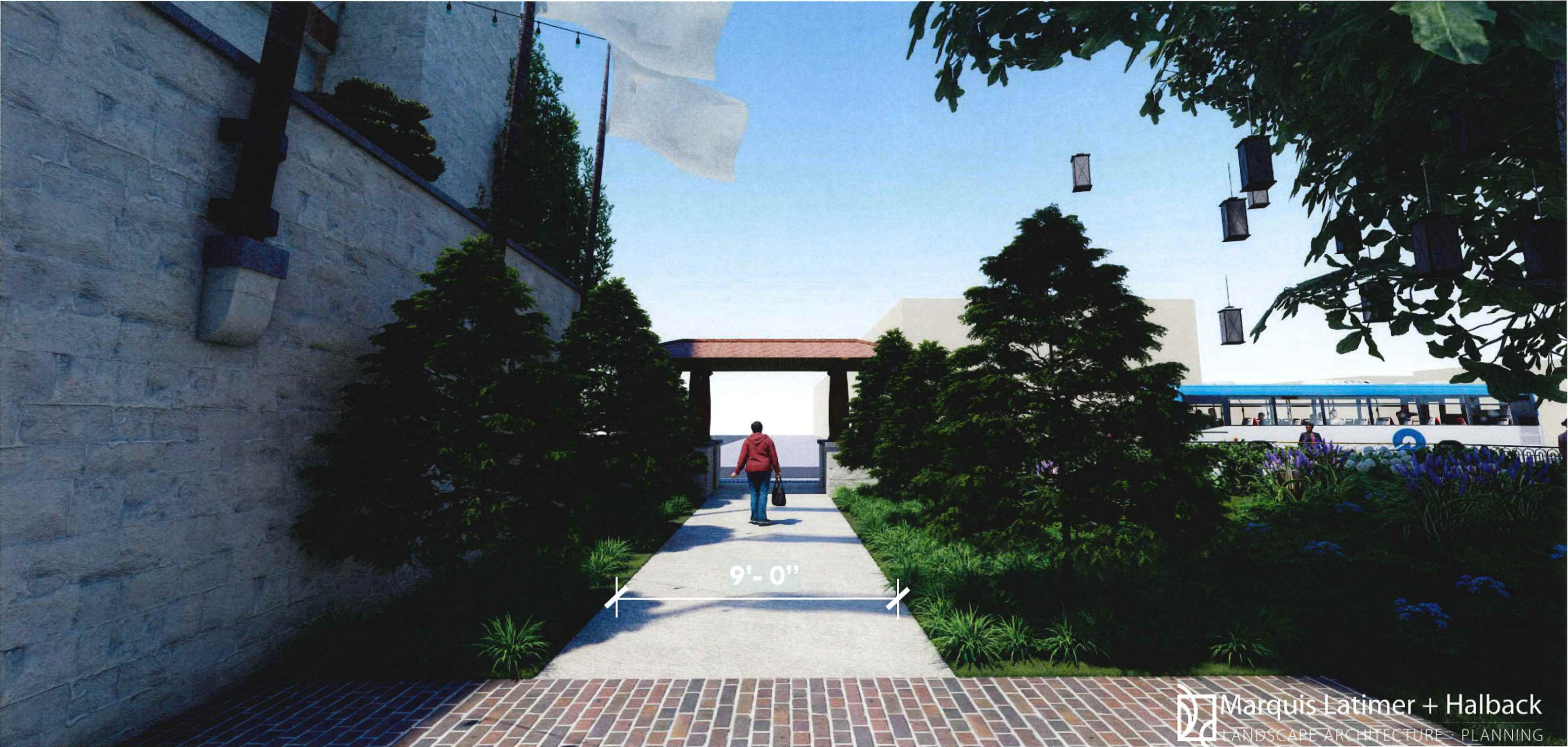
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 **ML+H**



PHOTOREALISTIC | ENTRY WALK

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PHOTOREALISTIC | ENTRY FROM PARKING AREA



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PHOTOREALISTIC | BIRD'S EYE OF PARKING AREA

RECEIVED

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Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE PLANNING

PHOTOREALISTIC | MOSAIC IN CENTRAL FOUNTAIN

RECEIVED

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Marquis Latimer + Halback, Inc. | St. Augustine, Florida | www.halback.com | LC00000391 (Florida)



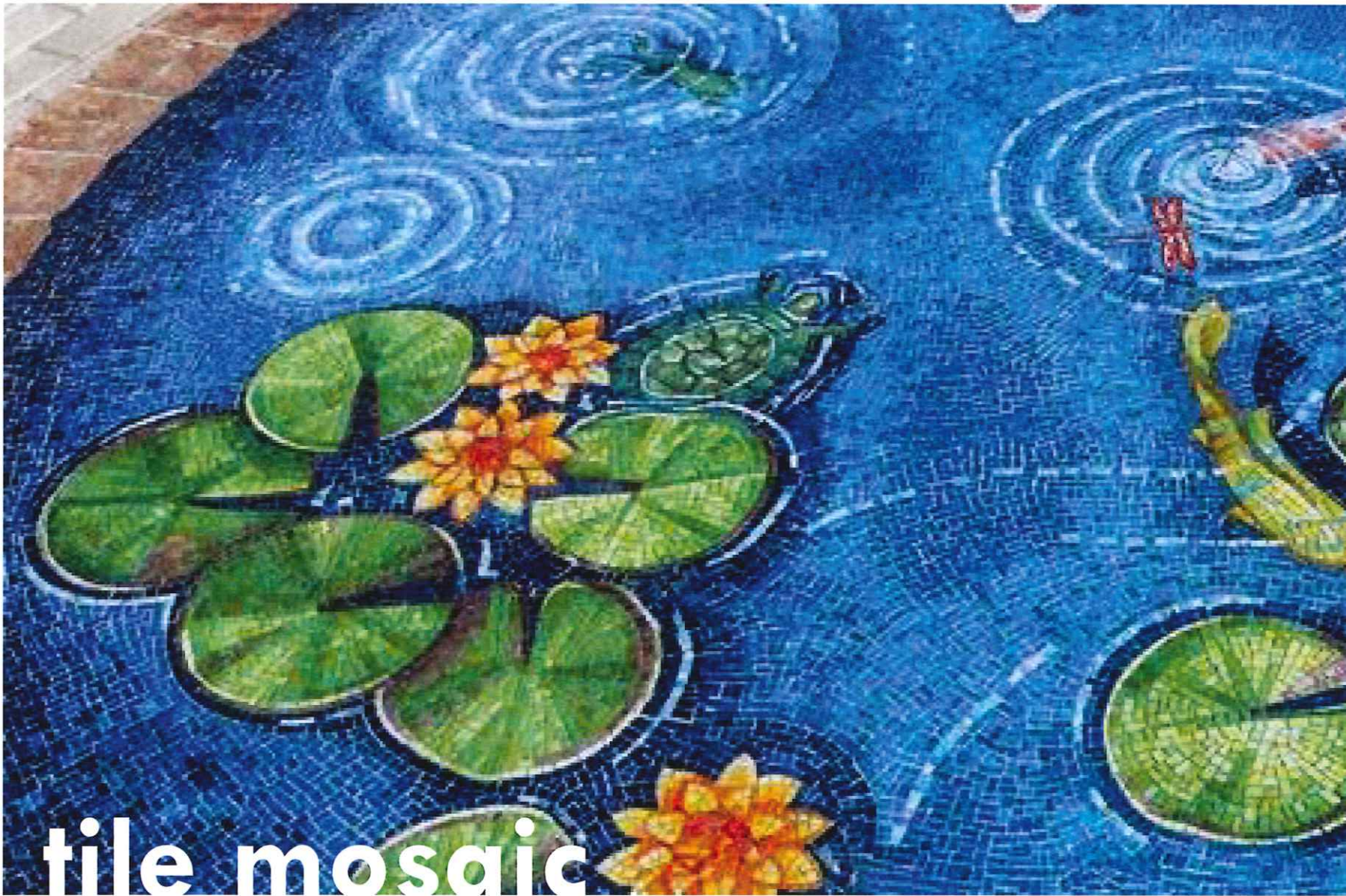
THEME & CHARACTER DETAILS

RECEIVED

AUG 10 2020

Planning / Building Dept.

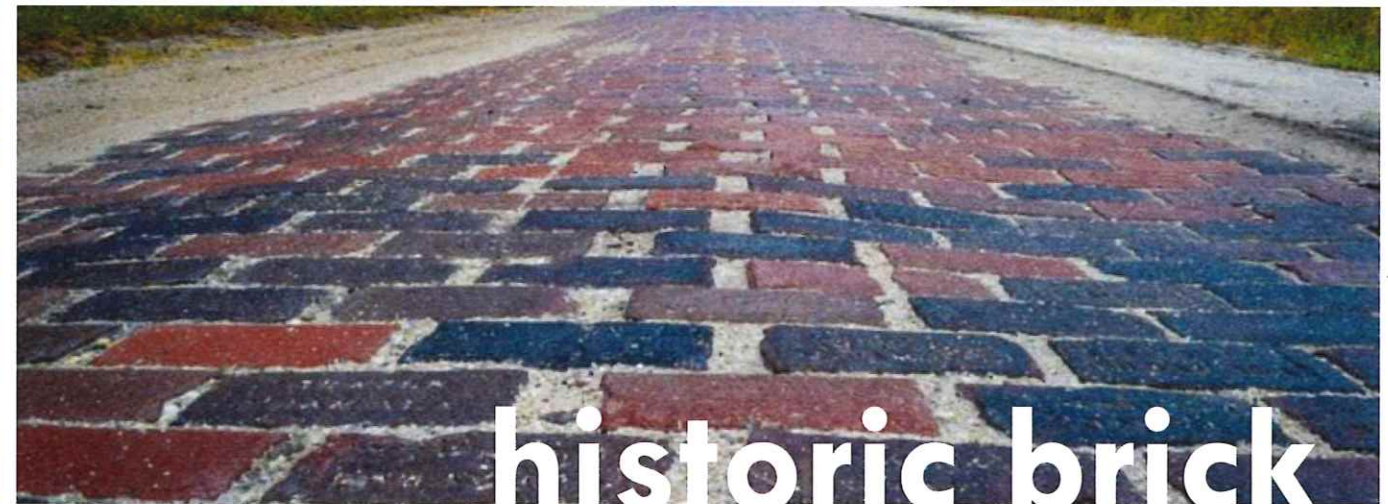
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tile mosaic



festoon lighting



historic brick

THEME & CHARACTER IMAGES

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THEME & CHARACTER IMAGES | WALL DETAIL

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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](#)

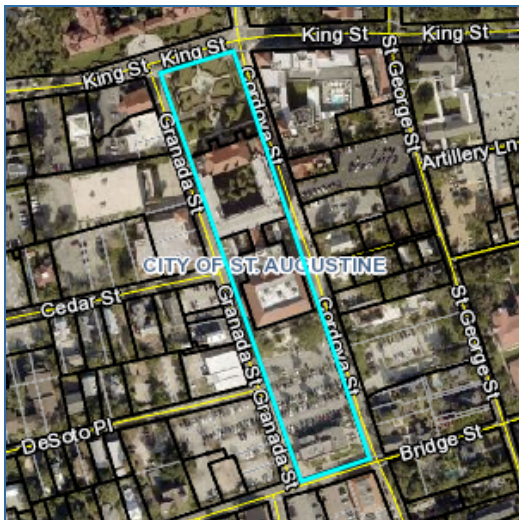
Summary

Parcel ID 1995700000
Location 75 KING ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood City of St Aug King St (COM) (610.19)
Tax Description* CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) DB167/565
**The Description above is not to be used on legal documents.*
Property Use Municipally Owned (8900)
Code
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 4.100
Homestead N

Owner Information

Owner Name City Of St Augustine Trustee 100%
[Fire Station](#) 100%
Mailing Address PO BOX 210
 SAINT AUGUSTINE, FL 32085-0210

Map



Valuation Information

	2020
Building Value	\$10,682,999
Extra Features Value	\$122,526
Total Land Value	\$1,787,260
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$12,592,785
Total Deferred	\$3,609,037
Assessed Value	\$8,983,748
Total Exemptions	\$8,983,748
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	\$6,440,070	\$122,139	\$1,787,260	\$0	\$0	\$8,349,469	\$8,167,044	\$8,349,469	\$0
2018	\$6,454,034	\$122,139	\$848,412	\$0	\$0	\$7,424,585	\$7,424,585	\$7,424,585	\$0
2017	\$6,474,978	\$100,725	\$848,412	\$0	\$0	\$7,424,115	\$7,424,115	\$7,424,115	\$0
2016	\$6,447,704	\$101,208	\$848,412	\$0	\$0	\$7,397,324	\$7,397,324	\$7,397,324	\$0
2015	\$6,460,399	\$101,595	\$848,412	\$0	\$0	\$7,410,406	\$7,410,406	\$7,410,406	\$0
2014	\$6,092,324	\$101,884	\$846,770	\$0	\$0	\$7,040,978	\$7,040,978	\$7,040,978	\$0
2013	\$6,104,272	\$102,368	\$846,770	\$0	\$0	\$7,053,410	\$7,053,410	\$7,053,410	\$0
2012	\$6,116,220	\$102,658	\$846,770	\$0	\$0	\$7,065,648	\$7,065,648	\$7,065,648	\$0
2011	\$6,128,168	\$103,044	\$943,184	\$0	\$0	\$7,174,396	\$7,174,396	\$7,174,396	\$0
2010	\$6,140,116	\$103,334	\$1,047,982	\$0	\$0	\$7,291,432	\$7,291,432	\$7,291,432	\$0

Exemption Information

Exemption Type	Amount
City	\$8,983,748

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	8093	Roof Cover	Built Up, Clay Tile
Conditioned Area	6855	Interior Flooring	Ceramic Tile
Actual Year Built	1972	Interior Wall	Drywall
Use	Office Building (Multi-Story) Class C	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	90%
Roofing Cover	Clay Tile	10%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4738	4738
CANOPY (COMMERCIAL)	0	378
FINISHED STORAGE	0	320
FINISHED UPPER STORY	2117	2117
FINISHED STORAGE	0	304
CANOPY (COMMERCIAL)	0	236
Total SqFt	6855	8093

Building	2	Roof Structure	Gable Hip
Actual Area	152246	Roof Cover	Clay Tile
Conditioned Area	131822	Interior Flooring	Sheet Vinyl
Actual Year Built	1888	Interior Wall	Drywall
Use	Government Buildings	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	86 FIXTURES	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	46598	46598
FINISHED UPPER STORY - FORCED	85224	85224
FINISHED OPEN PORCH - FORCED	0	20424
Total SqFt	131822	152246

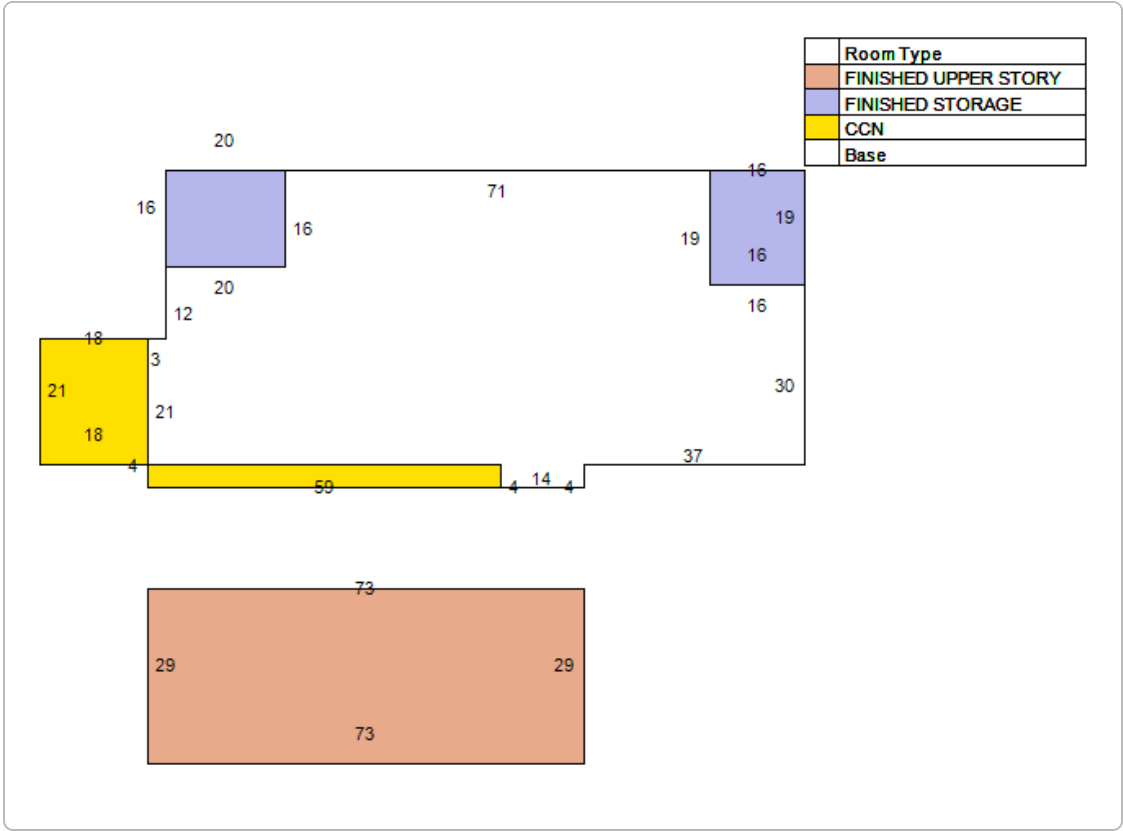
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	34225
Miscellaneous Item	0	0	0	0	3
Steel Door	0	0	0	0	154
Handicap Ramp	0	0	0	0	224
Sprinkler Wet	0	0	0	0	6855

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	178726	SF	\$1,787,260

Sketch Information



	Room Type
	FPF
	FUF
	BAF

No data available for the following modules: Sale Information.

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

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Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

Document Number N04000003143
FEI/EIN Number 59-6001426
Date Filed 03/26/2004
State FL
Status ACTIVE
Last Event NAME CHANGE
 AMENDMENT
Event Date Filed 12/09/2015
Event Effective Date NONE

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Eme, Raymond J, III
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 06/24/2020

Officer/Director Detail

Name & Address

Title D

Baker, Gregory E
39 Valencia Street
ST AUGUSTINE, FL 32084

Title D

DRYSDALE, DAVID C
140 PELICAN REEF DR
ST AUGUSTINE, FL 32080

Title D

UPCHURCH, TRACY
780 N. PONCE DE LEON BLVD
SAINT AUGUSTINE, FL 32084

Title Assistant Director

Degregory, Angela
75 KING ST
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/25/2019
2020	06/24/2020

Document Images

06/24/2020 -- ANNUAL REPORT	View image in PDF format
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04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
12/09/2015 -- Name Change	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- REINSTATEMENT	View image in PDF format
07/11/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
08/03/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- Domestic Non-Profit	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

Filing Information

Document Number	P01000036895
FEI/EIN Number	59-3705516
Date Filed	04/09/2001
Effective Date	04/01/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/24/2016
Event Effective Date	NONE

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

MARQUIS, LAURA E
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title VP, COO

Latimer, Charles Fremont, IV
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/07/2018
2019	02/26/2019
2020	01/15/2020

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
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03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Amendment and Name Change	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
12/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- Amendment and Name Change	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
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01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
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01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for August 20, 2020 Meeting**



Application F2020-0082 Address: 2 and 4 Murat Street (Duplex)

Applicant: Brightstar Builders Inc

Property Owner: Dan and Karen Mullen

Project description: To demolish a building constructed c. 1960 that is recorded in the Florida Master Site File and is not located in a district.

Architectural Style: Mid-Century Modern	Florida Master Site File: SJ05801
National Register: N/A	Construction date: ca. 1960
Archaeology Zone: N/A	Zoning District: RS-1
Parcel number: 2143700000	
Agenda Item: 7a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Oceanview Section of the Davis Shores North neighborhood on the point of land that extends to Salt Run to the east and the Matanzas River to the west, this residential duplex building is set back on the lot that is located on the west side of Murat Street and on the northwest corner of Murat Street and Miruela Avenue.
- The Mid-Century Modern style concrete block building is a one-story rectangular shape mirrored duplex with a low side-facing gable asphalt shingle roof, horizontal wood siding under the gable, and triple, paired, and single windows with one-over-one sashes. An inset porch under the building's roof extends across from the center of the front façade. To the rear on the northwest corner of the building is an attached rectangular shed with a shed roof and the same liner pattern of concrete block on its south elevation. The building's minimal exterior architectural detail is primarily comprised of the Mid-Century Modern motif created by the wood elements of the screened-in front porch, the concrete block laid in a horizontal linear pattern, and the brick rowlock window sills. Replacement windows and doors have compromised the building's architectural integrity. A partial wall of possibly rockface concrete blocks, terrazzo flooring, and what looks to be original bathroom tiles are intact on the interior in both units.
- A Sanborn Map dated 1960 shows the residential duplex building in place with the same footprint and the inset porch original to the house, with the attached shed flush to the north elevation.
- A Polk City Directory search revealed that the house was built before the 1960 estimated date from the Florida Master Site File survey. Murat Street was not listed in the city directories up until around 1959, the year the first listing for 4 Murat Street was found. Neither 2 nor 4 Murat Street had long-term residents up through 1970.
- The application did not include replacement designs, which is not required. The owner indicated that a dual-unit residential building was proposed for the lot. This is allowed since this property is a legally existing nonconforming use within the RS-1 Zoning District according to the attached determination letter. The building owner indicated the property had flooded in 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 the Tree and Landscape Ordinance into consideration 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 2 and 4 Murat 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, including the interior rockface concrete blocks, terrazzo flooring, and bathroom tiles, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of residential building.

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

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

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

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

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

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

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

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

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

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

The building was built ca. 1960, is more than 50 years old, and recorded on the Florida Master Site File. The building is not in a Historic Preservation Zoning District or National Register Historic 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 the one-story residential buildings that are in the immediate area. However, some larger scaled, two-story replacement homes have been built in the neighborhood.
3. **The impact of the loss of the structure on the streetscape.** This is 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 owner indicated a home with two units is planned. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.
5. **The historical or cultural merit of the structure.** The building is listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not designated as historic.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The residential building is an example of the Mid-Century Modern style. The building is not unusual or particularly unique.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** This style of Mid-Century Modern residential design is found throughout St. Augustine, especially Davis Shores, and scattered throughout the city as in-fill development occurred during this time period.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The concrete block building does not have a unique style or characteristics that would be difficult to reproduce.
10. **The justification for the proposed demolition.** The applicant indicated demolition was desired to proceed with the redevelopment of the property.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2020-0082
2 and 4 Murat Street (Duplex)
August 20, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map
4. Polk City Directory Research
5. July 9, 2020 Determination Letter regarding zoning

STAFF PHOTOGRAPHS

2 – 4 Murat Street



Front Façade / East Elevation

STAFF PHOTOGRAPHS

2 – 4 Murat Street



**Front Façade / East Elevation:
#2 Murat,
#4 Murat,
Inset Front Porch**

STAFF PHOTOGRAPHS

2 – 4 Murat Street



**Front Façade / East Elevation:
Inside Inset Front Porch of #4 Murat Street**

STAFF PHOTOGRAPHS

2 – 4 Murat Street



**West Elevation / Rear of Building:
Facing South,
Facing North,
With original (south) portion of attached shed**

STAFF PHOTOGRAPHS

2 – 4 Murat Street



Southeast and South Elevations

STAFF PHOTOGRAPHS

2 – 4 Murat Street



North Elevation with attached shed

STAFF PHOTOGRAPHS
2 - 4 Murat Street
#2 Murat Street Interior



Possible rockface concrete block partial wall



STAFF PHOTOGRAPHS
2 - 4 Murat Street
#2 Murat Street Interior



Bathroom tile and terrazzo flooring that appear to be original to the duplex

STAFF PHOTOGRAPHS
2 - 4 Murat Street
#2 Murat Street Interior



STAFF PHOTOGRAPHS
2 - 4 Murat Street
#4 Murat Street Interior



Possible rockface concrete block partial wall

STAFF PHOTOGRAPHS
2 - 4 Murat Street
#4 Murat Street Interior



Bathroom tile and terrazzo flooring that appear to be original to the duplex

STAFF PHOTOGRAPHS
2 - 4 Murat Street
#4 Murat Street Interior



STAFF PHOTOGRAPHS

2 - 4 Murat Street: Context Area



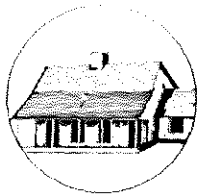
Looking east / looking west
along Miruela Avenue,
Looking southwest towards Miruela Avenue from
Murat Street



STAFF PHOTOGRAPHS
2 - 4 Murat Street
Context Area



Looking north down Murat Street



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SJ05801
 Field Date 3-24-2015
 Form Date 3-24-2015
 Recorder # _____

☒ Original
☐ Update

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

Site Name(s) (address if none) 2 and 4 Murat Street 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 2 Direction _____ Street Name Murat Street Type Street Suffix Direction _____
 Address: 2
 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 # 2143700000 Landgrant _____
 Subdivision Name Davis Shores Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ Northings ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1960 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Duplex From (year): _____ To (year): _____
 Current Use Duplex From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mid-Century Modern Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Concrete block 2. Brick 3. Other
 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.) replacement vinyl 1/1, DHS, single and paired and triple set

Distinguishing Architectural Features (exterior or interior ornaments) mirrored duplex with inset front porch, minimal details

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner lot, 1 concrete walkway shared, side dirt drive

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____

KEEPER – Determined eligible: ☐ yes ☐ no Date _____

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

☐ Owner Objection

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single wood doors with inset panel

Porch Descriptions (types, locations, roof types, etc.) front porch, concrete floor with screened enclosure and extended main roof

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

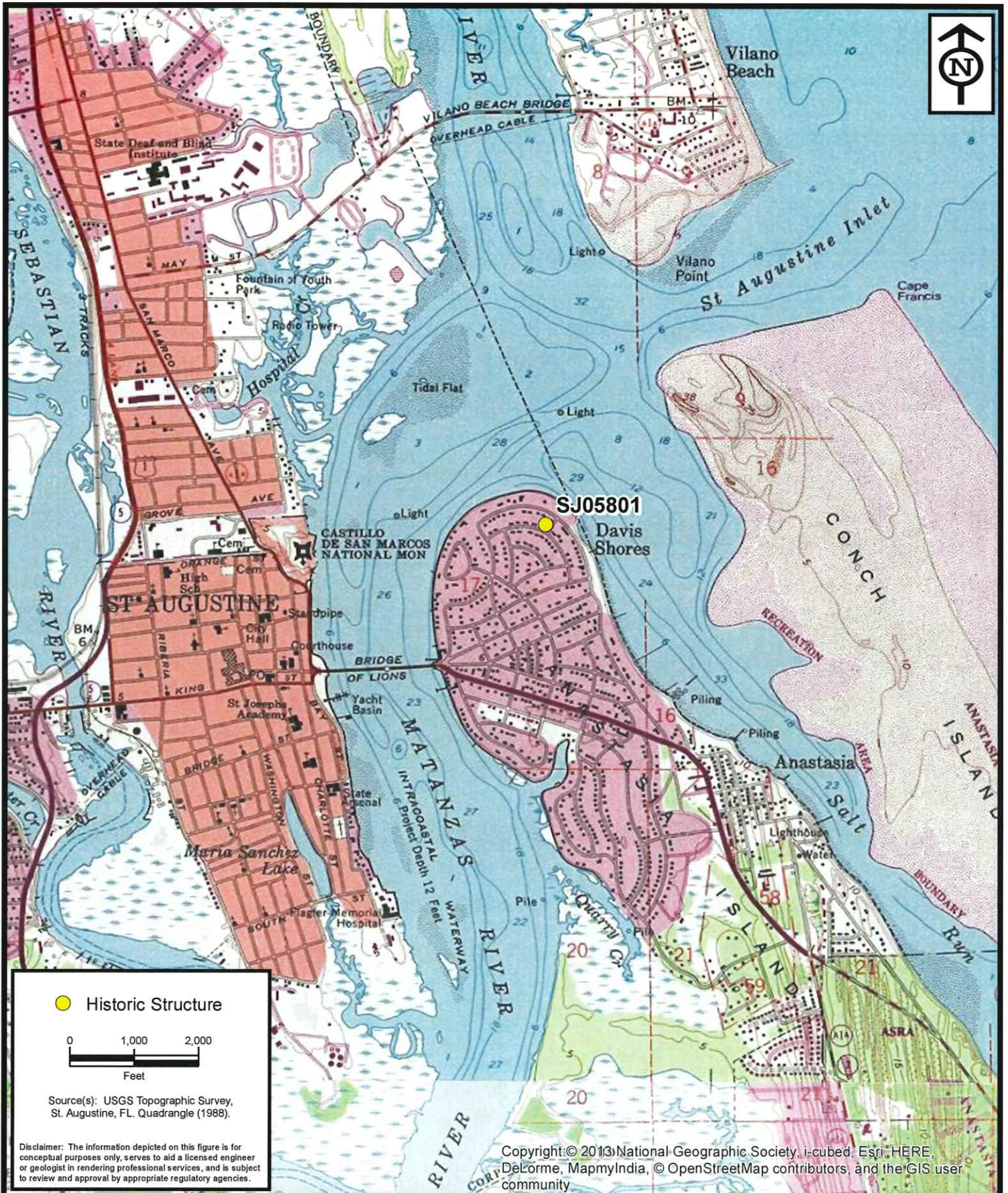
Affiliation Environmental Services, Inc.

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.



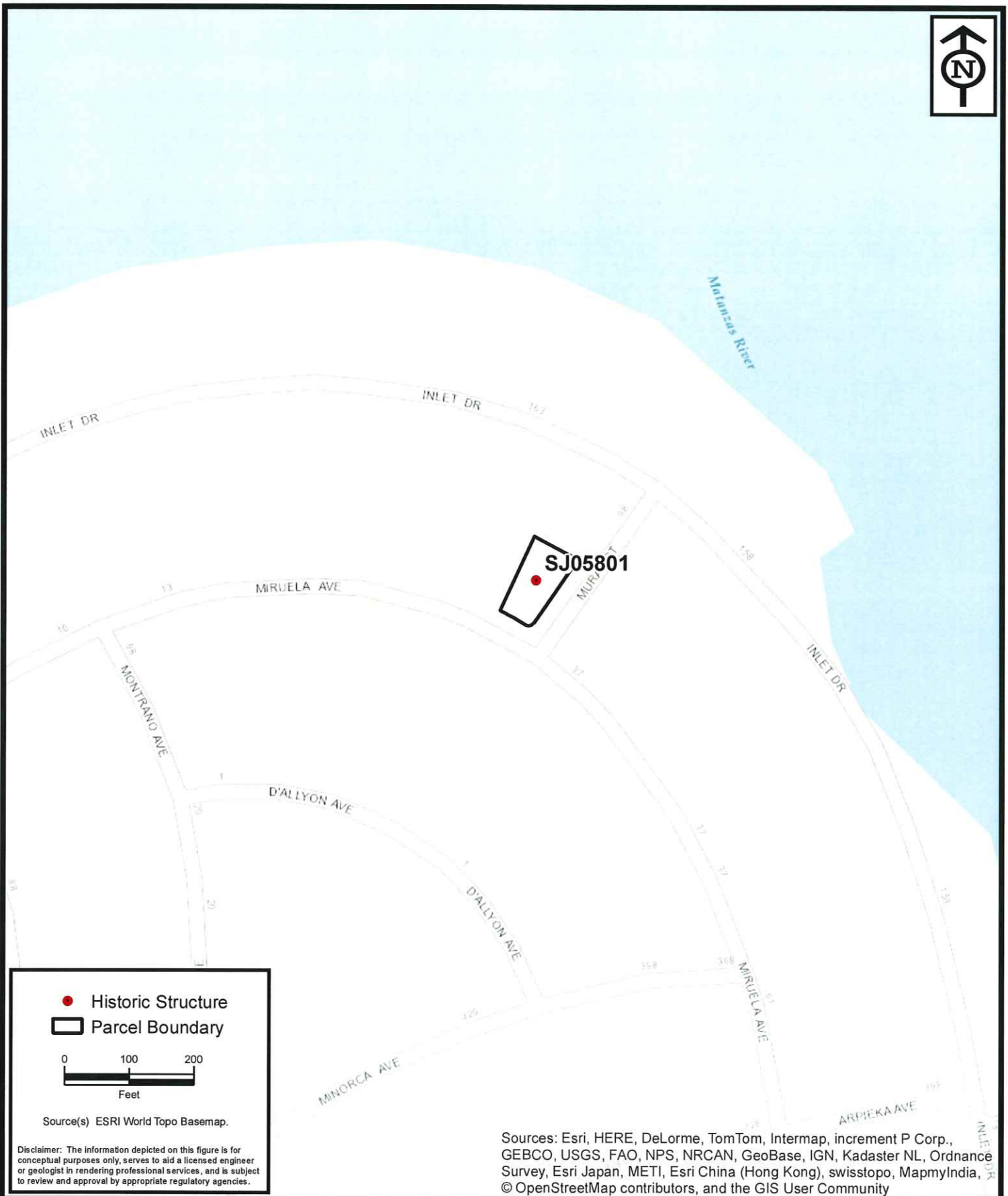
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ05801
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 - SJ05801
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project: AJ15055

Date: Jun. 2015

Drwn/Chkd: KWB/JRN

Figure: 2

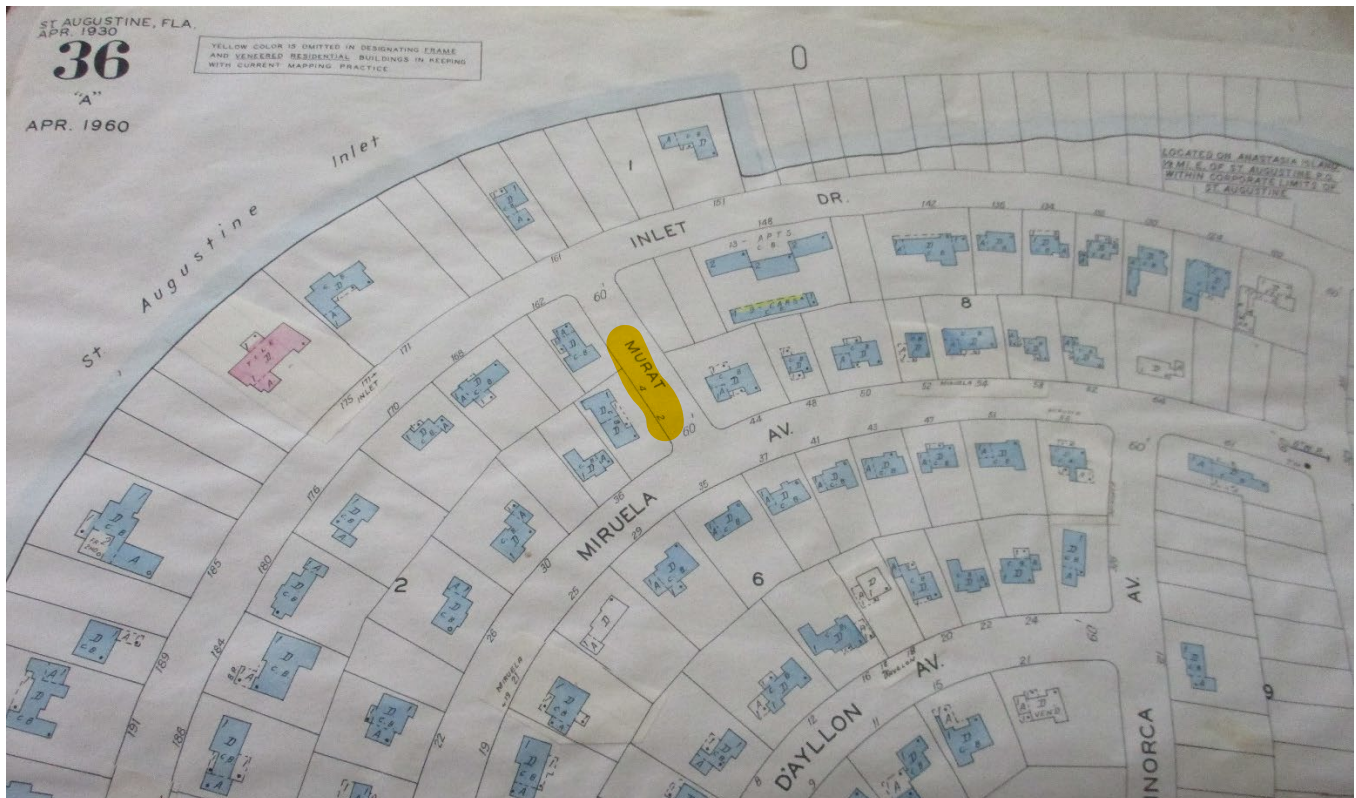
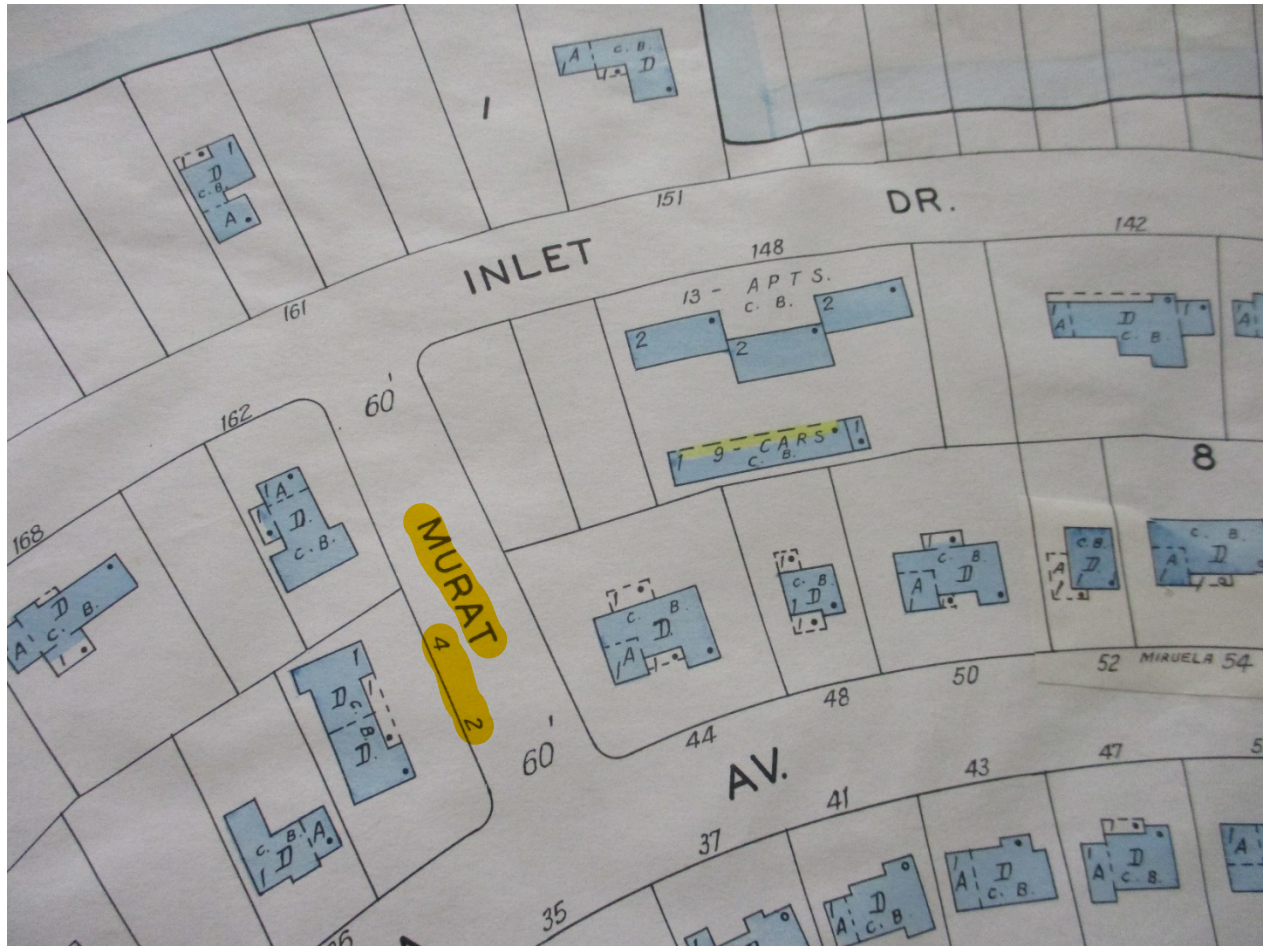


SJ05801 IMG-1



SS05801 IMG 2

1960 SANBORN MAP: 2 - 4 Murat Street



2 - 4 Murat Street
SAHS POLK CITY DIRECTORY RESEARCH

2 Murat Street:

DATE(S)	NAME	SYMBOLS	PROFESSION
1960*	Kenneth G. Brodie (Mary R)	O (owner)	--
1964	#2 VACANT	--	
1966	Joel E Oneal (Mary L)		Rate Clerk, FEC
1968	Joseph C McClure Jr (Charlotte)	O (owner)	President-General Manager, St. Augustine Sightseeing Trains
1970	James Conzemius (Chris B)	--	Assistant Administrator, Flagler Hospital

**2 Murat Street was not listed in earlier city directories*

4 Murat Street:

DATE(S)	NAME	SYMBOLS	PROFESSION
1959*	George M Yates (Anita S)	O (owner)	Assistant Principal, Orange Street School -Anita: Teacher, County Board of Public Instruction
1960	George M Yates (Anita S)	O (owner)	Principal, Ketterlinus Jr. High School
1964	James Snyder (Margaret)	--	Manager, Holiday Inn of St. Augustine -Margaret: St. Augustine Wholesale House
1966	#4 VACANT		
1968	Anderson P Miller (Mary R)	--	Retired
1970	Larry E Todd (Betty)	--	Vice President, K & T Developers

**4 Murat Street was not listed in earlier city directories*



July 9, 2020

Emailed to: rob@brightstarbuildersinc.com

Rob Laurence
Brightstar Builders, Inc.
904-669-3389

RE: 2 & 4 Murat Street, St. Augustine, Florida, 32080 – Duplex Determination

Dear Mr. Laurence:

In response to your request for a determination for the property located at 2 & 4 Murat Street, staff has determined that two (2) residential units exist at this property and are listed as 2 & 4 Murat Street. The property is zoned RS-1, however this duplex is considered a legally existing, nonconforming use within this zoning district.

If you have any additional questions or require additional information, please call our office at (904) 825-1065.

Patrick Doty, CFM
Senior Planner
Planning and Building Department

Attachment: Warranty Deed dated 1973

73.5333

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This instrument was prepared by:
RICHARD G. WEINBERGWEINSTEIN, WEINBERG & WEINSTEIN
Attorneys at Law
28 CORDOVA ST.
P.O. BOX 488
ST. AUGUSTINE, FLORIDA 32084**Warranty Deed**

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 18th day of June, 1973, Between
JAMES P. VALLAR and VIRGINIA M. VALLAR, his wife,
of the County of _____, State of _____, grantor, and
W. C. MASSEY and RUTH MASSEY, husband & wife as tenants by the entirety,
whose post office address is 2 Murat Street, St. Augustine,
of the County of _____, State of _____, Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of _____
Ten and no/100 (\$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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in _____ County, Florida, to-wit:
Lot 44, Block 2, DAVIS SHORES SUBDIVISION, according to plat thereof as recorded in Map Book 3, page 97, public records of St. Johns County, Florida, EXCEPTING THEREFROM that portion of Lot 44 being more particularly described as follows: Begin at the most Northerly corner of said Lot 44, being also a corner of Lot 43; thence South 63°36' East on the Northeasterly line of said Lot 44, a distance of 2.0 feet, thence South 21°40' West a distance of 126.18 feet to the Southwesterly line of said Lot 44 which is also the Northeasterly line of Mikuela Avenue; thence Northwesterly on said Southwesterly line of Lot 44, a distance of 15.0 feet on the arc of a curve to the left with radius of 680.0 feet, chord length of 15.0 feet and chord bearing of North 63°39' West to the most Westerly corner of said Lot 44, being also a corner of Lot 43; thence North 27°35' East on the line between Lots 43 and 44, a distance of 125.59 feet to the point of beginning.
SUBJECT TO EXISTING MORTGAGE by James P. Vallar and Virginia M. Vallar, his wife to SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION OF ST. AUGUSTINE dated 4/26/72 recorded in Official Records Book 211 pg. 727, St. Johns County Records in original amount of \$15,500.00 which mtge. has current balance of approx. \$15,135.11 as of this date, & which mortgage the grantees herein assume and guarantee to pay,
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.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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
March M. Waller

JAMES P. VALLAR (Seal)
VIRGINIA M. VALLAR (Seal)

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES P. VALLAR and VIRGINIA M. VALLAR, his wife,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of June, 1973.

My commission expires:

Notary Public, Georgia State at Large
My Commission Expires Nov. 20, 1975 ST. JOHNS COUNTY, FLA.

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

JUN 21 2 18 PM '73

CLERK OF THE COURT

STATE OF FLORIDA (Seal)
DOCUMENTARY STAMP TAX
\$22.00
\$250

Notary Public
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
\$22.00
\$250

73 5334

OFF REC 233 PAGE 97

This instrument was prepared by:
RICHARD G. WEINBERG
BOX 408, ST. AUG. FLA.

MORTGAGE

THIS MORTGAGE is made this 20th day of JUNE, 1973,
between the Mortgagor, W. C. MASSEY and RUTH MASSEY, his wife,
and the Mortgagee, JAMES P. VALLAR and VIRGINIA M. VALLAR, his wife,
whose address is St. Johns, State of Florida;

Whereas, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND NINE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1993;

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of St. Johns, State of Florida:
Lot 44, Block 2, DAVIS SHORES SUBDIVISION, according to plat thereof as recorded in Map Book 3, page 97, public records of St. Johns County, Florida, EXCEPTING THEREFROM that portion of Lot 44 being more particularly described as follows: Begin at the most Northerly corner of said Lot 44, being also a corner of Lot 43; thence South 63°36' East on the Northeasterly line of said Lot 44, a distance of 2.0 feet, thence South 21°40' West a distance of 126.18 feet to the Southwesterly line of said Lot 44 which is also the Northeasterly line of Mirabel Avenue; thence Northwesterly on said Southwesterly line of Lot 44, a distance of 15.0 feet on the arc of a curve to the left with radius of 680.0 feet, chord length of 15.0 feet and chord bearing of North 63°39' West to the most Westerly corner of said Lot 44, being also a corner of Lot 43; thence North 27°35' East on the line between Lots 43 and 44, a distance of 125.59 feet to the point of beginning.

This is a second mortgage, subject to existing mortgage held by Security Federal Savings and Loan Association of St. Augustine, and it is agreed that any default in the payment of the prior lien shall constitute a default in the payment of this second mortgage.

This Instrument Prepared By
Richard G. Weinberg
P. O. Box 408
St. Augustine, Fla. 32084

\$19.30 State Stamp
Attached and Cancelled

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property, (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to Lender's option under paragraphs 4 and 5 hereof, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attach priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance; plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. The Funds shall be held in an institution the deposits or accounts of which are

FLORIDA—FORM—12/72—1 to 4 Family 55-3

FILE 233 PAGE 98

insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender shall make no charge for so holding and applying the Funds or verifying and compiling said assessments and bills. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made, Lender shall not be required to pay Borrower any interest on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within thirty days after notice from Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender.

If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note and on Future Advances, if any, and then to the principal of the Note and to the principal of Future Advances, if any.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and ground rents, if any, at Lender's option in the manner provided under paragraph 2 hereof or by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid at Lender's option in the manner provided under paragraph 2 hereof or by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender, and Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower or if Borrower fails to respond to Lender within 30 days after notice by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof (to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition) resulting from damage to the Property prior to the sale or acquisition shall pass to Lender.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums. Borrower shall keep the Property in good repair and shall not permit or commit waste, impairment, or deterioration of the Property and shall comply with the provisions of any lease, if this Mortgage is on a leasehold. If this Mortgage is on a condominium unit, Borrower shall perform all of Borrower's obligations under the declaration of condominium or master deed, the by-laws and regulations of the condominium project and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, involuntarily, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible by applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or do any act hereunder.

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8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower or if after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days of the date of such notice, Lender is authorized to collect and apply the proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy hereunder. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. **Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. **Notice.** Any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property, Address stated below, except for any notice required under paragraph 18 hereof to be given to Borrower in the manner prescribed by applicable law. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower when given in the manner designated herein.

15. **Uniform Mortgage; Governing Law; Severability.** This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be furnished a conformed copy of this Mortgage at the time of execution or after recordation hereof.

17. **Transfer of the Property; Assumption.** If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17 and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. **Acceleration; Remedies.** Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than thirty days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Property. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

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19. **Borrower's Right to Reinstatement.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage. Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request by Borrower, Lender, at Lender's option within twenty years from the date of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$ NONE.

22. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:

Russell W. Lawley
Lothelle Paulter

R. C. MASSEY (Seal)
Ruth Massey (Seal)
Borrower

2 - 4 Murat Street
St. Augustine, Florida

Property Address

STATE OF FLORIDA, St. Johns County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared R. C. MASSEY and RUTH MASSEY, his wife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose therein expressed.

Witness my hand and official seal in the county and state aforesaid this 20th day of July, 19 73.

My Commission expires:

Received \$25.00 in payment of taxes due on Class "C" Intangible Personal Property pursuant to Chapter 71-134 Laws of Florida.

OLIVER LAWTON
Clerk of Circuit Court
St. Johns County, Florida

By Russell W. Lawton
Deputy Clerk

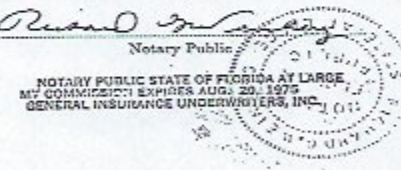
FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

JUN 21 2 18 PM '73

CLERK OF CIRCUIT COURT

W-W-W
L.C. 102
X.T. 2540
D.S. 1935

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 20, 1975
GENERAL INSURANCE UNDERWRITERS, INC.





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. 2020-0082

Receipt No. 1902066

Meeting Date August 20, 2020

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

1. NAME OF APPLICANT _____
Business (if applicable) Brightstar Builders Inc
Address P.O. BOX 840266
City St Augustine State FL Zip 32080
Daytime telephone 9046693389 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Dan & Karen ~~Mullins~~ Mullen
Business (if applicable) _____
Address 2 Murat Street
City St Augustine State FL Zip 32080
Daytime telephone (required) 7817183693 Other phone _____

3. PROJECT STREET ADDRESS 2 & 4 Murat Street

4. LEGAL DESCRIPTION OF PROPERTY
Lot 44 Block 2 Subdivision Davis Shores Ocean View Parcel Number 2143700000

5. DATE OF CONSTRUCTION 1960 Source: SJCF Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME Robert Lawrence DATE July 13 2020

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME Daniel J. Mullen DATE July 9 2020

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME Karen L. Mullen DATE July 9 2020

SIGNATURE OF 2nd PROPERTY OWNER [Signature]

PRINT 3rd OWNER'S NAME _____ DATE _____

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SIGNATURE OF 3rd PROPERTY OWNER _____

JUL 13 2020

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.

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.

RECEIVED 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
JUL 19 2020 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.



Owner's Authorization For Agent

Rob Lawrence / Brightstar Builders, Inc. are hereby authorized TO ACT ON BEHALF
Daniel J. and Karen L. Mullen
OF _____, the owner(s) of those lands described within ☐

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

BY: Daniel J. Mullen
Signature of Owner

Daniel J. Mullen / Karen L. Mullen
Print Name of Owner

781 248-3737
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 9th day of July, 2020

By Daniel & Karen Mullen

Identification verified:

Oath sworn: _____ Yes ☒ No

Notary Signature:

Cindy A. Carter

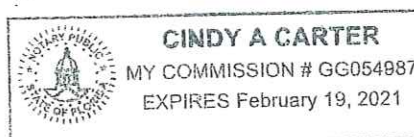
My Commission expires:

02/19/2021

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JUL 13 2020

Planning/Building Dep



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

Planning/Building Dept.

PROPERTY OWNER

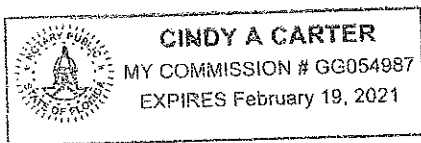
Daniel J. and Karen L. Mullen
(Print Name)

Daniel J. Mullen
(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, Daniel & Karen Mullen, who is personally known to me or who has produced Massachusetts DL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9th day of July, 2020.



Cindy A. Carter
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Robert Laurence
(Print Name)

[Signature]
(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 N/A DL #1652-170-75-132-0 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 13th day of July, 2020.

[Signature]
Notary Public, State of Florida

RECEIVED

JUL 13 2020

Planning/Building Dept.



RECEIVED

JUL 13 2020

Planning/Building Dept.



RECEIVED

JUL 13 2020

Planning/Building Dept.



Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2143700000
Location Address	2 MURAT ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (0800) (589.02)
Tax Description*	3-97 DAVIS SHORES LOT 44 BLK 2 (EX N TRI STRIP) OR4549/1386 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.190
Homestead	N

Owner Information

Owner Name	Mullen Daniel J,Karen L 100% Mullen Karen L 100%
Mailing Address	2 MURAT ST SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2020
Building Value	\$117,228
Extra Features Value	\$0
Total Land Value	\$126,616
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$243,844
Total Deferred	\$0
Assessed Value	\$243,844
Total Exemptions	\$0
Taxable Value	\$243,844

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	\$107,501	\$0	\$126,616	\$0	\$0	\$234,117	\$234,117	\$0	\$234,117
2018	\$70,780	\$0	\$119,952	\$0	\$0	\$190,732	\$190,732	\$0	\$190,732
2017	\$74,157	\$184	\$108,290	\$0	\$0	\$182,631	\$182,631	\$0	\$182,631
2016	\$77,064	\$184	\$108,290	\$0	\$0	\$185,538	\$179,275	\$6,263	\$179,275
2015	\$79,972	\$184	\$83,300	\$0	\$0	\$163,456	\$162,977	\$479	\$162,977
2014	\$78,005	\$184	\$69,972	\$0	\$0	\$148,161	\$148,161	\$0	\$148,161
2013	\$80,742	\$184	\$56,644	\$0	\$0	\$137,570	\$137,570	\$0	\$137,570
2012	\$82,110	\$184	\$49,930	\$0	\$0	\$132,224	\$132,224	\$0	\$132,224
2011	\$84,848	\$184	\$55,478	\$0	\$0	\$140,510	\$140,510	\$0	\$140,510
2010	\$86,216	\$184	\$61,642	\$0	\$0	\$148,042	\$148,042	\$0	\$148,042

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2325	Roof Cover	Composite Shingle
Conditioned Area	1928	Interior Flooring	Terrazzo
Actual Year Built	1960	Interior Wall	Drywall
Use	Duplex	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Terrazzo	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
HALF SCREEN PORCH	0	280
BASE AREA	1928	1928
FRAME UTILITY	0	117
Total SqFt	1928	2325

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	1

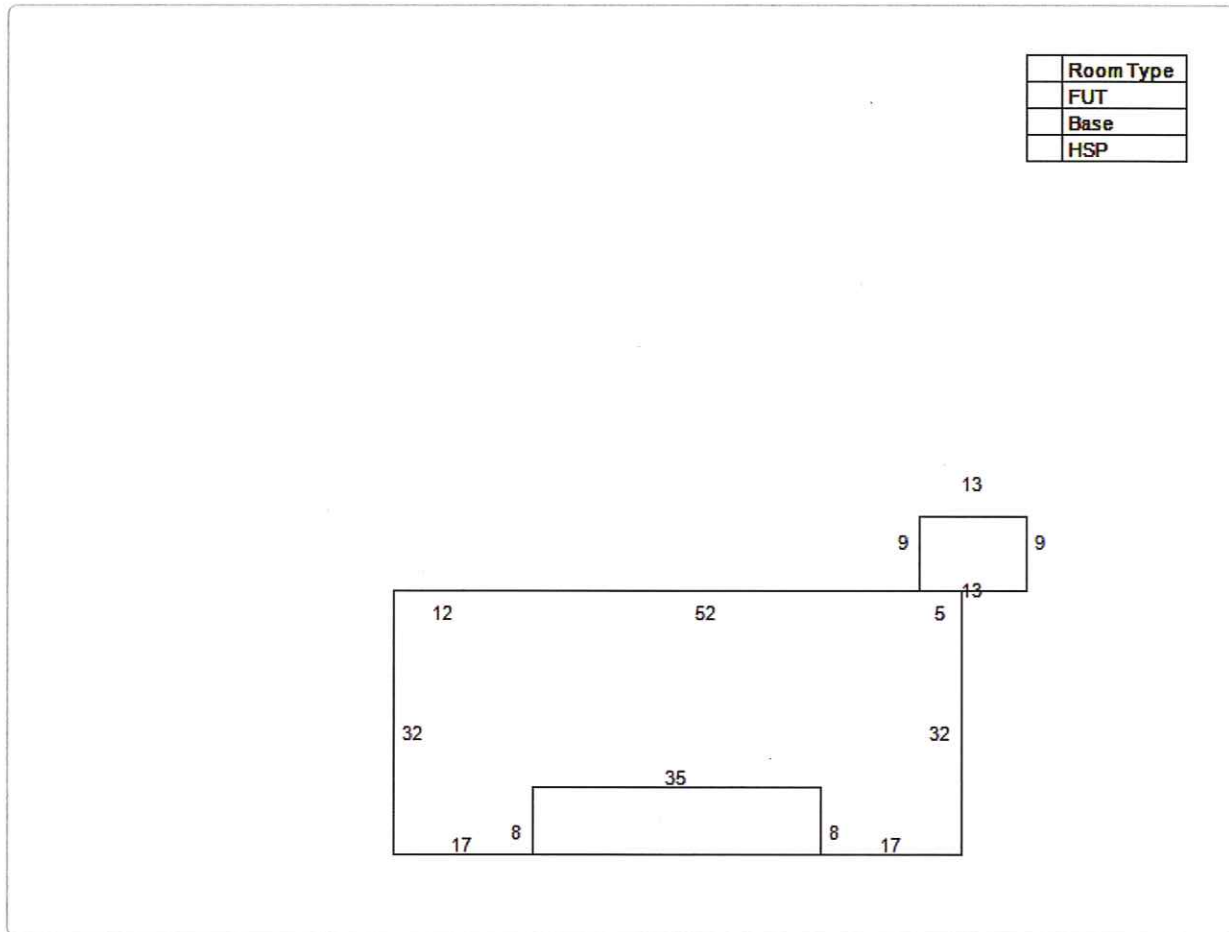
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	68	120	68	EF	\$126,616

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/21/2018	5/15/2018	\$250,000.00	WD	4549	1386	Q	I	COHEN ABE AND JUNE TRUST	MULLEN DANIEL J, KAREN L
1/5/2012	11/5/2011	\$100.00	QC	3512	55	U	I	COHEN ABRAHAM, JUNE B	COHEN ABE AND JUNE TRUST
	9/1/1990	\$0.00		869	1491	U	I		COHEN ABRAHAM, JUNE B
	7/1/1986	\$66,000.00		709	1690	Q	I		

Sketch Information



No data available for the following modules: Exemption Information.

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

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Last Data Upload: 7/10/2020, 11:55:42 PM

Version 2.3.69

Developed by
 **Schneider**
 GEOSPATIAL

Prepared by:
Laura Sinclair
Watson Title Services of North FL, Inc.
11226 San Jose Blvd., Suite 2
Jacksonville, Florida 32223

File Number: 1800443

General Warranty Deed

Made this May 15, 2018 A.D. By **Abraham (Abe) Cohen, individually and as Trustee of the Abe and June Cohen Trust dated November 5, 2011**, whose post office address is: 5115 Shore Drive, St. Augustine, Florida 32086, hereinafter called the grantor, to **Daniel J. Mullen and Karen L. Mullen**, whose post office address is: 2 Murat Street, St. Augustine, Florida 32080, 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 \$250,000.00 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:

Lot 44, Block 2, DAVIS SHORES SUBDIVISION, according to plat thereof as recorded in Map Book 3, Page 97, Public Records of St. Johns County, Florida, EXCEPTING THEREFROM that portion of Lot 44 being more particularly described as follows:

Begin at the most Northerly corner of said Lot 44, being also a corner of Lot 43; thence South 63 degrees 36 minutes East on the Northeasterly line of said Lot 44 a distance of 2.0 feet; thence South 21 degrees 40 minutes West a distance of 126.18 feet to the Southwesterly line of said Lot 44 which is also the Northeasterly line of Miruela Avenue; thence Northwesterly on said Southwesterly line of Lot 44, a distance of 15.0 feet on the arc of a curve to the left with radius of 680.0 feet, chord length of 15.0 feet and chord bearing of North 63 degrees 39 minutes West to the most Westerly corner of said Lot 44, being also a corner of Lot 43; thence North 27 degrees 35 minutes East on the line between Lots 43 and 44, a distance of 125.59 feet to the point of beginning.

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 ID Number: 214370-0000

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, 2017.

Prepared by:
 Laura Sinclair
 Watson Title Services of North FL, Inc.
 11226 San Jose Blvd., Suite 2
 Jacksonville, Florida 32223

File Number: 1800443

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:

Debby Brennan
 Witness Printed Name: Debby Brennan

Magda Moore
 Witness Printed Name: Magda Moore

Abraham (Abe) Cohen, individually and as Trustee of the Abe and June Cohen Trust dated November 5, 2011 (Seal)
 Address: 5115 Shore Drive, St. Augustine, Florida 32086

State of Florida
 County of St. Johns

The foregoing instrument was acknowledged before me this 15 day of May, 2018, by Abraham (Abe) Cohen, individually and as Trustee of the Abe and June Cohen Trust dated November 5, 2011, who is personally known to me or who has produced 12 as identification.



MAGDALEN MOORE
 MY COMMISSION # FF 924849
 EXPIRES: November 8, 2019
 Bonded Thru Budget Notary Services

Magda Moore
 Notary Public
 Print Name: magda len moore
 My Commission Expires: 11/8/19



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
BRIGHTSTAR BUILDERS INC

Filing Information

Document Number P11000097587
FEI/EIN Number 45-3795895
Date Filed 11/09/2011
Effective Date 11/07/2011
State FL
Status ACTIVE

Principal Address

114 SOUTHWIND CIRCLE
ST. AUGUSTINE, FL 32080

Mailing Address

P.O.BOX 840266
ST. AUGUSTINE, FL 32080

Changed: 04/02/2019

Registered Agent Name & Address

LAURENCE, ROBERT JF
114 SOUTHWIND CIRCLE
ST. AUGUSTINE, FL 32080

Name Changed: 03/22/2012

Officer/Director Detail

Name & Address

Title P

LAURENCE, ROBERT JF
114 SOUTHWIND CIRCLE
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	01/17/2018

2019	04/02/2019
2020	02/07/2020

Document Images

02/07/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
06/27/2016 -- ANNUAL REPORT	View image in PDF format
08/27/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
11/09/2011 -- Domestic Profit	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: August 20, 2020

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

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

SIGN PERMITS

214 San Marco Avenue (Unit A: 1 New Window Sign "RECHIC UNIQUE BOUTIQUE" 45" x 70", 21.87 SQ)

11 Aviles Street (11 F Aviles St: 1 New Wood Hanging Sign "Jensen Pottery" 23" x 28", total 4.5 SQ FT)

193 San Marco Avenue (Nader's Pest Raiders: 1 New Routed HDU Sign 36" x 96" 24 SQ, non-illuminated; 1 Existing Reface Monument Sign 60" x 48" 20 SQ, non-illuminated; 1 Existing Reface Parking Sign 18" x 12" 1.5 SQ, non-illuminated. Total 45 SQ)

224 San Marco Avenue (1 New Wall Sign above entrance "Now & Zen Studio" 23" x 137.25" 22 SQ)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

98 St. George Street (Building expansion to add new walk-in cooler)

119 St. George Street (Replace storefront glass & framework with aluminum frame and tempered glass)

56 Charlotte Street (Interior remodel for new restaurant)

28 St. Francis Street (Sheetrock wall 4' up to trim out 1st floor, install countertops & sink, paint interior)

112 Anastasia Boulevard, Building 2 (Repaint south and east wall of building only as per approved colors – owner to agree to approved color choices by city. The four colors are: 6220, 6243, 6771, and 0077 for the painting of 112A Anastasia Blvd)

17 Cordova Street (Replace [10] windows – like for like, Kolbe FL 11310 & Kolbe FL 10398)

62 Cuna Street (Replace Cedar lap siding with new – like for like)

316 St. George Street (Replace garage door with new FL # 5302.8)
165 Cordova Street (Electric rewire; Install new shower pan and rework existing plumbing)
35 Hypolita Street (Install ceiling fans and track lighting)
82 San Marco Avenue (HVAC Change out)
950 Anastasia Boulevard (Change out 3, 3-ton wall units like for like)
5 Cordova Street (Installation of new HVAC and ductwork)
88 Marine Street (Re-roof – flat roof only [located on Charlotte St] – EverGuard TPO “Single-Ply Thermoplastic Polyolefin Roof Membrane Systems”)
200 Anastasia Boulevard (Installation of new TPO roof)

HARB APPROVED DEMOLITION

119 Palmer Street (Demolish Structure – HARB Approved)
97 Masters Drive (Demolish Structure – HARB Approved)
99 Masters Drive (Demolish Structure – HARB Approved)
171 Inlet Drive (Demolish Structure – HARB Approved)
274 S Matanzas Boulevard (Demolish Structure – HARB Approved)
135 Avenida Menendez (Demolish Structure – HARB Approved)

Julie Courtney

Julie Courtney, Historic Preservation Planner