

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

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

THURSDAY, DECEMBER 17, 2020 - 1:00 PM

ALCAZAR ROOM

***See attached Health and Safety Protocols for In-Person Public Meetings and Hearings**

-
1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 - a) Draft minutes from November 19, 2020 HARB meeting
 4. Modification and approval of Agenda
 5. Recommended Expedited Hearing Items*
 - a) F2020-0098 David Grande – Applicant
Certificate of J Prabhu, LLC – Owner
Appropriateness 120 Avenida Menendez
To replace existing metal railings and supports with wood railings and supports.
 - b) F2020-0122 Sisters of St. Joseph – Applicant
Sisters of St. Joseph – Owner
241 St. George Street
To alter five window openings and to install new windows on a building constructed c. 1940s (34 Aviles Street).
 6. Continued Items from the previous HARB meetings
 - a) F2020-0115 Jorge Gallego - Applicant and Owner
Certificate of 66 Marine Street
Appropriateness To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

7. Certificate of Appropriateness

- a) F2020-0123 Trinity Episcopal Church – Applicant
Trinity Episcopal Church – Owner
215 St. George Street
To modify the existing wall surrounding the playground by adding new metal fencing.

8. Certificate of Demolition and Partial Demolition

- a) F2020-0121 All Angles Construction, Inc – Applicant
Ian McCaskill – Owner
23 Phillips Street
To demolish a building constructed c. 1924-30 that is recorded in the Florida Master Site File and is not located in a district.

9. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

10. Other Business

11. 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.



CITY OF ST. AUGUSTINE HEALTH AND SAFETY PROTOCOLS FOR IN-PERSON PUBLIC MEETINGS AND HEARINGS

Pursuant to Resolution 2020-21, the City Manager is designated and authorized to implement all Health and Safety Protocols deemed necessary or recommended under the authority granted in Resolution 2020-10.

Based upon the current CDC guidelines and the local conditions, the following Health and Safety Protocols will apply to all in-person public meetings and hearings. These Health and Safety Protocols will be published on the City's website and with all public meeting notices. All Health and Safety Protocols will be fully enforced.

1. All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
2. All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
3. All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room. If necessary, a face covering may be lowered in order to be audible while actively speaking but must replace the face covering over nose and mouth immediately after speaking.
4. Face masks and hand sanitizer will be made available as needed prior to entry.
5. Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.
6. Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
7. Participants unable to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing. Participants will be allowed to participate in any public comment period and will be escorted to the podium and must exit the room after comment.
8. Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing. Physical attendance will be prioritized as follows until maximum capacity is reached:
 - a. Commission Members
 - b. City Attorney
 - c. City Manager
 - d. City Clerk
 - e. Necessary staff
 - f. Applicants (one at a time)
 - g. Public participants
9. Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 19, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 19, 2020, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

Absent:

Barbara Wingo, excused

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the October 15, 2020 minutes as presented. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan noted the addition of a discussion regarding the proposed HARB meeting dates for 2021 and distribution of the Historic Preservation element of the newly adopted Comprehensive Plan.

MOTION

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

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness F2020-0098 – David Grande – Applicant J Prabhu, LLC – Owner 120 Avenida Menendez

To replace existing metal railings and supports with wood railings and supports.

Ms. Courtney read the staff report and said Based on the previous HARB reviews, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions:

1. **CONTINUE** a CERTIFICATE OF APPROPRIATENESS at **120 Avenida Menendez** because the proposed railing system does not meet the Secretary of the Interior's Standards 2 and 6, the applicant did not provide the level of detail required for the HARB to evaluate the condition of the railing system, and did not include the requested comparison of long term costs of a metal and a wood railing system, including the costs of ongoing maintenance or earlier required replacement of one of the materials.
2. If additional evidence can be provided by the applicant to satisfy the HARB's request for the railing condition, showing a need for complete replacement, and the long term cost of a metal compared to wood system, the HARB may **APPROVE** a CERTIFICATE of APPROPRIATENESS for the design option 2 wood railing system if it is determined it reflects a compatible contemporary design with inspiration from the original railing design, using a similar rhythm of vertical elements with select placement of scroll work, with the following design conditions:
 - a. The double post columns will be placed at the same spacing as the existing because they align with the fenestration pattern of the building.
 - b. The wood post columns and corbels (scrolled brackets) will be smaller/narrower, and the maximum space allowed between balusters will be used to more closely match the scale of the existing metal system.

Dave Grande reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern that the proposed wood material would not match, in size and scale, the existing metal railing
- Additional dimension added by trim application
- Various interpretations of the Monterey style
- Desire by some Board members to see the railing replaced in-kind
- Possibility of compatible contemporary design that mimics existing design, material, and dimensions
- Utilizing aluminum rail with a wooden post to alleviate dimensional concerns
- Recommendation to reduce the filigree and make it solid

There was Board consensus to re-use the metal scroll-work with a hybrid wood/metal replacement of the posts/rails

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0098 to the December 17, 2020 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, MacDonald, Benoit

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) F2020-0115 – Jorge Gallego – Applicant and Owner
66 Marine Street

To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

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 take the following actions regarding a Certificate of Appropriateness (COA) at 66 Marine Street:

1. To **APPROVE** a simplified version of the proposed metal fence, without the repeating motif and finials, with final review by staff.

Jorge Gallego reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked if any notices to neighboring properties had been sent and if any comments were submitted to which staff responded in the negative.

The Board Discussed:

- Concern that the fence would be more ornate than the existing house
- Fence design simplified to match the Vernacular style of the house
- AGHP requirements that do not consider how neighborhoods evolved over time
- Possibility of some masonry posts to break up the metal
- Metal fence was improvement to the existing wood fence
- Plain metal gate was too simple
- Recommendation for less detail than the original submittal, but more detail than the simplified version proposed
- Fences on either side of gate should be flat
- Possibility of maintaining the ornate gate with masonry piers and a plain fence and pedestrian gate

- Recommendation of reducing the gate from 12 to 9 feet
- Wood picket fence was typical for Frame Vernacular homes

Mr. Gallego said he could procure a non-arched pedestrian gate; however, the brick piers suggested would compromise the desired width of the gate which he was not willing to alter.

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0115 to the December 17, 2020 meeting with a simplified version of the proposed fence. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. Incomplete Items

7. (a) Certificate of Appropriateness F2020-0116 – Amy B. Tilbury – Applicant James Betts – Owner 6 Cordova Street

To modify the site and landscape features to include decking, fencing, lighting, and construction of an addition to the south elevation of the building.

Ms. Courtney advised that additional information was submitted before the deadline.

Ms. Courtney read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **6 Cordova Street** to allow for the applicant to provide more detailed information on designs and materials that will be generally compatible

¹ Brief recess from 2:27p.m. to 2:31p.m.

with the Secretary of the Interior's Standards and needed to approve a COA for this property.

Amy Tilbury reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

Mark Albert, business partner of the property owner, gave a brief history of the property and noted the trip-hazard concern caused by existing tree-roots which could not be fixed by mulch or brick paving.

B.J. Kalaidi said that the application was destroying the historical character of the City. She noted that parking was discussed at another public meeting. She felt that the applicant was not prepared and did not provide enough information. She advised heeding the staff recommendation and continuing the application so the applicant could respond to staff and Board comments.

Public hearing was closed.

The Board discussed:

- Incompleteness of the application and the need for Board direction so the applicant could return with a complete packet
- Suggestion to limit the mass and scale of the proposed lean-to, by either reducing the size or altering the roofline so that it did not overshadow the existing bungalow house
- Recommendation to find ways to protect the existing "love tree" while allowing for the desired outdoor seating
- Lessening the amount of decking and limiting to seating areas rather than a larger area
- Possibility of a trellis rather than a lean-to or a combination of the two

- Reconsideration of materials with input from local contractors that know what would last
- Moving existing fence along the side of the driveway to the front of the driveway would be appropriate
- Importance of the south elevation of the house
- Possibility of utilizing tables with umbrellas rather than a lean-to or other structure for cover

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0116, Certificate of Appropriateness for 6 Cordova Street to the December 17, 2020 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Planning and Building Staff Communications

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

(Provided for informational purposes only)

9. Other Business

9. (a) Discussion Regarding Implementation of Partial Demolition Standards

Ms. Wolfe gave a presentation regarding the subject and facilitated discussion regarding the following:

- Adding clear criteria upon which HARB approval would be based, including specifics for each of the five main character-defining building features

- Attempting to initiate design-review outside of HP districts
- Importance of incentivizing historic preservation
- Encouraging specific details and elements that are generally not included in modern construction, which, historically, served purposes such as moving water away from a structure
- Community involvement and what residents value in their neighborhoods historic structures
- Educating the public regarding what the goals of partial demolition standards through community outreach and visual tools
- Criteria that would trigger partial demolition review
- Including any individually listed National Register buildings that are not in districts
- Future community workshops, such as a window workshop, to introduce the public to the importance of historic features
- Possibility of creating PSAs on repair of historic features for public education purposes

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

Review and Approval of 2021 Meeting Schedule

Heard prior to item 9(a).

MOTION

Mr. Weaver MOVED to APPROVE the 2021 Meeting schedule as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Historic Preservation Element of the Newly Adopted Comprehensive Plan

Heard after approval of the schedule

Ms. Wolfe gave a brief overview of the Historic Preservation element which was provided to the Board for informational and reference purposes.

10. Adjournment

There being no further business, the meeting was adjourned at 4:05 P.M.²

Catherine Duncan, Chairperson

² Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 17, 2020 Meeting**



Application F2020-0098 Address: 120 Avenida Menendez

Applicant: David Grande

Property Owner: J Prabhu, LLC

Project description: To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.
(CONTINUED FROM NOVEMBER 19, 2020 HARB MEETING)

Architectural Style:	Mid-Century Modern/ Monterey	Florida Master Site File:	SJ06465
National Register:	St. Augustine Town Plan Historic District: Non-Contributing	Construction date:	1959
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1983900000		
Agenda Item:	5(a)	Previous Action(s):	F2016-0191

STAFF SUMMARY AND ANALYSIS:

- Please refer to the September 24, October 15, and November 19, 2020 staff reports for previous staff summaries and comments. This COA application was continued in full by HARB at the September meeting. At the October meeting, the HARB approved the flat roof proposed for the upper deck of the port-cochere, but the proposed replacement of the metal railing system with wood was continued then and in November.
- Summarizing the key concerns from the past three HARB meetings: the HARB recognized the significance of the design of the railing system to the architectural integrity of the building; the case of complete replacement versus repair of the existing railing system needed to be made, supported by evidence from an engineer's report; if it was found necessary to replace the entire railing system, the design should match as closely as possible to the existing design; quotes for both new metal (with a recommendation to include pricing for aluminum elements) and wood railing systems should be provided, and should include an assessment comparing cost at installation versus long term value; to provide a design with at least an aluminum railing and salvaged existing scroll brackets and decorative scrollwork, with drawings showing details how the posts and the elements will be incorporated with the existing building elements and each other.
- The new proposed replacement design will be fabricated entirely of aluminum, with a structural aluminum grade used for the pole columns, according to the applicant, who also stated that the overall spacing of the railing system will match the existing. Slight differences will include the spacing between the balusters/pickets will be decreased to 4" and the railing height increased to 42" from the existing 30", both to comply with building code requirements, and the columns will be 2x2" square instead of round. Round pole columns could be fabricated out of structural aluminum, but they would require a larger 3" diameter and special notching to receive the square railing, increasing the overall cost of the system, according to the applicant.
- Overall, the proposed aluminum railing system design, mass and scaling appears to be significantly more in keeping with the existing steel version than the previously proposed wood designs, thereby retaining a significant design element that is distinctive to the building's architectural style and character of the Mid-Century time period.

STAFF RECOMMENDATION:

Based on the previous HARB reviews, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 120 Avenida Menendez** because the proposed railing system meets the Secretary of the Interior's Standards 2 and 6, with the following condition:

1. That the railing on the upper deck of the port-cochere will match what is ultimately approved for the overall railing system (a condition HARB set in October when the flat roof proposed over the upper deck was approved.)

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

(Revised since September 24, October 15, and November 19, 2020 HARB meeting)

To replace the existing iron railing system with an aluminum railing system with the following elements:

- a) Square tube columns, 2" x 2" x 1/4" x 96" high: to be attached to existing building elements with square top and bottom plates that is attached to upper beam at top and concrete deck below
- b) A 42" high aluminum railing, with 3/8" flat bar top rail, 1/2" pickets spaced 4"
- c) Decorative scrolled brackets flanking the single columns and a decorative scroll panel between the double columns

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair 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 include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

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

Windows and Window Treatments (which includes balconies)

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.

Post-1821

- Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

COA F2020-0098
120 Avenida Menendez
December 17, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez

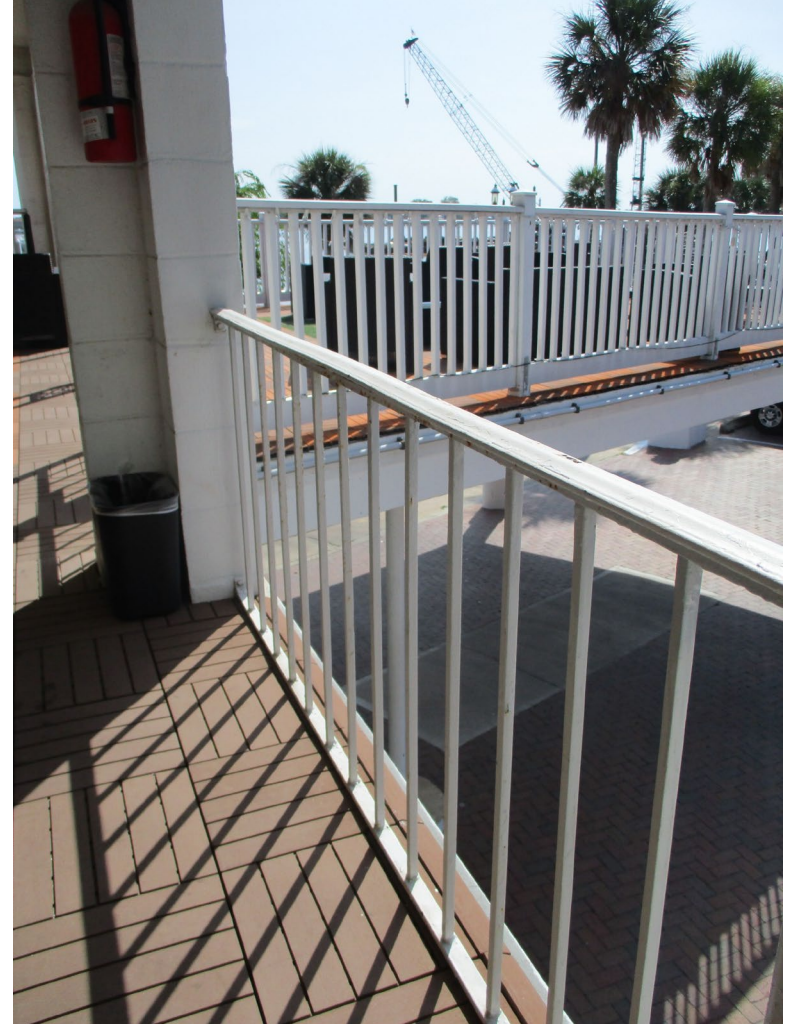


STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez

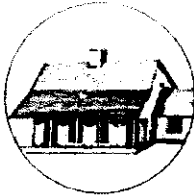


STAFF PHOTOGRAPHS

120 Avenida Menendez



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ06465**
 Field Date 5-2-2016
 Form Date 5-2-2016
 Recorder # _____

Site Name(s) (address if none) Marion Motor Inn 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 120 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 120 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1983900000 Landgrant _____
 Subdivision Name City of St. Augustine Block 20 Lot 1 & 2
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature roof, interiors, doors
 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 L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills
 Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

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

HISTORICAL STRUCTURE FORM

Site #8 SJ06465

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. slab
 Foundation Material(s): 1. Poured Concrete Footing 2. generic concrete
 Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under 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) _____ | | | |

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains architectural integrity and could contribute to district if period of significance expanded

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

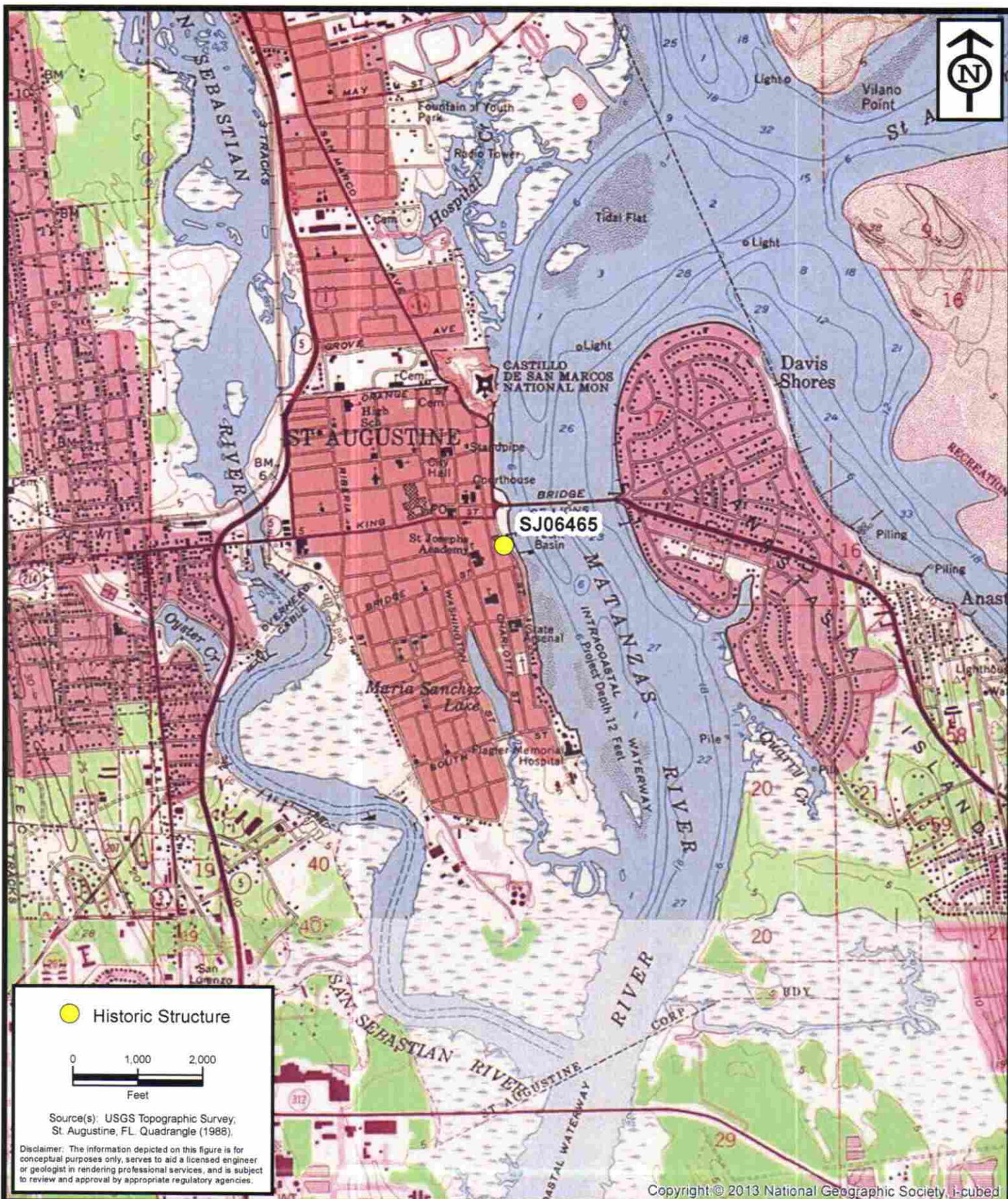
Recorder Name Patricia Davenport

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.



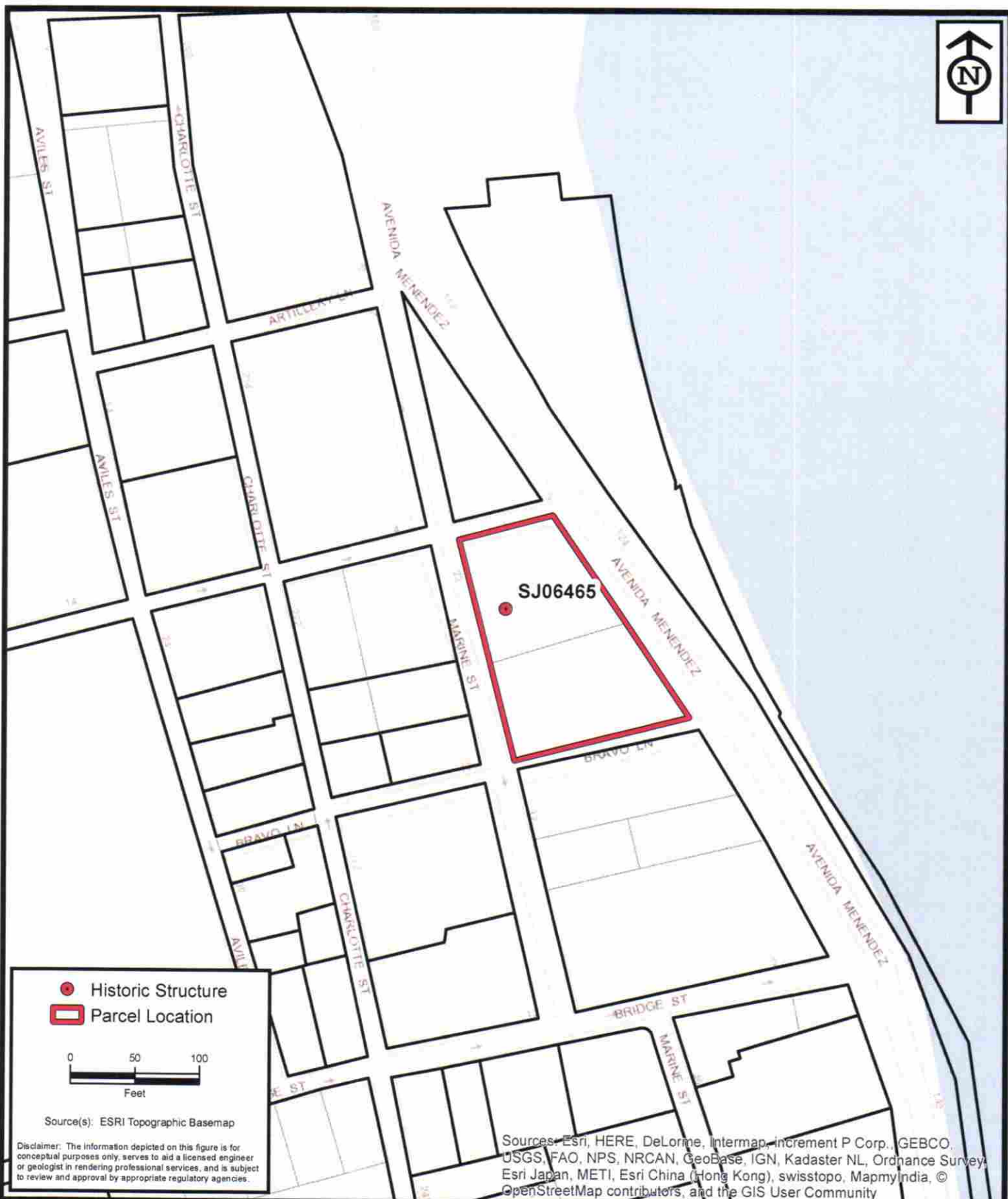
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ06465
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Parcel Location - SJ06465
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



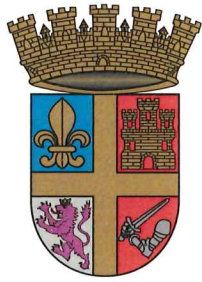






**1930 Sanborn Map, Revised 1965: 120 Avenida Menendez
(labeled as #210 Bay/Avenida Menendez)**





CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

November 19, 2020

David Grande
4 Remington Road
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On November 19, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to **December 17, 2020** as described in the attached copy of the executed Order.

All additional materials for the continued application must be submitted to the Planning and Building Department 10 days before the meeting, or by December 7th.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- | | |
|--|--|
| ☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption | ☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption
☐ Opinion of Appropriateness |
|--|--|

IN THE MATTER OF:

Case No.: 2020-0098
Applicant: David Grande
Owner: J Prabhu, LLC
Address: 120 Avenida Menendez
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 19, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 19, 2020 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions: *To continue to the December 17, 2020 HARB meeting:*

- *To follow the HARB's recommendation to incorporate aluminum railing to*
- *mimic the design and scale of the existing railings, the salvaged*
- *existing railing scroll brackets and decorative scrollwork (on / between*
- *the existing pole columns), and 4" wood posts at the same*
- *rhythm and spacing as the existing metal poles, with the drawings*
- *provided to show the details of how the posts and elements will*
- *be incorporated with the existing building elements (concrete deck) and*
each other.

DONE AND ORDERED, at a public hearing on the 19 day of November, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST APPROVED / DENIED / **CONTINUES**


Sign Name

Catherine Duncan

Print Name

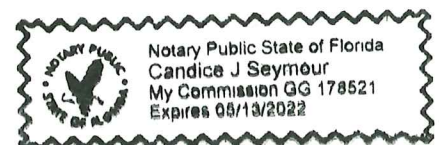
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of November, A.D., 2020.


Notary Public, State of Florida



Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR DECEMBER 17, 2020 HARB MEETING

2020-0098: 120 Avenida Menendez

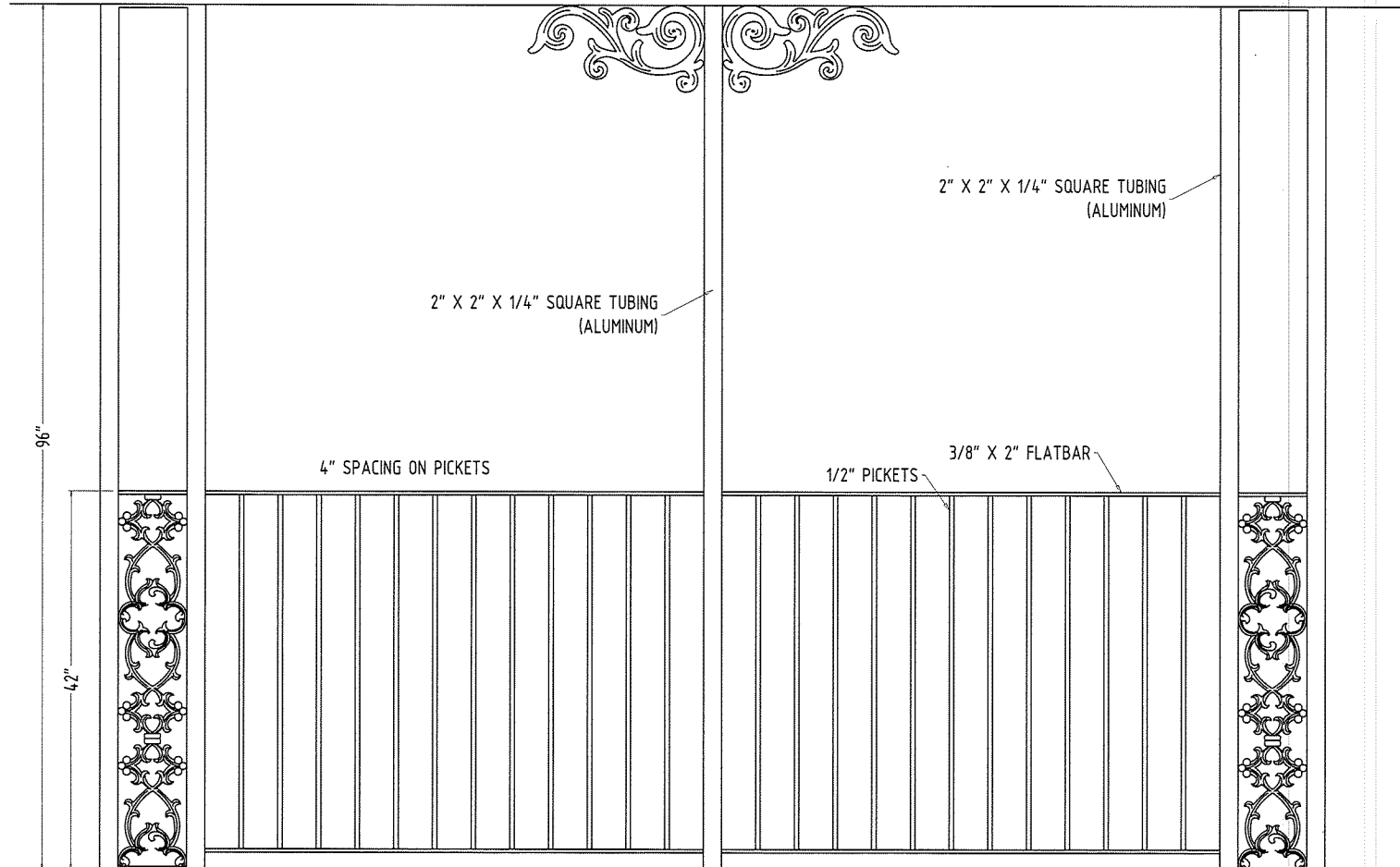
**Materials submitted by
David Grande – Applicant**

RECEIVED

DEC 09 2020

Planning / Building Dept.

ALL ALUMINUM MATERIAL



1794 State Avenue
Holly Hill, FL 32117
(386) 672-4340
eastcoastornamentalwelding.com

Date: 12/9/2020

Revisions:

Drawn by:
LYNDESEY ADJEMIAN

Contractor Name:

Customer Name:

Job Site Address:
120 AVENIDA MENENDEZ

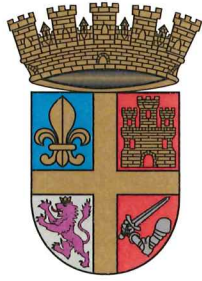
Description:
PROPOSED RAIL
DESIGN

Sheet No.
1

PROPOSED RAIL DESIGN

DAVE GRANDE

File Name: S:\FABCAD 2013\Drawings\Grande, Dave - 120 Avenida Menendez - Outside Railing



CITY OF
ST AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

October 15, 2020

David Grande
4 Remington Road
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On October 15, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **APPROVED** to cover existing deck with the flat roof structure and **CONTINUED** the replacement of the metal railings to **November 19, 2020** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by November 9th.

Please contact the Planning and Building Department for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

☐ Appeal of Architectural Review Official
☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption

☐ Preliminary Design Approval for Entry
Corridors
☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption
☐ Opinion of Appropriateness
☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2020-0098
Applicant: David Grande
Owner: J Prabhu, LLC
Address: 120 Avenida Menendez
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 15, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the October 15, 2020 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action ^(A) **MEETS** / ^(B) **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and ^(A) **APPROVES** / **DENIES** / ^(B) **CONTINUES** the Applicant's request to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions:

- ^(A) To approve to cover existing deck with the flat roof structure (with flat roof under the primary hip roof as shown at presentation)
- ^(B) To continue the replacement of the metal railings to the November 19, 2020 HARB meeting
- - With the condition that the railing on the upper deck is concurrent (and matches) what is ultimately approved by HARB for the overall railing system.

DONE AND ORDERED, at a public hearing on the 15 day of October, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST ^(A) **APPROVED** / **DENIED** / ^(B) **CONTINUES**

Sign Name

Catherine Duncan

Print Name

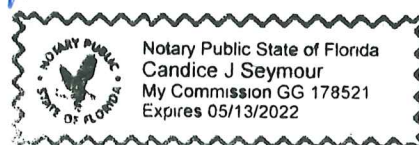
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [] physical presence or [] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15th day of October, A.D., 2020.

Candice J. Seymour
Notary Public, State of Florida



Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR NOVEMBER 19, 2020 HARB MEETING

2020-0098: 120 Avenida Menendez

**Materials submitted by
David Grande – Applicant**



414 Canal Street - New Smyrna Beach, FL 32168 - 386.426.5583

October 21, 2020

To Whom it may Concern

Re: Marion Hotel
120 Avenida Menendez Blvd.
St. Augustine, FL

This is to advise you that I have performed an inspection of the metal posts running from ground floor to roof at the edge of the 2nd floor balcony. These posts are severely corroded at their bases as well as numerous other locations. It is my professional opinion that these are unsafe and should be repaired, if possible, or replaced. It is, however, likely that repairs will be difficult due to the extent of corrosion.

Sincerely,

Charles
Adams

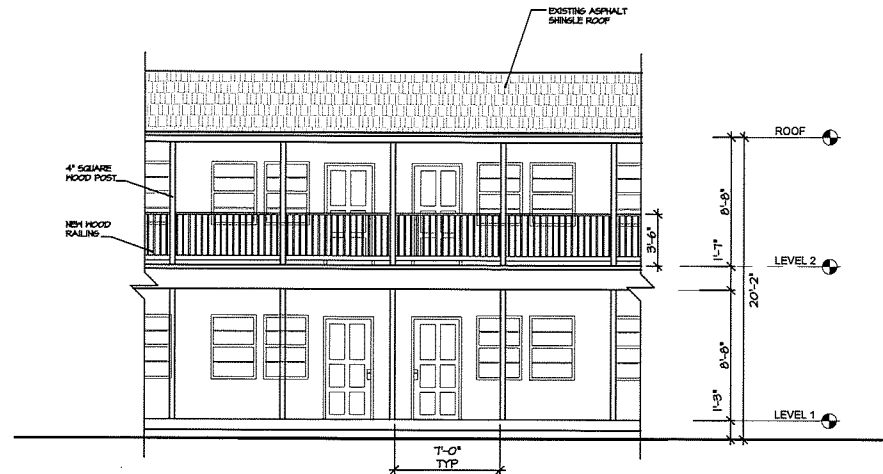


Charles R. Adams, P.E.
FL # 15113

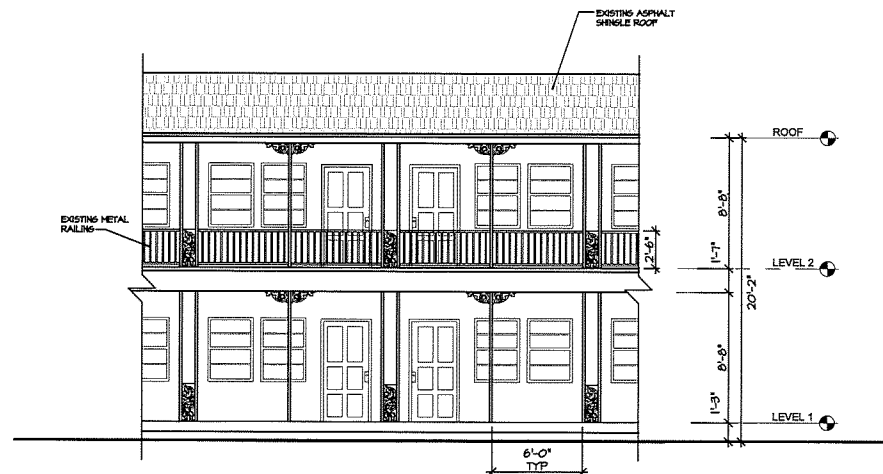
RECEIVED

NOV 04 2020

Planning / Building Dept.



2 PROPOSED RAILING 1
SCALE: 1/8" = 1'-0"



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

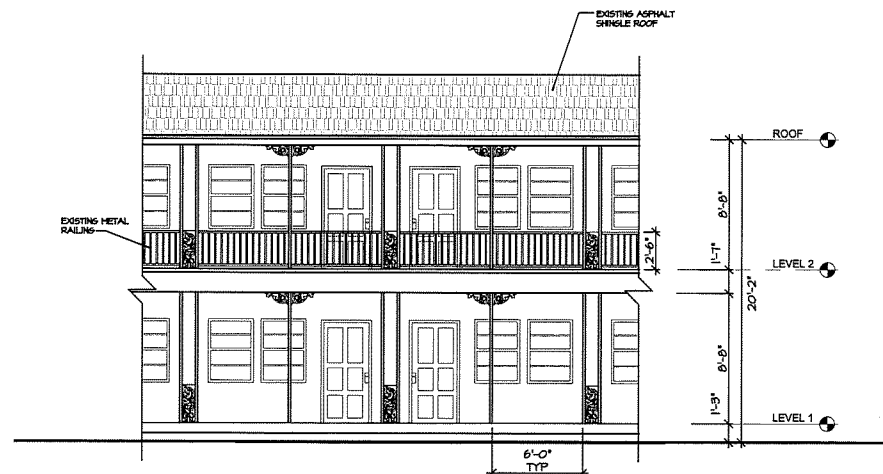
RECEIVED

NOV 01 2020

Planning / Building Dept.



2 PROPOSED RAILING 2
SCALE: 1/8" = 1'-0"



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

RECEIVED

NOV 04 2020

Planning / Building Dept.

QUOTE

Jeannimarie Construction

CGC 1523627

24223 Astor, FL 32102

386 352-7592169

Bill.fmlc@gmail.com

INVOICE # 293

DATE: 11/03/2020

TO Mack Patel
120 Avenida Menendez
St. Augustine, FL.

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	Marion Hotel	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Remove steel structural columns		
	Replace steel columns with decorative 6x6 posts		
	Remove steel railings and replace with decorative wood railings		
	Paint new columns and railings		

SUBTOTAL \$25,600.00

SALES TAX

TOTAL \$25,600.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

RECEIVED

NOV 8 2020

Planning / Building Dept.

ESTIMATE



East Coast Ornamental Welding, Inc.
1794 State Avenue
(386) 672-4340

Date: 10/30/2020

Estimate #: 79051

P.O. #:

Dave Grande
120 Avenida Menendez
St. Augustine, FL 32084

Jobsite:

Dave Grande
120 Avenida Menendez
St. Augustine, FL 32084

****30% DEPOSIT REQUIRED****

Color: 9003 WHITE

DESCRIPTION	Qty	Amount	TOTAL:
FABRICATE AND INSTALL:			
OUTSIDE STEEL RAILING: (ECIR-1)		34,650.00	34,650.00
LEVEL RAILING			
STRAIGHT COLUMNS W/ DESIGN		30,800.00	30,800.00
QTY. 77			
CORNER SCROLL PANELS		5,200.00	5,200.00
QTY. 52			
<i>NOT INCLUDING PAINT</i>			

RECEIVED

NOV 04 2020

Planning / Building Dept.

NOTE: Due to constant changes in material costs, prices given will be held for 6 months, 5% will be added every 6 months thereafter. Price is based on measurements from prints supplied and are subject to change once actual field measurements have been taken.

Signature: _____

**A signed estimate and deposit must be received in our office before the fabrication process will be started.

Subtotal \$70,650.00

Sales Tax (6.5%) \$0.00

TOTAL: \$70,650.00

www.eastcoastornamentalwelding.com

RECEIVED

NOV 04 2020

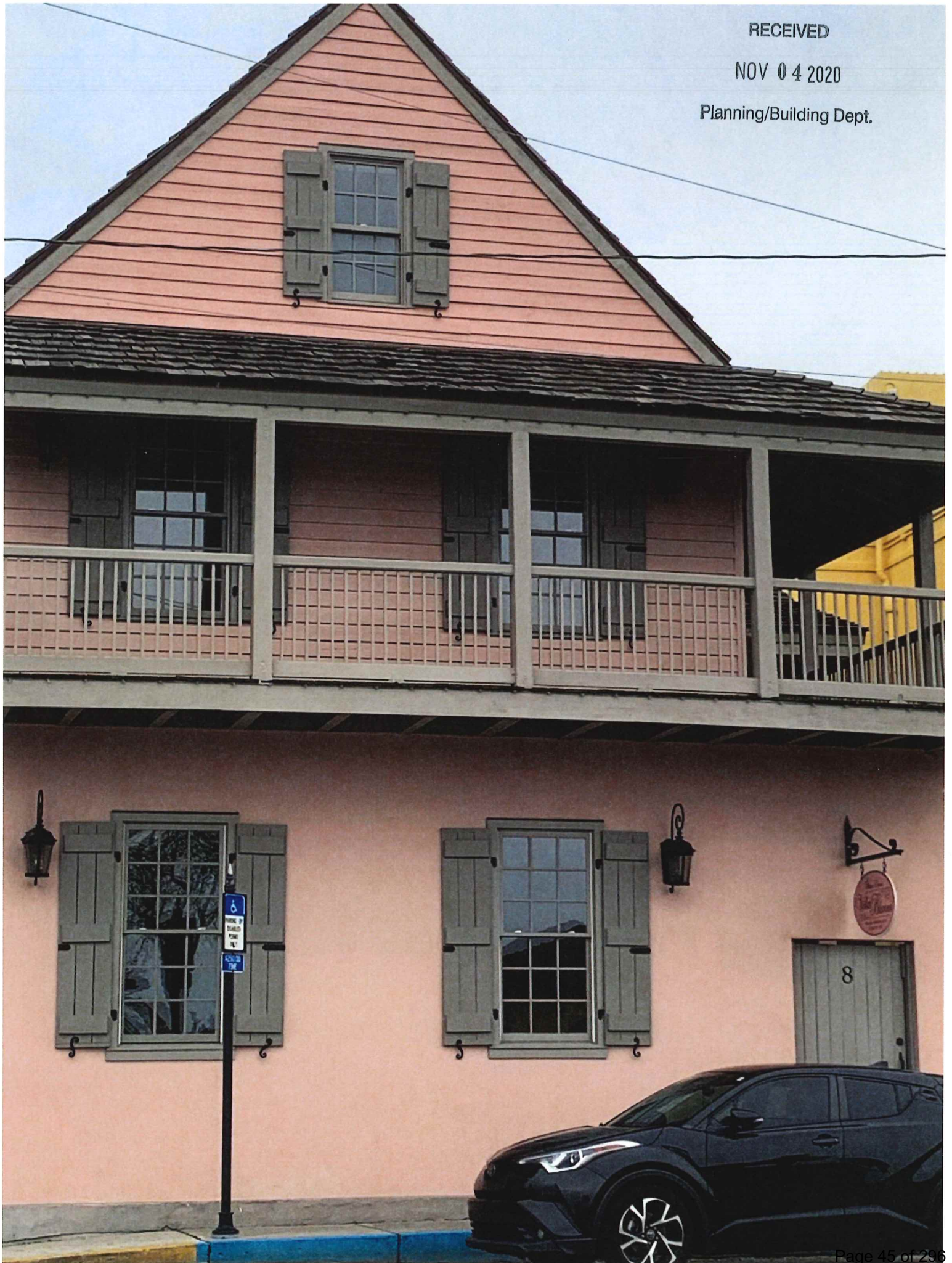
Planning / Building Dept.



RECEIVED

NOV 04 2020

Planning/Building Dept.





RECEIVED

NOV 04 2020

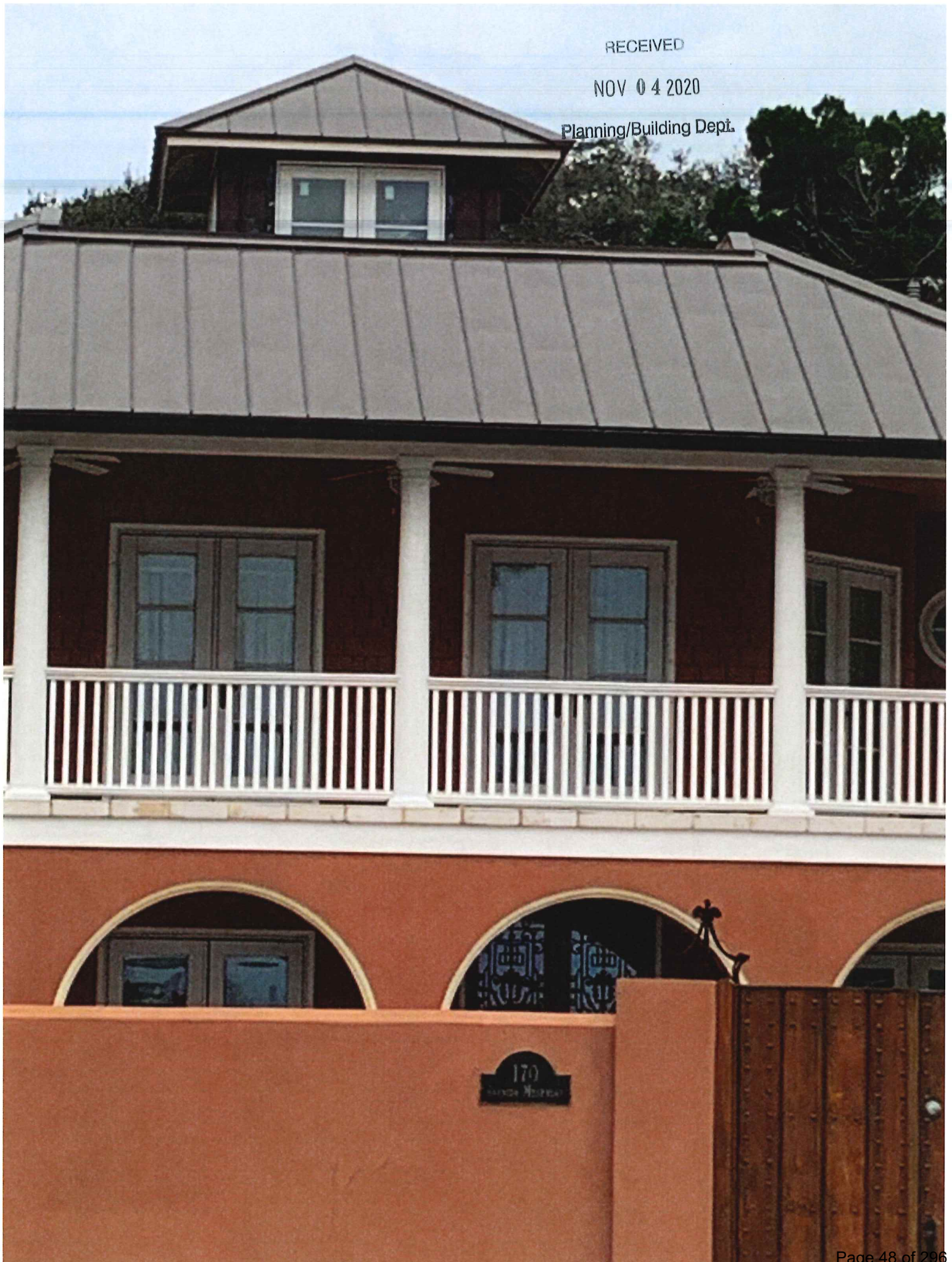
Planning/Building Dept.



RECEIVED

NOV 04 2020

Planning/Building Dept.





From: [david grande](#)
To: [Julie Courtney](#)
Subject: RE: Marion hotel
Date: Thursday, November 5, 2020 1:44:10 PM
Attachments: [5D82A6E4127C4683A7E50760E50AB145.png](#)
[402F09DBE06E4AF3B8E5A0099B3151AB.png](#)
[34F709A4D2AD42CBA0FF3C28BB8CD248.png](#)

Sent from [Mail](#) for Windows 10

From: [Julie Courtney](#)
Sent: Wednesday, November 4, 2020 4:47 PM
To: excalibur33@cfl.rr.com
Subject: RE: Marion hotel

Hello Dave,

A few more details that need addressed/clarified in addition to those in my two emails below:

- Please clarify what is proposed for the wood railing for both Option 1 and Option 2, since the drawings provided do not show a detail of the elements: please confirm if you are proposing what looks like squared balusters on the 42" high railing and provide the square measurement for the balusters. Is this the same wood railing proposed for both option 1 and 2? **The balusters are square on both options and the specs are the same as previous submittals for square balusters. I am only providing these drawings because chairwomen Weaver requested drawings showing square posts and railings. (By the way the same look shown in my Monterrey Style picture).**
- For Option 2, please provide more detail what the square wood decorative posts will look like. **It is a standard 6x6 post. (again see Monterrey Style picture).**
- For Option 2, please provide information on the wood corbel. Will these be custom or is there is a manufactured version that you could send specs on? Just trying to determine if they will be a different size or style than what you presented last month and had a photograph of in your packet for October. **They are same as what was presented last month, unless the board wants smaller or less ornate.**

Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Julie Courtney
Sent: Wednesday, November 4, 2020 4:15 PM
To: 'excalibur33@cfl.rr.com' <excalibur33@cfl.rr.com>
Subject: RE: Marion hotel

Hello again Dave,
Besides the engineering report that would be of value to provide to HARB, that I mentioned below in my email to you a few minutes ago, we still think pursuing another quote would be of value. I just was reading over notes I took when we met with you after the October HARB meeting and see that we also suggested you provide information on a 3rd option of using an aluminum railing system with the steel posts. This option may possibly help lower the overall project cost vs all steel, but still provide the lighter looking metal elements that HARB has mentioned as being a significant detail of the existing railing system.

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

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



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From: Julie Courtney
Sent: Wednesday, November 4, 2020 3:56 PM
To: excalibur33@cfl.rr.com
Subject: RE: Marion hotel

Hello Dave,
Thank you for sending the 5 emails with the supplemental drawings (option 1 and 2), the quotes for the wood and metal railing systems, and the photographs of local examples. Are you planning to

also send the engineer's report? That would be good to include in the HARB packets. We can accept additional information until next Monday, November 9th.

Thanks,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: excalibur33@cfl.rr.com <excalibur33@cfl.rr.com>

Sent: Wednesday, November 4, 2020 8:55 AM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Marion hotel

Scanned with TurboScan.

Dave Grande



Virus-free. www.avast.com

RECEIVED

NOV 06 2020

Planning / Building Dept.





CITY OF
ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

September 24, 2020

David Grande
4 Remington Road
Ormond Beach, FL 32174

cc: J Prabhu, LLC

Re: Certificate of Appropriateness - 120 Avenida Menendez – 2020-0098

Dear Mr. Grande:

On September 24, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports for property located at 120 Avenida Menendez.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to **October 15, 2020** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

All additional materials for the continued application must be submitted to the Planning and Building Department 10 days before the meeting, or by October 5, 2020.

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: 2020-0098
Applicant: David Grande
Owner: J Prabhu, LLC
Address: 120 Avenida Menendez
Parcel Number: 1983900000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 24, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the September 24, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** (**DOES NOT MEET**) the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES** (**CONTINUES**) the Applicant's request to cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Subject to the following conditions:

- To continue to October 15, 2020 HARB meeting.
- HARB asked for drawings of exactly what is proposed and
- information and justification of why the changes are proposed to
- the existing building.
-
-
-
-

DONE AND ORDERED, at a public hearing on the 24 day of September, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0098

REQUEST APPROVED / DENIED / **CONTINUES**



Sign Name

Catherine Duncan

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25 day of September, A.D., 2020.



L. Ann Cannon
Notary Public, State of Florida

FOR OCTOBER 15, 2020 HARB MEETING

2020-0098: 120 Avenida Menendez

Materials submitted by
David Grande – Applicant



October 2020

City of Saint Augustine
Historic Architecture Review Board

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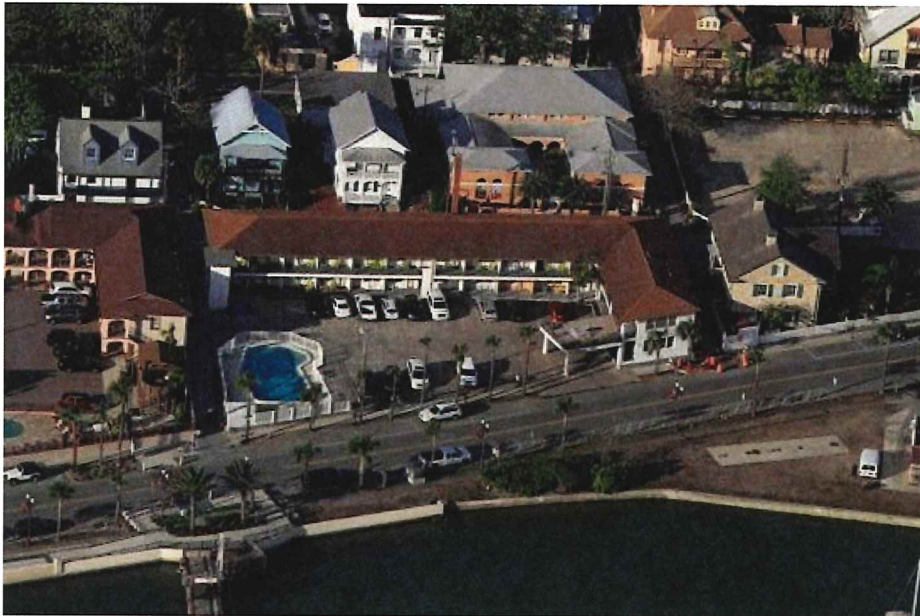
OCT 05 2020

Planning/Building Dept.

Marion Motor Lodge

120 Avenida Menendez
Saint Augustine, Florida 32084
marionmotorlodge@gmail.com





MARION MOTOR LODGE

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EXISTING CONDITIONS

3" = 1'-0"



MAP OF BOUNDARY SURVEY

JOB# 16-271

#120 AVENIDA MENENDEZ, ST. AUGUSTINE, FLORIDA 32084

DESCRIPTION:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

CERTIFIED TO:

J Prabhu, LLC,
a Florida limited liability company;
Thomasville National Bank;
Marion Motor Lodge, LLC,
a Florida limited liability company;
Fidelity National Title Insurance Company;
St. Johns Law Group, P.A.;
Ansbacher & Schneider, P.A.; and
Broad and Cassel, P.A.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
2. THIS SURVEY WAS BASED ON FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
8. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.12109C 0318 -H- 125145 DATED 9/2/2004. BASE FLOOD 9 FEET.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N15°00'00"W AS SHOWN FOR THE RIGHT-OF-WAY OF MARINE STREET.

LEGEND:

- = PROPERTY LINE
- = WATER METER
- = BACK FLOW INHIBITOR
- = ELECTRIC METER
- = CONCRETE
- = 4' TALL METAL FENCE
- P.L. = PROPERTY LINE
- = WOOD UTILITY POLE
- O.H.E. = OVER HEAD ELEC. LINE
- 31 UNITS* = 31 UNITS TOTAL PER PROPERTY APPRAISER

GRAPHIC SCALE



(1" = 20' FEET)



103 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32086
(904) 806-2145 FAX 797-5811

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

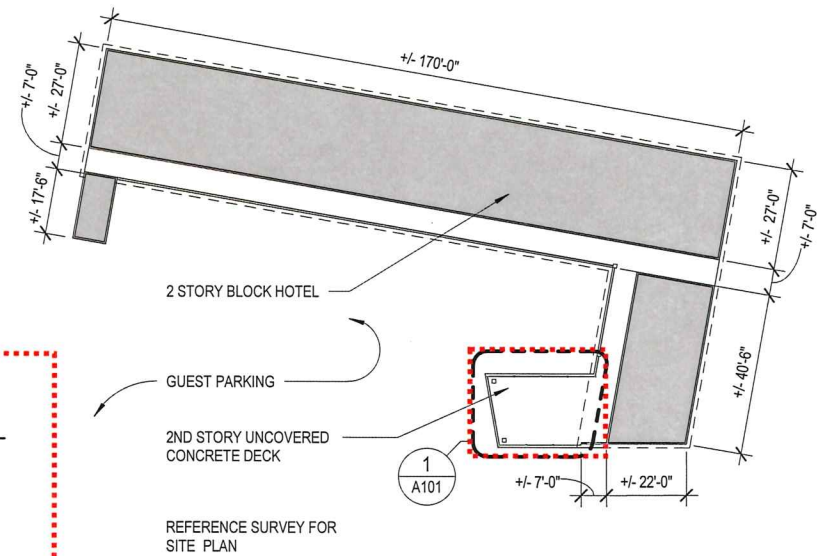
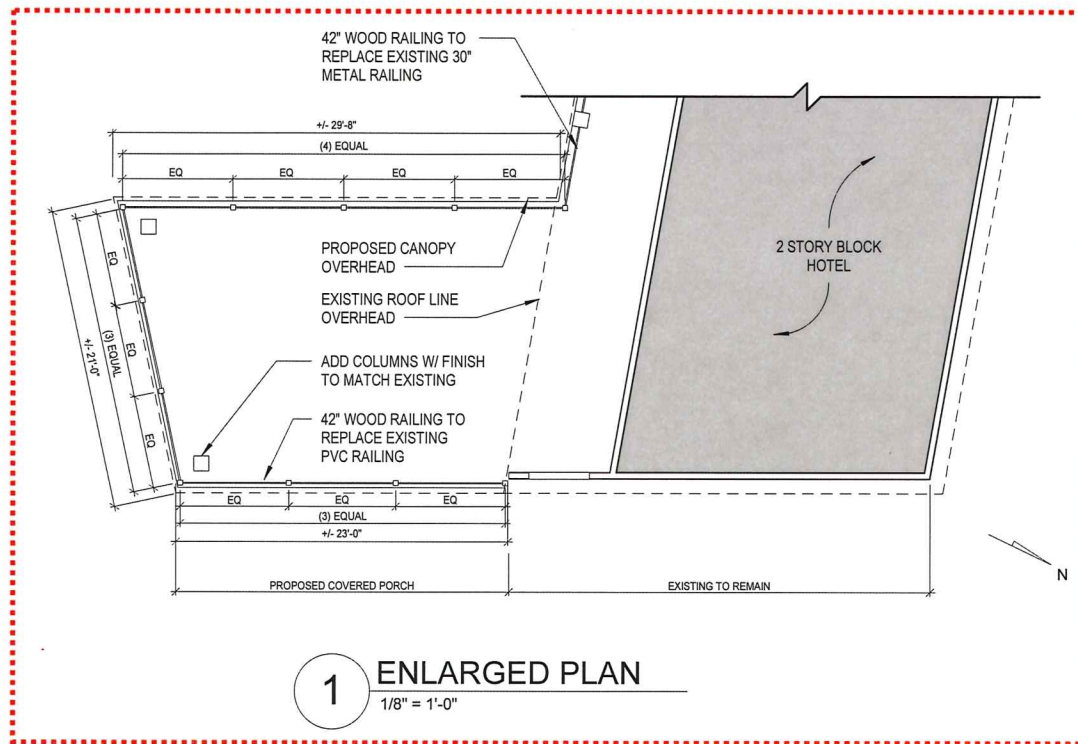
ELWOOD L. RENN SEAL

ELWOOD L. RENN R.L.S. #3647
FOR RESIDENTIAL SURVEYOR LLC LB#8119

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Planning/Building Dept.



2 OVERALL PLAN
1/32" = 1'-0"

MARION MOTOR LODGE

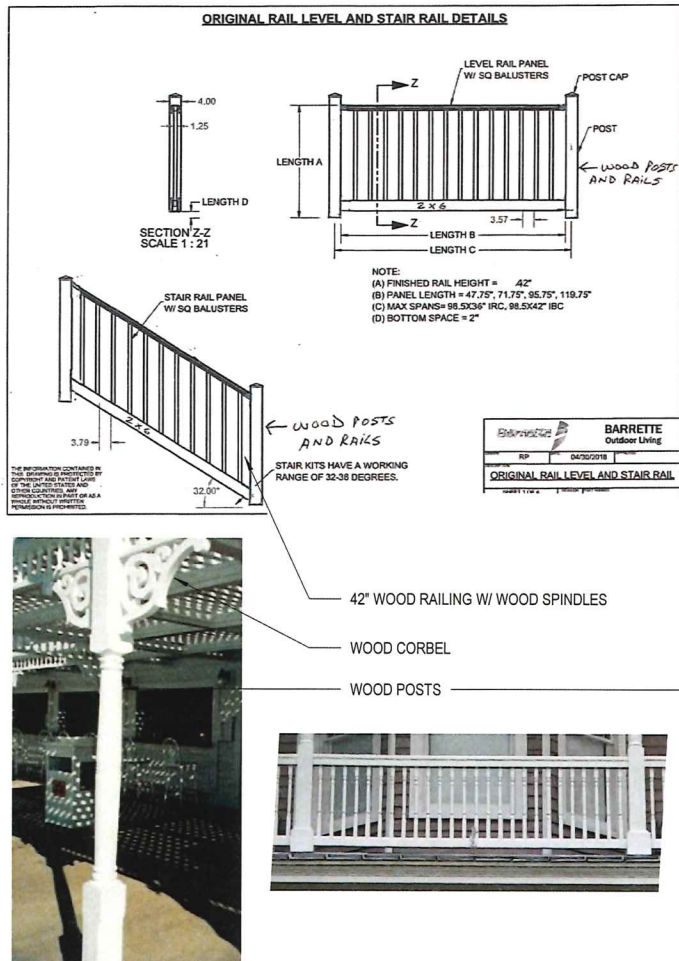
RECEIVED

CANOPY
As indicated

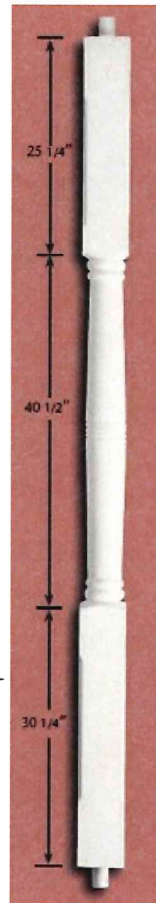


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1 PROPOSED WOOD RAILING

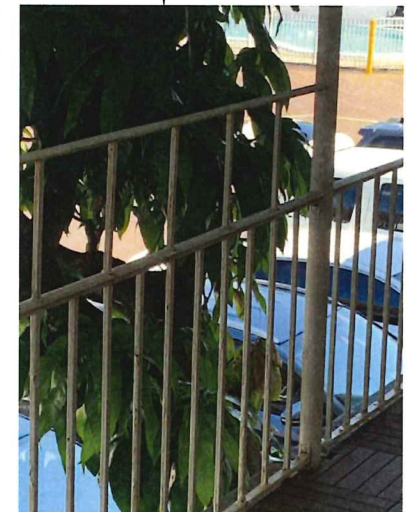


AWKWARD AND UNSAFE CONDITION AT TRANSITION FROM EXISTING 30" METAL RAILING TO 42" PVC RAILING ON TERRACE

MODIFICATION TO BRING EXISTING METAL RAILING TO MEET CODE @ 42"



EXISTING 30" METAL RAILING, POSTS AND CORBELS



2 EXISTING RAILING

MARION MOTOR LODGE

RECEIVED

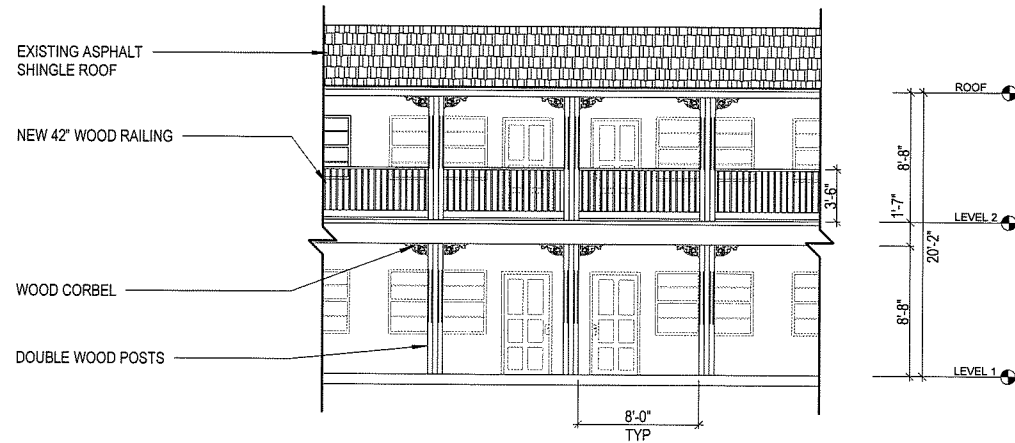
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RAILINGS

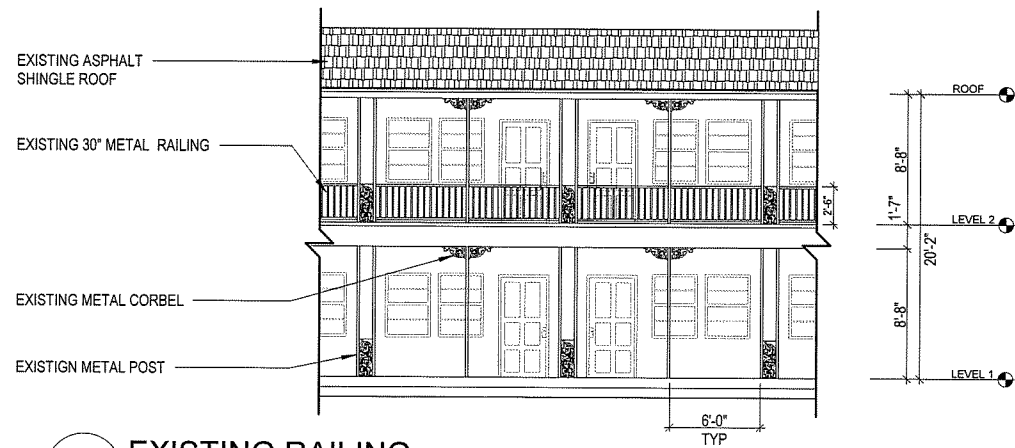
3" = 1'-0"





2 PROPOSED RAILING

1/8" = 1'-0"



1 EXISTING RAILING

1/8" = 1'-0"

MARION MOTOR LODGE

RECEIVED

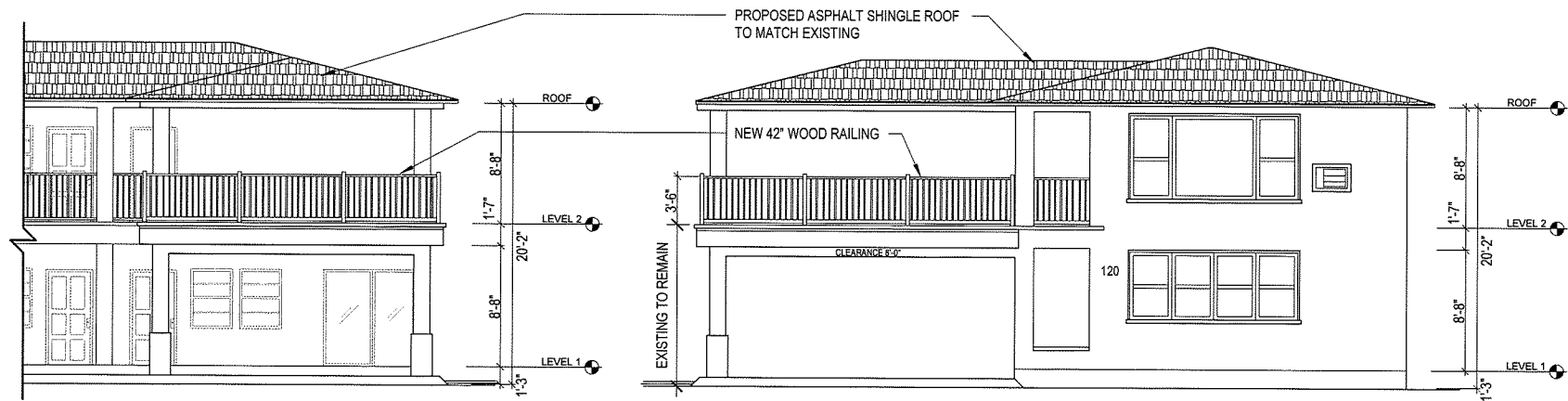
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RAILINGS

1/8" = 1'-0"

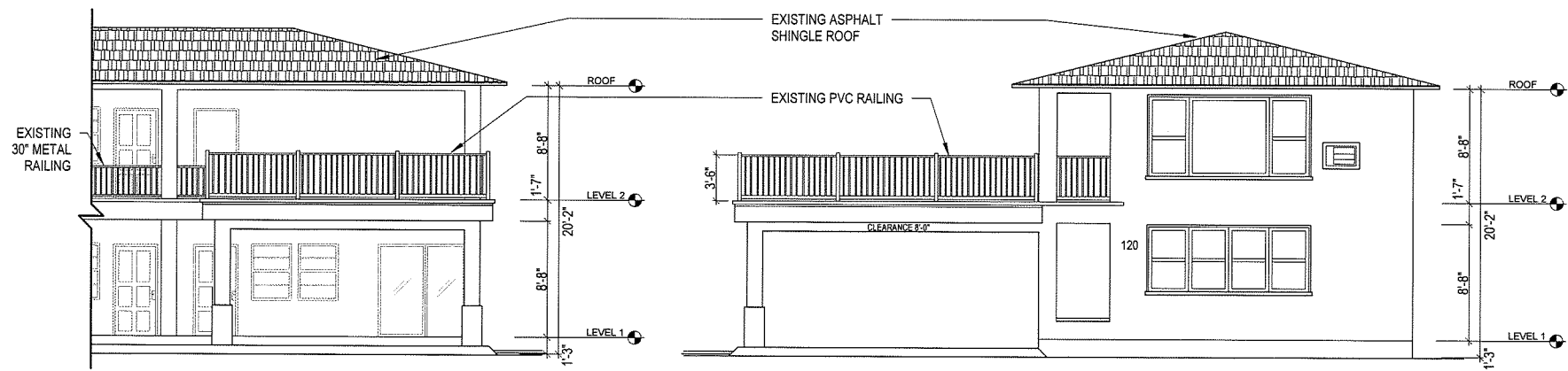




PROPOSED ELEVATION - HIP ROOF

2

1/8" = 1'-0"



EXISTING ELEVATION

1

1/8" = 1'-0"

MARION MOTOR LODGE

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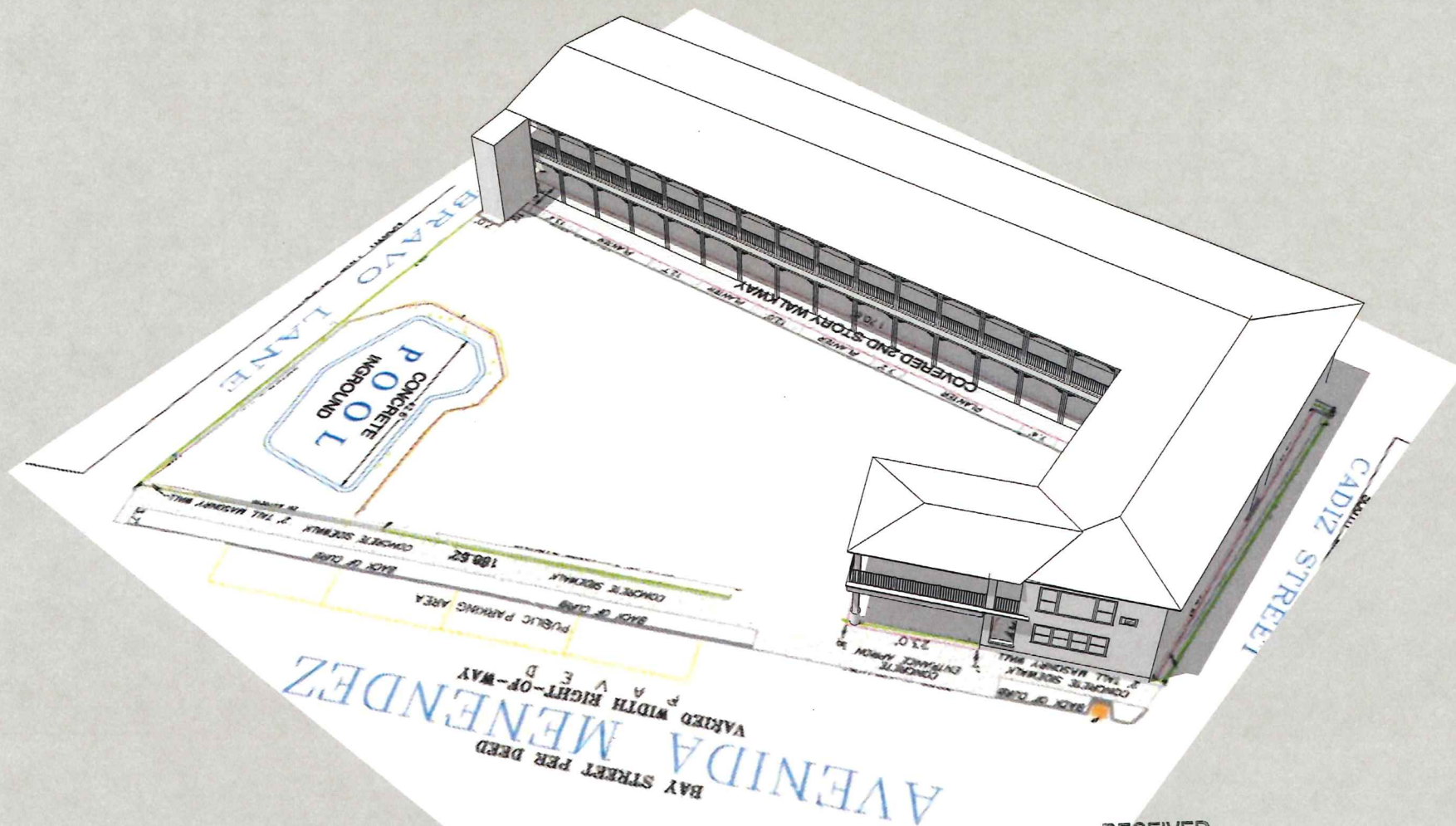
CANOPY

1/8" = 1'-0"

OCT 05 2020



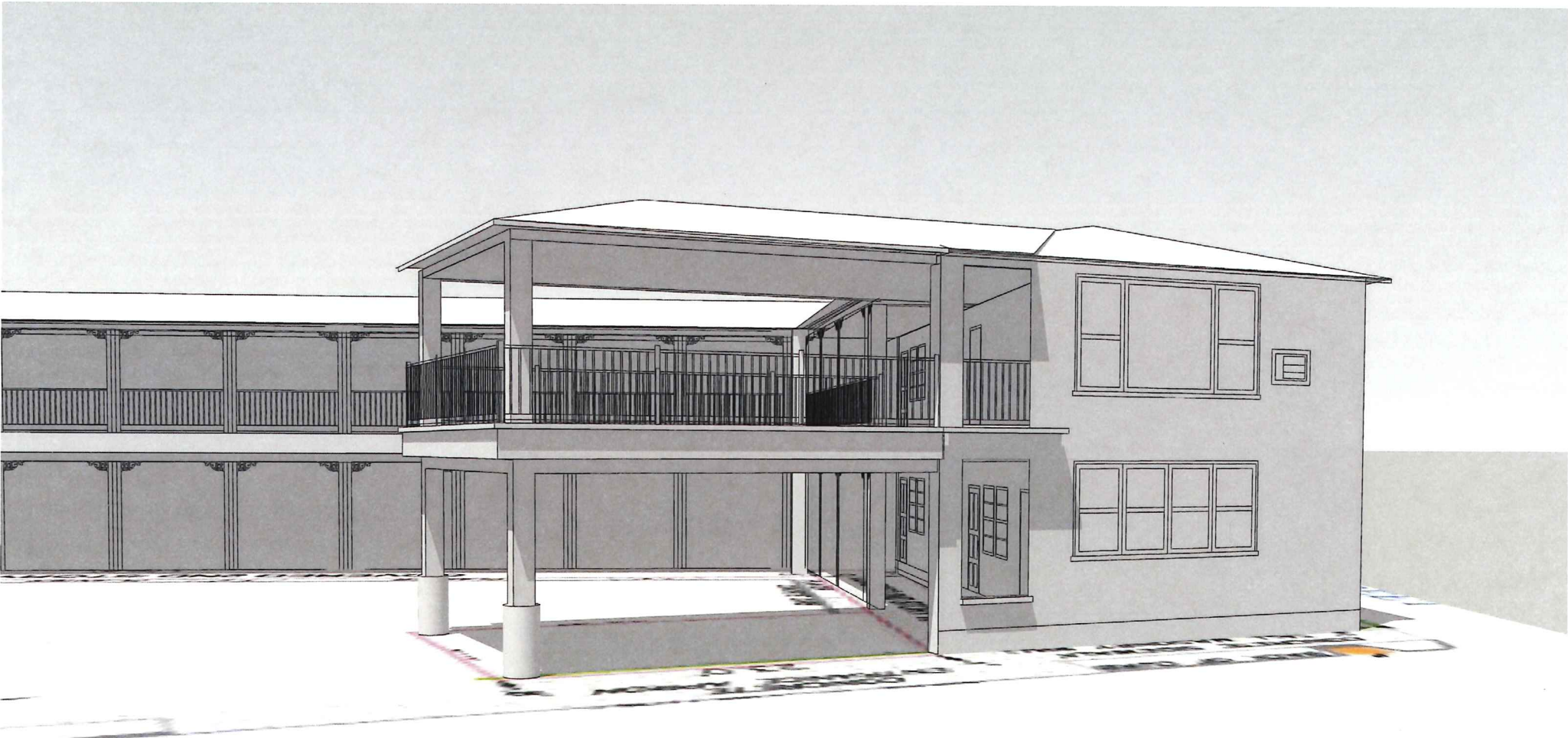
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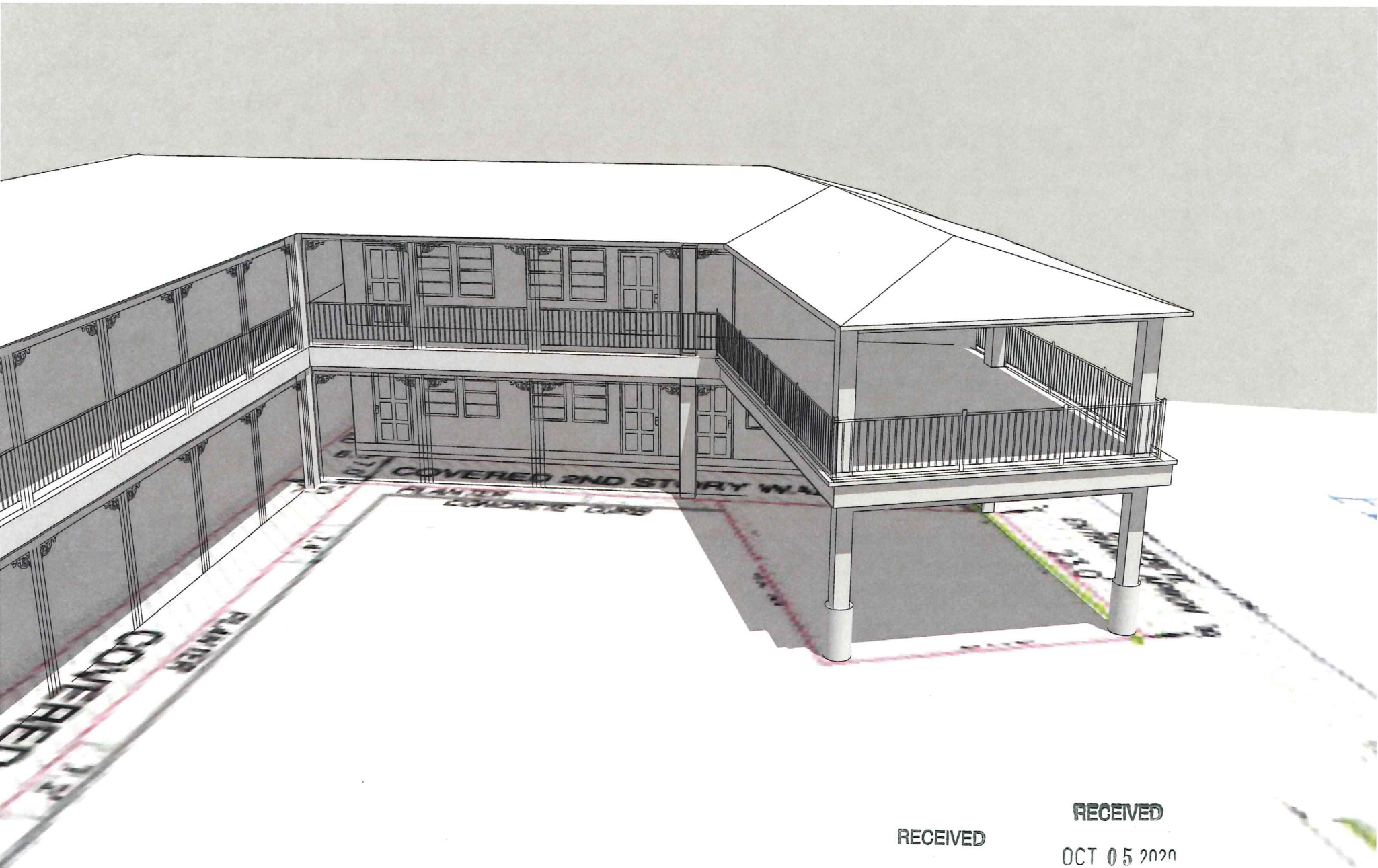
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CITY

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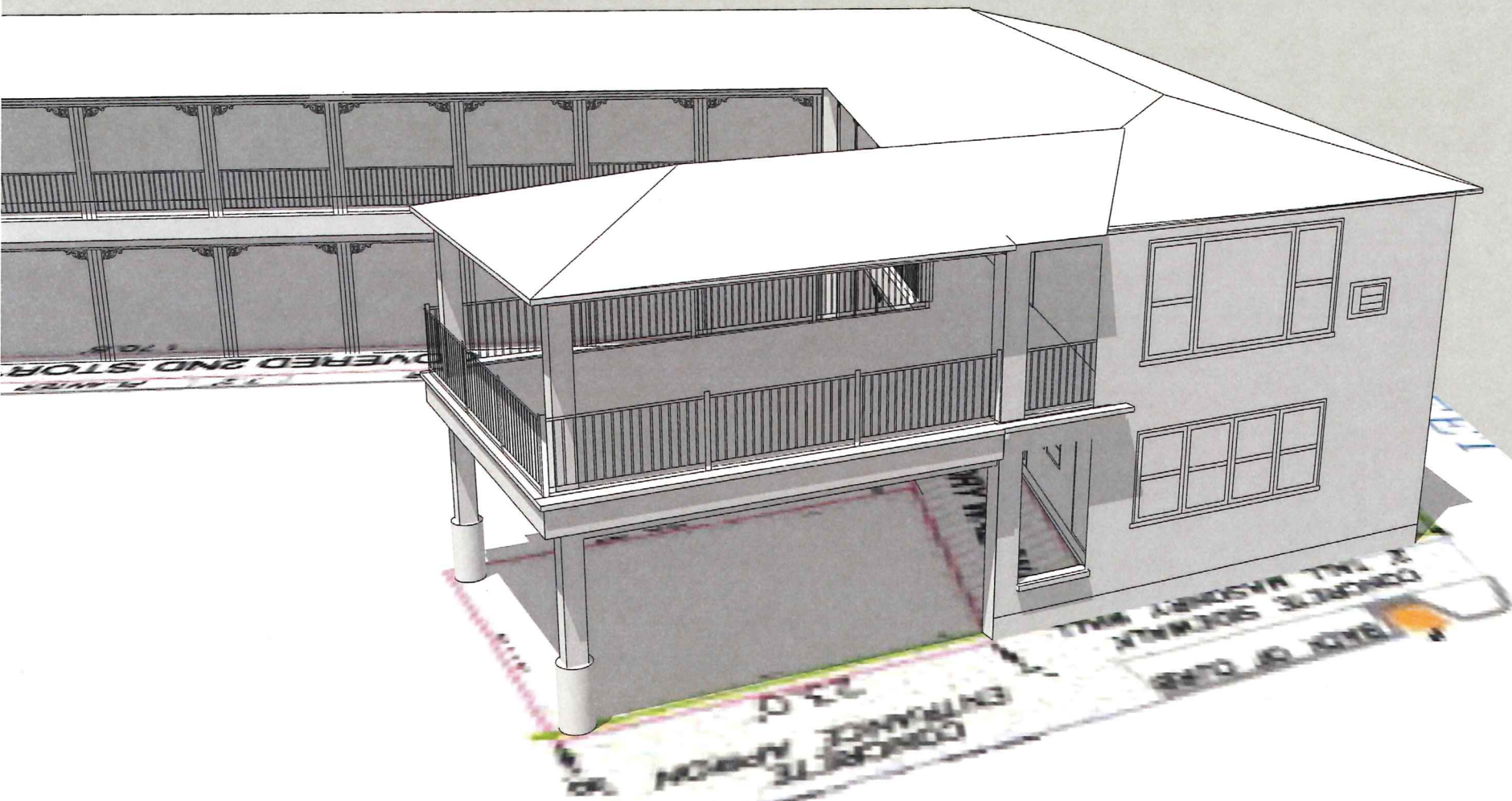
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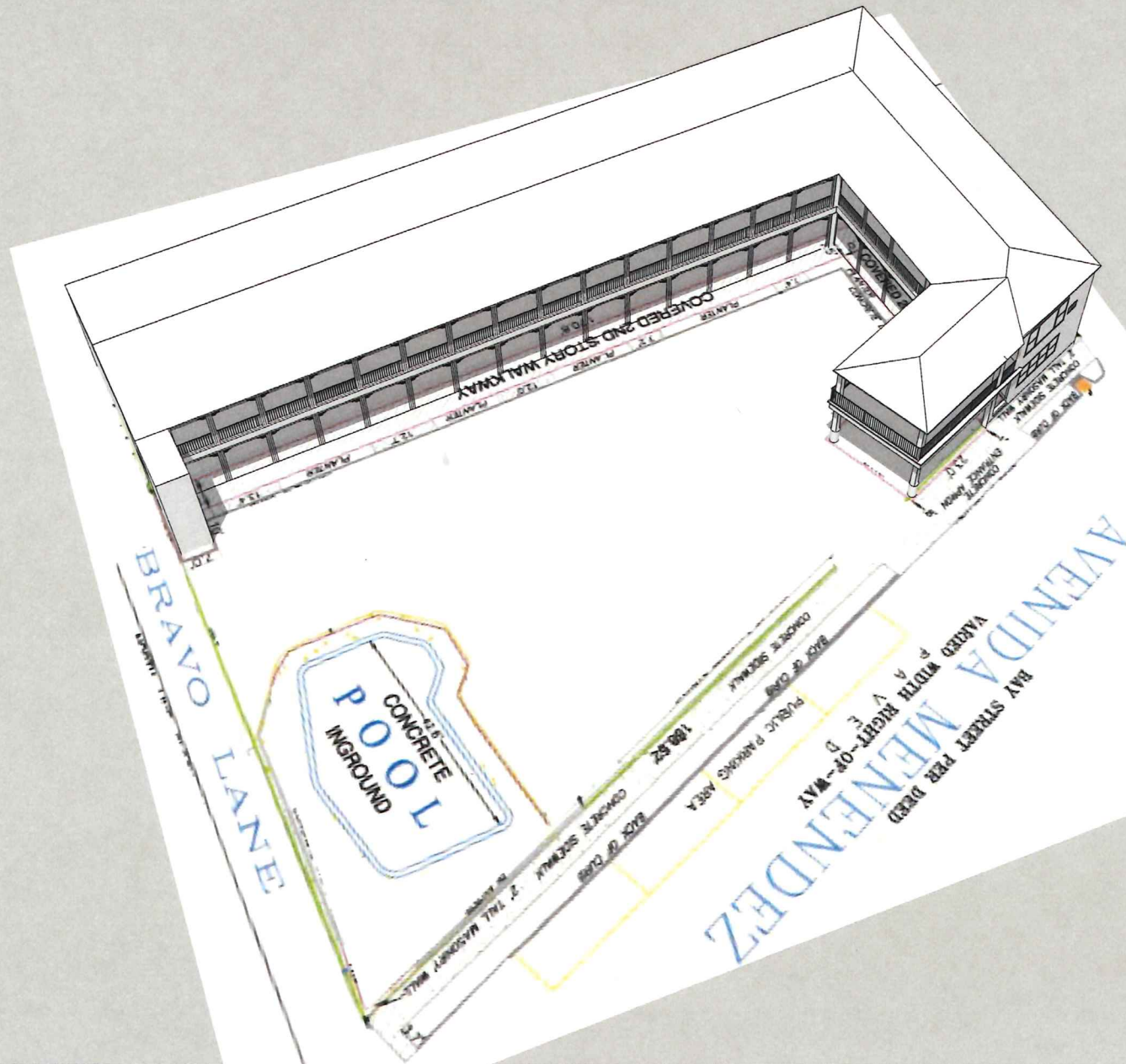
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October 2020

City of Saint Augustine
Historic Architecture Review Board

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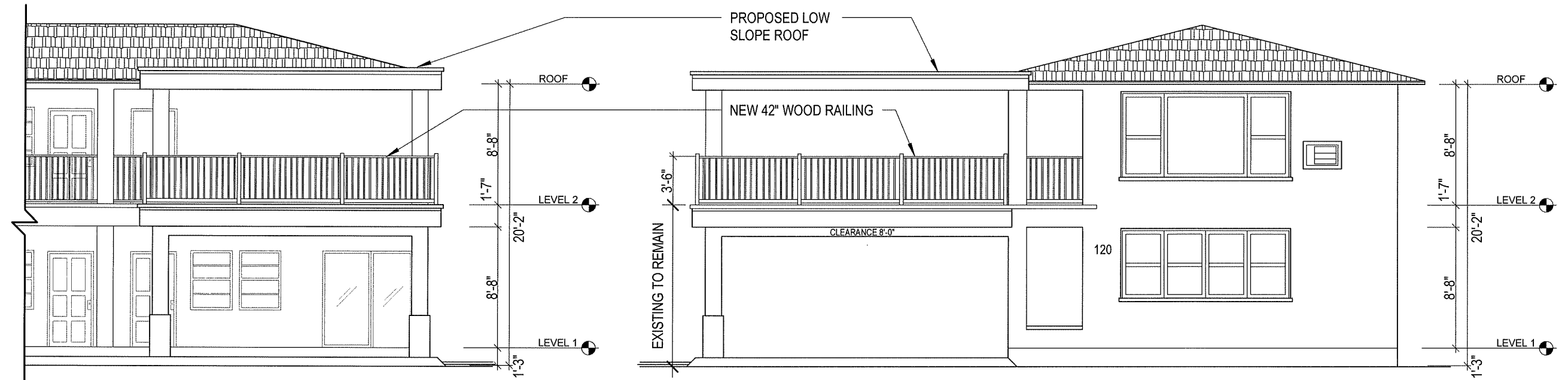
OCT 05 2020

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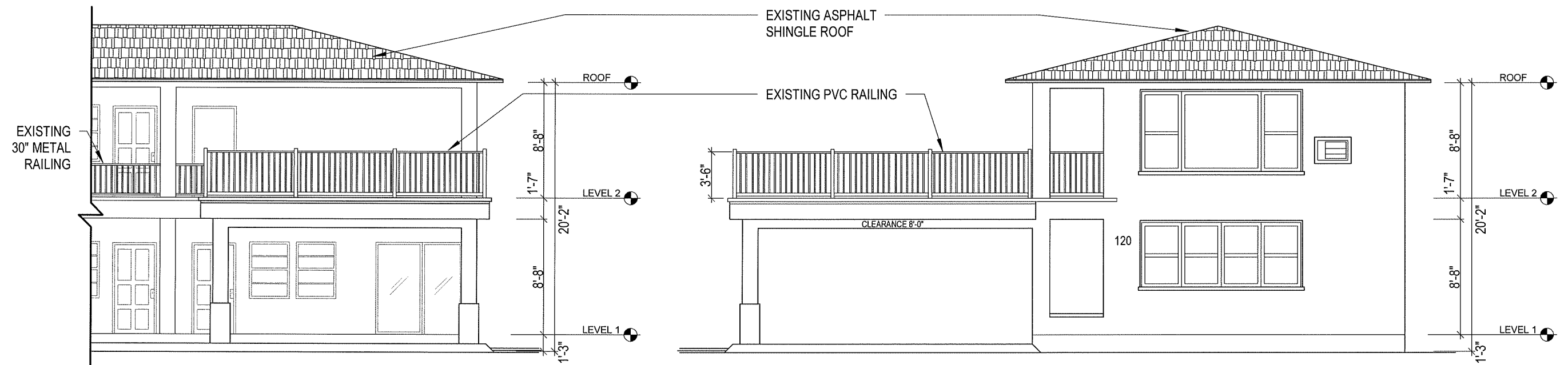
Marion Motor Lodge

120 Avenida Menendez
Saint Augustine, Florida 32084
marionmotorlodge@gmail.com





2 PROPOSED ELEVATION - FLAT ROOF
1/8" = 1'-0"



1 EXISTING ELEVATION
1/8" = 1'-0"

MARION MOTOR LODGE

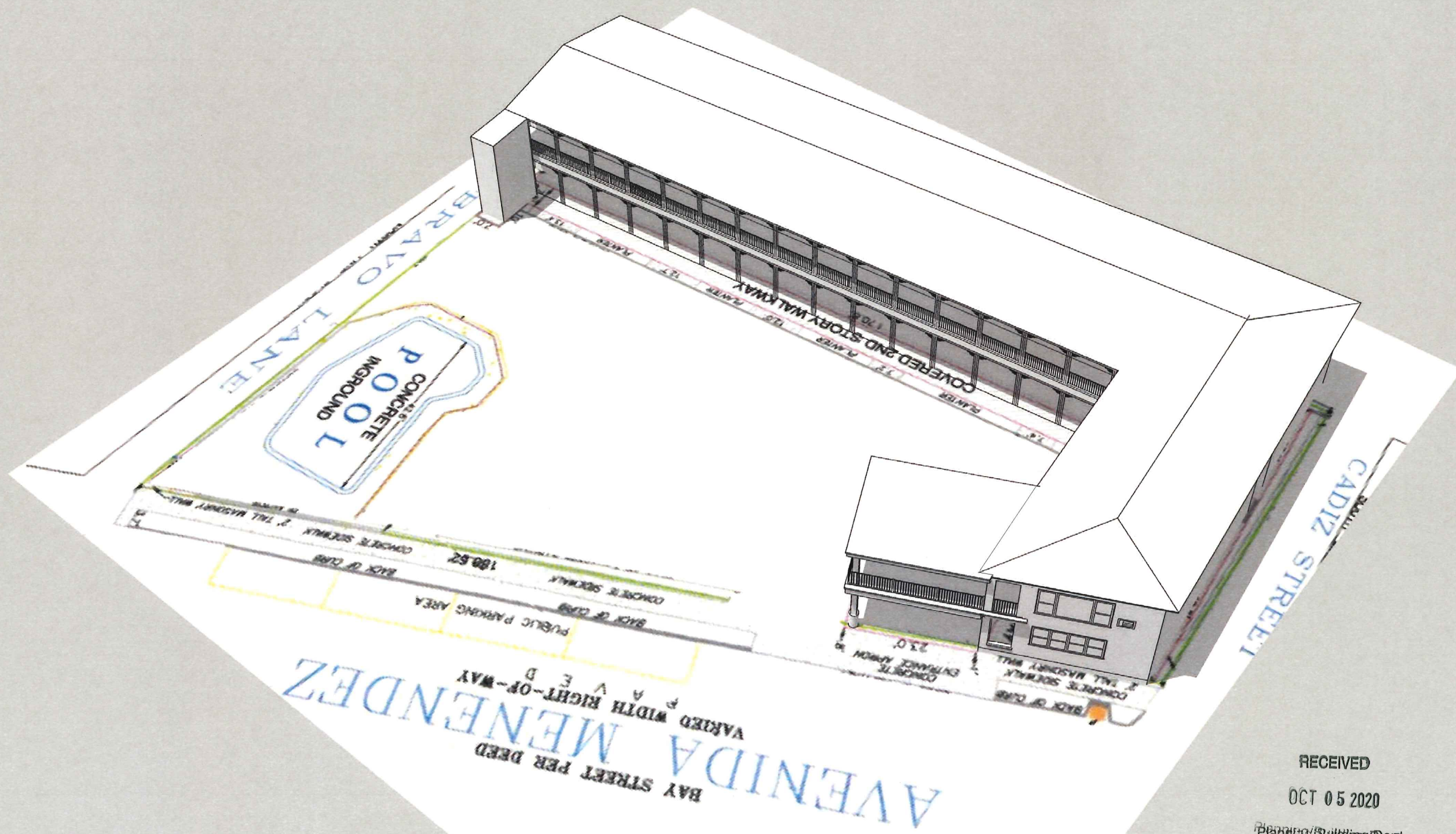
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OCT 05 2020

Planning/Building Dept.

CANOPY
1/8" = 1'-0"





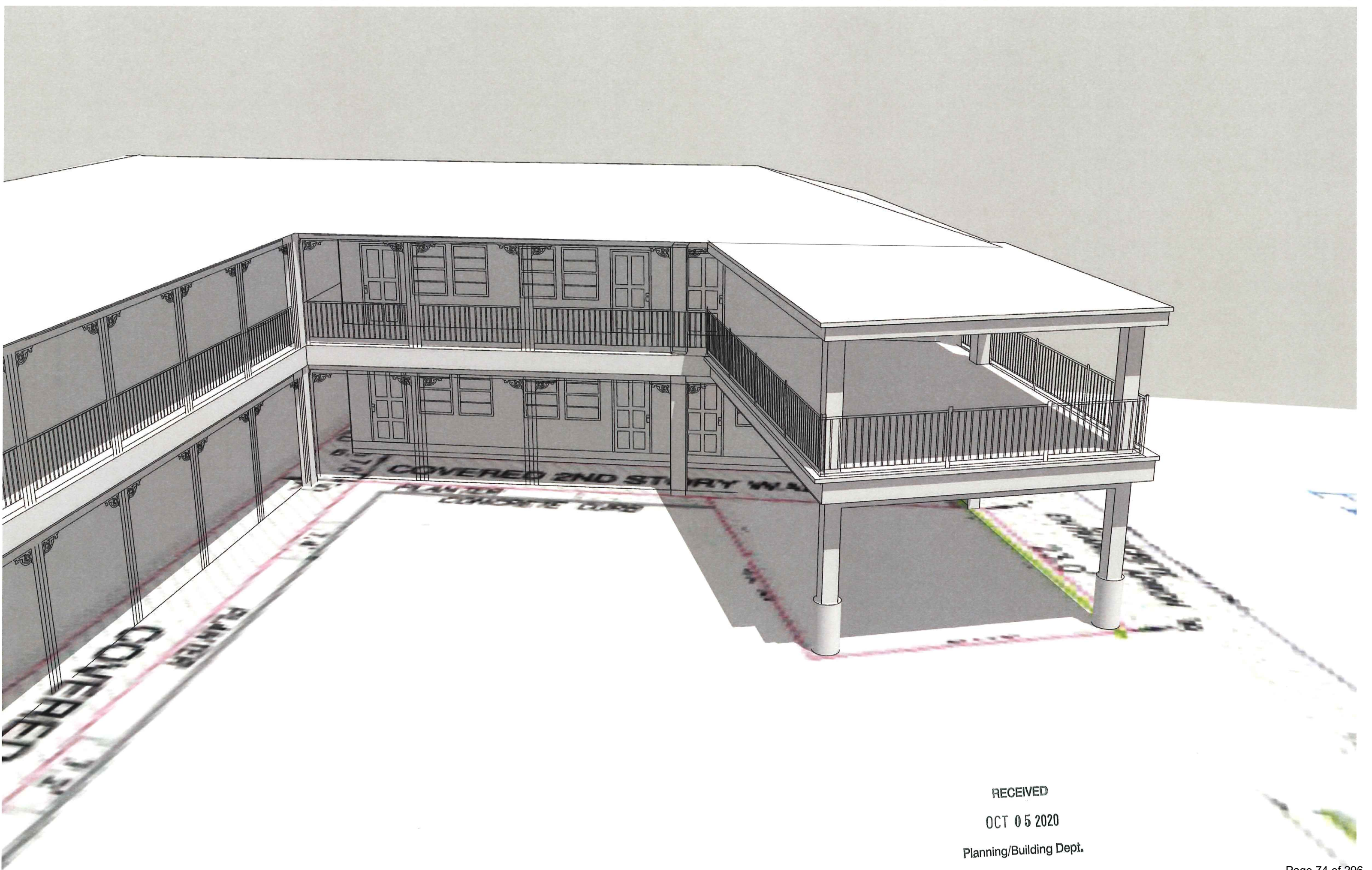
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OCT 05 2020
Planning/Building Dept.



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OCT 05 2020

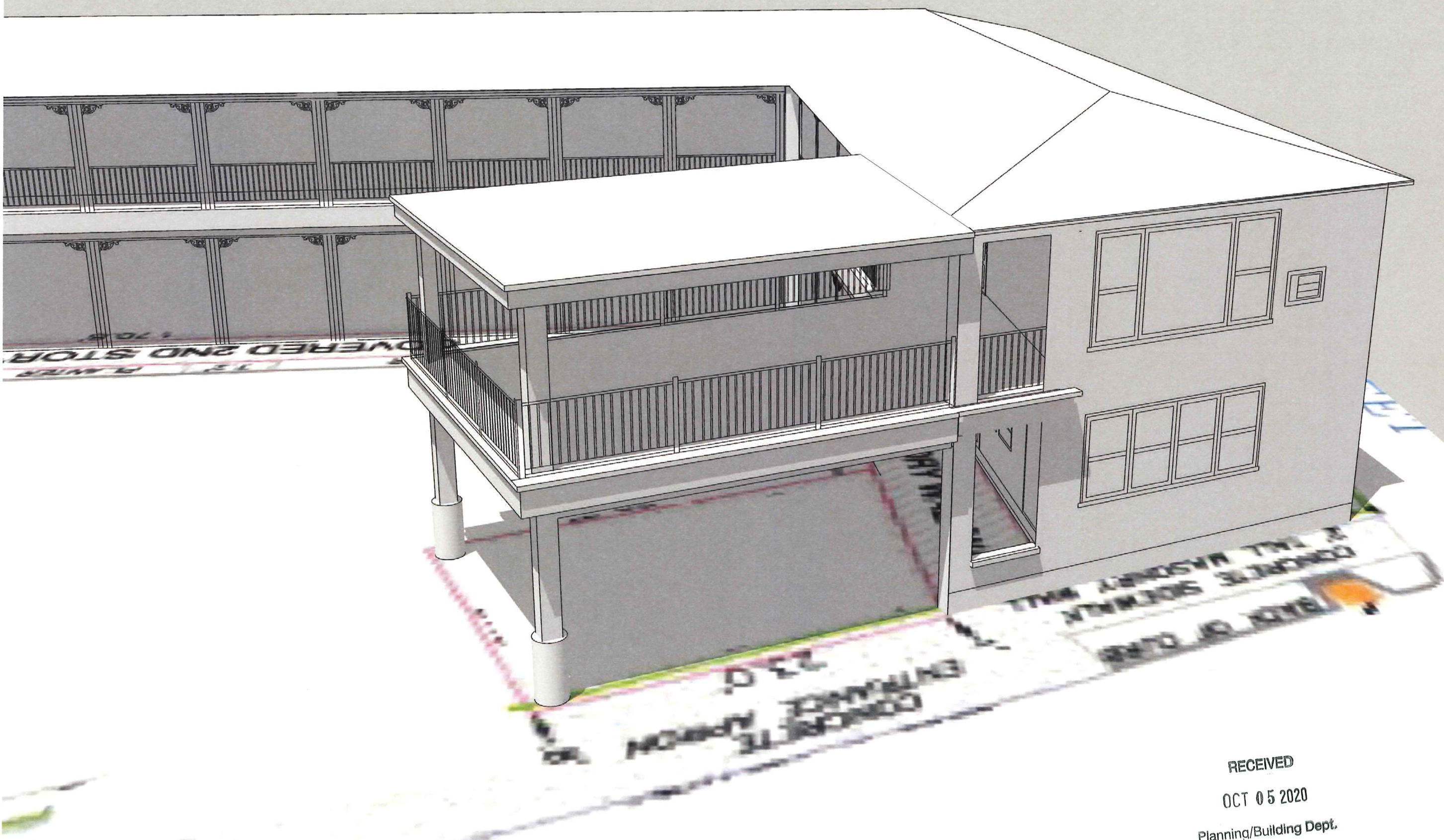
Planning/Building Dept.



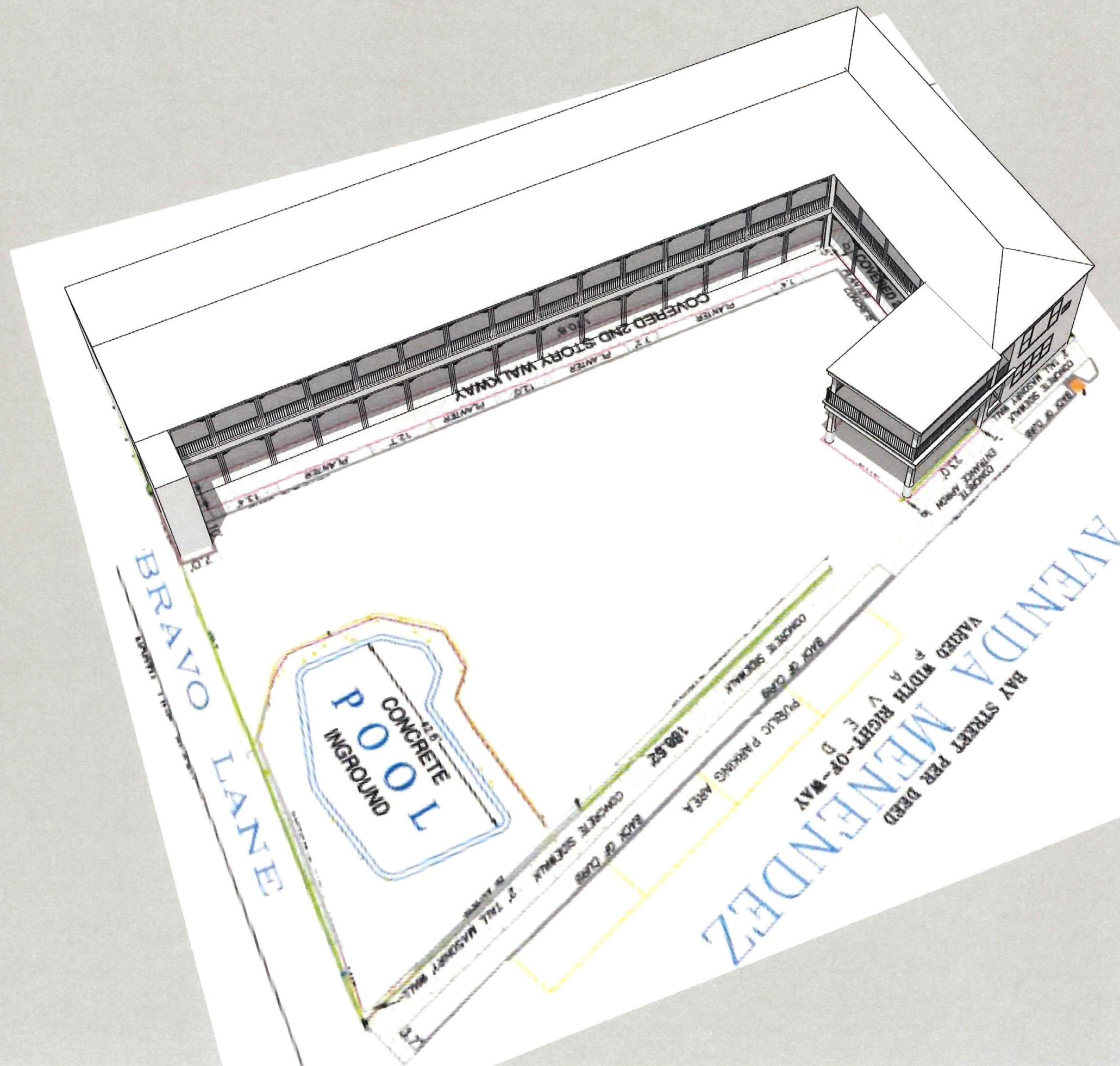
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Planning/Building Dept.



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OCT 05 2020

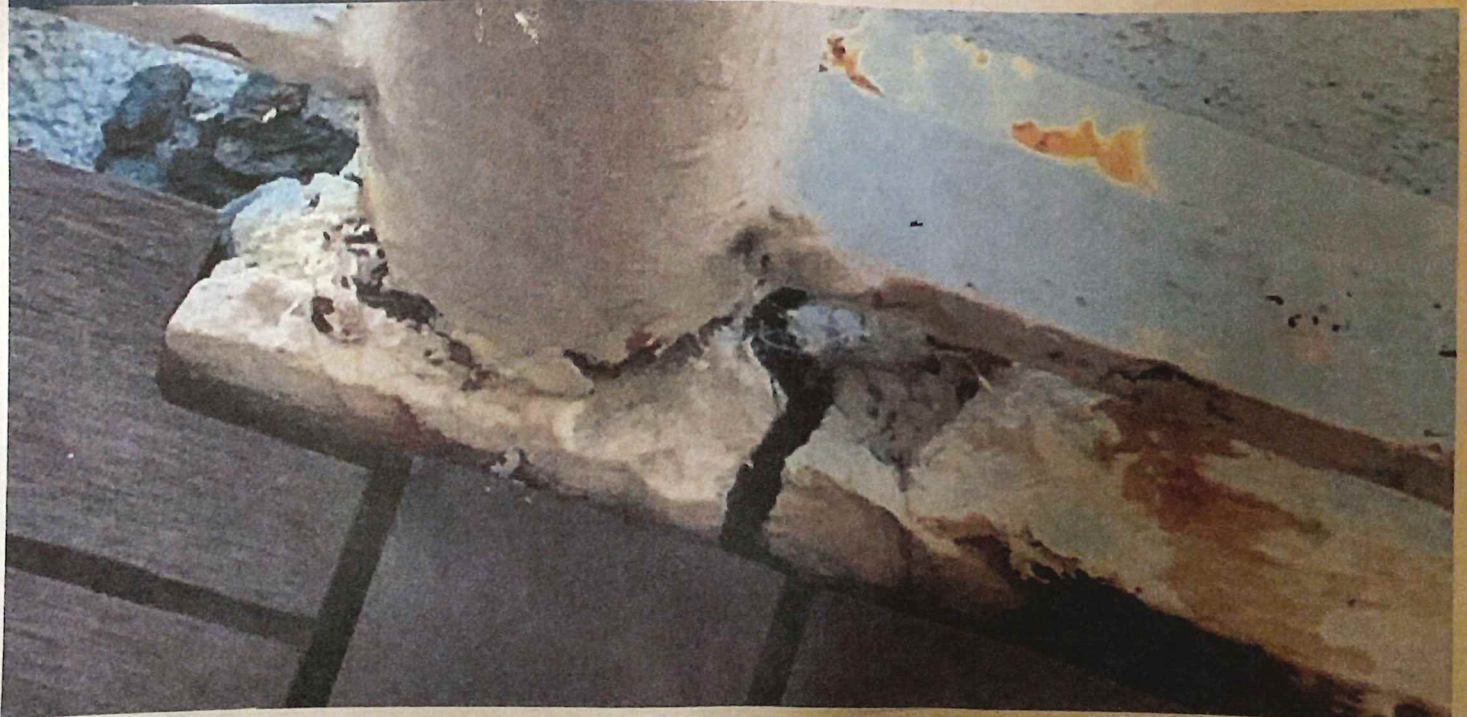
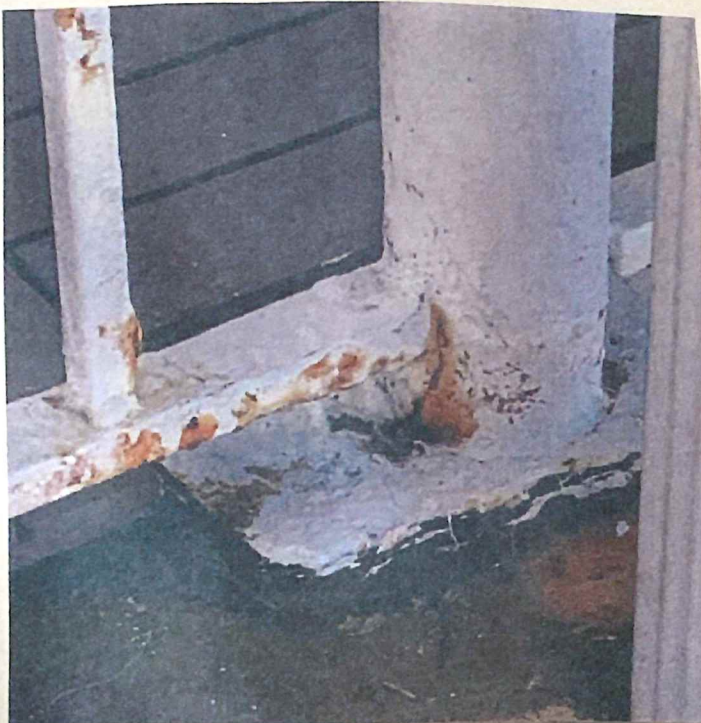
Planning / Building Dept.

MARION HOTEL
120 Avenida Menendez
St. Augustine, Fl.

09/05/20

HARB Board

Please see by the attached photos, that the structural integrity of the support columns have been compromised by the rusting over the years. It is imperative to replace said columns as soon as possible to avoid unsafe conditions to the structure as well as the railings.



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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2020-0098

Meeting Date: September 24, 2020

Receipt No. 1921456

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

Receipt No. _____

1. NAME OF APPLICANT DAVID GRANDE

Business (if applicable) _____

Address 4 REMINGTON RD

City ORMOND BCH

State FL

Zip Code 32174

Daytime telephone 386 299 6312

Other phone/email EXCALIBUR33@CFL.RR.COM

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

2. NAME OF PROPERTY OWNER J. PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

Business (if applicable) MARION MOTOR LODGE

Address 120 AVENIDA MENENDEZ

City ST. AUGUSTINE

State FL

Zip Code 32084

Daytime telephone (required) 904 505 3585

Other phone _____

3. PROJECT STREET ADDRESS 120 AVENIDA MENENDEZ

4. LEGAL DESCRIPTION: Lot N2 Block 20 Subdivision CITY OF ST. AUGUSTINE Parcel 300394-0000

5. EXISTING USE HOTEL PROPOSED USE HOTEL

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 CHANGE METAL RAILINGS + SUPPORTS TO WOOD

☐ ☐

Awning/Canopy

☐ ☐

Exterior Doors

☐ ☐

Windows

☐ ☐

Shutters

☐ ☐

Foundation (including infill)

☐ ☐

Exterior lighting & other appurtenances

☐ ☐

Existing fences, walls & gates

☐ ☐

Existing parking, walkways & other site features

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

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

D. PAINT COLORS (check one)

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

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

ADD COVERED ROOF TO EXISTING DECK
REMOVE METAL RAILINGS & SUPPORTS AND REPLACE
WITH WOOD RAILINGS & SUPPORTS. (SEE PICTURES)

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 DAVID GRANDE
SIGNATURE OF APPLICANT David Grande DATE 08-04-20
PRINT OWNER'S NAME MACK PATEL
SIGNATURE OF OWNER Mack Patel DATE 8-4-2020

J PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

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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SEP 02 2020

Planning / Building Dept.

2020 - 0098

120 Avenida Menendez

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.

86

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☒	☒	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☒	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☒	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☒	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☒	☒	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY <i>@ Need to show how roof structure will tie into existing building details of roof design and structure under roof (how will that look?)</i>			
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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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 |

**Need confirmation "Original Rail Level" sheet is proposed for new railing and verification of material proposed.*
❖ Other details necessary for review: We do not have any real details to see what is proposed for the roof structure that will cover the deck (the roof itself (height, shape, pitch, materials), how it will attach to building, and what will be below roof?

Project number: 2020-0098 Project Address: 120 Avenida Menendez

Reviewed by: Julie Courtney Date: 8.31.2020

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AUG 11 2020

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RECEIVED

AUG 11 2020

Planning / Building Dept





RECEIVED

AUG 11 2020

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AUG 11 2020

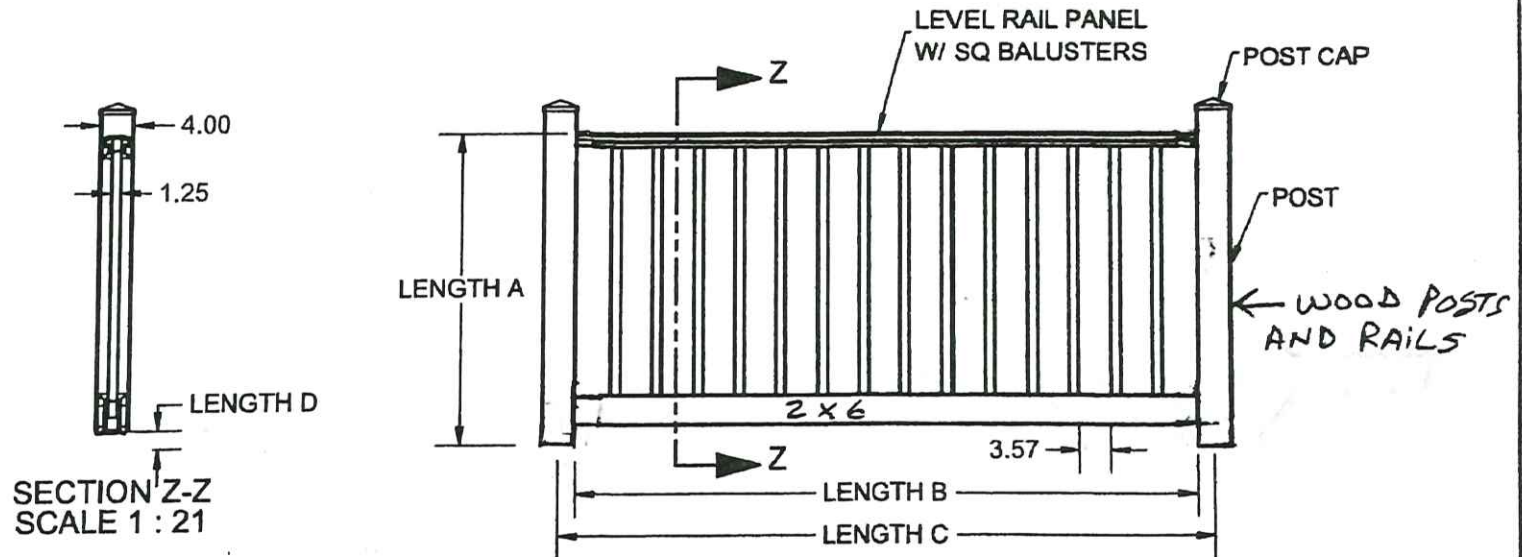
Planning / Building Dept.

ORIGINAL RAIL LEVEL AND STAIR RAIL DETAILS

Planning / Building Dept.

SEP 02 2020

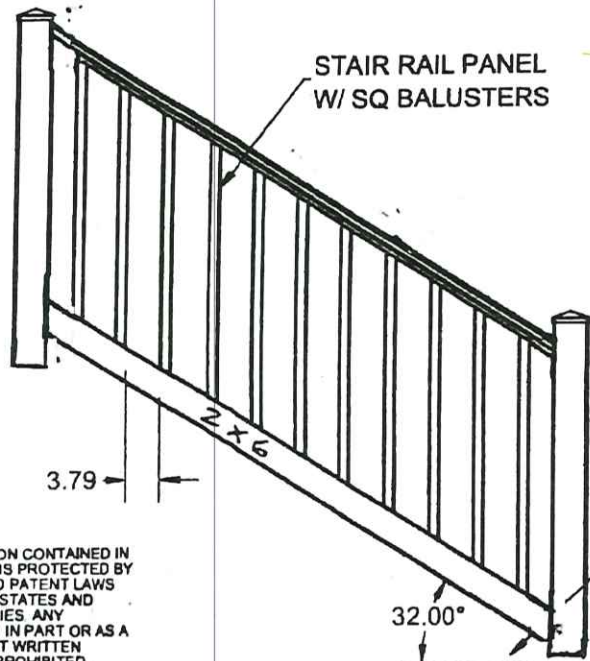
RECEIVED



SECTION Z-Z
SCALE 1:21

NOTE:

- (A) FINISHED RAIL HEIGHT = 42"
- (B) PANEL LENGTH = 47.75", 71.75", 95.75", 119.75"
- (C) MAX SPANS= 98.5X36" IRC, 98.5X42" IBC
- (D) BOTTOM SPACE = 2"



← WOOD POSTS
AND RAILS

STAIR KITS HAVE A WORKING
RANGE OF 32-38 DEGREES.

THE INFORMATION CONTAINED IN
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Barrette		BARRETTE Outdoor Living	
DATE	RP	DATE	04/30/2018
DESCRIPTION			
ORIGINAL RAIL LEVEL AND STAIR RAIL			
SHEET 1 OF 4		REVISION	PART NUMBER
SCALE 1:21			N/A
WEIGHT: N/A			

RECEIVED

SEP 03 2020

Planning / Building Dept.



SEP 03 2020

Planning / Building Dept.

- ① ROOF PITCH - 4/12
- ② OVERALL HEIGHT OF ROOF - 21 FT.
- ③ MATERIALS & COLOR OF ROOF - ~~SHINGLES~~ SHINGLE ROOF TO MATCH EXISTING
- ④ MATERIALS & COLOR OF WALLS - STUCCO WALLS / WHITE PAINT
- ⑤ FINISH OF WOOD RAILS - WHITE PAINT



RECEIVED

SEP 0 2020

Planning / Building Dept



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

Summary

Parcel ID	1983900000
Location Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.450
Homestead	N

Owner Information

Owner Name	J Prabhu LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$889,324
Extra Features Value	\$33,794
Total Land Value	\$1,036,970
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,928,800
Total Deferred	\$0
Assessed Value	\$1,928,800
Total Exemptions	\$0
Taxable Value	\$1,928,800

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$750,107	\$33,794	\$1,036,970	\$0	\$0	\$1,820,871	\$1,784,308	\$36,563	\$1,784,308
2018	\$645,604	\$33,794	\$942,700	\$0	\$0	\$1,622,098	\$1,622,098	\$0	\$1,622,098
2017	\$645,604	\$31,626	\$942,700	\$0	\$0	\$1,619,930	\$1,619,930	\$0	\$1,619,930
2016	\$323,296	\$30,411	\$785,720	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2015	\$323,296	\$30,411	\$687,505	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2014	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2013	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2012	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2011	\$200,000	\$24,493	\$795,541	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2010	\$240,000	\$24,493	\$883,935	\$0	\$0	\$964,493	\$964,493	\$0	\$964,493

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	14924	Roof Cover	Composite Shingle
Conditioned Area	11070	Interior Flooring	Carpet
Actual Year Built	1959	Interior Wall	Drywall
Use	Motel	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	100 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
OUTSIDE STAIRS	0	66
CANOPY (COMMERCIAL)	0	1142
BALCONY	0	416
FINISHED UPPER STORY	4590	4590
BASE AREA	4590	4590
CANOPY (COMMERCIAL)	0	1142
CANOPY (COMMERCIAL)	0	416
BASE AREA	945	945
CANOPY (COMMERCIAL)	0	291
FINISHED UPPER STORY	945	945
CANOPY (COMMERCIAL)	0	291
OUTSIDE STAIRS	0	42
OUTSIDE STAIRS	0	48

Total SqFt	11070	14924
------------	-------	-------

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	840
Concrete Paving	0	0	0	0	10800
Masonry Wall	0	0	0	0	560
Metal Fence 4'	0	0	0	0	75

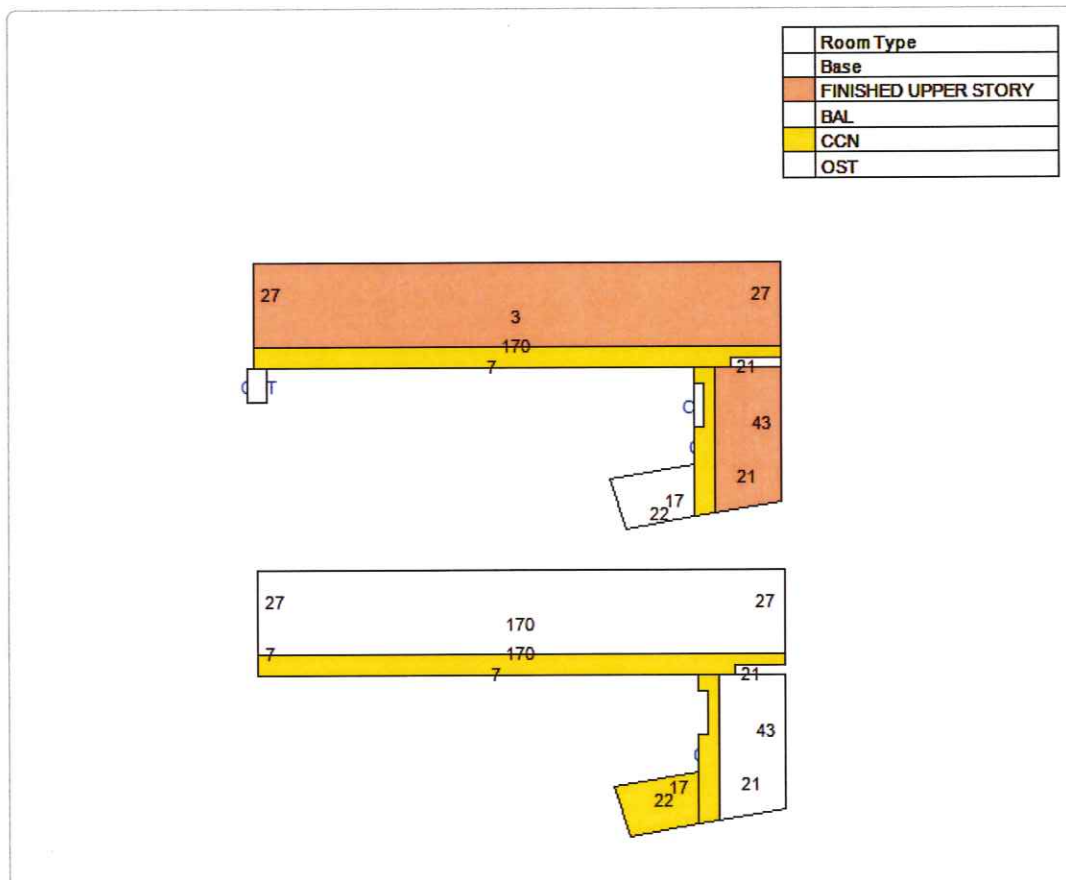
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	0	0	18854	SF	\$1,036,970

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2016	7/8/2016	\$4,100,000.00	WD	4220	1288	U	I	MARION MOTOR LODGE	J PRABHU LLC
	7/1/2008	\$0.00	WD	3107	639	U	I	KACZMARCZYK STEFANIA	MARION MOTOR LODGE

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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[GDPR Privacy Notice](#)

Last Data Upload: 8/22/2020, 12:27:44 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.79

76 5974

executive line

FORM 124- FLORIDA Warranty Deed (From a Corp.)

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

REC 307 PAGE 206

This Indenture,

Made this

15th

day of

June

, A. D. 1976

Between MARION MOTOR LODGE, INC.,

a corporation existing under the laws of the State of Florida
having its principal place of business in the County of St. Johns and
State of Florida party of the first part, and

HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, husband
and wife as tenants by the entirety, 120 Avenida Menendez,
St. Augustine,
of the County of St. Johns and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of -----Ten and no/100 (\$10.00)----- Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second part
forever, the following described land, situate, lying and being in the County of
St. Johns , State of Florida, to wit:

All of Block 20, according to the Official Map of the City of
St. Augustine, Florida; said land is bounded on the East by
Bay Street, on the South by Bravo Lane, and on the West by
Marine Street and on the North by Cadiz (formerly Green) Street.

SUBJECT TO: Existing mortgage dated September 26, 1975 by
MARION MOTOR LODGE, INC. to FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF PUTNAM COUNTY, recorded September 26, 1975 in
Official Records 286, page 571, St. Johns County, Florida,
securing a note in the original amount of \$130,000.00, which
mortgage has a current balance of \$128,450.28 as of June 15,
1976, and which mortgage the grantees herein expressly assume
and guarantee to pay.

And the said party of the first part does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has
caused these presents to be signed in its name by its President,
and its corporate seal to be affixed, attested by its Secretary
the day and year above written.

This Indenture

is

to be

in

St. Augustine,

(Corporate Seal)

Attest: Douglas Franklin White
DOUGLAS FRANKLIN WHITE, Secretary

MARION MOTOR LODGE, INC.

By George D. White
GEORGE D. WHITE, President

Signed, Sealed and Delivered in Our Presence:

[Signature]
State of Florida

ST. JOHNS
COUNTY

County of ST. JOHNS

I Hereby Certify. That on this 15th day of June, A. D. 1976,
before me personally appeared GEORGE D. WHITE and
DOUGLAS FRANKLIN WHITE, Secretary President and Secretary
respectively of MARION MOTOR LODGE, INC., a corporation
under the laws of the State of Florida, to me known to be the
persons described in and who executed the foregoing conveyance to
HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, his wife,

and severally acknowledged the execution thereof to be their free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at St. Augustine,
in the County of St. Johns and State of Florida, the day and
year last aforesaid.

Notary Public

My Commission Expires 9-24-78

MIDSTATE LEGAL SUPPLY COMPANY

02003
JUN 29 1976
DEPT. OF REVENUE
PB. 190126
FLORIDA
DOCUMENTARY STAMP TAX
484.20

ST. JOHNS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUN 29 1976
DEPT. OF REVENUE
PB. 190126
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PB. 190126
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PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

JUN 29 1 43 PM '76

CLERK ROBERT H. HAYES
Darius W. Brown
Attorney
412 N. Halifax Ave.
Daytona Beach, Fla.
3 2018

Return to -
REC 60
SS 1652.30
ST 41.00

Prepared by and return to:
John L. Whiteman, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 16-0481
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of July, 2016 between Marion Motor Lodge, LLC, a Florida Limited Liability Company whose post office address is 49 Carrera Street, Saint Augustine, FL 32084, grantor, and J Prabhu, LLC, a Florida Limited Liability Company whose post office address is 4580 Collins Road, Jacksonville, FL 32244, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida, to-wit:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

Parcel Identification Number: 198390-0000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 claiming by, through or under grantors.

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

DoubleTimes

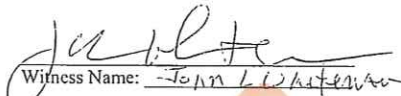
Signed, sealed and delivered in our presence:


Witness Name: John L. Whiteman

Marion Motor Lodge, LLC

By: Stefania Kaczmarczyk
Stefania Kaczmarczyk, Manager

(Corporate Seal)

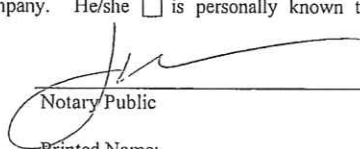

Witness Name: John L. Whiteman

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 8th day of July, 2016 by Stefania Kaczmarczyk of Marion Motor Lodge, LLC, on behalf of the company. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____



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

Detail by Entity Name

Florida Limited Liability Company

J PRABHU, LLC

Filing Information

Document Number L16000016651

FEI/EIN Number 81-2807782

Date Filed 01/25/2016

Effective Date 01/18/2016

State FL

Status ACTIVE

Principal Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Mailing Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Registered Agent Name & Address

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Address Changed: 01/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2018	01/16/2018

2019	01/10/2019
2020	03/17/2020

Document Images

03/17/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 17, 2020 Meeting**



Application F2020-0122 Address: 241 St. George Street

Applicant: Sisters of St. Joseph

Property Owner: Sisters of St. Joseph

Project description: To alter five window openings and to install new windows on a building constructed c. 1940s (34 Aviles Street).

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A (building not included on SJ01916: St. Joseph's Academy and Convent)
National Register:	St. Augustine Town Plan Historic District	Construction date:	c. 1940s
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1992900000		
Agenda Item:	5(b)	Previous Action(s):	COA F2007-0008

STAFF SUMMARY AND ANALYSIS:

- The Sisters of St. Joseph Convent consists of multiple buildings on a campus that is bounded by Cadiz Street to the north, Bridge Street to the south, and extends west to St. George Street and east to Aviles Street. The project area is on a building that is located behind a tall coquina wall that fronts Aviles Street with an address of 34 Aviles Street. This building is not listed under the contributing buildings within the St. Augustine Town Plan National Register Historic District national nomination.
- While this campus contains the O'Reilly House (constructed c.1690 – 1788), one of the older existing buildings in St. Augustine, the adjacent subject concrete block building covered in stucco first appears on the 1946 revised version of the 1930 Sanborn Maps, and labeled on the map as a laundry.
- The building's original windows have been either previously replaced with vinyl casement windows, on the upper level, or were removed with the openings filled in when the building was converted to store the archives after HARB's approval of a Certificate of Appropriateness application F2007-0008.
- Uncovering the shuttered window openings will help return the window openings with functioning windows and unify them with the other existing openings on the north and west elevations that have all uncovered casement windows. Only one window opening will be altered on the south elevation, which has both casement windows and shuttered openings with the remaining openings to be left unchanged. Leaving the 5 proposed window openings in the same location, but lowering them 12" will have a minimal impact to the overall building, not altering the architectural integrity of what was originally constructed as a service building. While vinyl casement windows are in place on the upper level, the wood version of the window as proposed is more appropriate material for its location in HP-1.
- Placing wood shutters and shutter dogs on either side of the window will also be compatible with the rest of the open windows and will fill in the missing shutters on the north elevation of the building. The proposed wood material is more appropriate than the existing vinyl shutters.
- Overall, wood is the preferred material for both the windows and shutters over the vinyl windows and shutters that were previously installed. The proposed alterations will not be visible from the streetscape.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can - **APPROVE a CERTIFICATE OF APPROPRIATENESS (COA) at 241 St. George Street because it meets the Secretary of the Interior's Standards for Rehabilitation 9.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Is proposed to include the following:

1. To remove the existing vinyl shutters that cover 5 window openings on three of the building's elevations
2. Lowering the 5 existing window openings by 12", while keeping the window opening the same overall size
3. Rebuilding window sills that will require removal with proposed lowering of window openings
4. To install double wood casement windows (2'4" wide x 5' high) with no muntins in the five modified window openings to match the style of windows on second floor
5. To install new wood shutters that match the existing style on either side of the 5 windows, with working shutter dog hardware to match the shutters on the second floor
6. To keep all existing exterior wall, window and shutter colors the same.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Windows and Window Treatments

Secretary of the Interior's Standards for Rehabilitation 2, 3, 6 and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Masonry Vernacular windows may be fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two, or one-over-one. Windows in commercial buildings may be fixed sheet (plate glass). Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

COA F2020-0122
241 St. George Street
December 17, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Maps

STAFF PHOTOGRAPHS

241 St. George Street



West and North Elevations

STAFF PHOTOGRAPHS 241 St. George Street



**West Elevation ground level windows to be altered
similar to existing upper level windows**

STAFF PHOTOGRAPHS

241 St. George Street



**South
Elevation:
Window on
west end at
ground level
to be altered
and Looking
east towards
Aviles Street**

STAFF PHOTOGRAPHS

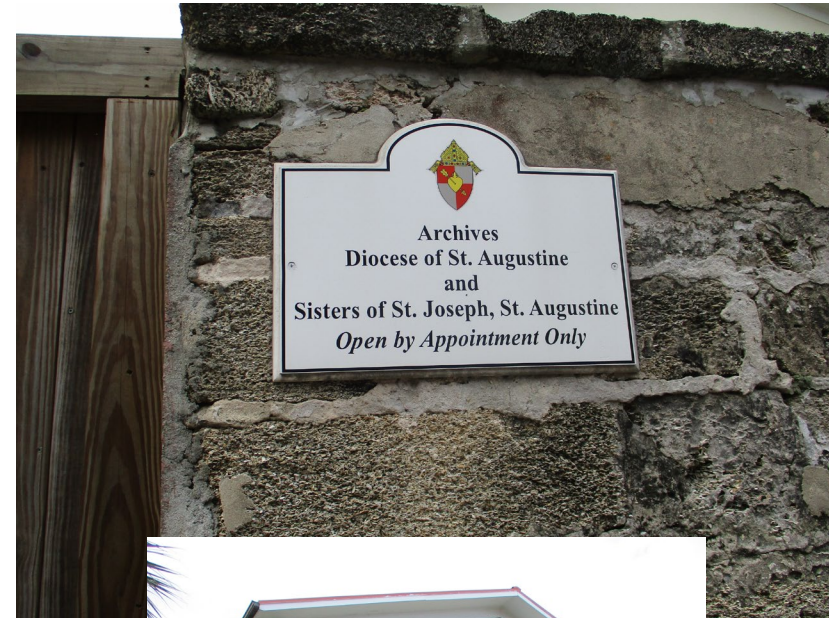
241 St. George Street



North Elevation and Northwest Corner

STAFF PHOTOGRAPHS

34 Aviles Street (part of 241 St. George Street campus): Looking north and west from Aviles



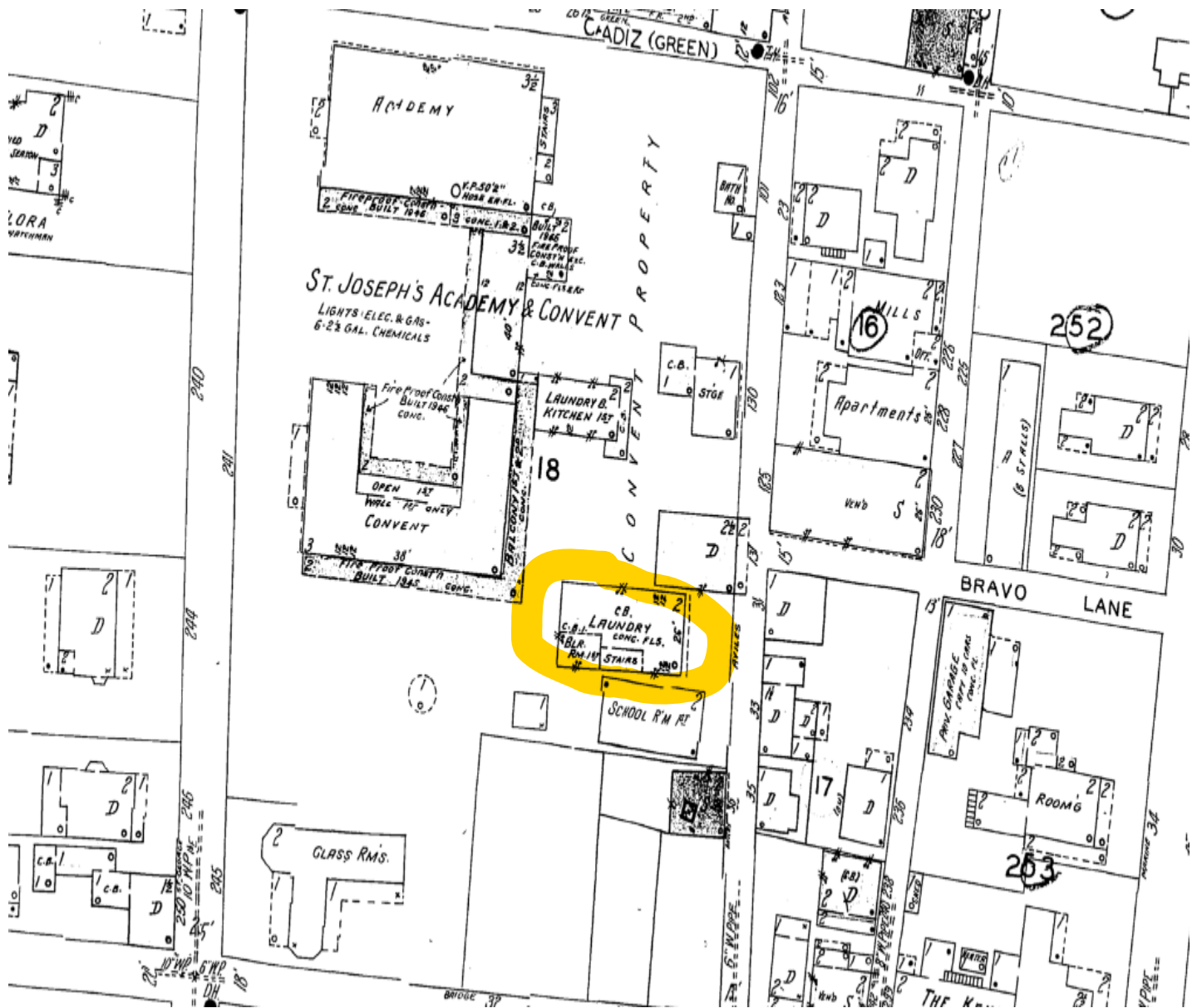
STAFF PHOTOGRAPHS 241 St. George Street



Context area around 34 Aviles Street

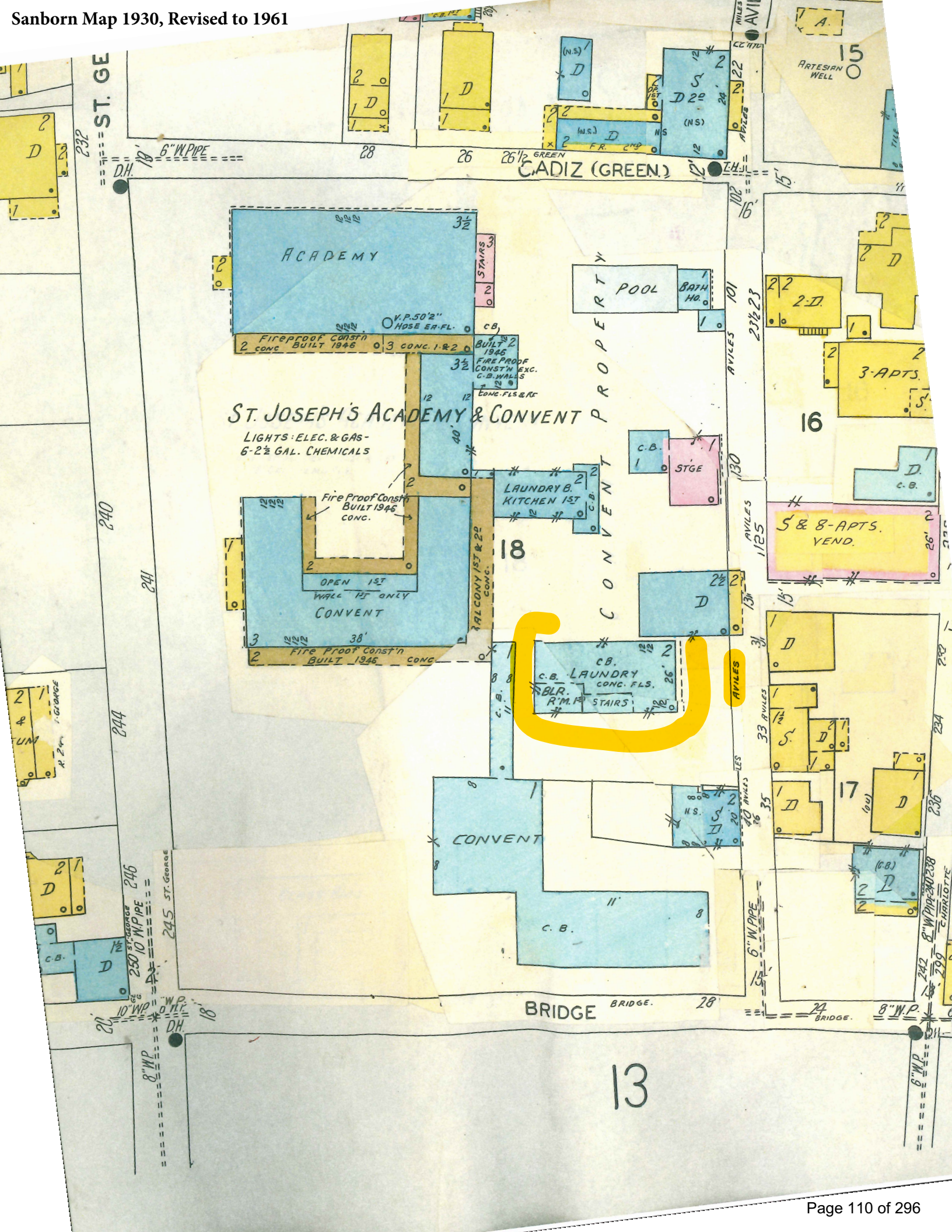
ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 10 (REVISED 1946)



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NOV 20 2020

Planning/Building Dep.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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



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

BDAC Project No. 2020-0122Receipt No. 1987682Meeting Date: December 17, 2020

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

Receipt No. _____

1. NAME OF APPLICANT Frank CastilloBusiness (if applicable) Sisters of St. JosephAddress 241 St. George St.City Saint Augustine State FL Zip Code 32084Daytime telephone (386) 292-3121 Other phone/email 904-824-1752*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Sisters of St. Joseph

Business (if applicable) _____

Address PO Box 3506City Saint Augustine State FL Zip Code 32084Daytime telephone (required) 386-292-3121 Other phone 904-824-17523. PROJECT STREET ADDRESS 241 St. George St.4. LEGAL DESCRIPTION: Lot _____ Block 35 Subdivision City of St. Aug Parcel 199290-00005. EXISTING USE Multi-family Res PROPOSED USE Multi-family Res

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | |
|-------------------------------------|--------------------------|---|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) <u>Rework window openings - 1st Floor</u> |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☒ | ☐ | Windows <u>Re-establish original window openings and install new windows</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ 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)

Please refer to the attached Presentation "Sisters of St. Joseph Joint Dining Hall"

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 Frank Castillo

SIGNATURE OF APPLICANT [Signature]

DATE 11/20/2020

PRINT OWNER'S NAME Sisters of St. Joseph

SIGNATURE OF OWNER [Signature]

DATE 11/20/2020

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

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Owner's Authorization For Agent

Les Thomas, Architect is/are hereby authorized TO ACT ON BEHALF
OF Sisters of St. Joseph, 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:

CERTIFICATE OF APPROPRIATENESS



BY: Kathleen Carr

Signature of Owner

Sr. Kathleen Carr

Print Name of Owner

305-807-3525

Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 20th day of Nov, 2020

By Kathryn Jones

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Kathryn Jones

My Commission expires: 9/9/2024

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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:

A section of the casement window proposed would be helpful.
Need clarification on labels written on plan - please clarify "Previous" label on sheet A-1. Please provide dimensions, hardware & finish info for windows & hardware and details on any changes to the shutters

Project number: 2020-0122 Project Address: 241 St. George Street

Reviewed by: Jake Courtney Date: 11.25.2020

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Sisters of St. Joseph Joint Dining Hall

PROJECT DESCRIPTION: The Sisters have had a presence in St. Augustine going back to 1866. The sisters' very first mission in St. Augustine was to educate and evangelize freed slaves. Since that time, the Sisters have embraced a wide variety of philanthropic initiatives throughout the state of Florida.

The subject property is a small campus that includes housing for about 70 Sisters, mission offices, and historic archives. At present, the housing is split into two separate buildings, each with about 35 Sisters in Residence. At present, each building has its own dining hall.

The primary mission of the proposed project is to leverage an existing building to provide a joint dining hall, where all 70 Sisters can break bread together. The building is currently used to store archives, which is why the windows were covered up about 15 years ago. The windows were covered to add security for the collection.

The subject property includes six separate buildings. This application proposes to alter the exterior of one of the accessory buildings. The proposed modifications do not add any new structures to the site. The proposed modifications are not visible to the street.

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Sisters of St. Joseph - Window Details

- The new windows will be Kolbe Windows & Doors Heritage Series Crank Out Casement Windows. These are all wood windows with painted exterior finish. Final Paint Color will be color matched to existing.
- The existing windows on the second floor are PGT Vinyl Windows in a beige color.
- To keep within AGHP guidelines, we are proposing a wood window in lieu of matching to the existing vinyl window.
- Windows will be recessed in the masonry openings the same depth as existing windows.
- We propose matching the existing double casement window configuration with the new windows to blend in with existing conditions.
- The new windows will not have any mullions so as to match existing.
- The new windows will each be a pair of 2' 4" x 5' 0" outswing casement windows with a 1" structural mull between the units to match existing windows on the building.
- Specifications of the new wood windows have been provided. The selected details and profiles are intended to blend with existing profiles as closely as possible while working with a wood window construction to stay within AGHP guidelines.
- New Wood Shutters will be installed to match existing with shutter dog hardware to match shutters on the 2nd floor.

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DEC 03 2020

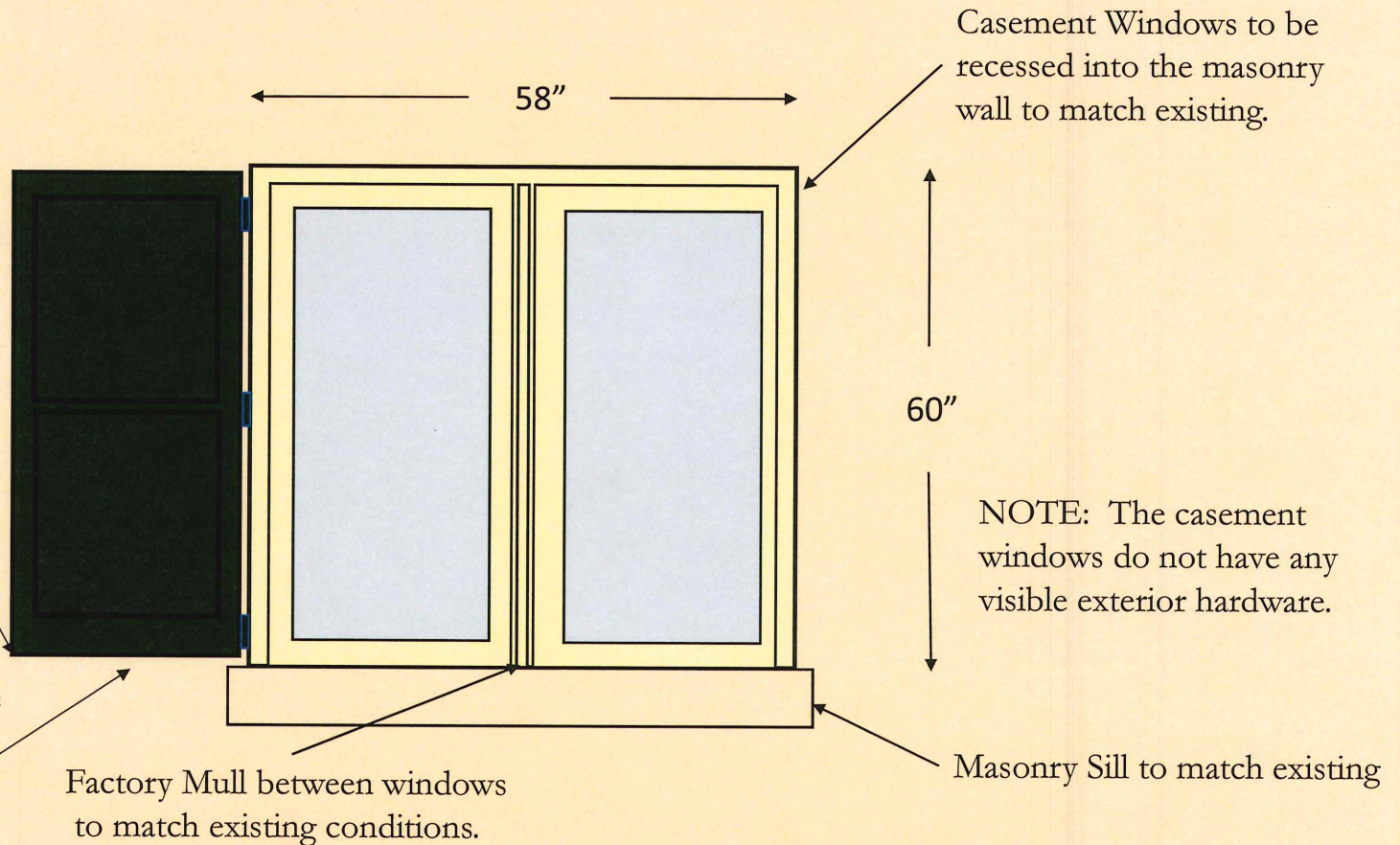
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Sisters of St. Joseph – Window Details Cont.

NOTE: Exterior wall color, shutter color, and window color to remain the same.



New Wood Shutters to be installed on both sides with hinges and shutter dogs to match existing.

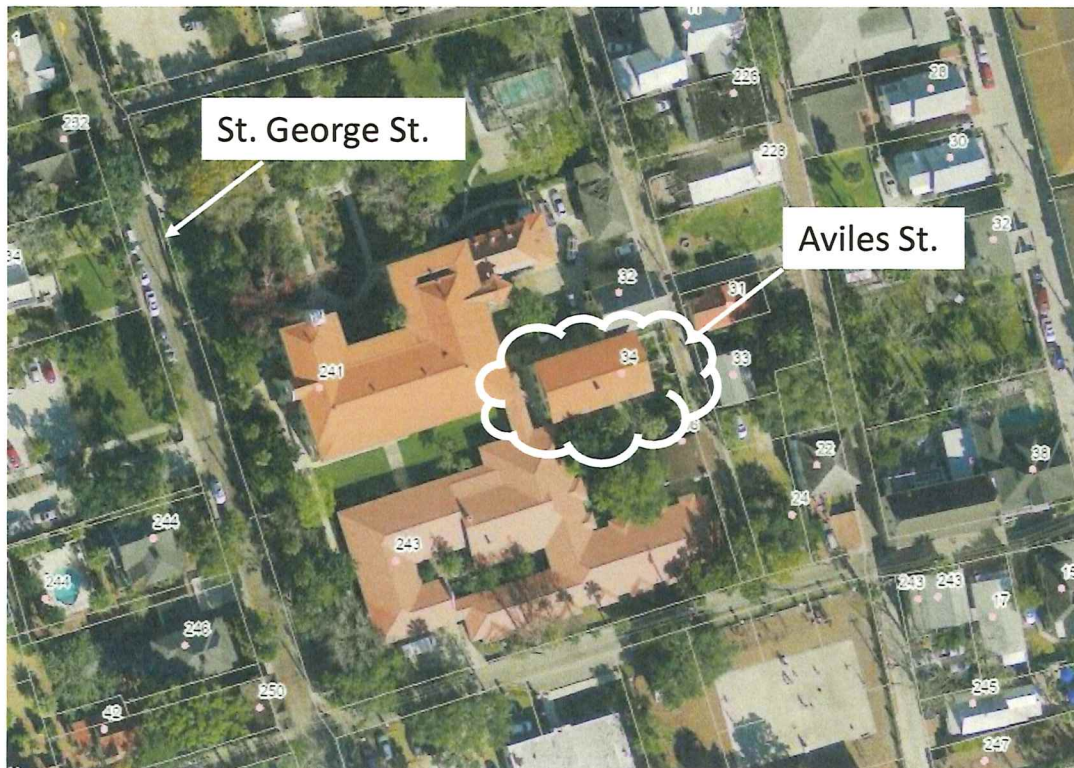


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Sisters of St. Joseph – Site Map



This aerial view shows the Sister of St. Joseph campus. The building clouded is the building where window modifications are proposed.

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Sisters of St. Joseph – Existing Conditions

BELOW: This photo shows the building to be renovated. Please note that due to the unique nature of this campus style setting is it difficult to get a photo of the entire building from any one angle.



ABOVE: This photo shows the view of the building from Aviles Street. Pedestrians can only see the 2nd floor gable end. The building is not visible from St. George St. Note that this view will not be altered in any way.

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Sisters of St. Joseph – Existing Conditions



ABOVE: View from Aviles Street Entry Gates. The building in the background will not be altered. The subject property is not visible from this entry point.

BELOW – The south elevation is only altered at the one window highlighted. The original window got filled in and then shuttered. The project scope of work includes removing the shutters, installing windows in their place, and reinstalling the shutters at the sides of the new windows at one opening as indicated.



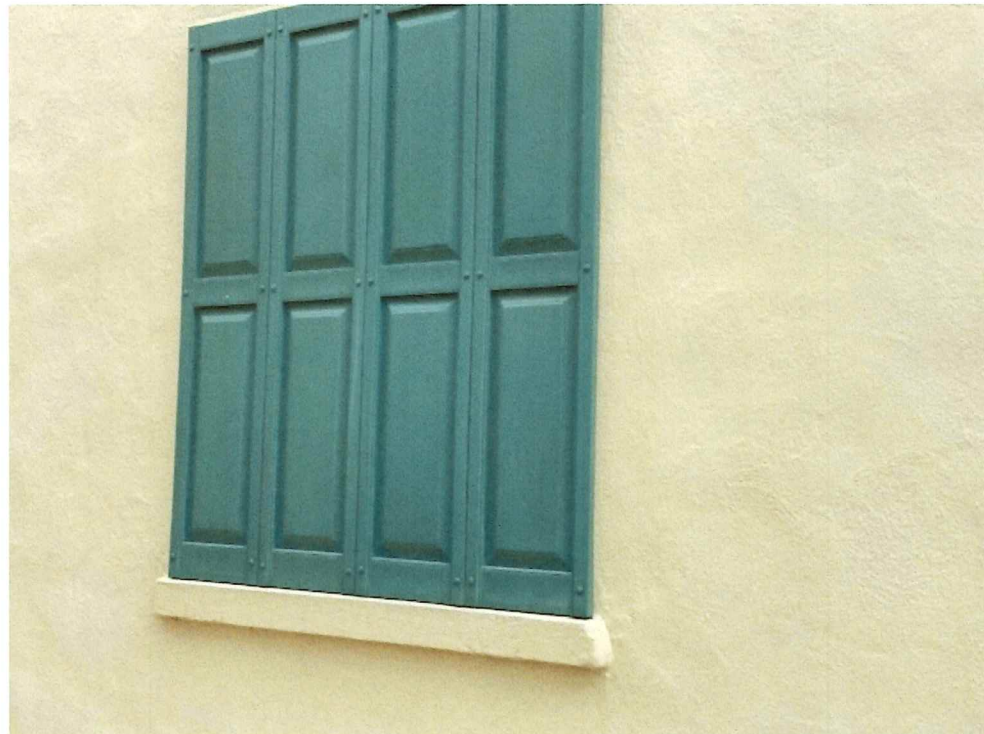
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Sisters of St. Joseph – Existing Conditions

RIGHT: The proposed alterations reopen five (5) original window openings that were blocked in and then covered with shutters. The new openings will be lowered by 12” because the current windows extend up into a drop ceiling that houses ductwork and other mechanical equipment. We propose repurposing the shutters to either side of each opening to retain the look employed elsewhere on the building.



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Sisters of St. Joseph – Proposed Conditions

RIGHT – The highlighted openings are the proposed areas where windows are to be reinstalled.



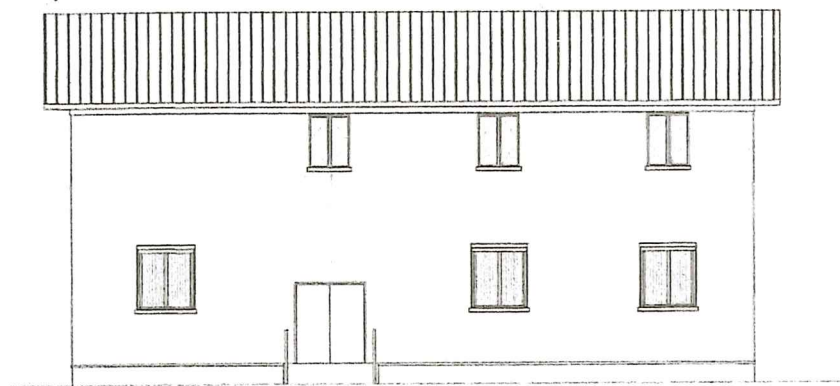
LEFT – Note that the proposed plan is to go back with the same window size as was originally in the building; however, we proposed lowering each window 12". It is a little unusual that top of window opening is currently so much higher than top of door. Applicant proposes lowering the windows for better interior fit and finish. The window sills on the inside are very high off the floor and the top of the existing openings goes up into a modern drop ceiling.

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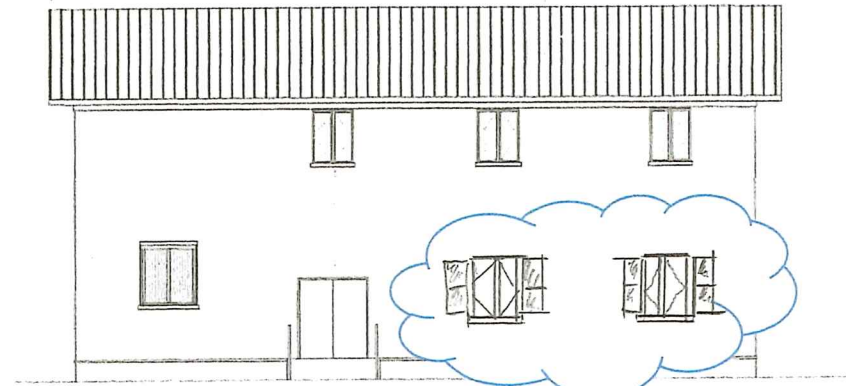
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Sisters of St. Joseph – North Elevation



NORTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



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

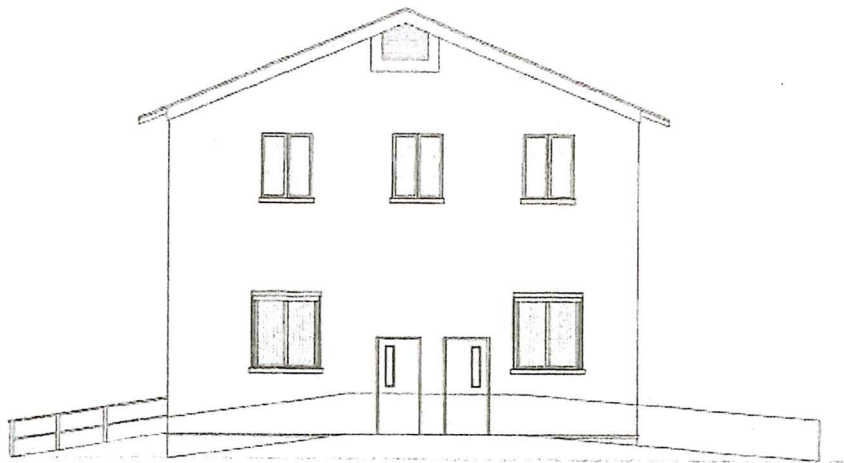
PROPOSED NORTH ELEVATION – Reinstall
Two (2) Windows 12" lower than original location.
Height and Width of Window to be same as
originally in the building.

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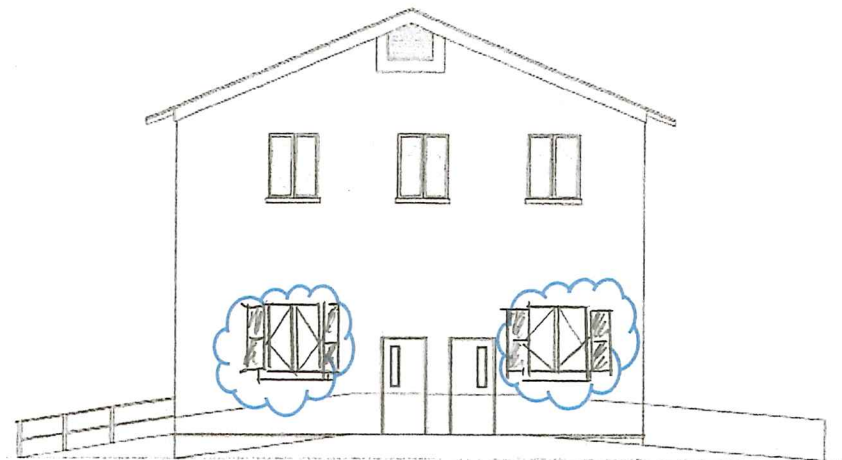
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Sisters of St. Joseph – West Elevation



WEST ELEVATION
SCALE: 1/8" = 1'-0"
EXISTING



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

PROPOSED WEST ELEVATION – Reinstall Two (2) Windows 12" lower than original location. Height and Width of Window to be same as originally in the building.

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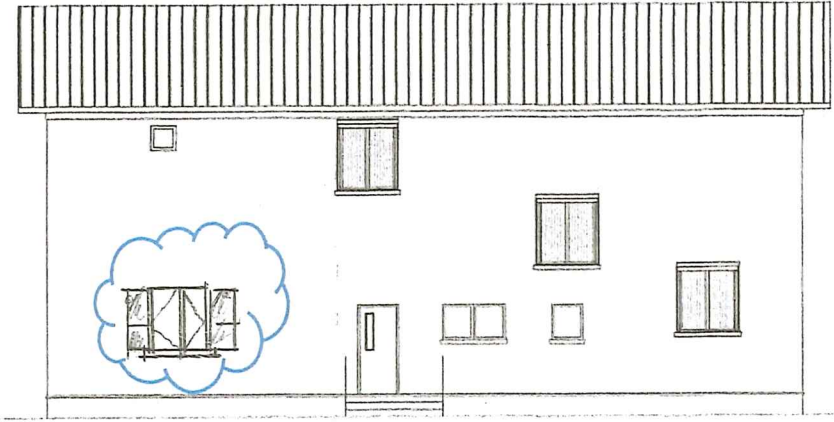
Sisters of St. Joseph – South Elevation



SOUTH ELEVATION

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

EXISTING



SOUTH ELEVATION

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

PROPOSED SOUTH ELEVATION – Reinstall Window 12" lower than original location. Height and Width of Window to be same as originally in the building.

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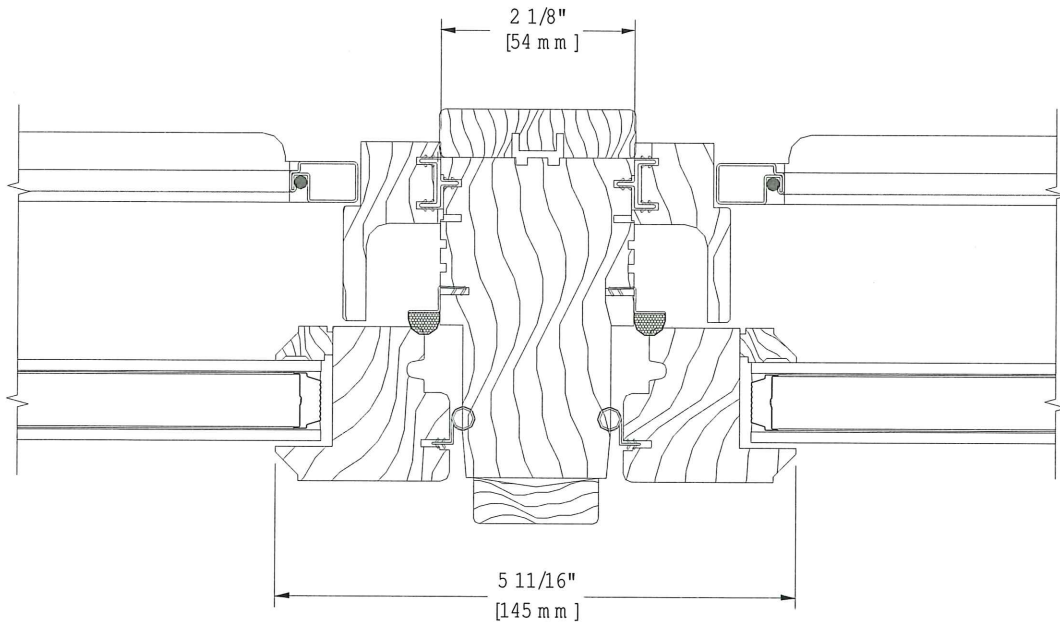
Sisters of St. Joseph – Summary

- The subject building is not an historic structure, but it is located in a historic district on a historic property.
- The proposed alterations are compatible with the existing structure – Applicant proposes reinstalling windows that had previously been in the building.
- The purpose of the project is, at its very core, to bring people together. The renovations are necessary to eliminate two separate dining halls and to provide one shared dining space so that all of the Sisters can share meals together.
- The proposed windows will match existing. All paint colors and finishes will match existing.
- There will be no adverse impacts on neighboring historic structures and streetscapes.

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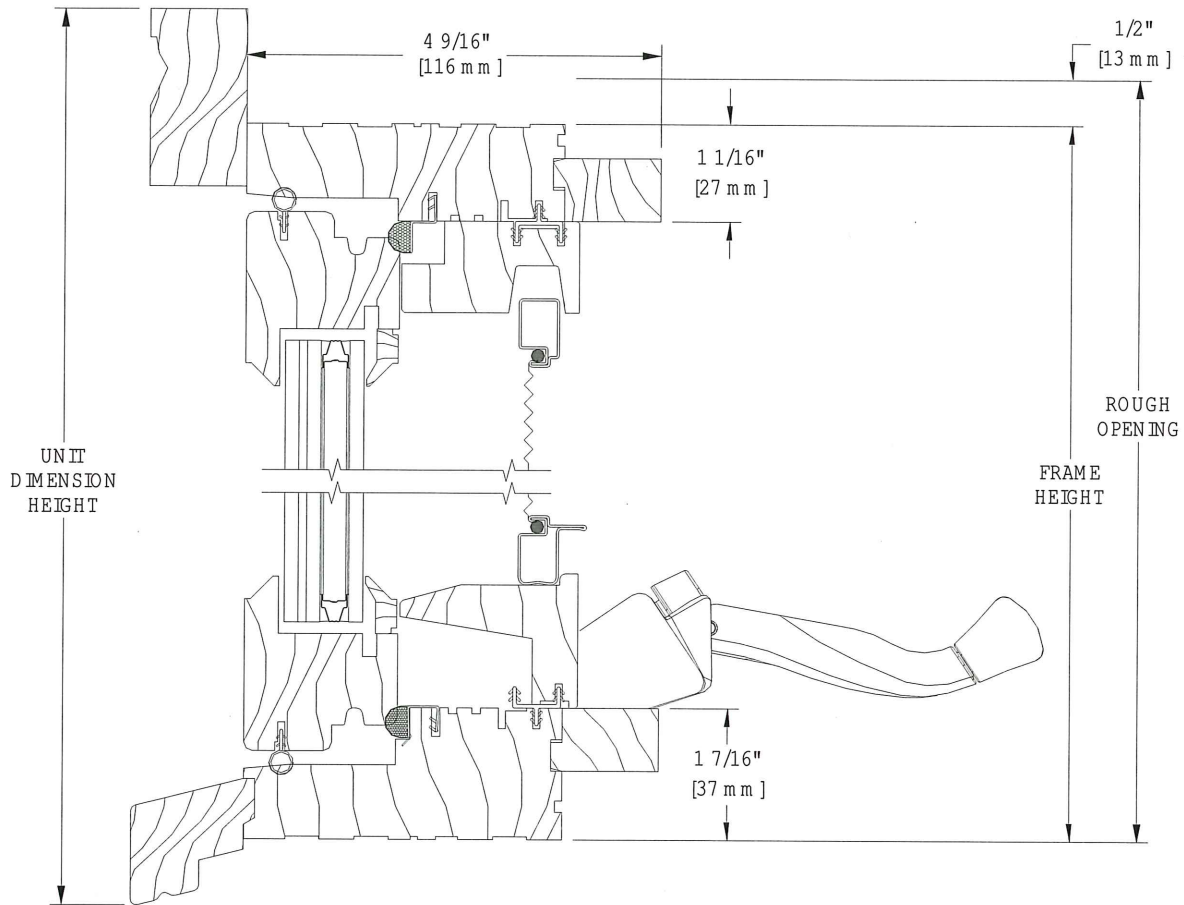
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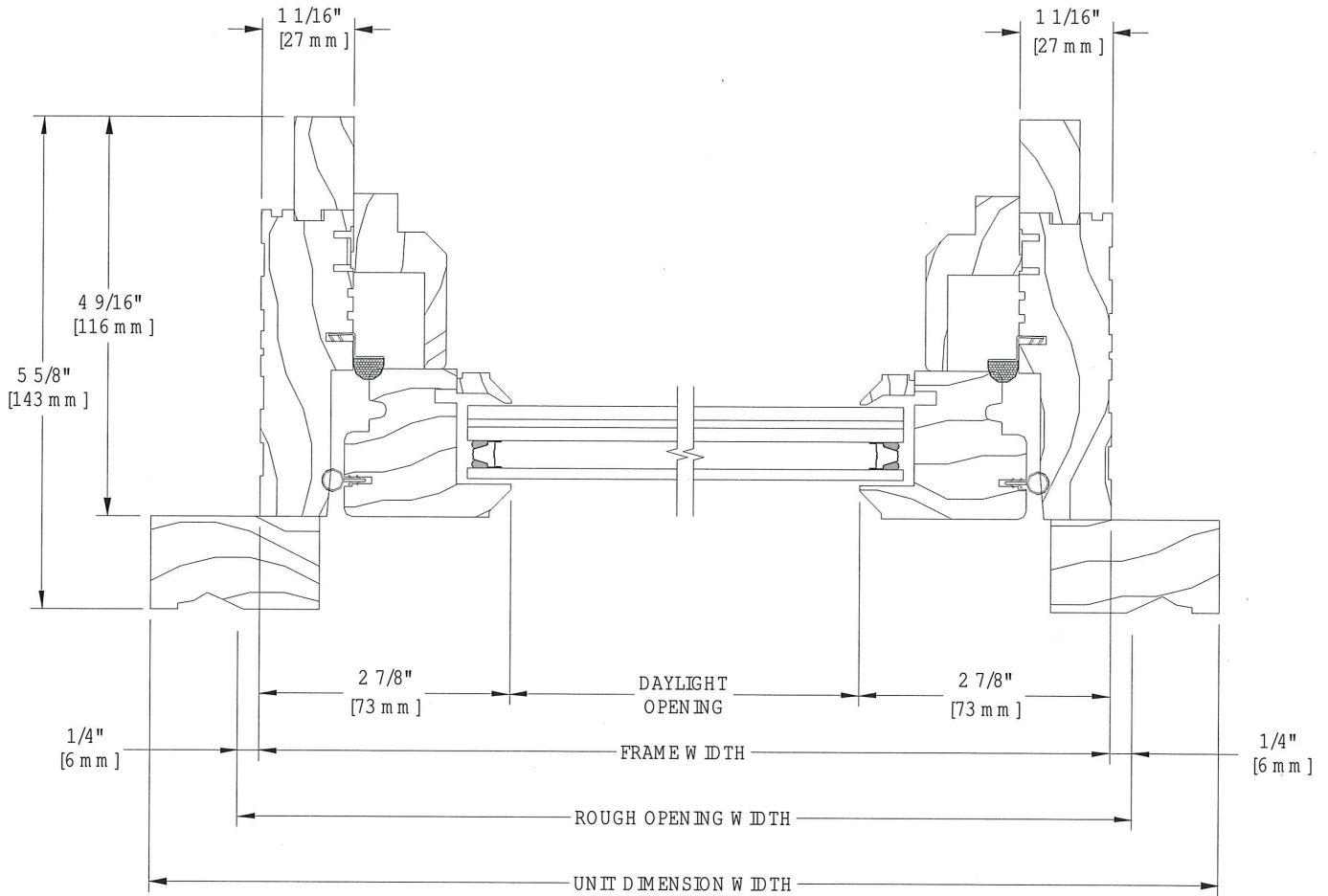
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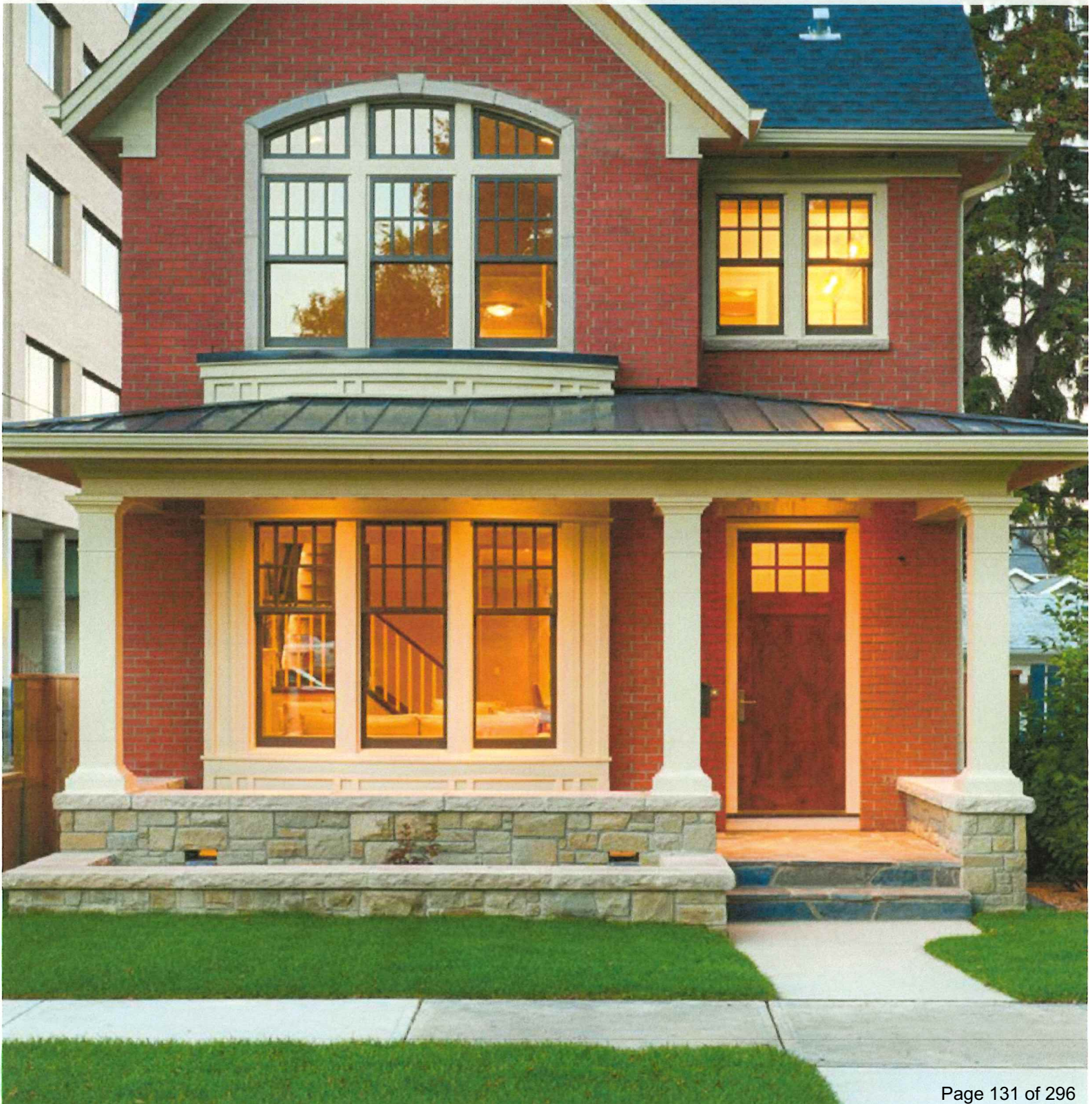
DEC 03 2020

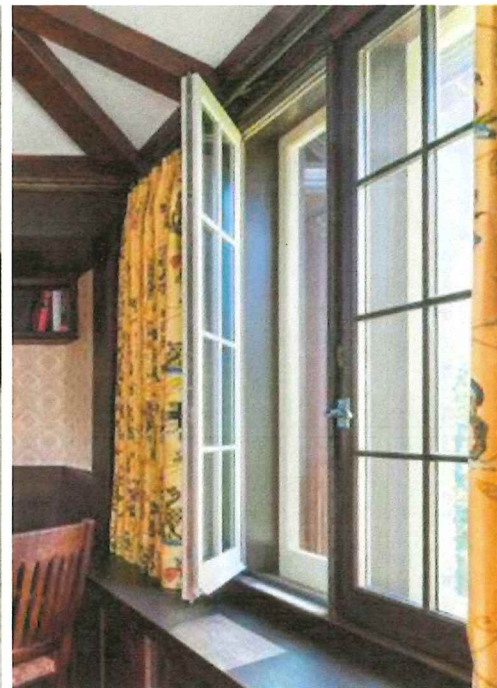
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KOLBE
WINDOWS & DOORS

Heritage Series





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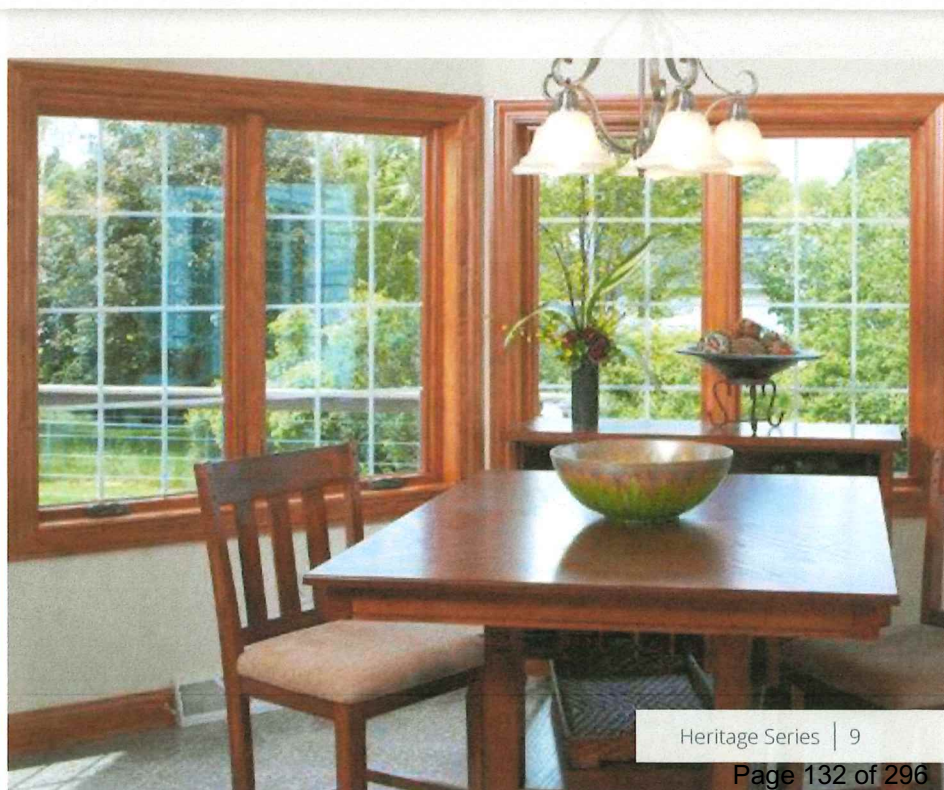
NOV 20 2020

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Casements

Offering convenience and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

*Crank-Out Casements | French Casements | Push-Out Casements | Inswing Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units*



Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization to create a uniquely crafted window with an unobstructed view of the outdoors. By opening and closing easily and effectively, they provide excellent ventilation. Crank handles fold down when not in use to prevent interference with blinds.



Crank-Out Casement Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16"
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Interior screens with clay-colored aluminum frames and BetterVue[®] fiberglass mesh
- ▶ Clay-colored folding handles, operator covers and multi-point locks
- ▶ Corrosion-resistant dual-arm operators with concealed, adjustable hinges (*single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units*)

NOTE: All measurements are nominal.

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Hardware

- ▶ Folding handles with standard Clay-colored finish. Also available in White, Beige, Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black.
- ▶ Multi-point locking system* (*standard*) with up to three locking points to quickly and securely lock units from one convenient location. Multi-point locking levers will match operator handle colors.

*Not available on French casements.

Folding Handle
(shown in Clay)

Folding Handle with Custodial Lock
(shown in Matte Black)

Multi-Point Locking Lever
(shown in Clay)



Crank-Out Casement Options

Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Screens

- ▶ Screens with White, Beige, Dark Bronze Anodized, Clear Anodized and Coal Black frames
- ▶ Screens with aluminum or UltraVue® fiberglass mesh
- ▶ Wood wrapped screens (not available on radius top or "S" series units)
- ▶ Retractable screen kit
- ▶ Retractable screen covers available as beveled (standard) or square

Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

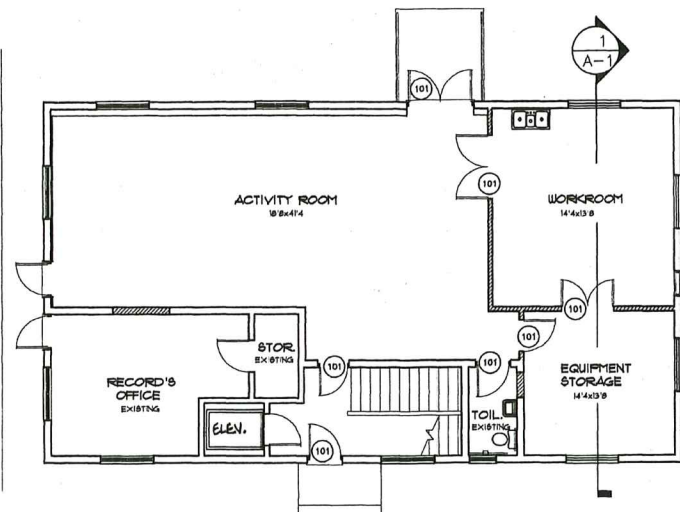
Other Options (custom options are also available)

- ▶ French casements
- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Prep for stool
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ Universal design casement handle and lock in White or Clay (pg. 189)
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 188)
- ▶ Motorized window system
- ▶ Single-arm operators with Euro hinges
- ▶ Extension jambs (up to 12" applied; over 12" shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- ▶ High performance modifications

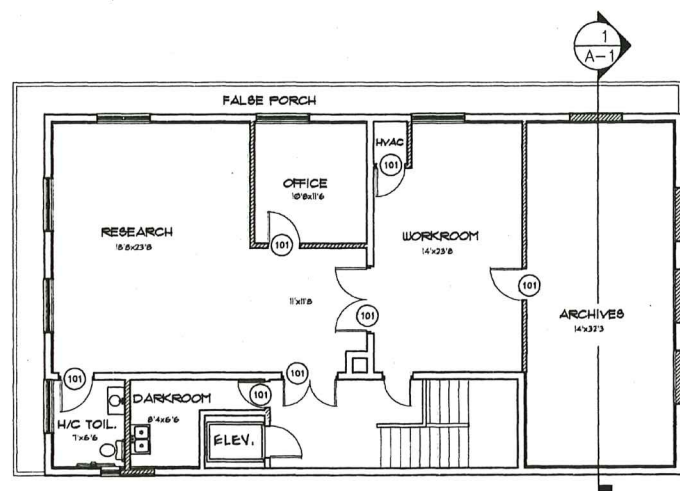
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NOV 20 2020

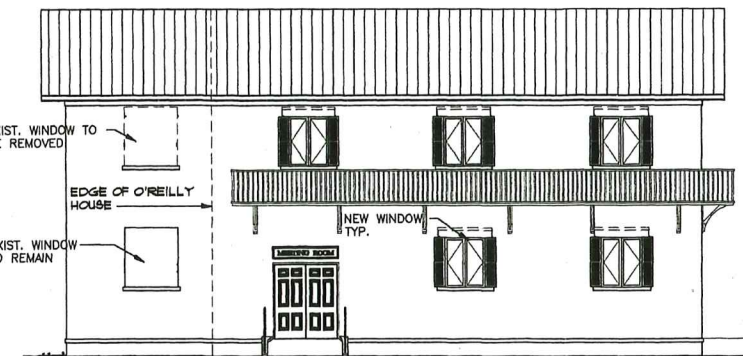
Planning/Building Dept.



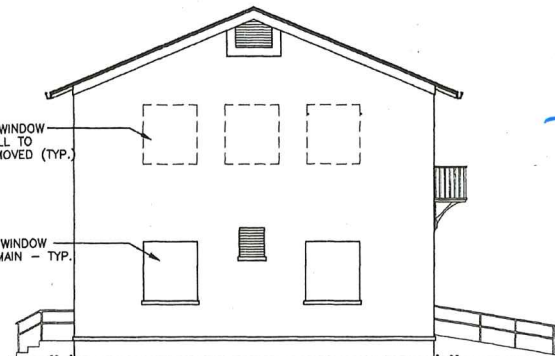
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



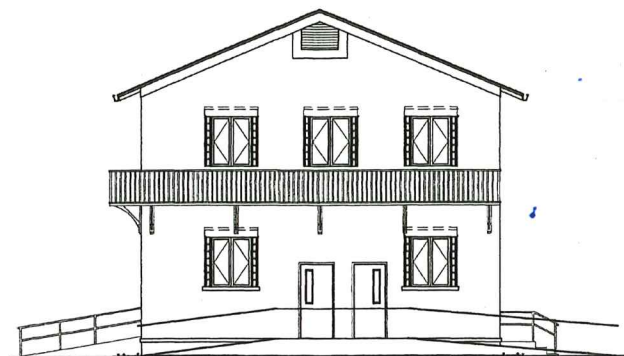
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



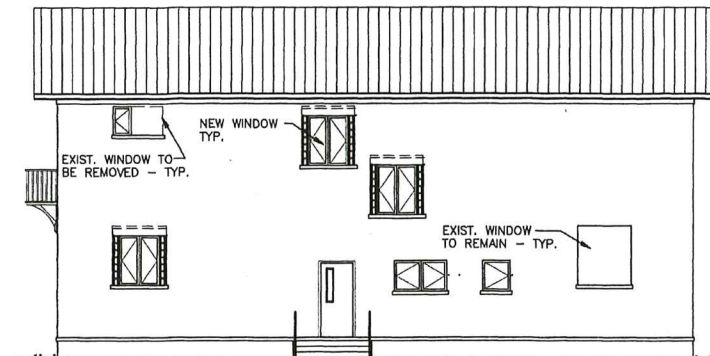
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



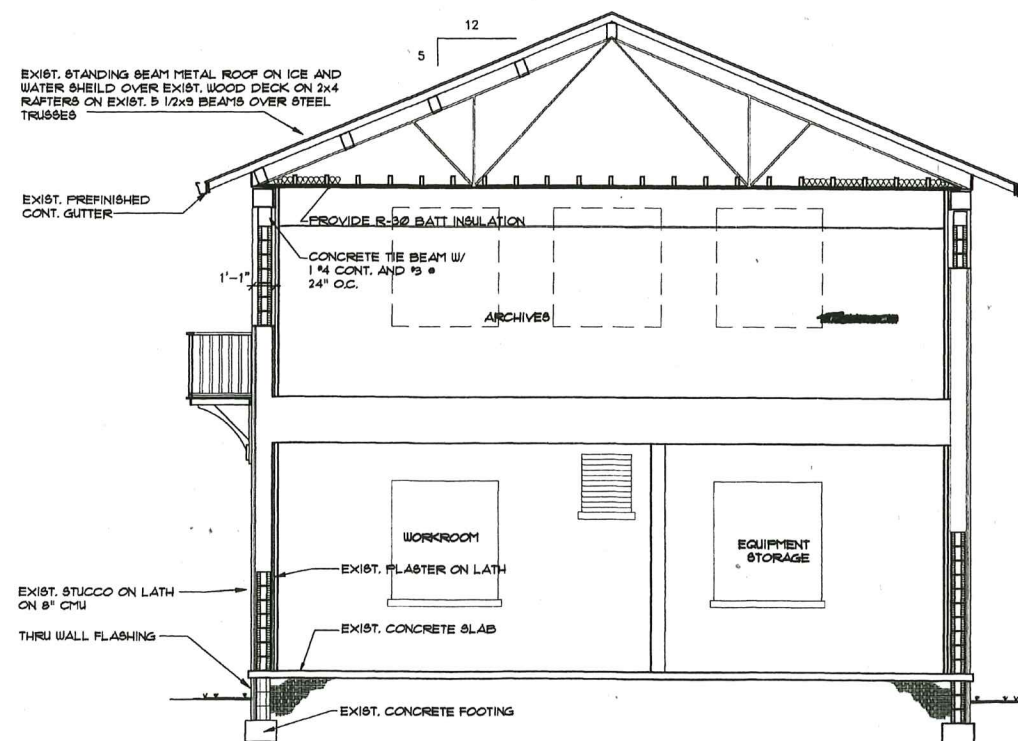
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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FINISH SCHEDULE

MARK	SPACE	FLOOR	BASE	WALLS	WAINS.	CEILING	CLG.H.T.	REMARKS
			EXISTING TO REMAIN VINYL COMPOSITION TILE CARPET	EXISTING TO REMAIN VINYL COVE BASE WOOD BASE	EXISTING TO REMAIN PAINTED GYPSUM BOARD PAINTED PLASTER PAINTED CONCRETE MASONRY	EXISTING TO REMAIN PAINTED GYPSUM BOARD SUSPENDED ACOUSTICAL TILE		
101	ACTIVITIES ROOM	1	2	10	16	27	9'-0"	
102	WORKROOM	1	3	10	16	27	EXIST.	
103	EQUIPMENT ROOM	1		9	16	27	EXIST.	
104	TOILET			10	16	27	8'-0"	
105	STORAGE	1		9	16	27	EXIST.	
106	RECORDS OFFICE	1		9	16	27	EXIST.	
107	STAIR	1		9	16	27	VARIES	
201	RESEARCH	2		10	16	28	8'-0"	
202	OFFICE	3		10	16	28	8'-0"	
203	WORKROOM	2		10	16	28	8'-0"	
204	ARCHIVES	2		10	16	28	8'-0"	
205	DARKROOM	2		10	16	28	8'-0"	
206	HANDICAP TOILET	2		10	16	28	8'-0"	
207	STAIR	1		9	16	27	8'-0"	
							VARIES	



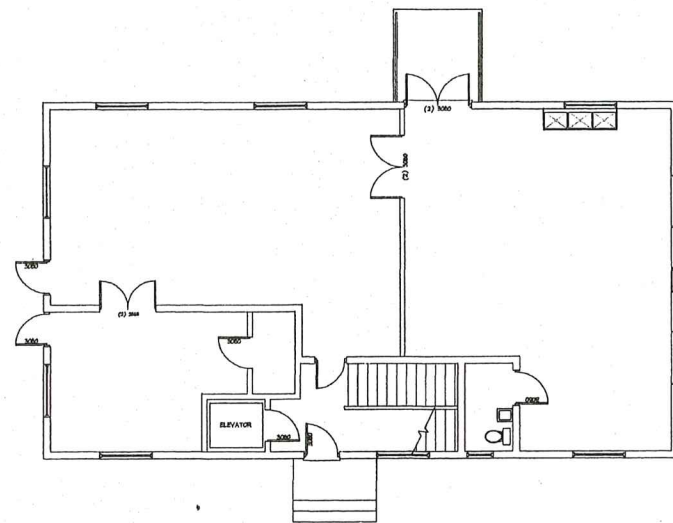
BUILDING SECTION
SCALE: 1/4" = 1'-0"

RENOVATION OF THE ARCHIVE'S BUILDING
FOR
ST. JOSEPH CONVENT

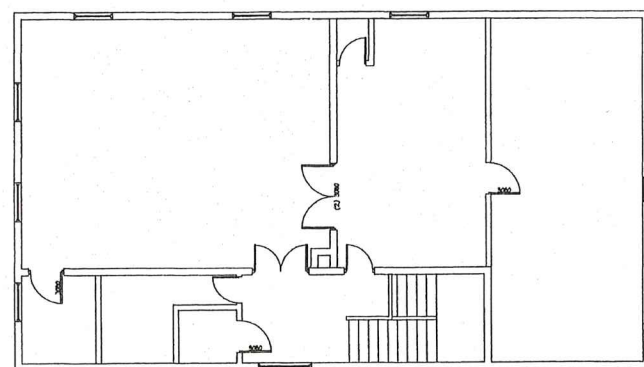
FILE NO. 960:
SHEET

A-1
of 1

9601AFLR 1/4"



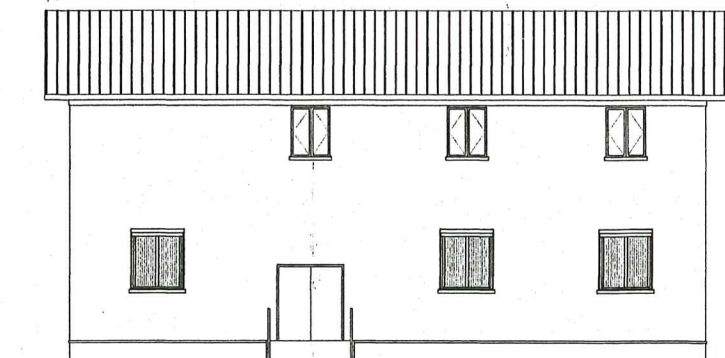
FIRST FLOOR PLAN EXISTING
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN EXISTING
SCALE: 1/8" = 1'-0"

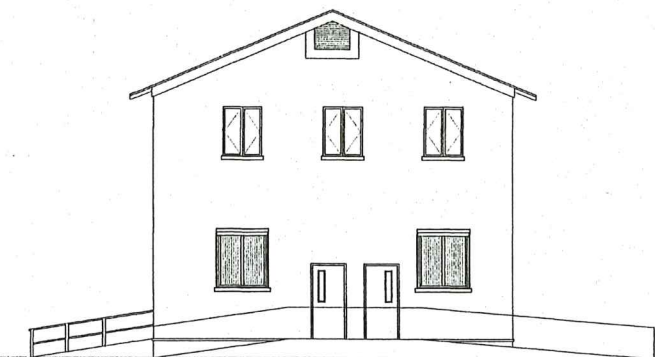


SOUTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

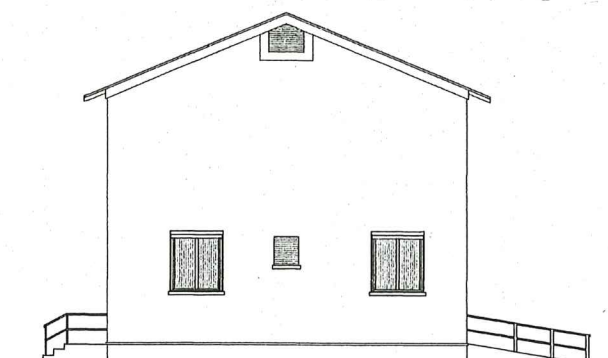


NORTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

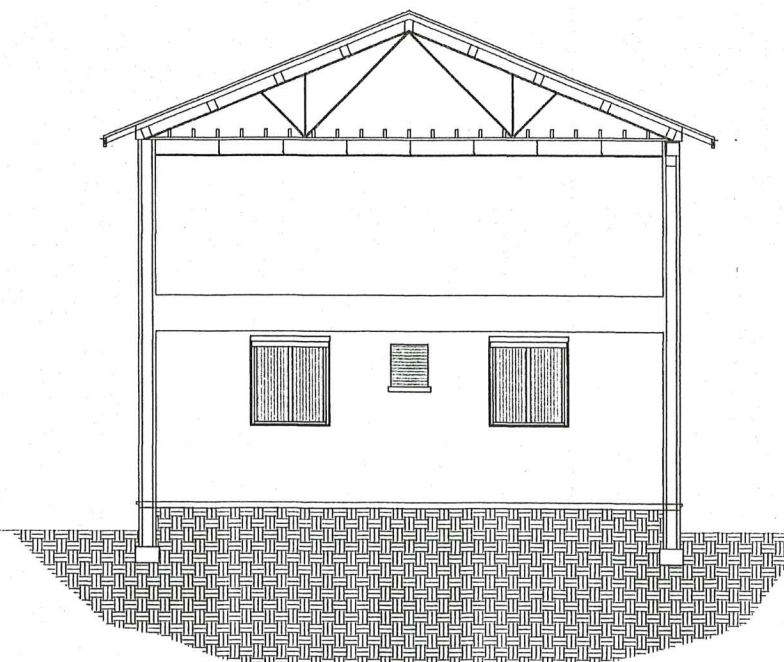
EXISTING



WEST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



EAST ELEVATION EXISTING
SCALE: 1/8" = 1'-0"



SECTION EXISTING
SCALE: 3/16" = 1'-0"

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REVISIONS	BY

LES THOMAS
ARCHITECT
AR-000922
32 CORDOVA STREET
AUGUSTINE, FLORIDA 32084
PHONE (904) 824-6687
FAX (904) 824-6687

ST. JOSEPH'S CONVENT ARCHIVES

DATE: 09.01.06
SCALE: AS NOTED
DRAWN: CD
SHEET
A-2
OF SHEETS

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

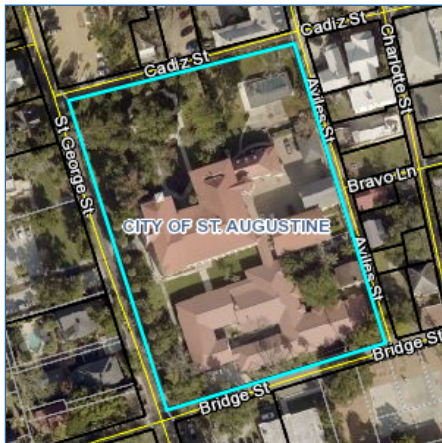
Summary

Parcel ID 1992900000
Location Address 32 AVILES ST
34 AVILES ST
36 AVILES ST
241 ST GEORGE ST
243 ST GEORGE ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug S of Plaza (COM) (610.03)
Tax Description* CITY OF ST AUGUSTINE ALL BLK 35
**The Description above is not to be used on legal documents.*
Property Use Code Non-Profit, Charitable & Orphanages (7500)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 19.4926
Acreage 2.410
Homestead N

Owner Information

Owner Name [Sisters Of St Joseph](#) 100%
Mailing Address PO BOX 3506
SAINT AUGUSTINE, FL 32085-3506

Map



Valuation Information

	2021
Building Value	\$4,582,392
Extra Features Value	\$95,425
Total Land Value	\$1,155,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$5,832,817
Total Deferred	\$0
Assessed Value	\$5,832,817
Total Exemptions	\$5,832,817
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
2020	\$4,669,728	\$95,425	\$1,155,000	\$0	\$0	\$5,920,153	\$5,419,884	\$5,920,153	\$0
2019	\$3,660,170	\$111,997	\$1,155,000	\$0	\$0	\$4,927,167	\$4,927,167	\$4,927,167	\$0
2018	\$2,898,736	\$111,997	\$2,100,000	\$0	\$0	\$5,110,733	\$4,917,763	\$5,110,733	\$0
2017	\$2,972,012	\$107,787	\$2,100,000	\$0	\$0	\$5,179,799	\$4,470,694	\$5,179,799	\$0
2016	\$3,024,921	\$107,524	\$1,375,500	\$0	\$0	\$4,507,945	\$4,064,267	\$4,507,945	\$0
2015	\$3,075,453	\$131,148	\$1,375,500	\$0	\$0	\$4,582,101	\$3,694,788	\$4,582,101	\$0
2014	\$1,849,421	\$133,977	\$1,375,500	\$0	\$0	\$3,358,898	\$3,358,898	\$3,358,898	\$0
2013	\$1,885,450	\$136,806	\$1,375,500	\$0	\$0	\$3,397,756	\$3,397,756	\$3,397,756	\$0
2012	\$1,921,477	\$139,634	\$1,375,500	\$0	\$0	\$3,436,611	\$3,436,611	\$3,436,611	\$0
2011	\$1,957,508	\$142,463	\$1,522,500	\$0	\$0	\$3,622,471	\$3,622,471	\$3,622,471	\$0
2010	\$1,993,537	\$145,292	\$1,680,000	\$0	\$0	\$3,818,829	\$3,818,829	\$3,818,829	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$5,832,817

Building Information

Building 1
Actual Area 38338
Conditioned Area 20366
Actual Year Built 1866
Use Dormitories
Style 03
Class N
Exterior Wall Concrete Stucco
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	130 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3008	3008
OUTSIDE STAIRS	0	515
FINISHED UPPER STORY	5542	5542
BASE AREA	11816	11816
UNFINISHED BASEMENT - FORCED	0	7269
FINISHED OPEN PORCH	0	10188
Total SqFt	20366	38338

Building 2
Actual Area 3322
Conditioned Area 3218
Actual Year Built 1691
Use Tourist Attraction
Style 04
Class N
Exterior Wall Stone
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Concrete Finish, Pine Wood
Interior Wall Plaster
Heating Type None
Air Conditioning None
Bedrooms 0
Baths 5

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
-------------	------------------	-------------

BASE AREA	3218	3218
CANOPY (COMMERCIAL)	0	104
Total SqFt	3218	3322

Building	3	Roof Structure	Wood Truss
Actual Area	4080	Roof Cover	Modular Metal
Conditioned Area	4080	Interior Flooring	Concrete Finish, Hardwood
Actual Year Built	1940	Interior Wall	Drywall
Use	Fitness Clubs	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	8
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4080	4080
Total SqFt	4080	4080

Building	4	Roof Structure	Wood Truss
Actual Area	2824	Roof Cover	Composite Shingle
Conditioned Area	2796	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1750	Interior Wall	Plaster
Use	Dormitories	Heating Type	Air Duct
Style	03	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Stucco	Baths	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Sheet Vinyl	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1398	1398
FINISHED UPPER STORY	1398	1398
CANOPY	0	28
Total SqFt	2796	2824

Building	5	Roof Structure	Wood Truss
Actual Area	14141	Roof Cover	Modular Metal
Conditioned Area	12366	Interior Flooring	Carpet, Vinyl Tile
Actual Year Built	1961	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	03	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%

Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Vinyl Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	57 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	7739	7739
BASE AREA	4627	4627
FINISHED OPEN PORCH	0	1775
Total SqFt	12366	14141

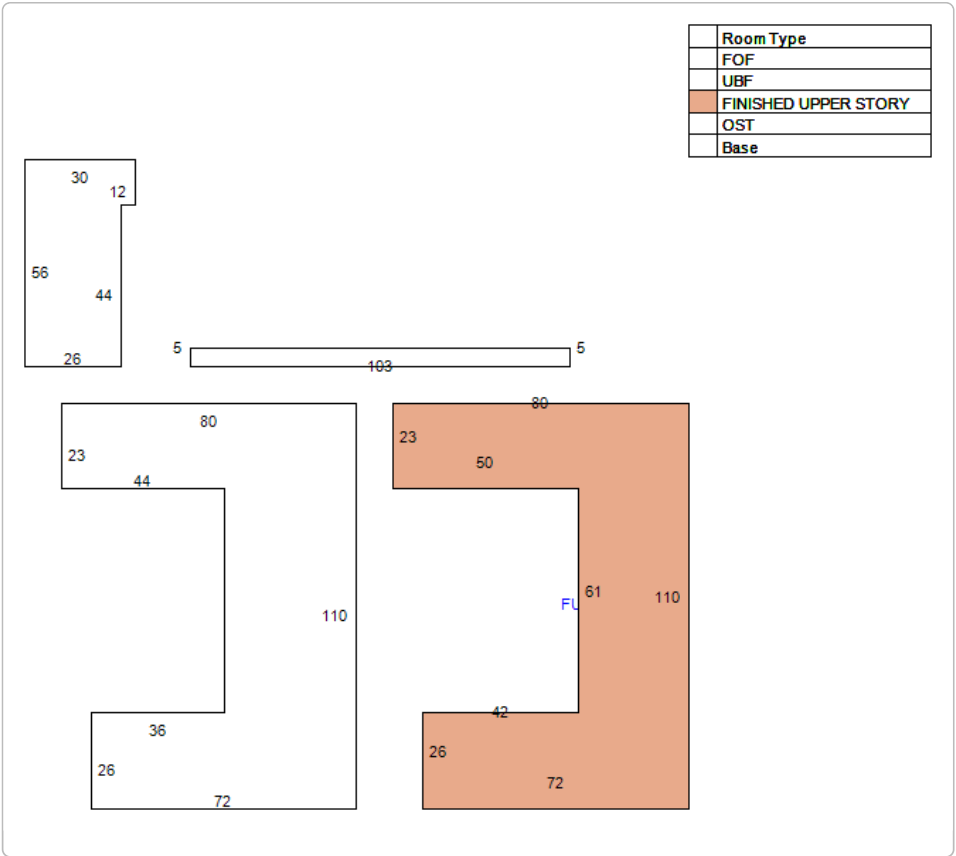
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	540
Masonry Wall	0	0	0	0	4500
Pool (Concrete)	0	0	0	0	544
Kool Deck	0	0	0	0	380
Handicap Ramp	0	0	0	0	132
Concrete Paving	0	0	0	0	3121
Brick Pavers (0-500)	0	0	0	0	216
Concrete Paving	0	0	0	0	1863
Masonry Wall	0	0	0	0	170
Handicap Ramp	0	0	0	0	96
Handicap Ramp	0	0	0	0	175
Masonry Wall	0	0	0	0	110
Concrete Paving	0	0	0	0	1496
Brick Pavers (0-500)	0	0	0	0	156
Concrete Paving	0	0	0	0	641
Concrete Paving	0	0	0	0	1323
Curb	0	0	0	0	271
Pool Enclosure (Good)	0	0	0	0	1450

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	\$1,155,000

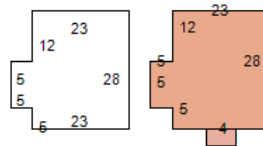
Sketch Information



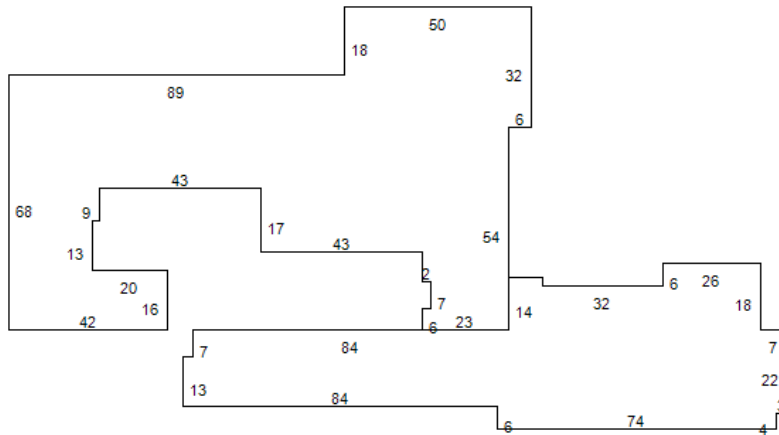
	Room Type
	CCN
	Base

	Room Type

Room Type
CANOPY
FINISHED UPPER STORY
Base



Room Type
FOF
Base



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Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number	711656
FEI/EIN Number	59-6016039
Date Filed	10/19/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/05/1987
Event Effective Date	NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

TUCKER, CAROLYN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 09/23/2010

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN
P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title VD

KUHN, ANN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title S

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Director

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

STOVALL, CAROL
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title Treasurer

TUCKER, CAROLYN
241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	01/26/2018
2019	02/26/2019
2020	03/23/2020

Document Images

03/23/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
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01/23/2004 -- ANNUAL REPORT	View image in PDF format
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02/11/1998 -- ANNUAL REPORT	View image in PDF format
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02/14/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 17, 2020 Meeting**



Application F2020-0115 Address: 66 Marine Street

Applicant: Jorge Gallego

Property Owner: Jorge Gallego

Project description: To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.
(CONTINUED FROM NOVEMBER 19, 2020 HARB MEETING)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01275
	St. Augustine Town Plan Historic District:		
National Register:	Contributing	Construction date:	c 1894-1899
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988400000		
Agenda Item:	6(a)	Previous Action(s):	COA F2013-0086

STAFF SUMMARY AND ANALYSIS:

- This COA application was continued by HARB at the November meeting, with the HARB requesting a simplified version of the metal gates and fence proposed. Please refer to the November 19, 2020 staff report for the previous staff summary.
- Two options for the fence and gate design and materials are proposed to be placed 22' closer to the front façade than the existing wood fence off the south elevation:
 1. Moving the existing 6' high wood fence and gates: should be administratively approvable as the fence was previously approved and will still be compatible with the AGHP.
 2. A new metal fence and gates (applicant's preferred option): The applicant's new proposed design submitted in December fits within the HARB's overall suggestions in November that the gates and fence design should not be as ornate as originally proposed but more in relation to the simple Frame Vernacular house's architecture; that the double gate should have a top arch and more detailing than the alternate style shown at the November meeting that had none; and the fence and pedestrian gate should have flat tops and be simpler in design than the double gate. The proposed new design has additional ornamentation that can be added, such as finials at the top of the pickets and/or scrolls in between. Staff recommends the option of only adding to the double gate, and that a simpler finial may be more compatible with the house's architecture, unless the HARB determines the optional finials and/or scroll details are incompatible.
- Metal is an allowed material for fences according to the Architectural Guidelines for Historic Preservation (AGHP), which also notes that simple vertical picket fences are appropriate for Frame Vernacular buildings and that the level of detail should be appropriate for style of the primary building.
- The proposed location will be set back from the portion of the front façade that protrudes out, so the proposed metal fence and gates will be recessed from the street and not incompatible with the AGHP's five feet maximum height recommendation for fences adjacent to the street.
- A shorter wood picket fence with a tall decorative metal gate runs across the house's north driveway, but is not proposed for replacement or a change of location.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on the HARB discussion at the November 17, 2020 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS at 66 Marine Street** with the newly proposed design because it meets the Secretary of the Interior's Standards 9.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Two options are proposed for the fencing and gates in the new proposed location, which is approximately 22' forward/east from the existing fence so it aligns with the stepped back front façade of the L-plan house, while 18' from the projected front façade:

1. To move the existing 6' high wood fence and double gate with dog ear panel pickets and a natural finish to the new proposed location.
2. To construct a steel metal fencing and gates with an upper and lower horizontal band, vertical pickets, and a black powder coating finish:
 - a) fence with flat top, 5' high x 3.2' wide
 - b) double gate with arched tops, 6' high at uppermost point and 12' wide
 - c) single pedestrian gate with flat top, 5' high x 3' wideOptional spear finials and/or decorative scrolls (both with different design choices) can be added to these pieces, including in the manner as shown in the applicant's drawings.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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.

COA F2020-0115
66 Marine Street
December 17, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

66 Marine Street



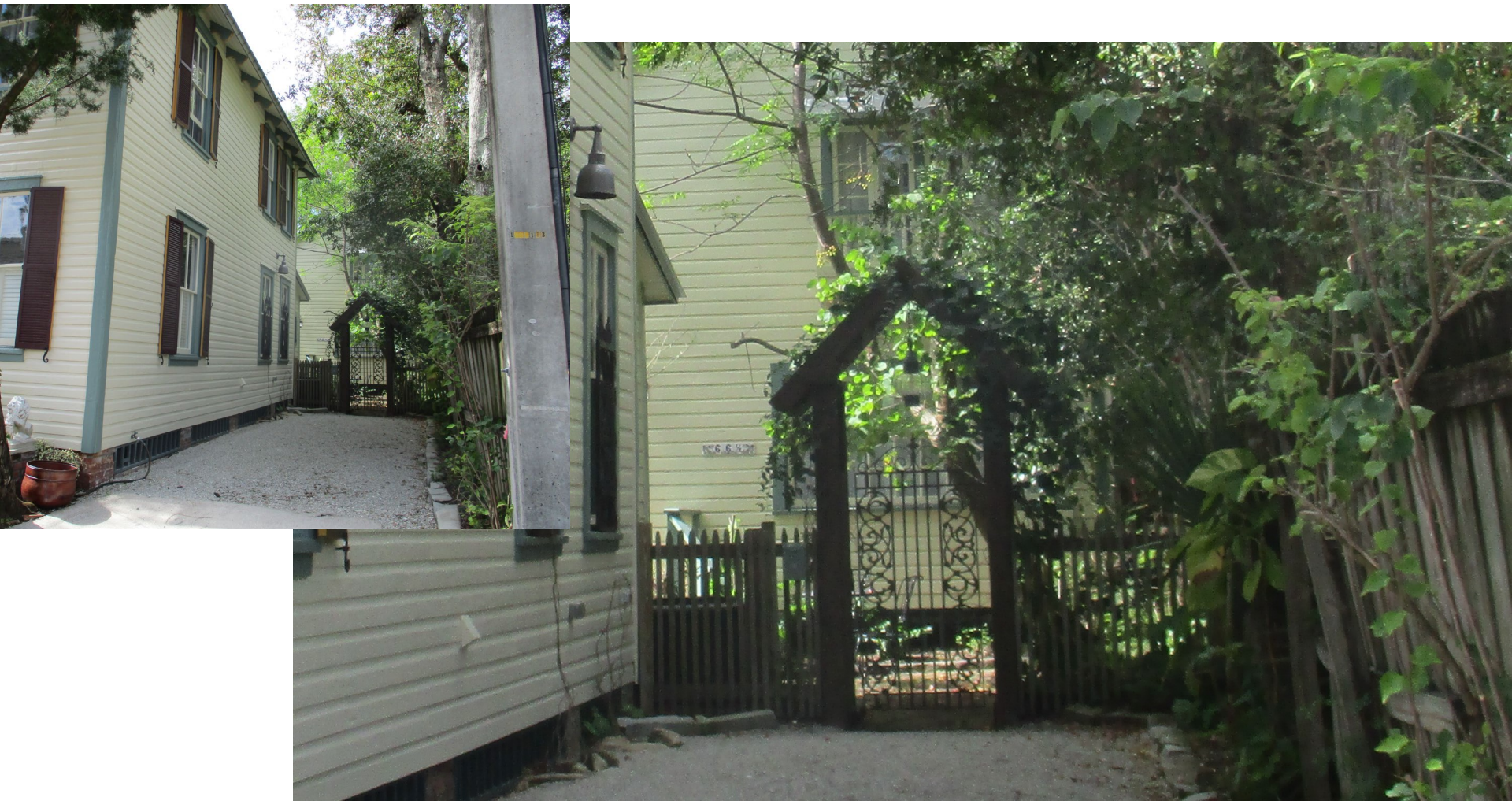
STAFF PHOTOGRAPHS

66 Marine Street



STAFF PHOTOGRAPHS

66 Marine Street



Along north driveway of the building

STAFF PHOTOGRAPHS

66 Marine Street: Context Area



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1275 1009==
Site Name: 66 Marine Street 830== Survey Date: 7808 820==
Address: 66 Marine Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 27 21 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Stichway, Joseph F. & Muriel J. ;
Address: 3694 Pine Street
St. Augustine, FL 32084 902==
Occupant or Manager: Hesson, George R. 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470070 3306270 890== Location: T07S R30E S17 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1899 844== Period: 19th cent 845== Culture: American 840==
Architect: 872==
Builder: 874==
Style: Frame Vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, drop siding, with cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, transom light & sidelights, blinds 942==
Foundation: Brick piers, concrete block wall & lattice infill 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip on L 942==
Porches & Balconies: 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal corrugated 882==
Ornament Exterior: Jigsawn rafters 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 954== Stories: 2 950==
Other: 956==
Surroundings: Residential 864==
Relationship to Surroundings: On narrow street in one of the oldest sections of town. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce,
Social/Humanitarian, Women 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 66 Marine Street was constructed between 1894 and 1899. Distinctive features on the "L" shaped house are the jigsawn rafters, transom lights and shutters. The house is situated on a narrow street near the waterfront in one of the oldest sections of the city.

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 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-

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

An early resident of this house at 66 Marine Street was J. W. Estes of Estes and Brown dry good establishment.(3) A prominent resident was C. E. Mackey who was justice of the peace for the county during the early years of the 20th century. An 1885 account of his former business was printed in Webb's history of Florida.

"C. E. Mackey, Bookseller and Stationer, St. George Street--This stock includes books, stationery, fancy goods, papers, Florida views and souvenirs, and a profitable business is done. Mr. Mackey was born in Virginia in 1836. Years ago he was connected with several New York papers, and at the breaking out of the war was proprietary editor of the Fireside Gazette, published in that city. Later he was in the stationery business in New York, and in 1876 he came to St. Augustine and engaged in this business."

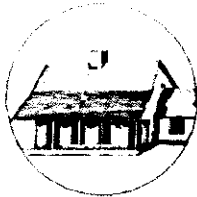
Mackey's wife was secretary of the Women's Christian Temperance Union at that time and also dealt in the sale of curiosities.(4)

ARCHAEOLOGY

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

-
3. St. Augustine City Directory, 1899.
 4. Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885); City Directory, 1904, 1907-08, 1911-12.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SJ001275
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

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

Site Name(s) (address if none) 66 Marine Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 66 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1988400000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1899 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. fabric, windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature front entry/stoop
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: corrugated 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. Hip on L
 Windows (types, materials, etc.) DHS 2/2, transom light & sidelights, blinds
 Distinguishing Architectural Features (exterior or interior ornaments) Jigsaw rafters

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

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. Concrete Block, lattice in
 Main Entrance (stylistic details) single wood panel door with sidelights and built out stoop

Porch Descriptions (types, locations, roof types, etc.) front stoop in corner of L-shape, with hip roof and chamfered posts, wood deck and steps

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

Narrative Description of Resource undergoing renovation at time of survey

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

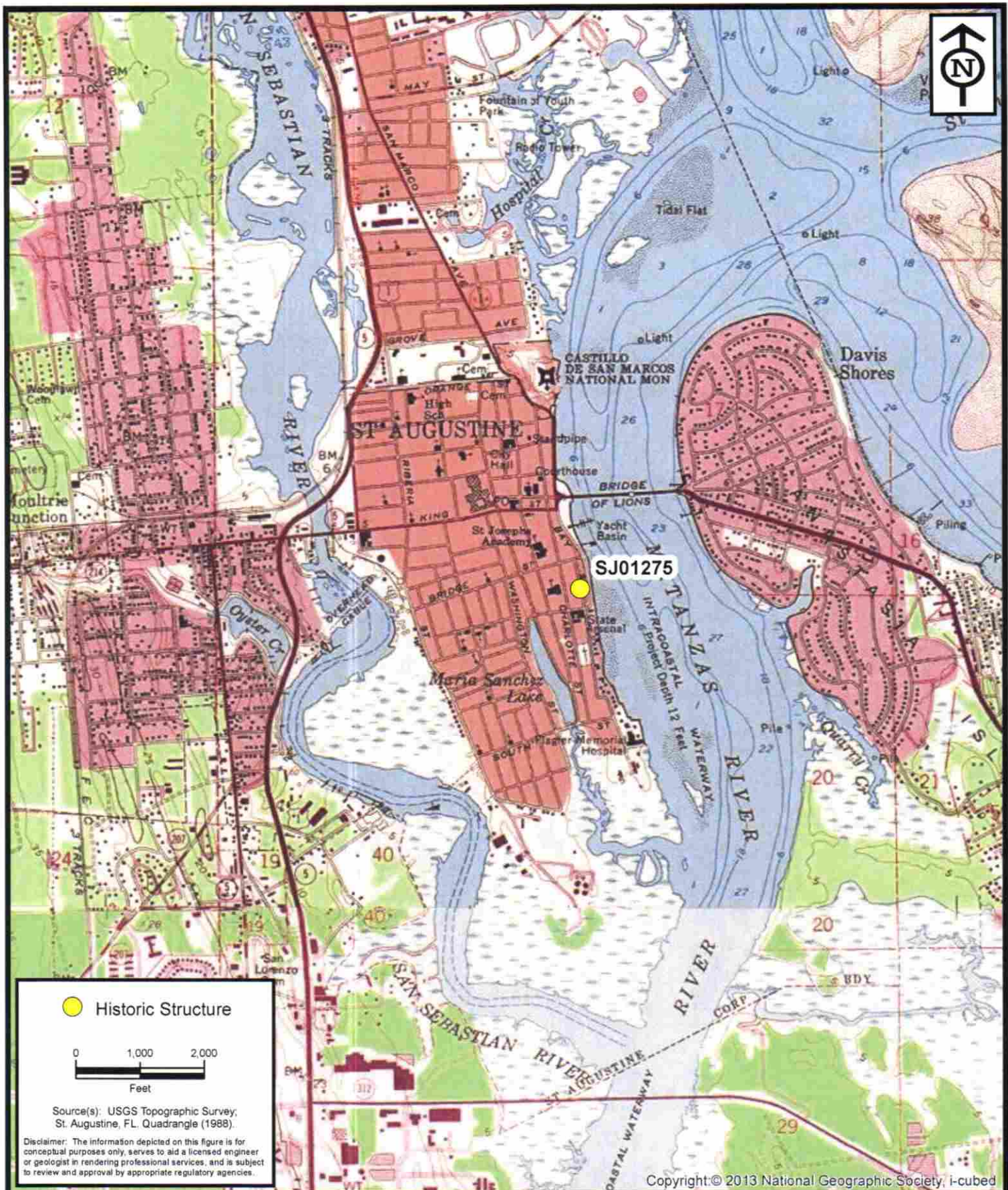
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01275
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



- Historic Structure
- ▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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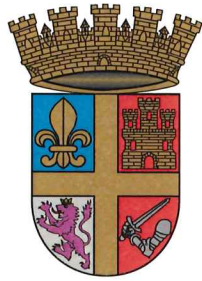
www.environmentalservicesinc.com

Parcel Location - SJ01275
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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







CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

November 19, 2020

Jorge Gallego
66 Marine Street
St. Augustine, FL 32084

Re: Certificate of Appropriateness - 66 Marine Street – 2020-0115

Dear Mr. Gallego:

On November 19, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building for property located at 66 Marine Street.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to **December 17, 2020** as described in the attached copy of the executed Order.

All additional materials for the continued application must be submitted to the Planning and Building Department 10 days before the meeting, or by December 7th.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- | | |
|--|--|
| ☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption | ☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption
☐ Opinion of Appropriateness |
|--|--|

IN THE MATTER OF:

Case No.: 2020-0115
Applicant: Jorge Gallego
Owner: Jorge Gallego
Address: 66 Marine Street
Parcel Number: 1988400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 19, 2020, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 19, 2020 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation One (HP-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request to construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

Subject to the following conditions:

- To continue to the December 17, 2020 HARB meeting
- With a simplified version of a fence and gates proposed
- (in metal).
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19 day of November, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0115

REQUEST APPROVED / DENIED / **CONTINUES**

Sign Name

Catherine Duncan

Print Name

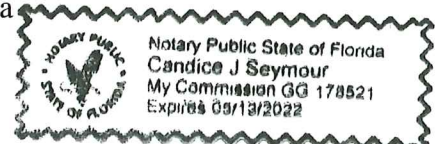
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19 day of November, A.D., 2020.

Candice J. Seymour
Notary Public, State of Florida

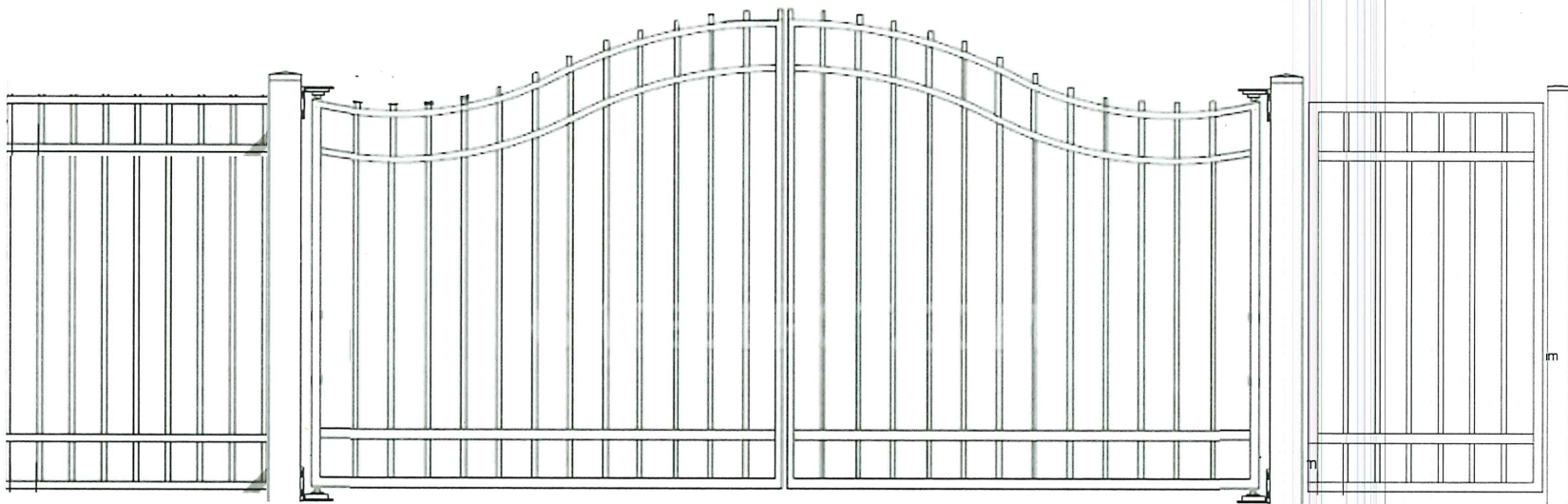


FOR DECEMBER 17, 2020 HARB MEETING

2020-0115: 66 Marine Street

**Materials submitted by
Jorge Gallego – Applicant**

New proposed metal gate/fence design

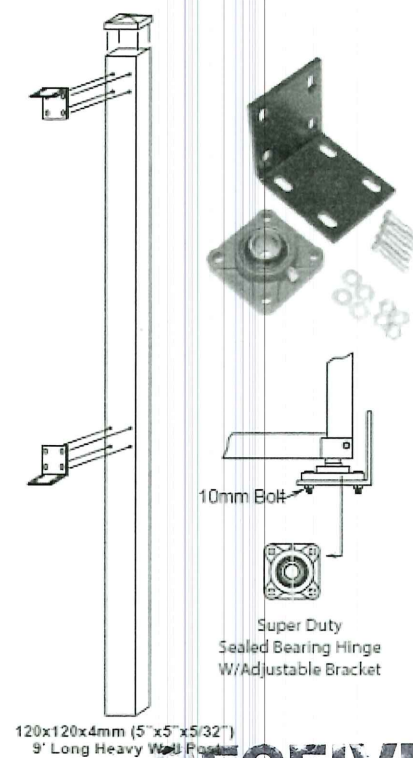
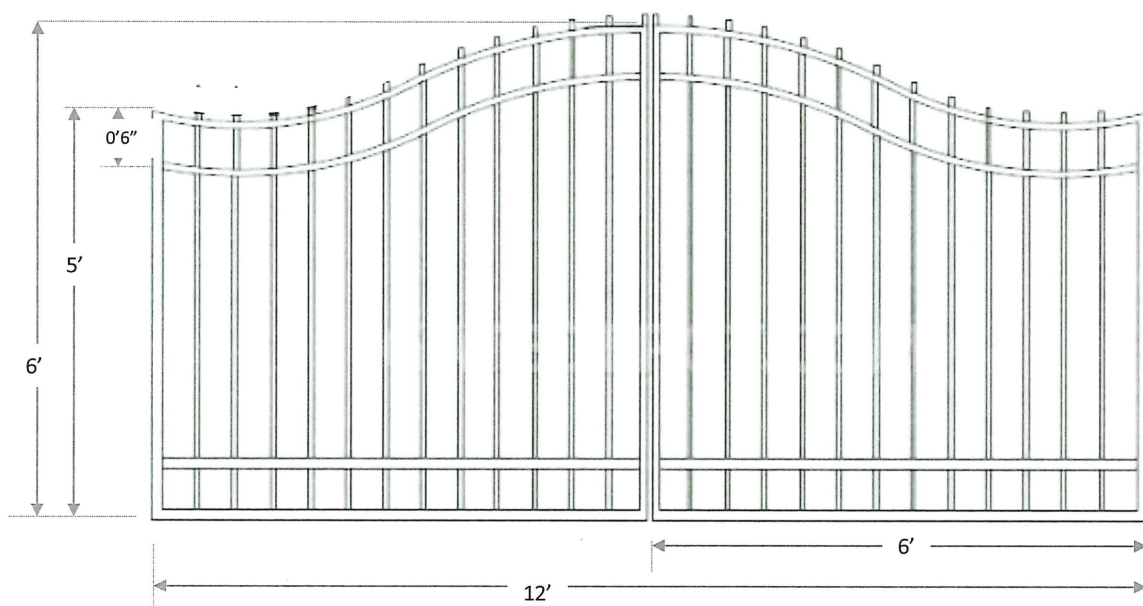


RECEIVED

DEC 07 2020

Planning / Building Dept.

Gate

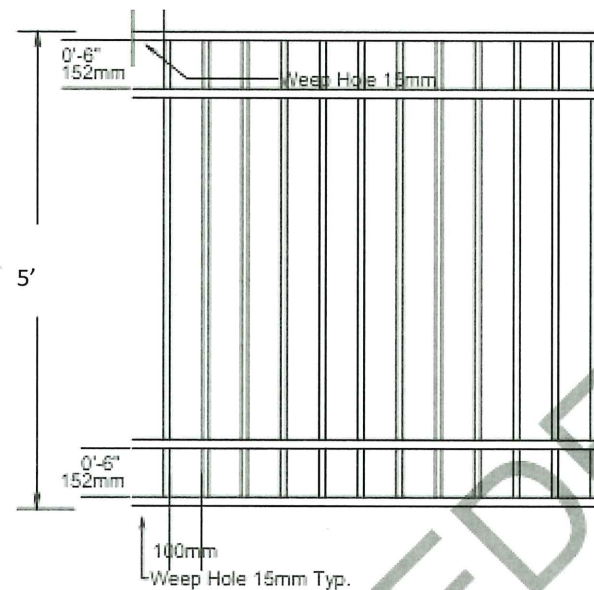


RECEIVED

DEC 07 2020

Planning / Building Dept.

Fence

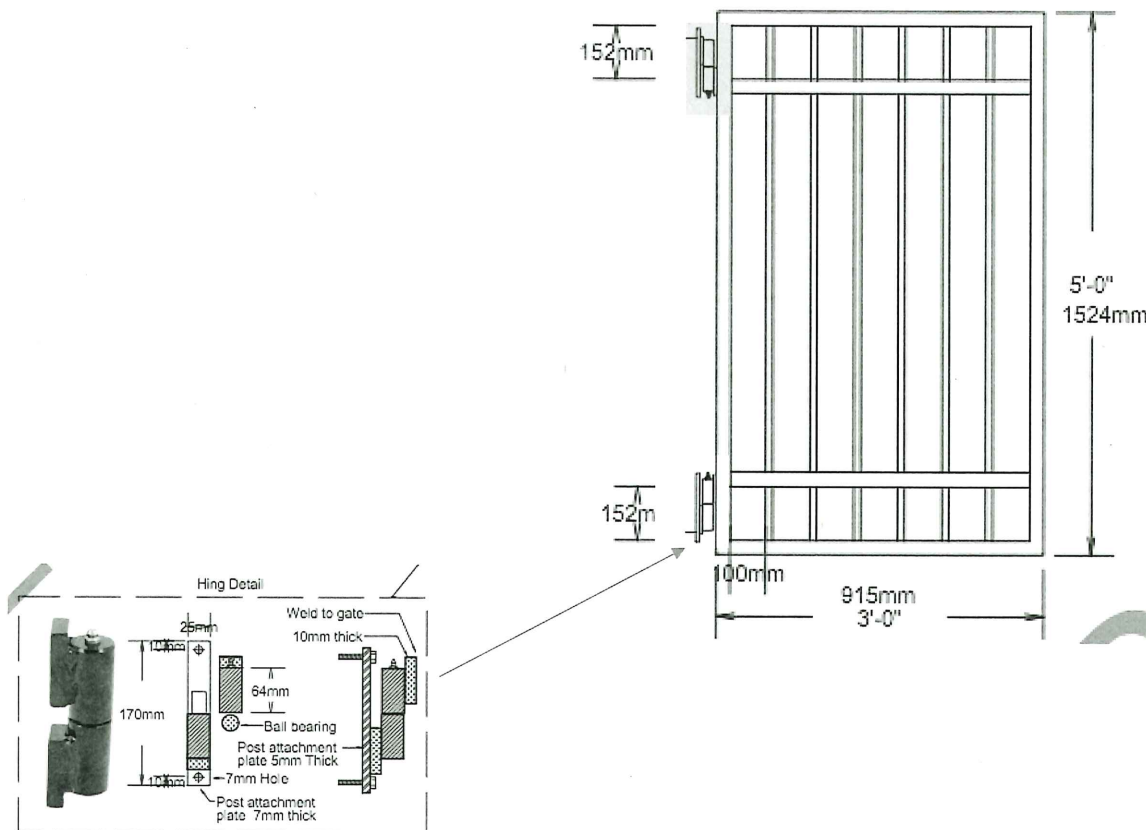


RECEIVED

DEC 07 2020

Planning / Building Dept.

Pedestrian Gate



RECEIVED

DEC 07 2020

Planning / Building

Front elevation:
New Proposed metal patio gate: 16.1 ft gate and 3.2 ft fence



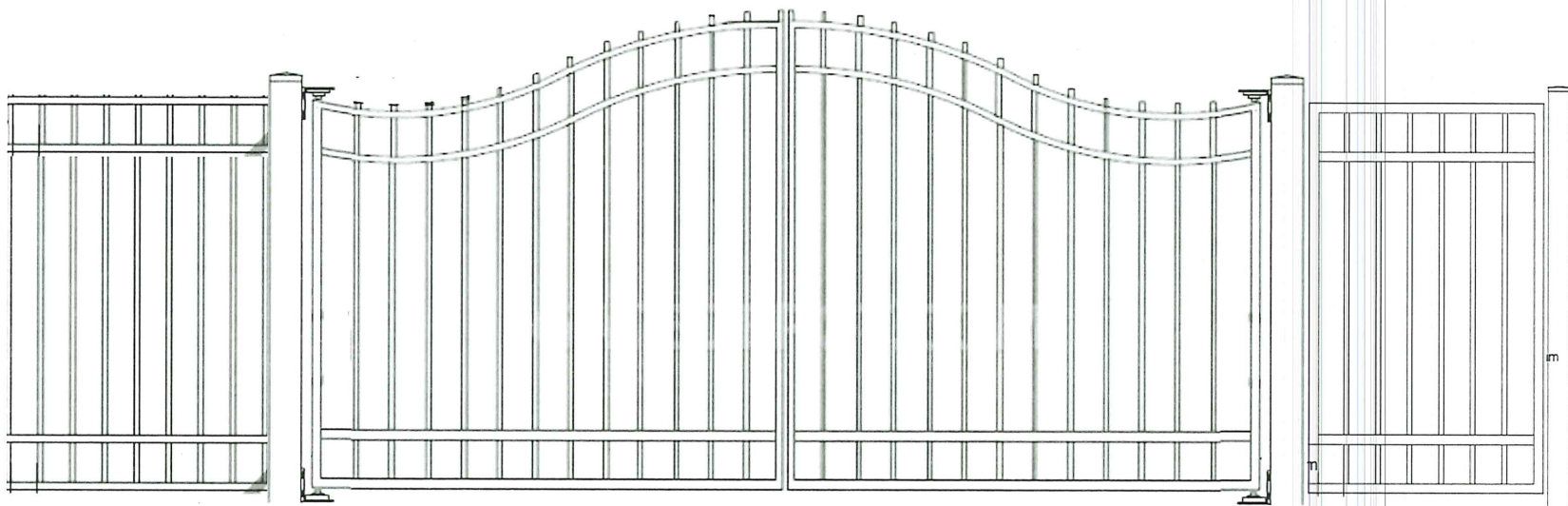
New double swing gate with pedestrian entrance and fence

RECEIVED

DEC 07 2020

Planning / Building Dept.

Option 1

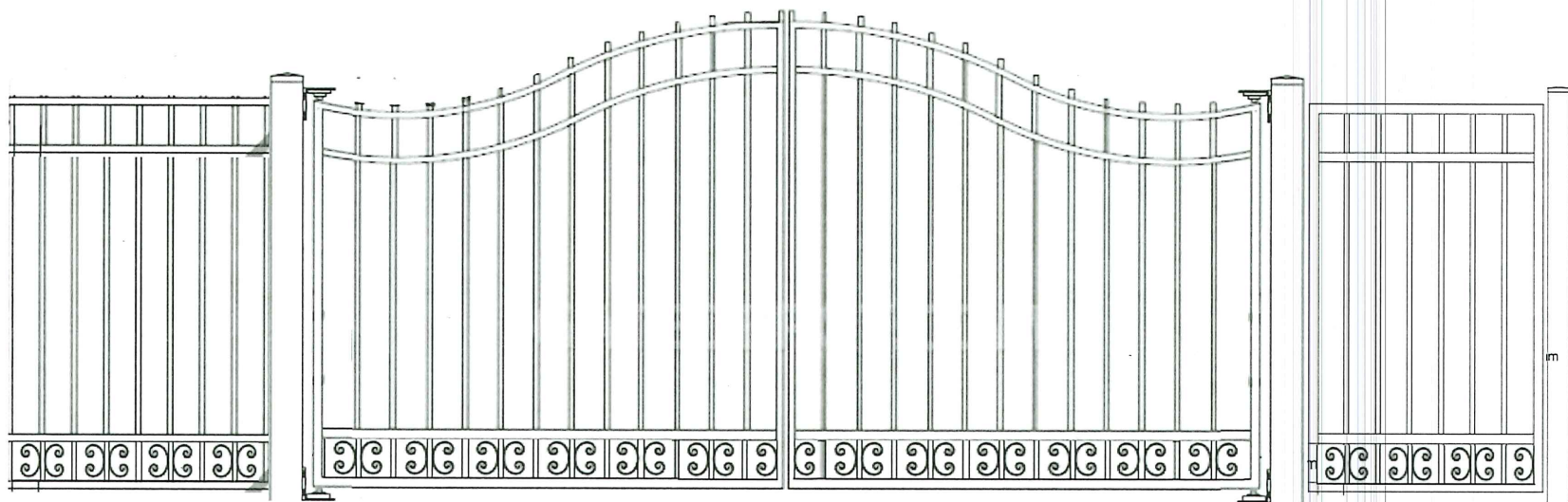


RECEIVED

DEC 07 2020

Planning / Building Dept.

Option 2

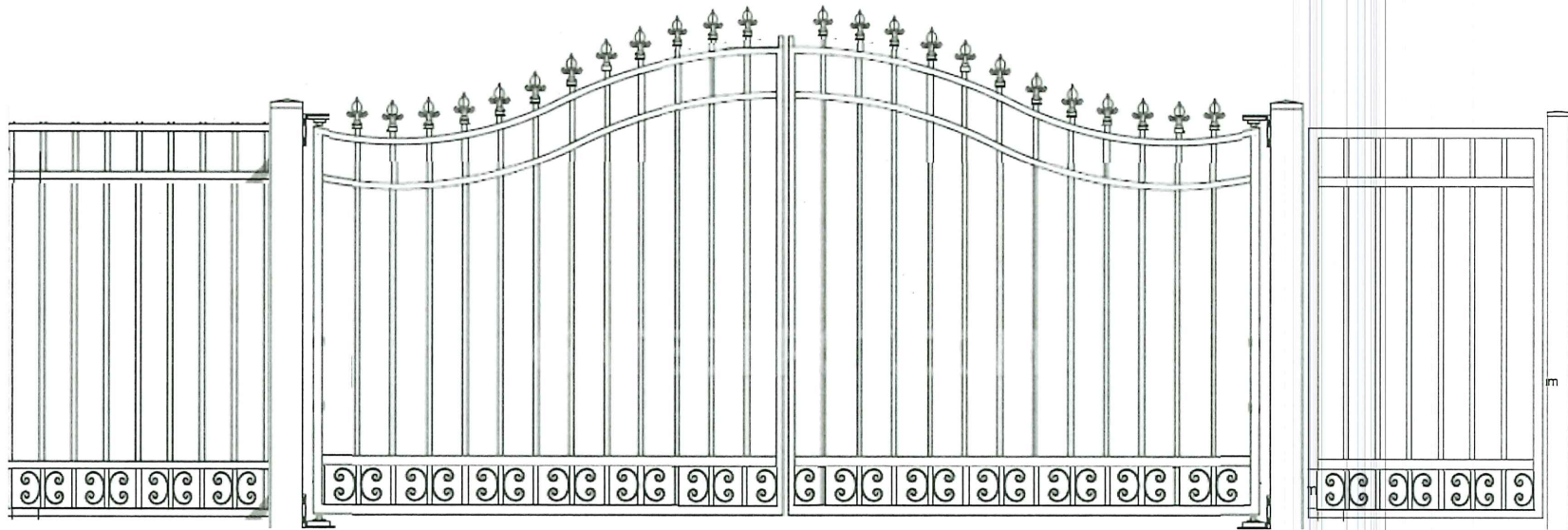


RECEIVED

DEC 07 2020

Planning / Building Dept.

Option 3



RECEIVED

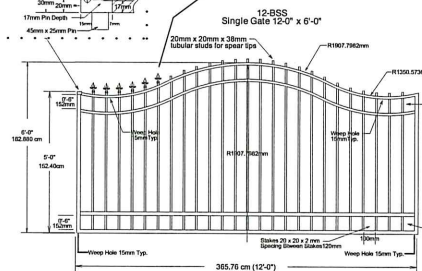
DEC 0 / 2020

Planning / Building Dept.

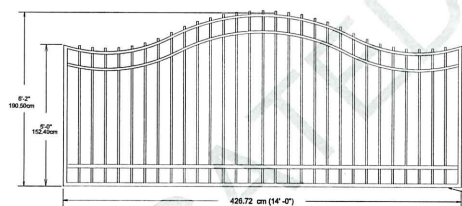
Bell Curve Series with Spear Tips Driveway Gates



✓ Fineals shipped separately



14-BSS
Single Gate 14'-0" x 6'-2"



Steel Specs.

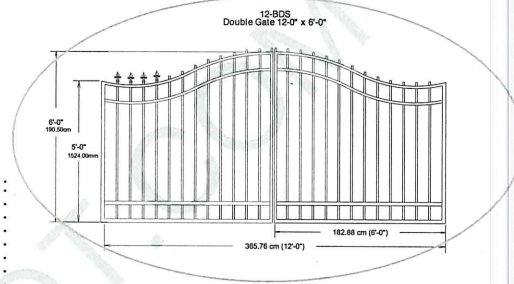
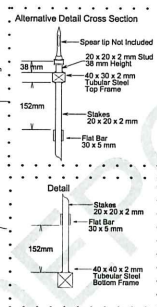
Frame Top Horizontal
40 x 30 x 2 mm

2nd Down Horizontal
30 x 5 mm Flat Bar

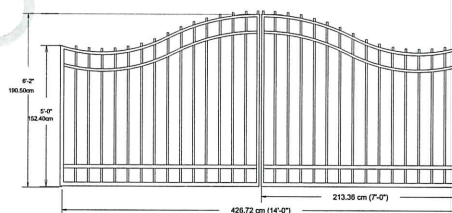
2nd Rail from Bottom
30 x 5 mm Flat Bar

Frame Sides & Bottom
40 x 40 x 2 mm

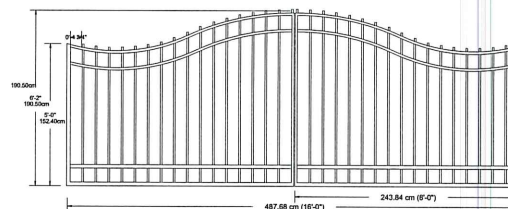
Stakes (pickets) 20 x 20



14-BDS
Single Gate 14'-0" x 6'-2"

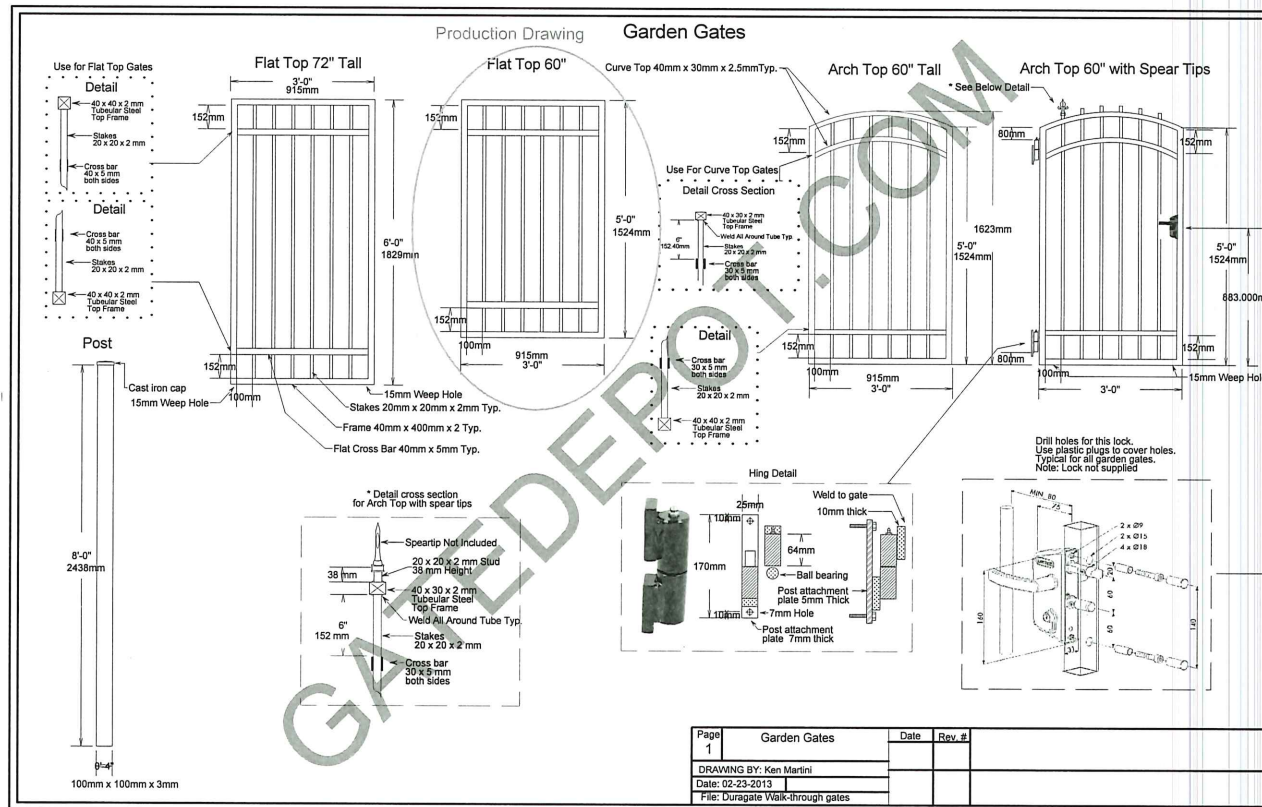


16-BDS
Single Gate 16'-0" x 6'-2"



Page 1 of 1	Bell Curve with Spear Tips Driveway Gates	Date	Rev. #
DRAWING BY: Ken Marsini			
Date: 02-23-2013		SCALE: NA	

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. 2020-0115

Receipt No. 1963689

Meeting Date: November 19, 2020

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

1. NAME OF APPLICANT Jorge Gallego

Business (if applicable) _____

Address 66 Marine Street

City Saint Augustine State Florida Zip Code 32084

Daytime telephone (914) 539 1344 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Jorge Gallego

Business (if applicable) _____

Address 66 Marine Street

City Saint Augustine State Florida Zip Code 32084

Daytime telephone (required) (914) 539 1344 Other phone _____

3. PROJECT STREET ADDRESS 66 Marine Street

4. LEGAL DESCRIPTION: Lot 21 Block 27 Subdivision City of St. Aug Parcel 198840-0000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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OCT 15 2020

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

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

D. PAINT COLORS (check one)

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

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

Two options are submitted for review and approval. Both options entail the relocation
of a patio fence/gate across the south driveway of the house.

Please refer to the attached document for a detailed description of the request.

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.

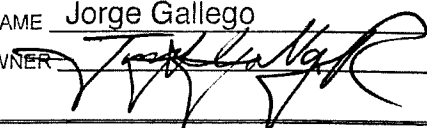
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals,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

SIGNATURE OF APPLICANT _____

DATE _____

PRINT OWNER'S NAME Jorge Gallego

SIGNATURE OF OWNER  _____

DATE 10/15/2020

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

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October 2017

OCT 15 2020

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

**INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS**

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing 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 <i>(Need details on proposed hardware)</i> |

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:

*(-Details usually noted on drawings are stated in description)
- Additional photographs showing proposed + existing location for fence would be helpful (in relation to house + adjacent property)*

Project number: 2020-0115 Project Address: 66 Marine Street

Reviewed by: Julie Courtney Date: 10.20.2020

From: Julie Courtney
Sent: Wednesday, October 14, 2020 5:24 PM
To: Jorge Gallego <gallego_jorge@hotmail.com>
Subject: RE: 66 Marine Street - HARB questions

Hello again,

Thank you, that information is helpful. For option 2 especially, you would need to have approval by the Historic Architectural Review Board (HARB), because it is a new design, new material, new height, new location, and the cost is over the threshold. You seem to have enough information for a Certificate of Appropriateness application instead of an Opinion.

We would need a few more details including:

- Height of the existing wood fence listed on drawings
- Finish color of proposed metal fence
- Specifications on proposed hardware
- Confirmation that the only locations for proposed double and single gates is along single fence-line to south of house across driveway
- Confirmation that the existing wood fence and gate would remain in place across 2nd driveway to north of house leading to building at rear of the lot

You could present both options to HARB under the same application. Just so you know upfront, we would have to note on our staff report that the proposed design is a bit elaborate for what is classified as a Frame Vernacular styled house. This is based on the Architectural Guidelines for Historic Preservation (AGHP) (page 162) that states that ornate fences are appropriate for only high styled buildings, but it does list that under cast iron fencing. The HARB is the one that ultimately decides.

If you want to have your application heard as soon as possible, ***the next meeting your application could be heard is November 19, with a October 16 application deadline, which is this Friday.*** All HARB applications and supporting materials can be emailed to harb@citystaug.com.

Payment can be made by dropping off or mailing a check to our department or calling / emailing your credit card information (see authorization form) to:

Meredith Randolph, Planning & Building Clerk
E: mrandolph@citystaug.com | P: 904.209.4325

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

From: Jorge Gallego <gallego_jorge@hotmail.com>
Sent: Wednesday, October 14, 2020 4:42 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 66 Marine Street - HARB questions

Hi Julie,
Sure do:

1. Option 2 would cost approximately \$2,500
2. Existing fence is 6 ft.

Thanks again,
Jorge

Sent from [Outlook](#)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, October 14, 2020 4:28 PM
To: Jorge Gallego <gallego_jorge@hotmail.com>
Cc: lourdes.ramon@gmail.com <lourdes.ramon@gmail.com>
Subject: RE: 66 Marine Street - HARB questions

Hello Mr. Gallego,
Thank you for your information and details on the two different options. I am reviewing the options and the information below. I have 2 quick questions:

1. Do you know the cost of the proposed option 2 (new fence and gates)?
2. Do you know the height of your existing wood fence and gates?

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

66 Marine Street - Patio Fence/gate project

Below is the description of the 2 options that are being submitted for review in order to obtain a Certificate of Appropriateness.

Option 1) Moving the existing back patio wood fence and gate 22 feet to the front. Location marked in the attached plan (figure 1) shows the fence would be 18 feet recessed to the house's front wall (closing up the patio). The front elevation is unchanged (figure 2). The existing wooden fence/gate stands 6ft tall. Estimated cost of the move is \$400. The only location for the proposed change is along single fence-line to the south of the house across the driveway. The existing wood fence and gate would remain in place across the 2nd driveway to the north of the house leading to the building at the rear of the lot.

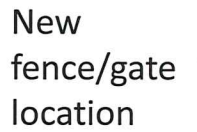
Option 2) - It's what we would prefer. Same location as above (recessed 18 feet from the front wall), but instead of using the same wooden fence and gate, we would install a black metal gate and fence. The front elevation illustration is figure 3. The planned design and specifications of the fence/gate as well as the standard latch are in figures 4 and 5. The new gate would stand 6'4" in its highest point. We are open to recommendations on the latch/hardware. Estimated cost is \$2,500. The only location for the proposed change is along single fence-line to the south of the house across the driveway. The existing wood fence and gate would remain in place across the 2nd driveway to the north of the house leading to the building at the rear of the lot.

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Current
fence/gate
location



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Figure 2 – Front elevation



Existing wooden double swing gate and fence

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Figure 3 – Front elevation



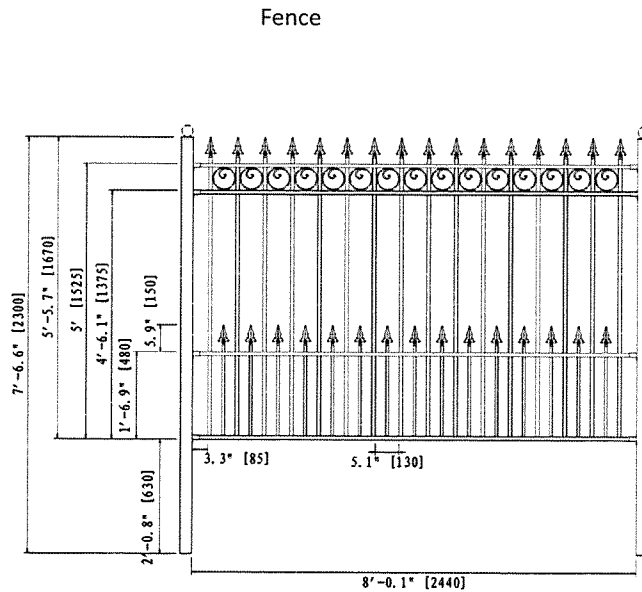
New double swing gate with pedestrian entrance and fence

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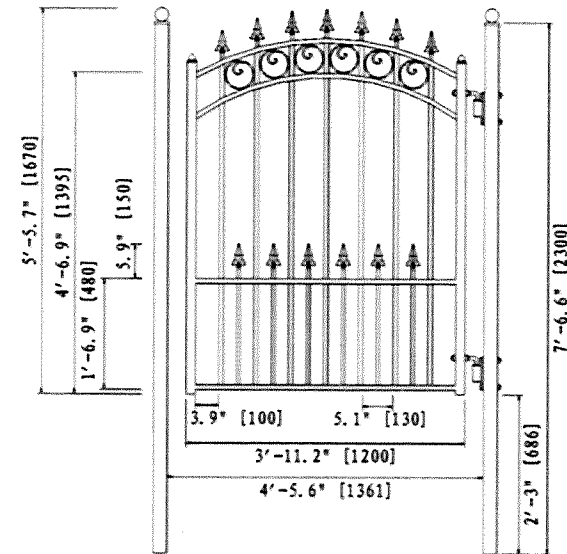
NOV 05 2020

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Figure 4: New pedestrian gate/fence specs



Pedestrian gate



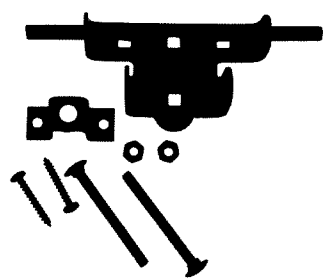
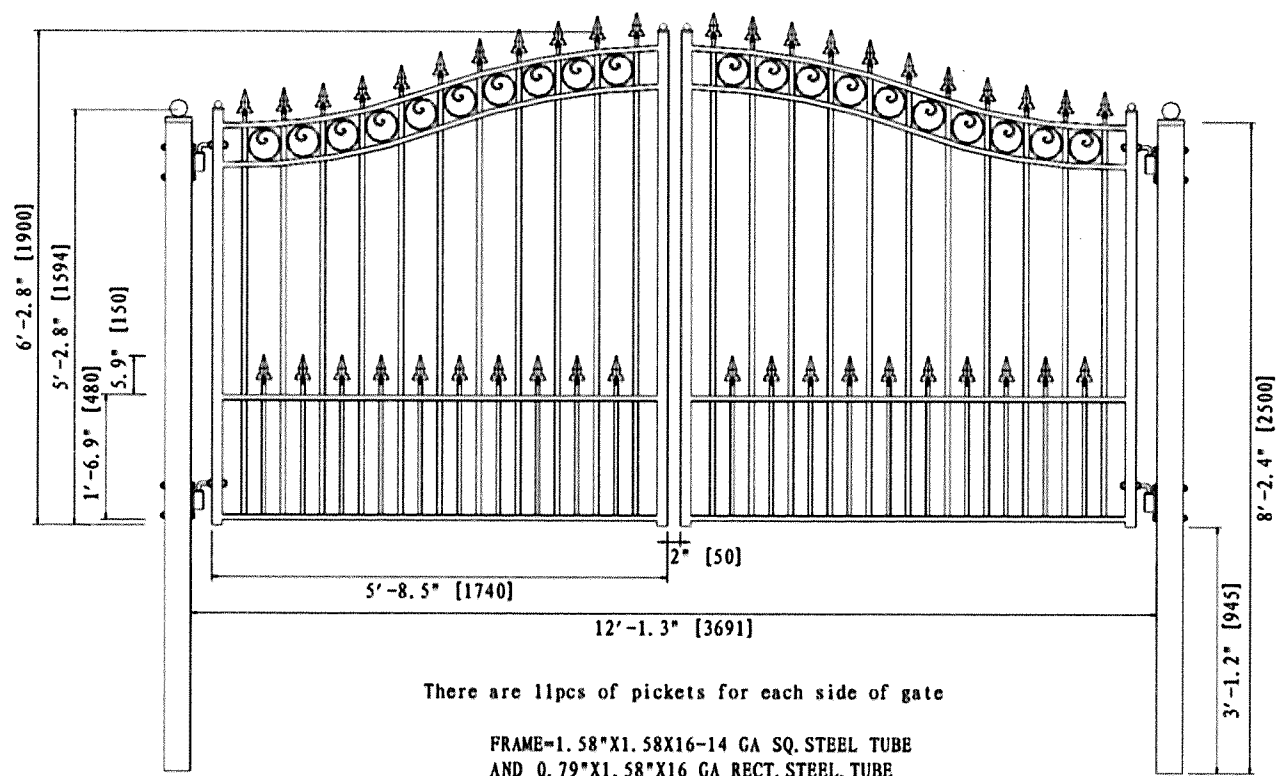
SPECIFICATION:
HORIZONTAL FRAME: 40*20*1.5mm RHS
VERTICAL FRAME: 40*40*1.5mm SHS
VERTICAL PICKETS: 20*20*1.2mm SHS
DOG PICKETS: 15*15*1.2mm SHS
DECORATION: 12*6mm Flat bar
POSTS=2 3/8"*2 3/8" SQ. STEEL TUBE
SPEAR HEAD

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Figure 5: Double swing gate specs



Universal Gate Door Flip
Latch - galvanized
powder coated steep
latch - Color: black

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66 Marine: Existing patio gate/fence

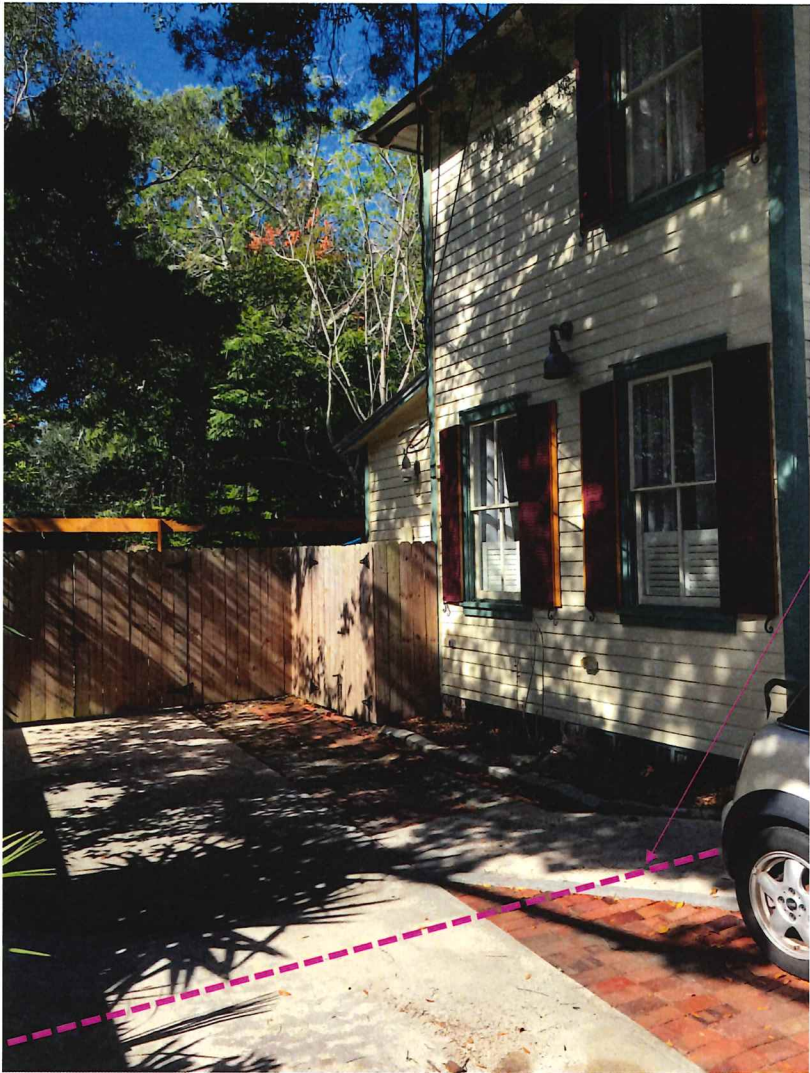
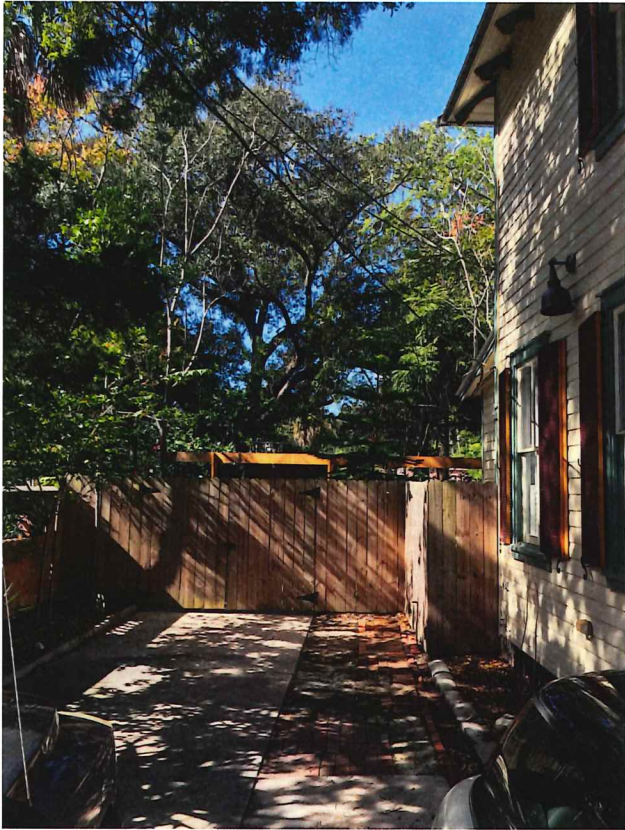


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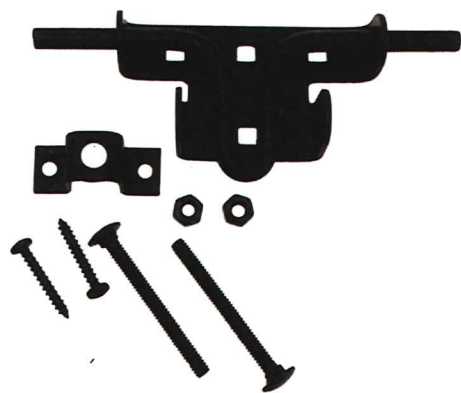
Existing Gate/fence and proposed location



Proposed gate/fence
location

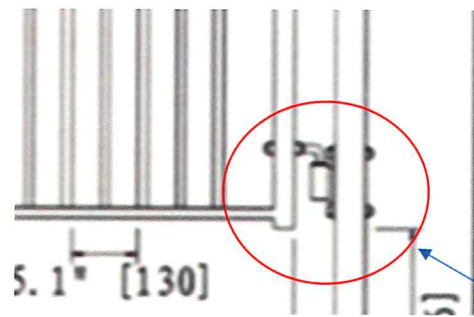
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Option 2 New Gates (Metal) hardware



Universal Gate Door Flip
Latch - galvanized
powder coated steep
latch

Color: black

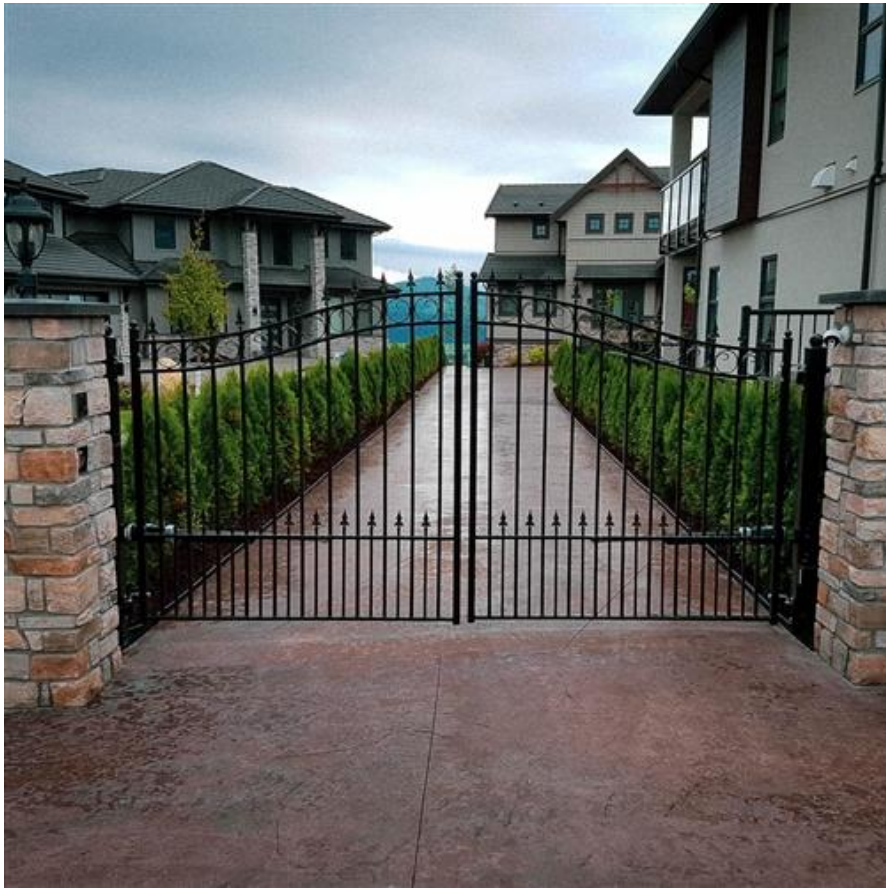


Detail on standard metal
Gate hinges.

Color: black

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St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice(PDF)

2019 TRIM Notice

2019 TRIM Notice(PDF)

Summary

Parcel ID	1988400000
Location Address	66 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG LOT 21 BLK 27 OR4751/1193 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.120
Homestead	Y

Owner Information

Owner Name	Gallego Jorge L Etal 100% Ramon Lourdes 100%
Mailing Address	66 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	\$343,177
Extra Features Value	\$510
Total Land Value	\$212,905
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$556,592
Total Deferred	\$0
Assessed Value	\$556,592
Total Exemptions	\$50,000
Taxable Value	\$506,592

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
2020	\$347,413	\$510	\$212,905	\$0	\$0	\$560,828	\$560,828	\$50,000	\$510,828
2019	\$238,957	\$510	\$212,905	\$0	\$0	\$452,372	\$272,344	\$230,028	\$222,344
2018	\$158,951	\$510	\$212,905	\$0	\$0	\$372,366	\$240,335	\$182,031	\$190,335
2017	\$164,529	\$365	\$212,905	\$0	\$0	\$377,799	\$235,392	\$192,407	\$185,392
2016	\$149,432	\$365	\$193,550	\$0	\$0	\$343,347	\$230,550	\$162,797	\$180,550
2015	\$138,966	\$365	\$149,310	\$0	\$0	\$288,641	\$228,947	\$109,694	\$178,947
2014	\$92,386	\$365	\$134,379	\$0	\$0	\$227,130	\$227,130	\$50,000	\$177,130
2013	\$100,826	\$365	\$134,379	\$0	\$0	\$235,570	\$235,570	\$100,500	\$135,070
2012	\$102,927	\$365	\$134,379	\$0	\$0	\$237,671	\$237,671	\$196,710	\$40,961
2011	\$107,127	\$365	\$149,310	\$0	\$0	\$256,802	\$256,802	\$256,802	\$0
2010	\$111,329	\$365	\$165,900	\$0	\$0	\$277,594	\$256,175	\$277,594	\$0

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2473	Roof Cover	Metal
Conditioned Area	2120	Interior Flooring	Hardwood
Actual Year Built	1950	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	2

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	11 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	952	952
BASE AREA	1096	1096
FINISHED OPEN PORCH	0	45
FRAME ADDITION	72	72
FINISHED DECK	0	308
Total SqFt	2120	2473

Building 2
 Actual Area 324
 Conditioned Area 648
 Actual Year Built 1980
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

Roof Structure Gable Hip
 Roof Cover Metal
 Interior Flooring Hardwood
 Interior Wall Plaster
 Heating Type Forced Air
 Heating Fuel
 Air Conditioning Central
 Baths 1

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Hardwood	100%
Heating Type	Forced Air	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	4 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	648	324
Total SqFt	648	324

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Patio	0	0	0	0	162

Land Information

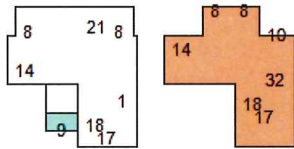
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	60	75	60	EF	\$182,490
Multi-Family (Less than 10 Units)	10	75	10	EF	\$30,415

Sale Information

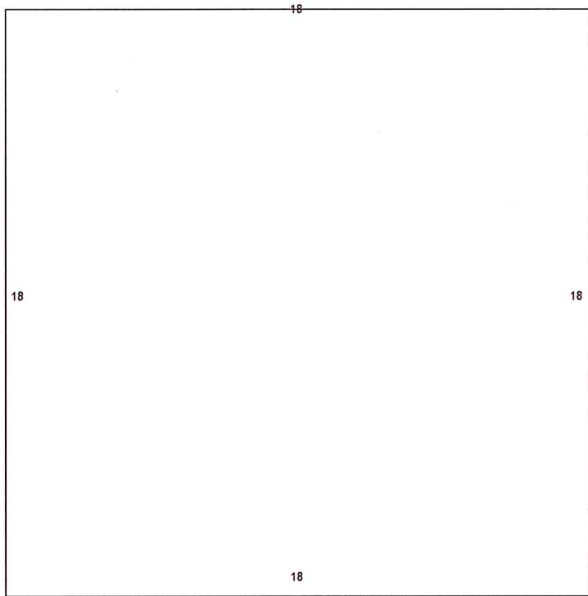
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2019	6/27/2019	\$700,000.00	WD	4751	1193	Q	I	MC QUEENEY BARBARA ET AL	GALLEGO JORGE L ETAL
4/19/2013	3/25/2013	\$250,000.00	WD	3718	524	Q	I	ORMONT BERNARD B TRUSTEE	MC QUEENEY BARBARA ET AL
	1/18/2001	\$100.00	QC	1560	81	U	I	ORMONT BERNARD B	ORMONT BERNARD B TRUSTEE
	1/1/1979	\$81,500.00		437	152	U	I		ORMONT BERNARD B

Sketch Information

Room Type
DECK
FAD
FINISHED OPEN PORCH
Base
FINISHED UPPER STORY



Room Type
TWO



27⁰⁰
Rec: \$18.50 Doc: \$4900.00 (\$700,000.00)

This Instrument Prepared by:
Carol Lagasse
Estate Title of St. Augustine
71 Carrera Street
St Augustine, FL 32080
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
198840-0000
File No.: 62451

WARRANTY DEED

This Warranty Deed, Made the 27 day of June, 2019, by

BARBARA MCQUEENEY and KAITLIN MCQUEENEY, both single, whose post office address is:

208 E Avenue 33 Los Angeles CA 90031,
hereinafter called the "Grantor", to

JORGE L. GALLEGO and LOURDES RAMON, husband and wife, whose post office address is:

66 Marine ST ST Augustine FL 32084,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

THAT CERTAIN PARCEL OF LAND KNOWN AS LOT 21, BLOCK 27, OF THE CITY OF ST. AUGUSTINE, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT AN IRON PIPE LOCATED ON THE WEST LINE OF MARINE STREET AND BEING THE NORTHEAST CORNER OF LOT 17, OF SAID BLOCK 27 AND BEING ALSO THE NORTHEAST CORNER OF THE ST. AUGUSTINE HISTORICAL SOCIETY OLDEST HOUSE PROPERTY; RUN THENCE NORTH 4 DEGREES WEST AND ALONG AND WITH THE WEST LINE OF MARINE STREET 131.75 FEET TO AN IRON PIPE AND A FENCE CORNER FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES WEST AND ALONG AND WITH AN OLD FENCE, 75.1 FEET TO AN IRON PIPE AND A FENCE CORNER; RUN THENCE NORTH 4 DEGREES, 30 MINUTES WEST AND ALONG AND WITH AN OLD FENCE 65 FEET TO AN IRON PIPE AND A FENCE CORNER; RUN THENCE NORTH 85 DEGREES, 33 MINUTES EAST AND ALONG WITH AN OLD FENCE, 75.7 FEET TO AN IRON PIPE AND A FENCE CORNER LOCATED ON THE WEST LINE OF MARINE STREET; RUN THENCE SOUTH 4 DEGREES EAST AND ALONG AND WITH THE WEST LINE OF MARINE STREET 70.0 FEET TO THE POINT OF BEGINNING. THE ABOVE PROPERTY IS THE SAME AS THAT DEEDED TO EDWIN A. REDFORD, NOVEMBER 29, 1922 AND RECORDED IN DEED BOOK 49, PAGE 89, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

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 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: Sydney Moreau

2a Printed Name: Sydney Moreau

1 Barbara McQueeney
BARBARA MCQUEENEY

3 Witness Signature: Kaitlin McQueeney

3a Printed Name: Michael Scism

Kaitlin McQueeney
KAITLIN MCQUEENEY

4 / State of _____
County of _____

The foregoing instrument was acknowledged before me this 5 day of June, 2019 by BARBARA MCQUEENEY and KAITLIN MCQUEENEY, who is/are personally known to me or has/have produced driver license(s) as identification.

6 _____
Notary Public Signature

6a Printed Name:

My Commission Expires: _____
(SEAL)

7+8

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn 6/27/19 before me, Linda Distenfield, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared BARBARA McQueeney +
Name(s) of Signer(s)

Kaitlin McQueeney
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: 6-27-19 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 17, 2020 Meeting**



Application F2020-0123 Address: 215 St. George Street

Applicant: Trinity Episcopal Church

Property Owner: Trinity Episcopal Church

Project description: To modify the existing wall surrounding the playground by adding new metal fencing.

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1825 – 1831, (FMSF)
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	7(a)	Previous Action(s):	F2011-0001 (COA for fence around Memorial Garden)

STAFF SUMMARY AND ANALYSIS:

- Trinity Episcopal Church's primary building faces the Plaza de la Constitución and was constructed between 1825-1831, with additions to the church in 1850, 1893, and 1902, and new buildings added in 1917 (Parish House) and 1954 (the concrete block building). Proposed modifications to the site are to the playground walls that front St. George Street to the west and Artillery Lane to the south on the southwest corner of the site and to a railing behind the walls.
- A proposed arched aluminum replacement fence is proposed to replace the existing wood fence with flat top that is set within the inverted arched tops of the existing stucco wall. The Architectural Guidelines for Historic Preservation's (AGHP) allowable materials includes stucco and metal (iron) for walls or fences.
- Wall and fence heights are recommended by the AGHP to be at least 5-1/2' tall for those associated with the American Territorial period (1821-1845), and for later periods to be at least 4' high, but less than 5' high if adjacent to the street. Trinity Church's building to the front of the site was built during the American Territorial period and the existing stucco wall height is in keeping with the AGHP being at least 5.5' high.
- The drawing submitted for the application is not to scale and does not include the stucco wall's full proportions, especially its full height. The stucco wall that runs along the sloped sidewalk is 66.5" to 67.5" tall with the existing wood fence inserts approximately 63" high from the ground. The center of the inverted arched top of the stucco wall is 3' from the ground and the center point of the existing wood insert on top stands 26.5" high above that.
- Although the arched top with finials is different in design to the existing wood fence's flat top, it is similar in design to the church's other existing fencing around the Memorial Garden that is set back on the site, just over 6' high, and was approved by HARB with Certificate of Appropriateness F2011-0001 at the January 20, 2011 meeting. The repeated arched tops proposed for the new fencing extend approximately 9" to 14" higher above the stucco wall's top caps (measurements provided from the applicant are varied), which may seem visually incompatible with the existing wall when taking into account the relation of the proportions of solids to voids. Therefore, a shorter height for the new insert fence is recommended so that it is in better proportion to and not visually competing with the primary stucco fence, which would likely require the end pickets start below the height of the stucco piers and extend at its highest point only a few inches above the top caps of each bay.
- A scaled drawing (or one with all measurements indicated) showing one full bay of the existing stucco wall with accurate representation of the proposed fence, including the number of pickets and all heights as they relate to each other should be provided, along with an elevation drawing or rendering showing the repetition of multiple full bays of wall and fence.
- While the AGHP recommends that fences are left unpainted or painted white and that walls are left natural or painted white, the proposed green color finish matches the Memorial Garden fencing mentioned above and looks similar to the color of the church building's window sashes paint finish.
- The proposed arched aluminum gate is in keeping with the size and design of the existing wood gate. A less contemporary styled door handle/keypad would be more architecturally compatible.
- The proposed railing system behind the playground walls will not be visible from the streetscape and will match the proposed fencing.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions regarding a **CERTIFICATE OF APPROPRIATENESS (COA) at 215 St. George Street:**

1. To CONTINUE to allow for additional drawings be provided, if necessary to approve a COA, that better show the proposed design within the existing stucco wall. HARB may comment on the appropriateness of the arched top design and height of the proposed fence.
2. To APPROVE a COA if the HARB determines that the proposed inset fence as designed, but with a lower overall height,:
 - a. is compatible with the existing stucco fence and architecture of the buildings, meeting the Secretary of the Interior's Standard 9,
 - b. is approvable if the height of the metal pickets only extends so the highest point of the arch is a few inches above the stucco wall's top caps, with the final height to be determined by the board,And a more compatible handle/keypad (still in a black or dark bronze finish) will be used for the gate.

SUMMARY SCOPE OF WORK:

1. To replace the wooden fence on top of the stucco wall to the rear / southwest corner of the property with an aluminum fence that is in the same design and construction as the fence around the church's Memorial Garden, also on the property:
 - a. Proposed arched top fence panels will be approximately 6' to 7' wide and approximately 74" high to highest point, with the $\frac{3}{4}$ " square pickets spaced 4" on center and topped with a spear finial.
2. To replace the existing 76" wood gate to the playground, located under the covered portico, with an aluminum gate in the same design, 36" wide x 6.5' (77") high with $\frac{3}{4}$ " square pickets spaced 4" on center.
3. To replace a L-shaped wood balustrade/railing located off a 2-step side entrance to the building from the inside of the playground (behind the stucco wall) with an aluminum system: extending 5' north/south and 10' east/west and includes a 2" railing with beveled top and $\frac{3}{4}$ " square pickets spaced 4" on center. The railing will be approximately 37" high.

A green powder coated finish is proposed for all aluminum elements to match the finish color on the existing wood fence and railing, the existing Memorial Garden fence, and window sash and trim color of the building.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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.

COA F2020-0123
215 St. George Street
December 17, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

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



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

BDAC Project No. 2020-0123

Receipt No. 1991271

Meeting Date: Dec. 17, 2020

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

Receipt No. _____

1. NAME OF APPLICANT Bruce Belmont, Junior Warden

Business (if applicable) Trinity Episcopal Church

Address 215 St. George Street

City St. Augustine State Florida Zip Code 32084

Daytime telephone 904 484-4647

Other phone/email _____

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

2. NAME OF PROPERTY OWNER _____

Business (if applicable) Trinity Episcopal Church

Address 215 St. George Street

City St. Augustine State Florida Zip Code 32084

Daytime telephone (required) 904 824-2876

Other phone _____

3. PROJECT STREET ADDRESS 215 St. George Street

4. LEGAL DESCRIPTION: Lot 1&2 Block 33 Subdivision City of St. Aug Parcel _____

5. EXISTING USE Fence PROPOSED USE Fence

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 <u>replacee wood fence atop stucco wall</u> |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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DEC 01 2020

Planning / Building Dept.

DEC 01 2020

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

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

Planning / Building Dept.

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)

Trinity is replacing the existing wood fencing mounted on top of stucco wall surrounding playground located on Trinity property with an aluminum fence which will match the fencing surrounding the Memorial Garden at Trinity. There will be a modification to the top of the fenced to incorporate the same finials as the Memorial garden. The fence will be powder coated green to match existing wood and aluminum fence. Please see design doc.

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 Bruce BelmontSIGNATURE OF APPLICANT *Bruce Belmont* DATE 11/17/2020PRINT OWNER'S NAME Reverend Mathew Marino, Rector of Trinity Episcopal ChurchSIGNATURE OF OWNER *Matthew Marino* DATE 11/17/2020

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2020-0123

Receipt No. 1991271

Meeting Date: December 17, 2020

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

Receipt No. _____

1. NAME OF APPLICANT Bruce E. Belmont, Jr. Warden
 Business (if applicable) Trinity Parish
 Address 215 ST. George Street
 City ST. Augustine State FL Zip Code 32084
 Daytime telephone 904 484 4647 Other phone/email bbelmonte@trinity.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER _____
 Business (if applicable) TRINITY PARISH
 Address 215 ST. GEORGE STREET
 City ST. Augustine State FL Zip Code 32080
 Daytime telephone (required) 904 484 4647 Other phone _____

3. PROJECT STREET ADDRESS 215 ST. George Street

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

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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NOV 23 2020

Planning / 54

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

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

D. PAINT COLORS (check one)

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

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

Trinity is replacing existing wood fencing installed on top of wall surrounding playground, with square aluminum fencing which will be powder coated to match existing colors (GREEN). A small design change to incorporate pinnacles to match existing fencing surrounding Memorial Garden.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____

DATE _____

PRINT OWNER'S NAME Bruce Belmont / Trinity Parish

SIGNATURE OF OWNER [Signature]

DATE 11/17/2020

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

NOV 23 2020

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

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Planning / Building Dept.

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

⊗ We also need corrected signatures on application

❖ Other details necessary for review:

Please provide more details on a drawing showing items indicated above. We need photos of the existing wall & a site plan showing location of proposed change to wall.

Project number: 2020-0123 Project Address: 215 St. George Street
Reviewed by: Julie Courtney Date: Nov. 25, 2020



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NOV 24 2020

Planning / Building Dept.

Owner's Authorization For Agent

Bruce Belmont is/are hereby authorized TO ACT ON BEHALF
OF Trinity Parish, the owner(s) of those lands described within ☐

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

BY: [Signature]
Signature of Owner

The Rev. Matt Marino
Print Name of Owner

904-824-2876
Telephone Number

State of Florida

County of St. Johns

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

By [Signature]

Identification verified:

Oath sworn: Yes No

Notary Signature:

[Signature]

My Commission expires:

6/9/2022



ESTIMATE

Ezekiel D Williams LLC

1970 Carl W Stewart Rd.
St Augustine, FL 32084

(904) 377-2086
zeke.joah@gmail.com

Bill To Trinity Church

Estimate Num 245
Date Sep 11, 2020

Description	Quantity	Rate	Amount
* All aluminum marine grade material necessary for building decorative fence inserts, Porch Handrail System On Inside Of Playground. And Side Gate With Coded Access.	1	\$7,582.00	\$7,582.00
* Stainless steel fasteners	1	\$450.00	\$450.00
* Marine grade key/coded access for side gate.	1	\$417.50	\$417.50
* 1 inch plastic inserts to go over fastener hole	1	\$95.00	\$95.00
* Marine grade self closing hinges for side gate	1	\$94.72	\$94.72
* Time in shop to fabricate custom gate inserts, Custom Side Gate To Be Decorative With A Kick Plate.	60	\$100.00	\$6,000.00
* Mobile welding and fabrication time necessary to build custom corner gate insert and handrail system around porch inside of Playground	20	\$125.00	\$2,500.00
* Time to install All aluminum structures.	20	\$100.00	\$2,000.00
Color Matched Powder Coat. estimation between 1500 and 2500 (We Use The Best Powder Coder In North East Florida Based Out Of Jacksonville)	1	\$0.00	\$0.00
* Welding and cutting consumables. (Argon Weld Gas, Sanding And Cutting Wheels, Welding Wire. Other Shop Consumables)	1	\$350.00	\$350.00

RECEIVED

NOV 23 2020

Planning / Building Dept.

* Indicates non-taxable item
Thank you for your business.

Subtotal \$19,489.22

Tax (8%) \$0.00

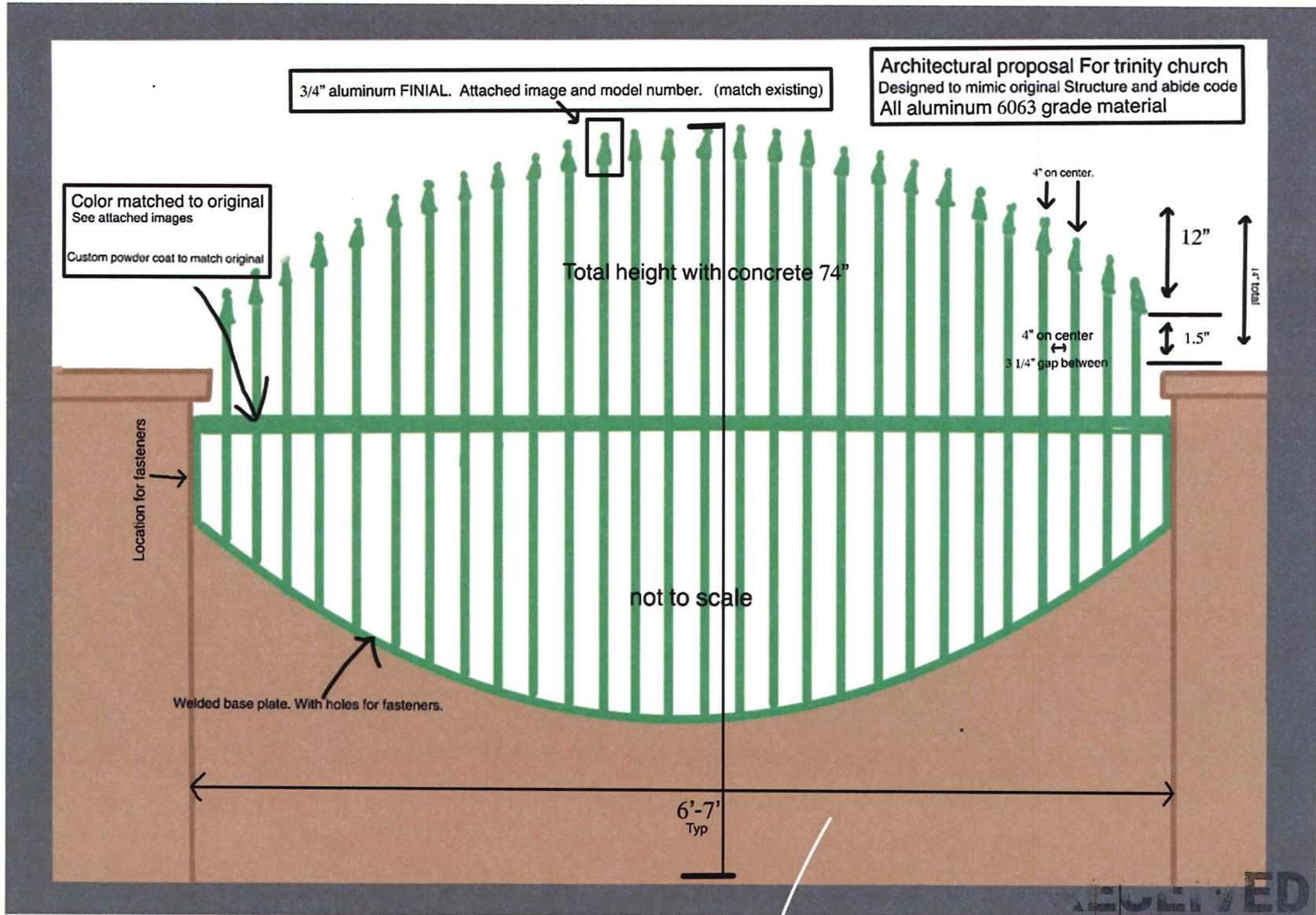
Total \$19,489.22

Balance Due \$19,489.22

RECEIVED

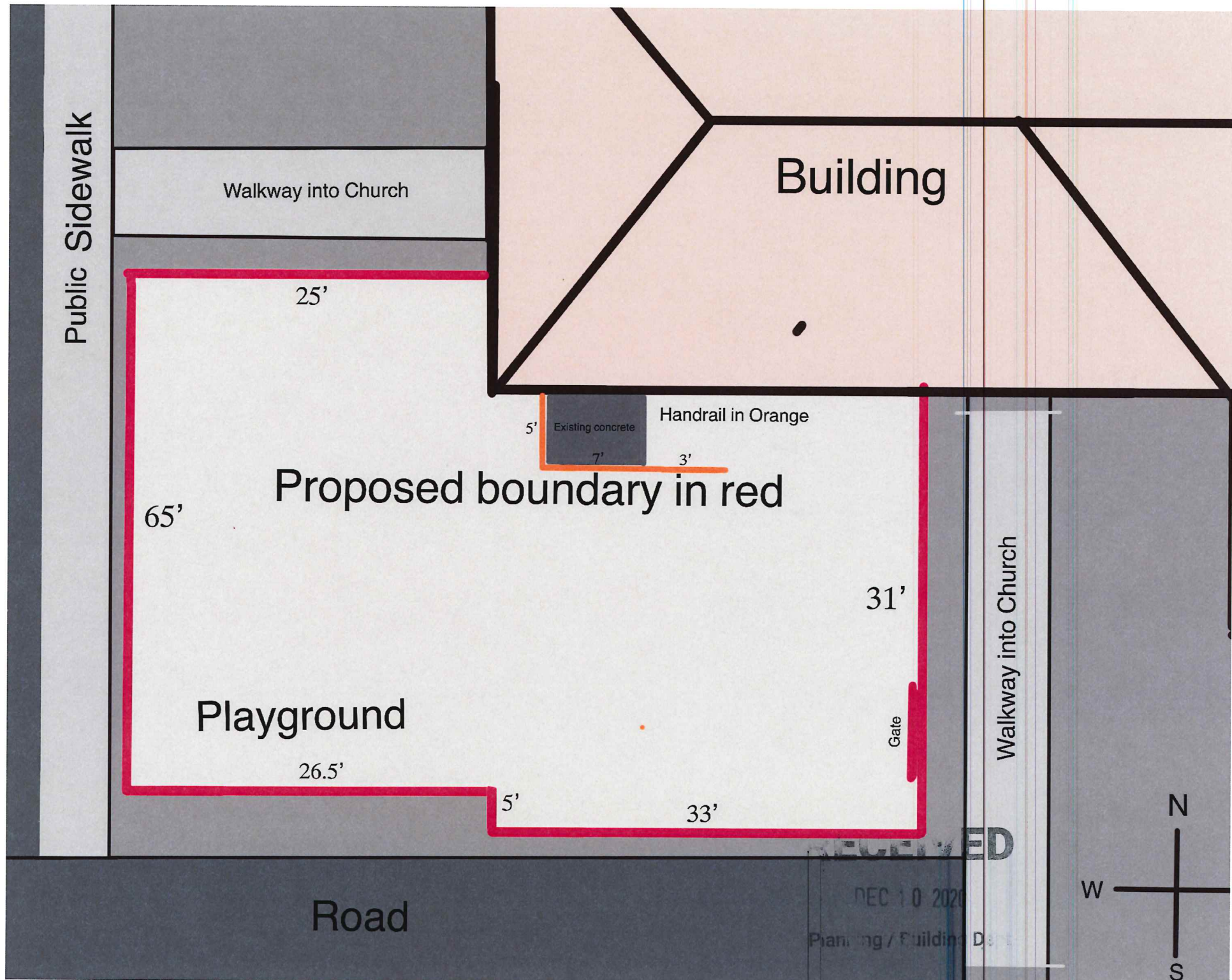
NOV 23 2020

Planning / E&C / A.



DEC 10 2020

Planning / Building Dept.



Trinity church

Quad Flare Spear with Ball in Cast Aluminum

Item # 43-5-F34

Cast Aluminum Quad Spearw/Ball. 3-7/8" H



This quad flare spear with top ball finial is made out of cast aluminum. The finial fits over 3/4" square material. Each finial is 1-1/4" base, 1-1/4" wide, 3-7/8" high

Trinity Episcopal Church

TELC Located on Lot 2

1992000000

Location Address 215 ST GEORGE ST
SAINT AUGUSTINE 32084-0000

Neighborhood City St Aug S of Plaza (COM) (610.03)
Tax Description* CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33

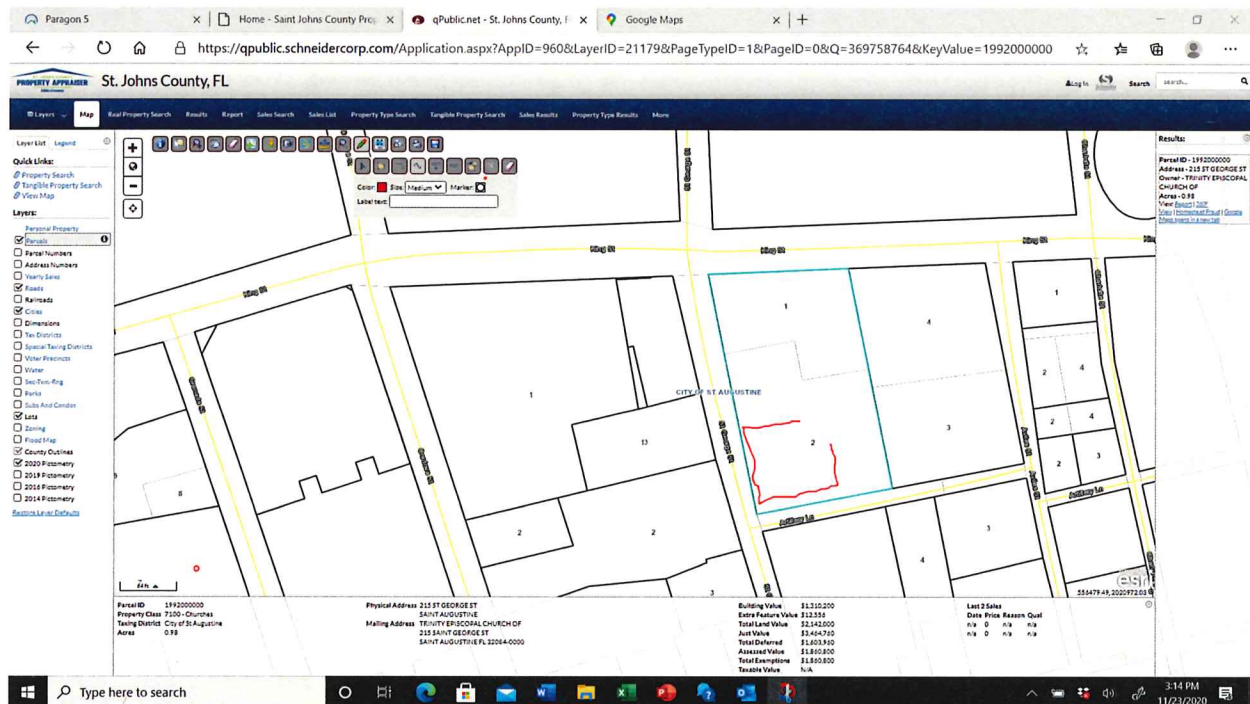
**The Description above is not to be used on legal documents.*

Property Use Code Churches (7100)

Subdivision City of St Augustine

Sec/Twp/Rng 18-7-30

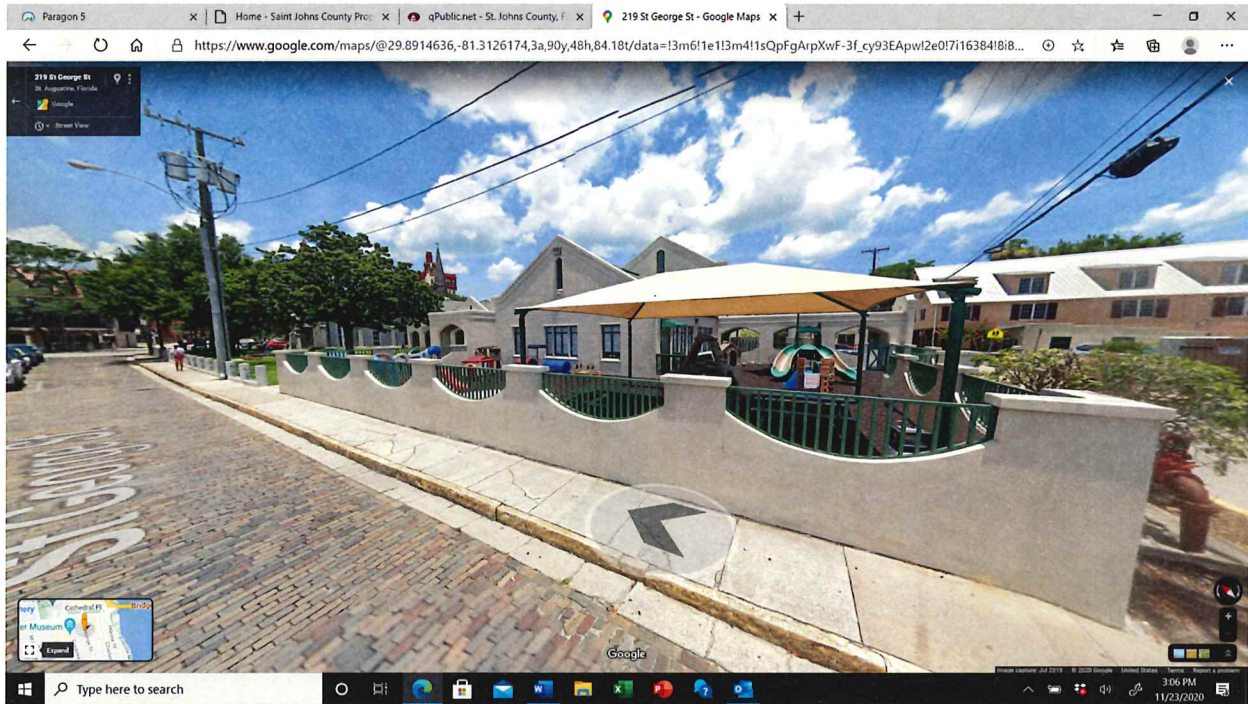
District City of St Augustine (District 452)



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NOV 23 2020

Planning / Building Dept.



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NOV 23 2020
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RECEIVED

Julie Courtney

DEC 07 2020

Planning / Building Dept.

From: Matthew Marino <mattmarino@mac.com>
Sent: Monday, December 7, 2020 5:18 PM
To: Julie Courtney
Cc: Susan Lieberman; bbelmont@alignogy.com
Subject: Re: Fence Certificate of Appropriateness application for Historic Architectural Review Board (HARB)

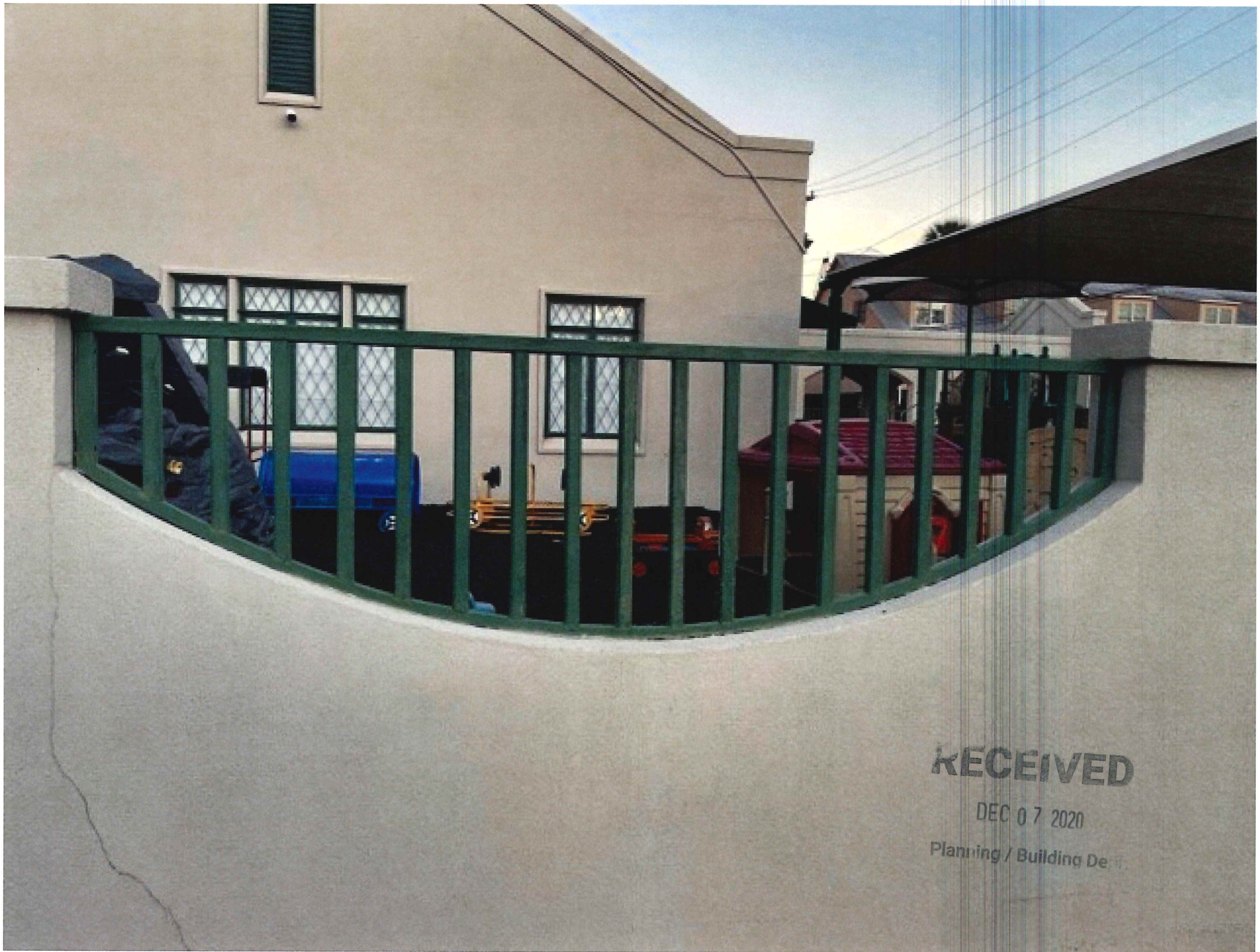
Hi Julie,

Here is a photo of the memorial garden fence. What we are proposing is matching the memorial garden fencing, which is of significantly higher quality than the wood that is falling out after 7 years.

Thank you,

Fr. Matt
Trinity Parish





RECEIVED

DEC 07 2020

Planning / Building De

RECEIVED

DEC 07 2020

Planning / Building Dept.



RECEIVED

DEC 07 2020

Planning / Building Dept.





RECEIVED

DEC 07 2020

Planning / Building De

RECEIVED

DEC 07

Plan



From: [Ezekiel Williams](#)
To: [Julie Courtney](#)
Subject: Hand rail aluminum material
Date: Thursday, December 10, 2020 2:21:38 PM

All 6063 grade aluminum.
Picketts are three-quarter inch Square tube
Banisters are 2 in Square



King Architectural Metals

[Visit](#)



2-1/4" WIDE



Sent from my iPhone

From: [Ezekiel Williams](#)
To: [Julie Courtney](#)
Subject: Re: Gate, New lock oil rubbed
Date: Thursday, December 10, 2020 1:45:50 PM



Search by Product Type, Part Number, o



LockeyUSA 1150 Oil Rubbed Bronze Mechanical
Keyless Digital Double Combination Lever Lock
\$406.82

Sent from my iPhone

On Dec 10, 2020, at 1:21 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hi Bruce,
Zeke asked me to call you to ask for a photo of the existing hand rail, but your phone was busy, so I'm hoping you see this before you leave the church.

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

<image001.jpg> [<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Bruce Belmont <bblmont@alignogy.com>
Sent: Thursday, December 10, 2020 11:53 AM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Ezekiel Williams <hardknoxsfab@icloud.com>
Subject: Re: Gate, Trinity church

The 74" height is from the sidewalk to the tallest Pickett. The pockets are 3/4". The fence section has an overall height of 38.5". The handle hardware is a stainless finish and we will supply rail detail hopefully today and definitely at the meeting.

The dimension of the wall itself from side wall to the top of the cap is 66-1/4". Zeke will be sending images of the railing system and the gate and other info this afternoon.

Thanks,

Brice

Sent from my iPhone

On Dec 9, 2020, at 3:47 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,
-Is the 6'5" the overall height (to the top of the arch)?
-What are the dimensions of the individual pickets?

Please see my other email about the fence and rail.

Thank you,
Julie Courtney

Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine

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

<image001.jpg>

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Ezekiel Williams <hardknoxsfab@icloud.com>

Sent: Wednesday, December 9, 2020 3:22 PM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Gate, Trinity church

Please let me know if you need anything else. kindly- Z:)
<image005.png>

Sent from my iPad

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

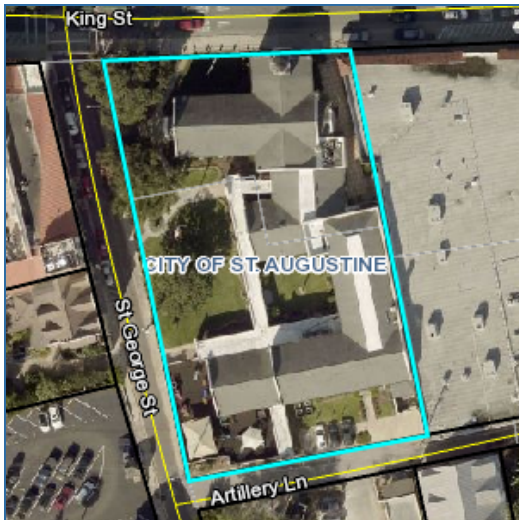
Summary

Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.980
Homestead	N

Owner Information

Owner Name	Trinity Episcopal Church Of 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	\$1,310,203
Extra Features Value	\$12,556
Total Land Value	\$2,142,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$3,464,759
Total Deferred	\$1,603,957
Assessed Value	\$1,860,802
Total Exemptions	\$1,860,802
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
2020	\$1,350,517	\$12,556	\$2,142,000	\$0	\$0	\$3,505,073	\$1,691,638	\$3,505,073	\$0
2019	\$1,281,358	\$12,556	\$2,142,000	\$0	\$0	\$3,435,914	\$1,537,853	\$3,435,914	\$0
2018	\$1,117,579	\$12,556	\$2,142,000	\$0	\$0	\$3,272,135	\$1,398,048	\$3,272,135	\$0
2017	\$745,053	\$12,556	\$2,142,000	\$0	\$0	\$2,899,609	\$1,270,953	\$2,899,609	\$0
2016	\$647,899	\$12,556	\$856,800	\$0	\$0	\$1,517,255	\$1,155,412	\$1,517,255	\$0
2015	\$647,899	\$12,556	\$856,800	\$0	\$0	\$1,517,255	\$1,050,375	\$1,517,255	\$0
2014	\$381,126	\$12,556	\$561,204	\$0	\$0	\$954,886	\$954,886	\$954,886	\$0
2013	\$381,126	\$12,556	\$561,204	\$0	\$0	\$954,886	\$954,886	\$954,886	\$0
2012	\$381,126	\$12,556	\$561,204	\$0	\$0	\$954,886	\$954,886	\$954,886	\$0
2011	\$400,182	\$12,556	\$621,180	\$0	\$0	\$1,033,918	\$1,033,918	\$1,033,918	\$0
2010	\$428,766	\$12,556	\$685,440	\$0	\$0	\$1,126,762	\$1,126,762	\$1,126,762	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$1,860,802

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	18797	Roof Cover	Composite Shingle
Conditioned Area	20820	Interior Flooring	Carpet, Slate
Actual Year Built	1917	Interior Wall	Drywall
Use	Churches	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Slate	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	39 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	9684	9684
2 STORY - FORCED	11136	5568
FINISHED OPEN PORCH - FORCED	0	240
CANOPY - FORCED	0	3162
MASONRY UTILITY	0	143
Total SqFt	20820	18797

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	20820
Masonry Wall	0	0	0	0	756

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	153	280	42840	SF	\$2,142,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/5/2015	\$0.00	COVENANTS AND RESTRICTIONS	4098	899	U	I	TRINITY EPISCOPAL CHURCH	TRINITY EPISCOPAL CHURCH OF

Sketch Information

	Room Type
	MUT
	CAF
	FPF
	TWF
	BAF

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

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

Last Data Upload: 11/27/2020, 11:03:27 PM

[Version 2.3.96](#)

Developed by
 **Schneider**
 GEOSPATIAL

RESTRICTIVE COVENANTS

Project Name: Trinity Episcopal Church Building Exterior Restoration Project

Grant Number: SC614

THESE COVENANTS are entered into this 5th day of October, 2015, by Trinity Episcopal Church, hereinafter referred to as the Owner, and (Name of Grant Recipient) hereinafter referred to as the Grant Recipient, and shall be effective for a period of ten years from the date of recordation by the Clerk of the Circuit Court of (Name of County) County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at 215 St. George St., Saint Augustine, Saint Johns County, Florida, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the Grant Recipient is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of \$55,056 to be used for the restoration and preservation of the property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the property is located,

Now THEREFORE, as part of the consideration for the State grant, the Owner and the Grant Recipient hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

1. The Owner and the Grant Recipient agree to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
2. The Owner and the Grant Recipient agree that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Department's Bureau of Historic Preservation.
3. The Owner and the Grant Recipient agree that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
4. The Owner and the Grant Recipient agree that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
5. The Owner and the Grant Recipient agree that these restrictions shall encumber the property for a period of ten years from the date of recordation, and that if the restrictions are violated within the ten year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:
 - a. If the violation occurs within the first five years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount.
 - b. If the violation occurs after the first five years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first five. For instance, if the violation occurs after the sixth anniversary of the effective date of these covenants, but prior to the seventh anniversary, the Department shall be entitled to return of 80% of the original grant amount.
6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of (Name of County) County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner and Grant Recipient agree that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESSES:

Melissa Morgan
Witness Signature

Trinity Episcopal Church
OWNER

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Owner's Address

[Signature]
Witness Signature

Saint Augustine, Florida 32084
City State Zip

Diane Hunter
Witness Name Typed/Printed

The State of Florida
County of St Johns

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David J Weidner personally

(Name)
appeared as David J Weidner for Trinity Episcopal Church
(Officer) Rector (Name of Corporation/Partnership)

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced FL D.I.

Executed and sealed by me at St Aug, Florida on 10/14, 200 2015

Notary Public in and for

The State of

My commission expires:



[SEAL]

Melissa Morgan
Witness Signature

Trinity Episcopal Church
GRANT RECIPIENT

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Grant Recipient's Address

[Signature]
Witness Signature

Saint Augustine, Florida 32084
City State Zip

[Signature]
Witness Name Typed/Printed

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that Daniel Weidner personally

appeared as [Signature] for Trinity Episcopal Church
(Name) (Officer) (Name of Corporation/Partnership)

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced F.D.I.

Executed and sealed by me at St Aug, Florida on 10/14, 2015

Notary Public in and for

The State of _____

My commission expires: _____



[SEAL]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation

THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

Filing Information

Document Number N20000003884
FEI/EIN Number 59-0657335
Date Filed 04/07/2020
Effective Date 04/06/2020
State FL
Status ACTIVE

Principal Address

215 SAINT GEORGE STREET
 SAINT AUGUSTINE, FL 32084 UN

Mailing Address

215 SAINT GEORGE STREET
 SAINT AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

CATALAND, MEREDITH
 215 SAINT GEORGE STREET
 SAINT AUGUSTINE, FL 32084

Officer/Director Detail

Name & Address

Title D

MARINO, MATTHEW
 215 ST. GEORGE ST.
 ST. AUGUSTINE, FL 32084

Title D

GOODE, SANDRA
 6 ANDALUSIA CT.
 ST. AUGUSTINE, FL 32086

Title D

BELMONT, BRUCE
 2568 OLEANDER ST.
 ST. AUGUSTINE, FL 32080

Title T

BELMONT, MARY LOU
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Annual Reports

No Annual Reports Filed

Document Images

[04/07/2020 -- Domestic Non-Profit](#)

[View image in PDF format](#)

Julie Courtney

From: Julie Courtney
Sent: Monday, November 23, 2020 1:24 PM
To: Bruce Belmont
Cc: Meredith H. Randolph
Subject: RE: Owners Authorization for Agent

Hello Bruce,

After looking through the documents we received so far, it looks like we will need a few things upfront:

1. City Owner's Authorization for Agent with the signature of the owner: We have had our legal department tell us previously that a person can not fill out the form as both the person authorized to represent the application on behalf of the owner and then sign it as owner too. Legal has explained that if someone from the church authorizes you to act on the church's behalf, that does not make you the owner, so we need someone listed as owner for the Parrish to be the one signing as owner and you would be named as the applicant. There should be a legal document naming the officers or representatives of the church, which I would assume are the individuals who can sign as "owner." Sometimes this comes up under Sunbiz.org, but I only see a listing for Trinity Church of Vero Beach, which I am assuming is not the same as your parish.
We can not really use the August letter sent to FDOT naming you as the authorized person for FDOT applications, since we are not an entity of FDOT.
2. We will also need the signature of the owner on the application. You would put your signature under the applicant section.
3. Since it looks like the Parrish owns multiple parcels, I need the parcel ID for the actual property that the project outlined in the application will take place on. If you put the address 215 St. George Street in the search engine for the St. John County Tax Appraiser (<https://qpublic.schneidercorp.com/Application.aspx?App=StJohnsCountyFL&Layer=Parcels&PageType=Search>), this is what comes up:
<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=2035052386&KeyValue=1992000000>, but I'm not sure if the playground is on this parcel or a nearby one?
4. A site plan showing where the existing and proposed new fence is/ will be located. You can use a close-up of the the aerial map view of the parcel and indicate on that where the fence is if you do not have access to a formal site plan.
5. Also, we will need the application fee paid today or as soon as possible:
Payment can be made by mailing a check to our department or calling / emailing your credit card information to:
Meredith Randolph, Planning & Building Clerk
E: mrandolph@citystaug.com | P: 904.209.4325
(If you want to email, the authorization form is available at
<https://www.citystaug.com/DocumentCenter/View/3827/Credit-Card-Authorization-Form-PDF>)

Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

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



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Bruce Belmont <bbelmont@alignogy.com>

Sent: Monday, November 23, 2020 11:22 AM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Owners Authorization for Agent

Dear Julie,

I am not sure you need this in addition to the previous one I submitted, which was associated with a separate project but just in case, here it is.

Thanks,

Bruce

Bruce Belmont
Trinity Parish St Augustine
Jr. Warden
bbelmont@alignogy.com
(904) 484-4647

Julie Courtney

From: Julie Courtney
Sent: Monday, November 23, 2020 12:09 PM
To: Bruce Belmont; harb
Subject: RE: Trinity Parish Playground Fencing project.

Hello Mr. Belmont,

We received your email with the attached application and supporting documents, including the Owner's Authorization form in the subsequent email you sent for the December meeting. Since I met with you and our Building Official and discussed this proposed project on the application deadline of November 20, we are allowing your application to be received for the December 17th meeting. We will be emailing a sufficiency checklist in the near future indicating if we find anything missing or needed after we are able to do an initial review.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



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From: Bruce Belmont <bblmont@alignogy.com>
Sent: Monday, November 23, 2020 9:28 AM
To: harb <harb@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: Trinity Parish Playground Fencing project.

Dear Harb,

In anticipation of Decembers HARB meeting, please find our application for a Certificate of Appropriateness in regard to the replacing of the current wood fence components mounted on the stucco wall surrounding the playground area of Trinity Early Learning Center, with Aluminum components and a minor design change for both security and aesthetics.

If you need any additional information please do not hesitate to contact me at any time.

Best regards,

Bruce Belmont
Trinity Parish St Augustine



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 17, 2020 Meeting**



Application F2020-0121 Address: 23 Phillips Street

Applicant: All Angles Construction, Inc.

Property Owner: Ian McCaskill

Project description: To demolish a building constructed c. 1924 - 1930 that is recorded on the Florida Master Site File but is not located in a district.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ01687
National Register: N/A	Construction date: c. 1924 - 1930
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 1244100000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Madore-Columbus Street neighborhood of the Llambias Addition area of West Augustine, this frame vernacular residential building sits close to road on a lot with overgrown garden vegetation at the southeast corner of Phillips and Sidney Streets.
- A front facing gable metal roof partially covers the one-story house, extending over the front porch with turned wood posts and railing, while continuing in a shed roof style over the east portion of the house, which may be a later addition. Wood drop siding covers the front façade/north elevation under the porch, while weatherboard covers the other elevations. In a rectangle-shaped plan with inset porches on opposite corners of the front and rear, the house primarily has one-over-one metal sash windows. According to the Florida Master Site File, the house sits on piers of locally produced coquina concrete block, but they were not visible during a recent on-site visit. The building's architectural integrity appears to have been altered with replacement windows, doors, and vertical plank weatherboard that most likely was not original to the house.
- 23 Phillips Street first appears in a Polk City Directory in 1927 and the house on the 1930 Sanborn Map, which shows the one-story front porch extending across the entire front façade and an auto-related outbuilding at the southeast corner to the rear of the lot and remains unchanged on the revised versions of 1946 and 1961. However, the house's existing front porch does not extend across the entire front façade and the east portion of the house looks to be a possible addition that does not appear to be recorded on the Sanborn maps revised versions listed above. Polk City Directory research of 23 Phillips Street revealed various residents/owners from the McQuaig family from 1927 to at least 1970.
- The applicant submitted a rendering of a one-story single-family wood frame residential building for what is intended as a replacement design. An architectural survey was just completed for West Augustine which includes recommendations for compatible in-fill. 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 23 Phillips Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

- For any salvageable historic materials, including the coquina concrete block piers, 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 a 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 c. 1924-30, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** 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.
- 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.** A rendering of a single-family replacement structure was submitted by the applicant, and the potential impact looks to be minimal. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and if left vacant, the corner lot will be especially visible.
- 5. The historical or cultural merit of the structure.** The building is not in a historic preservation national register district, but is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not designated as historic.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The Frame Vernacular style design is found throughout St. Augustine, especially West Augustine.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique style or characteristics that would be difficult to reproduce.
- 10. The justification for the proposed demolition.** The applicant indicated demolition was desired to proceed with the redevelopment of the property.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2020-0121
23 Phillips Street
December 17, 2020

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
23 Phillips Street



Front Façade / North Elevation

STAFF PHOTOGRAPHS
23 Phillips Street



**Northwest Elevations off corner of Phillips and Sidney Street /
Drop siding on front façade**

STAFF PHOTOGRAPHS
23 Phillips Street



From Northeast corner and East Elevations

STAFF PHOTOGRAPHS
23 Phillips Street



Northwest and West Elevations

STAFF PHOTOGRAPHS
23 Phillips Street



From Southwest corner of house and looking south

STAFF PHOTOGRAPHS
23 Phillips Street



Looking southeast into side yard with needle visible in yard from street

STAFF PHOTOGRAPHS

23 Phillips Street: Interior



STAFF PHOTOGRAPHS
23 Phillips Street: Interior



STAFF PHOTOGRAPHS
23 Phillips Street: Context Area



Looking east and west down Phillips Street and north down Sidney Street

STAFF PHOTOGRAPHS
23 Phillips Street: Context Area



Looking southeast and southwest down Sidney Street

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SS1687 1009==
Site Name: 23 Phillips Street 830== Survey Date: 7908 820==
Address: 23 Phillips Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Llambias A 9 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Denson, John B. ;
Address: TNT Apt. A
160 Vilano Rd. 902==
Occupant or Manager: St. Augustine, Fla. 32084 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 468168 3305869 890== Location: T07S R29E E45 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1930 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Asbestos shingles; wood, weatherboard, with cornerboards,
BEC 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 2/2 942==
Foundation: Concrete block piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: _____ 942==
Porches & Balconies: 1 story open front porch
_____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Metal, 3-v crimp 882==
Ornament Exterior: _____
_____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
Other: Foundation of locally produced coquina concrete block 956==
Surroundings: Residential 864==
Relationship to Surroundings: On corner lot

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1924 and 1930. Significant details include a foundation of locally produced coquina concrete block commonly used in the area in the 1920's and 30's.

The area of West Augustine south of King Street is one of the more extensive Victorian residential developments in St. Augustine and includes some of the finest extant examples of various Victorian styles in the city. Along with a substantial number of 19th century buildings, there was a later infill which owed its influence largely to the Bungalow style. Land in this area in the past was used for a silk farm, orange groves, and cattle farms, and some of the large lots in the area still show the influence of this past history. Oyster Creek, one of the main internal waterways of St. Augustine, runs through this area. The area is threatened generally by traffic problems from US 1, West King Street, and South Dixie Highway. There is some deterioration of houses, and the area suffers from the zoning of various residential areas into commercial categories.

HISTORY

West Augustine, or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] This section of the Forbes tract formed the core of Mount Forbes, the family plantation homestead located just southwest of Oyster Creek. In 1797, Antonio Huertas, a local Spanish Protestant merchant, was granted the land which was bordered by the Creek and the San Sebastian River to the north and east and to the south by another grant and by the "old Ferry Road [present South Dixie Highway] to Mosquitos" [New Smyrna]. Forbes' son, James, an early Territorial mayor of St. Augustine and U. S. Marshall of Florida, re-acquired this section of the family

[over]

V. BIBLIOGRAPHY

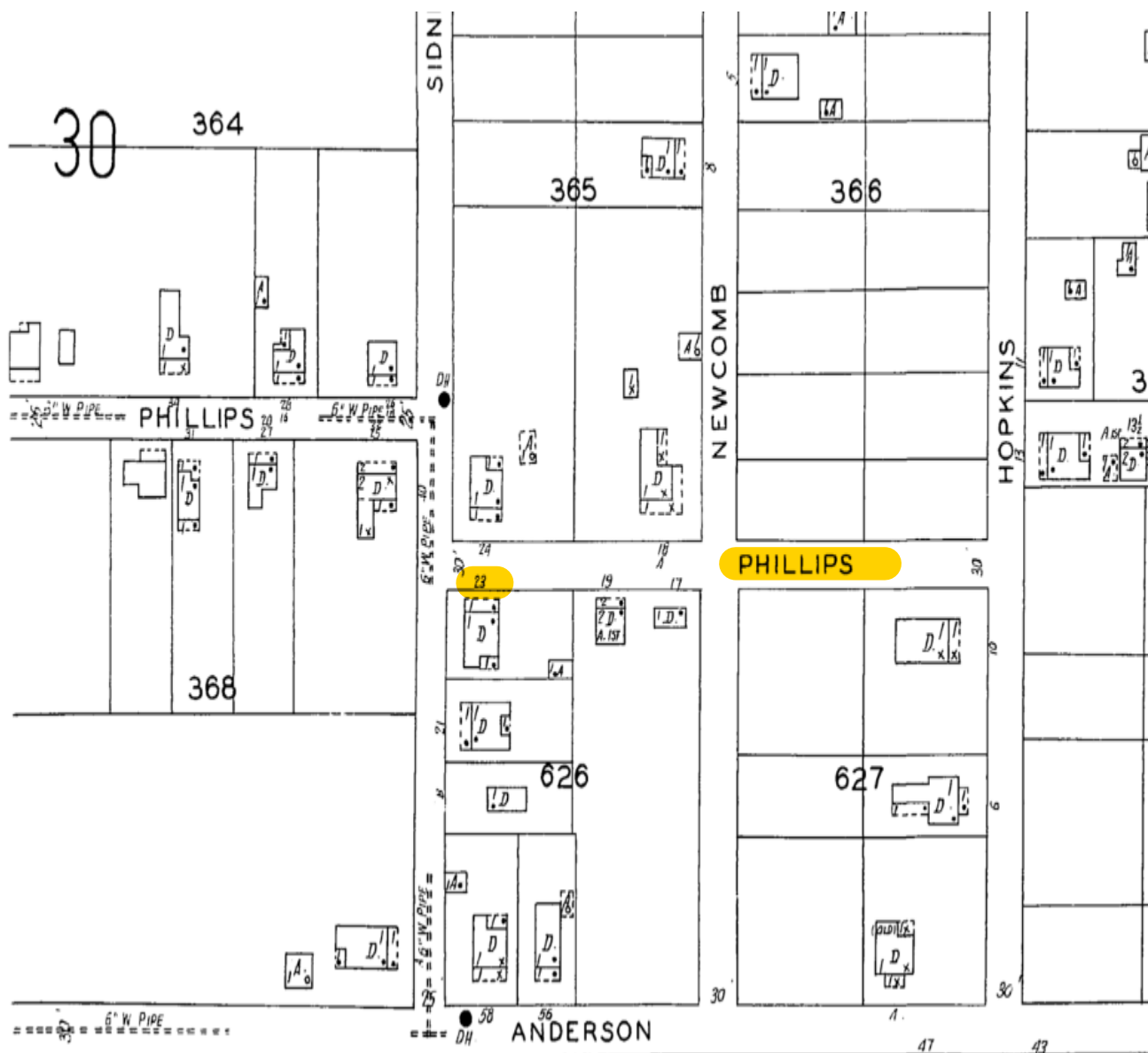
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid., V, 376, 378, 399; Charles Vignoles, "The Harbor, Town and Fortifications of Saint Augustine", ca. 1822, SAHS; St. Johns County Courthouse, Deed Records, Book B and L, p. 86; Book Q, pp. 17 and 133; Book Y, p. 430; Book HH, p. 146, Map Book I, pp. 61-62; Tatler, January 21, 1893 and March 9, 1895.

estate in 1822, and his son sold it to the local Catholic priest, Rev. Benedict Madeore, in 1856. Two years later Madeore sold the tract to Augustine Verot, Catholic Bishop of Florida, for the use and benefit of the St. Augustine Diocese. Verot's successor, Bishop John Moore, subdivided the property and began selling lots in 1880. One of the largest sales was to retired Major William Aiken of Louisville, Kentucky, who built a mansion, "Vista del Rio", on the banks of the San Sebastian, and raised crops and rare plants on his 13 acre estate. The Huertas grant contains six pre-1930 subdivisions, including Von Balsam [1886], Llambias [1888], and Bayview [1926]. The construction of US 1 through the eastern section of the tract resulted in the demolition or displacement of many residential buildings.[2]



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 33



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23 Phillips Street
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1927*	Andrew J McQuaig (Barbara)	--	Sheet metal worker
1930	Andrew J McQuaig (Barbara)	--	Sheet metal worker
1937	Barbara McQuaig (widow of Andrew)	--	
1945	Barbara McQuaig (widow of Andrew)	O (owner)	(widow of Andrew)
1951	Barbara McQuaig (widow of Andrew)	O (owner)	Book Binder, The Record Press
1957	Elmer E McQuaig (Irene G)	--	Driver, State Road Department
1965	Elmer E McQuaig	O (owner)	Driver, State Road Department
	James G McQuaig		Student
1970	Elmer E McQuaig	O (owner)	Driver, State Road Department
	James G McQuaig		--
1975	William M Chamblis** (Gloria)		Student
1979-80	Vacant		

**Phillips Street was not listed in earlier city directories*

** "Indicates new householder on each street"



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



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2020-0121

Receipt No. 1987299

Meeting Date December 17, 2020

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

1. NAME OF APPLICANT Chad Ruziskey
Business (if applicable) All Angles Construction inc.
Address 3756 Flamingo street
City St. augustine State FL Zip 32080
Daytime telephone 904 806 4088 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Ian McCaskill
Business (if applicable) _____
Address 126 Vista Lake Circle
City Ponte Vedra State FL Zip 32081
Daytime telephone (required) 386 566 3565 Other phone _____

3. PROJECT STREET ADDRESS 23 Phillips Street

4. LEGAL DESCRIPTION OF PROPERTY
Lot 9 Block BLK A CR507 Subdivision Llambias Addition to St. Augustine Parcel Number 1244100000

5. DATE OF CONSTRUCTION 1920 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

Planning/Building Dept.

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLYA. Required submittals for all full demolition projects:

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

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

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

NOV 20 2020

11. FOR RELOCATION PROJECTS ONLY

Planning/Building Dept.

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

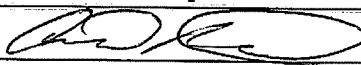
12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

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

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

PRINT APPLICANT'S NAME Chad Ruziskey DATE 11-17-20

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME Ian McCaskill DATE 11-17-20

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

NOV 20 2020

Applicant Information Sheet

Planning/Building Dept.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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



Owner's Authorization For Agent

Chad Ruziskey is/are hereby authorized TO ACT ON BEHALF
OF Ian McCaskill, 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:

23 Phillips Street St. Augustine FL

BY: [Signature]
Signature of Owner

IAN MCCASKILL
Print Name of Owner

Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 19th day of NOVEMBER, 2020.

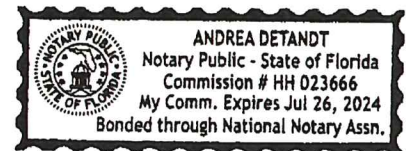
By IAN MCCASKILL

Identification verified: Physically signed before me

Oath sworn: ✓ Yes No

Notary Signature: [Signature]

My Commission expires: 07/26/2024



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Planning/Building Dept.

From: [Chad Ruziskey](#)
To: [Julie Courtney](#)
Subject: Proposed build
Date: Tuesday, December 8, 2020 7:43:49 AM
Attachments: [3185 SUNSTATE 23 PHILLIPS STREET OLD TOWN ST AUGUSTINE FINAL 2.pdf](#)

Good morning Julie, attached is the proposed build for 23 Phillips, thanks again for your help!

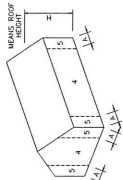
Chad

Sent from my iPhone

[illegible]

DEC 08 2020

Planring / Building Dec.



COMPONENTS AND CLADDING
 WALLS
 PROFILES less than or equal to 40 ft
 COMPONENT PRESSURES
 WIND
 PRESSURE (psf)
 MAX = 25.45
 MIN = 27.61
 MIN = -24.09
 Dimension $\alpha = 5.00$ ft

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

CONCRETE UP
 Siding and Trim
 METAL ROOF
 CONCRETE ON GABLE

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

LIVING AREA
 ROOF VENTILATION
 SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE
 ROOF SHEATHING, THE ROOF ON SEVEN VENTS RECEIVED

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

6" STEP DOWN TO RAILING GRADE
 6" STEP DOWN FROM MAIN
 HOUSE LIVING AND PORCH

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

FRONT & REAR PORCHES
 SOFFIT VENTS ONLY
 THE MINIMUM NET FREE VENTILATING AREA SHALL BE
 1/150 OF THE AREA OF THE VENTED SPACE.

JOB NUMBER	3185
PLAN DATE	12/7/20

"PLANS CONFORM TO"
2017 FLORIDA BUILDING CODE
2014 NATIONAL ELEC CODE
2015 WFCM DESIGN CRITERIA
2014 ASCE-4 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATEGORY: 2
WIND VELOCITY (NPI): 140
EXPOSURE CATEGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

CONSTRUCTION TYPE: VB
LOT:
23 PHILLIPS STREET
OLD TOWN
ST AUGUSTINE, FLA

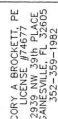
ELEVATIONS

SHEET

1

Planning / Building

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

[illegible]

SUNSTATE DESIGNS, LLC
CUSTOM HOME
Customized For
23 PHILLIPS STREET



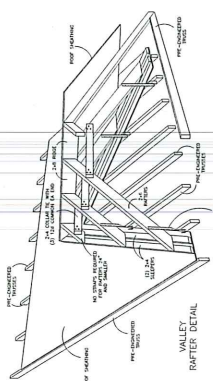
JOB NUMBER	3185
PLAN DATE	12/7/20

PLANS CONFORM TO*	FLORIDA BUILDING CODE
	NATIONAL ELEC CODE
	WFCH DESIGN CRITERIA
	ASCE24 FLOOD DESIGN
	CULTURALLY ADEQUATE FOR
	ALTERATION LEVEL: N/A
	RISK CATEGORY: 2
	VELOCITY (MPH): 140
	WIND CATEGORY: C
	INTERNAL PRESSURE: 18
	CONSTRUCTION TYPE: VB

LOT:
PHILLIPS STREET
OLD TOWN
AUGUSTINE, FLA

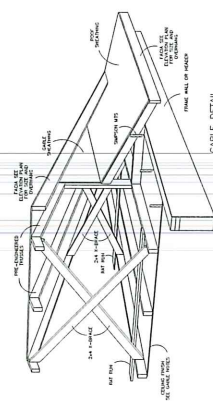
FOUNDATION

SHEET 3

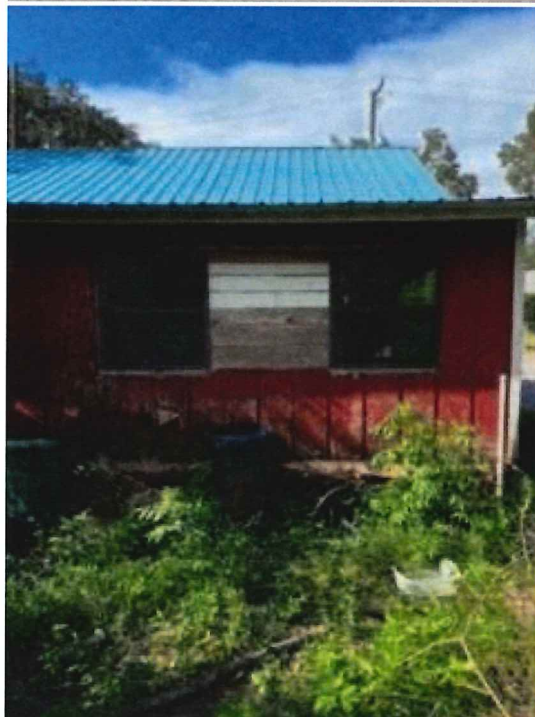


GABLE NOTES:

ALL MIN 7/16" SHEATHING NAILED W/84 AT 6" O.C. ON EDGES @ 8" O.C. IN FIELD.
1/2" BOLTS 6" EMBUREMENT WITH 2" WASHER AT CABLE ENDS @ 48" O.C. BETWEEN
BRACE RUN 2-4 @ 2" SP/24" OVERLAP AT ENDS (2) 108 NAILS TO EACH TRUSS
BRACE RUN CENTER, CABLES WIDER THAN 20", ADD X-BRACES EACH SIDE 1" MAX. SPACED
X-BRACE PITCH CANNOT EXCEED 45° EQUAL TO 12"x12" PITCH MAX RISE OF LESS, EXAMPLE:
RISE IS 6" THEN RUN IS MIN 6" OR GREATER, WITH EACH MAX OF X-BRACE (4) 10d



LEADLINE DETAIL



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Planning/Buila



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DEC 09 2020

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DEC 09 2020

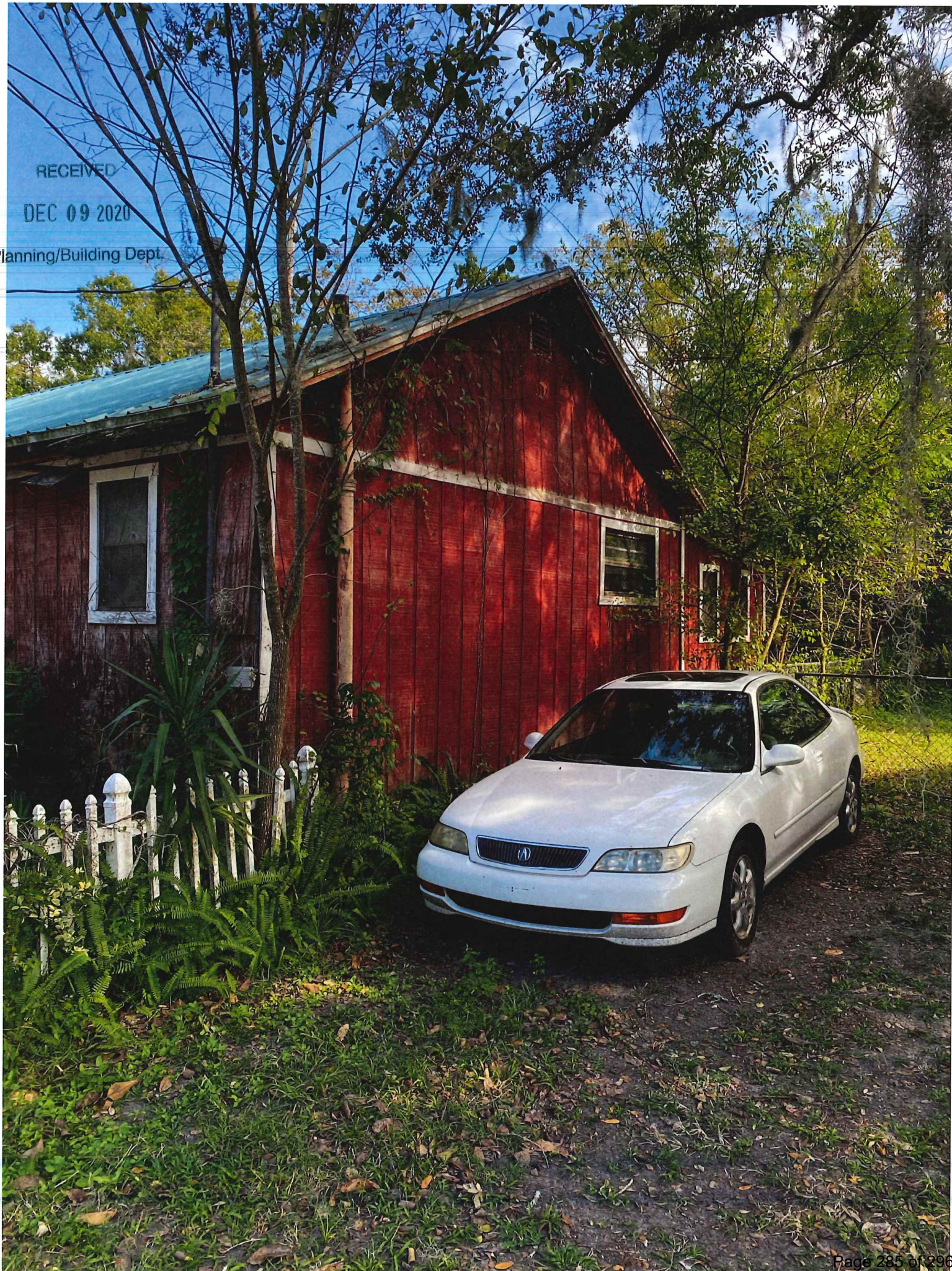
Planning Building Dept

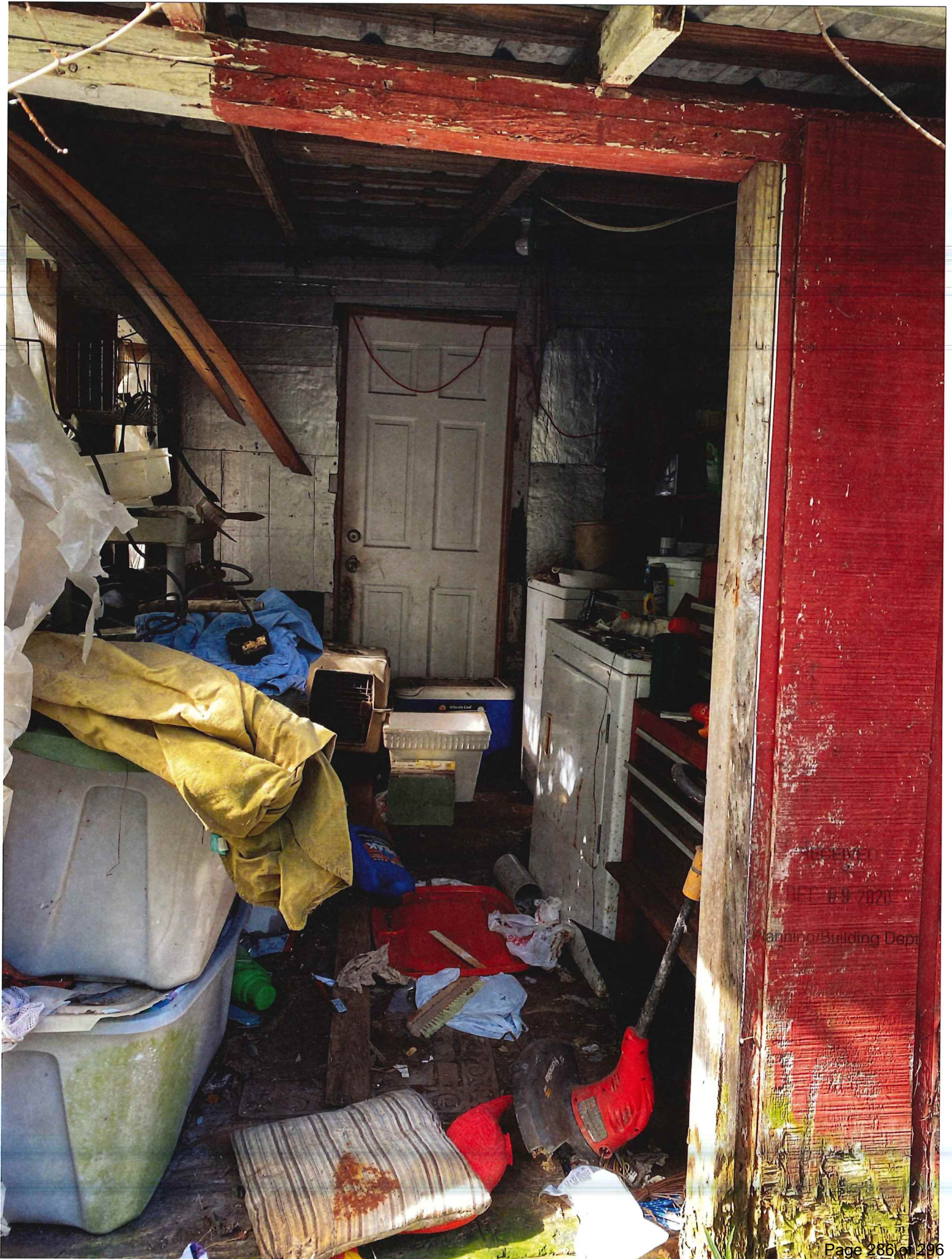


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DEC 09 2020

Planning/Building Dept.





Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice (PDF)

2019 TRIM Notice

2019 TRIM Notice (PDF)

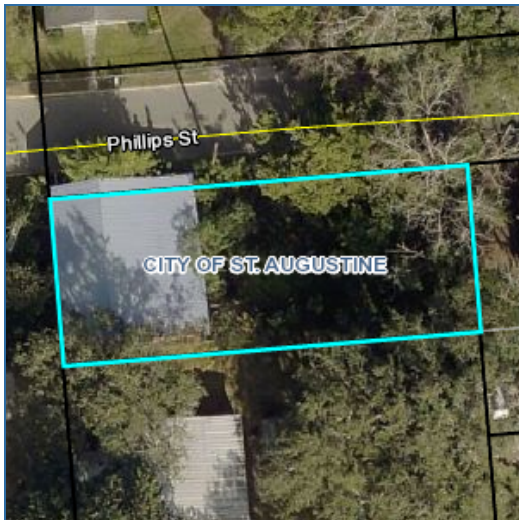
Summary

Parcel ID	1244100000
Location Address	23 PHILLIPS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF) (2510)
Tax Description*	1-61 LLAMBIAS ADDN LOT 9 BLK A OR5076/1777 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Llambias Addition to St. Augustine, The
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Mccaskill Ian 100%
Mailing Address	126 VISTA LAKE CIR PONTE VEDRA, FL 32081-0000

Map



Valuation Information

	2021
Building Value	\$48,726
Extra Features Value	\$0
Total Land Value	\$19,110
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$67,836
Total Deferred	\$0
Assessed Value	\$67,836
Total Exemptions	\$0
Taxable Value	\$67,836

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
2020	\$50,637	\$0	\$19,110	\$0	\$0	\$69,747	\$52,339	\$34,874	\$34,873
2019	\$46,173	\$0	\$18,928	\$0	\$0	\$65,101	\$49,207	\$32,967	\$32,134
2018	\$47,852	\$0	\$15,288	\$0	\$0	\$63,140	\$45,968	\$33,927	\$29,213
2017	\$45,028	\$698	\$11,648	\$0	\$0	\$57,374	\$42,967	\$30,817	\$26,557
2016	\$45,791	\$721	\$9,646	\$0	\$0	\$56,158	\$40,215	\$32,015	\$24,143
2015	\$40,220	\$745	\$7,371	\$0	\$0	\$48,336	\$37,908	\$26,388	\$21,948
2014	\$32,671	\$484	\$7,371	\$0	\$0	\$40,526	\$36,342	\$20,263	\$20,263
2013	\$33,904	\$484	\$7,371	\$0	\$0	\$41,759	\$36,720	\$20,880	\$20,879
2012	\$31,004	\$484	\$7,371	\$0	\$0	\$38,859	\$35,005	\$19,430	\$19,429
2011	\$32,092	\$484	\$8,190	\$0	\$0	\$40,766	\$35,505	\$20,373	\$20,393
2010	\$41,342	\$484	\$9,100	\$0	\$0	\$50,926	\$40,362	\$33,794	\$17,132

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1256	Roof Cover	Metal
Conditioned Area	1026	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1920	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	20%
Interior Flooring	Pine Wood	80%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	954	954
FINISHED OPEN PORCH	0	66
FINISHED OPEN PORCH	0	60
FRAME ADDITION	72	72
FINISHED DECK	0	104
Total SqFt	1026	1256

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	176
Residential Fence	0	0	0	0	40

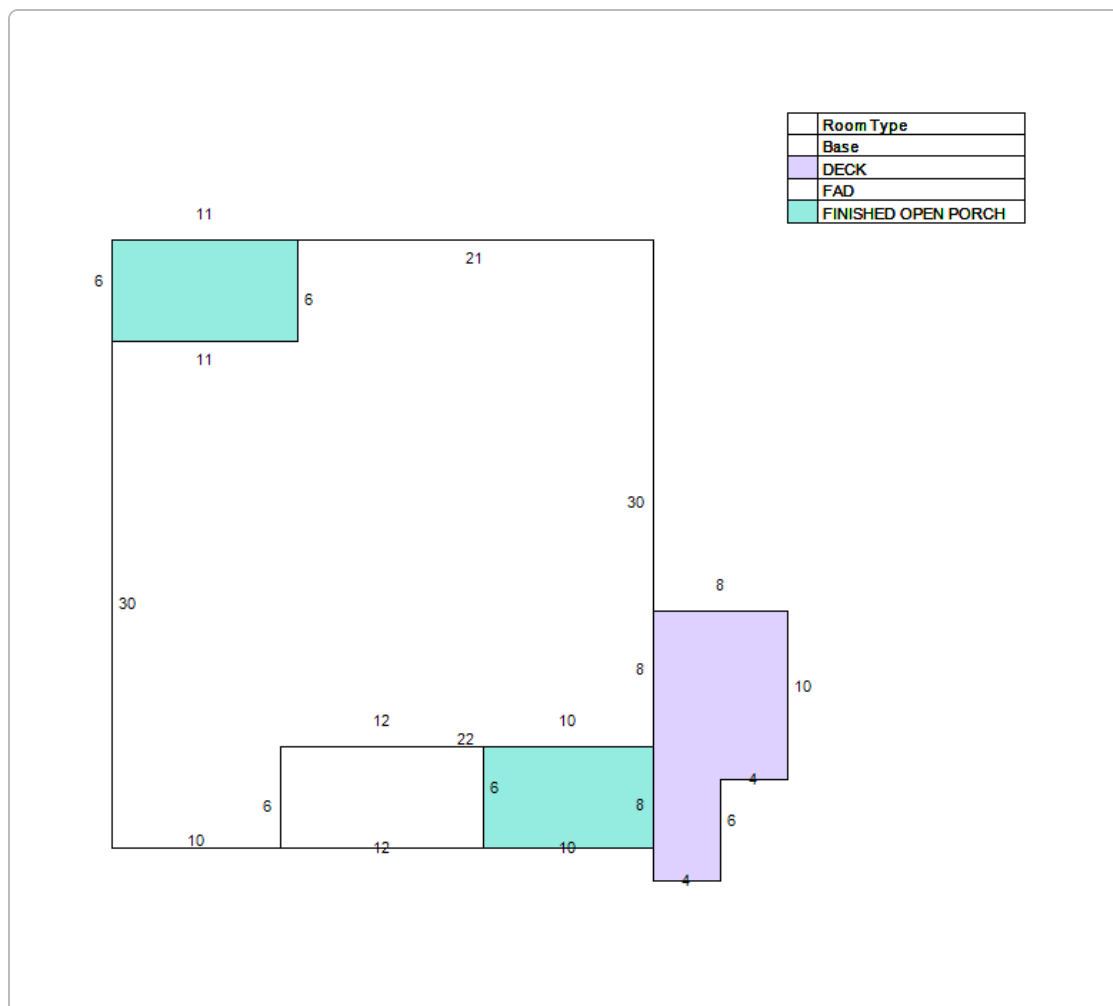
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	40	100	40	EF	\$19,110

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/21/2020	10/21/2020	\$65,000.00	WARRANTY DEED	5076	1777	Q	I	YOUNG ASHLEY ET	MCCASKILL IAN
6/15/2020	1/3/2020	\$0.00	LETTERS OF ADMN	4965	132	U	I	YOUNG KATHERINE A (DECD)	YOUNG KATHERINE ANN ESTATE
9/21/2020	5/24/2008	\$0.00	SUMMARY ORDER ADMIN	5047	1604	U	I	YOUNG KEITH A (DEC'D)	YOUNG KEITH A ESTATE
	5/16/2007	\$0.00	FINAL JUDGMENT	2918	1651	U	I	YOUNG KEITH A, KATHERINE A	YOUNG KATHERINE A & KEITH A (T/C)
	2/13/1992	\$37,000.00	WARRANTY DEED	926	824	Q	I	FINK JANE	YOUNG KEITH A, KATHERINE A
	3/1/1988	\$15,000.00		781	46	Q	I		FINK JANE
	1/1/1982	\$12,500.00		530	415	U	I		
	1/1/1982	\$0.00		530	413	U	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.

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

Last Data Upload: 11/27/2020, 11:03:27 PM

Version 2.3.96

Developed by
 Schneider
 GEOSPATIAL

This instrument was prepared by:

Nick Asselta

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number:19530

Consideration: \$65,000.00

Documentary Stamps Paid: \$455.00

This Warranty Deed

Made this **October 21, 2020 A.D.** By

Ashley Young and Adam Young hereinafter called the grantor,

to **Ian McCaskill**, whose post office address is: **126 Vista Lake Circle, Ponte Vedra, FL 32081**, hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 9, Block A, the Llambias Addition to St. Augustine, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 61, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 124410-0000

Grantor warrants that 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 as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at:

Ashley Young: 4734 Monterey Drive, Winter Haven, FL 33880

Adam Young : 2099 Continental Ave., Tallahassee, FL 32304

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

[signature page to follow]

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2019**.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

✓ [1] [Signature]
Witness Printed Name Mike Patel

[Signature] (Seal)
Ashley Young
Address: 4734 Monterey Drive, Winter Haven, FL 33880

✓ [2] [Signature]
Witness Printed Name Elsa R. Reyes
State of FLORIDA
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 20th, 2020, by Ashley Young. Such person (notary must check applicable box):

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

 ELSA R. REYES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG076201
Expires 2/22/2021
(NOTARY SEAL)

[Signature]
Notary Public
Print Name: Elsa R. Reyes
My Commission Expires: FEB 22/2021

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2019.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

✓ [1] Adam Young (Seal)
Adam Young
Address: 2099 Continental Ave., Tallahassee, FL 32304

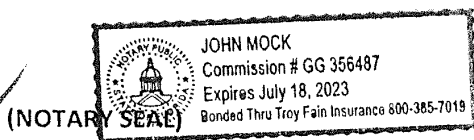
✓ Witness Printed Name Mattina Jaffe

✓ [2] Cobi Hunter
Witness Printed Name Cobi Hunter

✓ State of FLORIDA
County of Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 20th, 2020, by Adam Young. Such person (notary must check applicable box):

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



✓ John Mock
Notary Public
Print Name: John Mock
My Commission Expires: 7/18/23



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Detail by Entity Name

Florida Profit Corporation
ALL ANGLES CONSTRUCTION,INC

Filing Information

Document Number P11000048426
FEI/EIN Number 80-0728187
Date Filed 05/20/2011
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State FL
Status ACTIVE

Principal Address

3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Mailing Address

3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

RUZISKEY, CHAD
3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

RUZISKEY, CHAD
3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	04/29/2018
2019	04/30/2019
2020	06/29/2020

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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 17, 2020

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

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

SIGN PERMITS

500 Anastasia Boulevard (Replacement of "John Hardy" sign with "Diamond Vault", metal, non-illuminated wall sign 23" x 90.8" 14.5 SQ FT. Temporary Wood sign for "Sale" through dates 11/19/2020 to 11/21/2020)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

223 W King Street (Relocate Existing Office & Bathroom)

21 Spanish Street (Replace 19 Windows FL# 27520.4)

268 W King Street (Replace siding, replace window trim, and prime these repairs; Tear off existing roof, install new metal roof FL # 24397.8)

855 Anastasia Boulevard (Replace existing exterior lighting on sign [ELECTRIC WORK ONLY, NO SIGN WORK] lights to face upward pointing toward sign, no lights projecting into roadway)

111 Avenida Menendez (Cypress board fence around existing marina equipment [backflow prev, electric panel box, sewage system])

164 Avenida Menendez (Rebuild rear entrance 6' 6" wooden gates located on Marine St between 63 Marine St & 164 Avenida Menendez in same location as fence permit 2009-0329. Gates re-built using pressure treated 1" x 6" x 6' pressure treated pine & painted Rockwood shutter green (SW2809))

61 Spanish Street, Building 3 (New Fire Alarm System)

4 Martin Luther King Avenue (Non-required Fire alarm system for renovated building – 107 KING ST)

210 St George Street, Building: 1, Unit: 4 (41 King Street Unit C - installation of a 2 ton condensing unit and a 2 ton air handler)

316 St George Street (HVAC change out)

213 W King Street (Install 3 compartment sink, grease trap, water heater and wall hung sink)

222 W King Street (Install grease trap & Wilkins 975XL2 (lead free) backflow preventer as per attached plans 224 W KING ST)

100 Anastasia Boulevard (Install new Wilkins 975 3/4 lead free backflow and install new 3/4 PVC floor drain)

HARB APPROVED DEMOLITION

58 S Whitney Street (Demolition of back lean-to addition off main structure, AS PER SURVEY AND Approved by HARB)

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

Jenny Wolfe, Historic Preservation Officer